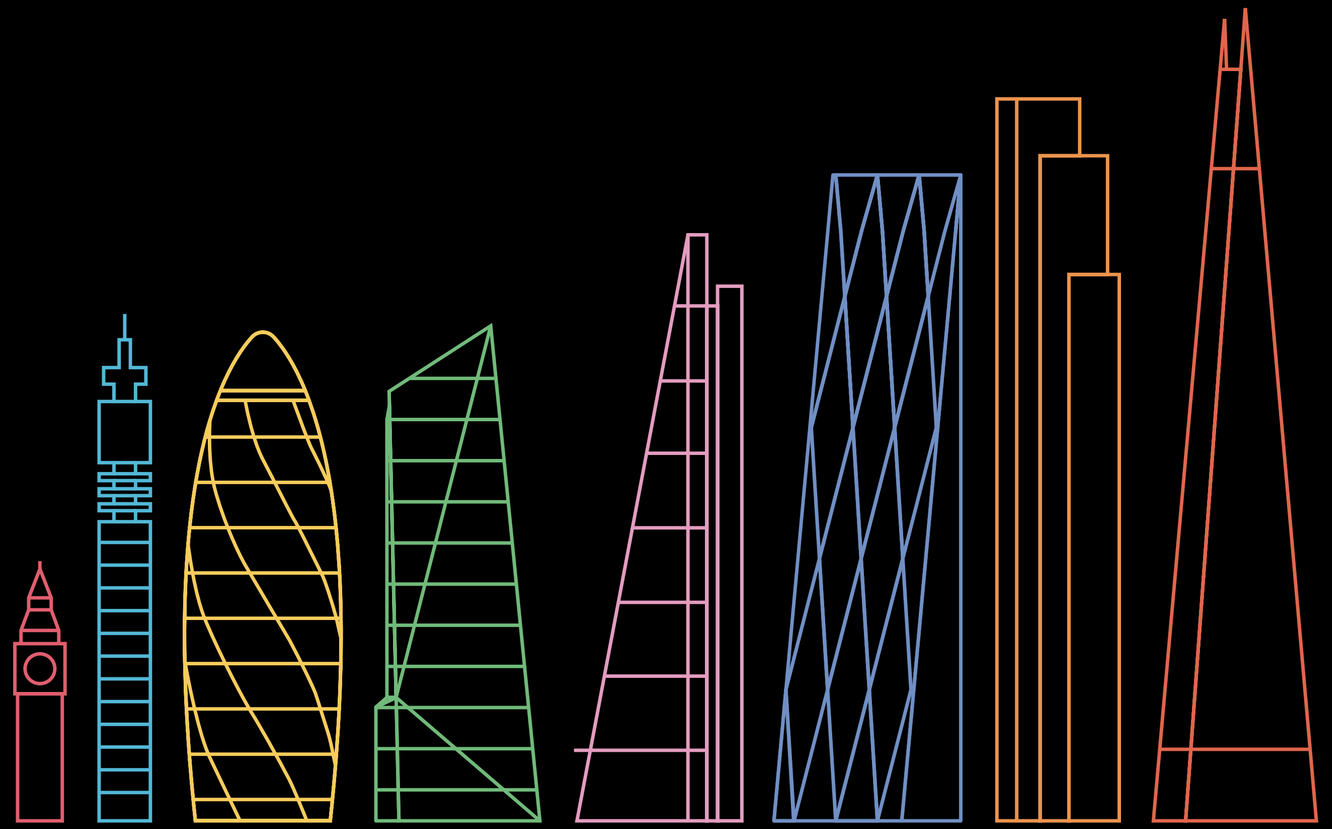


LONDON'S GROWING UP: A DECADE OF BUILDING TALL

Since the launch of the first NLA London Tall Buildings Survey in 2014, NLA have sat at the forefront of the debate on London's evolving skyline. A decade on, this anniversary edition sheds light on how tall buildings have transformed London over the last ten years, and how they are likely to continue to shape London into the future.

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FOREWORD

Peter Murray OBE, Co-Founder, NLA

This document marks not only the 10th Anniversary of the NLA London Tall Buildings Survey but also the 20th anniversary of the London Plan.

One of the most instructive lessons on the impact of the tall building clusters resulting from the 2004 London Plan can be seen in our model in The London Centre. This clearly sets out the physical reality of Ken Livingstone's plan and its genesis in the ideas of the compact city developed by the late Richard Rogers. The model shows how the tall clusters emerge from the largely low-rise city, creating areas of energy, growth and change, mostly on brownfield sites, leaving the majority of the existing city untouched.

Livingstone's aim was that the clusters would "create attractive landmarks enhancing London's character; help to provide a coherent location for economic clusters of related activities."

But over the years even the definition of a tall building has changed. When we set out the criteria of a tall building in our first report in 2014, we selected 20 storeys as a minimum height that most people could understand since the most ubiquitous tall buildings, local authority housing towers, were about that height.

Today, the London Plan decrees that tall buildings are "generally substantially taller than their surroundings and cause a significant change to the skyline". It's up to the boroughs to define what is a tall building but it could be as low as 6 storeys or 18 metres.

The conflation of "substantially taller than their surroundings" and "significant change to the skyline" arose from the instructions from Robert Jenrick, Secretary of State at MHSCG to Mayor Sadiq Khan, about "gentle density" in high streets and town centres and higher density in clusters. But they are not the same thing. Skyline changes impact on a wide area, sometimes pan-London, and they should form a part of Mayoral rather than borough policy.

As part of our proposals in that first report to assist in London-wide decision-making, we suggested the Mayor commissions a digital model. While it was deemed a good idea, it has yet to be delivered, although authorities like the City of London Corporation have used digital modelling to great effect for some years.

We also suggested that there should be a higher level of design review for tall buildings, an idea taken up by the Skyline Campaign but which to our knowledge has only been used once with the Mayor's Design Advocates' review of proposals for the Fosters and Partners' proposal for The Tulip to the east of the City.

Tall buildings have changed the face of London substantially over the last 20 years and will continue to do so — the

pipeline that NLA has tracked means there is at least ten years' supply that has already been defined. London's population continues to grow, passing the 10 million mark at the end of this decade. We'll still need tall buildings; and NLA will continue to keep a close watch on what's going on.



Aerial projected view of the City Cluster with 55 Bishopgate, by Arney Fender Katsalidis for Schroders Capital and Stanhope, to be completed in 2030. ©DBOX

EXECUTIVE SUMMARY

Ten years after the launch of London's Growing Up!, we are amidst huge changes in our approach to tall buildings. A greater focus on their carbon footprint has emerged, alongside a move to mixed use and buildings of high quality that give more to their communities and can be embraced by the public. This report captures the changes in the last decade of building tall and discusses what has been driving them.

In the last 10 years...

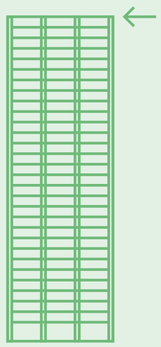
270

tall buildings completed



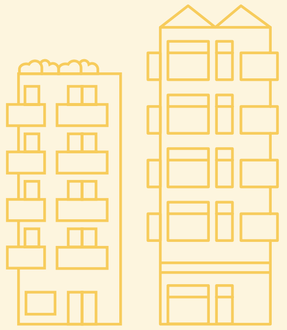
29

is the average number of storeys



58,000

homes estimated to have been delivered



Tower Hamlets

borough built the most tall buildings (71)



Market trends

- In 2024 there is a more mixed picture in tall building activity than previously. Roaring demand for Grade A **offices** continues to drive a new 'greener' and smarter generation of mixed-use tall buildings, particularly in the City which in November 2023 announced that planning applications submitted and decided had risen by a quarter year on year.
- For **residential** towers across the capital, the momentum has slowed considerably. In 2024 the fall in the housing market, higher interest rates and high construction costs have served to dampen both demand and viability. The demand for second staircases to improve safety has also slowed the pace of development. But demand for new student accommodation is bucking this trend and driving demand for tall buildings.
- Many boroughs have followed the GLA's policy of defining tall buildings as being 18m or above or six or more storeys above ground, leading to a tougher planning environment in outer boroughs, which are looking for gentler forms of densification.
- Outside the City, the scale of tall buildings is coming down and there is more interest in developing **12- to 18-storey** groupings, rather than the super tall buildings of a decade ago.

Design and masterplanning

- **Housing densities** have increased in the past 10 years—with Tower Hamlets increasing from around 1,000 habitable rooms per hectare to between 4,000 and 5,000 rooms per hectare.
- Tall buildings have contributed to the densification of London, but there needs to be more consideration in terms of optimising sites in a way they can give back to the **community**. This includes more thought into how tall buildings connect to the ground, the public and to local communities.
- As part of this 'new deal with the public', towers must move from monocultural to **mixed use**. They should bring social value and social inclusivity into tall buildings with features including roof tops bars or viewing platforms, arts facilities or even healthcare or community spaces.
- Tall buildings have a positive contribution to make to the capital but there needs to be greater onus on **design quality**, so that it is consistently high across boroughs in the face of a scramble for housing numbers. This should help ensure that tall buildings are embraced by the public.

Societal trends

- Tall buildings have helped drive **regeneration** and are seen by some boroughs like Tower Hamlets, Southwark and Croydon as crucial to meeting housing targets.
- But developers and planners need to strive for high quality and **amenities** and outdoor open space for occupants.
- **Build to rent** schemes are leading the drive to foster a greater sense of community for those living in tall buildings.
- More research is needed to better understand the **lived experiences** of those living in high-rise homes and the impact the new towers are having on local amenities.

Sustainability

- Debate over the sustainability of towers is likely to intensify as developers face criticism of the **carbon footprint** from embodied carbon in their heavier structures—though engineers are optimising the use of material.
- Proponents of tall buildings say that sustainability must be considered in the round—the **location** of tall buildings, in particular near transport hubs, enables more people to travel by public transport, reducing transport emissions and offering more efficient use of land and resources. Tall buildings with shared plant and machinery should bring economies of scale.
- We are likely to see more **reuse** of buildings, and towers will need to be designed to be more adaptable to future uses, which could necessitate a change to leasehold arrangements.

SIZING UP THE SKYLINE – HOW BUILDING TALL HAS CHANGED IN A DECADE

As London’s Growing Up! marks 10 years since it was first published, this year’s report brings together industry experts to reflect on what has changed over that time. We look at the factors that have shaped this evolution, what has been successful and what the future holds for tall buildings in London.

A NEW CHAPTER FOR TALL BUILDINGS

Sustainable, multi-use and 'democratic' — we begin with a snapshot of the new trends and policies defining today's and tomorrow's tall buildings.

This essay includes a series of projected views produced by Hayes Davidson, displaying tall building projects that are completed, under construction, or have obtained planning permissions.

← LONDON'S GROWING UP: A DECADE OF BUILDING TALL

10 years of building tall

When NLA published *London's Growing Up!* a decade ago, a new generation of tall buildings were already making their mark on the capital's skyline. The most notable were the Gherkin and the Shard, and they were soon joined by a procession of tall iconic buildings such as 122 Leadenhall (the 'Cheese Grater') and 20 Fenchurch Street (the 'Walkie Talkie'), which both completed in 2014. Since then, another eight towers of more than 20 storeys have risen in the City of London, their various shapes and sizes inspiring new nicknames such as 'The Scalpel' completed in 2018 and what is now, at 278 metres, the City's tallest building, 22 Bishopsgate, two years later, with an additional 12 under construction or consented, says Gwyn Richards, planning director for the City of London Corporation. Their size, presence and sheer engineering and construction excellence means that nothing quite grabs public attention like a skyscraper. Who hasn't sat on a train as it edges into London Bridge station next to children who point excitedly out of the window and ask their mums or dads, can you see the Shard? Or over the forest of towers on the other side of the river, 'which one is that'?

And it's not just London's financial heart where necks are craned. Many of the 236 or so tall buildings over 20 stories that NLA's first survey identified in the pipeline of future development back in 2014 have sprung up across numerous parts of London. Anyone looking at a 'before and after' picture would have to conclude many areas have changed out of all recognition.



View from Waterloo Bridge, 2014, by Hayes Davidson.



Current view from Waterloo Bridge, by Hayes Davidson, 2024



Projected view for 2030 from Waterloo Bridge, by Hayes Davidson

This growth of towers has been fuelled by burgeoning demand for office and residential space, strong flows of overseas investment, favourable construction costs and a supportive planning environment. Together, these factors drove up the cost of land in the capital, encouraging developers to go tall, which achieved greater densities on a site and delivered more viability and profit.

Residential towers have mushroomed in many of the 47[1] Opportunity Areas from Vauxhall Nine Elms and Elephant and Castle in the south to Romford and Poplar Riverside to the east, Wembley in the north and Earls Court and White City in the west as well as in areas further out such as Croydon and Redbridge.

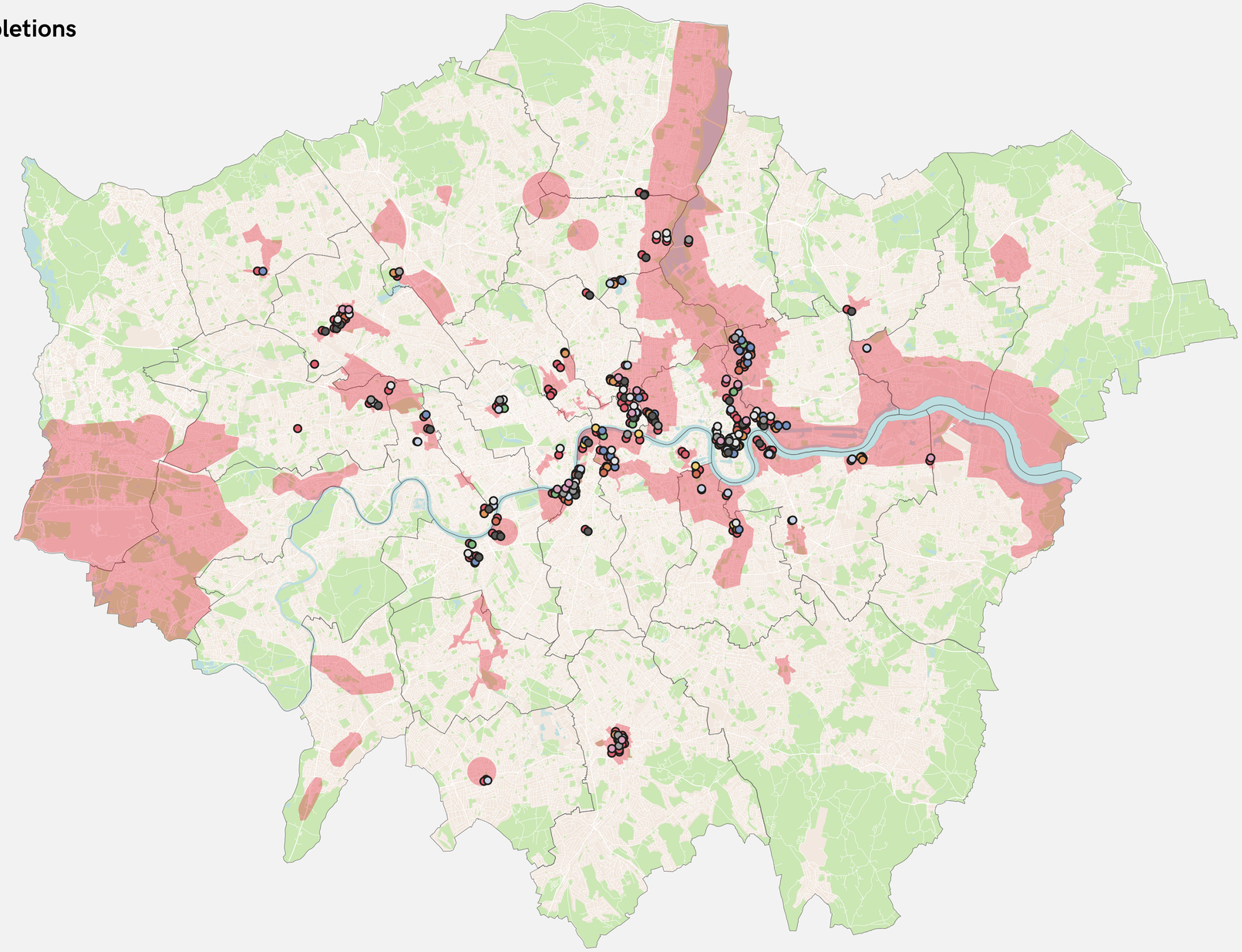
Tall buildings have acted as the engine room for regeneration and proved a beacon that's highlighted London's growing importance as one of the leading world cities—very much as Ken Livingstone, the Mayor of London from 2000 to 2008, who unleashed the high-rise boom, had intended.[2] And despite the perceptions that many residential apartments have been built for overseas buyers and left empty, research shows this is not necessarily the case.[3]

Between 2013 and 2023, 270 tall buildings have been completed, including 121 buildings or structures that were at least 100 metres (328 ft) tall in the Greater London metropolitan area. Of these, 24 were in the City of London and 27 in the Canary Wharf / Isle of Dogs district. And there are a further 583 tall buildings queuing up in the pipeline.

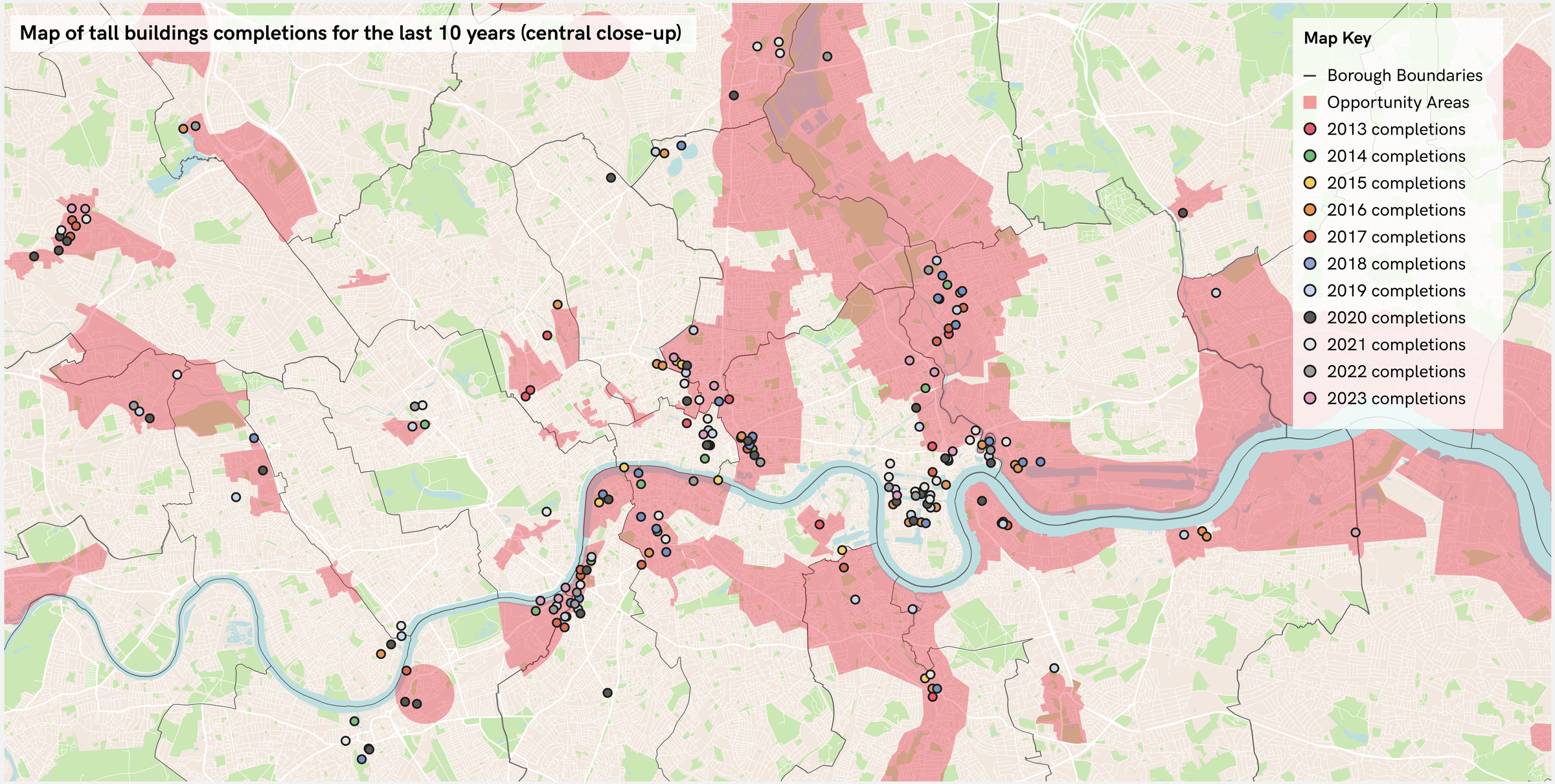


Aerial view of South Bank and the City of London, in 2014 ©Mike-O'Dwyer

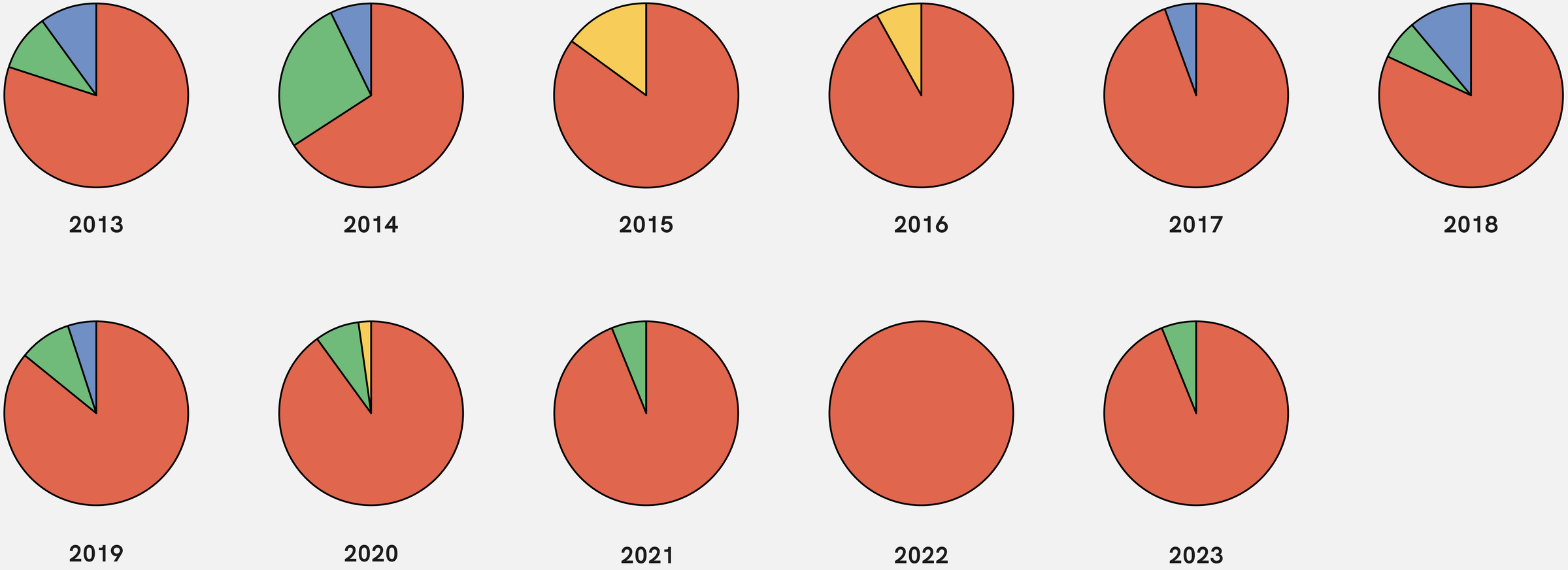
Map of tall buildings completions



Map of tall buildings completions for the last 10 years (central close-up)



Breakdown of Primary Uses of completions over past 10 years (2013–2023)



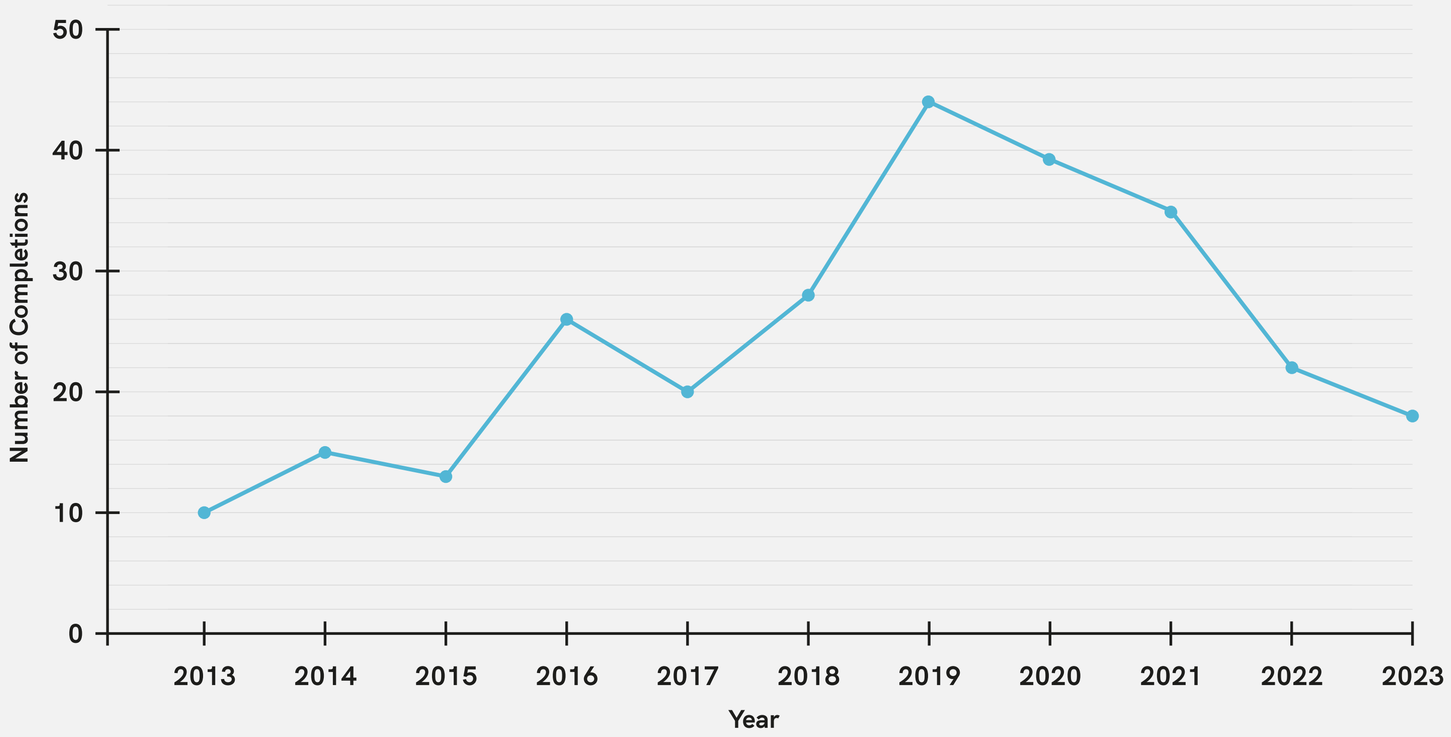
Data collected by NLA throughout 10 years period, with GL Hearn, Knight Frank, and GLA

2024 onwards: are we seeing a slowdown in tall building development?

In 2024, there is a mixed picture in tall building activity. Roaring demand for Grade A offices continues to drive a new 'greener' and smarter generation of mixed-use tall buildings, particularly in the City of London which in November 2023 announced that planning applications submitted and decided had risen by a quarter year on year. But a combination of the slowing market, the working from home phenomenon and new regulations has meant that for the moment those numbers seeking residential planning permissions appear to have tailed off.

For residential towers across the capital, the momentum has slowed considerably. Whereas 2014 was in the upwards trajectory of the market cycle, in 2024 higher interest rates and soaring construction costs have served to dampen both demand and viability, as have new regulations to improve safety. What is more, policy changes in the London Plan have led to a tougher planning environment.

Number of tall building completions in the last 10 years (20 storeys and above)



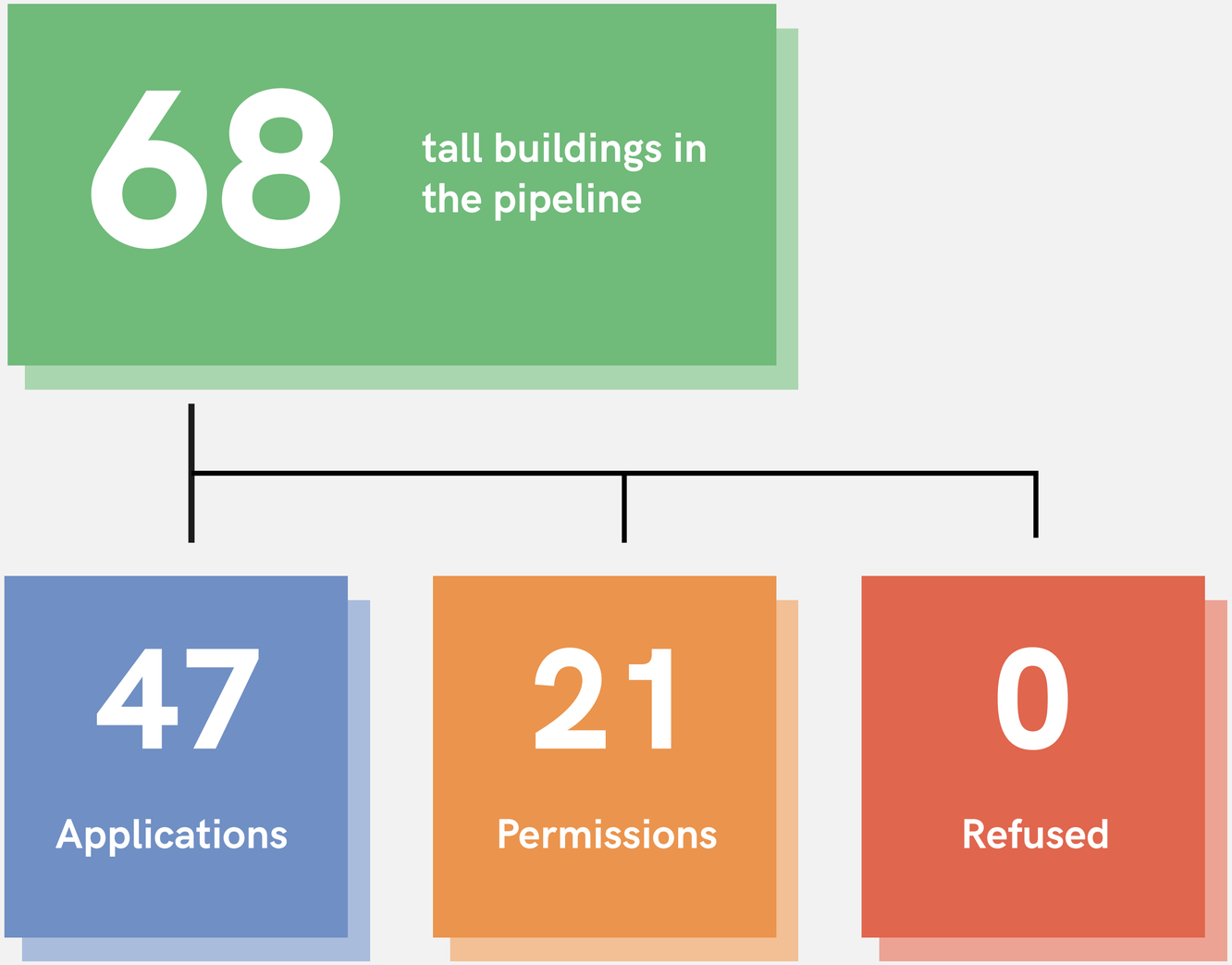
Planning London Datahub, Greater London Authority, 2024

The data presented refers to the period from 1st January 2023 to 31st December 2023. For this year's Survey, NLA has worked in partnership with the GLA, providing data from the Planning London Datahub launched in November 2020. The data provided refers to developments identified by site, which contain at least one tall building but may contain more tall buildings in the same application.

Tall buildings are defined here as those of 20 storeys or above.

For more information about the Planning London Datahub visit *The Planning London Datahub | London City Hall*.

Number of applications in the planning system in 2023



** Data refers to the number of applications, which may contain one or more tall building © Planning London Datahub, Greater London Authority, 2024*

Planning

The GLA's new definition of tall buildings in 2021 as those above 18 metres or with six or more storeys above ground (as opposed to the previous height of 25/30 metres, depending on location) was government-driven and has emboldened council officials to adopt this approach themselves and take a stricter stance on allowable height. In some boroughs, previously enthusiastic council leaders have lost their appetite altogether. A greater emphasis on sustainability is adding to the difficulty of building tall, though this is not necessarily a factor as yet in the slow down of tall residential buildings.

The Grenfell Fire

Seminal events in the intervening years—notably the Grenfell Tower Fire in June 2017 and the COVID-19 pandemic in 2020/2021—have had an enormous impact on tall residential building development.

The shocking events at Grenfell laid bare the alarming inadequacies in the way we procure, design, build and maintain tall buildings, and highlighted cynical product marketing. The second part of the Grenfell Inquiry is still to be published (not expected before May 2024) and there could be more consequences flowing from that. But in the meantime, the episode has resulted in tighter controls of building standards and changes to design. One of the most recent is the requirement for a second staircase in residential buildings over 18 metres, bringing England in line with many other countries.

How tall is tall?

→ NLA definition

Since launching in 2014, NLA's London Tall Buildings Survey has defined tall buildings as those of **20 storeys or above.**

→ The London Plan – Policy D9 tall buildings

The London plan gives a requirement for Local Plans to define tall buildings. It set a default height of **18 metres to the floor level of the top storey or six storeys** as a 'tall building' but decreed that it was up to local councils to set height limitations that were appropriate for their area and zones setting out where tall buildings would be allowed, as part of local development plans. The idea was that local debates would take place when Local Plans were being drawn up, enabling a smoother journey through planning at application stage.

→ Londoners' perception

For the majority of Londoners—people who work or live in London—a tall building is 'a building that is **substantially higher than its surroundings**.' Source: 'Attitudes towards tall buildings' survey conducted by CT group, February 2024.

In the short term, the need for a second staircase in buildings over 18 metres and its extra costs has added to the viability issues and brought on a cessation in development.

The London mayor Sadiq Khan claimed in March that 38,000 homes had been stalled pending clarity regarding the two-staircase rule for those of six or more storeys. Guidance published on Good Friday, make clear that a second staircase is required in tall blocks of flats and confirmed the end date of the transition period for the rules as 30 September 2026. It also revealed that evacuation lifts will not be a requirement.

The guidance specified that interlocked stairs—allowed in the US for example, should be considered as a single escape route and "do not constitute an alternative means of escape". How much impact these tighter controls have on the longer-term viability will ultimately depend on the strength or otherwise of London's property market.

Market cycles

Stuart Baillie, Partner and Head of Town Planning at Knight Frank and immediate past chair of the NLA Expert Panel on Tall Buildings says that the fall off in demand for tall buildings stems from the cyclical nature of the market. "We have reached at a bit of a hiatus in delivery terms. And it has not been helped by the economic climate and increasing building costs, which seem to be levelling out now," he says.

London house prices dropped six per cent in the year to November 2023, the steepest annual drop since the 2008 financial crisis, according to the Office for National Statistics.[4] JLL reported in November 2023 that in Q3 2023, construction starts were down 74 per cent on the 10-year average, while completions were down 37 per cent. It quoted data from Molior that showed construction starts for Build For Sale (BFS) fell more than those for Build to Rent (BTR). In Q3 2023 there were just 998 BFS units started across London, down from 3,519 in Q2. In the same period there was a marginal rise in the number of BTR units started, accounting for 30 per cent of total starts across London, up from just 5 per cent in Q2. On average over the past five years, BTR starts have accounted for 29 per cent of total starts across London. JLL went on to report that in Q3 2023 the number of units under construction across zone 1 was at the lowest level seen over the last six years, and half the quarterly average in the three years pre-pandemic (2017–2019). The latest Molior data recorded just 26 construction starts across zone 1 in Q3 2023.

Baillie says: "The number of permissions is probably still relatively high. It's just that the number of applications coming through has reduced markedly for schemes generally and we're definitely not seeing as many schemes coming forward for residential tall buildings in the 20-storey plus category—though we are still seeing a lot of tall building activity in the office market in very specific locations and student accommodation has been driving the market."

Nia Fraser, Partner in the Planning and Development team at Gerald Eve, adds:

"We're going to continue to see tall buildings. Delivery is more difficult, but that's a lot to do with the challenging economic climate and we might not see those with planning permission brought forward until the market is more buoyant. I absolutely think there is a place for tall buildings, but we just need to ensure the quality of schemes and the social value they deliver allows people to welcome and embrace them."

Pandemic

The pandemic has also played its part in shaping new development, particularly in the way it's engendered an increased focus on outdoor space and wellbeing. Today's tall buildings, in either its living or workspace embodiment, is required to pay more than lip service to providing amenities that match GenZ aspirations. They are, in effect, being designed from the inside out. Over the past decade an increasing level of sophistication has been observed in the rental market, with landlords promoting forums to create communities in these buildings. Many Build to Rent (BTR) schemes now come with cinema rooms, gyms and home working spaces. Many also have concierge services to manage things like parcel deliveries, and as well often offer cycle storage and roof terraces and shared outdoor private space purely for the block.

Also changing are the days of the fortress-like tall corporate building, only accessible to workers with security passes. New generation high rise is embracing the public with cultural spaces, viewing galleries and restaurants. And there are planted terraces and smaller spaces for start-ups. Kent Jackson, Design Partner in SOM's London office, observes that there is an opportunity for tall towers to provide a greater mix of use for different types of users—including the public—and facilitate life outside 9am to 5pm. A sense of being in the midst of great change is noted by a number of contributors. One of these is Earle Arney, Founder and Chief Executive at Arney Fender Katsalidis (AFK), who are the architects for 55 Bishopsgate, a 284m tower that has received planning approval from the City. It has an 'open' ground floor and a three- storey-high roof-top conservatory and is being developed by Schroders Capital, with Stanhope being the Development Managers. It will also be the new home of The London Centre, increasing public visitations and helping to reinforce London as a Destination City.

"We're in a time of significant transformation," says Earle Arney. "The last four years forced us to rethink and examine previously accepted ways of working, the way in which we live and the importance of nature. Part of this new way of thinking is about creating places for people, particularly at ground level, while also democratising the upper levels of buildings—be they offices, residences or hotels. This pattern needs to be realised in a way that contributes to the



55 Bishopgate, by Arney Fender Katsalidis for Schroders Capital and Stanhope, to be completed in 2030. ©Plusimgs

environment through a rich biodiversity, while touching the earth lightly in terms of embodied carbon and operational energy."

So, we know the direction of travel we would like tall buildings to take and those going up in the City now are taking. But how successful have these tall buildings been during this nigh-on decade-long building boom? What lessons can we learn from towers built during this time and where are the gaps in policy, vision and knowledge that are needed if building at height and higher density are to be successful and accepted?

These issues are explored in more depth in the next chapter.

How it all began

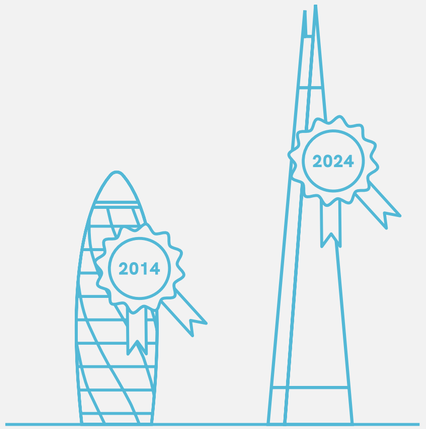
The first NLA London Tall Buildings Survey—a unique piece of research for the capital—was born of a Eureka moment. A discussion between NLA chair Peter Murray and Shaun Andrews, then Head of Strategic Development at GL Hearn and now a director of Prior + Partners. Andrews recalls the genesis of the survey: "One day, Peter and I were sitting outside NLA's Store Street office and we got talking about the significant uptick in the number of tall buildings that we were both becoming aware of and we got to thinking about how do we find out more? Is there a place where these are documented, and what's the definition of a tall building, and so on. It really got my interest and we started to talk about how we might be able to capture and understand what was going on better. And I got back to the office very excited and said to the team, I think there is something we can research here. And that was the beginning of it. Little did I know how much work was going to be involved."

Andrews continues: "When the first report was published people were initially quite shocked by the sheer volume of towers in the pipeline. It got a huge amount of attention and made the front pages. The way in which it was reported wasn't in the main positive and the debate it sparked was a bit one-sided and unbalanced. So that's where our work began to expand, to put the growth of tall buildings into context. There wasn't a significant debate at that stage around what their positive contribution could be—the important uses and additional floor space they can generate in an efficient way, how they might help with the transformation of opportunity areas and their role in sustainable city building."

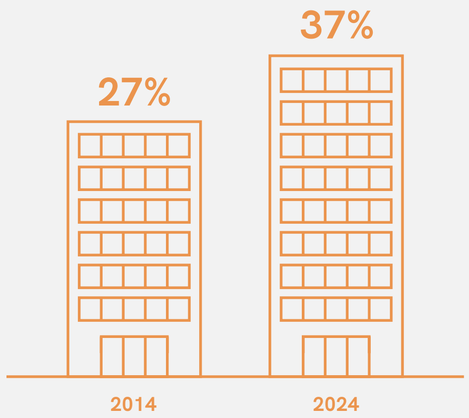
Attitudes towards tall buildings in London

In February 2014, NLA and Ipsos MORI conducted a survey into Londoners' views on tall buildings in the capital, 500 people from across London gave their views. 10 years later, a similar survey has been conducted by CT Group for NLA to understand attitudes towards tall buildings in London.

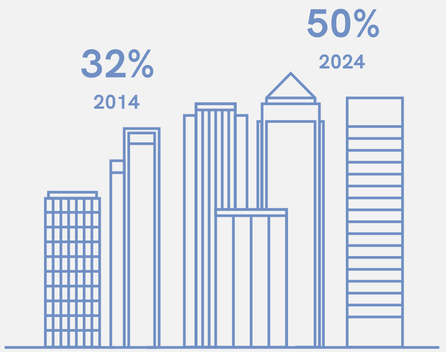
Londoner's favourite tall building



Percentage of Londoners that would be happy to live in a tall building



Percentage of Londoners who believe there are too many tall towers in London



When deciding whether or not a tall building should be built in London...

In 2014, 53% of Londoners said that whether a tall tower looks right in relation to its surroundings should be given highest priority.

In 2024, the majority believe it should be whether it provides affordable new homes

When asked if they agree or disagree if tall buildings have made London look better, Londoners have said:

	Agree	Neither agree or disagree	Disagree
2014	46%	29%	25%
2024	43%	31%	26%

THE EVOLUTION OF LONDON TOWERS

The changes in the 2021 London Plan have given councils more power to dial down height — and they are using it.

The impact of planning policies on building high

In 2014 the population of capital was 8.5 million; in 2022, 8.9 million; and by 2041 it is expected to rise to between 9.2 million and 10.1 million people.

With available land remaining scarce and population rising, the strongly held view is that London must continue to strive for higher densities and in many areas that means continuing to build upwards. But enthusiasm for tall buildings has waned in some suburban areas, even where projects may be near transport hubs. Contributors to this study say that it is getting harder to get planning permission as the new rules in the 2021 London Plan have started to take effect and council leaders look for a less extreme form of densification.

The tall buildings boom

It was the need to build more homes and nurture the capital's growth that saw a largely supportive environment for buildings upwards since Ken Livingstone fired the starting gun for the tall buildings boom. When he was elected Mayor in 2008, Boris Johnson vowed not to create "Dubai-on-Thames," but largely continued with the policies and the approach to towers of his predecessor in areas of growth and clusters.

Amidst growing concerns that there was no overall strategic plan for tall buildings Architects' Journal and The Observer organised the Skyline Campaign, which on the back of the

publication of *London's Growing Up!* in 2014 pushed for the introduction of measures to allow more considered development in London. The campaign called for a more rigorous system of masterplanning and it picked up on the NLA's proposal for an independent skyline commission. Johnson ignored it. The Mayor also overruled London Assembly members and insisted the capital did not need a new body to assess the design quality and viability of scores of new towers. Since then, architect Barbara Weiss has led the Skyline Campaign and proved a doughty critic of low-quality projects.

While this was going on, NLA called for the Mayor to fund a London-wide digital model to better assess the impact of tall buildings. Sadiq Khan became Mayor in 2016 and supported the idea but it has yet to materialise. However, private sector consultants like VU.CITY have developed models for the capital which are being used by a number of boroughs.

A new definition of tall buildings

Johnson's tall building policy broadly remained the same under Khan, with changes only being made in the new London Plan with regards to tall buildings after the intervention of then Secretary of State for Levelling up Housing and Communities, Robert Jenrick. After much wrangling, Khan's new London Plan was adopted in March 2021. The effect of the Secretary of State's intervention was to lower the minimum height for a tall building from 25 metres/30 metres (depending on location) to 18 metres (or 6 storeys). London Plan Policy D9 also made it clear that boroughs must identify suitable locations for tall buildings in their local development plan; and where appropriate, tall buildings must include viewing platforms for the public to use for free. The reduction of the minimum height for a tall building roughly aligns with the height of the new regulations set out under the Building Safety Act for residential buildings. Many London boroughs have adopted the six storey/18m height, which means that the number of proposals that are subject to D9 policy is vastly increased and they come under greater levels of scrutiny. For example, the London Plan requires "architectural quality and materials [...] of an exemplary standard."

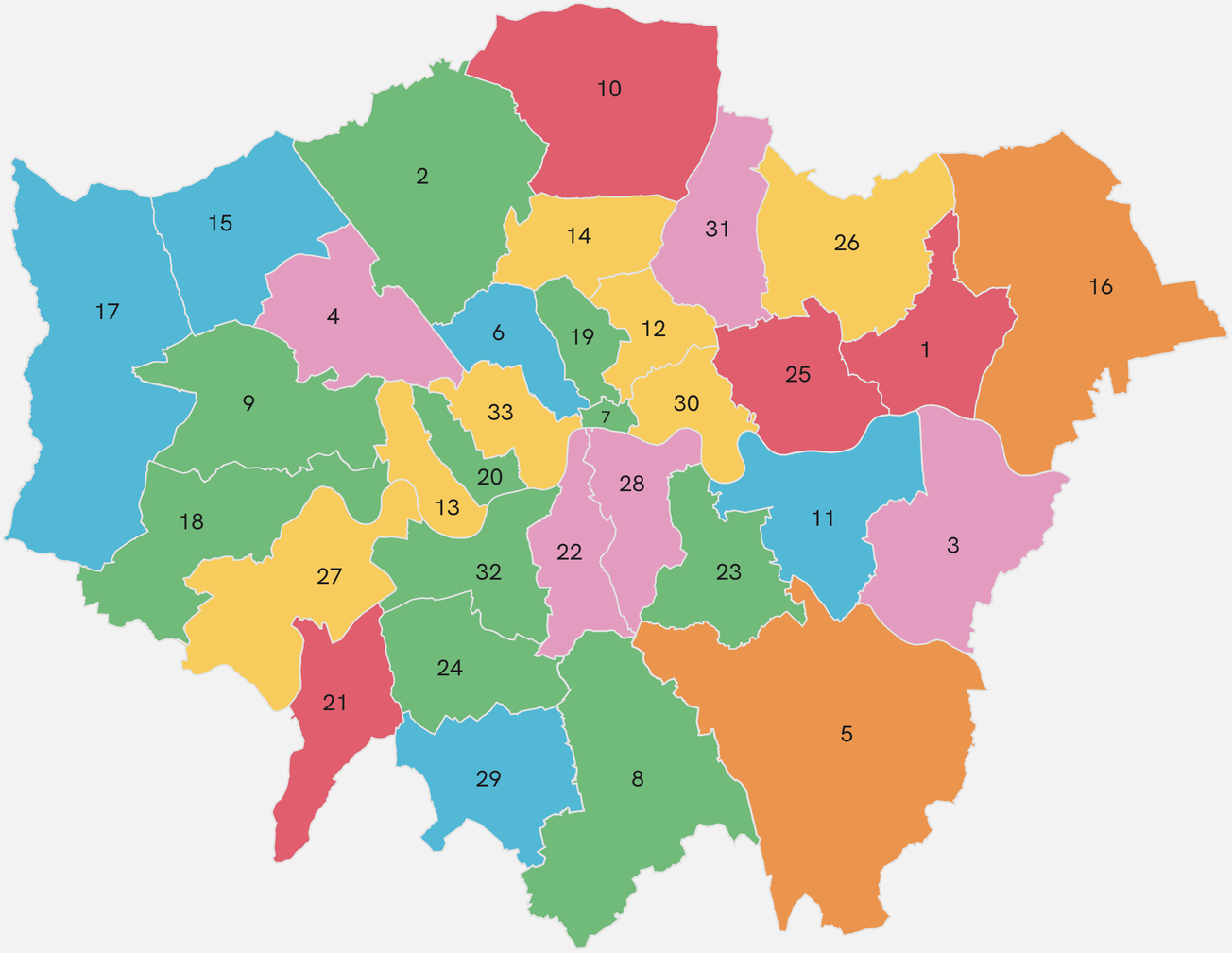
The Mayor has introduced this design-led approach in place of the density matrix introduced during Ken Livingstone's time in City Hall, which provided a guide for densities that sites should be aiming for, based on factors like accessibility to public transport. The density matrix was seen by some as undermining quality as developers focused on achieving densities rather than good design.

"We've started to see a reduction in density. But there has also been a consideration of other formats of development to try and achieve higher density without necessarily opting for really tall buildings"

says Stuart Baillie from Knight Frank.

Tall buildings policy across London boroughs

- Tall Buildings Policy pre-dates London Plan (2021)
- Some guidance but no specific adopted or emerging tall buildings policy
- Currently reviewing Local Plan, including emerging tall buildings policy
- Emerging policy with a tall buildings threshold the same as the London Plan
- Emerging policy with a tall buildings threshold higher than the London Plan
- Up to date adopted policy with a tall buildings threshold higher than the London Plan



1 Barking and Dagenham
2 Barnet
3 Bexley
4 Brent
5 Bromley
6 Camden
7 City of London
8 Croydon
9 Ealing
10 Enfield
11 Greenwich
12 Hackney
13 Hammersmith and Fulham
14 Haringey
15 Harrow
16 Havering
17 Hillingdon
18 Hounslow
19 Islington
20 Kensington and Chelsea
21 Kingston Upon Thames
22 Lambeth
23 Lewisham
24 Merton
25 Newham
26 Redbridge
27 Richmond Upon Thames
28 Southwark
29 Sutton
30 Tower Hamlets
31 Waltham Forest
32 Wandsworth
33 Westminster

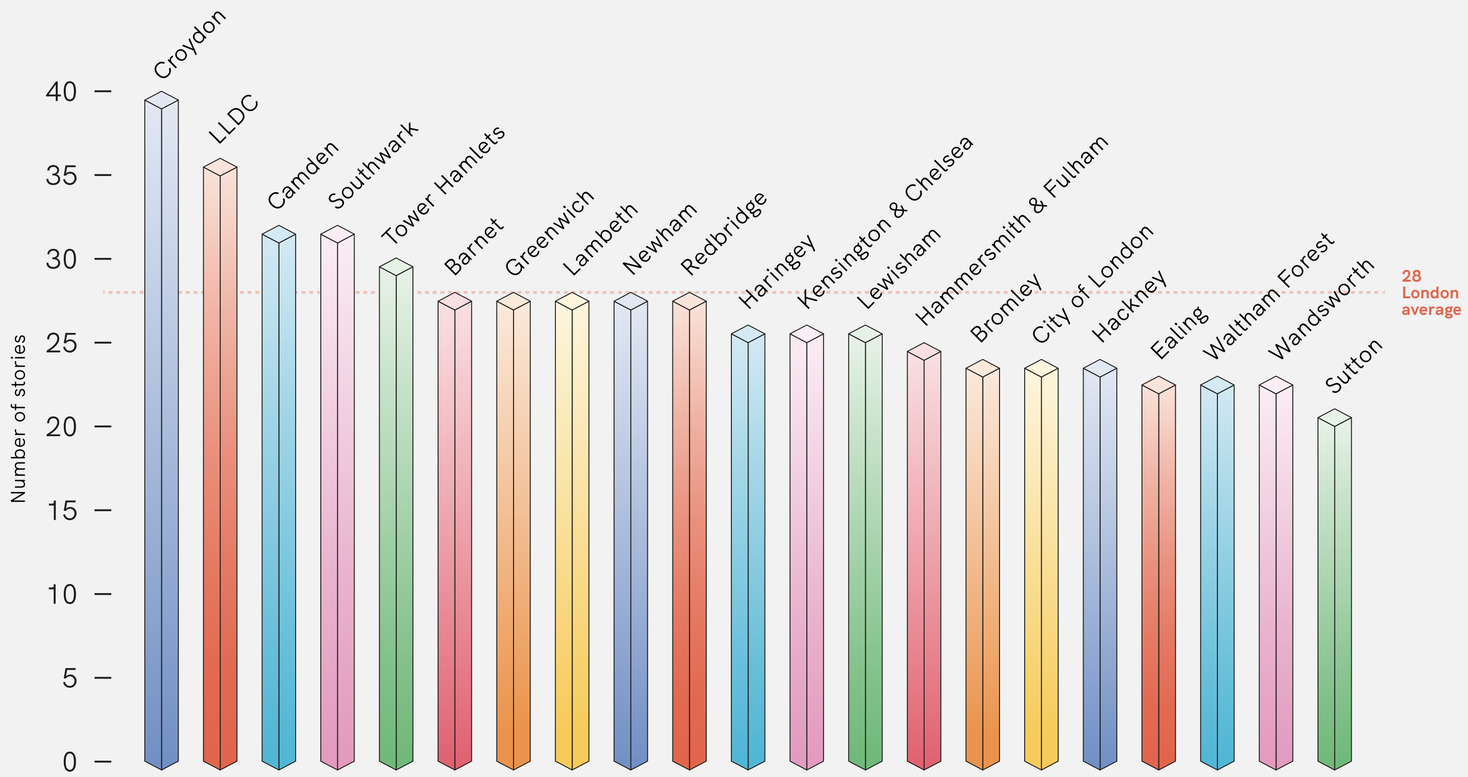
The fact that more schemes will have to pay closer regard to design quality and their impact on surrounding areas is certainly seen as a good thing. But how much this will be heeded at local level remains to be seen. Some boroughs have their own policies layered on top of D9. And all policies tend to be seen by councils as a starting point for negotiation with developers about what benefits they can lever in return for waiving other requirements. For example, councils might accept fewer communal amenities if the developer commits to more affordable housing.

High-rise housing delivery

Boroughs and the GLA are under ever increasing pressure to deliver more affordable homes. The Secretary of State, Michael Gove, wrote to Mayor Sadiq Khan in February 2024, pointing out that housing delivery in London has failed to meet the London Plan target and is well short of the assessed housing need.

The Secretary of State pointed out that in 2022 only 13 of 32 boroughs scored higher than 95 per cent on the Housing Delivery Test.[5] Gove proposed changes to the Housing Delivery Test which would force those failing to deliver on housing requirements to have a presumption in favour of development on brownfield land should they not deliver at least 95 per cent of their assessed need. Based on the 2022 results he went on to point out that "fewer than half of the London Boroughs and Development Corporations delivered more than 95 per cent of their appropriate housing requirement for the test over the three-year monitoring period.

Average number of storeys of developments by Local Authority in 2023



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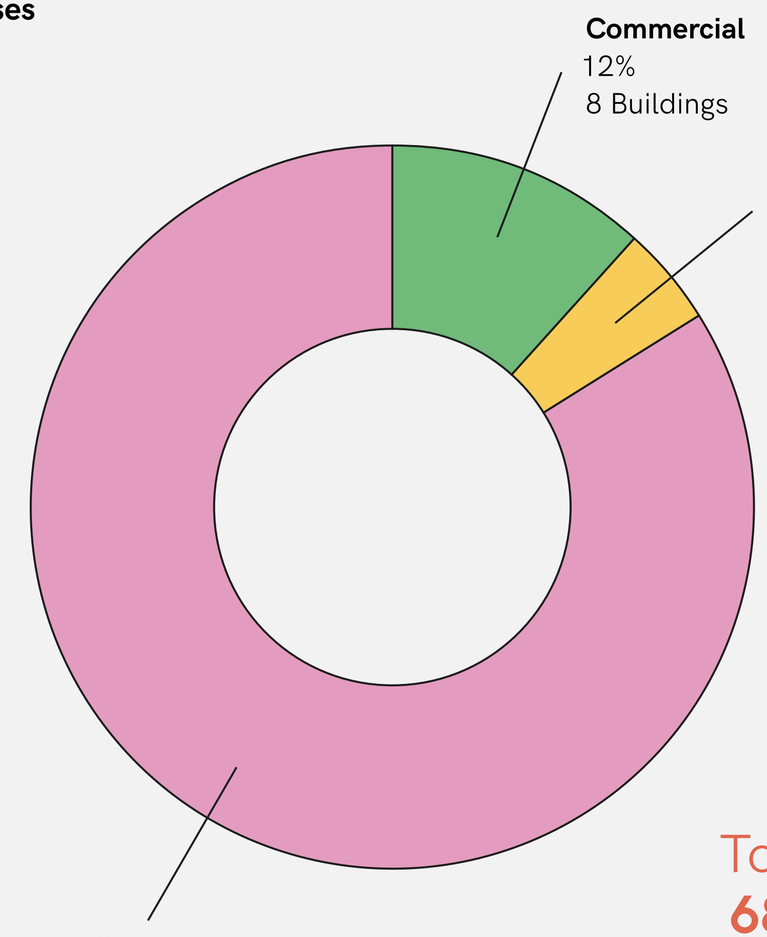
Therefore, 17 London boroughs would be required to apply the presumption if it were based on the 2022 HDT results".

The war of words grew fiercer in March, with Gove telling Khan he should review the London Plan, and Khan announcing on the same day that he would double levels of council house building by 2030. Exactly how relaxing planning permission on the one hand, but becoming stricter on proposals with tall buildings will pan out in the delivery of residential building is yet to be determined as of the publication of this report (May 2024).

30% of Londoners think that new tall buildings over 20-storeys high should prioritise the delivery of affordable new homes.

'Attitudes towards tall buildings' survey conducted by CT Group, February 2024.

2023 application by uses



Total:
68 Buildings

© Planning London Datahub, Greater London Authority, 2024

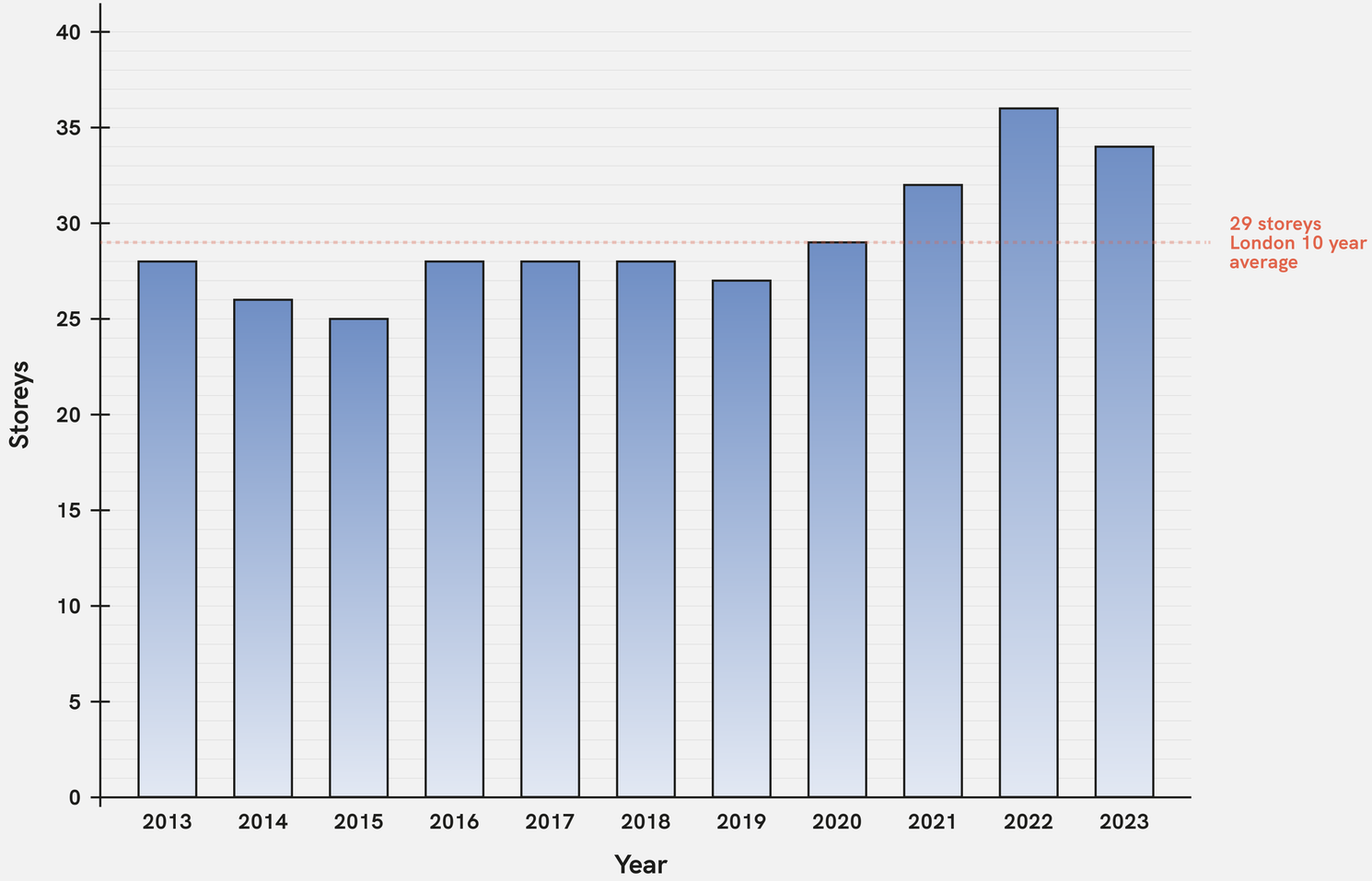
Patricia Cazes-Potgieter, Head of Planning & Design, at Places for London, TFL's development arm, says they have consent for almost 10,000 homes and have already started on site for more than 4,500 homes. Places for London has adopted design panels to scrutinise schemes alongside drawing up a design protocol.

Contributors say that it has become harder to obtain planning, there is much more scrutiny of the height of buildings, and especially in outer London suburbs. Politicians in many boroughs only want gentle densification.

While there is no strong expectation the current mayor will lose the next mayoral election, there is likely to be a change of government. An election must be called before December 2024. A Labour victory could bring a requirement for more affordable housing in London and more family housing. If back in power, Labour has pledged to allow development on the green belt, but there is scepticism how much housing that could yield because any development is likely to be restricted.

Knight Frank's Stuart Baillie says height has become a political football in boroughs, where a vocal minority is anti-tall building. "We have not seen the last of tall buildings. But I do think the scale of these tall buildings has come down. And we are certainly seeing much more interest in developing 12- to 18-storey groupings, rather than the super tall buildings of a decade ago."

Average number of storeys of completed tall buildings over the last 10 years



The councils backing height

One borough that continues to encourage densification and height is Tower Hamlets, where three quarters of the borough is classed as an opportunity area. The borough has an average of storeys across its developments at 30.[6] It is currently revising its 2020 Local Plan, which will actively encourage height in focused areas around the Isle of Dogs and the conversion of some of the older commercial towers into residential ones. The borough has been delivering just under 4,000 new homes a year. Here, the development environment is not tense as the council looks to balance conflicting priorities.

Sripriya Sudhakar, Head of Regeneration at the London borough of Tower Hamlets, says: "We are a very, very pro-development borough, as you see from the projects emerging. But equally, we are a borough where while welcoming the new residents, we are also asking the question 'what about existing residents?' And what are the challenges that these new developments are presenting to those already living there?". She acknowledges that pressures on building new homes may mean that balancing what the council accepts versus what existing residents might want is hard to get right. Sudhakar notes that the scale of development in density and height has intensified hugely since its 2012 plan. Then, housing densities were around 1,000 habitable rooms per hectare; the figure is now between 4,000 and 5,000. The borough is aiming for the new Local Plan to bring greater clarity to negotiations over what it requires. It is trying to encourage developers to nurture a greater sense of community, not just by providing amenities within a block but by sharing these with residents of other developments as well. "We are looking at identifying the existing needs in an area, and asking how is your development responding to it? But this kind of an idea will take time to bed in," she says.

Another borough where building tall is still very much on the agenda is Croydon, which is leaning into its 1960s towers heritage and is proud of its Croydon vernacular. "I think it's important to understand what the value in your townscape is and to cherish it, and I think that there are some real gems in Croydon of 60s architecture, and we are starting to properly appreciate them," says Heather Cheesbrough, Director of Planning and Sustainable Regeneration at Croydon.

The town centre has seen a number of flagship towers completed over the last few years, including two student residencies designed by HTA. The Croydon twin tower development, College Road, has been erected near East Croydon train station by the developer Tide. It consists of a 50-storey tower of 817 one-bed and studio apartments, and a 35-storey building providing 120 affordable homes. At 163 metres, the building takes Europe's tallest volumetric modular tower record, which was previously held by another of Tide's developments, the neighbouring Ten Degrees, which was completed in 2020.

Cheesbrough says: "We've got a number of live schemes going on for tall buildings in Croydon town centre, so we are very positive about them. Our politicians see them as an appropriate response to Croydon Town Centre and somewhere



College Road completed in 2023, the Europe's tallest volumetric modular tower, by HTA for Tide. ©Taran Wilkhu

that we can deliver the high numbers of housing units we need. But design quality and ensuring that tall buildings do provide good public benefits are also very important."

Cheesbrough says: "We did grant consent a while back for a 65-storey scheme but that was never delivered. So around 40-storey towers would appear to be what is viable and deliverable in Croydon. I think the critical thing is that you have an incredibly well-designed tower with a bottom, a ground floor, a middle and a top and a crown. I do see a lot of very unexceptional tall buildings in London that have been built in the past 10 years. In Croydon, there is attention to detail and an understanding of what is necessary." Cheesbrough is comfortable with a design-led approach, but is not necessarily convinced of the new prescriptive requirement to pinpoint in the local plan where towers are deemed appropriate. "On the one hand, I can see the benefit of it. But there is a lot of work that needs to be done up front to identify appropriate locations for tall buildings. And pinpointing the height is incredibly difficult because that height conversation is one that you should have with an applicant. The local authority needs to have that negotiation, so that sometimes you might have extra height if additional public benefits can be delivered. It's important to retain some flexibility, depending on the site."

In the debate over housing families in towers, Croydon states that the borough has three-bedroom apartments for families but the onus needs to be on making the buildings family friendly. Says Cheesbrough: "The concern at the moment is making sure that developers do not see it as box ticking exercise and genuinely provide the level of amenities that families need—good play space, good external public space, accessible green space." She says that is also important that the buildings are big and flexible enough for families to grow and develop. "More research needs to be done into living in tall buildings. With the housing crisis we have, we need housing of all tenures and all typologies to be built. And tall buildings have an important role to play in that."

In the recent 'Growing Up: Planning for Children in New Vertical Communities'[7] guidelines, the City of Toronto acknowledges families' and children's wellbeing in high-rise housing, looking at three scales: the unit, the building and the neighbourhood.



Ariel view of Croydon, in 2016, by Hayes Davidson.



Current view of Croydon by Hayes Davidson, 2023.



Projected view of Croydon, 2030, by Hayes Davidson.

Long-term costs of maintenance

The news that some landlords are looking for alternative ways of building at higher density will be welcomed by those concerned that housing people in tall buildings is neither family friendly, nor affordable to those on average incomes in the long-term thanks to the higher maintenance costs they bring.

June Barnes, former Chief Executive of Thames Housing Group and a high-profile housing expert, is one of those trying to bring these issues to light and spark wider debate. She points out that the towers built in the 1960s and 1970s were for the most part under council ownership providing a single body dealing with maintenance and management issues. "The multitude of leaseholders in the housing built in the last 20 years make the maintenance even more difficult to manage in large blocks of flats and it is unclear whether the planned changes to leaseholds will resolve." Now, she says, "those buying into high rise have no idea what maintenance charges they could be facing in the future". In a report published last year, *What is the future of high-rise housing? Examining the long-term social and financial impacts of residential towers,*[8] where Barnes was one of the co-authors, recommendations included requiring developers to provide a fully costed building component repair and replacement programme for the projected life of the building. It also called for Building Regulations and planning policies to have a greater focus on lifetime utility — maintenance, repair and replacement costs over their lifetime. The concern of Barnes and her co-authors also extended to the lack of public space that was accompanying high-density development and possible welfare issues for those living in high-rise buildings, particularly families. The authors say more research is needed to better understand the experiences of those living in high-rise homes and the impact the new towers are having on local amenities.

Barnes says: "Research from the 60s and 70s around families living in towers was not very positive, but that may have changed. We don't know. It might be argued that it's no worse for a family living on the 10th floor to living on the third floor if they can't access open space. However, the higher up you are, balconies become less and less useful. And could you be more isolated living in a tower? We just don't know. Those living in build to rent would perhaps say high rise developments with better amenities are much more social."

"Over the last few years we have been building blind, trying to deliver greater numbers without understanding the long-term consequences," agrees Heather Cheesbrough, Director of Planning and Sustainable Regeneration at the London Borough of Croydon.

Around 1 in 5 Londoners say they have never used in a tall building in the last 12 months

'Attitudes towards tall buildings' survey conducted by CT Group, February 2024.

VIEWPOINT

How well-considered residential tall buildings can positively influence their local area

By Jo Bacon, Partner, Allies and Morrison

Tall buildings are not just a modern or contemporary phenomenon—they have been an intrinsic part of London's changing character for centuries. We have always had some buildings that stand out taller. Those that do a good job of it make welcoming spaces as they meet the city at the ground—whether on a street or as part of a larger ensemble.

Ours is a complex city at ground, so tall buildings do need careful placement in response to that rich historic character and much of what we do, at Allies and Morrison, is to address this through projects that have a mix of building types—some of which may be tall where appropriate. A variety of heights and architectural form within a single development is not only more pleasing to the eye and provides a diversity of types of places to live but it creates opportunities for delight, light, shadow, changing views and for moderating the impact of the wind. It's picturesque—and practical.

To positively enrich local character, we study the urban fabric very carefully to understand the DNA of a place, to consider responsible land use but always with the ambition to leave the community with buildings that are considered specifically for that particular place and with public space in better shape than before our proposals were considered. Every tall building deserves this bespoke response.

Yet often, tall buildings can lack reference to their specific setting and context. Working in the patchwork urban fabric of London, we often adopt non-rectilinear footprints such as trapeze shapes, interlocked or stepped towers rather than the 'standard' tower shape of a square or rectangular, self-referential building. This is a 'Londonesque' response. This shaping of tall buildings through contextual alignment has multiple benefits, such as increasing the number of dual-aspect homes significantly whilst retaining a similar amount of homes per core. In addition, non-rectilinear footprints directly respond to the wider contextual setting, so the quality of the public realm on the ground builds on the existing urban grain.

The pressure to optimise the use of urban land across London is as acute as ever. This is essential to help address housing needs in the capital but there is also a growing appreciation of the importance to do so in a way that delivers good access to or the provision of green open space. If we must build tall, in order to deliver more, then these developments should be as much about public space, direct access to transport, good access to social infrastructure including health and schools; whilst creating opportunities



100 Bishopgate, by Allies and Morrison with Arney Fender Katsalidis, Woods Bagot Europe for 100 Bishopsgate Partnership, Brookfield Multiplex Construction Europe Ltd, completed in 2019. ©Nick Guttridge

for physical exercise, improvements in biodiversity, multi-generational space, a diversity of uses—and by extension—about and for people. So, tall buildings not as objects but tall buildings as a means that we can use to enhance urban well-being in the round.

The London Plan sets out the ambitions for areas for biodiversity, children's play, for general recreation and sport. It provides guidance on the recommended minimum size of different types of green open space (from local pocket parks to large regional ones) and their distance from people's homes. The London Plan is now seeking to define precise locations for tall buildings and also their maximum heights. Whilst we would generally endorse our plan-led system, we do wonder about the merits of determining locations in such a precise way, prior to design work being undertaken.

Well-considered residential tall buildings need to address these ambitions head on—because they are vital to a healthy and engaged city. Everyone needs a place to play (whatever their age—with or without a dog), to be quiet, to breathe clean air away from traffic, gather with friends with food on a sunny day and dance if you want to—not too curated but places created with thought.

The ultimate well-considered tall building will address all these aspects with care—in whichever borough, for all communities equally catering to diverse needs and fostering a sense of place.



Hale Wharf by Allies and Morrison for Muse Developments, Canal and River Trust, phase one completed in 2021. ©Tim Crocker

Strategic oversight - the missing piece of the planning jigsaw

Leaving individual boroughs to decide on where to cite tall buildings ignores their cumulative impact.

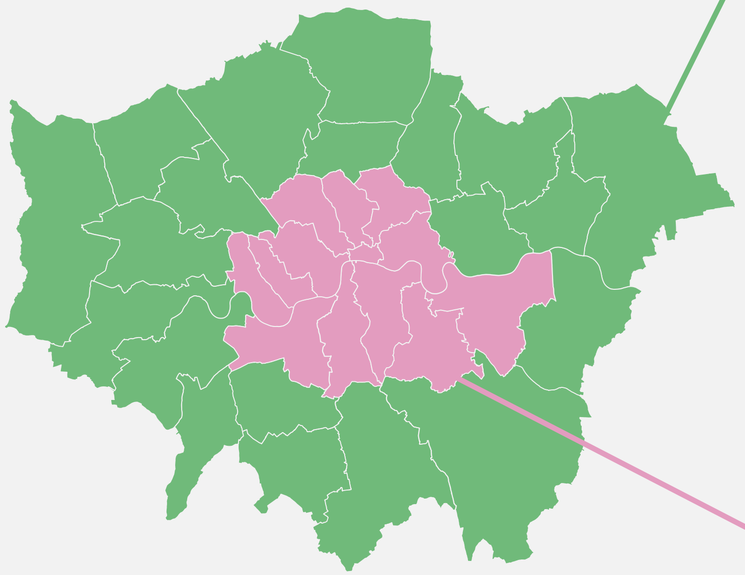
While the 2021 London Plan wants boroughs to take a plan-lead approach to where tall buildings should sit, there are some who would prefer a London-wide strategy and vision, and a more joined-up approach. Those who embrace this school of thought say that for the sake of the capital's coherence, City Hall should provide a more strategic overview of where tall buildings should be sited rather than leave it to individual boroughs to decide, as this ignores the cumulative impact tall buildings have across the capital and on neighbouring boroughs.

Nia Fraser, Partner in the Planning and Development team at Gerald Eve, is one who takes this view. "The local authority will look at those within its own boundary and identify where or perhaps where not tall buildings should go, but they are not necessarily looking beyond the boundary to the neighbouring boroughs, which, in London are all close together. It should be a role of the GLA to have oversight of the cumulative impact of towers visually and environmentally." She adds: "I think that oversight should have been put in place a long time ago. If we are not going to sprawl into the green belt and beyond, we need to densify but we need to do it in the right way."

Duncan Wilson, Chief Executive of Historic England, is also in favour of a more plan-led approach that would set out an overall London strategy about where tall buildings belong, rather than have height determined on a case-by-case approach. "There are far more rigorous criteria in places like Paris and Bordeaux, where tall buildings are deliberately confined to an area outside of the city centre. And you can see how the old and the new live alongside one another in a more harmonious way." He adds: "One of the issues in London is the competition between London boroughs for tall buildings, which leads to them springing up in a random kind of way, depending on where the sites are. The competition between the City and Canary Wharf is not necessarily good for London. Especially if the form it takes is building lots of new buildings in the City that are Category A compliant and leave a lot of under-occupied buildings that need upgrading in Canary Wharf. That is our system in London, fundamentally. And that is why I think it is so important that there is a more planned, layered approach."

Number of applications for developments in inner and outer London boroughs in 2023

	2019	2020	2021	2022	2023
Inner	64%	63%	61%	57%	60%
Outer	36%	37%	39%	43%	40%



Outer

40%
of applications

27
Developments

Inner

60%
of applications

41
Developments

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Number of applications received, under consideration, approved or refused in 2023 per borough and sub-region

NORTH

5 developments
7% of total in 2023

Barnet (2), Enfield (0), Haringey (3)

CENTRAL

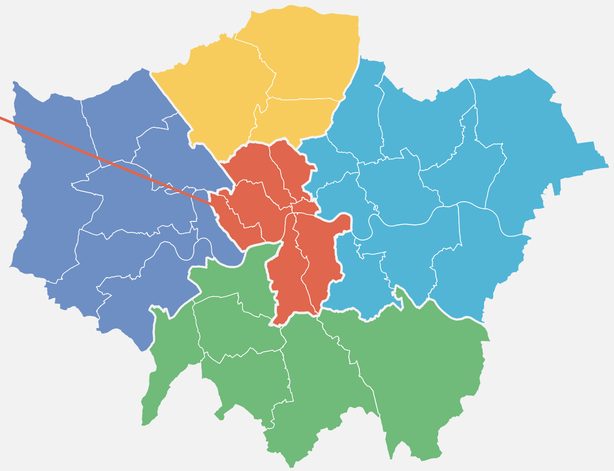
21 developments
31% of total in 2023

Camden (1), City of London (4), Islington (0), Kensington and Chelsea (5), Lambeth (2), Southwark (9), Westminster (0)

WEST

13 developments
23% of total in 2023

Brent (0), Ealing (10), Hammersmith and Fulham (3), OPDC (0), Hounslow (0)



EAST

23 developments
34% of total in 2023

Barking and Dagenham (0), Greenwich (9), Hackney (1), Lewisham (1), Redbridge (3), Tower Hamlets (5), Waltham Forest (1), LLDC (1), Newham (2)

SOUTH

6 developments
9% of total in 2023

Croydon (3), Wandsworth (1), Kingston Upon Thames (0), Bromley (0), Sutton (1)

68

Developments total

© Planning London Datahub, Greater London Authority, 2024

Wilson rejects the idea that density and height have a straight-line relationship.

"I think it's an easy assumption to make that building tall creates greater density. And the other problem with building tall for residential is that the cost per square metre is relatively high, so it's quite difficult to satisfy the need for affordable and social housing by going up."

Wilson says that Historic England is not against tall buildings per se—pointing out that the organisation supported the original design for One Undershaft, which it felt provided coherence to the City cluster.[9] "We have long advocated that the shape of the City Cluster should be carefully composed to respond to its context, much of which includes very important heritage. The City Corporation is in the process of developing new local policy which would set parameters for its growth, but we are concerned that these parameters are defined by individual proposals, some of which are very harmful to heritage, rather than by an overarching and coherent design."

"We would very much like to reach a strategic understanding with places like the City of London about the shape of the future, rather than just argue it building by building, which tends to hold up the planning system. And most of all, I think what developers want is certainty, even if it does not



Initial design of the One Undershaft building, by Eric Parry Architects for Aroland Holdings. © DBOX for Eric Parry Architects

entirely deliver what they want in each individual case. Early consultation and plan-led approaches with the parameters set out should be the way forward," says Wilson.

The need for giving more back

If there is one thing that has become clear in the last decade, it's that towers must do more than provide homes for the better off.

The capital is grappling with a housing crisis of massive proportions, rents rocketing and young adults having to live with their parents. These well-publicised issues have helped foster the perception that homes in tall buildings have been built just for the well off. This view has been strongly articulated by Peter Mason, Leader of Ealing Council.[10]

The CT group perception survey of Londoners commissioned by NLA for this report found that a large majority are neutral or positive towards tall buildings, with about one in four saying they were opposed to them. The survey also found that although people were largely supportive or neutral over the tall buildings that already exist, they didn't think more needed to be built.

The feeling of some of our contributors was that certain aspects of tall buildings have all added to a sense of public alienation: such as the individual 'closedness' of many towers, the fact that so many were being built quickly, the environmental problems like wind effects that were not considered before construction, and the fact that some Londoners have felt that tall buildings have been foisted upon them in areas that would seem inappropriate. The consensus amongst contributors is that a new deal must be forged with the public—and central to that pact is towers giving more back to their community.

Master planning that brings mixed-use to towers and the areas around them is seen as a must. John Bushell, Principal at Kohn Pedersen Fox (KPF), points to the towers that have been built around Nine Elms area, which he says have been developed one site at a time without an overall masterplan that would have encouraged a more mixed-use neighbourhood. He contrasts that with the Kings Cross transformation, where there was single ownership, combined services and an overall master plan.

Like others, Bushell points to the need to create communities within residential towers and provide more amenities and outdoor space. "That concept has been growing gradually in London, but some of the world's leading cities were doing this at least 10 years before London. We think that there is more to learn about tall buildings from other cities than we have yet absorbed. And one of those lessons is making mixed-use towers where there is something interesting at the top of every building, such as an amenity for residents or a restaurant which opens the space to the wider population. In London, KPF has pioneered mixed-use towers including office/residential at Damac Tower and hotel/residential at One Nine elms. Too many of the towers that have been built are monocultural towers in a mono-cultural area."

Bushell notes that many tall towers were built in the 1970s,



View of Vauxhall and Nine Elms from Lambeth Bridge, in 2014. by Hayes Davidson.



Current view of Vauxhall and Nine Elms from Lambeth Bridge, in 2023, by Hayes Davidson.



Projected view of Vauxhall and Nine Elms from Lambeth Bridge, 2030, by Hayes Davidson.

but while these provided social housing, the towers of the last decade or so have been the antithesis of that. “One problem is that ramping up the number of affordable homes required within a development, as the GLA require, has pushed up the price on the rest of the units in the scheme to ensure the project’s viability.”

“That means you provide housing for the very rich, but it has hollowed out the provision of homes for people with an average income. The requirement for affordable housing has allowed developers to build higher with greater floor areas to accommodate both the affordable housing and the private housing that enables it. There should be alternative routes to approval that ensure that homes are provided for everyone. There's a clarity to the GLA’s approach, but there is a tension between providing affordable homes and residents’ amenities while ensuring that the massing and height are an appropriate scale for the area” says Bushell.

Bushell’s assessment of the towers boom is mixed: “We think tall buildings in London have had a varied level of success, both as individual buildings, and as collections of buildings, where most clusters do not have guidelines about separation of towers or, where necessary, masterplans. So, I would say it is a work in progress. A lot of London is preserved or protected, and in the climate crisis we need to consider the potential for retrofit before demolition and new build. The balance between retention and new build must be continually examined, but there must always be a balance. We don’t believe the planning system should be relaxed, that would lead to a free for all. But it should be given greater resources to function efficiently.”

“We would always say there should be a variety of heights. There is a sensibility ingrained in the UK planning system which does not like huge amounts of uniform answers anywhere, and that provides an interesting urban character as a result. The skyline is part of the public realm. So, variety and how you enforce variety should be discussed. In terms of master planning, there is a place for more guidance on mixed use, to ensure that the right variety of uses are included to increase the likelihood of an actual community developing. Exemplar buildings for us are ones that are very carefully designed and do no harm in terms of their context and wind or daylight, or impact and resonance. They need to be forces for good. More inclusive, more diverse and more flexible.”

The general view is that tall buildings have contributed to the densification of London, but there needs to be more consideration in terms of optimising the sites in a way they can give back to the community. Nia Fraser remarks: “If you build taller, you can get more on the site, but what then does that site give back? How does it create and improve public realm? How does it connect to the wider area, creating routes and legibility? Those considerations are so important.”

Solo towers: The case for stand-alone tall buildings

An upcoming report written by Peter Murray and David Taylor for Delancey, published June 2024, highlights the role of "solo towers" in the development and growth of cities.

Solo tall buildings are often key to the identity and recognition of cities, to their geography, their economic success and placemaking. The report examines successful projects around the world, from the Empire State Building to the Burj Khalifa, looking then in more detail at the London context.

ELEVATING THE IMPORTANCE OF DESIGN

Good design and mixed-use buildings can bring the public onside and put right the mistakes of the past.

That more schemes will have to pay closer regard to design quality and impact is certainly seen as a good thing. And there have been many exemplar tall buildings that have been developed over the last decade or so. But the consensus is that there have also been too many mediocre ones.

An over-emphasis on density, combined with increasing construction costs and pressure for more affordable housing, has made viability more difficult. As a result, too many corners have been cut, with quality of materials and green space often sacrificed. Nia Fraser says: "Towers are very difficult to make stack up financially, in terms of efficiencies, in terms of lifting strategies, in terms of the amount of facade versus floor space. Their viability is finely balanced. And I think the further out you go from the centre of London, the bigger impact those sorts of economic issues will have, as property values are lower. The risk therefore, is that the quality of design and materiality is not then able to be delivered."

And there is, of course, another significant factor to consider. The net zero agenda has led to most boroughs declaring climate emergencies. To win permissions, it is incumbent on developers and architects to demonstrate their proposed buildings achieve high standards of sustainability with regard to design, materials, and functionality.

Fraser points out that the COVID-19 pandemic highlighted the need to have access to open space, which has sparked a flight by corporates to deliver highly sustainable office buildings with high design quality to lure their staff back into the workplace. "They must deliver the amenity space, it must have roof terraces, it has got to have amazing receptions and

fitness and wellness facilities," she says. "And it has got to have the views, ideally with some public access as required by London Plan policy."

Despite the justifiable criticism of some developments, it is also right to acknowledge that over the last decade there has been a growing realisation that much more thought must be given to how they connect to the ground, the public and to the community.

Welcoming buildings

Free to visit, elevated public roof gardens, terraces and viewing galleries in tall buildings has been, almost always, a requirement in the City of London for some time now. Gwyn Richards, planning director for the City of London Corporation, says opening the top buildings up has been a game changer in terms of bringing in London's diverse communities and visitors to the City and changing public perceptions so that the towering structures are now seen as more democratic, inclusive and more welcoming buildings. Richards says: "The classic example of this is 20 Fenchurch Street or the Walkie Talkie. It's a Marmite building in terms of aesthetics, but it has been accepted widely by the public because you can go out there and survey the whole of London." By April 2023, 10 million visitors had visited the Sky Garden since it opened in 2015. He adds: "There is a real public appetite for being able to visit tall buildings, but just as critical for us, especially post COVID, was to change the economic base of the city to be open seven days a week, rather than the traditional five working days. This helps



51-storey tower designed by Wilkinson Eyre for Stanhope with Mitsubishi Estate Company © Dirk Lindner

regenerate the City's retail sector too."

At 8 Bishopsgate ('The Jenga') the 51-storey tower designed by Wilkinson Eyre Architects for Stanhope with Mitsubishi Estate Company has a viewing platform on the top floor. It's already had 50,000 visitors since opening last summer. Stanhope's next project is One Undershaft, which has just gone in for planning. If it gets approval it will be the City's tallest building at 310m, the same height as the Shard. It has a roof top bar and a viewing platform at level 11 — to give a different perspective of the City, says Development Director Daniel Ward.

It certainly is full steam ahead in the City with a total 11 new buildings over 20 storeys expected to be built by 2030.[11] There are leases that come to end during 2015, 2026 and 2027, at which point the City expects owners of those sites to redevelop and build up. But any issues there are in terms of viability are just a temporary cyclical economic dynamic says Richards. The Corporation's own forecasts point to an extra 1.2 million square metres of office space that needs to be provided by 2040 to keep apace of employment forecasts. Some 85 per cent of that will need to be in the City cluster, because of heritage constraints. The City planning department has created what Richards describes as a 'jelly mould' indicating heights for new buildings in the City to allow these new space projections to be met. However, there are factors not yet taken into consideration that could drive more demand — not least, the fact that offices are designed to have less dense occupation, and also the demand from businesses looking to move from Canary Wharf and elsewhere to the City. "But as the City continues to stretch upwards, so will accessibility for the public, both at the top and the base," says Richards. "For me, it is bringing social value and social inclusivity into tall buildings. That has been a big shift in how we approach tall buildings. Also, because of the pedestrian pressure of over 620,000 City workers (and rising), every tall building now must be permeable. You must have these new routes, open up the ground plane and be creative about servicing the buildings so pedestrians have priority."

It certainly is full steam ahead in the City with a total 11 new buildings over 20 storeys expected to be built by 2030.



View of the City cluster, in 2012, by Jason Hawkes.



Current view of the City cluster, in 2023, by Hayes Davidson.



Projected view of the City cluster, 2030, by Hayes Davidson.

Accessibility

An exemplar building in this regard, says Nia Fraser, is the 18-storey Renzo Piano, known as the 'Cube', in Paddington Square next door to Grade One- listed Paddington Station. Gerald Eve was the planning consultant on the commercial scheme, which is now nearing completion, having originally been proposed in 2015 as a 65-storey residential tower. Once finished, says Fraser, it will deliver 1.35 acres of public realm and boost public connectivity for the travelling public with a new entrance to Paddington Station and a new Bakerloo Line ticket hall, as well as new retail. She points out that Paddington lost the grand entrance Brunel had planned for it because, for commercial reasons, it was given over to develop a hotel. "In being able to build taller we were able to give all that space at ground floor level, and provide Paddington Station with the entrance that was originally intended but which it never had."

It is worth noting, too, that tall buildings can connect with the public below ground. The City Wall Museum at Vine Street, with its free museum where people can see close-up part of the City's Roman walls, sits underneath the site of a student housing scheme in the City developed by Urbanest.

Fraser says: "I think giving people access, whether that's through viewing galleries, or through cultural or community space, or through offering incubator space for start-up companies, is giving people more ownership of the building. The Shard is 12 years old, but it's a good example of a tall building hosting a number of differing uses within it. And of course, the quality of the design means it has long been adopted as an icon for London." In the CT Group survey for NLA it was voted Londoners' favourite tall building.

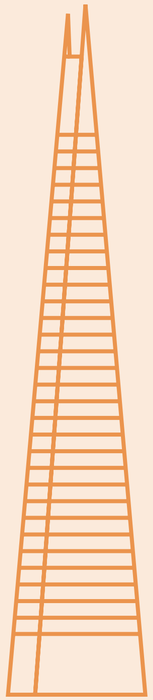
The move towards mixed use

Earle Arney also points to the move towards mixed use: "We're starting to see a shift away from isolated single-use buildings—it seems that the concept of a mono-type development will soon be a thing of the past." Arney points to 55 Bishopsgate as an example of this emerging trend with its vibrant public offer—including a new home for The London Centre, affordable workspace and public uses at the very top of the building. "It reimagines how office buildings engage with the street by creating through-site links to increase city permeability, while creating public places that are welcoming to all people. The office lobbies are elevated two levels above ground to help avoid the base of the building being 'sterilised' as so often occurs in buildings with lobbies at street level. "

Down the road at number 8, as well as roof top terrace the building has a 200-seat auditorium where the seats can be folded back and the space used for a dinner.

Space for incubators to thrive and mix with other companies was very much the hallmark of We Work, and facilitating this inter-company collaboration is an offer that traditional landlords are beginning to offer, including Canary Wharf. "One example, here," explains Canary Wharf Group's (CWG)

The Shard is Londoners' favourite tall building.



'Attitudes towards tall buildings' survey conducted by CT Group, February 2024.

Chief Development Officer, Tom Venner, "is Level39, which is our financial technology incubator. It's sited within One Canada Square, and one of the reasons for it being in this tower is to enable collaboration with the occupiers of the other 49 floors of the building. And we have seen a growth of this inter-building collaboration—cities within a building, if you like."



8 Bishopgate, 51-storey tower designed by Wilkinson Eyre Architcets for Stanhope with Mitsubishi Estate Company, completed in 2023 © Dirk Lindner

VIEWPOINT

The Evolution of the City Cluster

By Tom Nancollas, Assistant Director (Design), City of London

The City of London has long been synonymous with height. There is perhaps nowhere else in Britain with a skyline so anciently famous which remains a dynamic, living entity. As we consult on the emerging City Plan 2040, the question of how best to build tall comes into sharp focus.

From the earliest times, the Square Mile's geographical limitations—a river to the south, walls everywhere else—resulted in an incredible density which remains apparent in the intricacy of the still-medieval street plan. The pre-eminence of St Paul's Cathedral, the multifarious spires and steeples of the churches, the iconic Tower of London to the east: the result is a skyline immortalised in art and memory. Despite one of the most complex view protection mechanisms in the world, the City does not stand still.

The past ten years alone has seen the completion of three major new towers at the heart of the City Cluster. 52 Lime Street ('the Scalpel') provides an arresting counterpart to 122 Leadenhall Street ('the Cheesegrater') as both lean elegantly out of the view of St Paul's from Fleet Street. 6–8 Bishopsgate provides a rectilinear counterpoint to their dramatic inclines. At the apex, 22 Bishopsgate stands as a dramatic expression of the confidence embodied by the best towers, an unashamed optimisation of its site, beautifully resolved in faceted elevations and sculptural crown.



©Brookfield/Make Architects (1 Leadenhall London Tower Skyscraper Building Development for Brookfield, England – designed by Make Architects)

← LONDON'S GROWING UP: A DECADE OF BUILDING TALL

As an international financial centre, there is great pressure to maintain our pace of economic growth. But there are profounder forms of pressure working upon the skyline, too: the need for environmental and social considerations to be at the core of any new tower design. We firmly consider that one of the most sustainable places to build tall is in a hyper-connected location such as ours: at the confluence of Underground, Overground, National Rail and other routes, within striking distance of SE England and all London's international airports. Over 90 per cent of the City's workers arrive by these means, and more and more by active travel. In this way, our centrality means huge savings in carbon and vehicle emissions. Diversifying uses within towers could similarly cut travel emissions (as well as creating innovatively vertical mini-cities).

But with centrality comes prominence. All new tall buildings in the City take up a place on a high-profile and sensitive skyline, seen by millions every day. How best should they give back?

Ten years ago, 20 Fenchurch Street (the 'Walkie Talkie') was completed in a location then (controversially) outside the City's Cluster. Seen at first as an outlier, this tower established an important new concept in the City's skyline: the topmost viewing gallery or elevated public visitor destination. The Sky Garden in this building has had 10 million visitors. Over 70,000 people visited The Lookout at 6-8 Bishopsgate and Horizon at 22 Bishopsgate within two months of opening. To our minds, this insatiable demand is about more than just the spectacular views: these elevated public spaces give a stake in the skyline to all.

In January 2024, the Planning and Transportation Committee overwhelmingly endorsed our new strategy for tall buildings in the City Plan 2040. Underpinned by substantial research and sophisticated modelling, the Plan envisages the consolidation of the City Cluster and the formation of a new, smaller Cluster near Holborn; it builds upon the successes of recent schemes to secure tall buildings of greater social and environmental dimensions—and charisma—than ever before. We look forward to a skyline that embodies that overarching spirit of the City: the harmonious (and often striking) coexistence of the ancient and the modern.

WHY SUSTAINABILITY IS NOW FRONT AND CENTRE

Can buildings which are inherently carbon intensive be truly sustainable? Or does the higher density they deliver more than offset their embodied carbon? The debate continues

The biggest change anyone who has been involved in tall buildings for the last few years mentions is the issue of sustainability. The net zero agenda, the fact that occupiers aspire to be in a green building, and the tightening of regulations have flung down the gauntlet to tall buildings in no uncertain terms. The biggest challenge, which really has started to come to the fore in the last two to three years, is reducing the embodied carbon—that is, the emissions produced during the extraction and manufacture of materials used in its construction and the emissions produced during its construction. Its carbon footprint in other words. The taller the building, the heavier the frame and foundations, the more intensive its carbon elements.

The issue came to prominence in November 2021 when government rejected development of the proposed 305-metre-high Tulip tourist attraction in the City of London, designed by Foster + Partners, over concerns about embodied carbon and the quality of its design. Since then, we have seen the proposal for the redevelopment of the Marks & Spencer's Marble Arch store called in and rejected by Secretary of State Michael Gove, citing concerns over embodied carbon, decision that has been overturned in March 2024. This is all against a backdrop of a high-profile campaign being waged by Architects' Journal[12] to retrofit existing buildings rather than demolish and redevelop in order to reduce embodied carbon. The requirement to consider reuse first off is increasingly becoming a planning requirement. The London Plan requires developers to calculate and reduce whole lifecycle carbon emissions and demonstrate what actions are being taken in relation to this. They must also submit a Circular Economy Statement to show

how proposals target net-zero waste and detail how materials have been reused or recycled.

The pressure is on to engineer solutions that can provide lower energy requirements and for developers and architects to think about adaptability. "When I started at Canary Wharf in 1989, higher loads than what was required by the codes. But gradually, because of this push towards more optimised sustainable buildings, there has been a major drive towards designing the building for lesser load," explains Kamran Moazami, Executive Managing Director, Property & Buildings at WSP, who worked on the Shard and was lead multidisciplinary design director responsible for the design of other tall buildings in the City of London, including One Undershaft. "It's the same with mechanical equipment—providing more resilience used to be the aim, now it's about optimizing the operational energy and to use natural air as much as possible."

Moazami explains that ventilation of tall buildings can be achieved simply by using air, without needing air conditioning. "If you're in London, at least 80 per cent of the year you have good air at good temperature—you don't need air conditioning, and you don't need heating." One Undershaft and 100 Leadenhall, both schemes WSP is involved with are looking to be "buildings of the future with major reductions in operational and embodied energy". An updated planning application has recently been made to the City with a revised design for One Undershaft to enhance its sustainability credentials and urban greening. It now takes a stepped form with the addition of two outdoor, planted terraces (one at Level 11 as mentioned earlier). The proposed distinctive cross-bracing has been removed from the exterior facades.

Daniel Ward, Development Director at Stanhope, says huge efforts are being directed at reducing the environmental impact of tall buildings from both embodied and operational carbon. Number 8 Bishopsgate, for example, is the first tower to achieve BREEAM Outstanding and EPC A rating. Ward says that optimising the design of the structural elements has reduced embodied carbon by 30 per cent compared with the London tall buildings benchmark. Adopting innovative heating and cooling systems gives each floor control over its own air systems. To reduce operational carbon, tall buildings have embraced smart technology. 22 Bishopsgate, completed in 2020, is a prime example. At 8 Bishopsgate, the growing use of smart sensors will enable building performance to be monitored more closely and accurately, which in theory can be fed into improving design in future. Like its new neighbour, there is also floor-by-floor air provision that is filtered and controlled locally.

Urbanest is taking a different approach to reduce energy consumption for a student housing scheme in Tower Hamlets of three towers of 28,36 and 46 storeys designed by APT architects. It will provide 1,700 student beds, 68 new homes for university staff and their families, and then workspace, incubator space, retail, and significant public realm improvements. Impressively, it will the largest Passivhaus student accommodation in Europe. As such it is projected to use 80 per cent less energy per occupant than comparable student schemes.



View of Canary Wharf from Royal Observatory Greenwich, in 2014, by Hayes Davidson.



View of Canary Wharf from Royal Observatory Greenwich, in 2023, by Hayes Davidson.



Projected view of Canary Wharf from Royal Observatory Greenwich, 2030, by Hayes Davidson.

But while developers are looking to reduce embodied and operational carbon, there is a growing number who think that demolishing existing buildings and replacing them with taller ones should not be happening at all. One Undershaft, which will replace a tired 1960 block is being criticised because of its carbon footprint. Moazami says: "WSP is working on many projects where we evaluate the idea of adding on top of the existing. Ultimately, densification requires going tall. You cannot have suburban-type construction if you want London to be a next- generation city. But if going tall is the best solution, the question then becomes how to go tall. We analyse all the buildings, and look at demolishing or not demolishing, adding on top, and arrive at a holistic approach for the design of the building, and work together with architects and engineers to come up with the best possible solution."

Observes Moazami: "Overall, having tall buildings is as sustainable as anything in an urban area where people want to come to the city—because you avoid the sprawl of the city. That's why, in the planning requirements, you'll see that many of these buildings are in areas with good public transport and the essential infrastructure. The essence of tall buildings lies in their ability to provide a space where individuals can live, work, and revel in the urban experience. This, in essence, captures the beauty of skyscrapers."

Stanhope's Ward acknowledges that even with advancing technology, engineers are constrained by how much they can reduce embodied carbon in structures. Like a great many others, he insists that it is wrong to judge sustainability on that alone. "It makes sense to use space in the City



100 Leadenhall Street by Skidmore Owings & Merrill for Lai Sun Development, to be completed in 2027. ©SOM

more intensively, which is what we are doing by developing buildings like One Undershaft", says Ward.

Earle Arney agrees, pointing to the fact that tall buildings well located around transport hubs enable more people to travel by public transport, thereby reducing transport emissions which are the largest source of greenhouse gases in the UK. Such holistic thinking, he says, is a logical argument for intensifying development around transport nodes. "If you think about the recently completed Elizabeth Line, where tons of concrete have gone into its construction, it makes sense to make the most of that carbon investment. We're massive supporters of adaptive reuse but we believe that there needs to be a balance to the reductive argument that suggests 'any new building is a bad building'. We believe a more nuanced approach is demanded and we must look beyond the lot boundaries of individual buildings when considering how best to care for the earth", says Arney. He also points out that there is still a significant variance in how embodied carbon is assessed and says a clear and uniform standard of measuring carbon at various points of a development cycle is urgently needed.

Shaun Andrews suggests that like all buildings, towers should be assessed in a holistic way that frames what they contribute to society and in terms of health and wellbeing, the ultimate goal. He says: "I believe that in the near future we will start thinking in terms of health net gain — and consider how we shape and curate cities and places in terms of how we create better health and wellbeing outcomes for us and for the planet. There are a number of frameworks that consider development in a more balanced way, including the Quality of Life Foundation's Framework. We need to look at planning and development through that lens, to determine whether a project contributes positively or not to the community which it impacts."

He adds: "Creating compact cities is a key principle of delivering healthy and sustainable places. Compact places promote activity and walkability and also represent the efficient use of land. Also, density can allow for important infrastructure to be funded and if for example a community is getting better access to public transport because of a tall building project, then that is clearly in the public good. There is a lot of potential for taller and appropriately dense buildings in that sense, because they can provide good jobs and supply of homes, key determinants of health, and because of their lower land take at the ground plain, providing opportunities for public open space, better permeability, sport and recreation, cultural opportunities and community uses.

There is of course the potential for significant negative impacts arising from taller buildings, both locally and in terms of carbon for example. These clearly need to be carefully considered, along with ensuring top quality design and construction. This is where I think the emerging concept of net health gain comes in, so that the right balance can be found."

VIEWPOINT

Constructing low-carbon high buildings

By Callum Tuckett, Managing Director, Multiplex

In terms of delivering built assets that meet the challenges posed by the climate emergency there has never been a better time to be in construction. In response to the demand to reduce carbon emissions through the delivery and operation of the buildings we deliver, the construction sector is innovating faster than it has ever done before.

Tall buildings are finding their carbon credentials under increasing scrutiny as the development market competes to deliver the most sustainable buildings. Competing against lower rise alternatives, tall buildings need to further unlock their inherent potential for efficiency through carbon efficient design, construction, and operation. Tall buildings offer a significant opportunity for carbon innovation right now.

We have also stepped up the adoption of circular practices as standard across our projects. Examples include the recently completed successful trial of material passports on the 19-storey Phase One of One Nine Elms, the only development of this scale in the UK that includes Material Passports Certification for key elements of the project.

What we are building, as well as how we are building, is rapidly evolving. The adaptive reuse of buildings has become more the norm than the exception. In addition to this, the materials and design solutions we as an industry are employing are changing, as we pursue the lowest possible carbon building solutions.

One of the biggest questions posed of the built environment today is whether to build new or repurpose existing building stock. Certainly, the reinvention of our existing stock, in lieu of building completely new structures, brings with it some very unique challenges. The performance of the existing retained elements of a building is inevitably put under the spotlight, and a deep and extensive analysis is necessary in order to bring such buildings in line with modern codes and performance requirements. There is also the issue around how much longer the retained building's elements are likely to be fit for purpose.

When addressing these questions, it becomes clear that the existing consulting team needs the additional support of materials durability specialists.

Multiplex has a unique approach in managing these issues, and has implemented them on a number of recent adaptive re-use projects, including 76 Southbank, where the 300,000 sq ft former home of computer giant IBM is being sensitively remodelled, refurbished and extended to transform it into a sustainable office space overlooking the River Thames. Then there is Minerva House, a six-storey office building located opposite Southwark Cathedral,



Multiplex is the main contractor for the construction of One Exchange Square, a state-of-the-art 447,000 sq ft office development at Broadgate Campus in the City of London. Developed by LaSalle Investment Management, acting on behalf of Permodalan Nasional Berhad (PNB).

where the retrofit strategy aimed to maintain as much of the existing structure and facade as possible, whilst also providing the additional value required to inform the commercial viability of the scheme.

As well as the approach to retrofitting buildings onsite changing, design solutions are moving in new directions. For example, when it comes to commercial buildings, we push for smaller grids to reduce the carbon intensity of the structure. These smaller grids allow for much lighter structural forms, including more concrete structures, rather than using steel.

With this in mind, we are seeing huge innovation in low carbon concrete mixes, along with the procurement of lower carbon new steel, and more circular and re-use options coming to the table. In particular we have been supportive of enabling a marketplace for re-used steel. We have had some significant success on this particular initiative, with approximately 400 tonnes of re-used steel being deployed across four projects, including a 10-storey office development at Holborn Viaduct, near the City of London, and One Exchange Square, adjacent to Liverpool Street railway station, a 13-storey scheme to be delivered by Multiplex will comprise 430,000 sq ft of premium workspace and 17,000 sq ft of retail. In the future we can anticipate new and innovative approaches that address the reuse of a wider pallet of materials salvaged from existing buildings.

Addressing the carbon issue is a construction industry-wide effort, one in which we at Multiplex are keen to play our part.



76 Southbank will become a noteworthy example of low carbon office design, with a commitment to achieving Net Zero Carbon in both construction and operation. Multiplex is the main contractor on the project, appointed by Stanhope and Wolfe Commercial Properties Southbank.

Retrofitting and adaptability

The shift towards making tall buildings greener by reducing their carbon footprint has brought a new focus on retrofit and designing for adaptability. Historic England is one of those that would like to see planning authorities force developers to consider re-use rather than redevelopment. "I'm not suggesting that every historic building can be practically refitted. But I think there ought to be a proper examination of whether that's an option before a new building is consented," says its chief executive Duncan Wilson.

There is nothing new in the idea of extending towers though it's not happened often in the past. The 2018 conversion of the Seifert-designed Centre Point from offices into flats has widely applauded. Another one of his designs, the SouthBank Tower (formerly SouthBank Tower King's Reach Tower until 2013), a high-rise building in Stamford Street, Southwark, London has also undergone a successful makeover. It was originally a thirty-storey structure 111 metres high and was completed in 1972, designed by the architect Richard Seifert. In recent years, the tower has undergone extensive redevelopment and a height increase to take it from a 31-storey building to 41 storeys. There are a number of City schemes being redeveloped in this way—but adding height to lower rise schemes is not necessarily popular. Proposals for the redevelopment of Liverpool Street Station, which would see nearly 1 million sq ft of commercial accommodation above the station concourse and the old hotel, including a 16-storey tower have been opposed by eight heritage organisations and many architects as well.



Southbank Tower by Kohn Pedersen Fox (KPF) for CIT, completed in 2016. ©Mike O'Dwyer

Likely to be far less controversial are ambitious repurposing plans being considered by CWG, which is looking to innovate in a post-Covid world that will see HSBC leave its home of 20 years to move into the City in 2026. “We’re exploring the repurposing of three big buildings here,” says CWG’s Tom Venner. “HSBC is leaving its headquarters. And we’ve been working with the owners, Qatar Investment Authority, to explore how that building is repositioned,” He praises Tower Hamlets for proactively encouraging re-use and densification of sites through tall buildings, and says that other authorities have the opportunity to take this approach as they draw up their Local Plans. The large floor plates of Canary Wharf's office buildings present a good opportunity to repurpose the space, says Venner. “They also have very generous floor to ceiling heights, so the light penetrates deeply. What these floor plates do is give us an opportunity for two things. Firstly, if you decide to take the facade off the building, it gives you an opportunity to create outdoor space at a high level, which is extraordinary. Secondly, the centre of the floor plates can be used to provide shared amenities like conference spaces where daylight is perhaps not so important.”

CWG has 2 million sq ft of new development under construction including 3,000 new homes as it looks to invest in BTR—the rise of which has been another success story across the capital over the past decade. CWG went into residential in 2009 and there will be soon be 5,000 homes across the estate, a primary school, and a doctor’s surgery.

A new London trend has been for the development of laboratory facilities in tall buildings. Alongside residential CWG has just received planning consent for the biggest



One North Quay by KPF for Kadans, to be completed in 2026. ©Cityscape

vertically stacked life sciences building in London at 823,000 sq ft over 23-storeys. It's a building called One North Quay, by Kohn Pedersen Fox Associates (KPF) and developed in partnership with Kadans.

In terms of making tall buildings more sustainable, Venner is confident that it should not be more difficult to achieve this than with lower rise buildings. "Actually, I think it should be the opposite — you have got a large building with a shared plant and machinery, which should bring economies of scale. It should be more efficient having some central plant working efficiently that serves a bigger building, than it is to have lots of small buildings. So, I think if we get this right, the most environmentally friendly buildings should be the big ones." He points to emerging technical innovations that harness the benefits of being higher up to help reduce their operational carbon usage. Venner particularly singles out an innovation in cooling technology which uses cool air from the sky to cool the building and uses the solar gain to warm the building on a cold day — "so taking advantage of being up higher where there's wind and colder air."

Alongside re-use, the need to reduce embodied carbon has also put design adaptability on the agenda. Though some buildings have proved more future proof than others, there is an emerging clamour to design out built-in obsolescence. Architects say that designing for flexibility of use is not a difficult approach to take. But a barrier they face is that not all developers have long-term holdings and most have a short-term outlook to maximising profits. As such, they are not necessarily interested in commissioning an office building that can be turned into something else more easily in the future.

"It's hard to throw it onto the designer's shoulders to say, buildings need to be adaptable. I think this needs to be something that's very much at the front of the brief in the very beginning of a project, rather than after the buildings are built and then asking whether the building adaptable or not"

says Kent Jackson, Design Partner in SOM's London office.

Kent Jackson, Design Partner in SOM's London office, points out that there is an inherent cost uplift to flexibility so that a building can interchange between different uses over time, like residential to commercial and vice versa. Requirements for office and residential buildings are different and there is a degree to how far you go in specifying those different requirements at the outset. "There's a premium to flexibility, which is perhaps why it doesn't happen to a greater extent." His colleague, Peter Jackson, a Principal in SOM's London office, says there are requirements in place to encourage thinking about adaptability. For example, there is a requirement set out in the London Plan to show future flexibility and similarly for those aiming for BREEAM highest levels. But as he points out, there are cultural issues in the UK that do not encourage such adaptability.

Peter Jackson says "In other places, like Tokyo, the idea of a mixed-use tall building is much more readily accepted.

It would not be unusual to have a health centre further up a building, for example. If we could start to loosen a little bit how we think about who the tenants are, then some of that circularity of use will become much easier, because we would then be thinking about different people using the building and a slightly looser fit. And that would give us what we need to achieve that greater flexibility later in life. It's something that we need to continue to think about, how we can have buildings that have a chassis of a framework, which is flexible over a long period."

Portland House, a 1960s concrete tower built near Victoria Station, is to be retrofitted after a 10-year saga that reflects how thinking on development and sustainability has been transformed. Proposals put forward over the years have ranged from complete demolition and redevelopment, through to stripping back to the core, a scheme involving an outward extension to the latest one—a two-story extension at ground floor. Planning permission is in place for Thirty High, the 300,000 sq ft Buckley Gray Yeoman-designed scheme which includes a new double height reception on Bressenden Place, a refurbished facade, new windows throughout and a level 30 rooftop extension.

The £328m scheme will ensure that the building has been designed to be net-zero in both construction and operation, and the completed building will be fully electric throughout and powered by air source heat pumps, with energy derived from fully renewable sources.



Thirty High, conversion of Portland House by Buckley Gray Yeoman for Landsec, to be completed in 2024. ©Conica

VIEWPOINT

Adaptive reuse of commercial tall buildings

By Ellen Lockhart, Senior Development Manager, Canary Wharf Group

Canary Wharf (CW), traditionally the silhouette of London's tall building skyline and financial district. Now, with a 12 million sq ft development pipeline, CWG has an exciting opportunity to adapt and reuse the estate. The eyes of the built environment are closely watching. How can we create places for future generations through adaptive reuse of tall buildings?

Balancing Buildings for People

Buildings should be people-centric, and CW tall buildings require adaptation to vertically layer customers' needs into their structures. Ensuring speedy access to different uses via vertical transport under the building safety act comes with its challenges. In addition, changes in our customer base means that we need to create spaces which are functional and flexible to allow resilience and circularity going forward. In our (re)developments, ground level retail to create active frontages is an easy win, but bringing consumers up to different levels allows for a 24/7 experience. We are looking to attract diverse tenant types and inject life across the whole building. Offices which have been occupied for 30 years are now going to be open to the public for a variety of uses—let's make the most of it.

High-rise adaptive reuse has physical and environmental challenges

CWG has ambitious environmental targets and this an important consideration when thinking through the reuse of high-rise buildings. They require more structural support (and therefore more materials). CLT—whilst it can't be used across the whole—could be used for parts of the construction process because it's a lighter building material. It's just a case of conducting the right research to understand how to implement it into the existing structure.

High rise facades have larger surface areas and rarely have adequate ventilation (and therefore are more costly to adapt and operate). These restrictions make some use classes and 'best-in-class' environmental classifications difficult. We've been looking at innovations like implementing additional louvres and floor by floor ventilation systems or creating ambient loops to support these uses, now and in the future.

A lot of our single-occupied buildings haven't had full MEP upgrades for c30 years. High-level feasibility studies of buildings on the Estate show that we can retain up to 30–40 per cent of electrical equipment. Previously, we had assumed none. We need to look to the future instead to find technology which will last beyond the next 30 years. Customers' needs will sit alongside changing technology demands, so our



View of Canary Wharf

buildings need to provide opportunities for these.

CW as a financial district has had a high demand for trading floors which have deeper floorplates, meaning it's trickier to get daylight and sunlight into the centre. When looking at certain uses (eg hotel, residential), this simply doesn't meet planning or market requirements. As early as feasibility stage, CWG are working with operators who suit the existing infrastructure where possible. That way, we flip the problem into the solution and pick users who fit the building rather than the other way round.

The success of adaptive reuse in high rise buildings relies on finding an equilibrium between people, planet and physical challenges. We are on a journey of understanding how we address the challenges and unlock the opportunities. Watch this place!



Ariel view of Canary Wharf ©Jason Hawkes

Innovation: Lifts, logistics and BIM

Advances in technology have helped the financial liability of tall buildings.

It is hard to point to a knockout innovation that has proved a game changer in tall building design and construction. But that doesn't mean advances in a variety of different technologies have not had an impact. In fact, as Daniel Ward, Development Director at Stanhope, notes, it's challenging designing such large buildings on long-term horizons (8 Bishopsgate was 10 years in the making) to be the pace setters of tomorrow, as technology moves so fast.

WSP's Kamran Moazami highlights the development in lift technology and digital analysis of design as having the biggest impacts. "High speed lift technology has been around for some time—but in the past 15 years the technology has really developed. You have now got lifts that can go horizontally as well as vertically and at very high speed. Having better lifts takes up less core space. As you go vertical, the number of lifts and the stairs and the overall mechanical systems all eat into a building's viability."

Viability has also been helped by advances in computer software which have made it easier to analyse different schemes and optimise the solutions to give you the best net to gross, says Moazami. He points to the advance in the strength of concrete as another significant development.

Software technologies are helping to inform the shape and positioning of buildings by providing the means to model how different forms and positions create micro-climates that will negatively impact neighbouring buildings, the public realm, and how best these can be reduced and mitigated by planting.

Laura Vann, Technical Lead at contractor Multiplex, says that the way tall buildings are constructed has not fundamentally changed in recent modern times, but points to important advances in sequencing and logistics and better understanding of the complexities—as well as the use of BIM and other software, now completely integrated within the workflow of contractors rather than being confined to architects' offices. Creating so-called 4D models that show the construction sequencing further helps the team understand how the building can be constructed most efficiently.

"Digital visualisation techniques have advanced hugely during this period, which has aided the planning process enormously too", says the City's Gywn Rchards.

From a construction point of view getting to grips with the new requirements of the Building Safety Act for new high-rise residential is challenging as is minimising embodied carbon.

Perhaps one of the advances that has continued to remain niche rather than become a mainstream delivery innovation is the use of offsite modular construction. While more routine building elements like fully formed plant rooms are lifted on to site and installed, the use of volumetric construction for residential buildings (where fully formed modules complete with services) are craned on to site like a Lego kit and stacked on top of each other remains limited. This is for a variety of reasons—the business model, lack of flexibility

in changing design and requiring a degree of repetition to make it viable. The growing need to build in flexibility for future use also counts against using fully formed volumetric pods. An alternative method of offsite manufacture has been pioneered by the contractor Mace. Five years ago, it developed a standardised approach to high-rise residential construction and is now on the third iiteration, such as Chapter London Bridge, a 39-storey tower that will house 905 students from September 2025.



Chapter London Bridge by Kohn Pedersen Fox Associates (KPF) for Greystar, ot be completed in 2024. ©Mozses

LOOKING TO THE FUTURE

What might happen in the next 10 years of Growing Up?

This report comes at an important juncture. Architecturally, a flurry of iconic, playful (and some may say absurd) forms, have given way to a period of simpler, elegant 'extrusions' before we can look forward to a bit more flamboyance again over the next few years.

While the architectural styles have ebbed and flowed over the past decade or so, it is the substance not the style where the pace of evolution has quickened over the last two to three years. Regulations, social mores, planning and desire to reduce carbon emissions have set in motion even bigger changes to come. The aspirations of corporates and their staff for healthy, sustainable, and life-enhancing places to work is resulting in paradigm shifts in the development and design of towers. We can already see those progressions on the London skyline and in the streets of the City, 22 Bishopsgate styling itself as the last word in being 'a people-led smart building, designed to meet the changing needs of the modern occupier and inspire a new way of working.'

Skyscrapers can no longer be the fortresses they once were. If the public is to embrace them, they need to embrace the public. Viewing galleries are now de-rigueur, urban greening important and mixed use a must. With a healthy pipeline for demand, City towers can afford more than most to set the pace and they are, aided by stabilising inflation and construction costs.

But while the green agenda does not pose any existential threat to the typology, the increasing scrutiny of embodied carbon and the loud calls to reduce it are placing a new requirement on towers to justify their existence. There

is innovation, but not yet enough to counter the large carbon footprint from the heavy frames required to carry enormous heavy loads. The counter argument remains strong—intensive development around transport nodes saves more carbon dioxide in the longer term by reducing journeys by car or other combustion engine vehicles.

Measurement of these things is not a precise science yet and this debate will not die away soon. In the meantime, it will need every ounce of ingenuity on the part of engineers to hone designs and continue to innovate. Tall buildings remain extremely attractive for commercial uses. They tend to be light and airy with often stunning views, and give commercial occupiers the ability to flex, grow, and shrink as needed.

Alongside this, the dial is likely to continue to turn towards a more flexible approach to design and adapting existing buildings wherever possible. Tom Venner of Canary Wharf Group expresses it well: "We must design for the long term. And we must be asking, how do we give buildings a second or a third life?"

It is a combination of the carbon factor and societal pressure on buildings to adapt to their communities that will drive the next set of significant changes, says Kent Jackson, Design Partner of SOM in London. "What we are starting to see is quite significant change to tall buildings, compared to those that have been approved to date. Rightfully, we can expect more scrutiny on carbon, a focus on safety and a move away from single use. This will only continue to grow."

"There is now greater emphasis on adaptability, which is an important part of the carbon story, and buildings that can adapt in their communities. So, over the next 10 years, I think you'll see the most change in tall buildings that there has been in the last 40-50 years."

But what of high-rise residential-led development? Here the future is much less clear. Tall residential towers face the same pressures and requirements as their commercial counterparts—the need to provide mixed use, greater amenities, foster community, outside space and reductions in their carbon footprint. But will they be able to do all of that and deliver on the numbers that politicians are demanding.

There is a prevailing view that in the tug of war between quality and quantity, the numbers have won. Yet putting up tall buildings that have paid less heed to quality than they should is stoking a backlash. It is a common refrain that is simply getting harder to be granted planning permission for high rise. The very fact that tall buildings are now defined as those of 18m or more has reset the conversation in town halls across the capital and given council leaders greater confidence to turn down proposals on the grounds of height.

TfL, one of the biggest facilitators of new homes, acknowledges that for outer boroughs it will explore

delivering density through innovative low-rise schemes even where it is next to a transport hub. It wouldn't be a surprise to see more adopt this approach in smaller sites outside of Zones 1 and 2 where there is less support for constructing tall buildings than in the centre, according to the findings of the CT survey. But if height is reduced in favour of low rise high density further out, where does this leave bigger sites, and the increased pressure to ramp up supply?

With the market largely dormant at present, it's hard to read the runes. As Knight Frank's Stuart Baillie observes: "We're going to see a flattening off of proposals except in the really high value areas for the next few years until the economy improves. But it's not the death of tall buildings."

The big unknown in the mix is the political dimension. Westminster is at loggerheads with City Hall and inconsistent and contradictory planning policies create confusion for councils as much as developers. Jenrick, Khan and Gove have taken different approaches to height restrictions and brownfield development. Labour has said it will allow more building on green belt: would that reduce the pressure on councils to wave through a new wave of skyscrapers? We wait to see, post-election, what mark the next housing minister—and chancellor—stamps on the debate.

What we do know is that the housing crisis is likely to get worse before it gets better. Population in London is forecast to continue to rise and we need more places for people to live.

Tall buildings aren't the only answer, but for the capital they offer an expedient, even desirable solution to new housing as long as they're well designed and well maintained. If they're neither, as we know all too well, all they offer is a short-term fix and long-term problems for the future. In the never-ending horse-trading between local authorities and private sector, quantity really cannot be at the expense of quality.

55%

of London residents are more likely to support construction of TB if they were built 'where there are existing clusters of TB', and...

58%

'if there were built 'in the city centre'

'Attitudes towards tall buildings' survey conducted by CT group, February 2024.



55 Bishopsgate Public Glazed Rooftop Conservatory by Arney Fender Katsalidis for Schroders Capital and Stanhope, to be completed in 2030. ©Arney Fender Katsalidis, DBOX

PROJECT SHOWCASE

The projects presented in this section represent a wide range of schemes submitted to NLA through an open call. These schemes, from the past ten years, are either in planning, have planning permission, are under construction or are built. All of these projects are based in London.

The showcase presents projects of 20 storeys or above, according to the NLA's definition of tall buildings, since 2014.

Project Showcase Index

CENTRAL

99 City Road

Chapter London Bridge

Southbank Tower

Thirty High

100 Leadenhall Street

2 Finsbury Avenue

216-220 Blackfriars Road

40 Leadenhall

50 Fenchurch Street

52 Lime Street

55 Bishopsgate

55 Old Broad Street

8 Bishopsgate

Angel Court

Damac Tower

Edge London Bridge

Hylo - Finsbury Tower

Keybridge

One Bishopsgate Plaza

One Blackfriars

One Leadenhall

Paddington Green Police Station

Park Central West And East

Plot A1, Canada Water

The Dovetail Building

The Leadenhall Building

Two Fifty One

Uncle Elephant And Castle

Vauxhall Cross Island

Westmark

Woodberry Down

EAST

Abbey Place

Birch House

Cuba Street

One Crown Place

One North Quay

West Quay

100 Bishopsgate

2 Trafalgar Way

40 Charter Street

Amory Tower

Apollo Business Centre

Aspen At Consort Place

Carmen Street

Chapel Place, Ilford

Conington Road

Deptford Landings

Dollar Bay

Gascoigne West Phase 2

Greenwich Peninsula

IGL North, Stratford

Landmark Pinnacle

Leaside Lock

Lewisham Exchange

Manhattan Loft Gardens

Manhattan Plaza

Manor Road

N18/N19 East Village

Newfoundland

One Park Drive

Plaistow Hub

Portlands Place

Ravensbourne Wharf

The Britannia Project

The Turing Building

The Waterman

Union Wharf, Greenwich

Uplands Business Park

SOUTH

Stroudley Walk

College Road

Kindred House

Mapleton Crescent

No.26 Carolyn House

One Nine Elms

Ten Degrees

Thames City

WEST

55 West

Alperton Bus Garage

Fulton & Fifth

One Portal Way, North Acton

Perfume Factory

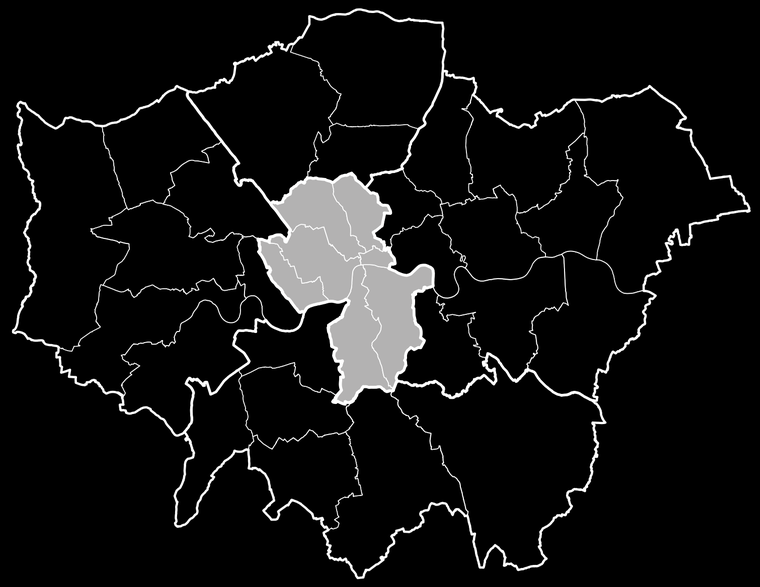
Television Centre - Phase 2

Watkin Road

Wembley North East Lands - Ne02/Ne03

White City Place

CENTRAL



BACK TO INDEX

99 CITY ROAD

99 City Rd, London EC1Y 1AX | Status: **Planning Granted** | Completion: **2029** | Number of storeys: **35** | Height: **153m**

Client: Endurance Land | Architect: Kohn Pedersen Fox | Structural Engineer: AKTII | Development Manager: Endurance Land | Project Manager: Avison Young
Planning Consultant: DP9 | Public Realm Consultant: Publica | MEP Consultant: Atelier Ten | Community Engagement: Kanda Consulting
Transport Consultant: Steer | Planning and Heritage Consultant: Montagu Evans | Cost Consultant: Arcadis | Facade Consultant: FMDC
Project Manager: Publica | Sustainability Consultant: Twin & Earth

Standards & Accreditations (Targeting):

- **BREEAM Outstanding**
- **WELL Core Platinum**
- **Embodied carbon <600kg/CO2/M2**

"From the beginning, the main objectives of the redevelopment have been to upgrade and modernize the existing building. 99 City Road will deliver a landmark, Net Zero scheme tailored to Islington and Old Street, drastically improve the sustainability credentials, offer generous community benefits, and unlock the potential of the site."

Jonathan Fletcher, CEO, Endurance Land

A landmark development for London's Tech City, 99 City Road will transform an outdated office building on the Old Street roundabout into a 35-storey tower, providing high-quality workplace and a vibrant public realm.

The existing building—built in the early 1990s as the headquarters for Immarsat—has a poor relationship with its surroundings. The updated building greatly enhances the public realm (by 274 per cent) by providing a generous new public square that complements the new Old Street Tube station and creates an improved sense of arrival to what was previously a disjointed and unattractive streetscape. A publicly accessible, permeable ground floor has been designed for public benefit, with dedicated spaces for community use, cultural programming, and curated events.

Most of the existing building's structure will be retained, including the foundations and basement—a retain-first approach provides an adaptable workplace while reducing embodied carbon and construction traffic. A new core will be inserted, and additional floors added to create a hybrid old/new structure.

Distributed plantrooms allow maximum space for roof gardens and terraces. The alteration, extension, and refurbishment of the building will create 64,873m2 of adaptable new workspace. Additionally, 11 per cent of the GIA office uplift area will be offered as affordable workspace—effectively doubling the current provision across the borough.

The building design uses a folded composition that responds to context, minimises wind and maximises daylight to the adjacent square. The composition shifts in perspective from every approach and vantage point—marking one of London's primary intersections. The serrated facades are inspired by nearby Victorian architecture and incorporate natural ventilation and passive shading while creating a dynamic aspect to the exterior design.



© Aesthetica

CHAPTER LONDON BRIDGE

48-50 Weston St, London SE1 3QJ | Status: **Planning Granted** | Completion: **2025** | Number of storeys: **39** | Height: **133m**

Client: Greystar | Architect: Kohn Pedersen Fox Associates | Structural Engineer: AKT II | MEPH Engineer: SWECO | Cost Consultant: Alinea
CDM Principal Designer: Total CDM | Accessibility Consultant: Antony Grimwade | Acoustic Consultant: Sandy Brown | Security Consultant: SWECO
BIM Coordinator: Ibsecad | Fire Access Consultant: Access Advisors | Facade Consultant: BDA | Fire Engineer: SWECO | Landscape Architect: Gillespies
Transport + Waste: TPP | Party Wall Surveyor: Point 2 surveyors | Sunlight/Daylight: Point 2 surveyors | Glare Consultant: Point 2 surveyors
Specialist Lighting: Phil Caton Lighting | Vertical transportation: SWECO | Wind Consultant: RWDI

Percentage breakdown of uses:

Residential 99%
Retail <1%
Office <1%

Standards & Accreditations:

- **BREEAM 'Excellent'**
- **Five-star Global Real Estate Sustainability (GRESB)**

"Student rooms are expressed through an arrangement of three-dimensional bays creating an abstracted fractal surface that changes with light and view. Modern methods of construction have improved operational and embodied carbon, reduce construction times, and minimised disruption. This collaboration with Mace has progressed the project to the delivery phase."

John Bushell, Design Principal, Kohn Pedersen Fox Associates

Chapter London Bridge will deliver high-quality student accommodation; flexible, affordable, start-up space; and public realm improvements.

Student accommodation floors provide a variety of living options, from self-contained studios to clusters of two or three bedrooms with shared facilities and spaces for communal dining and socialising. Amenity spaces include cafes, a gym, cinema and a landscaped terrace at the 37th floor to create a dynamic student living experience.

The lower facade is set back behind a metal-clad colonnade, creating wider pavements. The upper building is supported by this colonnade and a series of stacked terracotta volumes are arranged between, through and around the columns to reflect the textures and materiality of nearby warehouses. As a result, the building is well integrated with the existing urban fabric. Activated on all four sides, the ground floor is open, welcoming, and flexible. Retail units and lobbies intertwine with meeting space at the ground and first floor and amenity space at Level 2, overlooking the street.

The dense grid of student rooms is expressed externally through an arrangement of three-dimensional bays. A seemingly random, abstracted fractal surface is created, the faceted facade evoking the play of sunlight on water.

Chapter London Bridge, employs modern methods of construction to improve safety and quality and reduce waste. A hybrid approach combines offsite manufacture and assembly with onsite delivery. For each storey, partial floor slabs, slab edge modules with pre-installed unitised facade, columns, shear walls, stairs, cores and bathroom pods manufactured. Throughout the process, each component is given a unique QR code to allow digital tracking of design, manufacture, QA transportation, and positioning on site, before being grouted in place, or stitched together with a thin layer concrete. This innovative system allows each floor to be completed within six days.





← LONDON'S GROWING UP: A DECADE OF BUILDING TALL
← PROJECT INDEX

SOUTHBANK TOWER

Stamford St, London SE1 9EY | Status: **Built** | Completion: **2016** | Number of storeys: **42** | Height: **155m**

Client Developer: CIT Group Partners LLP | Architect: Kohn Pedersen Fox Associates | Structural Engineer: AKT II Limited
Contractor: Anthony Grimwade | Landscape Architect: Charles Funke Associates | Engineer: DentSpecConsult Ltd | Contractor: Emmer Hass Pfenninger AG
Light Consultant: Equation Lighting Design Limited (GIA Equation) | Contractor: MACE | Contractor: Reef Associated Ltd
Engineer: Sandberg Consulting Engineers | M&E / Sustainability Engineer: Sweco | Planning: Montagu Evans

Percentage breakdown of uses:

Office 55%
Residential 40%
Retail 5%

Standards & Accreditations:

- **BREEAM - 'Excellent'**

"KPF has long pioneered innovative adaptive reuse. Southbank Tower exemplifies our 'Reuse, Reimagine, Extend, Transform' approach, creating a mixed-use development. We believe that through detailed analysis of the existing building and close collaboration across the design team, outdated buildings can be reimagined to make a new contribution to the city."

John Bushell, Design Principal, Kohn Pedersen Fox Associates

The transformation of Southbank Tower suggests solutions to questions that are at the forefront of contemporary architectural debate, such as how to reuse outdated or underoccupied buildings. The development transformed an outdated 1970s, single-use office building into a world-class, mixed-use development, reconfiguring office floorplates for residential use and enhancing the public realm.

When the project started in 2010, the building, originally designed by Richard Seifert, had been vacant for three years. Its redevelopment reimagined the purpose of the building, reducing its energy consumption, retaining embodied carbon, and improving its relationship with the wider city.

From the eleventh floor upwards, the tower was converted to residential use. Detailed analysis was undertaken to maximise openings in the oversized office core for entranceways and services. Prefabricated bathroom pods were arranged within the existing core to take advantage of previously unused space, increasing the floor space efficiency by more than 9 per cent.

Working in close collaboration, the design team was able to add eleven storeys to the thirty-storey tower without increasing the existing structure or adding additional foundations. Innovative structural design allowed the deadload of the new floors to be carried by the existing core. Slip-formed wing walls radiate out from the new core transferring loads to the existing perimeter columns to provide stability. This approach reduced the total amount of materials used, saved time on site, and ensured that floor layouts weren't compromised by structural reinforcements.

The podium was also reconfigured to meet the needs of the modern workplace, three new floors were added and the original 1970s cores replaced and repositioned. Through careful placement of MEP, one of London's largest communal roof gardens was created.



© Mike O'Dwyer

← LONDON'S GROWING UP: A DECADE OF BUILDING TALL

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THIRTY HIGH

115 Bressenden Pl, London SW1E 5DX | Status: **Under Construction** | Completion: **2024**
Number of storeys: **G +30 (and basement level)** | Height: **111.05m**

Client: Landsec | Architect: Buckley Gray Yeoman | Engineer: Parmarbrook | Project Manager: Opera

Percentage breakdown of uses:

Commercial 95%
Retail 5%

Standards & Accreditations:

- **WELL Core Gold**
- **BREEAM 'Excellent'**
- **Nabers 5* rating.**
- **The refurbished building will also target a Platinum WiredScore certification.**

"The office has to be more than simply a place to work. Businesses are more attune to the role that their workspace plays in optimising employee wellbeing, attracting talent and driving productivity. People are choosing to spend time in the office if it offers them something which can't be recreated at home, be that collaborating with their colleagues, meeting clients or dining out at nearby bars and restaurants with friends.

Thirty High will be a unique offering in London with stunning views from the office floors, on demand meeting and team spaces as well as unrivalled amenities offering dedicated wellbeing, socialising and events spaces."

Oliver Knight, Head of Workplace, Landsec

The retrofit project involves the transformation of an existing 300,000 sqft workplace, with sustainability and wellbeing in mind, aiming to achieve Net Zero in both operation and construction, with a WELL Core Gold, BREEAM 'Excellent' and a Nabers 5* rating. The refurbished building will also target a Platinum WiredScore certification.

A key focus of the project is the management of embodied carbon emissions, with a specific target set at Stage 4 to be less than 400 kgCO2/m2. This comprehensive approach underscores the project's dedication to sustainability and its intention to exceed industry standards in energy efficiency and environmental impact.

Designed with the occupier at the forefront, the scheme will provide a wealth of amenity including a communal rooftop clubroom and terrace, a multi-functional event space, bookable meeting rooms and hotel style end of trip facilities and cycle parking for users' wellbeing.



© Conica

100 LEADENHALL STREET

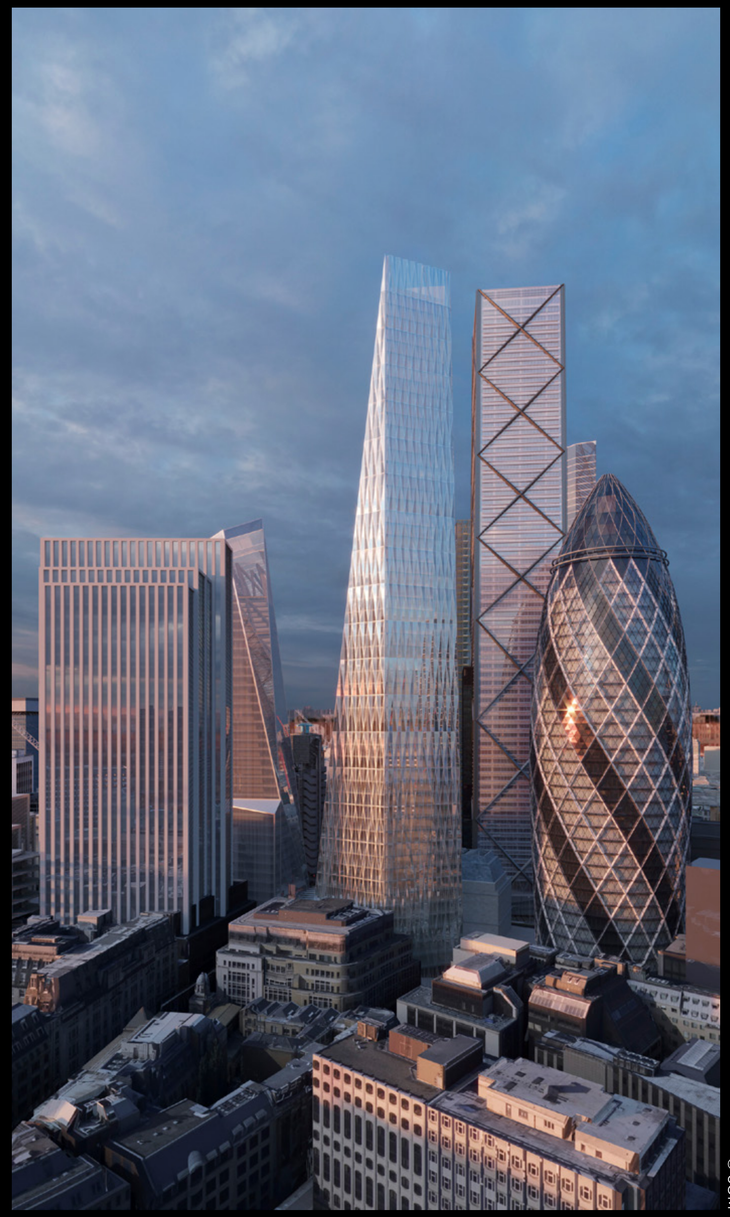
Leadenhall St, London EC3A 3DH
Status: **Planning Granted**
Completion: **2027**
Number of storeys: **57**
Height: **247m**

Percentage breakdown of uses:

Office 81.8%
Ancillary 11.8%
Retail 4.5 %
Public space 1.9%

100 Leadenhall Street is a new tower planned for the Eastern Cluster, a high-rise district in the City of London. Designed to respect London's historic and contemporary urban context, the distinctive tapered form preserves historic views. When complete, it is anticipated that it will be among the first skyscrapers in the UK to achieve net-zero carbon. The design also takes advantage of the opportunity to enhance the public realm in and around neighbouring buildings.

Client: Lai Sun Development
Architect: Skidmore, Owings & Merrill
Structural Engineer, Landscape Design: Skidmore, Owings & Merrill
Planning Consultant: DP9
MEP, Environmental Consultant, Facade, Acoustics and Fire Consultant: WSP
Geotechnical Engineer: Arup
Accessibility: Access=Design
Daylight/sunlight: Gordon Ingram Associates
Townscape & heritage: Tavernor Consultancy
Wind testing and pedestrian comfort: RWDI



© SOM

2 FINSBURY AVENUE

2 Finsbury Ave, London EC2M 2PA
Status: **Under Construction**
Completion: **2027**
Number of storeys: **West Tower - 21; East Tower - 36; Podium – 12**
Height: **170m**

Percentage breakdown of uses:

Office 94%
Public Function / Amenity 4%
Retail 1%
Storage 1%

2 Finsbury Avenue, situated on the Broadgate campus, features a 12-story podium, and two office towers (21 and 36 storeys respectively) connected by a single-story Winter Garden at level 13. As British Land's largest Broadgate project at 1.1 million square feet, it adheres to an ambitious sustainability strategy, aiming for net zero carbon in both construction and operation. The office design, developed with behavioral scientists, GXN, incorporates green spaces and terraces to foster creative collaboration and social interaction.

Client: British Land
Design Architect: 3XN Architects
MEP and Structural engineer: Ramboll
Contractor: Sir Robert McAlpine
Executive Architect: Adamson Associates International
M&E / Sustainability Engineer: Atelier Ten
Innovation Consultant: GXN
Sustainability Consultant: Atelier Ten
Planning Consultant: DP9
Vertical Transportation: Sweco
Cost Consultant: Core Five
Project Manager: Gardiner & Theobald



© 3XN

216-220 BLACKFRIARS ROAD, SOUTHWARK

130 Blackfriars Court, London SE1 9JU
Status: **Proposed**
Completion: **2026**
Number of storeys: **37**
Height: **91m**

Percentage breakdown of uses:

Office 76.5%
Almshouses 20.7%
Public house 1.4%
Charity office 1%
Community use 0.4%

Fathom secured consent for an innovative and highly sustainable mixed-use development in Blackfriars for Southwark Charities, comprising 62 contemporary almshouses for local elderly residents in need and 22,500 sqm of flexible workspace, supported by community uses and 950sqm public landscaped gardens. Two distinct volumes facing Blackfriars Road and Nicholson Street provide office and residential, both with richly detailed terracotta facades inspired by the use of Blackfriars as tenter grounds.

Client: Southwark Charities
Architect: Fathom Architects
Structural Engineer: WSP
Development Manager: Pelican Developments
Planning Consultant: Turley
Landscape Consultant: MRG Studio
M&E: Long & Partners
Transport: TTP
Cost Consultant: Gleeds
Environmental: RES
Sunlight/Daylight: Right of Light Consulting
Fire Consultant: Jensen Hughes (JGA)
Lifts: D2E



© Southwark Charities

40 LEADENHALL

40 Leadenhall St, London EC3A 2AD
Status: **Under Construction**
Completion: **2024**
Number of storeys: **34**
Height: **153.84m**

Percentage breakdown of uses:

Office 80%
Retail and restaurant 11%
Amenity 9%

40 Leadenhall is a major office building in the City of London inspired by the classic North American skyscrapers of the early 20th century. The rational yet striking 34-storey tower design makes a confident statement on the skyline and integrates the restored Grade II-listed 19–21 Billiter Street. The building consists of several blocks which step down from the City cluster towards the river, and step back to respect views along Fleet Street and the ceremonial route to St Paul's.

Client: M&G
Architect: Make Architects
Structural, MEP, Fire and Sustainability Engineer: WSP
Development Manager: Nuveen
Contractor: Mace
Project Manager: Avison Young
Facades, Wind, Acoustic, Transport: Arup
Cost Consultant: Arcadis
Planning Consultant: DP9
Vertical transportation: D2E
Landscape Architect: HED
Acoustic and Facade Engineer: Arup
Transport Consultant: Arup



© DBOX

50 FENCHURCH STREET

50 Fenchurch St, Tower, London EC3M 3JY
Status: **Proposed**
Completion: **2026**
Number of storeys: **36**
Height: **149m**

Percentage breakdown of uses:

Workplace 93.4%
Livery Company 5.1%
Retail 0.8%
Public 0.7%

50 Fenchurch Street is an island site bounded by Fenchurch Street, Mincing Lane, Dunster Court, and Mark Lane. The site is owned by The Clothworkers' Company. Apart from the medieval Tower of All Hallows Staining and the subterranean Lambe's Chapel Crypt, all of the buildings were constructed after 1945. The Clothworkers' Company has been on the site of 50 Fenchurch Street since 1528. 50 Fenchurch Street provides a modern Hall fit for future generations.

Architect: Eric Parry Architects
Structural & Services Engineer: Arup
Development Manager: YardNine
Development Manager: Capital Real Estate Partners LLP
Town Planning Consultant: Gerald Eve
Landscape Architect: Bradley-Hole Schoenaich Landscape
Pedestrian Wind Review: RWDI



© DBOX

52 LIME STREET

52 Lime St, Langbourn, London EC3M 7AF
Status: **Built**
Completion: **September 2018**
Number of storeys: **42**
Height: **190m**

Percentage breakdown of uses:

Office 95%
Retail <5%

52 Lime Street, The Scalpel, is a striking office tower in the heart of the City. A considered addition to the skyline, it works in conversation with its neighbours to strengthen the composition of the City Cluster and, through the creation of a new plaza, has improved the public realm. Its simple geometric form is reinforced by partially-reflective glass, bright metallic fold lines, and a new public plaza that activates the base.

Client: WRBC Development UK Limited
Architect: Kohn Pedersen Fox Associates
Structural engineer: ARUP
M&E: ARUP
QS: Gleeds
Planning: DP9



© Hufton+Crow

55 BISHOPSGATE

55 Bishopsgate, London EC2N 3AS
Status: **Proposed**
Completion: **2030**
Number of storeys: **63**
Height: **284.68m**

Percentage breakdown of uses:

Commercial 81.5%
Multi purpose public accessible spaces 3.5%
Plant, BMU, Ancillary space 3.5%

55 Bishopsgate has been derived from biophilic design principals leading to substantial reductions in embodied carbon. The project unlocks important cross-city pedestrian linkages as well as creating an entirely public ground level for all. In addition, the building is the home for NLA providing public exhibition space, auditorium, affordable workspace and triple-height glazed rooftop conservatory, with biodiverse planting that offers the public breathtaking panoramic London vistas and a unique setting for a range of cultural events.

Client: Schroders Capital
Architect: Arney Fender Katsalidis (AFK Studios)
Structural Engineer: Robert Bird Group
Development Manager: Stanhope PLC
Planning Advisors: DP9
Townscape & Heritage Advisors: Montagu Evans
MEP Engineer: Hilson Moran
Sustainability Consultant: Hilson Moran
Quantity Surveyor: Alinea Consulting
CDM Services: Harwood
Vertical Transportation: The VT Studio
Landscape Architect: Townshend
Ecology & Bio-Diversity Consultant: Schofield Lothian
Fire Engineer: Warrington Fire
Wind Consultant - Tunnel: RWDI



© DBOX

55 OLD BROAD STREET

Broad Street House, 55 Old Broad St, London EC2M 1GT
Status: **Planning Granted**
Completion: **2027**
Number of storeys: **23 + Ground**
Height: **89m**

Percentage breakdown of uses:

Workspace 82%
Ancillary 13.3%
Maker/studio 2.2%
Public house 1%
Cultural/Event 0.9%
Retail 0.6%

55 Old Broad Street opens an important gateway site between Liverpool Street and The City of London. Combining retention, refurbishment and development, the scheme replaces part of the existing 1970s office block with a new ground floor and 23 upper storey building, while retaining two existing basement levels. The vision is to create a landmark building, containing 270,000 sq ft of modern office space, with a curated public realm and ground floor offer to reconnect it with the community.

Client: Landsec
Architect: Fletcher Priest Architects
Structural Engineer: Heyne Tillett Steel
MEPH Engineer & Sustainability: Atelier Ten
Planning Consultant: DP9
Project Manager: Turner & Townsend



© FPA

8 BISHOPSGATE

8 Bishopsgate, London EC2N 4BQ
Status: **Built**
Completion: **2023**
Number of storeys: **50**
Height: **203m**

Percentage breakdown of uses:

Office 98%
Public Space 1%
Retail 1%

8 Bishopsgate tower is a new development in the heart of the City that has created 913,000 sq ft gross area including workspace, occupier amenity, street-level retail, and a public viewing gallery on the 50th floor. The stepped form of the double skinned tower provides extensive accessible terraces and adds to the area's dramatic contemporary architecture.

Client: Mitsubishi Estate London
Architect: Wilkinson Eyre Architects
Engineer: Arup
Developer: Stanhope PLC
Main Contractor: Lendlease



© Dirk Lindner

ANGEL COURT

Angel Ct, London EC2R 7HJ
Status: **Built**
Completion: **2017**
Number of storeys: **25**
Height: **100m**

Percentage breakdown of uses:

Workplace 95%
Retail 5%

Located at the heart of the City of London, Angel Court replaces a 25 storey, 1970s office building in the Bank Conservation Area. The tower hovers above Angel Court, formerly a cut-through from Lothbury to Copthall Avenue, now improved to create 40% more public realm. With this additional space comes public seating, newly commissioned public artworks and a space flooded with light at the tower's base, all of which give Angel Court a spacious entrance and generous street presence.

Client: Mitsui Fudosan UK / Stanhope|
Architect: Fletcher Priest Architects
Engineer: Waterman Structures and Waterman Building Services
Landscape: Vogt Landscape
Quantity Surveyor: Turner & Townsend Alinea / Quantem Consulting LLP
Contractor: Mace Group
Planning Consultant: DP9 Ltd



© Edmund Sumner

DAMAC TOWER

69 Bondway, London SW8 1SQ
Status: **Under Construction**
Completion: **May 2022**
Number of storeys: **50**
Height: **180m**

Percentage breakdown of uses:

Residential 84% (Affordable Housing 16.8%, Private housing 67.2% (of total building)
Office 7.5%
Other 5%
Retail 3.5%

A mixed-use community with three main elements: a slender tower of private residential units; a second, lower tower of intermediate and affordable housing; and a six-storey skybridge, containing residents' amenity space and an office building, topped with a roof garden. Each use was optimised to provide the best accommodation — without compromising the needs of other users. The all-electric building features air-source heat pumps and an elegant structural solution that reduced embodied carbon.

Architect: Kohn Pedersen Fox Associates (KPF)
Structural & Civil Engineer: WSP UK Ltd
M&E Engineer, Fire Engineer: WSP UK Ltd
Main contractor: Multiplex Construction Europe Ltd
Town Planning Consultant: DP9 Ltd
Cost & Project Management: Turner & Townsend
Building Control: MLM Group
Lighting Designer: dpa lighting consultants



©Tim Fisher

EDGE LONDON BRIDGE

53 St Thomas St, London SE1 3QX
Status: **Proposed**
Completion: **January 2024**
Number of storeys: **27**
Height: **108.05m**

Percentage breakdown of uses:

Typical Office 96%
Gym 2%
Tenant Club 1%
Town Hall 0.8%
Retail 0.2%

EDGE London Bridge, located next to London Bridge Station, will be one of the most sustainable office towers in London through its design and use of state-of-the-art technology. The new building, currently under construction, will have a vibrant and publicly accessible ground floor which in combination with a lush green garden will add to the ongoing transformation of this dynamic part of London's South Bank.

Developer: Edge
Architect: Pilbrow & Partners
Structural Engineer: AKTII
Local Development Partner: Simten Developments
The Applicant: Edge Technologies UK 1 Ltd and Zurick Assurance Ltd
Access Consultant: David Bonnett Associates
Acoustic Consultant: Sandy Brown
Air Quality: AQC
Archaeology: MOLA
Building & Services Engineer: Atelier Ten
Communications: Cascade Communications
Cost Consultant: Gardiner & Theobald
Cycle Facilities: Five at Heart
Ecologist: Watermans
Energy & Sustainability: Atelier Ten
Environmental Consultant: Trium



HYLO - FINSBURY TOWER

Bunhill Row, London
Status: **Built**
Completion: **August 2021**
Number of storeys: **30**
Height: **106m**

Percentage breakdown of uses:

Office 89.9%
Residential 6.1%
Retail 4%

HYLO is a pioneering extended retrofit tall building. It reconfigures, adapts, and extends a tired run down 1960s building creating 13 extra floors on top of the original 16 storey tower and doubling the height of its 3-storey podium by enhancing and reusing the existing RC frame, basement, and foundations. Now completed the project provides increased quality office space including affordable workspace, shared amenity facilities, landscaped terraces plus improved public realm with retail and social housing provision.

Client: Finsbury Tower Estates Limited, CIT Group
Architect: HCL Architects
Structural Engineer: AKT II
Services Engineer: RHB Partnership
Quantity Surveyor: Arcadis
Employers Agent: Arcadis
Cladding Consultant: WSP
Lighting Consultant: EQ2
Vertical Transport Consultant: D2E
Landscape Consultant: Churchman Thornhill Finch
Contractor: Mace



© GrantSmith

KEYBRIDGE

39 S Lambeth Rd, London SW8 1RH
Status: **Built**
Completion: **2022**
Number of storeys: **36 and 22**
Height: **125m (at highest)**

Percentage breakdown of uses:

Residential 80%
Education 15%
Commercial and retail 5%

Keybridge is the landmark redevelopment of the former BT Telephone Exchange site on South Lambeth Road, providing 598 new homes, over an acre of public realm, and 9,000 sqm of commercial/retail space. A rich mix of building typologies carve out a series of fluid public and private spaces; mansion blocks, towers, terraces, maisonettes, and a school. The three towers form distinct steps in response to their context. Keybridge offers a more neighbourly form of high density development in the city.

Client: Mount Anvil, BT Property
Architect: Allies and Morrison
Structural Engineer/M&E: Waterman
Structure (Phase 2): WSP
MEP (Phase 2): TUV SUD
Landscape: Townshend Landscape
Quantity Surveyor: Sense
Planning: GL Hearn
Planning (Phase 2): Rolfe Judd
Executive Architect: Stockwool and Fourpoint Architects



© Rory Gardiner

ONE BISHOPSGATE PLAZA

148 Bishopsgate, London EC2M 4AF
Status: **Built**
Completion: **2021**
Number of storeys: **43**
Height: **135m**

Percentage breakdown of uses:

Hotel 56%
Residential 39%
Other (retail/restaurants) 2%
Office 1%

The 43-storey tower comprises London's first Pan Pacific Hotel and provides 5 star wellness, 237 guestrooms, meeting and events spaces and a 380 seat triple height ballroom/conference facility. 160 private residences occupy the upper levels of the main tower building. Animated by landscaping and high class retail, restaurants and cafes within a renovated Devonshire House, the new Bishopsgate Plaza will become a vibrant heart in the city.

Client: UOL, Pan Pacific Hotel Group
Architects: PLP Architects, Yabu Pushelberg, MSMR
Developer: Stanhope PLC
Main Contractor: Lendlease



© Julian Abrams

ONE BLACKFRIARS

75 Blackfriars Rd, South Bank, London SE1 8JZ
Status: **Built**
Completion: **December 2019**
Number of storeys: **50**
Height: **170m**

Percentage breakdown of uses:

Residential 73%
Hotel 15%
Back of House 11%
Retail 1%

Located at the heart of London's South Bank, One Blackfriars creates a gateway to the historic borough of Southwark. The residential tower rises to 50 storeys and 170 metres, making it one of the tallest residential buildings in Europe. Its shimmering facade transforms London's skyline. Each of its 274 homes has sweeping views of the capital, designed to maximise reflection and light. Floor-to-ceiling windows bring daylight in and create a sense of openness and connection with the outside.

Client & Developer: St George PLC
Architect: SimpsonHaugh Architects
Structural Engineer: WSP
Building Services Engineer: Hoare Lea
Main Contractor: Multiplex
Interior Designer: Tara Bernerd & Partners
Hotel Operator: Autograph Collection Hotels (Marriott)



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ONE LEADENHALL

One Leadenhall, 1 Leadenhall Street, EC3V 1AB

Status: **Under Construction**

Completion: **2025**

Number of storeys: **35**

Height: **176.60m**

Percentage breakdown of uses:

Commercial 98%

Retail 2%

This new dynamic development, adjacent to the historic Leadenhall Market offers a unique perspective on City life. Due to complete in 2025, this 430,000 square foot tower's sophisticated aesthetic integrates seamlessly with the Cityscape, with panoramic views on every floor and an array of public and private meeting spaces. Stand out features include two private terraces and one publically accessible terrace featuring a carefully curated retail mix and views over Leadenhall Market.

Developer: Brookfield Properties
Architect: MAKE Architects
Contractor: Multiplex



PADDINGTON GREEN POLICE STATION

Edgware Rd, London W2 1XJ

Status: **Planning Granted**

Completion: **2031**

Number of storeys: **39**

Height: **170m AOD**

Percentage breakdown of uses:

Residential 95%

Commercial 5%

The three consented buildings form a cluster of elegant tall buildings as the final phase of the West End Gate masterplan. The principal tower sits on the corner of Edgware Road and Harrow Road with a slender and elegant building form, featuring a Portland stone coloured facade. Inspiration is taken from the existing Westmark to create a family of finely crafted tall buildings that make a refined and elegant contribution to the design and urban grain of the wider area.

Client: Berkeley Homes
Architect: Squire & Partners
Planning Consultant: Turley
Engineer: WSP



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PARK CENTRAL WEST AND EAST

52 New Kent Rd, London SE1 6SH
Status: **Built**
Completion: **May 2021**
Number of storeys: **25**
Height: **82.62m**

Percentage breakdown of uses:

Residential 92%
Retail 4%
Service 3%
Office 1%

Park Central West and East are two plots within the third phase of Lendlease's Elephant Park Regeneration project. Each plot consists of a 25-storey tower block and mansion buildings, situated around a new landscaped podium and extensive public realm. Together with the adjoining Park Central North tower also by AHMM, defines a gateway into the newly landscaped Elephant Park. Completed in May 2021, the two plots provide 829 mixed tenure homes, retail units, and new communal amenity spaces.

Client: Lendlease Residential
Architect/Interior Design: Allford Hall Monaghan Morris
Structural/Civil Engineer: Robert Bird Group
Project Manager: Lendlease Construction
Masterplan: Make
Cost Consultant: Lendlease Construction
M&E/Sustainability Engineer: AECOM
Engineering (Park Central West) /HE Simm (Park Central East)
Planning Consultant: DP9 Ltd
Fire Engineer & Fire Consultant: Buro Happold Fire Engineering
Landscape Architect (Internal): BBUK
Landscape Architect (External): Gillespies



© Rob Parrish

PLOT A1, CANADA WATER

Canada Water, London SE16 7LL
Status: **Under Construction**
Completion: **August 2024**
Number of storeys: **35**
Height: **123m**

Percentage breakdown of uses:

Residential 51%
Workplace 46%
Retail 3%

Plot A1's composition of elements responds to both its immediate and metropolitan context. Adjacent to Canada Water station, the hybrid building has shops at ground level and a low-rise podium of warehouse-like flexible workspace, appearing as three distinct complementary buildings. Above this the 35-storeys of housing employs a varied palette of colour and materials to suggest a tripartite tower. Different uses expressed as individual volumes; a family of buildings grouped together.

Client: British Land
Architect: Allies and Morrison
Structural Engineer: AKT II
Landscape Architect: Townshend Landscape Architects
Residential Interior Architect: Conran and Partners
M&E / Sustainability Engineer: Whitecode/ Sweco
Acoustic engineer: Sandy Brown
Planning consultant: DP9
Computer generated images: 90Ninety/ Cityscape/ Allies and Morrison
Facade engineers: EOC and FMDC
Fire consultants: OFR
Project Manager: AECOM



THE DOVETAIL BUILDING

115 Houndsditch, London EC3A 7BR
Status: **Planning Granted**
Completion: **November 2028**
Number of storeys: **23**
Height: **103m**

Percentage breakdown of uses:

Commercial 99.3%
Community Use 0.5%
Retail 0.2%

A next generation office scheme, totalling around 465,000 sq ft across 23 storeys. Situated at the intersection of the City and Spitalfields/ Shoreditch, and a 3 minute walk to the Elizabeth line. Alongside market leading sustainability credentials, urban greening is integrated into the design language, which will deliver over 20,000 sq ft of cascading terraces and balconies, a double height amenity floor, flex workspace, world class cycle facilities and a reprogrammed and public realm.

Client: Brockton Everlast
Architect: AHMM
Structural Engineer: AKT II
Environmental Design: Sweco
Project Managers: Gardiner & Theobald LLP
Building Services: NDY
Planning Consultant: DP9
Cost Consultant: Alinea
Landscape Architect: BHSLA



© AHMM

THE LEADENHALL BUILDING

122 Leadenhall St, London EC3V 4AB
Status: **Built**
Completion: **2014**
Number of storeys: **48**
Height: **224.5m**

Percentage breakdown of uses:

Commercial office 96%
Retail, F+B 4%

The building's distinctive tapering profile is prompted by a requirement to respect views of St Paul's Cathedral. Instead of a traditional central core, it employs a full perimeter braced tube to define the edge of the rectangular office floorplates and create stability under wind loads. Although the tower occupies the entire site, the scheme delivers an unprecedented allocation of public space — lower levels are recessed to create a seven-storey high space with shops and landscaped public space

Client: CC Land Holdings Limited
Architect: RSHP
Structural Engineer, Services Engineer: Arup
Quantity Surveyor: DL Aecom
Project Manager: M3 Consulting
Landscape Architect: Edco Design London / Gillespies
Main Contractor: Laing O'Rourke
Planning Consultant: DP9
Lift Engineer: Kone
Townscape Consultant: Francis Golding
Project Manager: WSP



© Richard Bryant

TWO FIFTY ONE

28 Newington Causeway, London SE1 6DR

Status: **Built**

Completion: **2017**

Number of storeys: **41**

Height: **127m**

Percentage breakdown of uses:

Residential 80%
Commercial 10%
Ancillary 9.4%
Retail 0.06%

Two Fifty One comprises a landmark tower at the northern gateway of Elephant & Castle providing 335 homes of varying sizes and tenures. Responding to the historic land use, the project also continues to provide employment on site with a smaller seven-storey office building. Innovative in its configuration and precise in its detail its construction involved a significant level of component prefabrication, offering a compelling model for the efficient delivery of high-quality, high-density housing.

Client: ECA Developments Ltd
Architect: Allies and Morrison
Structural Engineer: Waterman Group
Development manager: SCM
Contractor: Laing O'Rourke
Civils, MEP, Fire, Ecology, Acoustics: Waterman Group
Landscape: Townshend
Accessibility: DBA
Highways: Caneparo
Facade Engineer: Buro Happold (pre contract), Wintech (post contract)



© Nick Guttridge

UNCLE ELEPHANT AND CASTLE

Elephant and Castle, London SE1 6SD

Status: **Built**

Completion: **2018**

Number of storeys: **45**

Height: **142m**

Percentage breakdown of uses:

Residential 88%
Playhouse 3.4%
Retail 0.67%

Aiming to enhance the local environment and act as a catalyst for the wider revitalisation of Elephant and Castle, this high-density mixed-tenure development was the UK's tallest residential building when completed in 2018. It features the largest CLT floor panels used in the UK at 15.5x2.75m weighing 4.7t, meaning it was 26 per cent faster than traditional construction with 80 per cent fewer deliveries. Flats are allocated as rental, affordable through the LWI, and housing available through the open market.

Client: Mace, Realstar Group
Architect (Scheme Design): RSHP
Structural Engineer: AKT II
Architect (Delivery): Axis Architects
Services Engineer: AECOM
Planning Consultant: DP9
Cost Consultant: Arcadis



© Mike O'Dwyer

VAUXHALL CROSS ISLAND

London SW8 2LL
Status: **Proposed**
Completion: **2030**
Number of storeys: **53 + 42**
Height: **Tower 1: 185m, Tower 2: 150m**

Percentage breakdown of uses:

Hotel 37%
Residential 23%
Plant, parking and other BOH areas 21%
Office 16%
Retail 3%

Vauxhall Cross is a mixed-use development featuring two towers — 53 and 42 stories high — encompassing residential and hotel spaces. The site also includes a ten-story podium for offices and ground-floor retail spaces, all surrounding a vibrant public plaza. Situated within the Vauxhall Nine Elms regeneration zone, this project serves as a bustling urban hub with convenient access to metro, railway, and bus stations, in alignment with London's city-wide development.

Client: VCI Property Holding Ltd.
Architect: Zaha Hadid Architects
Engineer: Buro Happold
Landscape Architect: Townshend Landscape Architects
Cost Consultant: Core 5
Planning: DP9
Transport: TTP Consulting



© Zaha Hadid Architects

WESTMARK

Edgware Rd, London W2 1BW
Status: **Built**
Completion: **2021**
Number of storeys: **30**
Height: **136m AOD**

Percentage breakdown of uses:

Residential 100%

Westmark tower is the centre piece of Berkeley's West End Gate development in the City of Westminster, which is the single largest housing site in the borough. Westmark articulates the transition between commercial development at Paddington Basin with the more residential scale to the west. The tower facade is expressed vertically with a minimum number of bays, using a palette of natural limestone and pre-cast stone with bronze framed windows.

Client: Berkeley Homes
Architect: Squire & Partners
Planning Consultant: Turley



© Andrew Holt

WOODBERRY DOWN

Woodberry Down, London N4 2GQ
Status: **Built**
Completion: **2018**
Number of storeys: **21**
Height: **65m**

Percentage breakdown of uses:

Residential 99%
Retail / F&B 1%

Set around the largest single open space within the award winning Woodberry Down masterplan, two buildings provide 185 homes with roof terraces and balconies providing access to fresh air and nature. Designed to provide shading and privacy, a grid facade arrangement visually links three towers, with linking blocks of brick. Ground floor retail and a new pub bring the local community together with greenery, nature and water a pleasant backdrop.

Client: Berkeley Homes / Genesis / London Borough of Hackney
Architect: Fletcher Priest Architects
Structural Engineer: Sweco
Landscape Architect: Townshend Landscape Architects
Planning Consultant: Rolfe Judd
MEP Engineer: Silcock Dawson & Partners
Transport Engineer: WSP

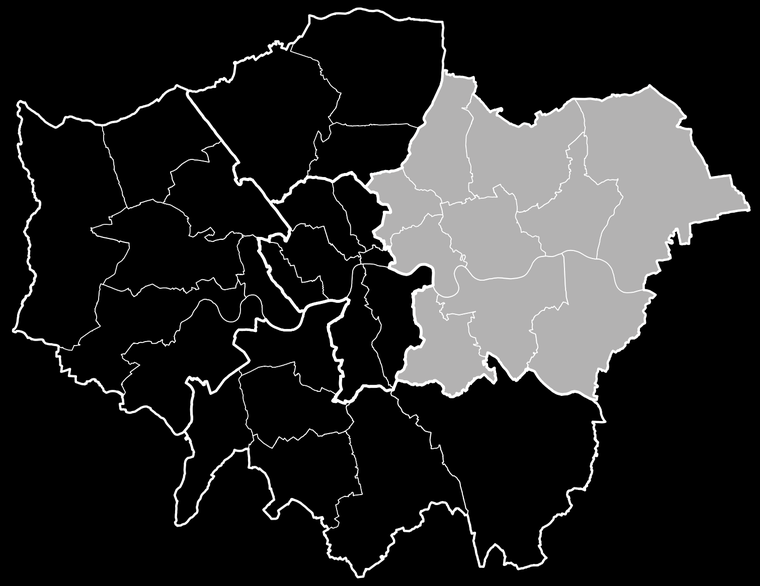


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EAST



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ABBEY PLACE

115 Felixstowe Rd, Abbey Wood, London SE2 9QQ | Status: **Built |** Completion: **January 2023 |** Number of storeys: **21**
Height: **West block = 46.15m, East block = 70.7m**

Client: HUB | Architect: shedkm | Structural Engineer: Elliot Wood Partnership | Funding Partner: Bridges Fund Management | Forward Funding: CBRE IM
Contractor: JJ Rhatigan | Executive Architect: LRA Retinue | MEP: Skelly & Couch| Landscape Designers: BCA Landscape
Acoustic Consultant: Ramboll Environment

Percentage breakdown of uses:

Residential 95.5%
Commercial space 4%
Plant/Ancillary uses 0.5%

Standards & Accreditations:

- **G/F retail achieved BREEAM 'Very good'**

"Abbey Place is a great example of a HUB project, located in an affordable regeneration area and close to new transport infrastructure. We attracted funding from the GLA to help unlock the site, by delivering 70% affordable housing, and started on-site during the pandemic. By working with our excellent partners, we have been able to deliver an outstanding scheme, creating a thriving new community and really helping to transform this area."

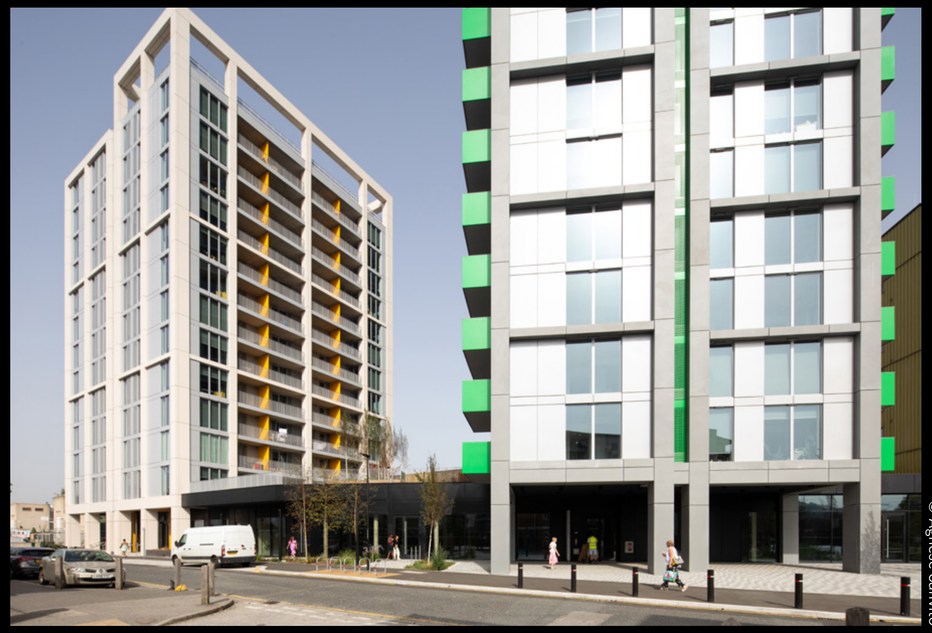
Tom Valente, Senior Development Manager, HUB

Abbey Place establishes a bold set-piece of high-quality buildings providing over 70 per cent affordable housing adjacent to the Abbey Wood station with the new Elizabeth Line and near the Thamesmead estate regeneration.

The scheme, designed by shedkm, includes 245 residential apartments across two 13 and 21 storey towers, linked by a shared residents' podium garden. It comprises 173 shared ownership apartments in the east block & 72 private rented apartments in the west block, rooftop amenity amidst the skyframes on each block, 882 sqm flexible commercial space and 2,126 sqm public amenity. Homes range from one to three bedrooms and have been designed to maximise the use of space and the site's east and west aspect.

The roof terraces, green roofs, balconies, podium spaces, public square and street trees all give a constantly changing, dynamic, living green environment that is a supportive and nurturing environment for all species of flora and fauna, a perfect human habitat and a great place to be, making it sustainable and desirable leading to a settled community with low turnover of people and businesses. The private and communal amenity space will help to bring new residents together and the public realm encourages them to interact with and connect to the wider neighbourhood.

Abbey Place will create a benchmark for the ongoing rejuvenation of an historic residential community and a landmark development representing a high standard of living. The buildings create a new sense of place at the heart of Abbey Wood. Using a palette of bold, robust and economic materials, the character of the proposed scheme reinforces the notion of a cluster of new buildings. Working with the constraints of a compact yet well connected site, Abbey Place is a marker for Abbey Wood as a great place to live, shop, work and play.



© Agnese Sanvito



© Agnese Sanvito

BIRCH HOUSE

Pegler Square, London SE3 9JT | Status: **Under Construction |** Completion: **TBC |** Number of storeys: **21**
Height: **98.5m**

Client: Berkeley Homes | Planning Architect: Studio Egret West | Delivery Architect: BUJ | Planning Consultant: Stantec | Landscape Architects: Townshend

Percentage breakdown of uses:

Residential 95%
Commercial use 5%

Standards & Accreditations:

- **Multi-Storey Development of the Year Award – 2019 (Premier Guarantee Excellence Awards)**

"The architectural inspiration came from the landscape of the new Cator Park. During our first site visit, we saw tree-lined paths converging towards the location of Birch House and thought it would be a great idea to extend the park up the building"

Christophe Egret, Founding Director,
Studio Egret West

A remarkable focal point for the Kidbrooke Village community, Birch House offers the very definition of contemporary living on a grand scale. As the centrepiece of The Village Centre, this remarkable apartment building features 90 outstanding homes and commercial space complementary to the pedestrian friendly Peglar Square. With immediate access to the newly rebuilt Kidbrooke Station, Peglar Square offers a range of commercial spaces for convenient shopping and essential services for everyday life.

Kidbrooke Village is a 25-year vision which delivers a new London suburb. Berkeley Homes envisions an exemplary sustainable development—transforming the former Ferrier Estate into a new village for London with a vibrant community and thriving village centre located in the heart of the Kidbrooke Development Area in the Royal Borough of Greenwich.

Designed by architects Studio Egret West, Birch house realises a fundamental design principle of the masterplan: the creation of a singular tall building and urban way-finder, located within Peglar Square, to act as a beacon and catalyst for the regeneration of the Kidbrooke Development Area.

On the fifth and thirteenth floor, the 21-storey building embraces its connection to nature, offering a green haven that incorporates a robust matrix of evergreen planting. This includes an array of low-growing shrubs interspersed with beautiful ornamental grasses. The carefully curated planting aims to foster an immersive experience, with the selection of species providing seasonal landscaping for all to enjoy.

Inspired by the birch trees that line the paths of Kidbrooke Village, Birch House is the centrepiece of the masterplan. It soars above the all-new award winning Cator Park, presenting stunning views of the London City skyline, with a distinctive form. Blending natural elements and the contemporary architectural thinking, the sculpted facade provides intriguing clues about what you'll discover when you step inside.



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CUBA STREET

Cuba St, London E14 8LD | Status: **Planning Granted** | Completion: **2026** | Number of storeys: **52** | Height: **171m**

Client: Ballymore | Architect: Morris + Company | Structural Engineer: Walsh | Facade Engineer: bda | M&E, Environmental and Acoustics, Fire Engineer: Hoare Lea
Landscape Architect: Spacehub Design Ltd | Delivery: Weedon Architects

Percentage breakdown of uses:

Residential 94.1%
Retail 0.4%
Park 5.5%

Standards & Accreditations:

- **The development will be wholly car free, operationally zero emission, and provides the largest new public park for the Isle of Dogs since Jubilee Park opened 25 years ago.**

"The Isle of Dogs is entering its 'neighbourhood' era. Projects like Cuba Street are part of an exciting vision, so that it can become what it should always have been. A place to live and to work, that welcomes families and feels like it's truly a part of London's character."

Simon Ryan, Developments Director, Ballymore

Cuba Street is part of a new era of building tall on the Isle of Dogs, and sits within the South Quay Masterplan of London Borough of Tower Hamlets. The site is an area of high density with multiple transport hubs, including South Quay and Crossharbour DLR, plus Canary Wharf for Jubilee, Crossrail and DLR—all 5-15 minutes walk away.

It is within a cluster of high-rise residential developments running along Marsh Wall, adjacent to Canary Wharf. The 52-storey tower offers a definitive new silhouette for the Isle of Dogs skyline, with a facade design that is elegant, efficient, and textural.

Cuba Street represents the area's next chapter, a move away from solely being a destination for the large corporate HQ, and instead a live/work community welcoming families and entrepreneurs. 421 new homes are to be delivered, including 100 affordable homes. The affordable mix comprises 38 shared ownership and 62 low-cost rent. Within the building, residential amenities include co-working space and wellness, in response to current and anticipated demand.

A ground-floor retail unit creates possibilities for an independent / local business to improve the retail offer around Marsh Wall, which is currently limited compared to its dynamic Canary Wharf neighbour.

A network of green spaces has been allocated across a series of planned new developments—including Ballymore's Mill Harbour scheme. A community pocket park will form part of this network, featuring sculptural play equipment and a bandstand: a blank canvas for performance and creativity.

A first-floor podium terrace offers more play, with bold surface graphics. The space, designed for under fives, also has an enclosed play feature allowing children to climb, walk, crawl and roll across multiple levels. The terrace is accessed via internal play space. Planning permission was granted December 2022, construction will begin August 2024 and completion is anticipated for 2028.



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ONE CROWN PLACE

54 Wilson St, London EC2A 2ER | Status: **Built** | Completion: **2021** | Number of storeys: **33** | Height: **137m**

Client: MTD Group (Malaysia) | Architect: Kohn Pedersen Fox Associates | Structural engineer: AKTII | Development Management, Project Management, Planning, Sales and Office Leasing agents: CBRE | Main Contractor: Mace | M&E Consultant: Aecom | Quantity Surveyor: Gardiner and Theobald
Interior designers: Bowler James Brindley and Studio Ashby | Landscape designers: LDA Design | Artist: Stig Evans | 3D Construction Visualisation: Disperse

Percentage breakdown of uses:

Residential 51.2%
Retail 1.5%
Office 33.4%
Hotel 4.1%
Other 9.8%

Standards & Accreditations:

- **BREEAM 'Excellent' - Office**
- **BREEAM 'Very Good' - Retail (shell and core)**

"One Crown Place is the best of its kind—uncompromised by other uses, and a testament to the collaboration of an incredibly strong team. MTD Group, CBRE and Mace were committed to the vision of a mixed-use development. We are proud to have shaped that vision into this landmark building."

John Bushell, Design Principal, Kohn Pedersen Fox Associates

One Crown Place features two residential towers above a six-storey office podium with retail units at the ground floor. Located in a conservation area, the building takes inspiration from the scale, proportion, and materiality of surrounding warehouses.

The triangular massing of the towers provides slender proportions from key views, minimises local impact and creates interesting residential units with optimised views. The inner facades address the wider cityscape, featuring bespoke artwork by Stig Evans. Inspired by Constable's cloud paintings, screen-printed abstracted colours from local sky conditions match and contrast with the sky as the day passes, to create a kinetic experience. Textured terracotta on the external facades extends the full height of the building.

A truly mixed-use building, a common energy centre shares loads between the uses. The office podium provides open and flexible office floors uninterrupted by columns from the residential towers above, enabled by a two-storeys truss that transfers the structural load of the residential towers to the edges of the building. Residential amenities and a residents' terrace are located on the 7th floor, where the exposed truss becomes a striking feature.

The building is part of the wider One Crown Place development which revives an urban block with a complex mix of old and new. The Sun Street hotel occupies a restored Georgian terrace on Sun Street, and a 1970s office building is being converted into affordable workplace. The varied frontages and massing form multiple addresses, with front doors on all sides of the block and an intimate central courtyard.

A mix of old and new, it is both a unified architectural expression and a collection of individual elements with their own sense of identity—articulated as part of a dynamic and responsive composition.



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← LONDON'S GROWING UP: A DECADE OF BUILDING TALL
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ONE NORTH QUAY

Hertsmere Rd, London E14 | Status: **Proposed** | Completion: **2026** | Number of storeys: **23** | Height: **225m**

Client: Canary Wharf Group and Kadans Science Partner | Architect: Kohn Pedersen Fox Associates | Structural Engineer: Ramboll
Landscape Architect: Gillespies | Planning Consultant: Quod | M&E Consultant: Buro Happold | Quantity Surveyor: Alinea Consulting
CDM adviser: Total CDM | Lighting consultant: MBLD | Main contractor: Canary Wharf Group

Percentage breakdown of uses:

Life Sciences 100%

"One North Quay represents a paradigm shift in life sciences design, embracing a new model of vertical campuses. Connection breeds innovation: by bringing highly efficient and cutting-edge facilities to Canary Wharf we hope to facilitate the collaborations, networks and opportunities birthing new discoveries and supporting a thriving life sciences sector."

Elie Gamburg, Design Principal, Kohn Pedersen Fox Associates

Europe's largest and most technologically advanced commercial health and life sciences building, this vertical campus supports cross-discipline collaboration, sets ambitious sustainability targets, and will become an iconic presence at the heart of North Quay.

Community-focused design encourages collaboration and innovation, by creating a stack of 'neighbourhoods' with interconnecting communal spaces that allow for interdisciplinary socialising. This arrangement provides flexibility in tenant scale, arrangement, and sectors, allowing for tenants to expand and grow on the site, while being part of an exciting environment.

Designed to anticipate change, the development accommodates up to 60 per cent laboratory space, with provision for significant chemistry and high containment facilities. An innovative, distributed MEP strategy delivers highly efficient floor plates and the opportunity for localised fitouts.

One North Quay has been designed to target ambitious whole-life carbon targets. Labs present unique and substantial sustainability challenges,, such as the need for structural stiffness and high energy demands. The project employs multiple interventions, including passive design and a high-performance facade, to achieve operational energy targets. Embodied carbon was considered from the earliest stages, to meet GLA benchmarks despite the challenging typology. With native planting, seating, and cycle parking the landscaping improves local amenity and biodiversity.

The exterior is differentiated from the central Canary Wharf cluster, embracing the industrial heritage of North Quay, to create contemporary, cutting-edge architecture. Laboratory volumes are clad in a grid of graphite aluminium and terracotta elements in a gradient of warm tones.. The colour gradient provides visual dynamism and emphasises the central, social spine, the result is an immediately recognisable building with a unique identity.



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WEST QUAY, ROYAL ARSENAL RIVERSIDE

5 Brigadier Walk, London SE18 6NU | Status: **Under Construction |** Completion: **2026**
Number of storeys: **22 |** Height: **75m**

Client: Berkeley Group | Planning Architect: E8 Architecture | Engineer: Waterman Group | Detailed Architect: Bond Bryan

Percentage breakdown of uses:

Residential 99%
Commercial 1%

Standards & Accreditations:

- **Sitewide energy centre that is to transition to an air source heat pump**
- **Smart water strategy: living roofs and rainwater collection**

"We set out to create beautiful homes that respect the heritage of the area while utilising a modern palette of materials. The building's striking form creates a distinct identity on the skyline so that it is instantly recognisable."

Simon Bowden, Founder and Director, E8 Architecture

Conceived as 360′ pavilions sitting in an extension of the new public Maribor park, the six buildings are designed from the inside out. The stepped floor plan creates apartment layouts that benefit from dual aspect views.

Influenced by the vibrant community of Royal Arsenal Riverside and the creative energy of nearby Woolwich Works the shimmering facade and its riverfront orientation provide for striking buildings on the Thames skyline.

The scheme reactivates the street frontage, increases public realm and the size of the adjacent public park, provides a new flood defence wall.

Living areas contain fully glazed walls that lead directly onto full within balconies, promoting indoor/outdoor living. Views of the Thames and London are enjoyed from within the apartment as well as from the balcony.

The landscape creates a space that can be appreciated all year round by residents young and old. In these communal gardens the attention to seasonal and sensory planting creates a space in which to spend time outdoors yet close to home. The publicly accessible Maribor park has been increased by 210sqm with the creation of a better and wider park space that will invite people from the Riverwalk into the Maribor Park.



100 BISHOPSGATE

Bishopsgate, London EC3A 8AQ
Status: **Built**
Completion: **2019**
Number of storeys: **40**
Height: **187m**

Percentage breakdown of uses:

Office 98%
Retail 2%

In the heart of the City of London, 100 Bishopsgate provides over 83,000 sqm of lettable space across 40 storeys, together with a 55,000 sq ft contained building at St Helen's Place. Designed to contribute to the matrix of city fabric rather than conceived as a freestanding building, it's firmly embedded within the city. The tower is anchored by five super-sized contiguous podium floors in excess of 4000 sqm each and half an acre of new public realm creates new connections and walkable routes.

Client: Brookfield Properties
Architect: Allies and Morrison with Arney Fender Katsalidis, Woods Bagot Europe (pre-2014)
Construction: Multiplex
Landscape Architect: Hyland Edgar Driver
Engineer: Robert Bird Group
Services: Hilson Moran
Landscape: Hyland Edgar Driver
Cost: Davis Langdon
Planning: GVA Grimley



© Jason Hawkes

2 TRAFALGAR WAY

Trafalgar Way, London E14 5SP
Status: **Planning Granted**
Completion: **2025**
Number of storeys: **46**
Height: **136.8m +141.7m AOD**

Percentage breakdown of uses:

79% Student Accommodation
14% Residential
6% Commercial/ Workspace
2% Retail

2 Trafalgar Way is set to be the largest Passivhaus student accommodation scheme in Europe. The development is a student residential-led mixed-use scheme, with three towers of 28, 36 and 46 storeys providing 1,672 student beds and 80 residential apartments. A four-storey podium includes 41,000 sq ft commercial office space, ancillary residential, indoor soft play space and retail. 2 Trafalgar way is expected to achieve BREEAM Outstanding, which will cement its exemplar sustainability credentials.

Client: urbanest UK
Architect: Apt
Structural and Civil Engineer: Walsh
Quantity Surveyor: Rider Levett Bucknall
Planning Consultant: Gerald Eve
Passivhaus: Henriksen Studio
Daylight/sunlight: Point 2
Building services: MTT
Fire: WSP
Facades: FMDC
Transport: Caneparo
EIA: Trium
Main contractor: Midgard



© AsymmetricA

40 CHARTER STREET

Wood Wharf, London SE10 9BX
Status: **Under construction**
Completion: **January 2027**
Number of storeys: **52**
Height: **185.1m**

Percentage breakdown of uses:

100% Residential

Featuring 552 build-to-rent apartments, 40 Charter Street focusses on everyday wellness, with flexible accommodation optimised for hybrid working. Internal amenity space is prioritised over private balconies and winter gardens. A carefully considered community in a tall building — floor plates are planned to foster a feeling of neighbourliness, and the podium houses more than 1,500m2 of shared amenity space including a gym, business centre and multi-functional bookable rooms.

Client: Canary Wharf Group
Architect: Kohn Pedersen Fox Associates
Structural Engineer: Thorton Tomasetti
M&E / Sustainability Engineer: AECOM
Facade Engineer: FMDC



© Plomp

AMORY TOWER

Innovation Centre, 225 Marsh Wall, London E14 9SD
Status: **Built**
Completion: **October 2021**
Number of storeys: **53**
Height: **181m**

Percentage breakdown of uses:

Residential 98.5% – 30% Affordable & 70% Private (by habitable rooms)
SME Office and Retail 1.5%
Affordable is broken down into 61% Social Rented & 39% Intermediate

Amory Tower is a striking new mixed tenure residential tower on the Isle of Dogs with a sleek silhouette that sensitively contributes to the local skyline. The building is slender in form and clad with articulated fins that create a textured moiré effect reflecting the water surrounding the site. Make minimised the footprint of the building in order to convert 70% of the site into beautifully landscaped, publicly accessible gardens, prioritising local amenity.

Client: LBS Properties
Architect: Make Architects
Structural Engineer: WSP
Contractor: Balfour Beatty
M&E / Vertical transportation/ Sustainability engineer: Hoare Lea
Planning consultant: DP9
Landscape architects: Growth industry
Cost consultant: Core5



© Make Architects

APOLLO BUSINESS CENTRE

158 Trundleys Rd, London SE8 5JE
Status: **Proposed**
Completion: **September 2026**
Number of storeys: **26**
Height: **92m**

Percentage breakdown of uses:

Student Accommodation 70%
Affordable Housing 20%
Light Industrial 10%

High rise mixed-used development of twenty-six storeys on a tight industrial site, comprising student accommodation, social and intermediate affordable housing and light industrial units at ground, mezzanine and first floors with a landscaped public realm.

Client: Hurlington Capital
Architect: Allford Hall Monaghan Morris
Structural Engineer: Form Structural Design
Planning Consultant: DP9
Cost Consultant / Quantity Surveyor: KS4
MEP Engineer / Sustainability: Applied Energy
Landscape Designer: BD Landscape Architects
Fire Engineer: Design Fire Consultants
Acoustics, Air Quality, Flood Risk: IDOM
Transport & Waste Consultant: RPS Group
Vertical Transportation: The Vertical Transportation Studio
ROL / Daylight Consultant: EB7
Microclimate / Wind Engineer: GIA Surveyors
Ecology and Biodiversity Assessor: Greengage
Circular Economy Assessor: Scotch Partners LLP
Communication: Kanda Consulting
Townscape / Heritage Consultants: Montagu Evans
Archaeology: Oxford Archaeology
Operator: Space Studios
Commercial Advice: Andrew Sissons Consulting Ltd
Health Impact Assessor: WSP



© AHMM

ASPEN AT CONSORT PLACE

50 Marsh Wall, London E14 9TP
Status: **Under Construction**
Completion: **December 2024**
Number of storeys: **65**
Height: **217m**

Percentage breakdown of uses:

Residential 59%
Affordable 17%
Hotel 12%
Other 12%

Aspen, with its striking glass facade, is one of London's tallest residences, standing at 65 storeys with 502 apartments, offering exceptional living in a vibrant community. It features superb onsite amenities, including a family club, wellness centre, restaurant/bar, screening room and winter garden. Consort Place hosts a new public square with a historic pub, health, education and community centres, eateries, a Dorsett Hotel, and Alta, one of the capital's tallest affordable towers.

Client: Far East Consortium
Architect: Pilbrow & Partners
Engineer: WSP
Interiors: HBA Residential
Contractor: JRL Midgard
Project Manager/Employers Agent and Cost Consultant: Rider Levett Bucknall
Landscape Architects: Outerspace



CARMEN STREET

48 Carmen St, London E14 6AX
Status: **Built**
Completion: **October 2019**
Number of storeys: **22**
Height: **85m**

Percentage breakdown of uses:

Residential 100%

Carmen Street has delivered 206 new homes, including 150 homes for build to rent on behalf of M&G Real Estate, and 56 affordable homes that have been sold to Poplar HARCA. The development, which includes a landmark 22 storey tower, is located adjacent to Langdon Park DLR station. It offers unrivalled views towards the City, Stratford and across to the River Lea.

Client: M&G Real Estate
Architect: Stockwool
Planning Consultant: CMA Planning
Engineer: Walsh



© Ben Luxmoore

CHAPEL PLACE, ILFORD

55 Roden St, Ilford IG1 2AA
Status: **Proposed**
Completion: **September 2029**
Number of storeys: **3 – 38**
Height: **125.7m**

Percentage breakdown of uses:

Residential 75%
Student 15%
Commercial 10%

A new mixed-use residential-led development in the heart of Ilford supported by a new public park. The scheme aims to transform an existing under-utilised site which will connect with and enhance existing communities, and provides a new safe place to dwell within the town centre. The scheme has been informed by an art led consultation strategy and engagement with young people, in support of the Local Authority's designation as a Unicef Child Friendly Borough.

Developer: Telford Homes
Architect: HTA Design LLP
Structural Engineers: Ramboll
Landscape Architect: Macfarlane + Assocs Ltd
MEP Engineer: Cudd Bentley (MEP)
Planning Consultant: DP9 Ltd
Transport Consultant: Mayer Brown
EIA Consultants: Waterman



CONINGTON ROAD

17 Columbine Wy, London SE13 7LQ
Status: **Built**
Completion: **February 2024**
Number of storeys: **35**
Height: **114m**

Percentage breakdown of uses:

Residential 98.5%
Commercial 1.5%

The development will deliver 366 apartments of mixed tenure and size, split across two lower-rise blocks and a 35-storey tower set adjacent to the Ravensbourne River, marking Lewisham's transport interchange. The tower will be the tallest of the new town centre developments and feature a public rooftop terrace offering views towards the Surrey Hills. New public realm across the site will re-instate a historic pedestrian route adjacent to the river, re-connecting the site back to the town centre.

Client: Watkin Jones, Legal and General, CBRE Investor and Developer Project Management
Planning Architect: EPR Architects
Structural Engineer: Waterman Group, Apex Consulting Engineers, Tier Consult Group
Delivery Architect: Brock Carmichael
Contractor: Watkin Jones
Principle Designer: Project Four Construction Safety
Planning Consultant: Lichfields
Landscape Architect: Bradley Murphy Design, Plincke
Interior Designer: Lister and Lister
Building Control: Align Group
M&E / Sustainability Engineer: Hoare Lea, Kimptons
Unitised Cladding: KFK



© Cityscape Digital

DEPTFORD LANDINGS

Evelyn St, London SE8 3QQ
Status: **Under Construction**
Completion: **2027**
Number of storeys: **35**
Height: **114m**

Percentage breakdown of uses:

86% Residential
10% Other
4% Retail

Deptford Landings Plot 1 provides 305 homes for Lewisham within two buildings, the tallest of which is 35 storeys. The tall building design incorporates active sides, dual aspect living and acts as a marker, providing a public route towards the River Thames. 80% active frontage at ground floor is provided, with retail and a new public park. At first floor level an extensive podium garden is provided. These spaces encourage social interaction between residents and their families.

Client: Lendlease Deptford Limited
Architect: HOK
Structural Engineer and MEP: AECOM
Planning Consultant: Lichfields
Civils and Landscaping: Stantec
Daylight / Sunlight: Consil
Access Consultant: Lord Consulting
Architect: Hawkins\Brown Ltd
Architect: Allford Hall Monaghan Morris
Landscape Architect: Stantec
Planning Consultant: Lichfields



DOLLAR BAY

3 Dollar Bay Pl, London E14 9BX
Status: **Built**
Completion: **2017**
Number of storeys: **31**
Height: **109m**

Percentage breakdown of uses:

Residential including private garden 90%
Publicly accessible café and Public realm 10%

Rising to 31 storeys, the building's crystalline form is driven by the constrained site at the head of South Dock and the internal planning of 125 homes that enjoy double or triple aspect views over London. Designed to make the building more energy efficient and improve thermal performance, the facades incorporate winter gardens and enclosed balconies with floor-to-ceiling windows. This provides natural light and ventilation and extends residents' living area throughout the year.

Client: Mount Anvil
Architect: SimpsonHaugh Architects
Structural and Services Engineer: WSP
Developer: Mount Anvil and One Housing
Affordable Housing Provider: Citystyle (part of One Housing)
Interior Designer: Suna Interior Design
Landscape Architects: SpaceHub
Planning Consultant: Rolfe Judd. DP9 at Planning Stage.



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GASCOIGNE WEST PHASE 2

Broadway, Barking IG11 7AR
Status: **Built**
Completion: **2024**
Number of storeys: **20**
Height: **65m**

Percentage breakdown of uses:

100% Residential (60% Affordable Rent, 40% Private Rent)

White Arkitekter's design for Gascoigne West Phase 2 brings Scandinavian urban design principles of community wellbeing and shared outdoor space. Much-needed affordable homes are arranged in towers and townhouses in three courtyard blocks, rooting them within the landscape. The arrangement creates parks, gardens, enticing views in and out of the neighbourhood and complements the street pattern, enhancing accessibility. The tallest tower overlooks a public square acting as a landmark and gateway.

Client: London Borough of Barking & Dagenham and Be First
Architect: White Arkitekter
Structural Engineer: Mason Navarro Pledge
M&E / Sustainability Engineer: AECOM
Landscape Architect: White Arkitekter



© White Arkitekter

GREENWICH PENINSULA

1 Green Pl, London SE10 0PE
Status: **Under Construction**
Completion: **2035**
Number of storeys: **20 – 35**
Height: **113m**

Percentage breakdown of uses:

1.02:
Residential 100%
1.03:
Residential 99%
Commercial 1%

These two buildings at Meridian Quays integrate with a rich public realm framing the northern edge of the site. 1.02 & 1.03 provide a strong, diverse urban frontage connecting the station to the river, delivering a high quality residential-led community, shaping a public realm open and accessible to all. The architecture reflects the diversity of the Peninsula, blending robust architectural brick finishes alongside delicate folded aluminium panelling, casting shade and shadow across its surface.

Client Developer: Knight Dragon Developments Ltd
Architect: Jo Cowen Architects & Pilbrow and Partners
Structural Engineer: AKT II
Project Manager: Buro Four
Planning Consultant: Quod
Building Services Engineer: Buro Happold
Landscape Architect: Mandaworks & LDA Design
Architect (Masterplan): Allies and Morrison
Landscape Architect: GROSS MAX



© Visulent

IQL NORTH, STRATFORD

38 Celebration Ave, East Village, London E20 1DB
Status: **Proposed**
Completion: **June 2028**
Number of storeys: **20 – 32**
Height: **82 – 108m**

Percentage breakdown of uses:

Residential 63%
Student 28%
Flexible Commercial 4%
Retail 4%
Community 1%

Sat on the eastern edge of the Olympic Park, IQLN comprises 6 towers with 709 new 1, 2 and 3-bed homes, 909 student units, over 2 acres of high-quality public realm and 10,000sqm of commercial space. Focusing on sustainable design, IQLN has vastly reduced predicted operational energy use and embodied carbon, designed to passively ventilate. The 'steps' concept aims to compliment the existing massing of the local context. The design also includes two new public squares and three community hubs.

Client: Hadley Property Group
Architect: Mecanoo
Structural Engineer: Buro Happold
Planning Consultant: Deloitte
Project Manager: TPS Management
Quantity Surveyor: Gardiner & Theobald
Fire Engineer: Design Fire Consultants
M&E / Sustainability Engineer: Buro Happold
EIA Consultant: Trium
Facade & Maintenance Access: Wintech
Ecology: Assystem



LANDMARK PINNACLE

26 Marsh Wall, London E14 9AX
Status: **Built**
Completion: **2022**
Number of storeys: **75**
Height: **239m**

Percentage breakdown of uses:

Residential 90%
Amenity 10%

Landmark Pinnacle is a 75-storey tower located in a prime position at the western end of Canary Wharf. Conceived as a pure rectilinear form to create a coherent marker for the termination of South Dock, the development for Chalegrove Properties Ltd is the UK's tallest residential tower and brings housing provision to one of the world's biggest financial districts.

Client: Chalegrove Properties
Architect: Squire & Partners
Structural Engneer: WSP
Services Engineer: Hoare Lea
Landscape: Farrer Huxley and Gillespies
Planning Consultant: GVA / Savills



© David Christian

LEASIDE LOCK

30 Hancock Rd, London E3 3DA
Status: **Built**
Completion: **2023**
Number of storeys: **9-storey (Building A), 17-storeys (Building B), 10-storey (Buildings C&E), 28-storeys (Building D)**
Height: **Building A: 41.28m, Building B: 59.78m, Building C: 36.40m, Building D: 89.73m and Building E: 34.80m**

Percentage breakdown of uses:

85% Residential (inc) 31% Build to Rent
8% Plant, Parking and Ancillary
7% Non-Residential Commercial/ Leisure Uses

Leaside Lock provides 500 new homes across a range of tenures, including 50% affordable housing. Residents benefit from generous internal/ external communal amenity space and exceptional views from rooftop gardens. The five buildings are set around a new urban square, designed to accommodate a variety of activities, from pop-up markets to outdoor cinema screenings, and are activated by double-height community facilities, (affordable) workspace and retail/leisure units.

Client: Guinness Partnerships Ltd
Architect: Assael Architecture
Structural Engineer: Waterman Group
Development Manager: Danescroft Development Management LLP
Planning Consultant: Turley
M&E Engineer / Sustainability: Hoare Lea
Project Manager / Quantity Surveyor: Arcadis



© Assael Architecture

LEWISHAM EXCHANGE

Loampit Vale, London SE13 7NX
Status: **Built**
Completion: **August 2021**
Number of storeys: **20 and 35**
Height: **110m**

Percentage breakdown of uses:

Student Accommodation 74%
Residential 23%
Commercial 3%

JTP worked with Tide Construction and Vision to deliver Lewisham Exchange, the world's tallest modular student building for Vita Student. Revitalising an underutilised site, two new buildings feature residential and student accommodation, & enclose a new public square. The buildings are constructed from 3D volumetric fully fitted structural modules which are manufactured offsite before installation. The facade was clad onsite with a mechanically fixed brick slip system chosen for its long-lasting properties.

Developer and Contractor: Tide Construction
Architect: JTP
Volumetric Manufacturers: Vision
Landscape: BCA Landscape Architects
Council: Lewisham Borough Council
Key Partners: Vita, M&G, CBRE Global Investors, Pinnacle Group



© JTP & Benedict Luxmoore

MANHATTAN LOFT GARDENS (THE STRATFORD)

22 International Wy, London E20 1GQ
Status: **Built**
Completion: **July 2019**
Number of storeys: **42**
Height: **143m**

Percentage breakdown of uses:

Residential 69.1%
Hotel 30.9%

Manhattan Loft Gardens is located in Stratford, the site of the 2012 Summer Olympics which catalyzed a full-scale transformation of the district. The 42-storey building makes a dramatic impression, with two diagonal slices carved out of the tower and residential levels cantilevered above. The deep cutaways are inset with landscaped outdoor spaces. Shared by the tower's residents, these vertical green spaces serve a similar social function as London's traditional residential squares.

Client: Manhattan Loft Corporation
Architect: Skidmore Owings & Merrill
Structural Engineer: Skidmore Owings & Merrill
M&E Consultant: Hoare Lea
Quantity Surveyor: DBK Partners
Infrastructure Consultant: Arup
Access Consultant: David Bonnett Associates
Sustainability Consultant: Greengage
Transport Consultant: WSP
Lighting Consultant: Paul Nulty Lighting Design
Facade Consultant: WSP
Landscape Consultant: Randle Siddeley & Martha Schwarts
Acoustic Consultant: Sandy Brown
Project Manager: Core5



© Hufton + Crow

MANHATTAN PLAZA

Williamsburg Plz, London E14 9SX
Status: **Built**
Completion: **September 2018**
Number of storeys: **22**
Height: **80m**

Percentage breakdown of uses:

Residential 100%

The redevelopment of Poplar Business Park has delivered 170 homes and reprovided commercial space for Workspace PLC, close to Canary Wharf. Manhattan Plaza is a mix of one, two and three bedroom apartments and penthouses, along with two storey town houses, benefiting from a concierge, gym and private roof terraces which offer fantastic views across to the Docklands and beyond.

Client and Developer: Telford Homes
Architect: Barton Willmore
Engineers: Powell Tolner & Associates Ltd
Planning Consultant: Barton Willmore
Landscape Architect: Standerwick
Architect: Stantec



MANOR ROAD

63 Barking Rd, London E16 4HB
Status: **Under Construction**
Completion: **July 2024**
Number of storeys: **33**
Height: **112m**

Percentage breakdown of uses:

Residential 90%
Workplace/Retail 10%

300 Manor Road is a new residential led masterplan, delivering up to 804 new homes across seven buildings, 50% of which will be affordable tenure. Phase 1 includes a 33-storey tower set within public realm that forms the start of a new linear park connecting to Canning Town station. The tower is clad in glazed terracotta in diminishing shades of blue, referencing the change in scale of surrounding built forms and distance from which the tower is observed.

Client and Developer: English Cities Fund
Architect: EPR Architects
Structural Engineer: AKT II
Landscape Architect: Churchman Thornhill
Finch Landscape Architects Limited
Planning Consultant: Longboard Consulting
Project Manager: Gleeds
MEP Engineers: Hilson Moran



© Darc Studio

N18/N19 EAST VILLAGE

2 E Park Walk, East Village, London E20 1JB
Status: **Planning Granted**
Completion: **2029**
Number of storeys: **12 to 40**
Height: **134m**

Percentage breakdown of uses:

Residential 99%
Retail 1%

This parkside scheme fuses landscape and architecture to create a dramatic gateway to Victory Park, while providing 848 high-quality homes at the heart of the East Village neighbourhood. A 'dynamic facade' approach, developed in collaboration with the consultant team, minimises overheating while optimising internal daylight and private amenity space. Locations of inset balconies, projecting balconies and solariums are determined by environmental testing to ensure occupier comfort and usability.

Client: Get Living
Architect: Howells
Structural Engineer: Walsh
Landscape Architect: Grant Associates
Transport Consultant: Transport Planning Practice
Project Management: Cast
Cost Management: Arcadis
Principal Designer: ORSA Projects
MEP, Sustainability, and VT: Chapman BDSP
Fire Engineer: Jensen Hughes
Acoustic Consultant: RBA Acoustics
Access Consultant: Earnscliffe Making Access Work
Planning Consultant: Quod
Strategic Views: Miller Hare Limited
Townscape Consultant: City Designer
Public Consultation:
London Communications Agency



© Howells

NEWFOUNDLAND

1 Bank St, London E14 4SG
Status: **Built**
Completion: **June 2021**
Number of storeys: **62**
Height: **218m**

Percentage breakdown of uses:

Residential 90%
Cycle parking/ BoH areas 6%
Residential Amenity 2.4%
Restaurant 1.5%
Retail 0.1%

Newfoundland is a new high quality residential landmark for London and a special place to live at Canary Wharf. The 62-storey high tower is sited on axis at the western end of middle dock and on the river edge marking the gateway to the Canary Wharf estate. It comprises 636 apartments, residents' amenity areas that include internal and external communal spaces, gym, children's play spaces, restaurant, café, and retail units at ground level.

Client: Canary Wharf Group
Concept Architect: HCL Architects
Structural Engineer: WSP
Executive Architect: Adamson Associates
Services Engineer: Hoare Lea
Fire Consultant: Arup
Cladding Consultant: WSP
Lighting Consultant: MBLD
Vertical Transport Consultant: Hilson Moran
Landscape Consultant: Townshend
Contractor: Canary Wharf Contractors
Wind Consultant: RWDI



© Dennis Gilbert

ONE PARK DRIVE

1 Park Dr, London E14 9GG
Status: **Built**
Completion: **October 2022**
Number of storeys: **58**
Height: **205m**

Percentage breakdown of uses:

Residential 100%

The slim circular tower gives a singular expression of its aggregated stack of unit mix from lofts to apartments to penthouses at the top, with varying scales of balconies and terraces offering multiple vistas to the city equally in all directions. It gives the human scale and clear distinction from the monolithic mass of the adjacent office towers. It is a visual gateway and focal point to the new district at Canary Wharf, with amenities, waterfront promenade and park serving the public & residents.

Client: Canary Wharf Group
Design Architect: Herzog & de Meuron
Structural Engineering: AKT II
Masterplanning: Allies & Morrison
Executive Architect: Adamson Associates
Landscape Design: Wirtz International
MEP Engineering: Sweco
Interior Design: L00-01: GA-Design, L02-09 & L32: Bowler James, L10-31 & L33-55: Goddard Littlefair, L56-57: Herzog & de Meuron, with Interior furnishings by Tom Dixon



© Iwan Baan

PLAISTOW HUB

London Rd, London E13 0DN
Status: **Built**
Completion: **January 2023**
Number of storeys: **London Road: 23 storeys and Valetta Grove: 15 storeys**
Height: **73**

Percentage breakdown of uses:

Residential 83%
Other 17%

Plaistow Hub, Populo Living's largest development, offers 182 one, two, and three-bedroom homes for private rent, alongside a community hub near Plaistow Station. It comprises London Road, featuring 100 homes over 23 floors, and Valetta Grove, offering 82 homes over 15 floors. With city views from upper floors and access to a new local centre including a library, supermarket, gym, and café, it's set to become the neighbourhood's new focal point. The project is also funding 112 affordable homes.

Client: Populo Living
Architect: Pitman Tozer Architects Ltd
Engineer: EDC
Contractor: Countryside Partnerships



© ValettaGrove PopuloLiving

PORTLANDS PLACE

Anthems Way, London E20 1JU
Status: **Built**
Completion: **June 2022**
Number of storeys: **26 and 31**
Height: **115m AOD**

Percentage breakdown of uses:

Residential 80%
Basement / BOH 15%
Commercial / Retail 3%
Residential Shared Amenity 2%

Portlands Place is a build-to-rent development in the 2012 Olympic Athletes' Village, providing 524 homes with a focus on communal space and social interaction. The building completes the East Village masterplan on the 10th anniversary of the London Olympic Games. The latest design thinking has been employed to provide a socially unified building, with shared amenities and retail spaces that foster interaction between residents, encouraging people to put down roots in this new part of London.

Client: Get Living London
Funding Client: Qatari Diar, Delancey
Architect: Hawkins\Brown Ltd
Structural Engineer: Walsh
Contractor: MACE
Project Manager: Cast Real Estate & Construction Consultancy
Services Engineer: Hurley Palmer Flatt
Landscape Architect: Townshend
Cost Consultant: Arcadis
Acoustic Consultant: RBA Acoustics
Facade Consultant: Inhabit



© HawkinsBrown SimonKennedy

RAVENSBOURNE WHARF

20 Norman Rd, London E6 6HN
Status: **Planning Granted**
Completion: **2024**
Number of storeys: **27**
Height: **82m**

Percentage breakdown of uses:

Student accommodation 95%
Light industrial 5%

Ravensbourne Wharf, a mixed-use development, features student residences and light industrial spaces, enhancing the public realm near Deptford Creek. It includes double-height entrances on Norman Road, bay windows orienting views away from the adjacent wharf and residential areas, and en-suite rooms overlooking Greenwich Park or the Thames. Studios offer dual-aspect views over Deptford Creek, while cluster kitchens have dual or triple aspects for ample natural light and ventilation.

Client: Aitch Group / Tribe
Architect: PRP
Landscape Architect: Studio Bosk



© PRP

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THE BRITANNIA PROJECT

106 Mintern St, London N1 5EJ
Status: **Under Construction**
Completion: **2026**
Number of storeys: **20 and 25 storeys**
Height: **70m and 86m**

Percentage breakdown of uses:

Residential 99.5%
Commercial 0.5%

The tall residential buildings will provide 320 new homes, of which 30 are shared ownership, and 100 sqm of commercial units. A variety of amenity spaces provide opportunities for a residential community to develop. Rooftop amenity space, accessible to all residents, is a mix of internal and external, the tallest block has a garden room which will increase the rooftop's accessibility to all residents throughout the year.

Client: Hackney Council
Architect: Feilden Clegg Bradley Studios
Structural Engineer: Buro Happold
M&E / Sustainability Engineer: Buro Happold
Project Manager: Hackney Council
Planning Consultant: Tibbalds Planning and Urban Design
Cost Consultant: Core 5 and Arcadis
Contractor: Phase 2b – Ardmore Construction Limited
CDM Advisor: CDRM Services
Landscape Architect: Churchman Thornhill Finch
Acoustic Consultant: Max Fordham
Facade Engineer: Wintech
EIA Coordinator: Trium
Transport Consultant, Waste Consultant: WSP
Contractor: Phase 1 – Morgan Sindall
Architects of Leisure Centre: FaulknerBrowns
Pre-Construction Advice: Blue Sky Building



© AVR

THE TURING BUILDING

3 Westfield Ave, London E20 1HZ
Status: **Under Construction**
Completion: **June 2024**
Number of storeys: **22**
Height: **109.9m**

Percentage breakdown of uses:

Office 88%
Plant, Ancillary spaces, BOH areas 8%
Leisure 2.3%
Retail 1.7%

The Turing Building is a gateway to the Stratford Cross development. Embracing the industrial heritage of the site has enabled the creation of a precinct with a richer pallet of materials and a more welcoming pedestrian scale is achieved by articulating the building as a collage of forms rather than a singular entity. This massing approach is also evident in the arrangement of the cinema and retail components that create a base for the building sculpted by pedestrian desire lines.

Client: Lendlense
Architect: Arney Fender Katsalidis (AFK)
Structural Engineer: Ramboll
Joint Venture Partner: Canada Pension Plan Investment Board (CPP Investments)
Main Contractor: Lendlease Construction
Plot Civil Engineer: Ramboll
MEP Engineer: NDY
Cost and Life-cycle Consultant: Arcadis
Employer's Agent: Arcadis
Facade Engineering: Meinhardt Group
Fire Engineering: The Fire Surgery
Acoustic Consultant: Hoare Lea



© CityScape

THE WATERMAN

Peninsula Square, Greenwich, London SE10 0UE

Status: **Built**

Completion: **2017**

Number of storeys: **31**

Height: **106m**

Percentage breakdown of uses:

Residential 100%

The Waterman, completed in 2017, delivers 269 new homes and a public square at the heart of the new urban district. The building includes a mix of residential tenures to achieve a diverse and balanced community. Each wing contains three flats and every apartment is dual aspect. Situated at the lower riverside of the Greenwich Peninsula, The Waterman provides generous well-lit apartments with views on to the riverside, Tidemill Square, the courtyard gardens or street.

Client: Knight Dragon
Architect: Pilbrow & Partners
Structural Engineer: CH2M
M&E: Hoare Lea
Project Manager / Cost Consultant: AECOM
Contractor: Wates
Landscape Architect: Turkington Martin



© Justin Piperger

UNION WHARF, GREENWICH

3 Laban Walk, Greenwich, London SE8 3EY

Status: **Built**

Completion: **May 2019**

Number of storeys: **12 – 23**

Height: **Collier Point: 77.4m, Walton Heights: 43.7m**

Percentage breakdown of uses:

Residential 96%

Early years nursery 2%

Flexible commercial 2%

Delivering 249 homes, an array of residents' shared amenities and extensive gardens, Union Wharf offers renters in London a genuinely alternative way of living. Completed in 2019, it has set a precedent in the Build to Rent sector and has been used as a case study industry-wide. The rigorous facade is articulated with a buff brick grid applied over a green glazed infill. The top floor crowns frame views along the water and towards the City from the roof terraces.

Client: Essential Living
Architect: Assael Architecture
Structural Engineer: Walsh Associates
Executive Architect: HTA Design LLP
Cost Consultant: Cast Consultancy
Interior Designer: Woods Bagot
Landscape Architect: BCA Landscape
M&E / Sustainability Engineer: Sweco
Planning Consultant: BPTW



© Benedict Luxmoore

UPLANDS BUSINESS PARK

Longfield Avenue, Walthamstow, London E17 7BD

Status: **Proposed**

Completion: **2034**

Number of storeys: **37**

Height: **135m**

Percentage breakdown of uses:

Residential 89%

Flexible Industrial Floorspace 8%

Bar/Restaurant 3%

Uplands Business Park is a 5.45 ha site between Blackhorse Lane and the Walthamstow Wetlands, home to a mix of creative businesses and traditional industry. The use of stacked and co-located typologies increases industrial capacity of the site while introducing other uses; commercial, community and up to 1,800 new homes. A mix of typologies from 2-storey workshops to 37-storey tall buildings, each respond in its scale and massing to its setting, to create coherent and legible places.

Client: NEAT Developments and BlackRock
Architecture: Allies and Morrison
Engineering: Meinhardt
Landscape: Bradley-Hole Schoenaich
Planning: Turley
Transport: Ardent
EIA: Quod
Cost: Gardiner & Theobald

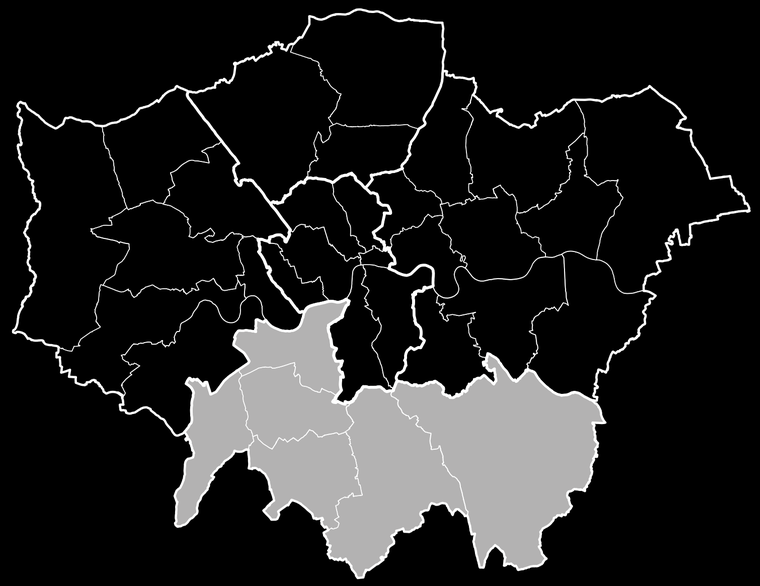


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SOUTH



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STROUDLEY WALK

20 Stroudley Walk, London E3 3EW | Status: **Under Construction** | Completion: **2024**
Number of storeys: **25** | Height: **83.5m**

Client: Muse Places and Poplar HARCA | Architect: RM_A | Structural Engineer: Mason Navarro Pledge | Main Contractor: McAleer & Rushe
Landscape Architect: Churchman Thornhill Finch | Sustainability, Energy, MEP: Insignis / Caldwell | Planning Consultant: DP9 | Project Manager: calfordseaden
Cost Consultant: AtkinsRéalis | Developer: Muse Developments Limited | RSL: Poplar HARCA

Percentage breakdown of uses:

Affordable Residential 46%
Private Residential 52%
Community, Commercial and Retail 2%

Standards & Accreditations:

- **Fabric first approach and communal heating using air source heat pumps saves 191 tonnes of CO2 per year, 74% saving over Building Regulations**
- **Non-residential units achieve BREEAM 'Excellent'**
- **New homes meet Mayor of London's Housing Design Standards and Secured by Design.**
- **Biodiversity Value increased from 0.49 to 0.84**
- **Urban Greening Factor 0.32**

"The changes we are proposing will be transformative to the area, which has a unique and rich history, having close links to both the suffragette movement and Mahatma Gandhi. It is a very special part of London. This is a huge boost for the local community."

Paul Dooley, Director of Development & Regeneration, Poplar HARCA

Stroudley Walk is a consultation led regeneration project by national placemaker Muse, reinvigorating an existing much neglected neighbourhood centre, with a 25 storey building, a series of lower buildings to mend the streets and significant public realm improvements to benefit the whole community.

Detailed urban design analysis identified an opportunity for a tall building to mark the new safe and thriving neighbourhood centre alongside a flexible new shared civic space, a pocket park, play space and extensive green amenity creating a new focus for the existing and new community to take pride in.

At the heart of the scheme is a new community kitchen and cafe linked to the pocket park and play space to serve new and existing residents, reactivate the neighbourhood centre and encourage the community to take ownership again. The project delivers 52 per cent affordable housing with 40 per cent family homes including ground floor duplexes with private gardens creating an active new residential street, designed with the community in mind.

The tall building is orientated along the important north south route presenting its narrow elevations to views from Bow Road and Devons Road, the form is split into two elegant elements with a deep recessed core between.

This is a robust crafted brick building. The plinth is designed to address the street maximising active frontage and links architecturally to facade improvements to the retained Fairlie Court completing comprehensive improvements to the neighbourhood centre. Upper levels are linked into groups to break down the scale of the building. The top is articulated with a raised open crown, detailed with recessed facades and a finer filagree of brick piers, protecting a dramatic roof top amenity space.



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COLLEGE ROAD

5 College Rd, Croydon CR0 1PJ
Status: **Built**
Completion: **August 2023**
Number of storeys: **50**
Height: **163m**

Percentage breakdown of uses:

Co-living 74.8%
Affordable Residential 24.5%
Commercial 0.7%

College Road was inspired by the rich mid-century modernism of Croydon, bringing a striking new addition to the Croydon skyline. There are 937 new homes, including 817 co-living studios for Enclave, enjoying fabulous amenities and breathtaking views and offering a model for healthier communal living. The geometric patterns of the external facade dazzle to the full height of this slender tower, also reflected in the ceramic tiles of the public colonnade and the beautifully designed interiors.

Client: Outpost Management and Oaktree
Architect: HTA Design
Structural Engineer: Barrett Mahony Consulting Engineers (BMCE), MJH Structural Engineers
Developer, Main Contractor, Quantity Surveyor, Project Manager, CDM Co-ordinator: Tide
Modular Manufacturer: Vision Modular Systems
M&E Consultant: Vector Design
Landscape Consultant, Planning Consultant: HTA Design
Acoustic Consultant: AIRO
Principal Designer: Tide and Vision Modular
Approved Building Inspector: Bureau Veritas Building Control



© Taran Wilkhu

KINDRED HOUSE

Wandle Park, Cornwall Rd, Croydon CR0 3RD
Status: **Built**
Completion: **March 2023**
Number of storeys: **25**
Height: **84m**

Percentage breakdown of uses:

Residential 90%
Flexible Office & Retail 10%

Residential tower of 128 homes over flexible co-working office and retail space on former car park site next to flyover, on the edge of Croydon's Old Town Centre. The scheme provides 47 per cent affordable housing with a single, shared core. The building shows how unloved sites adjacent to infrastructure can be transformed with good design into desirable places to live and work. The distinctive silhouette marks a gateway into the South Croydon following the curve of the A232 flyover.

Client: Brick by Brick
Architect: Pitman Tozer Architects
Structural Engineers: Conisbee (pre tender), Whitby Wood (post tender)
M&E Engineering: Max Fordham (pre tender)
Building Contractor: Henry Construction
EA/Quantity Surveyor: Core 5
Landscape Architect: LT Studio
Sustainability Consultant: Max Fordham
Transport Consultant: Steer Davies Gleave
Daylight Consultant: Point 2 Surveyors
Planning Consultant: DP9
Photographer: Nick Kane



MAPLETON CRESCENT

11 Mapleton Cres, London SW18 4GY
Status: **Built**
Completion: **May 2018**
Number of storeys: **27**
Height: **89.2m**

Percentage breakdown of uses:

Residential 100%
Affordable 60%
Market Value 40%

The scheme, for Pocket Living, provides 89 homes within a remarkable 27-storey tower on a constrained site in Wandsworth. The resulting triangular geometries, striking ceramic cladding and tall modular structure are unique ingredients. Built in 21 months using steel framed modular construction, the development sets new benchmarks for offsite affordable housing quality and upon completion was the tallest private residential modular structure in Europe. It was built on time and on programme.

Client: Pocket Living
Architect: Metropolitan Workshop
Structural Engineer: Clancy Consulting and Barrett Mahony
M&E / Sustainability Engineer: Mendick Waring
Cost Consultant: WT Partnership
Contractor: Donban Contracting UK
Volumetric Modular: Vision Modular



© Simon Kennedy

NO.26 CAROLYN HOUSE

26 Dingwall Rd, Croydon CR0 9XF
Status: **Built**
Completion: **October 2019**
Number of storeys: **23**
Height: **67m**

Percentage breakdown of uses:

Residential PRS 95%
Retail 5%

No.26 is the transformation of an existing 1960's office block into a modern 23 storey,183 apartment BTR scheme. The building retains elements of the existing, enabling it to be structurally strengthened, refitted, and vertically extended by 6 storeys, with a rooftop providing spectacular views across London. It is a 'Golden Thread' exemplar, having been executed using a BIM L2/3 protocol. High quality architecture and built form transformed the dated fabric and its inefficient performance.

Client: HSBC Pension fund
Architect: LRA Retinue Limited
Structural Engineer: SW & H Limited
Contractor: JJ Rhatigan
Project Manager: Arcus-PCD Ltd



© James Bedford

ONE NINE ELMS

Market Towers, 1 Nine Elms Ln, Nine Elms, London SW8 5NN
Status: **Under Construction**
Completion: **May 2024**
Number of storeys: **56**
Height: **204m**

Percentage breakdown of uses:

Residential 73.1%
Hotel 25.5%
Public Space 1.3%
Retail 0.1%

One Nine Elms is a mixed-use development comprising slender twin-towers — the 56-storey residential City Tower and the 42-storey River Tower, connected by a bridge. The development creates a vibrant and modern space for living, working, and leisure and is a focal point in the prime riverfront location of the Nine Elms district. Each tower accommodates contemporary, high-end apartments and the Park Hyatt London Hotel with amenities, including a ballroom, pool and spa.

Client: R&F Properties
Architect: Kohn Pedersen Fox Associates
Structural Engineer: AKT II
Project Manager: GVA Second London Wall
Services, Vertical Transport and Fire Engineer & Sustainability Consultant: Sweco
Facade Engineer: Billings Design Associates
Contractor: Multiplex



TEN DEGREES

East Croydon Station, Croydon CR0 1LF
Status: **Built**
Completion: **May 2020**
Number of storeys: **44**
Height: **135m**

Percentage breakdown of uses:

Residential 96.85%
Public Space 1.9%
Retail 1.25%

Ten Degrees is a landmark development delivered in just 26 months using the best of modern methods of construction. At the time of completion, Ten Degrees was the world's tallest volumetric building. This renowned scheme comprises 546 build to rent homes with generous amenity spaces, over 44 and 38 storeys. The design draws heavily on Croydon's rich heritage of mid-century buildings with a glazed terracotta facade which gives a distinctive appearance enhanced by a play of light and shadow.

Client: Greystar and Henderson Park
Architect: HTA Design LLP
Developer: Tide
Main Contractor: TideClient: Greystar and Henderson Park
Operator: Greystar
Modular manufacturer: Vision Modular Systems
Interior Designer, Landscape Architect, Planning Consultant, Sustainability consultants: HTA Design LLP
QS: Tide Construction
Employer's representative: Capita, Stace
BREEAM consultant: Evolusion
Acoustic consultant: Airo



© Simon Toplis

THAMES CITY

6 Carnation Wy., Nine Elms, London SW11 7BG

Status: **Built**

Completion: **August 2023**

Number of storeys: **53 (No. 8), 36 (No. 9)**

Height: **180m (No. 8), 125m (No. 9)**

Percentage breakdown of uses:

Residential: 95.8%

Retail 4.2%

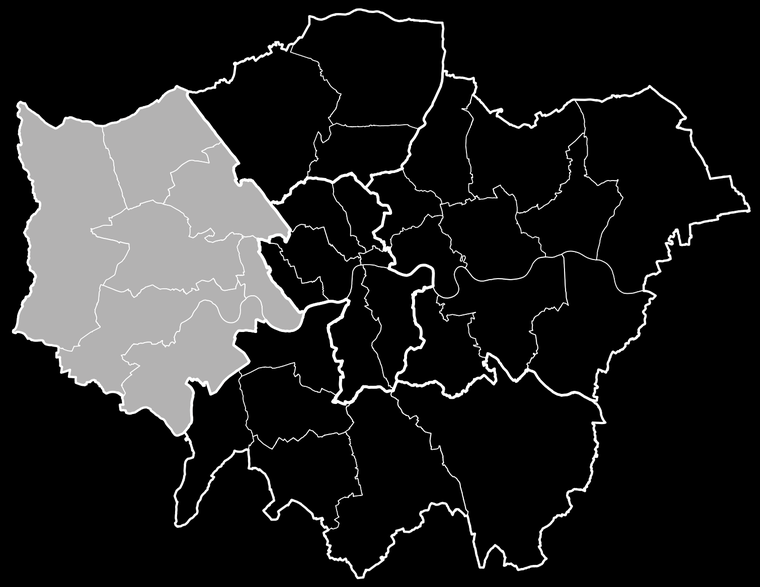
Thames City is a key part of Nine Elms, Europe's largest regeneration zone. Born out of SOM's New Covent Garden Market Plan, Thames City provides around 1,500 new homes overlooking the River Thames and over 2.5 acres of interconnected publicly accessible space. Providing a mix of various-sized homes to the area, two towers in Phase 1 of the development — No. 8 and No. 9 — rise from a podium housing daily amenities for residents, including a gym and swimming pool.

Client: R&F Properties
Architect: Skidmore Owings & Merrill
Structural Engineer: Skidmore Owings & Merrill
Interior Design: HBA Residential
Landscape Design: Gillespies
MEP: Hoare Lea
Contractors: Mace, Midgard



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WEST



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55 WEST, WEST EALING

32 Drayton Green Rd, London W13 8RY
Status: **Planning Granted**
Completion: **2026**
Number of storeys: **20**
Height: **68m**

Percentage breakdown of uses:

Residential 95%
Commercial 5%

Landmark 20 storey 100 per cent affordable residential tower in West Ealing will provide 144 affordable apartments with split level ground floor amenity, generous roof terrace, private balconies or winter gardens and communal spaces. It was granted approval via an appeal with the inspector praising 'exemplary design.' Built on a brownfield site in a highly sustainable location next to West Ealing station, the scheme will deliver high quality public realm and enhance the local townscape.

Client: Southern Grove, Metropolitan Thames Valley
Architect: DMWR Architects



ALPERTON BUS GARAGE

206 Bridgewater Rd, Wembley HA0 1AR
Status: **Under Construction**
Completion: **April 2026**
Number of storeys: **28**
Height: **112m**

Percentage breakdown of uses:

Residential 70%
Industrial 25%
Other 5%

The redevelopment of the Alperton Bus Garage site will see this existing brownfield site in a designated Opportunity Area transformed in to a new residential led 'co-location' scheme. The site is at the heart of the Alperton masterplan area, and represents the focal point of a new emerging residential location. This scheme will see the creation of 'Alperton Yard' which seeks to foster new innovative industries nestled below the new market and affordable (40%) units.

Client: Telford Homes
Architect: TP Bennett Architects
Planning Lawyers: Ashurst
Townscape and Heritage: Turley
Planning Consultant: Stantec
Transport Consultant: Velocity Transport Planning



FULTON & FIFTH

Fulton Rd, Wembley HA9
Status: **Under Construction**
Completion: **2025**
Number of storeys: **28**
Height: **120m**

Percentage breakdown of uses:

Residential 89% (60% Private | 40% Affordable)
Parking / Plant / Refuse / Cycle Storage 5.4%
Residential Amenity 1.5%
Retail / Workspace / Storage 4.1%

Fulton & Fifth proposes to deliver 876 homes including 40 per cent affordable housing. The site has been optimised to its full potential to deliver much needed homes to LB Brent, whilst refusing to compromise on quality. Residents will have access to exceptional amenities and private balconies to each apartment, all created with wellbeing in mind. Over 2.3 acres of new landscaped public realm is being created; encouraging residents and members of the public to use the site for exercising and connecting.

Developer: Regal London
Architect: Ryder Architecture
Landscape Architect: Bradley Murphy Design



ONE PORTAL WAY, NORTH ACTON

Portal Way, North Acton, London W3
Status: **Planning Granted**
Completion: **2034**
Number of storeys: **55**
Height: **Max height 229.76m**

Percentage breakdown of uses:

Residential 65%
Workspace 10%
Co-living or Student Residential 9.4%
Back of house/plant/support uses 7.1%
Hotel 6.4%
Retail and Leisure 1.5%
Community Uses (GP surgery) 0.6%

The proposals create a dynamic mixed-use research, workspace & residential community around a major new public park. The scheme will be realised over the coming decade, delivering 1,325 homes and over 2,000 jobs on behalf of Imperial College London. Shops, cafés, a community healthcentre, affordable makerspace and co-working hub provide much needed facilities for the neighbourhood. A vibrant programme of meanwhile uses to activate the site is proposed whilst the permanent buildings are delivered.

Client: Imperial College London
Architect: Pilbrow & Partners
Structural Engineers: AKTII
Project Manager: M3 Consulting
Planning Consultant: Iceni Projects
Community Engagement: London Communications Agency
Cost Consultant: TT Alinea
MEP, Environmental: WSP



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PERFUME FACTORY

66 Wales Farm Rd, London W3 6UE
Status: **Under Construction**
Completion: **March 2025**
Number of storeys: **25**
Height: **122m**

Percentage breakdown of uses:

Residential 90%
Commercial 10%

The Perfume Factory scheme will see an existing underutilised brownfield site developed for a new residential led Build to Rent scheme within the Old Oak and Park Royal Opportunity area. In conjunction with Notting Hill Genesis, Telford Homes will be delivering 376 new residential units which will be supported by a new landscaped public realm and local commercial spaces. In recognition of the site's former use, the main entranced will be framed by a 'red door', giving the site a strong identity.

Client: Telford Homes
Architect: Darling Associates
Structural Engineer: Robert Bird
Landscape Architect: Farrer Huxley
Planning Consultant: RPS Consulting Services Ltd
MEP: Cudd Bentley
EIA Consultants: RSK



TELEVISION CENTRE - PHASE 2

101 Wood Ln, Shepherd's Bush, London W12 7FA
Status: **Proposed**
Completion: **2026**
Number of storeys: **24**
Height: **85m**

Percentage breakdown of uses:

Residential 95%
Office (5%)

The tower is one of eight plots within the overall Television Centre scheme. The tower is a counterpoint to the predominantly mid-rise scale of the rest of the development. The overall scheme provides employment space, retail, leisure, residential and broadcast facilities.

Client: Mitsui Fudosan UK Ltd, AIMCo
Architects: AHMM, dRMM, Mikhail Riches, Maccreanor Lavington, Gillespies
Developer: Stanhope PLC



WATKIN ROAD

10 Watkin Rd, Wembley HA9
Status: **Built**
Completion: **July 2023**
Number of storeys: **24**
Height: **75.7m**

Percentage breakdown of uses:

Residential 97%
Affordable Studios & Workspaces 3%

Watkin Road is an elegant 24-storey redevelopment of a brownfield site close to Wembley Stadium. dMFK Architects designed and delivered the scheme for Barratt London, providing 229 new homes, affordable workspace and public realm. The project involved developing a broken-down composition of calm, elegant, vertically proportioned fingers of gently varying heights and colours to soften the top of the building and focus the longer-range views onto the tallest thin central element.

Client: Barratt London
Architect: dMFK Architects
Structural Engineer: Walsh
Contractor: Barratt London
Planning Consultant: Savills
Landscape Architect: Macfarlane + Assocs Ltd
M&E / Sustainability Engineer: Silcock Dawson & Partners
Fire Consultant: Sweco
Transport Consultant: SDG
Access Consultant: David Bonnett Associates Limited



© Jack Hobhouse

WEMBLEY NORTH EAST LANDS - NE02/NE03

49 Olympic Steps, Wembley Park, Wembley HA9 0WS
Status: **Under Construction**
Completion: **2025**
Number of storeys: **27**
Height: **34m and 87.5m**

Percentage breakdown of uses:

Residential 96%
Communal facilities; residents lounge, gym, co-working, offices, retail spaces and associated service spaces 4%

Haworth Tompkins' 750 home residential project for Quintain and delivered by John Sisk & Son Ltd forms part of a wider 10 million sqft mixed-use masterplan. The scheme has been designed to maximise the benefits of Design for Manufacture and Assembly (DfMA) through prefabrication and standardisation. New homes are being delivered across two plots providing a mix of BtR, shared ownership, affordable & discount market rent properties, alongside shared amenity, community & office space.

Client: Quintain
Architect: Haworth Tompkins
Structural Engineer: Elliott Wood
Contractor: John Sisk & Son Ltd
Services Engineer: Griffiths Evans, H E Simm & Son, Hive, Foreman Roberts, Halsion
Facade Engineer: Eckersley O'Callaghan
Structural Engineer: CampbellReith
Landscape Architect: Gross Max, BHSLA
M&E / Sustainability Engineer: Buro Happold



WHITE CITY PLACE

89 Wood Ln, Shepherd's Bush, London W12 7FA

Status: **Built**

Completion: **2017**

Number of storeys: **21**

Height: **102m**

Percentage breakdown of uses:

Office 95%

Retail 3%

Other (Amenity) 2%

One of three buildings comprising the Gateway site at White City Place. In addition to the building, two new public squares, streets and a garden. Gateway East will front the newly created Arrival Square and Wood Lane. The building will provide 517,335 sq ft of office space on the upper floors, of which 215,504 sq ft is flexible space to accommodate life science. The ground floor will provide a townhall space and amenities of 4,600 sq ft with 2303 sq ft of retail.

Client: Mitsui Fudosan, AIMCo
Architect: Allies & Morrison
Developer: Stanhope PLC
Construction Manager: Lendlease



© A&M

ENDNOTES

1 Opportunity Areas are identified in the Mayor's London Plan as key locations with potential for new homes, jobs and infrastructure of all types. Many are linked to existing or potential public transport improvements and typically have capacity for at least 2,500 new homes or 5,000 new jobs, or a combination of the two.

2 https://www.independent.co.uk/voices/commentators/ken-livingstone-london-needs-some-more-clusters-of-tall-buildings-9172567.html

3 The role of overseas investors in the London new-build residential market, Final report for Homes for London Kath Scanlon, Christine Whitehead and Fanny Blanc with Ulises Moreno-Tabarez May 2017

4 UK House Price Index: November 2023 https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/housepriceindex/november2023

5 Letter written by Michael Gove, Secretary of State for, Levelling Up, Housing and Communities to Sadiq Khan February 2024 https://assets.publishing.service.gov.uk/media/65ca5eb473806a000cec7721/12022024_SoS_DLUHC_letter_to_the_Mayor_of_London_-_Review_of_the_London_Plan.pdf

6 Planning London Datahub, Greater London Authority, 2024

7 https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/growing-up-planning-for-children-in-new-vertical-communities/

8 http://www.high-rise-housing.co.uk

9 The City Cluster has been identified as one of the key areas of change and growth during the 2026 City plan and is subject to area-specific policies. This key area lies in the eastern area of the City, which contains a cluster of tall buildings forming part of a distinctive skyline with the highest density of buildings for the highest

10 https://www.ealing.gov.uk/news/article/2143/ealing_clamping_down_on_tall_buildings

11 City of London Corporation, November 2023 https://news.cityoflondon.gov.uk/city-of-london-corporation-unveils-new-images-of-the-future-city-of-london-skyline-by-2030-amid-strong-year-for-development/

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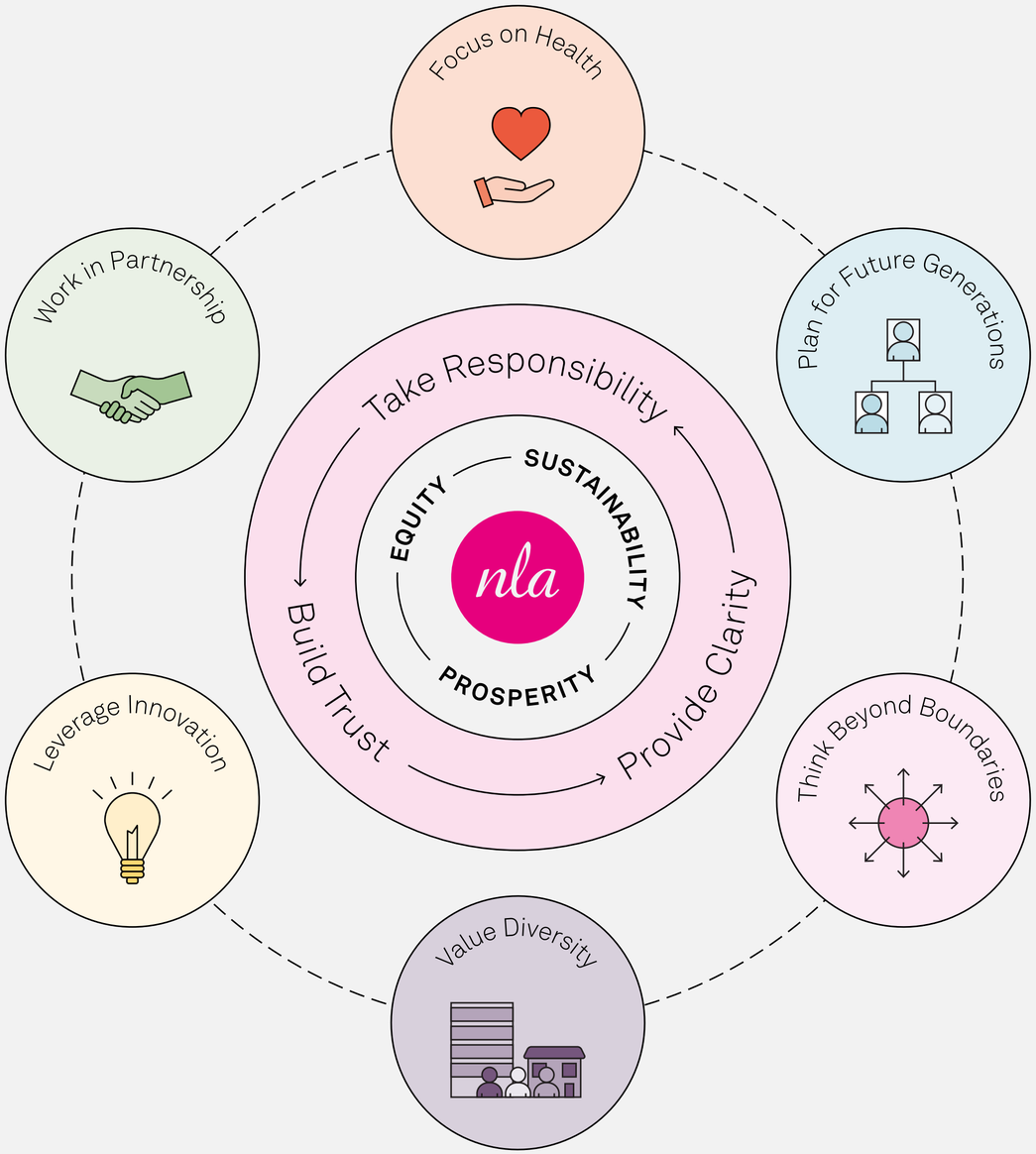
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As part of NLA's mission of shaping a better city, we introduced the New London Agenda. Developed from 18 years of experience in placemaking and input from over 400 stakeholders, this framework sets the stage for equitable, sustainable, and prosperous city-making. With values like Taking Responsibility, Providing Clarity, and Building Trust, and guided by the 'Six Pillars of Placemaking,' this agenda ensures London’s built environment community works together to shape a better city. And with the capital embarking on a new 30-year development cycle, it is more crucial than ever to learn from and reimagine the contribution of tall buildings to London.



NLA is London’s built environment community; a membership organisation for everyone with an interest in London’s built environment. Its purpose is to help make London a better place to live, work and visit. Its mission is to engage with professionals, politicians and the public to deliver positive change in the city.

NLA's activities include events, exhibitions, tours, research, publications, learning, websites and social media, awards and competitions, as well as the London Festival of Architecture. NLA's public gallery and event space, the London Centre, is based in the City of London and hosts its London Models.

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