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Stuart Robinson | Ceire O'Rourke | Yolande Barnes | The New Teams: U+I
HOK | Floral Court | The Painted Hall, Greenwich



THE NEW TEAMS

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U+I's Craig White, Richard Upton, Martyn Evans
and Sadie Morgan by Richie Hopson

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In 1953, Francis Crick discovered the double-helix structure of DNA, for which he was awarded the Nobel Prize nine years later. And that, believe it or not, seems a very fitting motif for this issue of *New London Quarterly*.

Because: not only is the New Londoner this time Stuart Robinson, who was key to the creation of the Francis Crick Institute in King's Cross (above), but he is striving to spread the historic 'DNA' of TfL for design excellence into a new stage of creating great places, as one of London's biggest housing developers. Not only is HOK – the architect responsible for the King's Cross building and Top of their Game this time – recognising its history of diverse projects across sectors and geographies, but it is bolstering its London presence with important new hires that adhere to its deep roots. And not only is Laing O'Rourke the firm responsible for building the Crick, but its head of residential Ceire O'Rourke is pushing to lead on housing and diversity across the group.

But when it comes to DNA, it also appears that when the ingredients in terms of wider teams are right, that's when good things happen. So U+I, the focus of a new feature on the new

teams this issue, has brought some of the band back together – Martyn Evans teaming up again with Richard Upton and adding like-minded figures such as Craig White and Sadie Morgan into the mix.

There is plenty more besides: an On Location report from Euston in our briefing notes section that considers – among other things – the power of the cluster near the station of Knowledge Quarter institutions, the Crick among them. We ask Croydon's Heather Cheesbrough for her 'My London' and Yolande Barnes her responses to our questions in an extended Coffee Break feature. In an expanded look at new buildings and placemaking this time we take a tour around KPF's work for Capco at Floral Court in Covent Garden, as well as a piece on the Painted Hall in Greenwich, the multi-award-winning venue of the NLA charity dinner this quarter. And finally, as to future schemes likely to have an impact on London, SEGRO unveils its pioneering approach to blending industry and residential at the former Nestlé factory in Hayes, a broad principle which the GLA is hoping to imprint on the capital's evolving DNA. Enjoy the issue!

David Taylor, Editor

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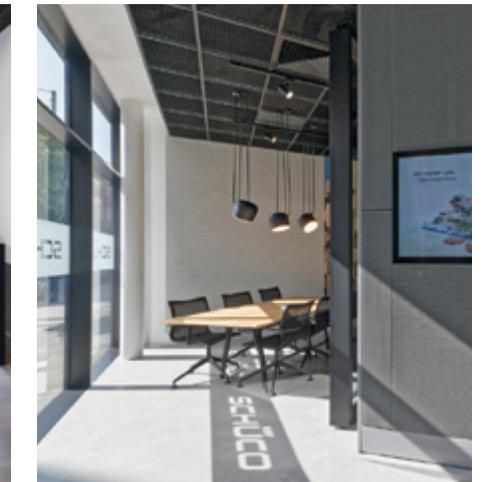
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Croydon's Heather Cheesbrough sings the praises of Greenwich



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SCHÜCO

THE QUARTER

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

Buildings

Tottenham Hotspur Football Club unveiled its new Populous-designed **stadium** (1) to general acclaim. The 62,062-seater stadium is the biggest of the London clubs and incorporates a fully retractable pitch and a ‘home’ end with 17,500 spectators in a single-tier stand. **Eltham College** unveiled two new buildings (2) designed by Levitt Bernstein, the first significant works at the historic school grounds in more than 50 years. The new sixth-form centre and maths and languages department in the Turberville Building replaces a failing 1960s wing extension, while the Foxbury Building is a new purpose-built well-being centre. UCL won detailed approval for its new **East campus** (3), featuring high-profile schemes by Stanton Williams, Lifschutz Davidson Sandilands and VOGT. Construction of phase 1 is to start on the Queen Elizabeth Park later this summer. Peter Barber completed its mansion block on Peckham Road. The European Bank for Reconstruction and Development (EBRD) announced it is to move its London HQ from Exchange Square in the City to **Five Bank Street** in Canary Wharf. The move to ‘one of the most environmentally advanced’ offices in the UK will take place in 2022. The City of London Corporation announced that it has chosen Barking & Dagenham to relocate **Billingsgate, New Spitalfields and Smithfield** – London’s three iconic markets. Farrells won detailed planning consent for **Skylines**, a 1.44ha site located on the prominent eastern corner of the Marsh Wall

and Limeharbour junction. The £312m mixed-use residential scheme proposes 579 homes, 35 per cent of which are affordable, as well as a 12-storey business centre and new primary school. AHMM drew up plans for a **temporary House of Commons chamber** in the Grade II-listed Richmond House to be used while the Palace of Westminster is restored. The Lords plan to move to the QEII Centre conference facility. AHMM also submitted its designs for **Elizabeth House** in Waterloo for planning permission, on behalf of client HB Reavis. Apt’s 42-storey Paddington ‘Cucumber’ tower – **1 Merchant Square** – won planning from Westminster City Council. Dexter Moren submitted proposals for a 24-storey hotel tower next to Ralph Erskine’s Ark in Hammersmith. Jestico+Whiles won planning permission for a new three-storey annexe at the **Imperial War Museum**. French President Emmanuel Macron and Mayor of Paris Anne Hidalgo pledged to ensure that the medieval **Cathedral of Notre-Dame** will be rebuilt following a devastating fire, with an international architecture competition set to launch for the redesign of its roofline. Foster + Partners’ plans for **The Tulip** won the green light from the City’s planning committee, despite objections from bodies including Historic England and London Mayor Sadiq Khan. John Robertson Architects completed its work on the renovation of **Great Arthur House** on the Golden Lane Estate in the City of London (4). The work replaced the Chamberlin, Powell & Bon building’s single-

glazed curtain wall system with a matching double-glazed facade, and prefabricated panels were installed to replace existing cladding, with the roof-level maintenance gantry also replaced. **Lanterna** by Lyndon Goode Architects (5) and **Monier Road** by Pitman Tozer Architects (6) at **Fish Island Village**, the new £125m live-work neighbourhood to the south of Hackney Wick, have welcomed their first residents. The buildings are part of Phase 1 and 2 of a masterplan which will provide 423 homes, plus 4,600 sqm of workspace, of which 4,280 sqm will be managed by social enterprise The Trampery.

Politics/reports

Labour pledged to end **Permitted Development Rights**, saying it had led to the creation of ‘slum housing and rabbit hutch flats’. The price of an average detached property in London has risen 87 per cent, or more than £420,000, since 2009. The average price now stands at £906,825, according to **@Housesimple**. **Public Practice**, the social enterprise set up to increase skills and capacity in public-sector built environment teams, announced its second cohort of year-long work placements, doubling in size to 37 to meet growing demand.

People

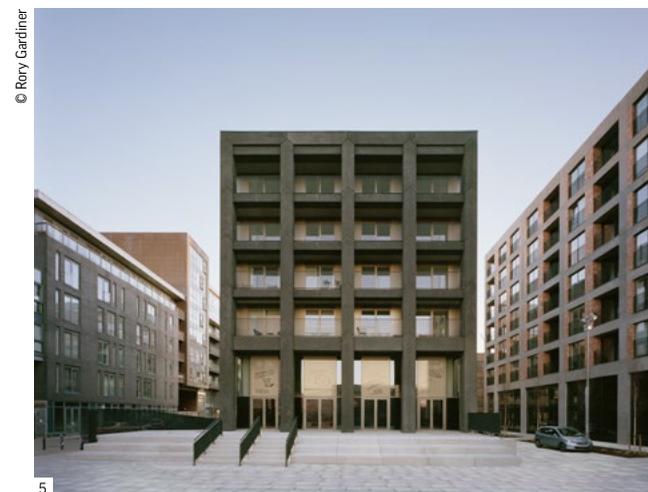
Architect **I.M. Pei** died, aged 102. Create Streets founder **Nicholas Boys Smith** was named as interim chair of the Building Better, Building Beautiful Commission after the removal of **Roger Scruton** from the role he filled for 159 days, after ‘unacceptable comments’ made in the media. National Infrastructure Commission chair Sadie Morgan named her design group members. They are: **Sadie Morgan (chair)**, **Isabel Dedring** of Arup, **Anthony Dewar** of Network Rail, **Clare Donnelly** of Fereday Pollard, **Andrew Grant** of Grant.



1



3



5



2



4



6

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PAINTED HALL DINNER RAISES THOUSANDS FOR CHARITY

NLA raised just over £8,000 for charities including the Temple Bar Investment Trust and The Connection at St Martin's when it held its first charity dinner at the newly restored Painted Hall in Greenwich.

The event, which attracted around 230 guests in black tie, was addressed by TV historian Dan Cruickshank, who explored the Wren and Hawksmoor-designed building's unique heritage, setting it within the Old Royal Naval College's long history, and pointing out hidden elements in the depicted scenes.

'This space holds such important political architecture', he told the audience. 'There are many messages within this space' ... 'Nothing is quite what it seems.'

Cruickshank was talking following a speech from Will Palin, architectural writer and conservation director at the Old Royal Naval College, which

he called 'the product of an inspired collaboration that has created one of the world's most incredible buildings'. The architect responsible for the works, Hugh Broughton (working with the college's surveyor of the fabric, Martin Ashley Architects), told how his designs had sought to optimise the environment

'On the face of it, the project was deceptively simple; after all, we only had to deal with two rooms'

for the long-term restoration of the paintings. 'On the face of it, the project was deceptively simple; after all, we only had to deal with two rooms', he quipped.

The building, whose renovation was part-funded by the National Lottery Heritage Fund, figures as one of the most spectacular and important Baroque interiors in Europe, its

ceiling and wall decorations conceived and executed by the British artist Sir James Thornhill between 1707 and 1726 at the pivotal moment when the United Kingdom was created and became a dominant power in Europe.

The Painted Hall is a sequence of three distinct but connected spaces: a domed vestibule, lower hall and then the show-stopping upper hall. The works stabilised the environment in the Painted Hall, including a new entrance off College Way leading into the vaulted King William Undercroft, fully revealed for the first time in 100 years. That space provides a new welcome area, shop and café, while some 3,700 sqm of painted surfaces have been conserved, with a fully accessible scaffold allowing 80,000 visitors to inspect the conservation work at close quarters during its two-year, £8.5m conservation works. ●

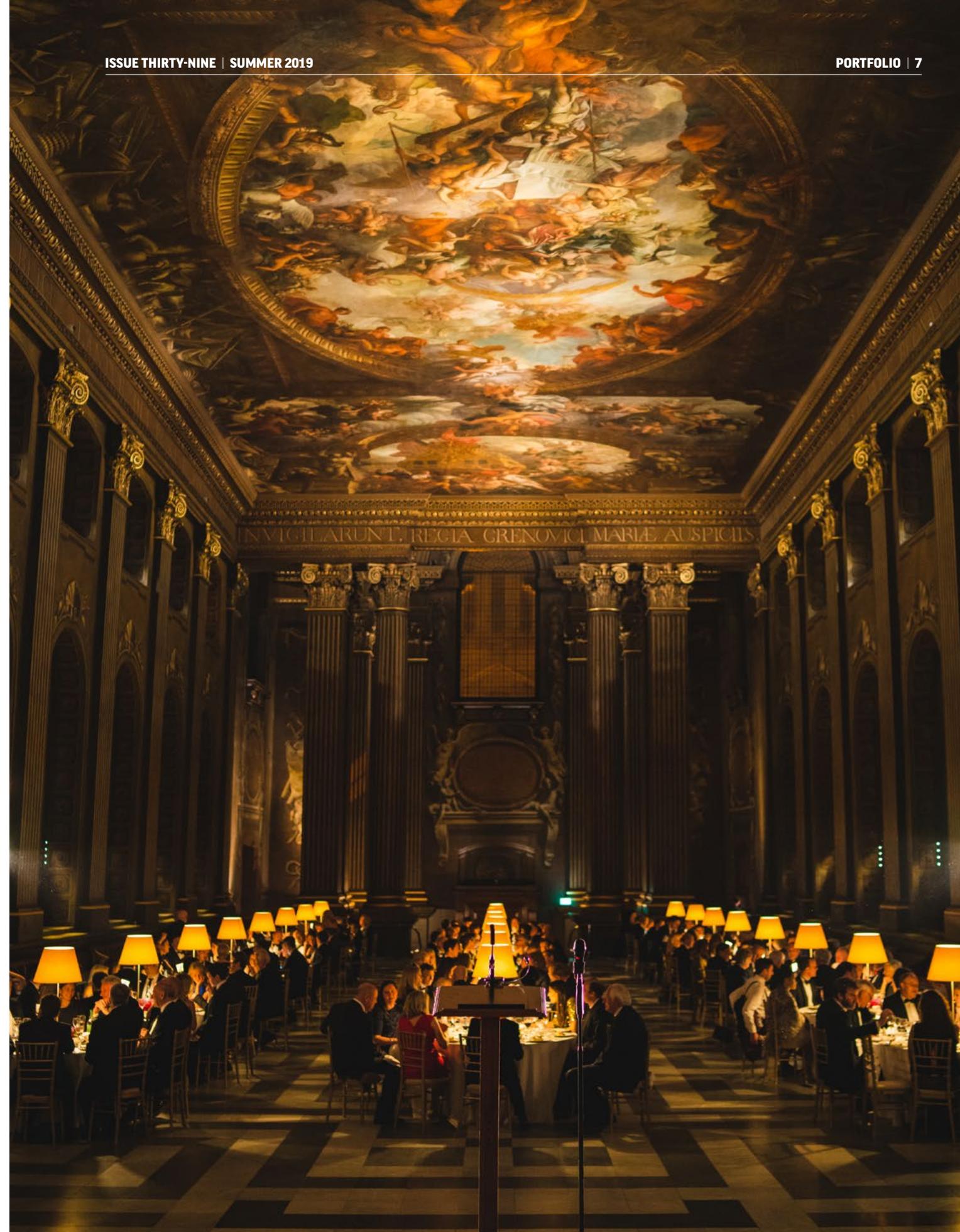
Read our mini-building review on the Painted Hall on page 74

←

History man –
Dan Cruickshank
in full flow

→

Dinner with friends –
the Painted Hall event



VIEWPOINT

What single thing would you do to improve public housing?



Andrew Taylor
Director,
Patel Taylor

Good public housing can only emerge through conviction – an unwavering belief that we can challenge standard models to elevate quality. On a human scale, we are shaping a place where people from diverse economic and cultural backgrounds can call home. From an urban design perspective, we are also creating a hierarchy of public spaces that fit together to strengthen the wider context of the city and form a more inclusive society. Let's start by refocusing on the residents. What does the approach to their front door look like? Are the homes beautifully detailed, indoors and out? How do the shared social spaces work for this specific community? For example, by structuring spaces around parks and gardens, we provide opportunities for shared or individual experiences. Touchstones, such as an elegant door handle or balustrade, spark everyday moments of delight. All these considerations ultimately come together to create a sense of belonging; enhancing the remembered journey – from street to front door, and the place we call home within. If we reaffirm our belief in a greater ambition for public housing, we can raise the bar in terms of design quality and establish a stronger city fabric for generations to come.



Farida Djobo, resident of the Brickworks social rented scheme in Crouch End by Brady Mallalieu Architects. From the 'Public Housing: a London renaissance' exhibition at NLA



Geoff Pearce
Executive director
of regeneration and
development,
Swan Housing Group

There is no silver bullet.

In my 21 years working in housing development in London there have been many attempts to improve the quality of design and construction in public housing. Although I believe we have more understanding today of how to design housing that has a positive impact on the quality of life than in the late 90s, we still make far too many mistakes. We invest millions in our new developments and spend many millions more maintaining them into the future. We must do better!

My one solution is not a panacea, but I'm not sure it's something we've really tried before on any scale. We need to listen to the people who live in the homes we build and create a set of principles that are sacrosanct, on which we will never compromise. These principles could be about the controls we put in place around our construction processes, around minimum standards, about the aftercare services we provide, or about fundamental design principles – anything that has an impact on the quality of life experienced by our customers as a result of their living in one of our new developments. This isn't a task that one organisation can or should undertake on its own, it needs to be a collaborative approach where as much consumer feedback can be harnessed as possible to inform the debate. I'm not talking about the standard post-occupancy survey, but a genuine process of engagement with a real commitment from the sector to hearing what our customers have to say and making genuine and permanent changes to the way we design and build our new developments for the better.



Teresa Borsuk
Senior advisor,
Pollard Thomas
Edwards

To ban the use of the term ‘unit’ when home is meant. Whether we are designers, developers or housing providers, we need to remember that every unit is someone’s home, irrespective of socio-economic group.

Home is where the heart is and that is unlikely to be found in a unit. ‘Home’ captures the importance of having a loving home and a home that is loved. The very word evokes the essence and qualities that home needs to be and to have. Home is a sanctuary; a place of safety, security, happiness and joy.

Whereas, ‘unit’ or ‘units’ is more associated with achieving numerical targets. The term suggests and promotes quantity over quality. It lacks both human soul and aspiration.

Home and living are synonymous. Only if we think of home, can we begin to focus on what is valued and the qualities that we can bring to create homes that are cherished. ‘Home, sweet home.’



Alan Wright
Director,
BPTW

Reflecting on what would be the one proposal I have to lift quality in public housing in London I kept coming back to the word ‘compassion’. We had talked about this in the studio and the opening line of Hillsong’s *Mighty to Save* – ‘Everyone needs compassion’ – seemed particularly apt as it captures the numerous feelings of empathy, understanding, care, concern, sensitivity, and so on that seem to me to be so utterly fundamental to creating homes that will transform people’s lives. To have the opportunity to do this is a privilege and as such needs to be approached with humility and passion that respect the rights of everyone to a decent home that is first and foremost one that will be a joy to live in. This of course extends to the places outside the home and to making neighbourhoods that will give pleasure to the whole community, which is why I believe that compassion – consideration for others, kindness and thoughtfulness – should be at the centre of everything we do and is integral to raising quality in the homes we design and build.



Arita Morris
Director,
Child Graddon Lewis

Public housing plays a disproportionate role in the development of new housing, yet it is highly valued by millions of UK residents who are tenants or prospective tenants.

It provides protection and support for low-income and one-person households, households with a disabled member, the homeless, the NHS and social care.

Lifting quality is a complex, multi-layered issue, but improvement could be achieved if we considered public housing fundamental to national infrastructure – celebrated as ‘national treasure’.

The answer to lifting quality is in consistent long-term funding and policies that support new housing and maintain existing stock quality. The financial model and political regime around public housing requires strategic future planning that is ring-fenced and protected.

This would ensure that systems can identify, prevent and mitigate any further problems over time, including nationwide issues such as preparing for investment needs and risk management across the tenure.

Most existing social housing design is unremarkable. Recent surveys show the average social rented home is a house at least 50 years old, which meets the Decent Homes Standard, and is in the highest energy-efficiency categories of A-D. Lifting quality should sustain current strengths, but efforts must focus on improving neighbourhood quality.

Improving delivery involves reform of procurement away from design and build, where quality rests entirely in the contractor’s hands.



Gavin Miller
Director,
MICA Architects

My proposal would be a rule to increase the residential amenity the higher homes are from the ground.

As height increases, so would amenity provision, applicable beyond an agreed height threshold: such as the urban datum for the context and/or the maximum height before visual association with the ground is lost. Dependent on context, this could range from three to eight storeys and would be a 3D development of the current urban greening model.

Inevitably, delivering homes for Londoners will mean higher densities and prefabrication, and there is a danger we could repeat the mistakes of the past: the 1960s package deals etc.

This rule would prevent soulless prefabricated tall towers popping up in inappropriate places, compensating for a lack of ground floor connection for family living.

It would make tall residential building more responsive to context, while also encouraging alternative and innovative housing types, such as high-density low-rise solutions, and could apply to all housing.

No doubt I’ll be shot by our developer clients for suggesting it ... but I’d like to believe the extra quality and amenity would pay back in the end.



Gareth Gwynne
West area manager
(development
management),
LB Tower Hamlets

My proposal is to revisit and build on lessons learnt from previously built social housing. As we have seen through the High Density Living Research project being undertaken by our borough, talking to residents, housing associations, building care maintenance staff and other stakeholders involved in the everyday life of residential buildings is central to shedding light on issues that can be easily overseen by built environment professionals. Understanding these issues from an end-user perspective is for me a key to achieving socially integrated residential development over the long term.

I advocate the monitoring of schemes through Post Occupancy Evaluations, secured within S106 agreements to ensure an ongoing understanding of the performance of buildings and how these are able to best suit the needs of residents.

As part of this proposal for a fuller understanding of what good quality public housing means, I advocate the creation of a new five-year post-completion design award.



Paul Quinn
Director of Merton
Regeneration,
Clarion Housing
Group

To many, the term ‘quality’ equates to design quality. Design quality is incredibly important but in the world of urban regeneration – where social cleansing, gentrification and regeneration have become interchangeable words – that’s not enough. ‘Quality’ needs to extend to and embrace the overall offer – good homes, great public realm, employment and leisure opportunities and, critically, fairness and security.

Clarion’s Merton Regeneration project seeks to find that sweet spot of financial viability, design quality and inclusivity. It offers 740 socially rented homes in a borough that has produced 70 in the past five years; almost 3,000 new homes where 90 per cent of applications are for 10 or fewer homes; and full leasehold or freehold replacement home for resident homeowners. All confirmed in the Residents Offer and it is this offer that defines the quality in the scheme.

Which isn’t to say we don’t fixate on design quality – we do, and we have worked closely with the community, local stakeholders and specialists to get that right. This comprehensive collaboration enabled a clear understanding of the community’s views and concerns and shaped design evolution. But for new public housing to be successful in London it needs to be about more than design quality. It needs to embrace a set of core values and qualities based on fairness, transparency and social justice.

WHAT THEY SAID

Some of the best quotes and facts from NLA speakers and via hashtags across the twittersphere

#EustonOL

‘No one ever had a good idea over email’

HS2 adviser Stuart Robinson on the need for more collaborative spaces

‘This really is the front door to the UK’s innovation economy’

British Land’s Juliette Morgan on Euston, an area that gets 150 million passengers travelling into the area every day

‘From the day that it opened, Euston was too small’

Network Rail’s Stuart Kirkwood

‘It’s not about consulting people – it’s about genuinely working in a spirit of collaboration’

Camden’s Cllr Danny Beales

‘Camden is not a canvas – it is a place that people are already living in’

Camden Giving’s Natasha Friend on the area and importance of economic opportunities available to locals

#NLAPlanning

‘It’s really important to celebrate the Old Kent Road as it is, and that plans will celebrate it and build on that’

Southwark’s Johnson Situ

‘The planning stages are a fundamental part of the welfare system ... fundamental part of how the UK operates. It requires communication’

Urbik’s Lee Mallett

#NLANights

‘Unless they get to the next stage, they’re in danger of losing Brexit. There could be another 5–6 years of uncertainty. When it comes to tall buildings, the skills shortage Brexit may bring to the industry could be a real threat’

Colin Stanbridge, ex-CEO of LCCI P&C at One Crown Place



#NLAInternational

‘Building stocks are a city’s most important socio-economic and cultural resource, but information about them is highly fragmented – how do you bring this data together?’

Polly Hudson, doctoral researcher at The Bartlett Centre for Advanced Spatial Analysis, ‘Big Data and the Design of Cities’

‘Architecture schools just breed people that create art galleries for rich people’

Claire Bennie of Municipal at NLA’s NYLON event on public housing

#NLAPublicHousing

‘We hope that the quality of design highlighted in this exhibition will apply to the 300,000 homes we hope to build a year – the huge importance of the involvement of the community is evident here’

Housing Minister Kit Malthouse MP at the launch of NLA’s ‘Public Housing: a London renaissance’

#NLAPaintedHall

‘This space holds such important political architecture – there are many messages within this space’

BBC presenter and historian Dan Cruickshank giving a fascinating history of the Painted Hall

‘The Painted Hall is the product of an inspired collaboration that has created one of the world’s most incredible buildings. Sir James Thornhill is one of history’s most celebrated painters’

Will Palin, architectural writer and conservation director at the Old Royal Naval College

For more live tweets and quotes from NLA events, follow @nlaLondon

For write-ups, go to newlondonarchitecture.org/news





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The Cavendish Laboratory, University of Cambridge

CHINA AND CHANGE

Peter Murray reflects on a trip aimed at forging links between Shenzhen in China and London

At the end of April, London was the ‘guest city’ at the Shenzhen Design Week (SZDW). I was invited to attend as the Mayor of London’s International Design Advocate to speak about Sadiq Khan’s Good Growth by Design policies, and spent an enjoyable couple of days in discussion with Chinese colleagues about building better links between the two cities, eating big banquets with people like the chairman of the Shenzhen Committee of Chinese People’s Political Consultative Conference and sharing platforms with the governor of Guangdong Province and Hong Kong’s under secretary for Commerce and Economic Development.

The VIPs were there to sign an MoU for a Creative Design Union between Shenzhen, Hong Kong and Macao. The desire for this part of China to be a creative hub resonated with NLA’s recent exhibition *London: Design Capital*. The exhibition focused on the work that British architectural practices are doing around the world – not least in China – and was restaged as part of the London Pavilion for SZD. Curated by the Chartered Society of Designers, the pavilion also included displays by Arup, Jaguar, Maynard Design, Nigel Coates and Vlad Tenu, whose day job is as an architect at AHMM but who also carries out his own innovative design work. Previous projects include a parametrically designed dress for Björk made out of 25,000 Swarovski crystals. At Shenzhen, he showed his Miniplex installation, a modular assembly system that made its first outing as part of the NLA City Centre Youth Programme.

We found a massive interest in Shenzhen of all things London – the

talks the designers and I gave were all packed (we were told that the French equivalents were almost empty!). The audience was young – Shenzhen has an average age of just 32 – and some came with their parents with the aim of finding out more about London as a place to study.

We enjoyed a series of lively debates around the things that we could learn from each other. The key messages were that London is a historic city that has to incorporate new infrastructure and new development; while Shenzhen is a totally modern city – just 40 years old. We could do with a bit of their get up and go; they could benefit from some of our characterisation.

The city has a wealth of new architecture of some quality: OMA’s Stock Exchange, Coop Himmelb(l)au’s Museum of Contemporary Art and Planning, the China Resources Tower by KPF, and BIG’s Shenzhen Energy Mansion towers. Fumihiko Maki designed the Design Society building, a cultural centre exhibiting international and local design. It also houses an outpost of the V&A. The founding director is Ole Bouman who used to

run the Netherlands Architecture Institute. I managed to get to the opening of an exhibition there of the work of Henry Steiner – known as the ‘father of Hong Kong design’ – but I’m ashamed to say that, until then, Steiner was unknown to me. The exhibition was an eye-opener. He studied under Paul Rand at Yale, and his work reflects Rand’s clarity and humour. He worked for all the big Hong Kong institutions – Hongkong Land, HSBC, Standard Chartered, Peninsula Hotel et al – and forged its modern identity.

Although Shenzhen has some disturbingly large highways in the city centre making walking difficult – and cyclists are forced to use the pavements – Shenzhen is remarkably pollution-free compared with many Chinese cities: the bus fleet is all electric and all taxis will be so by next year.

NLA, through its programme of International Dialogues, supported by London & Partners, will continue to engage with Shenzhen to discuss ways that our two cities can exchange knowledge, as well as jobs, and live up to our boasts to be global centres of creative design. ●



← Knowledge-Sharing in Shenzhen

PUTTING PLACE ON THE MAP

Stuart Robinson is keeping Transport for London on track as London's biggest and most active developer, with a push towards creating more 'great places'. By *David Taylor*



For as long as he can remember, Stuart Robinson has loved maps. Collecting them, drawing on them, poring over them.

And that is particularly apposite today with his work for Transport for London (TfL), whose own Harry Beck-designed Tube map has shaped many people's consciousness of the city – even if that has occasionally distorted real distances. Now, with TfL recognised as the capital's biggest and most active developer ahead of its role as a transport provider, Robinson is helping to shape the new map of London and housing provision – for good.

'TfL is a regulator, it is an operator, it is a plan-making authority, but it also has strong commercial development', he says. 'It has the biggest advertising budget in the world – £1.4bn per year – but it also has the most active property development portfolio in London. I don't think there is anyone who is bringing forward as much land for development as rapidly as TfL is at the moment. So, what a great place it is to work at the moment!'

Indeed, TfL is one of the few public sector organisations that knows what it owns – some 2,750 acres of surplus land ready for redevelopment, on 250 sites. And then there's more in terms of building over tracks and other infrastructure that is already there – bus garages and the like, to make the most of land we have without encroaching into Green Belt or public space generally.

We meet at 55 Broadway, the elegant 1920s home to TfL's main troops above St James' Tube station, resplendent with oak panelling and historic transport paraphernalia dating back to transport chief Frank Pick. Robinson had been brought in to get a residential planning consent for it so it could be sold on, Daniel Moylan branding the sell-off plan a 'tragedy' – even if that is now understood to be under review. We walk into a room past a clutch of staff including Francis Salway, ex-head of Land Securities, who sits on a group called CDev,

an overarching advisory group that Robinson also sits on concerning the direction of travel for its property development arm.

So, how did Robinson's long association with this world of people and place begin?

'My story really started from loving maps', says Robinson. 'I always loved maps. I was constantly drawing maps from when I could hold a pencil. The whole thing fascinated me, and it wasn't a great leap to go from loving maps and drawing maps to actually starting to plan what might be in the maps, and so on.'

What sort of maps? 'Maps of the garden, maps of the forest, I think probably inspired by the Pooh Bear Christopher Robin maps', he says.

'It wasn't a great leap to go from loving maps and drawing maps to actually starting to plan what might be in the maps'

His formative years were in the mid 60s and early 70s, growing up in Barnet and friendly with two brothers, whose father Lester Finch was one of the last amateur footballers to play for England. Robinson fondly remembers going round to look at all the medals, and playing for teams such as 'Potters Bar Crusaders'. He confesses he was a bit of a hippy, before being attracted to a 'fantastic' course on urban land economics in Sheffield. He chose Sheffield partly because it was outside the 150-mile radius he drew – on another map – to find places far enough away from the parents to count out a visit for a day but close enough for him to hitch back. 'That was the determinant', he laughs.

'Urban land economics' sounded great for its city-making potential, but Robinson was disappointed when he found it was much more about chartered surveying than he wanted. So he went AWOL, 'bumming around Canada and America', as a dropout.

But he ended up at a party in Los Angeles where, however un-LA it might sound, he met a town planner from the University of California, Berkeley. 'He was doing some great stuff with the favelas in south America, sponsored by the World Bank', recalls Robinson. 'And I thought, yeah, I always wanted to do that! Why am I not doing that?' So, once back in the UK he resolved to apply to an American university, only to opt instead for a town-planning course at Bristol Polytechnic. The World Bank funds had dried up by then anyway, so Robinson ended up going into British planning, at Nathaniel Lichfield & Partners working on shopping and social studies. Next up it was Hillier Parker, which even then was still engaged on rebuilding London from the Blitz, conducting around 25 central area development schemes. Robinson went on to become a partner running the planning department, building it from two or three people to 70 when he left.

Over the years, and including his long 33-year stint at CBRE, he has worked on such major schemes as Woolwich Arsenal with the MoD, for the government on the Bankside Power Station, which became Tate Modern, and on Spitalfields. All of them were placemaking-type schemes, he explains, which changed their corners of London and the capital as a whole in so many ways.

In 1999 he worked with Argent on winning the bid for King's Cross, and on Regent Street with the Crown Estate, for 10 years on both and in parallel. Other illustrious schemes included the Bullring in Birmingham, and Victoria Gate in Leeds.

And then Robinson met Jan Gehl. 'He became my hero because of his appreciation of the places and spaces of cities', he says. Gehl came to London, where Robinson introduced him to the Crown Estate, before he worked for Grosvenor and the whole idea of 'placemaking' began to take off. Robinson pauses to reflect here on his

upbringing once more, relating how his mother – a great people-watcher – used to drag him to railway stations. So while he was in the States he visited Grand Central Station, and always loved the idea of celebrating the adventure of travel. With Gehl's inspiration he became fired up by the idea of making places people-friendly. And on to what would be the 'last part of his career' at TfL, with transport-dominated developments but using the nodes that they provide as destinations, rather than just places to go through.

Today, Robinson's work is focused on three or four key clients, of which TfL is one, chairing a sounding board for the commercial development team. He's also advising the Irish government with a 2 billion Euro fund available for local authorities to apply for, with Robinson sitting on the judging panel. And he's working with the Howard de Walden Estate on placemaking, planning and development across the estate. He's at TfL for two to three days a week, essentially being an ambassador and cheerleader for the organisation, helping to de-risk the planning portfolio, and trying to drive quality. 'The Good Growth by Design challenge is very, very real here', he says.

It got off to what Robinson characterises as a flying start under Boris Johnson, but now the objective has changed under Sadiq Khan. 'It's now looking for income', he says, 'to be part of a great estate.' Partly this is because of the financial hole it finds itself in. 'They've lost £750m, just like that', Robinson says, snapping his fingers for emphasis. This was the government subsidy TfL used to have and which disappeared, leading it to look at new forms of income. The organisation has five drivers: improve the passenger experience, bring in income, build homes (50 per cent of which should be affordable), create great places, and be part of the community that it serves. 'Getting the good growth bit of that is a challenge that I'm really enjoying', he says. It

STUART ROBINSON FACT BOX

- Robinson is the former executive director and head of planning at CBRE, where he worked for 33 years
- Key award-winning schemes he worked on include Regent Street, King's Cross and the Francis Crick Institute
- Robinson advises, on a pro bono basis, Tonic, a company aiming to be the first LGBT care provider for the elderly
- He has a villa on Lake Como and a classic wooden speed boat
- Interests include art, sailing, rugby, football (Chelsea FC) and cricket (MCC member)
- He has more than 4,000 LinkedIn contacts
- Robinson ran a campaign in 1986-1995 to highlight the deficit left by the abolition of the GLC, and promoted an alternative form of strategic governance known as the Central London Authority for Strategic Planning. He met ministers and shadows of all parties and the proposal was raised in the House of Commons

will be done firstly by understanding TfL's design heritage, the legacy running back to Charles Holden and Leslie Green, and emblazoned in 55 Broadway's boardroom. 'That is very much for us an inspiration for the future, to try and think about the legacy that our property development portfolio will leave.' This may not be as recognisable as, say, with Peabody,

'We're trying to make streets more exciting to use, but we're also trying to create stronger identity and more enjoyable places around our kit'

but TfL would nevertheless like it to have that kind of quality 'so people could say "that could be a TfL building"'. It will also look to improve the quality of community engagement, says Robinson, building on the King's Cross experience with people like Roger Madelin, and also further back at Spitalfields and Bishopsgate Goods Yard. The latter scheme included work with 'community architecture'

inspired by 'HRH' with the locals and the Bangladeshi community who were keen to shape their neighbourhood and the area around the Truman Brewery.

So, how effective is consultation these days? You have to question the real commitment of organisations, suggests Robinson. But densifying the city involves concentrating in areas of the capital that haven't thus far seen themselves as part of the growth of London. If you take a fifth of the land in the GLA boundary out of the equation, which is essentially what the Green Belt represents, and you clearly can't use Metropolitan Open Land, you're already squeezing into constrained spaces. So high density is clearly the only way to go, argues Robinson, and especially with the thrust towards more sustainable transport. The goal is to have some 80 per cent of trips made with modes other than the private car. 'We're trying to make streets more exciting to use, but we're also trying to create stronger identity and more enjoyable places around our kit – bus stations, bus stands, Tube stations, boat piers

– everything that has an interface with communications.'

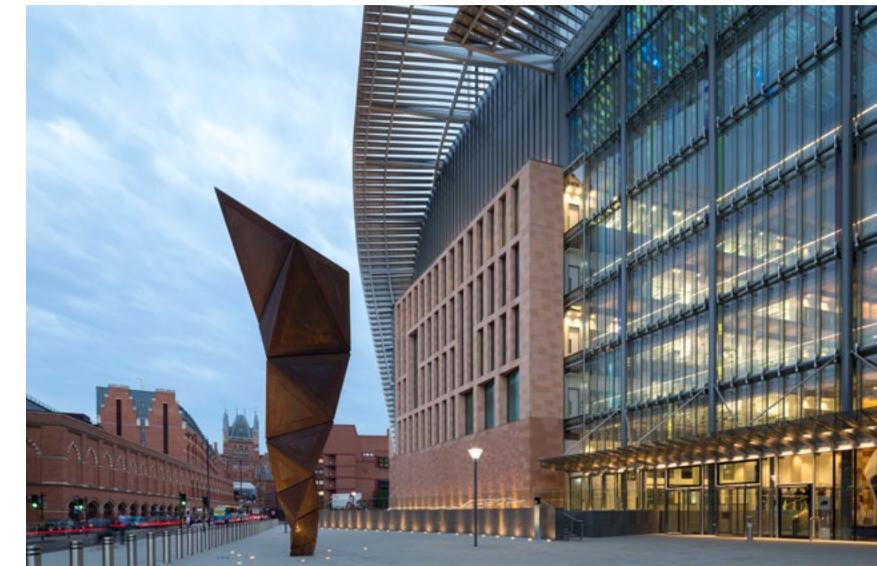
The sustainability focus is a strong one, led across the £5bn property portfolio by Derek Wilson, with a triple-bottom-line approach with the economy, environment and people at its heart. TfL is developing a sustainability charter to this end. Robinson has also been behind the Good Growth by Design response to the London Plan, utilising the group of Mayoral Design Advocates (MDAs) to help. TfL has set up a protocol, endorsed by the GLA, and has now done around 30 to 40 design reviews of its own schemes in the first year, using around 17 or 18 of the MDAs so far in what is a three-stage process. They come in and test the vision for a scheme, help on evaluation of which bidding partner is the best fit, and thirdly they come in to do more design review to check that that quality is still coming through.

It is important that this is early enough in the process, says Robinson, and is part of TfL's goal to get good design into communities.

Is there a project that best exemplifies TfL's approach? There are so many, he says – some 60-80 sites in Greater London – that Robinson is struggling.

And a project in Morden, in the London borough of Merton, ultimately comes to mind. This is a 2,000-home scheme of town centre regeneration, providing enhanced retail, commercial, leisure and public realm facilities, with Hawkins\Brown the design lead. It illustrates clearly how TfL can use its development programme to make a profound change to suburban London, says Robinson, at a time when the London Plan is looking to outer boroughs to accommodate growth.

'Commuter' car parks are also a big attraction for high-density development, especially as they go counter to the Mayor's transport strategy in terms of modal shift. But the car park developments are a challenge because they mainly sit on old goods yards so are long and thin.



'They're a challenge to get right in terms of creating places with strong identity', says Robinson.

The overall objective is to get a start on site with 10,000 homes by March 2021. How's that going? 'So far it's going really well. We're churning out around 3,000 homes a year.' Robinson's role is to reduce the risk of these not happening, so community

↑
Top: Morden
Above: the Crick

engagement is important, along with maintaining relationships with the boroughs and GLA. But on that first point, the big thing that has changed during Robinson's career is the growth of interest people have in their area. A friend in PR told him that 25 per cent of people have objected to a planning application in the last year across London. A nation of NIMBYs? 'Well, no one really loves change', he says. 'And of course, most people's major investment is in their home, and it's a realisation of their wealth. So you can understand they are protective about it. So our role is to use their knowledge to help provide a suitable context for the developments which we are embarking on.'

'Everyone's after experience, and that's what cities provide'

It is also keen to understand the heritage of areas it is developing in – Robinson's work at King's Cross and with the Francis Crick Institute and its medical research history taught him that, with a push to grasp the DNA and historical detail of places to provide continuity.

On Crick the thing that convinced the chief executive of Camden Council to reconsider its view that the site should be housing was when Robinson presented – what else – a map, with all the medical research establishments clustered around, making it the biggest concentration in the world. And yet Camden had no policy for this, or recognition or visibility.

All of this provided a great background for Robinson's other job working with HS2 and the new station at Euston helping the Knowledge Quarter there. This is being looked at afresh with Lendlease's arrival as masterplanner, tested by all stakeholders. The big focus for the HS2 line is taking cost out, but construction is under way. 'What we're looking at is how to bring revenue in with the stations.' This does not



© Grant Smith

Corridors of power – Robinson at 55 Broadway

mean cramming in retail, but instead ushering in a strong sense of place where people want to invest, he says.

Robinson's days are spent meeting with local authorities, with the GLA to check their visions align, with design reviews with MDAs or on strategic looks at heritage, sustainability or other topics, as well as meetings with architects or developers wanting to develop products such as modular or other innovative forms of construction, something the organisation has to embrace.

There is an architecture and urban design panel that allows them to work with some of London's best architects, but which does not preclude it from working with others. At the other end it is also developing relationships with smaller architects and encouraging the panel firms to use them. 'That's exciting', he says. There's not much difference between private and public sector – procurement is still a problem, he laughs. But everybody in the property team at TfL has a stronger sense of legacy already, Robinson says.

Some who have come from the private sector have done so because they wanted to be released from 'the burden of just looking at the bottom

line', he says, and are relishing working with a social benefit. TfL has also appointed Grainger as its preferred bidder to be its Build to Rent partner and build some 3,000 homes across the capital, with a minimum of 40 per cent affordable housing.

So what does placemaking mean to him? Is it a term that is being abused? The answer to the second question is yes, constantly. But the first is perhaps what Gehl teaches, that it is all about the human condition in an urban environment, says Robinson. Do you feel comfortable and safe? Is the level of comfort good there? And stimulation? 'If you've got all three then you have a strong sense of place, and a place people want to linger.' A report called *Value and the Public Realm* bore this out – if people are dwelling longer, surely land values reflect that? They did indeed, with examples taken from across the world. 'To me, that really says everything about placemaking. It's making sure that people feel comfortable in an area first and foremost, but there is a level of stimulation that gives them that experiential value that people crave now. Everyone's after experience, and that's what cities provide.' ●



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BLURRING BOUNDARIES

Tamsie Thomson on this year's events as the London Festival of Architecture kicks off this June



The London Festival of Architecture holds a unique position in the hearts of the profession in London. Created by Peter Murray in 2004, there is hardly a member of the London architectural scene who has not been involved with it at some point in their career. From those whose names are bestowed on some of the world's most recognised architectural practices, to students on the first steps of their career, the festival has touched and enhanced their lives. For me, to be offered the opportunity to lead the LFA in 2016 was both an honour and a daunting responsibility.

'We hope that we're providing a valuable public service to the city and our professions'

The LFA is the social disruptor of cultural and professional activities. To take part and become a member of our community you don't need to have specific qualifications or pay a fee – all you need is the passion to set up and run an event or the interest to attend. We connect over 400 event organisers with an audience of more than 600,000 architecturally interested people. We are the Uber of architectural debate. It's free to submit your event and, with 85 per cent of our events also free to attend, we create a space for everyone to discuss and debate our industry and our city. With both unashamedly popular events such as the Lego Architecture Challenge at the Royal Academy or the Lockside Kitchen Supper Club with Bow Arts,

to the academic and professional such as our LFA Symposium with the Built Environment Trust or AECOM's debate on the Boundaries of Architectural Practice, our audience is as broad as our programme.

The diversity of our festival echoes the diversity of our city, and each year we work with specific Festival Hubs to celebrate and discuss what makes them unique. This year we are working in the City of London, with the Heart of London Business Alliance, Team London Bridge and the Royal Docks. Together, they offer a wonderfully diverse range of London experiences, and we've really enjoyed working with the teams in each hub to build a rich programme of festival events that showcase them to the festival's huge public and professional audiences.

Each year the LFA selects a theme that demonstrates the relevance of architecture to the life of the city and all those within it. Recent global and political events have spoiled us – in 2018 we explored the theme of identity and, in this extraordinary year of shifts and uncertainty, our theme is boundaries. Boundaries – geopolitical, societal, environmental, personal, professional and spatial – will all be debated and discussed. Studio Egret West's exhibition *Fault Lines* will explore the sometimes forgotten edges of London's local authorities' spaces, made peripheral by administrative lines. Boundaries are explored in a more intimate way in Willi Dorner's *Bodies in Urban Spaces*, where dancers and free runners will lead a performance around the City of London, stacking

and intertwining their bodies around its architecture. Architects' roles in breaking boundaries will be considered at the Royal Academy's event *Architectures of Inclusion* and this will be further explored at Powell Tuck's *Empathy Workshop* at London Bridge.

All too often, it seems that the perceived boundaries that we are told about between architects, developers, clients and local authorities are real and insurmountable. As an optimist I reject this, and one of the most important roles of the LFA is to give everyone the spaces and the fora to demonstrate that this way of thinking is outdated and harmful. We hope that we're providing a valuable public service to the city and our professions – and that you'll join us for an amazing festival in June. ●



Child's play – LFA events aim to attract all generations

- The Royal College of Pathologists is a hybrid knowledge building in Aldgate, opened in December 2018



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GETTING THE BAND BACK TOGETHER

U+I is forming the right team for its particular blend of 'bottom-up' 'regeneration rethought'. And it appears to be working. By *David Taylor*



Team spirit – Morgan, Upton, Evans and White

© Richie Hopson

Sitting in U+I's boardroom overlooking the developer's workers beavering away in their funky Victoria offices, I'm reminded of the notion of 'putting the band back together'.

And while boss Richard Upton does not resemble either of the Blues Brothers from which that phrase comes, there's a sense that he is reuniting his partnership with Martyn Evans and adding to the team with like-minded individuals in Craig White and Sadie Morgan. So, actually, it's part Blues Brothers, part Magnificent Seven, assembling a team with the right ingredients to feed off each other and present more than the sum of their parts. U+I, you feel, are back.

Upton has returned from a long 'sabbatical', seemingly touring the world with his wife and home-schooled kids, judging by his endearingly off-the-wall Instagram account. Evans, meanwhile, took a job as development director in the south west at the Dartington Hall Estate two years ago, but couldn't settle and is glad to be back in London, where he feels he belongs. As for White, he has been hired not for his expertise in 'retail' – the group bristles at the word – but to provide his experience and know-how in creating what is now called 'content' in the places it tries to create. And Morgan, who appears to have a different superpower over time management than the rest of us, is taking on a non-executive role aimed at the public consultation end of the firm.

So, where are we now? And how did we get here?

Upton rather unerringly has a printout in front of him of the last NLQ profile on U+I at the time it was born from the merger of Dev Secs and Cathedral, almost five years ago. He reads out a line about how the next five-year period would be more about showing itself as a company that cares and performs

financially – 'I don't think they're mutually exclusive', he comments – and how it was on the lookout for 'something interesting' in terms of new office space. So that's a tick. They have history here, of course, having been based since its inception in a former church. But today they are in their airy former post office building in Victoria, festooned with art pieces from people such as Morag Myerscough.

So, what makes a good team? And where are we now with U+I's goals and ambitions? 'Yeah, lots of change', says Upton, pronouncing himself happy that many of the projects mentioned in the first piece were now built, and, indeed, look better than the CGIs. The new premises came quickly, and it was necessary to provide a 'new team shirt, which is quite important when you're building a new team', he says; 'the cohesiveness of it'.

'It's a very new dynamic in terms of the size of "tribe", which we're still working through'

Upton

Upton himself moved from a team of around 25 to Dev Secs of around 45, to around 80 today under the U+I banner. 'It's a very new dynamic in terms of the size of "tribe", which we're still working through. So we'll probably always be around this number of people to deliver the business.'

The ambition then was to grow a company that was 'passionate about regeneration and the purpose of it', leaving a strong legacy wherever it laid its 'flag'. In four years, the productivity of what Upton calls this 'factory' has gone from £4.2bn of 'stuff' to over £11bn.

'We told the City that we are really purpose-driven; we are going to grow the portfolio and will have a legacy of great regeneration projects to take through the business. We have

collected them: suggested that it makes great business sense as well as other reasons, to have fewer and larger projects. And we've done that. We've moved from adolescence through to a young mature adult.' The process of building a team is not a static one, with projects evolving from schemes like Clapham Library to far more complicated and exciting ones that are also certainly bigger, such as its work at Mayfield in Manchester by Studio Egret West and Bennetts Associates, and bids on other £1bn-plus projects.

'I wish I'd done a segment or semester on change management', Upton says. 'It's something I think you have to go through at any scale to see human behaviours as you're trying to change an organisation and have a really clear sense of purpose.'

What was he trying to change? 'Culture. We had a belief, Matthew (Weiner) and I, of what a great company could look like, and how it might be thoughtful, and inclusive, and communicative, and supporting, and fun.' He's had experience of creating the DNA of a culture; more difficult when it was conjoining. But Upton feels justified in his belief that great places can mean great profits with the firm now the best performing property share on the FTSE. 'That's nice; a licence to operate.' So now they are looking to the future, managing the team and visibility of business activity until 2035, with projects that need to be innovative and have a lasting legacy.

'The stepping stones are huge', Upton goes on. But the team building now is facing structural changes in planning and politics, as well as demographic and societal change.

He describes his 147-day sabbatical that finished in January as useful and something he wants to make available more readily to the staff too. 'The perspective and the productivity that comes from supporting someone to see the world and see themselves in the context of it and then come back and be enthused ...'

It gave him a better assessment and how he could direct it with his best judgement on his return, clear in his mind on the big strategic moves that were necessary. All to create ‘seminal places that will make people happy and fall in love forever, as well as being the best financial performers’.

The ‘quiet agenda’ is just as strong though – that property has the capacity to be a force for change. U+I wants to lead on this by example, armed with a different ‘chemistry’ in the team. And this is what Upton characterises as a ‘needle of adrenalin’ added to what was already working quite well. ‘You’re best to change the mix in the team to get a chemical response and have some outliers of expertise, and huge positivity and curiosity in fields with more of a creative bent.’ They wanted, he said, a better balance between ‘order and chaos’ with that latter element being a positive spirit.

Morgan will help on forging this challenging creative and intellectual capital, says Upton, to drive and inspire behaviours. But the content is king; creating places and experiences that matter and create a lasting memory for people, says Upton. ‘And there’s no one better than Craig (White) in being curious about how we might make special experiences with the occupiers – not the tenants.’ Inside a decade, U+I wants to be best in class, adding value to a pipeline it has already in place.

U+I creative director Martyn Evans – who is also a columnist and deputy chair of the London Festival of Architecture – has worked with Upton since the late 1990s but felt like he too needed a sabbatical. So he slipped the nest and worked for three years at the Dartington Hall Estate. ‘I just wanted to do something completely different’, he says. He was, he recounts, working for an organisation that was values-driven, living in Devon, and aiming to deliver a set of values to a community partly through property

and architecture; he learned an awful lot, but was never really happy living outside London. ‘It was a really personal thing. I loved my job, I learned so much but I needed to come back.’ So, after meeting Upton for coffee at Christmas, he found himself with a new job at the end of it. ‘It never sort of went away. I never really stopped working here.’ What clinched it was listening to Upton speak of his renewed sense of passion and vigour for the company and what it could do. ‘It was of course immensely compelling. It was too good to say no.’

The team had changed significantly, around half of them having come to work at U+I, attracted from a wide range of places, but all because of what the company does. ‘That’s really enlivening.’ You can taste this in the air when you go into

‘Creative is a way of describing a group of people who want to work in different ways than the normal’
Morgan

purpose-driven organisations, says Evans, recalling his first jobs at places such as The Body Shop under Anita Roddick. ‘They come here because they feel akin to what is happening here.’

The quadrupling of the size of the portfolio means that there is more opportunity too, large schemes which will change the city. Mayfield, for example, will make a big impact on Manchester. And right from the start when Upton built a team around him at Cathedral, they have bought ‘difficult land’ to develop, which is also a consistent thread. ‘That’s why the four of us make a somewhat unusual team in a property development company, because we are clear that the kind of creativity that we are interested in, schooled in and understand is the kind of creativity that delivers value.’

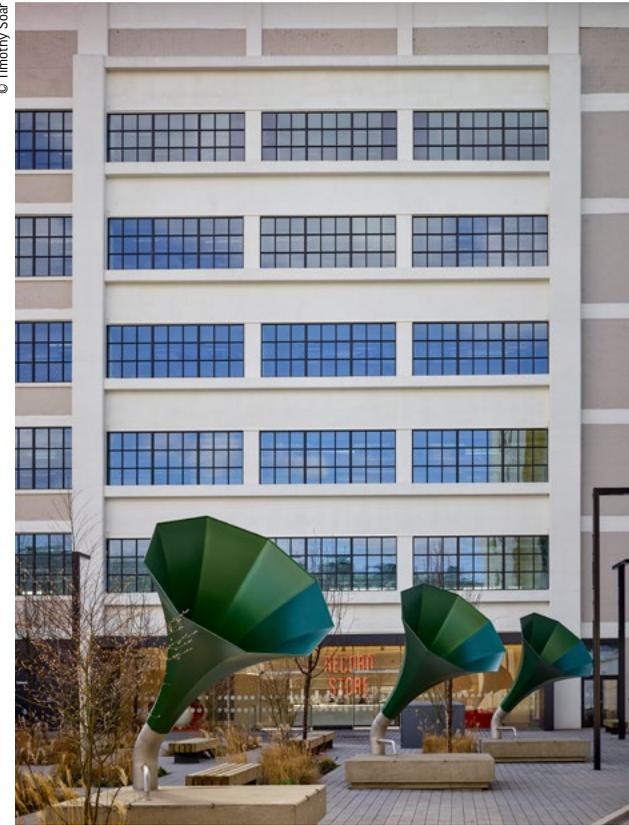
In economic uncertainty there is such an impetus to make bad places, he goes on, but U+I plans to turn that on its head.

What is the DNA they all share? Upton believes there is a fair degree of ‘hope’ involved. Morgan says that, sure, there is creativity, but whenever she has that argument the economist next to her gets upset. ‘Creative is a way of describing a group of people who want to work in different ways than the normal’, she says. ‘But you need to be able to check it on the way down and make sure your ethos and your vision is part and parcel of every minute of every day.’ Happily, U+I’s ethos chimes with Morgan’s – concerning social equality and ensuring the delivery of schemes that add value in every way. ‘That absolutely chimes my bells – I’ve watched from afar and always felt the conversations and openness about the way the company says: “this is what we want to do” is extraordinary.’ But there comes a point where you have to say we have grown to ‘adolescence’ and that is a great time to reflect and take that learning on, with ‘humility’ bringing the ‘empathy’ needed to go forward. ‘You have to have the respect of people who think you’re telling them the truth’ – which is hard in any industry. You need someone on your team saying that this is what is driving you, she says, just as Morgan is the ‘critical friend’ or independent external voice in her other ‘complementary’ role, on HS2.

‘I’m quite good at that, actually. I don’t have an agenda other than making things better for people. I feel like I’m a clean person to come in as part of an extraordinary team ... I generally get jobs by speaking my mind.’

Morgan applauds chief executive Matthew Weiner’s important role in the team, a character Upton describes as a ‘properly rare mix’; an organiser and curious spirit on the other side of the ‘colour chart’

© Timothy Soar



←

His master's choice –
U+I in Hayes

↓

The Deptford
Project cafe

© Mark Mercer



←

The Workshop
‘worthwhile place’
at 8 Embankment



Interview in progress – at U+I's offices in Victoria

with what he brands an intellectual specialism, generosity and rigour.

Craig White, meanwhile, had been talking to the group since before 2012 when he was at The Crown Estate, but most recently sat next to Evans at a dinner, the pair talking throughout. 'I watched Cathedral with fascination but then the opportunity at Argent came up', he reflects. And when he stood at the Coal Drops in King's Cross, he could feel the soul of the building, he says, and knew he had to get involved on this new part of the city. Although it was in his view the wrong time to leave, with five years more of King's Cross and further work at Brent Cross in prospect, the U+I 'ethos became so compelling'. The values and the beliefs made it the only firm he wanted to join. 'There's an opportunity to interpret what's going on in the world', he says. 'The timing was right.' Retail, though, is a word White stopped using two years ago, he says. Today

it's all about content and the life that happens in buildings, away from the top-down nature of property. 'I quite like a lot of unknowns. The rules are changing.'

Ultimately, it feels like a common thread to all of this is a certain sense of 'rethinking', tallying with the developer's website tagline – 'regeneration rethought'.

'Our industry spends no money, ever, on understanding people. It's shameful'

Evans

And this is the nub, with the industry traditionally so 'incredibly top-down', says Evans. He lifts up his mobile phone to make the point. Compare property with how much money Apple and the like spend on understanding people's behaviours and desires in order to make a phone, something they spend £50 a month on. 'We make

a product people spend the most money they've ever spent in their whole lives on. Places that will impact hugely on where they will eat and sleep, and bring their children up, and get sick and get cured, and die. And yet our industry spends no money, ever, on understanding people. It's shameful.'

U+I will instead go bottom-up, with Morgan helping them to ask communities, and particularly the younger generation, drawing on her work with the National Infrastructure Commission. And in turn they hope to make good places. 'We have to be humble and ask and find out how they do it. And in these troubling uncertain times, we need to ask even louder.'

Upton agrees. 'We need to be open to challenge and not afraid of failure. We need to really embrace change and position ourselves for it. Because the market, the consumer and society is demanding a multiple of what the property industry gives it.' ●

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ILLUMINATING LONDON

Artist *Leo Villareal* explains the inspiration behind his design of the Illuminated River project – set to be unveiled later this summer

Critical to my work for *Illuminated River* is the inspiration that comes directly from nature. This project is rooted in classic artistic practices, as I decided to use colours and light treatments inspired by the palettes of Impressionist masters and English Romantics who repeatedly painted the Thames. Like these artists, I work *en plein air* – in this case by using the bridges as a canvas; there is of course a lot of preparation that happens in the studio, but the crucial final adjustments happen as I sit by the riverbank with my laptop, sequencing different patterns of colour combinations and painterly washes to the exact desired effect. This is not something that I'd be able to do just by programming in

the studio without being exposed to the contextual information that comes from each bridge's unique surrounding environment.

My aim is to mimic the ever-changing movement of the river, using shifting hues that are drawn from the London sky during sunset, in moonlight, and at sunrise. These expressive light compositions carry on the traditions of artists such as Monet, Turner and Whistler, who were inspired by the Thames and interested in the blending of art and science, excelling in rendering light through the mixing of colour.

Other artists I've been inspired by include Frank Brangwyn, John Atkinson Grimshaw and Norman Wilkinson – I'm excited

to say that their historic Thames paintings are featured in a new exhibition at Guildhall Art Gallery (on until 1 September), as part of its 'Architecture of London' programme, alongside architectural drawings and animations of the project. I've selected these paintings from the collection of Guildhall Art Gallery to complement my vision for the Thames bridges as they represent the atmospheric shifts of the river environment at different hours of the day and through the seasons.

By interpreting the unique environment of each bridge, my inspiration never resolves into a single image but is ever-changing, subtly unfolding through light and colour.

'Like these artists, I work en plein air – in this case by using the bridges as a canvas'

This is made possible through custom software I have developed that enables me to 'paint with light' using the latest LED technology – adjusting the brightness and colour to produce sequenced patterns that will play across the bridge structures. These patterns – abstract, organic and gently kinetic – are inspired by the natural and social activity of the river. Each sequence engages with the character of the bridge it relates to, highlighting key structural definitions and heritage features, while the integrated motion across the bridges will create a unified artwork that references the river as a continuous living system. ●



Norman Wilkinson's *Towing Past the City*, c. 1962

RETHINKING LONDON'S RAILWAY ARCHES

Helen Berresford, head of ID:SR Sheppard Robson, argues that there is scope to rework some forgotten parts of London's transport heritage



The curves of Victorian railway arches are deeply woven into the capital's urban fabric as well as Londoners' consciousness, often creating deep and dimly lit spaces and passages. While retailers have skilfully repurposed these characterful pockets of London for shopping, eating and drinking, cavernous arches are rarely used as modern office space.

However, working with the Monmouth Coffee Company to transform five railway arches in Bermondsey has made us think harder about the potential of these often hidden spaces. Monmouth set us a brief to take the dark and damp arches and bring together modern workplace and food preparation space in the form of offices, a roastery, training facilities and a retail unit. This rethinking of the space – a far cry from the light industrial facilities that usually occupy these structures – still had to retain the distinct character of the arches, balancing the familiar with the unexpected.

We started by creating the essential ingredients for good, healthy workplaces. Natural light seeps into the space through large punched windows at either end of the arches, connecting the deep plan with the outdoors. The other pragmatic design moves included lining the interior with white, functional, corrugated steel to stop the damp seeping through to the interior space.

After getting these basics right, we started to think about how to celebrate the character of the



Underneath the arches: Monmouth Coffee Company's new spaces in Bermondsey

spaces encased by the arches. We enclosed the office spaces to create a quietness required for focused work, but we still wanted the drama of working in such a characterful space. The range of work settings – from clusters for the different Monmouth teams, to quiet meeting rooms and flexible work settings – all sit underneath a black canopy-like structure. This gives a sense of enclosure while preserving the scale of the vaults, allowing subtle overhead lighting to be integrated within the structure.

The canopy creates this relationship between the rawness and heritage of the space and the sleek lines that are a nod to the modern office. In contrast to the

industrial environment, beautiful craftsmanship is incorporated to lift the space further: bespoke cabinets and desks by Uncommon Projects add refinement and finely detailed surfaces that act as a counterpoint to the texture and grit of the arches.

The project – massively helped by a client not daunted by doing things differently – revealed that railway arches are pretty adaptable structures. The series of spaces, once interconnected, lend themselves well to weaving together the various different uses, with the structure clearly demarcating spaces for different activities, which – not unlike a much purpose-built office – cater for agility and flexibility. ●

CHANGING PERCEPTIONS

HOK London is ready to overturn misconceptions of its work as a 'glossy' North American giant, armed with new faces at the helm in the capital. By *David Taylor*



HOK design principal David Weatherhead, chairman and CEO Bill Hellmuth, and Design principal John Rhodes

Everything you know about HOK is wrong.

It's a global behemoth with little interest in doing anything other than shiny office blocks, right? Wrong. A US firm with no connection to its many outposts? No again. A business, rather than an architecture firm? Definitely not.

What it is, says the firm's chairman Bill Hellmuth (the founder was his uncle), is a network of smaller practices, each with character, that can delve into its deep pool of expertise, capitalise on its scale and yet still create under-the-radar projects like Spiritland on the South Bank, the War Rooms, or the restoration of that Tudoresque hut in the middle of Soho Square.

I catch up with the firm's new London office design principals John Rhodes and David Weatherhead as well as Hellmuth, visiting on one of his regular UK missions. Despite the firm investing heavily in virtual meeting software – hundreds of thousands of dollars across the group – that enables offices to collaborate and catch up over the ether in real time (Hong Kong tends to suffer the early mornings), Hellmuth is still on a plane most weeks. But he is also keen to stress that he is not like a doctor promoted 'upstairs' – he remains a designer, and stressed he would spend a majority of his time designing buildings as part of the deal when he came to the firm from SOM 17 years ago. 'I think I can help guide the practice better that way', he says.

I suggest that it must have been weird working (for around 14 years) at a potential rival, especially with his name echoing the joint-founder of the firm 65 years ago, George Hellmuth. Not really – his name wasn't about who he was at that time, even if it is now. 'I always tell people I am at HOK by accident', he says, having come to the conclusion that Manhattan was not the right place for his family, and ending up in the

founding office of HOK in St Louis. He was, he says, part of the DNA of the family of course, but never knew his father, who died when Bill was very young. But the shock of moving to St Louis dissipated somewhat when he moved on to Washington after a year and a half, and he has been there ever since.

So, what is an HOK building, and what does the firm stand for? And how does London fit within the firm?

By way of answering, Bill explains first that the Hellmuth who started the firm – George – was himself the son of an architect, who during the 1910s, 20s and 30s, had a practice that did beautiful houses and churches in St Louis. 'His practice went up and down like a yo-yo', says Hellmuth. 'When things were great, they were great and when they were awful it was awful.' So his son said he wanted to design a firm

'We want to be in the world cities and it's hard to imagine London not being on that list'

that could weather these extremes, 'smoothing off the peaks and valleys of architectural practice'. If he could do so, he reasoned, he could attract and keep the very best people. He wanted, too, to be diverse across sectors and geographies, even if that only meant Detroit and St Louis initially. He wanted to be in multiple cities and project types. 'So from its very foundation, London is very much a part of that principle', says Hellmuth. 'We want to be in the world cities and it's hard to imagine London not being on that list.' Size could then be used for 'resource levelling' between the practices. But London has always been special because of the architectural quality in competition – among the best in world cities. There is a 'craft' in buildings that doesn't exist back home in the US, and things cost almost twice as much. All of which

gives London a slightly different flavour to the rest, and in line with the idea that practices can be different. So in 1990 they were creating a place where all offices can have their own personality and their own regional differences. And lo, it came to pass.

At the core of a lot of what HOK does, though, is sustainability, says Hellmuth, along with collaboration across the outfit. But the other big pieces that move throughout the firm are that they practise at the 'intersection of thought leadership and design excellence', says Hellmuth, organising around sector expertise in areas such as healthcare, for example, building on lab work at places like the Crick Institute.

But the project that changed how HOK worked was around a decade ago. This was the King Abdullah University of Science and Technology in Saudi Arabia – 5.5m sq ft of building accommodation the practice had to have built just 32 months after they shook hands on the deal. 'In order to do that we had to lash together seven of our offices', says Hellmuth. They started the 'chasing the sun' charrette, beginning work in Hong Kong, then London, New York, St Louis, and then Los Angeles, repeating the process three times. 'Terrible way to design anything', says Hellmuth, 'but what it did do was it designed our team and got our team used to working with each other, over different time zones, in exactly the same way and on the same platform – the tools for the collaboration.'

So how does that leave room for individual character? That comes from a different place, beyond the tool that allows everyone to speak the same language, says Hellmuth.

Design principal in London, David Weatherhead says that architects used to be 'masters of lots of things' from building to quantity surveying, to design, but that over history architects have become specialists.

This allows much smaller companies to exist, but what got Weatherhead into architecture in the first place was not being pigeonholed. 'Having that critical mass allows us to work on some of the largest most critical problems that our clients have', he says. 'They've manifested themselves into buildings but I think that's one of the great things about HOK – we have the ability to have all these thought leaders coming together, whether it's the Crick in London or whether it's Papworth Hospital that has just opened this year. We have this ability to work on these really fundamental parts of architecture that will help people.'

HOK is a network of 11 offices of between 100 and 200 people, too – 'That's a number where you can know everybody, and most of their significant others' names', adds Hellmuth. In the Washington studio, moreover, projects ranged from a city for a million people right down to bus stops along the Route 50 corridor.

'You have that ability to dial down to the small stuff and also do the large stuff. To me that is everything.'

Another case in point is Spiritland, a restaurant and bar outpost HOK did at the Southbank Centre, sitting alongside other complex schemes in the London portfolio like the Crick, BBC Worldwide, or indeed BBC Broadcasting House. After years of doing just spec offices, Hellmuth's

'We're pretty good at getting things through a public process'

first at HOK was an eco-hotel on the edge of the rainforest in Irian Jaya (Indonesia) where, he laughs, 'the neighbours are the people who ate Michael Rockefeller in 1961. This was cool!'. A lab followed, and then a housing project, so the diversity was a big lure and constant delight.

John Rhodes warms to this theme, citing the gardener's cottage at Soho Square, with HOK's heritage team

doing the refurbishment. 'It's not what you would expect from HOK, and there's lots of examples of that. So much of Whitehall – the MOD through to the Churchill War Rooms and Palace of Westminster; there is this expectation that we'd be more mainland US but we've been lucky enough to be involved with really very traditional British buildings and building types.'

Hellmuth also casts his mind back to the time when he was doing a Buddhist temple in Washington DC, of all places. It was a tiny scheme, but the neighbours were up in arms, mostly because of parking. 'We're pretty good at getting things through a public process.' But it was great, Hellmuth enthuses, because he got to learn about Buddhism, and to do a wonderful jewel of a project. 'That is the spice that makes us who we are.'

Is London going to have one of those troughs upcoming because of Brexit? He's no predictor, but Hellmuth believes the UK has

FROM MAKE TO HOK: JOHN PREVC



John Prevc has been brought in to add more 'London-ness' to the office. So says the man himself, formerly of Make and now firmly ensconced within the HOK 'family' – and also enjoying a two-minute reduction on his morning commute.

After years with Ken Shuttleworth, Prevc is now a principal and the leader of urban design in HOK's London studio, delighting in the freedom the offices enjoy and the sheer depth of expertise available to him at his new employ that he thinks is currently not being 'sold'. He is also revelling in the broad range of the practice's output, contrary to many misperceptions of the

firm – a certain North American 'glossiness' – a narrative he tested out with friends back at MIPIM. 'It's not what you think it is', he says, 'it's this'; a practice with resources, given a lot of freedom rather than being controlled from the centre. Prevc says his departure from Make and its 'great bunch of people' after 15 years was amicable, and he is enjoying turning his attention to winning projects for his new employers from London, utilising his contacts and experience. One in particular he is clearly revved up about, but can say no more because it has such a deep NDA attached that he'd be shot if he said anything at all. Another, presumably further afield, is a potential airport project. But he's clearly having fun. Prevc honed his skills over a 30-year career working for some of the UK's

leading practices, including Grimshaw, Foster + Partners and Make Architects, which he helped establish in 2004. He is a 'proper architect' who understands scale and proportion and 'fundamentally understands London', says Weatherhead. His appointment will also, said HOK managing principal Daniel Hajjar, help in bridging the critical nature of architecture and placemaking. Hellmuth adds of the move to hire Prevc: 'I believe fundamentally if you're going to have an architectural practice in a city you've got to do a lot of work in that city. And one of the best ways to become a part of the fabric of the city is through planning, and placemaking and urbanism. It's been my goal to make sure every office has the highest level of a planning group that you can have.'



© Paul Grundy



© Chris Ansell

Clockwise from top left: BBC Worldwide, The Francis Crick Institute, Soho Square, Churchill War Rooms, Spiritland at Royal Festival Hall



© Andrew Meredith





Colouring the city – ‘What we do is storytelling’

always had a great ‘buccaneering spirit’, that may mean it taking its expertise elsewhere for a while. Weatherhead thinks the future is exciting, and that London will remain the most metropolitan of cities. London has the great ability to remind us that it is never static, he adds, and there is perhaps more potential in high-rise buildings in the capital, if the ground plane is done well. We will also see more ‘proper mixed-use buildings’, he believes, in an age in which we’re working and living in a more ‘blurry world’. It will be one where there is more diversity too, and HOK is working hard on gender balance – it is around 55:45 across the firm, a little higher than the AIA average but needs to try harder at board level – perhaps 65:35. ‘But it’s growing’, says Hellmuth, pointing out that its offices in certain cities such as Washington mirror their environment by being diverse ethnically and gender-wise. ‘You move to a Midwestern city and they are less diverse because of the pool you have to draw from so you have to work a little harder.’

In London, there is even one staffer from Easter Island, which is probably an NLQ first to report, but every city is a ‘snapshot’ of the city that they are in. Weatherhead is a new dad with a one-year old, so is concerned that the firm enables flexible working too, and believes London may lead the way on that.

So, what are we likely to see going forward? Rhodes says it is about flexibility and allowing the specialisms and offices to come together, along with, for instance, repurposing buildings with new uses.

The firm’s big cheeses get together using its Advanced Collaboration Room technology, a telepresence-type piece of kit where staffer one will look at staffer two in the same scale, and can even get together on sketches. It was very expensive, says Hellmuth, but he was assured that it would pay for itself inside three years on travel and other costs. ‘They were dead wrong. It paid for itself inside a year.’ Hellmuth is still on a plane every week and gets to every office at least once a year. ‘The full key to HOK has always been finding someone to collaborate with, someplace else within the company.’

The US economy is up over the others such as China, says Hellmuth, while London is ‘kind of even’ for the practice. ‘Someone said there are 200 tower cranes in Dublin; I don’t see 200 tower cranes in London.’ But in terms of sectors, science and technology is up worldwide because people are seeing it as driving the US economy, whether in Silicon Valley or the next biotech firm with the latest drug. Healthcare is also up, especially with people living longer, and therefore needing more of it. Spec office buildings? Not so much, especially with sharing workstations and working from home, but that will come around. Housing is also back up – especially in London, where there will be more infill, and science and technology too, with the evolution away from manufacturing. It’s also about place and a mixed-use offer, says Weatherhead, HOK for example is working with TfL on an above-station scheme at Acton Town, and is on Grainger’s team. ‘We want to build more but want to make sure it’s not just housing – it’s got to have the narrative of why someone would live somewhere. We translate that to “what we do is storytelling”.’ Rhodes says there is also more action out in the regional cities from the London office; places such as Birmingham, where there is an excitement at a ‘time of change’ and where returns may be higher. Accommodation costs may also drive more corporates moving out, says Hellmuth; HOK is working on a regeneration ‘district’ with arena, convention centre, experiential retail, hotels and residential in Gateshead next to the Sage.

So, it’s a new era, not least following the retirement of HOK stalwart Larry Malcic, who will nevertheless remain a consultant, and perhaps an ‘archivist’ to capture the ‘lore’ of HOK and what it’s all about, says Hellmuth. ‘We don’t spend enough time capturing that kind of thing.’ ●

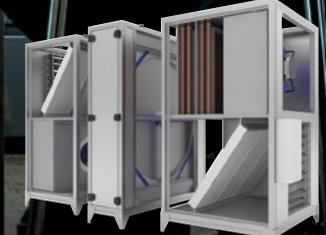
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POWERING AHEAD

Leader of Wandsworth Council, *Cllr Ravi Govindia* on the continuing transformation of Nine Elms and Battersea Power Station

The story of Nine Elms – central London’s newest emerging district – is the result of an ambitious partnership and commitment to a shared vision necessary to transform a challenging industrial riverside zone into an exciting and successful neighbourhood.

We are fortunate in having a long riverfront running through central London, a large part of which was designated the Vauxhall, Nine Elms and Battersea Opportunity Area for development in partnership with our Lambeth neighbours. Projections estimate that by 2030 over 30,000 people will live around a new town centre at the restored Grade II* Battersea Power Station.

‘As these new businesses make Wandsworth their home, we want to build on the area’s heritage of innovation by establishing a Battersea Design Quarter’

This is one of Europe’s biggest regeneration projects so as Wandsworth’s skyline changes shape, the visibility of the area is raised. Regenerating such a huge area of previously unused land enables us to work with a wide range of partners to create immediate benefits and embed crucial new infrastructure including a sustainable drainage system, district heating network and a new substation as part of UKPN’s biggest investment in London.

As leader of Wandsworth Council, I must balance the immediate needs of our existing residents and businesses

with a longer-term view to create future opportunities for the borough. Welcoming so many new residents has its challenges. We use funding from developers to create new transport links, improve the public realm, and invest in services for those who visit, live or work in the area. Already Nine Elms has new sports facilities, a new Thames Clipper pier, road and transport improvements, better community and cultural facilities, and increased visitors and jobs – with more to come as the masterplan is delivered.

Underground, Nine Elms is soon to benefit from a Northern line Tube extension as part of a billion-pound infrastructure package funded by development, while above ground we are opening up sections of the Thames Path to pedestrians and cyclists for the first time. New public spaces will form a 12-acre linear park – a swathe of green creating a much-needed new leisure space for London. There is also space and funding for two primary schools, two health centres and a range of additional benefits.

Setting up an employment and skills framework was one of our first tasks to ensure we get local people into the 25,000 new jobs being created, and so far we are proud to have supported over 700 residents into construction and 150 into apprenticeships. The redevelopment from Vauxhall down to Battersea Power Station is delivering 6.5m sq ft of new commercial space including retail, office, creative and tech spaces. Apple’s London HQ will open at the Power Station in

2021 and publishing companies including Penguin and DK are clustering around the US Embassy. As these new businesses make Wandsworth their home, we want to build on the area’s heritage of innovation by establishing a Battersea Design Quarter. Potentially linking up with the Royal College of Art’s new facility nearby, we will help tech and design companies of all sizes locate and grow. We embed arts and culture in the borough’s development framework and work hard with partners to realise our ambitions for vibrant new neighbourhoods.

A big focus for us as a London council is to provide good-quality affordable housing for local people both through regeneration of housing stock and by ensuring that future developments provide a good mix including shared ownership and build-to-rent. Across Wandsworth, the council insists on commitments from developers during the planning process to ensure affordable housing targets and give our residents opportunities in this connected and dynamic borough. ●



The South Bank show – how Nine Elms will look



All images © Wandsworth Council



↑ High profile – the new US Embassy



↑ The Thames Path



← Transport facilitator: the Northern Line Extension

BANKING ON HOUSING

Ceire O'Rourke is preparing Laing O'Rourke – the engineering company that was 40 years old last September and emerging from a refinancing – for a future in off-site residential. By *David Taylor*

Ceire O'Rourke is a woman on a mission, leading a drive to bite off a big chunk of London's housing needs through off-site manufacturing – but having fun in the process.

O'Rourke, the daughter of Laing O'Rourke co-founder and chief executive Ray, cut her teeth at Cass Business School and then working in investment banking from 2004, an environment which prepared her for the 'banter' of construction. Today she heads up the company's residential arm, which is making waves in off-site thanks to a factory it has created near Worksop that will soon be churning out even more PRS flats, thanks to an expansion. At the moment it can comfortably deliver four projects of around £200m size in one go, says O'Rourke. The new one will be able to deliver 7,500-10,000 homes a year when it comes on line in around two years' time.

The engineering-based firm – which began life just over 40 years ago as R O'Rourke & Son – is concentrating on a drive to help to meet London's deficit in housing, with a primary focus in outer London and Manchester. And, says O'Rourke, it can now offer its clients the same price as with traditional build, with all that entails in terms of quality and speed of programme bundled in. 'That was always a bit of a stumbling block for us', she says. The market perception was that you'd have to pay a little more for off-site because of the methodology that goes into it, and clients always found this hard to justify in their minds or to their boards. No longer.

O'Rourke comes recommended as an interviewee by Fiona Fletcher-Smith of L&Q, whom she met a year ago and clearly impressed. 'We're looking at doing some quite interesting things', she says of the pair's ongoing potential business relationship towards delivering homes. 'She's someone who just wants to get things done.'

She started at RBS and Barclays but then the global financial crisis happened and the banking that went on in her milieu – on the trading floor – changed. She had worked on the old FX desk in 'the pit', but a lot of good people left the industry and she found she wasn't enjoying it so much. That was when Ray and her

'Sunday lunches you'd end up talking about work, and I had no interest in that'

uncle, Des, felt they might be more successful in attracting her to work inside the family business, something she'd hitherto resisted. Why had she pushed back against them before? 'I liked the anonymity. I liked doing my own thing. I liked having a very clear definition between working and being with my family. Because it can blur and I see that a lot. Sunday lunches you'd end up talking about work, and I had no interest in that.'

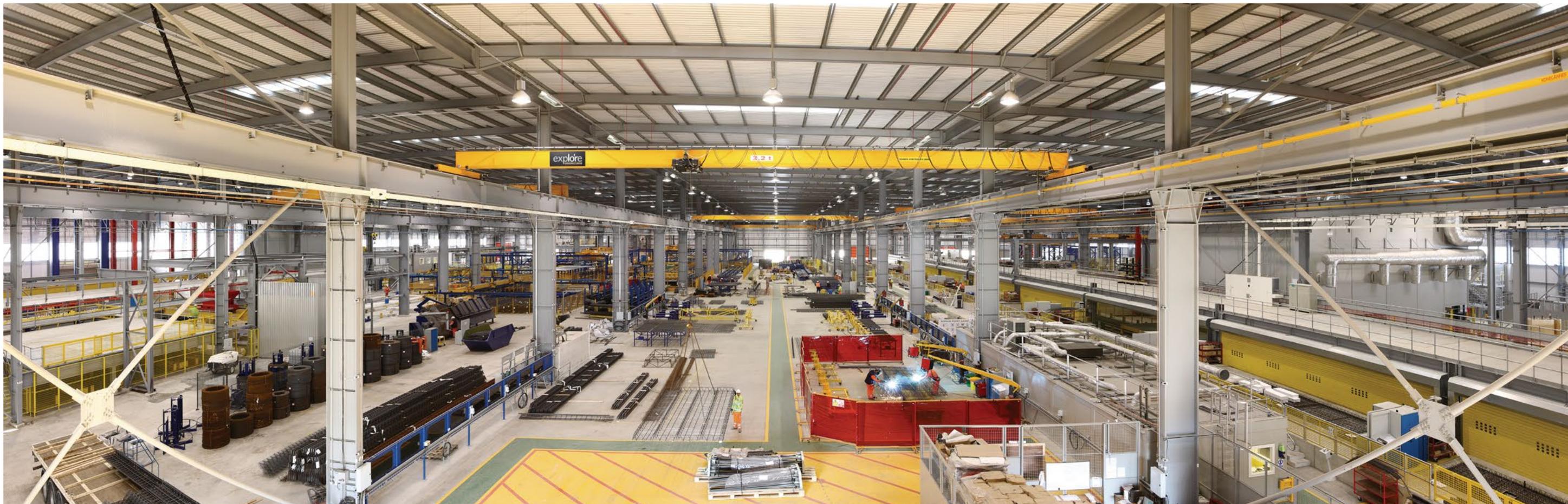
The plan was to set up a family investment office, with the caveat that Ceire could understand where the money was coming from, so that investments could be made across the whole portfolio. That went live in 2016, after which there

was a period of 'challenge' in the business, so Ceire had to look for a different role. The firm had been delivering by off-site manufacturing already from the Nottinghamshire factory, built 11 years ago, largely on the back of Labour's schools programme. 'We had got the model down that you close the school in June, July, it would be closed for the 12 months and ready to be reopened, a brand new school, in September', she says. But then the Tories came in and the schools programme was swiftly expelled too. Happily, the factory was still there, and the firm could use it for commercial projects, infrastructure, airports, hospitals – and residential.

'I came into residential on the back of where we want the future to be', she says. 'We want to take what we have learnt off-site and do a fully volumetric solution.' Thus, a typical two-bed PRS apartment will consist of three modules, which will turn up on site with all MEP in. 'It's a plug-and-play when it gets to site. There's only about 5 per cent of the work that needs to get done to finish it off.' Ceire glimpsed this as a future revenue earner, but one that needed a pipeline in residential, Ray and Des finally persuading Ceire to take up the role of head of residential 18 months ago, a team purely looking at that sector for the first time.

The company of around 10,500 staff including Australia has a portfolio which includes some housing in Barking, One Hyde Park and Clarges for British Land, as well as 251 for Oakmayne. The job has entailed a lot of business





A site for off-site. Laing O'Rourke's Explore factory near Worksop in Nottinghamshire

development, getting out there and speaking to clients, property developers, housing associations, local authorities, and others like British Land and Landsec that are shifting their models out of retail. Although the focus is broadly London and Manchester, if any schemes emerged in Bristol, say, or down in Brighton, then they 'definitely can' because of the factory's location – they have delivered too all the way up to Edinburgh on one project.

The biggest challenge, though, is getting the architects and planners on board, she says. The clients like off-site because it is cost-effective. But on some of the bigger schemes

the architects can be prickly. 'That's their vision', says Ceire. 'They're: "it needs to look like this and it has to be hand-laid bricks". That's really good but really inefficient; it's not cost-effective.' You also run the risk of running out of bricklayers, she adds. It's finding a balance between integrity and the product suite.

The factory is different to others from competitors in that it is highly automated and thus getting greater productivity and with fewer defects. People buying a new home these days just take it that there will be 12 months of snags – and that is just not acceptable, says Ceire. 'That's our spin on it, I suppose. Laing O'Rourke is an engineering company so we're

putting engineered solutions to what we're doing ... effectively we build the buildings twice, once virtually and then once you go to site you just follow a plan.'

The product is essentially for apartments in mid- to high-rise blocks, which lends itself to PRS. Manchester has a 'buzz' at the moment and the council is forward thinking on how it gets regeneration happening across the city. In London it tends to be just outside the M25 because of the land value and where economics can be made to work. But it makes no difference where a project is, in a sense, because Laing O'Rourke's has a JV with Eddie Stobart's. Thus, with the

logistics aided, it can offer just-in-time delivery and a more 'scientific' approach to delivering buildings.

What will we look forward to seeing? There are a number of schemes at early stages, and clients it is working with include Stanhope, British Land, Knight Dragon, Landsec, as well as people like L&Q and Peabody, with more in the way of student accommodation in Manchester with firms like Student Castle.

Is being an O'Rourke a help or a hindrance? Is there a perception of nepotism? 'I've probably never given that a thought because if you go down that dark hole you can second-guess everything', she says.

But it does have its benefits from a client's perspective, because they feel that Ray and Des will be hearing the conversation – away from the Sunday lunch. 'Hopefully they will see the integrity from me because it is the family business and when I make a commitment and say I am going to do something I'm saying it on behalf of my family', she adds. The downsides are that people can be a little sycophantic. 'You could say something totally outrageous and someone would agree with you. Sometimes we have a bit of fun with it.' Even at a social event, it can get a bit oppressive, but actually, there are few negatives. 'I'm very fortunate – my dad and my uncle have done a

really great job and it's a really nice platform to be jumping on from. People thought they were mad men 12 years ago when they wanted to put a factory up and it's been a huge investment of probably £150m, and that was their money.'

Diversity is also of course important to the group, with a programme ongoing to create awareness. When Ceire was in banking there was a drive to get numbers of female MDs in the business. 'I'll be honest with you, being the woman in the room sometimes I feel like: "did I get the job because I was good at it or because I am a woman and that ticks a box?"' Diversity is not about ethnic or gender splits, she maintains, but



←
One Hyde Park, where Laing O'Rourke used offsite production of precast concrete components

about the thinking, bringing similar or like-minded teams together. Ceire is on the European executive and a business unit leader so has to make sure everyone's getting a voice. 'We're trying to be a bit more mindful of that because that probably hasn't been the case, and the industry isn't like that'.

Construction can be seen as an old boys' club, but it is changing and strong women have always been to the fore – Ceire's cousin Bernadette was front and centre of the business as head of corporate affairs for two decades before she sadly died four years ago. 'For me I have never seen women not progress inside Laing O'Rourke because they are women. Unfortunately, engineering and construction are not industries that women want to go into because they'll see it as dirty and mucky and it's a boys' environment and all of that. And that's also why we have got to be smarter in how we deliver. Off-site helps in this, in that it is more methodical and logistics-based; people can multi-task. There will still

be the banter of the site, but O'Rourke doesn't feel this is construction-specific – she saw much the same in banking and feels there's a need for jokes to soften some of the periods of high pressure. She also believes that millennials are after a different, more flexible work-life pattern, with companies that believe in wellness and are amenable to working from home.

'Now's the time for the next 20, 30 years to be a very different way in which we work.'

'If we can get as efficient as we could be on these projects, you could be starting at 8 and be finished at 5 and be done. That is appealing.'

For Laing O'Rourke, though, it is clear that the main goal is to help take that big bite out of the housing figures. 'The gap is 300,000', she says. 'There are too many people living in accommodation that is just not suitable for them. And it's their homes. I'm not very proud of what this industry has done. I just

think it has to change, and it's not just Laing O'Rourke that can do it. We need the clients, we need the planners, we need the local authorities to get involved with it and actually really want to make that change.' All of which is not to say that resi is the only game in town for the firm, emerging from a difficult three years to regular financial reporting and with key schemes in huge infrastructure projects and commercial schemes. 'But from a legacy perspective for my dad and my uncle, to feel that they have really cracked the off-site manufacturing and brought a volumetric solution to the market, they would be extremely happy about what that legacy is going to be. And that is really important to us. You want to stand for something. They're very passionate about this industry and you kind of feel like it's never moved on. And now we need some brave people to just push it through and say "right, now's the time for the next 20, 30 years to be a very different way in which we work".'



Image by Chris Snook / Buildapp

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ENGAGING COMMUNITIES

NLA project director *Amy Till* reflects on NLA's role in launching a new type of community space for Old Kent Road



Place-shapers - at the Museum of Us

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It is encouraging to see that collaborative planning and placemaking initiatives continue to rise up the agendas of those involved in shaping London.

For local authorities and developers, engaging local communities in meaningful conversations about the development of their area can be a challenge. There is no one-size-fits-all approach if you hope to effectively communicate with different demographics and levels of understanding of planning processes and who's involved.

We were excited when Southwark Council asked NLA to apply our experience of bringing people together to shape better cities to the specific context of Old Kent Road; to develop a programme to launch 231 OKR, a new permanent community space and 'urban room' for the area.

'There is no one-size- fits-all approach if you hope to effectively communicate with different demographics'

The role of the programme was to raise awareness and establish a place for local residents, businesses, community groups and built environment professionals to come together to share ideas and engage in discussions about the neighbourhood.

We created 'Museum of Us', designed to be a platform through which we could gather and celebrate what matters to people in the area, supported by a range of communications, an exhibition and series of events.

Our vibrant, portrait-led campaign championed 16 local residents and business people, raised awareness of the new space and set the tone of the project.

A collaboratively curated exhibition showcased contributed

stories, photographs and locally made products, and offered easy ways for people to participate and join the conversation about the future of the area.

Free community events were devised to appeal to different ages and demographics, including a street photography workshop, craft workshops led by local fabricator Weber Industries, local heritage and creative industry walking tours, and a youth-networking party hosted by the Southwark Young Advisors with a DJ and local Instagram influencer.

I was overwhelmed and inspired by the knowledge, ideas and energy contributed by local people who participated in and attended the launch. Highlights include a local resident of 40 years, popping by with

a handwritten list of every shop name he could remember on Old Kent Road, and the animated reactions of a group of families and teenagers to a local spoken word poet.

This is just the beginning for 231 Old Kent Road as it develops a new and dynamic way of communicating. I look forward to supporting this project as it evolves and encouraging other similar initiatives across the city.

Old Kent Road is an area embarking on a period of rapid change; a designated GLA Opportunity Area with 20,000 new homes and Bakerloo line extension in the pipeline. Museum of Us was created by New London Architecture, in collaboration with Fieldwork Facility, for Southwark Council. ●



↑ Our stories - the exhibition...

← ...and making choices

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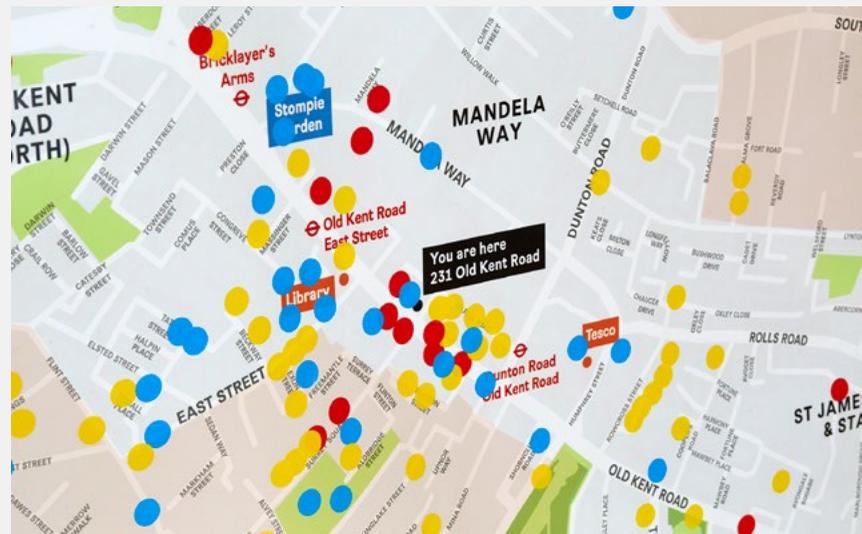
WHY DO PLANNERS NOT PLAN?

Colin Wilson – who is a major player in the vision for the Old Kent Road – suggests that the planning system needs a root and branch overhaul on ingrained behaviours

When my daughter was doing her foundation course in art, one of her modules was titled ‘Maps’. So she asked me for some advice on the topic. The module defined maps as things that show us where we are in relation to other things and how to get from where we are to where we want to be. You can substitute the word plans for maps and have a simple statement of the obvious that is largely absent from contemporary plan making. That is a major problem, because if leadership is the ability to formulate a compelling narrative that others can buy into, and participate in, then a plan that lacks any sense of a narrative will fail to provide leadership for or engage the interest of the wider public, developers or politicians.

‘The key to any system is not the system itself but the people who operate it’

A couple of years ago I attended a public meeting about the planning of a London Opportunity Area with the mayor of the borough on behalf of the GLA. Some 200 people were in attendance, and not everyone could be fitted in. The mood was sceptical. The borough policy officer started off, first by describing the borough’s vision for the area, which was generic. This didn’t improve the mood. Next came the key diagram, and at this point the heckling started. The questions from the audience were simple enough, where were the schools, parks and homes going to go? Why could the



Maps – a good way of communicating past, present and possible future

council not show that, rather than waste everyone’s time with platitudes, and written and graphic jargon? This was an audience familiar with dense development, but their view was that development was out of control, that the public sector was failing in its duty to provide leadership, to show how to get from where they were to where they wanted to be.

Given that the public is suspicious of opaque local plans, that the development industry doesn’t find them helpful, having to employ planning consultants as interpreters, why do plans that are harmful to the social contract and administrative process persist?

That’s for a number of reasons: expectation, practice and a lack of recognition of the power that comes with control over the right to develop.

This confers the ability to influence land value creation and to tax that value, through affordable housing requirements and CIL charges for the public benefit.

But despite having this leverage, there isn’t an expectation among key decision-makers, lead members or chief officers that planners will plan. The function is regarded as regulatory, and ‘technical’, sometimes conveniently so. ‘Ahh, that’s because of planning’ can explain away a problem, or deflect a decision. The things that planners produce are expected to be opaque. Indeed to diverge from this is to raise the suspicion that you are not producing a ‘proper’ plan at all.

In a debate with a colleague of a west London borough about putting plans in a planning document I was told, ‘if we have a plan in this framework,

developers will be able to see what they need to do and they will do it, and then where would we be?’ He was a long experienced policy officer (since retired).

The practice of plan making, since at least when I started my career in 1990, has been primarily a written format. The clear and succinct articulation of policy is a difficult skill to master. But maps, if they appear at all in spatial plans, are usually an add-on, that don’t benefit from the attention applied to the text.

There is nothing in national or regional guidance that would prevent plans from being more propositional, of containing more maps that work with the text to explain the past, the present and the possible future. This would be a far more accessible way to show how placemaking will be achieved, thereby engaging rather than alienating local communities. It would also provide a basis on which to understand how land value was being created through the planning system and how that would be taxed through CIL and S106 affordable housing, thereby exercising some restraint on land value speculation. It may also help to lift the planning process from the mire of viability.

The Raynsford Review touches on many of these themes, but its underlying call is for a broader review of the planning system. The key to any system is not the system itself but the people who operate it, their leadership and culture. You don’t need to reboot the planning system yet again to achieve change.

There are plenty of creative talents in local politics and local planning departments, but habit and practice mean they are often underused, and underestimate the existing powers and means they have to lead change. The means to get from where we are to where we want to be exists, we just need to realise it and use it. ●

FOLLOW THE OLD KENT ROAD – AND ENGAGE COMMUNITIES

London needs more genuine engagement and communication between the public and plan-makers in order to bring more certainty – and less risk – to both parties.

That was one of the key views expressed at a breakfast talk on the future of Old Kent Road, held at NLA as part of its Planning programme.

‘The ambition is yes, to deliver homes, but also crucially the reprovision of industrial space’

Southwark Council cabinet lead Johnson Situ said that the authority was grateful for the work NLA has done over the past months on creating the Museum of Us ‘urban room’ at 231 Old Kent Road, which will help in the area’s development plans. Despite improvements having been made over recent years in Southwark, particularly in education, there were

still 10,000 families on the housing waiting list, said Situ, 4,500 of them in the immediate OKR area. And this is at the heart of the authority’s plans for the area. ‘The ambition is yes, to deliver homes, but also crucially the reprovision of industrial space’, said Situ. The authority is listening to its communities over plans, including at Livesey Park, Frensham Street and Page’s Walk, as well as ideas to activate the area’s flyover with ‘interesting market spaces’, and others by Patel Taylor at an early stage for a lido at Gasholder Park. To enable better communication with residents, Southwark is also creating live consultation maps and is going into schools to talk through plans for the area, Situ added. ‘We know that young people will be living with changes for the longest, so it’s really important that we hear from them.’

A key plank of this growth, however, is predicated on the extension of the



Communicating change



←
Street presence -
the Museum of Us

↓
Grass-roots
planning

Bakerloo line, which can help to lift the 8,000 homes Southwark says it can provide without it to 20,000 if the green light is given. It is campaigning to secure this with three potential Tube stations on the OKR.

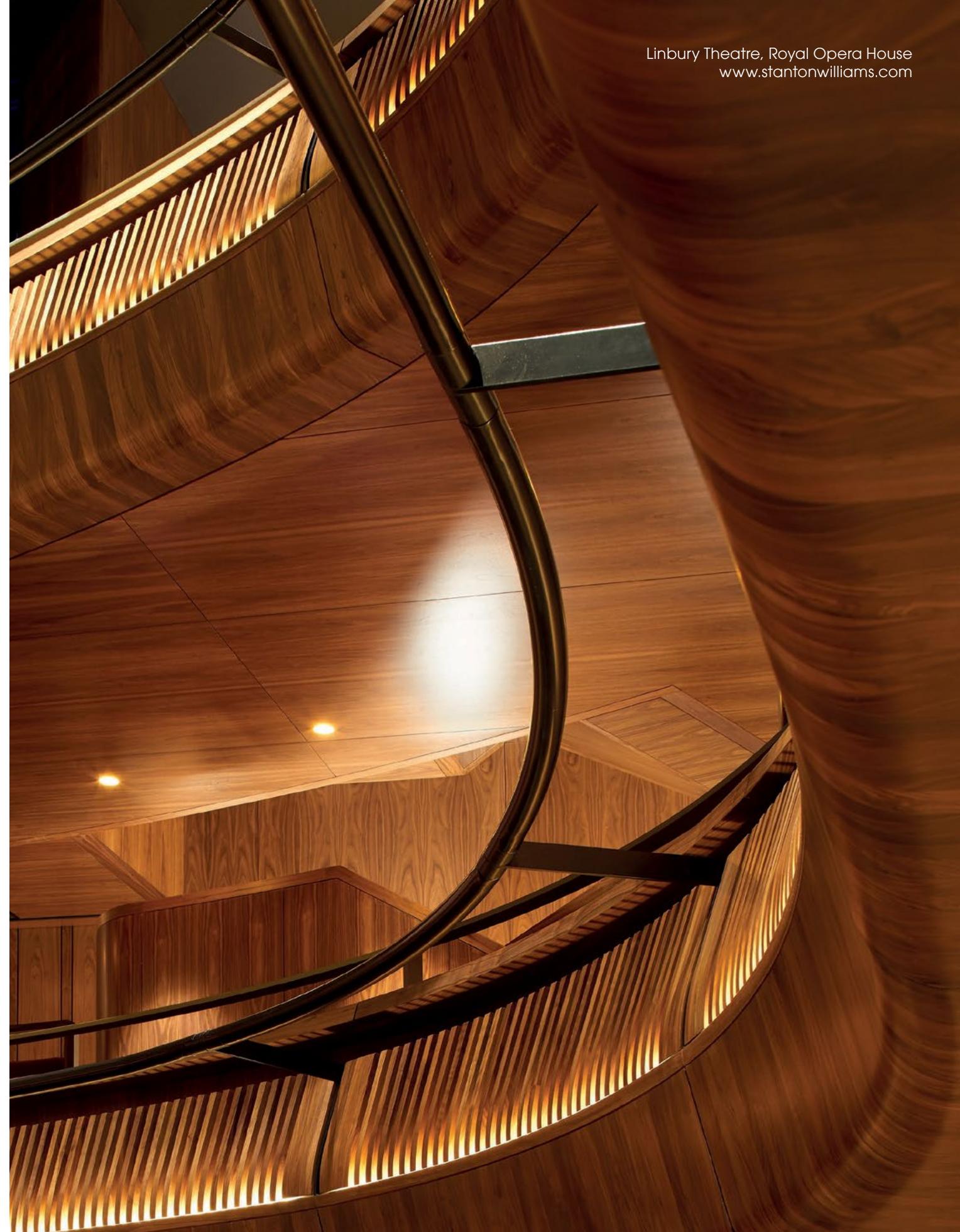
Urbik director Lee Mallett said it was ‘heartening’ to see Southwark putting in so much effort to engage with the community on such a ‘massive task’ and that the planning system was a ‘fundamental part of the welfare state’, there to deliver social benefits and equity about how land is developed, with public consent. ‘What people fear about it is that they are presented with a fait accompli.’ Thus, schemes like this, and other Opportunity Areas such as Stratford High Street, require ‘an intense communication effort’ and simple visual explanations, despite what Mallett views as an absence of resources for that within the planning system.

Colin Wilson, head of regeneration Old Kent Road at LB Southwark said they had set out a clear vision, and that any plan is a process that evolves through discussions. He commended



his authority’s approach as refreshingly open and transparent in the whole process, adding that within the plan there is a move to mix industrial uses at a scale not seen in London before. The conference also heard from Ulrike Steven, co-founder of what:if projects

and a local business and resident involved in the Livesey Exchange project to create workshops and spaces for training and cultural programmes on OKR. The scheme won Good Growth funding from Mayor Sadiq Khan last year. ●



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MIXING IT UP

Alan Holland, director, Greater London business unit, SEGRO, unveils a pioneering scheme to blend residential and industry at the former Nestlé factory in Hayes

Architects:

Hawkins\Brown
Michael Sparks Associates
dMFK
Makower Architects

Structural engineers:

Elliott Wood
Capita

Planning consultants:

Barton Willmore



In 2016, we released a report *Keep London Working*, which examined the importance of industrial land in the capital and how it can be protected in the face of increasing demand for housing.

Later that year we submitted an application to the London borough of Hillingdon – which was approved in 2017 – for the regeneration of the former Nestlé factory in Hayes. The scheme is a pioneering co-location of residential and light industrial uses, which we believe provides a template for how to intensify land use across London and other major cities.

It is worth remembering that the adjacency of industrial and residential uses is not new. It has been happening organically across London for some time, with developers recognising both the need for homes in areas of high employment, and the

‘We have invested in high quality design, including additional insulation for the residential units, and trees and planting to help absorb any noise’

need for employment space in residential areas. The key difference at Hayes is that our ownership of the 30-acre site allows us to properly integrate the two uses within an enhanced public realm, creating a coherency to the scheme overall.

We partnered with Barratt London and worked with a range of other partners to advance a masterplan for 1,400 homes and 140,000 sq ft of industrial space, retaining the Art Deco facade of the factory and creating an enriched public space on the canalside.

One challenge when introducing a residential neighbourhood and industrial workspace on a single site is access and egress points. Our site has been carefully configured to designate separate access points for

the warehouse units, away from the entrances used by residents, and the pedestrian walkways and cycle paths which link the scheme to the canal.

Another challenge posed to the design team was to minimise noise from the industrial estate impacting residents. During consultation we were careful to distinguish between traditional industrial use – which implies heavy manufacturing – and modern light industrial space which more typically supports e-commerce, local SMEs or logistics companies, which do not generate a lot of noise on-site. Moreover, we have invested in high-quality design, including additional insulation for the residential units, and trees and planting to help absorb any noise.

But the overriding challenge in replicating this approach elsewhere is the UK’s town planning rules. The UK’s system is still based on the concept of ‘zoning’ land uses, which makes the juxtaposition of commercial and residential uses more complicated to deliver. However, the scarcity of land demands a more flexible and pragmatic approach, and we are encouraged by the latest draft of the London Plan, which seems to be more supportive of integrating industrial within diverse urban environments. We hope our regeneration of this site in Hayes will be the first of many industrial-residential schemes to address London’s competing needs of homes and workspace. ●



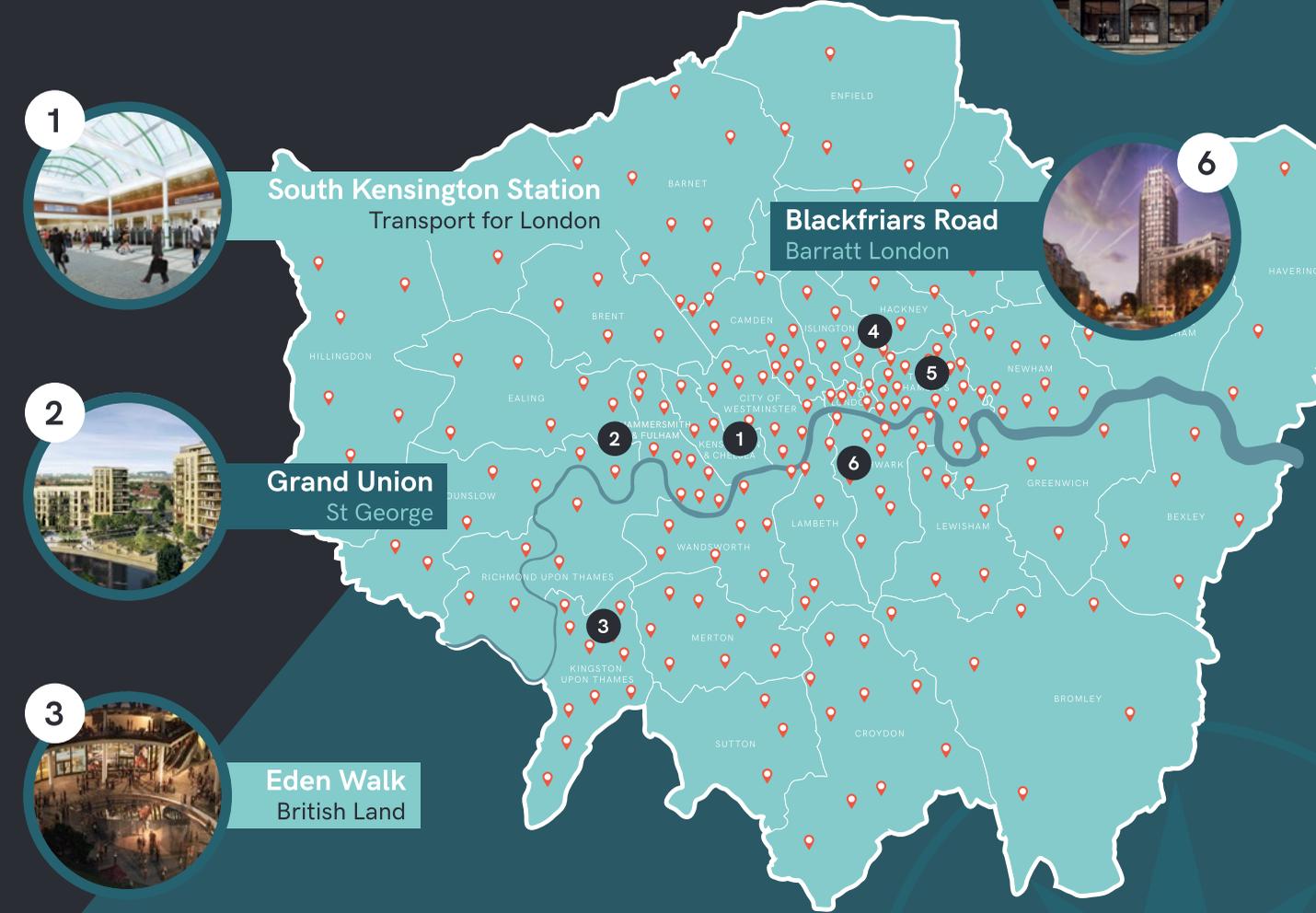
↑
On the waterfront – the integrated community, mixing residential and public realm...

←
... with industrial

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BRIEFING NOTES

Our regular round-up of conferences and events at NLA

TOP OF THE POPS

London set to get a charter for POPS

Part of NLA's Public Realm and Placemaking programme. Programme Supporter: WSP

London is to get a charter to improve privately owned public spaces (POPS) across the capital, but should also work on creating a logo to make such spaces, their owners and the rules that they impose more transparent.

Those were some of the key points made at NLA's conference Top of the POPS – the future of privately owned, publicly accessible space at NLA.

Professor Jerold S Kayden, Frank Backus Williams Professor of Urban Planning and Design, Harvard University, said that the usual critiques in this area – that POPS are products of neoliberalism, inherently undemocratic, exclusionary and private needed a more nuanced approach. 'I popularised the term POPS', he said. 'I did that because I realised that there was a typology of space that was not physical or morphological but was inherently characterised by this axiometric tension between private ownership and public use.' In New York there is probably around 20 million sq ft of extra space in residential and office towers in return for the now more than 550 POPS that have 'sprung up' in the city.

But *publicly* owned public space is not always better public space, he added, and indeed one of the oddities of New York's spaces was that Occupy Wall Street chose the privately owned Zuccotti Park because they realised they had more democratic rights there than the public, heavily rule-bound City Hall Park some blocks to the north. Kayden also



Public and private – Gasholder Park

told the story of how he fought – successfully – Donald Trump's lawyers to win back a public bench in Trump Tower the now-president had removed to be replaced with a store selling memorabilia, despite receiving a zoning bonus and a larger tower for having committed to the bench.

It was important to be demanding and precise about public amenities, use up-to-date public data, stop private owners from squeezing the public out of public space, increase public awareness, perhaps through a new logo to brand all POPS in NY ('London could do with a little bit of signage at

its public spaces'), and even designate a POPS advocate or minister for public spaces. 'Let's make sure that the POPS we have are as public as possible, but that takes skill, commitment and passion from all of us.'

Professor Matthew Carmona, professor of planning and urban design at UCL provided the London perspective on what is often a thorny issue debated with great passion, but which is often characterised by 'misinformation and dogma more than clarity and pragmatism'. The situation is much more nuanced than the tussle between two rather polemical

positions, he said, that ‘privatisation is bad’ as in the *Guardian* and the rarer proponents such as Patrik Schumacher of Zaha Hadid Architects, that such privatisation is always good because of the ‘entrepreneurial zeal’ it can bring to the management of public spaces. In fact, as Carmona’s research shows, much of the POPS are in fact opening up through redevelopment of the formerly closed off or ‘walled’ docks and redundant land or infrastructure in the city, allowing more public access. ‘Arguably, what we’ve witnessed is a public-isation of private space, rather than the reverse’, he said. A classic example is King’s Cross.

There has, though, been a key movement in this area, with the Mayor committing to producing a charter, albeit likely to be to do with new public spaces rather than existing, suggested Carmona.

During a panel discussion, director of place shaping at Westminster City Council Deirdra Armsby said there was a big question about how public authorities are equipped to manage the spaces we’ve got, but that it was the ‘joy’ of public space that we should not lose sight of in debates about how they are managed. Ben Smith, trustee of National Park City Foundation, revealed that London is to become the first national park city. Other speakers included Matthew Carpen, managing director of Barking Riverside, all of which is ‘technically POPS’, and Harbinder Singh Birdi, partner at Hawkins\Brown on the work his practice is doing to create extensive public space as part of the Thames Tideway project. LB Croydon executive director of place Shifa Mustafa showed how her borough is also looking to invest public money from its critical infrastructure pot in a small area where half the land is privately owned, and has learnt lessons from the impact Boxpark’s own spaces have made. And while Tim Haddon, head of campus at Paddington Central showed how investment in the public realm there has shifted perceptions

and – perhaps as a result – lifted footfall and rents, LDA Design director Benjamin Walker suggested that good public spaces can contribute to dealing with the nine million people in the UK who suffer from chronic loneliness. ‘It’s about creating a place that we feel we own and where we feel we belong’, he said.

Finally, Alison Minto, operations director at Meanwhile Space, showed how its work involved looking to create new life in areas such as railway arches at Loughborough Junction in Brixton. ‘We do a lot of trial and error’, she said.

BIG DATA

Big data – driving change in London and Chicago

Part of NLA’s International programme.

*Programme Champions: Bates Smart, KPF, London & Partners and White Arkitekter
Programme Supporter: Vu.City*

London and Chicago can learn a lot from each other on how to collect and disseminate data for the benefit of the cities and their citizens. But they must do so in an open and innovative way that avoids accusations of Big Brother and improves places and spaces for all.

Those were some of the sentiments to emerge from ‘Big Data and the Design of Cities’, an NLA International Dialogue between the two cities held simultaneously at the Chicago Architecture Center and NLA.

NLA chairman Peter Murray said the event was particularly appropriate given Chicago mayor Rahm

Emanuel’s visit to London this week to see Sadiq Khan, the City, and give a lecture in the UK capital. Chicago is undergoing one of the biggest collections of real-time data on the urban environment, infrastructure and activity, while London is developing the Smarter London Together roadmap to try to become the smartest city in the world.

In Chicago, Array of Things founder Charlie Catlett said his firm has developed high-tech sensors to be blanket-installed across the city to measure how it is performing against a series of indicators. These include not just air quality, but also such things as the ‘stickiness’ of a place or movement of people through it – or even movement of vehicles and near-misses through an intersection. So far, 100 of these camera and microphone monitors have been installed, with 100 more to go up in the next few weeks, but which are covered by an extensive privacy policy and open and free data available to anyone who might be interested in making it legible to different communities. ‘We would say this is not the city watching you’, said Catlett. ‘This is you watching the city.’

‘We would say this is not the city watching you. This is you watching the city.’

Dr Stephen Lorimer, Smart London policy and delivery officer at the GLA said that compared with his previous incumbent Boris Johnson, Sadiq Khan ‘wants a more collaborative connected and responsive city’, principally through data innovation. London made contactless payments viable before the rest of the world through TfL’s adoption of the principle as standard, he added, while the Roadmap includes ambitions to collaborate more effectively on data analytics across the boroughs, and other work includes the creation of smart lampposts with sensors and 5G connectivity.



London through the ages – mapped

KPMG director of analytics Tom Schenk said that open data was a ‘long, deep and surprising story’, and Chicago is a place where some 600 data sets are available to the public, including about crime statistics, every bike share or cab trip, and a host of other sets. But the most popular is that concerning the council’s own employees and their salaries. ‘Sometimes it is not always the things that are large that are most enthralling’, he said; sometimes it is simply governed by general nosiness, or by being easily digested. It is thus important to allow the public access to information in an easily digested, accessible, transparent way using dashboards or other visual tools. The data must also be used to improve the health and wellbeing of Chicagoans, said Schenk, partnering with other organisations, city agencies and research institutions.

Finally, Polly Hudson, doctoral researcher at The Bartlett Centre for Advanced Spatial Analysis, showed the Colouring London project, which is collecting data on London’s three million buildings in an open platform designed for any city to use. ‘Building stocks are a city’s most important socio-economic and cultural resource’, she said, ‘but information about them is highly

fragmented – how do you bring this data together?’ There has been a ‘paradigm shift’ in construction from new build to re-use, driven by energy legislation, so there is an urgent need for data analysis on energy efficiency.

The discussion heard from Eman Martin-Vignerte, head of political affairs and government relations at Bosch UK, who said it was interesting to note how much data is collected from assets that are already available, such as the average car, which has around 600 sensors collecting data about behaviour, petrol consumption, and so on, but which is inaccessible. We collect a similar amount from domestic housing, similarly, with data available from washing machines and other appliances, but mistakes were still being made on things like car provision in new settlements. It also included Shaina Morphew Doar, head of city operations at Sidewalk Labs, who spoke about how we are using data to integrate into our physical spaces, from the streets of the future in terms of autonomous vehicles to what happens in buildings and the future of sustainability, but it was a case of learning as we go. ‘We think it’s really important to think about data as it relates integration with the physical environment’, she said. ‘It has to always be about improving the quality of life.’

ON LOCATION – WEMBLEY

‘Urbanising suburbia’ – Wembley on the march

Wembley is working hard to balance its rapid growth in terms of housing and jobs with its new appeal as a rounded place.

That was one of the key take-aways from Wembley: urbanising suburbia, an NLA On Location event held at the Hopkins-designed ‘The Drum’ at Brent Civic Centre, near the world-famous stadium.

London borough of Brent councillor Shama Tatler welcomed the audience, reflecting on how the area’s ambitious vision to turn ‘an industrial wasteland’ into what she called ‘the thriving metropolis we see today’ had not been without its challenges, with some of the existing communities having felt disconnected.

‘The transformation of Wembley has represented a staggering amount of change’

So, the plan was to bring in wide-ranging regeneration with the council’s ‘excellent partnership’ with Quintain, resulting in not just homes but also schools, community facilities and affordable workspaces.

Head of masterplanning and design for Quintain, Julian Tollast, showed how this meant 3,500 residents to date since 2008 towards 20,000 on completion of the project, 1,800 jobs created towards a 8,640 goal, and 2,900 currently at work on construction, with 7,500 new homes and a broad



The Drum beats out for Wembley regeneration

range of mix and tenure. ‘It’s a phenomenal rate of progress here’, said Tollast, pointing to the ‘quite dreadful’ conditions outside Wembley Stadium even as recently as 1996. Quintain is overseeing a masterplanning process after many before it, ushering in its Tipi brand as a ‘long-term lifestyle choice’, rather than the short-term answer build to rent is sometimes seen as, and will be creating an ‘avenue of champion trees’ to line Wembley Way, to a design from Dixon Jones and Gross Max. It was also critically important to engage properly with the community, said Tollast. ‘The process of consultation through planning is

consultation’, he said. ‘That’s not necessarily engagement.’

The transformation of Wembley has represented ‘a staggering amount of change’, said David Glover, development management manager at the London borough of Brent. Five growth areas will take on much of this growth, with high expectations for homes and jobs, albeit with ‘quite a job to do in terms of place’. The council has ‘planned and replanned’, building on principles in a 2004 masterplan from Richard Rogers Partnership, a three station strategy, and its regeneration area, Opportunity Area and strategic/cultural area status. Student accommodation is another thrust, with some 5,500 rooms already consented

including one of the tallest modular buildings in Europe, and a new university campus on the way. All that, and new primary schools, sports and leisure premises, affordable studio space, and artists studios.

Brent’s head of planning, transport and licencing, Alice Lester said that although Wembley had always been on the national map, it had now been ‘absolutely transformed’, with a projected £328m of retail spend in 2026 almost putting it up with the Westfields of the world. While Nick Taylor, head of north west London at the GLA, said that Wembley’s embrace of PRS was something that other Opportunity Areas could do with mirroring if



Boxpark city limits – delegates at Wembley’s latest attraction

we are to hit some of the Mayor’s housing targets, architects Flanagan Lawrence design director Jason Flanagan said one of his practice’s key roles was in ‘figuring out how to stitch together’ all the masterplans for the area that had come before.

So how is Wembley ensuring it is distinctive? Lois Stonock, artistic director of Brent’s Borough of Culture in 2020 said this was in part by drawing on the heritage of the past, stories of the borough, and musical traditions (‘everyone in Brent knows about reggae’). ‘But we want it to do more than just highlight arts and activity’, she said. ‘We want it to be a platform for the whole community.’

The borough needed to tell ‘the story of a community that has been built on the shoulders of diversity’, and celebrations will include a free concert at the arena, street party, museum for all of Brent life, and even a new anthem for the borough.

‘It’s all about content, and the stories we tell. Come and see the stories!’

Boxpark is already making a difference in terms of bringing life to the area, said Matthew McMillan, the company’s development director. The scheme is its third behind Shoreditch and Croydon, featuring more

in the way of a leisure offer, the company recognising that events are also critical in the new retail environment and being ‘obsessive about customer experience’; it is now scouting for more sites across the country. Other speakers included Tom Legg, head of transport and external operations at the Football Association, emphasising the operating challenge represented by four million visitors to the stadium in 2017–18, and, lastly, Nichole Herbert Wood, chief executive of the Second Floor Studios & Arts project working hard to provide not just space for artists, but opportunities too. ‘It’s all about content, and the stories we tell’, said Herbert Wood. ‘Come and see the stories!’

SUSTAINABLE WORKPLACES

‘End the bland BCO office spaces’

Part of NLA’s City programme. Programme Partner: City of London Corporation Programme Supporter: Vu.City

London must do better in the creation of a new wave of stimulating, sustainable office spaces and on lifting the quality of the air that its residents breathe. But there is also a need for whole lifetime carbon targets and far more research on how buildings perform to feed back into the process.

Those were the key messages from a special conference on sustainable workplaces – the first of NLA’s new City Programme – held at the City Centre.

Ruth Calderwood, air quality manager at the City of London Corporation, gave an overview on air pollution in the Square Mile and how it affects sustainable workplaces, impacting on the short- and long-term health of the population. ‘There are a whole host of diseases linked with air pollution’, she said, including strokes and lung cancer, and nitrogen dioxide from combusted fuel being one of the key contributors. The City’s particular characteristics of tall buildings and narrow streets means that many of the particulates get trapped and cannot be dispersed, added Calderwood. ‘But despite all that, air quality is improving, and we are doing a lot of monitoring across the City at about 100 locations’, she said. Challenges include that diesel vehicles have not met European standards, even if they are being replaced by electric vehicles and

hybrids. Electricity generation has also been brought back into the centre of London, too, there will be growing demand for electricity and CHP is a particular problem for nitrogen dioxide levels. As to improving air quality, though, we need to design buildings with options to reduce combustion, install no-NOx boilers, consider chimney locations, use wood with low moisture content if using wood burners, and avoid dumping heat from CHP. Finally, as individuals, we should look to reduce our own exposure and impact on air pollution, which can be aided by using the City’s app, CityAir, said Calderwood, providing low pollution routes.

‘The bland, BCO, air-conditioned workplace isn’t doing the business’

Bennetts Associates’ Rab Bennetts said that a good workplace and sustainability ‘are very often coincident’ and the way that we build is very much part of that ‘scene’. But can we be more innovative than repeating some of the building techniques – deep plan, metal deck, steel frame buildings like 22 Bishopsgate – that have been prevalent for the best part of 40 years? Manufacturing offsite allows for better economy and less waste but we should also be looking to use more timber, low-cement concrete and more recycled materials. We could also do some ‘sustainability value engineering’ – perhaps getting rid of ceilings and raised floors, designing lean basic shells for buildings and only adding items when they are required. ‘We have to make buildings more adaptable than they are at the moment’, added Bennetts. People are reacting against bland offices,

he said, and seeking character and diversity in a human-centric, health-focused manner with more shared spaces and open areas. ‘Overall, it’s about stimulus for the workplace, and the more sustainable workplace has these characteristics. The bland, BCO, air-conditioned workplace isn’t doing the business.’ Neither, he added, is government when it comes to leadership on environmental issues, and carbon, as a proxy for so much, was ‘the one to target’.

Finally, John Robertson of John Robertson Architects spoke about two City HQs the practice designed, ‘ground-scrappers’ now occupied by Wells Fargo in its City consolidation, and the Financial Times. The former’s shape was driven by the shape of the site, the practice demolishing a building that had been designed in the days of plot ratio, thus only having around half of the accommodation there is now, for client HB Reavis. With a restriction on height in place, the practice looked to the fifth elevation, putting all plant in the basement and freeing the roof for 160 sqm of photovoltaic cells and a ‘sensory’ garden with 9,000 plants as an amenity for tenants. ‘Eventually I persuaded them that if you were working at desk number 23 on the dealing floor it might be a good idea to have a really nice amenity on the top of the building.’

The FT building Bracken House, meanwhile, is an example of adaptive reuse, ‘one of the most sustainable things you can do’, said Robertson. JRA came up with ideas for the Hopkins-designed building including mini courtyards planned as breakout areas, completing a fan-shaped entrance hall and, again, a roof garden (including a running track).

NEXTGEN

NextGen group looks to future London

Part of NLA’s NextGen programme. Programme Champion: Gardiner & Theobald

Ideas ranging from how to cope with new mobility solutions and the harnessing of big data, to attracting talent and creating better conditions in the workplace, emerged at the latest working group in NLA’s NextGen programme.

The event, geared towards bringing together younger professionals and established industry experts, looked at critical issues facing the capital, with results informing the programme at this year’s LREF.

Held at Gardiner & Theobald, it was introduced by G&T partner Kevin Arnold as being about providing an opportunity for networking and sharing opinions about the industry and the city. A range of parallel discussions took place, with nominated representatives presenting key findings and points of view.

M&E cost consultant at Gardiner & Theobald Ryan Dacey talked about big data and how much data is out there – maybe we should think of outcomes, and whether we want to limit what we and companies like Google and Apple are collecting? What end users like TfL or the City of London want from this data will drive what is collected. But trust is a big issue – companies need to prove they are trustworthy and ethical in using data in order for people not to mind it being used. In construction, data is being

used on sustainability issues in managing materials and carbon offset, and in general efficiency bringing items onto site, while BIM data and other smart technology will be increasingly applied to all buildings. Ultimately, education is the key.

Meanwhile Kotey Nikoi, architectural assistant at Pollard Thomas Edwards, was charged with representing his group’s views on streets and mobility. Streets need more greenery and to be more active and inviting to encourage more people to walk, he suggested. But there was a confusion over priorities and hierarchies, not least with motorists and cyclists, and the rise of new forms of travel including electric scooters and ultimately autonomous vehicles.

‘One in four are affected by mental health concerns and more than 400 people in construction commit suicide globally’

Dockless cycles represent another issue, while the design of streets needs to be more inclusive and better represent the needs of those with dementia, for example.

For Bennetts architect David Dawson, it was tackling talent, post-Brexit, that was the subject of his group’s deliberations. How can young start-ups be attracted to London and the wider UK? Perhaps young people could be attracted through investments in education and infrastructure, and in improving conditions for agile working in order to counter issues of rising house prices and cost of living. But maybe the model is too London-centric and post-Brexit could be a springboard for decentralising the economy, with places like Liverpool and

Manchester possibly better attractors for grass roots firms.

And finally, Emma Scott-Miller, project manager at Gardiner & Theobald, and Shadeyah Chin-Manahan, assistant quantity surveyor at Rider Levett Bucknall, performed a double act taking on the issue of wellness against a background where one in four are affected by mental health concerns and more than 400 people in construction commit suicide globally. Factors such as lighting, air quality, PH levels in water and height-adjustable desks are important. But clients also need to provide good line managers on this issue and think about wellbeing and mental health from the get-go, with more holistic thinking aimed at improving productivity and retaining staff through offering social spaces, activities and other wellbeing options. Flexible working is another area where perceptions need to be changed, said the pair, along with ‘macho’ site conditions where it appears ‘not cool’ to talk about mental health. And one of the best ways to improve this area is through linking back to data in order to better ‘sell’ the concept of wellbeing to get over the common cited problem of cost. Not everyone can afford a yoga studio in their basement, said the pair, but a walk in the park is a good low-cost alternative to many seeking better wellbeing. So, next steps for this NextGen group? It was suggested that the programme should be continued, perhaps into secondary schools and universities, that a similar programme could emerge in different industries to share information, and perhaps for future sessions to use technology such as webinars, along with more mentorship evenings to expand connections across the industry.

TALL BUILDINGS

'Tall buildings are the Formula One of construction'

Part of NLA's Tall Buildings programme.

Programme Champions:

GL Hearn and MACE

Programme Supporters:

Polypipe and Vu.City

Tall buildings are the 'Formula One' of construction, leading innovation and paving the way. But London needs to think about strategies of how to deal with the 'avalanche' of 541 towers to come to the capital – or risk it getting 'out of control'.

That was according to Javier Quintana, chairman, CTBUH UK, director, IDOM UK as he opened a special conference on London's changing skyline at NLA.

'They help and are a test-bed for innovation', generating new spaces, as with schemes like the Interlace

in Singapore, or other projects that create public space in the sky.

The event on the future of tall buildings in the capital built on the findings of the latest NLA Tall Buildings Survey 2019 – with 541 schemes in the pipeline – and opened with NLA chairman Peter Murray repeating his call for the Mayor to adopt 3D visualisations of the city to show tall buildings' impact.

Quintana said that the way tall buildings serve cities is a complex issue, but that, despite being a global phenomenon, tall buildings are site-specific, with differing understanding of them in different parts of the world. New York's recent spate of slim towers contrast with those in Tokyo, while for Spain tall buildings 'mean Benidorm'. But they can also be, as they have been throughout history, 'machines that make the land pay', that 'fuel the economy', or provide 'a new monumentality' or order to cities. Technology and art are giving possibilities to make tall buildings as 'beautiful objects'. But in London, said Quintana, the 541 buildings pipeline is more like 'an avalanche'. 'Are we really aware of this, and what

is happening?', he asked. 'Are we ready for something like this?'

GL Hearn's head of planning Stuart Baillie provided the detail on the research, where planning permissions are up significantly, by 14 per cent, even if starts and applications are down on last year. Local authorities need expertise to consider high-quality design, said Baillie, perhaps especially on tall buildings, and particularly in some of the larger outer London boroughs.

WSP senior technical director John Parker said in discussion that building over railways could make a big impact on housing figures, with an opportunity to connect corridors across what is effectively 'spare land' and improve public transport in the process.

HTA Design's Riëtte Oosthuizen, moreover, said that tall buildings can be 'very exciting and beautiful' but from a planning point of view have to be well planned spaces too, with a strategy around them. 'It's important to think about the human dimension in this', she said.

For Emily Gee, regional director, London and South East, at Historic England, London's cherished historic views were



Test-bed for innovation? Tall buildings can be like Formula One for the automotive industry



Tall storeys - the show at NLA



Emily Gee says the views framework could be refined

important and often 'uplifting', belonging to everyone and so are worthy of continued protection. The London View Management Framework, though, could be refined to better manage views policy, aid placemaking, and the viewing points themselves could be better signposted and managed. However, the 'Walkie Talkie' was 'highly regrettable', Gee added, and Historic England are 'concerned' about the Tulip proposal from Foster + Partners and its potential to

reduce the Tower of London's 'sense of dominance'.

Colin Wilson, head of regeneration of Old Kent Road, said he was working on 'plan-led planning', positing where tall buildings might go, but perhaps it would be useful to have a wider 'spatial vision', he said, about how various local plans in the city might relate to each other.

Other speakers at the event included Fletcher Priest's Keith Priest, who said that studies had revealed that whatever you do, 55 per cent of

people don't like it, and around 45 per cent do, on average, which is why architecture is 'not a politically popular subject'. Modelling can help to rebuild trust with communities regarding what's happening, and factors such as the quality of daylight, said Gordon Ingram, senior partner of GIA, whose firm has produced the VU.CITY model powered by game-engine technology. Tall buildings are one discussion amid creating the smart city, said Ingram, but such tech could also allow for new discussions over potential 'trade-offs'.

'Studies had revealed that whatever you do, 55 per cent of people don't like it, and around 45 per cent do'

The final session of the conference included a look at tall building design, Argent's Mark Swinburne on its five sites in Tottenham Hale, LSE London's Kath Scanlon on a high-density-living residents' survey, and KPF's John Bushell on integrating a mix of uses in tall buildings across the world. Henley Halebrown's Simon Henley showed the 100 per cent affordable, 21-storey 'civic and domestic' housing scheme, Edith Summerskill House in Fulham, AKT II's Gerry O'Brien the One Park Drive tower in the tall-building-heavy Wood Wharf (which it had to conduct ship impact studies for), and CTBUH chairman Steve Watts of Alinea spoke on the sustainability of tall buildings, energy, and how such schemes are actually used. Only four buildings over 20 storeys tall have been demolished in London, Watts said. The message for the future was clear. 'Think carefully, and also have a strategic plan not just about the tall building but about the wider urban environment that they are all going to sit in', he said.

NYLON

Procurement and money hindering quality public housing

Part of NLA's International programme.

Programme Champions: Bates Smart, KPF, London & Partners and White Arkitekter
Programme Supporter: Vu.City

Getting good design quality into public housing is being hampered by two main problems in both London and New York – procurement and a lack of money.

That was the key viewpoint to emerge from the latest NYLON session – a live hook-up between key urban design practitioners on both sides of the Atlantic.

The NLA session, held concurrently at the Covent Garden offices of KPF in London and the Center for Architecture in New York, heard from Colm Lacey of Brick by Brick, Claire Bennie of Municipal, and Simon Henley, principal of Henley Halebrown, each of whom bemoaned the procurement system, Lacey saying that winners of competitions tended to be those who were good at procurement rather than design. At least, though, the tide was turning in terms of councils taking more risk, some 75 per cent now across the country having a version of private housing companies, claimed Lacey. Some, like Brick by Brick, are responding to three main goals – being a responsible developer producing housing similar to what is wanted by the local

authority's planning department; making money to fill gaps in central government funding; and maximising indirect value from development. But surely it was time to pay more attention in this whole arena to the subject of embodied energy, Lacey said. Bennie suggested that although some councils such as Hackney, Camden and Croydon were doing sterling work in creating a risk-taking culture to take on more good public housing, they are the exception rather than the rule. But local authorities were struggling to recruit people who were good at procuring, and architecture schools 'merely tend to breed people that create art galleries for rich people and that's that'. Perhaps students should have a stream in their Part Two where they 'become a client', Bennie suggested. Authorities should also get better at asking for excellence, she suggested, avoiding overly bureaucratic approaches.

'It's money, and there's just not enough of it.'

Earlier, presentations from New York were introduced by Daniel McPhee, executive director of the Urban Design Forum and included KPF principal Hana Kassem, showing a series of projects including the NYCHA's Red Hook Houses in Brooklyn that highlighted the need for flood prevention measures on the peninsula, differentiation, personalisation and effective use of lighting. Kassem said there was nevertheless a big issue of distrust felt by those who have to move out in order for their place to be fixed, and even the high-quality nature of some proposals sometimes caused residents to suspect people with more income

would start moving in, she said. Nadine Maleh, executive director at the Institute for Public Architecture, spoke about her work with communities in Brownsville. Maleh said that there had not been enough community outreach and engagement with residents in the past and there was a real feeling from residents that if they were relocated, they might never be able to return.

Mark Ginsberg, principal of Curtis + Ginsberg Architects, who presented a series of public housing schemes across New York including Baychester-Murphy, two developments three miles apart in the Bronx, said it was important to seize opportunities of densification but also reassure communities. 'One has to keep emphasising: "we are not displacing people"', he said.

That feeling of being 'displaced' was also consistent in London, said Bennie, in places like Elephant and Castle, even if the buildings and landscapes that have been created are 'absolutely astonishing'. London has been on a 'journey' and 'rocky ride', she said, from an era where *tabula rasa* was the way forward to private sector intervention and sometimes accusations of gentrifying areas.

Henley presented schemes including the Kings Crescent Estate, which has had the 'heart of it missing for at least a generation', stressing that in regenerating such housing there should not be a 'them and us' in terms of existing and new residents. Neither should the profession 'demarcate' where to build, but let the residents decide, while London should crucially allow for more development of small infill sites. Ultimately though, in New York as in London, the key issue on public housing was one faced every day, even if all the developers and NYCHA care about quality, said Ginsberg. 'It's money, and there's just not enough of it.'



All change – the station at Euston is to be redeveloped

ON LOCATION - EUSTON

On track? All eyes on Euston transformation

Public and private organisations are working hard to 'heal' the scarring and dislocation created by Euston station over the years to communities, such as Somers Town and Regent's Park Estate, through a comprehensive redevelopment scheme.

But the Knowledge Quarter as a whole must try harder to build more on elements like the Francis Crick Institute, improve accessibility across its world-leading institutions and create more areas where genuine collaboration can take place.

Those were some of the key views to emerge from a special NLA On Location conference held at the British Library and in anticipation of work on Euston station by Lendlease and others to enable it for HS2 and

Crossrail 2 – improving its efficiency and sense of place in the process.

The event was kicked off by Camden Council leader Cllr Georgia Gould, who said Euston was an 'incredibly important site, not just for the borough but for the whole of London and the country'.

Gould said that given the 'profound' change that King's Cross had experienced, it was time to take forward the station plans while simultaneously aiming to improve the huge issues associated with poverty and a lack of opportunity in the area. 'Our communities face massive barriers and feel, to some extent, under siege by development', she said, regeneration becoming synonymous with 'a lack of trust, and displacement'. The Euston redevelopment was an opportunity to use good design to tackle some issues around social cohesion and wellbeing, said Gould, which it hopes will be aided by the council setting up a Citizens' Assembly. 'The priority is to show that regeneration can happen in a way that works with people', Gould added.

Camden's acting director supporting communities David Joyce continued the theme, describing the 'proactive' approach the authority is taking, working with the community on their needs. The station plan will include creating 1,900 homes and 13,600 jobs, as well as 10,000 sqm of shops and 30 per cent commercial space for knowledge, science and other innovative or creative uses, with ideas sketched by Studio Egret West. But it is really about 'connecting surrounding communities', he said, and bringing life to places like Eversholt Street, currently a 'blank wall'. 'We're on a huge journey', he said. 'A 17-year journey, but this is an unparalleled opportunity.'

It was, indeed, a once in a lifetime opportunity to transform the city and land around the HS2 line, said its commercial development director Tom Venner. The 54-acre Euston site was 'the front door to a lot of the country and it is incredibly important that we get it right'. The Euston project is the largest development site in the capital and the largest government-owned real estate development 'play' in the UK.



Euston on foot – delegates investigate



Unlocking Camden – Councillor Danny Beales

The line will ‘fundamentally change the geography’ of the UK, but redevelopment of Euston needed to have a holistic approach, albeit with the need to make money from such a ‘massive government asset’. Ultimately, Venner believed, Euston will ‘take St Pancras to the next level’, be the best-connected place in the UK, but will be a success only if it is a destination that people visit and dwell in rather than pass through. ‘Can we pass the first date test?’ he asked.

The Network Rail station requires ‘major surgery’, said its HS2 integration director Neil Kirkwood, but similarly should be a place people enjoy staying in. ‘It’s a great irony that Euston connects tens of thousands of people a day but also separates streets and communities’, he said. The organisation has developed a strategic concept for the station, with an ‘outstanding’ business case, and funding in place for the next stage of development over 12 to 18 months hence.

It must also be a new piece of city, said Lendlease’s project director Rob Heasman of a station he branded



a ‘superconnector’, but also one which needs to connect the wealth of assets in the area connected to the knowledge economy. ‘We want this to be a destination; a place.’ This new place will include a new ‘civic space’ at Euston Square Gardens in front of the remodelled station, a new ‘gateway and frontage to Euston Station retaining heritage’, with ‘opportunity for new commercial, retail, cultural uses and open space’.

The plan also envisages Euston Road as a new ‘urban boulevard’, and Hampstead Road as ‘a new high street’.

Other speakers included Camden Giving director Natasha Friend, stressing the need for HS2 to create jobs that feel accessible to local people; community organiser John Myers on how the job was to ‘heal and enhance a piece of city that was scarred in the 1960s’; Bengali

Workers’ Association youth and communities manager Mariam Hassan, who revealed how local road closures were causing big problems, particularly with the young; Cllr Danny Beales on the need for genuine collaboration against a backdrop of safety fears; and Giorgia Stewart, head of community engagement at Lendlease on creating a sense of belonging.

The final session included UCL director of estates Francesca Fryer on the £1.25bn of investment being made into the estate over 10 years and being a great partner for Euston; British Land’s head of campus Juliette Morgan, who revealed that it is considering designing into contracts a pledge for community work; and Jodie Eastwood, chief executive of the Knowledge Quarter, urging that people ‘change the narrative’ to talk more of its strength.

‘The rate of construction of new commercial laboratories in this area is painfully slow’

But it was Stuart Robinson, chairman of HS2’s commercial development panel, who said that the area was full of institutions, but that they were ‘inward-looking’ ones. There had been ‘a disappointing lack of momentum’ in the almost 15 years since the Crick decision that certainly would not have happened in the US, he added. ‘It’s taken a long time to get this unified church of opinion but we still need to up the game’, said Robinson. ‘The rate of construction of new commercial laboratories in this area is painfully slow’, he said, pointing to his view that the buildings do not lend themselves to collaborative working. ‘We need to create diversity and develop dialogues and cafés where people can interact’, he said. ‘No one ever had a good idea over email.’

EDUCATION

How can we deliver more and better quality schools for London?

Part of NLA’s Education & Health programme

Programme Champions:

Mitsui Fudosan and Stanhope

Programme Supporters:

John Robertson Architects and the Knowledge Quarter

That was the question posed to a special NLA Think Tank group of experts and practitioners who gathered at the offices of NBBJ.

Shepherd Epstein Hunter director Ann Lakshmanan said that budget was the single biggest issue facing those who design and produce schools, and that with tight budgets it was difficult to develop space standards that allow for future flexibility, with a push towards lower end specification that may mean they are only effective for 10-15 years.

Procurement routes often also come into this, with further value engineering required for cost savings with a D&B approach, for example, and ‘competitive funding’ can come from the client too. ‘If there’s a grant available our clients are coming to us saying “actually, can you do six feasibilities in two weeks so we can bid for this money?”.’ And if we are designing to tighter standards, are we storing up issues for the future? And if fees are being driven down so much, then surely a drop-off in quality will happen too?

London specifically has problems with sites – many are small or oddly shaped. They might have listed neighbours, or are by roads

which may affect air quality. ‘All of this does not lend itself to the standardised approach we are being pushed towards.’ Sometimes work with developers allows new funding avenues, but residential returns on mixed-use schemes can affect quality, and clients have a ‘lag’ between whether they need a school, and the reality – one authority has stopped secondary schools because they no longer need the places. ‘We are in a period in which we are strongly affected by our economic environment’, Lakshmanan said.

Jayne Bird, partner at Nicholas Hare Architects, said that ‘working with the Priority School Building Programme is extremely challenging’. The six-week timescale for responding to the control option leaves little room for innovation.

‘The timescales are tight and fees are low’, she said. ‘These limit the opportunity to refine and develop the design. The process relies on the architect and contractor understanding the DfE specifications and being familiar with the process.’ ‘We are still producing great schools’, but it is difficult to get the ‘delight’ and ‘wiggle room’ on projects. ‘It is the effective, interactive spaces that make life at school really enjoyable’, said Bird. And internally and externally there’s plenty of room for improvement. ‘It’s tough.’

Jestico + Whiles’s Heinz Richardson agreed, saying that the race to the bottom was regrettable, especially since the profession had built up such skill and passion and commitment to the sector. Thus, the situation with squeezed budgets and programmes was ‘really disheartening’. ‘We’re building an estate that I think in less than 30 years’ time we will be revisiting’, Richardson said. ‘We literally get to choose the colour of the render sometimes.’ By contrast, the work done during the Academies Programme had shown how the profession has the passion and skills,

but the process now – including the ‘brutal’ position working for contractors – had to be changed, with more joined-up thinking at the front end.

Having more time would be the key innovation, said Rachel Shaw, director at ArchitecturePLB, to achieve the best value from sites. It takes time to engage with sites, understand schools and how they want to deliver their curriculum. ‘You need time to have the conversations, and in a six-week, very little face-to-face engagement period, you don’t get the time to reach those best value solutions’, she said. But, said Bird, the six-week schedule of accommodation was ‘absolutely rigid’, and a ‘standard set of rules’ prevented innovative modification.

The time question was also apposite for Cllr Andrew Wood, secretary, Isle of Dogs Neighbourhood Planning Forum, with some of the schools in his patch having been the subject of debate for years and then suddenly crammed into a very short period of design time. In the last 10 years the population of Tower Hamlets has increased by 38 per cent but the school age population has only lifted by 11 per cent, with a drop in birth rates and changing demographics. So school-place planning in Tower Hamlets was an ‘art’ not a science, he said. For a school it is much better financially to be full than 80 per cent full, meaning for local authorities it is better to have fewer full schools than slightly empty ones. ‘We’re in this crazy situation in Tower Hamlets where we actually have to close between six and seven primary schools in the west’, said Wood, ‘but then we have to build five or six new primary schools in the east of the borough because that is where all the new development is happening.’ But if they are not full, perhaps they can be used for something else, he suggested, in recognition that they may not be schools for their whole lives so could be designed with a more multi-purpose flavour.

In Ealing, moreover, primary schools have ‘plateaued’, even if secondary schools are still on the up and expected to be so for another three to four years, said Laurence Field, programme manager – children’s services, Ealing Council.

On occasion there have been sites that were due to be acquired for new schools, but then have not progressed, said Lara Newman, chief executive of LocatED, when the ‘need’ numbers fell away. ‘That has happened in London and also in other parts of the country’, she said. ‘It’s really difficult because of the uncertainty and unpredictability that everyone is experiencing at the moment; the DfE relies on local authorities for its local pupil data.’

Similarly, every school is also concerned about going bankrupt, said Argent senior projects director Alex Woolmore, through having a new school that they cannot fill or manage.

‘There is often a disconnect between the local planning authority and the education authority’

But good schools can be positive drivers for residential, Woolmore added, citing the King’s Cross Academy which Argent sponsored and was brought forward almost two years early, a principle which the developer is aiming to repeat with a primary school at Brent Cross.

‘People will buy into an area with a good school’, she said. At King’s Cross, Argent was free to build in a bespoke staircase that exemplifies the moments of joy that can so often be value engineered out of such projects.

Perception and planning are changing in this regard too, and if we could only connect all the passion to create great schools with developers saying: ‘this is a route to value’, we would be getting somewhere, said

Fred Pilbrow of Pilbrow & Partners. The developer needs to be in charge of the process, however, suggested Wood – or at least more involved than they are at present.

Local authorities could allocate specific sites for high-quality mixed-use or even Green Belt sites for schools, suggested Jamie Sullivan, associate, Icen Projects, with the opportunity to attract Section 106 or CIL funds if linked to housing growth. But there is little in the way of proactive planning for schools, said Mike Straw, director, planning, RPS CgMs, and government itself is ‘very weak’, with the NPPF ‘a bit silent’ on schools. There is often a disconnect between the local planning authority and the education authority, and Green Belt also has a role to play, he suggested. ‘It’s planning positively for schools.’ Maybe the housebuilders have to work more positively in partnership with the education authorities. Indeed, the education sector perhaps needs a closer relationship with the private sector more generally, said Lee Mainwaring, design director, Architecture Initiative. ‘In simplistic terms, developers need to think more about integrating education as part of place-making initiatives to enrich their offer’, he said. ‘Schools can significantly benefit from the additional funds in a difficult financial market.’ But there is perhaps also a heavy negative undertone over procurement that needs to be addressed with proactive solutions, with stakeholders needing to just think differently to deliver high-quality exemplar schools as part of mixed-use developments.

In Denmark, said Per Arnold Andersen, special advisor, VELUX Group, architects are struggling with similar things like budgets and planning, albeit at a smaller scale. But there is more recognition of the need to spend money on children’s education, he said, and although the UK had always been in the



Top marks – The New Marlborough Primary School in Kensington by Dixon Jones

forefront of daylight requirements it was worth restating how many studies show how good daylight conditions and air quality drive academic success. Even circulation and layout improvements can help to improve standards, said Richardson, and we are perhaps not focusing enough on pedagogic outcomes, innovation and the types of schools we are delivering, with educators now more ‘out of the loop’. Denmark also scores on its work with reusing existing buildings, said Shaw, which again requires time spent upfront reaching the right conclusions over spending money.

The group also discussed modular construction’s place in the delivery of schools and the view from chief planner Steve Quartermain that the

government should be setting high design standards in school delivery.

The next free school round will be about improving schools in areas of social mobility outside London, said Newman. LocatED and the DfE are also focusing on the existing school estate, where there is capital locked in poorly configured and often ‘sprawling’ single-storey schools. These could be rationalised to include housing, release capital for reinvestment in the schools, and support local authorities to meet housing targets. But there is another disconnect between the GLA’s enthusiasm for a project for a replacement school and residential units including affordable in White City and the ‘massive challenge’ with local authorities such as, in this

case, Hammersmith and Fulham. Perhaps in the future schools could get some of their funding from the CIL, suggested Straw, but the general problem in local authorities is their siloed nature, said Wood, with individual departments lacking a general overview.

Finally, however, there was time for one more thought: clearly there is more work going on in creating housing with schools than is perhaps often thought, which it was suggested should be the subject of further dissemination and a future exhibition. ●

For full coverage of all NLA’s Think Tanks, including on Housing and Neighbourhood Planning this quarter, please visit www.newlondonarchitecture.org/news



COFFEE BREAK

Yolande Barnes, Chair, The Bartlett Real Estate Institute, UCL

What is your proudest achievement and why?

I am hugely proud of being made a professor at UCL, a top global university, but this wouldn't have happened if I hadn't spent 30 years in the industry building Savills' global research capability – so I view the two together as my greatest career achievements.

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

Goodness knows! Until I was 17, I thought my future was in art and design. When things get tough and I'm overwhelmed by multiple deadlines, I occasionally daydream of being a florist but, in reality, I need to be much more challenged and intellectually stimulated. My career path has not been directionless but it has been unconventional, and it is not one that any careers officer could have pointed out when I left school. I am a great believer in having life goals, of wanting to make a difference, following my interests and aptitudes but keeping an open mind, relying on serendipitous encounters and making choices to support these goals. I also really value the great people who have acted as my advocates and mentors over the years.

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

The stand-out advocate and mentor of my career was Victoria Mitchell, the visionary and exceptional executive director at Savills who hired me to set up the first residential and mixed-use research department in the industry back in 1989. Not only was it an amazing career break,

but it was also great fun working for her. She had huge integrity and encouraged an imaginative and commercial approach, giving me an entrepreneurial edge which can be quite rare among researchers.

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

Just because a lot of people in the real estate industry believe things are a certain way and things should be done in a certain way doesn't make them right. They may have been right in the past, but that doesn't mean it will remain that way. Your job is thought leadership; to understand how the world is changing and be prepared to say what the effects will be: positive and negative.

What is the biggest challenge facing London?

London's future is complicated by Brexit, but the city was always going to face some big issues in the early 21st century. One way to think of it is that London spent the 'urban renaissance' decades of the late 20th century being promoted from the second division of national capitals to the top of the premier league of global cities. There are no higher leagues for it to be promoted to, only the risk of demotion. As in many global cities, land values are now on a 'high plateau', unlikely to grow significantly but threatening housing affordability for ordinary workers who, footloose in the digital age, will choose better lifestyles in alternative cities. So the biggest challenge to London is losing its lifeblood: the people who create its value in the first place.

How do you see the housing picture changing over the next five years?

My view is that lack of affordability will become an ever more pressing social issue but that there is no single 'silver bullet' solution for politicians to use. We have to approach real estate in a unified, long-term and holistic manner to find additional alternative methods of supplying, funding and occupying housing and making it work for everybody.

What do you hope to emerge from your work as one of the 'Building Beautiful' advisors?

I want the commission to leave behind all the divisive and pointless arguments about architectural style and to see housing issues in a long-term and big-picture context, not least in terms of planetary survival; to seek out a more diverse range of actors, new ways of holding and sharing land, and planning systems that enable everyone to prosper in the places we build.

What do you hope to achieve at the Bartlett Real Estate Institute?

Pretty much the same as the above but at a global level and across all types of property. By understanding and rethinking real estate and all the systems associated with it, we can help to make the world better for both people and nature. The first step is to understand the true characteristics of the problems we face and how they interact with the built environment. The BREI aims to set the agenda around eight interconnected themes we think are important in the 21st century. They are:

- Real estate resilience
 - The infrastructure interface
 - Digital disruption
 - Learning environments
 - Health and wellbeing
 - Housing affordability
 - Community inclusion
 - Beyond placemaking
- Search www.ucl.ac.uk/bartlett/real-estate for more info!



Inside Here East
– the Bartlett Real Estate Institute



What can London learn from other world cities?

At the moment I am particularly interested in new approaches to social housing and ways of enfranchising and empowering people rather than confining them to one particular type of tenure for life. Different models from around the world can help to shed light on possible solutions for the UK. One area of interest, for example, is Singapore's unique approach where over 70 per cent of homes are government-provided, affordable and owner-occupied.

What single thing would improve the planning process?

Scrapping use class orders. They are obsolete in the digital age when real estate will be leased, managed and occupied in very different ways. Planning systems need to focus on the impacts and outcomes experienced by people in real, complex places, not the out-of-date global investment asset classes that most planning systems reflect. We

need to think much more about the stewardship and management of neighbourhoods over time rather than prescriptive building control.

What would you do if you were Mayor for the day?

I would approve the budget to build a new kind of museum where everyone can come to see and study the city and their neighbourhood within it. It would attract both international visitors who want to walk through a giant model of the city or walk a wide variety of different streets using VR, and local residents who want to use the attraction and its wide range of digital data for their community project. It would be a resource where everyone involved in the built environment: planners, designers, developers, engineers, technical experts and most especially communities can come together, make use of the most advanced data on all aspects of city life and land, to plan and make great places which

benefit everybody. (If anyone at city hall is interested, this is something that we are currently actively pursuing at BREI right now.)

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

I have loved London since I first visited my great grandmother in Battersea at the age of three and a half (a long time ago). London's postwar urban decline reached its nadir in my teenage years so I have seen it rebuild, regenerate, recover and excel as a world city within my lifetime. While London's fortunes ebb and flow, I would never underestimate the resilience, adaptability and sheer brilliance that London has shown over its near 2,000-year history. So long as we understand that it is the urban fabric, the people and the good governance of the city that make it what it is and we make sure not to destroy that, I remain very optimistic for London, even in the challenging post-Brexit times ahead. ●



RESPECTING HISTORY

Architect Hugh Broughton on his work at the Old Royal Naval College in Greenwich



When we were interviewed as part of the selection process to appoint an architect for the conservation of the Painted Hall, the first slide in our presentation showed the modular Halley VI Antarctic Research Station, which we had designed and which had recently come into service on the Brunt Ice Shelf. It may seem like a strange building to show considering the brief to conserve Britain's foremost Baroque painted interior, but there are many similarities between the two projects. In particular they both required extensive research, a fastidious approach to coordination and a high degree of sophisticated environmental analysis. The approach worked because we were appointed a few days later.

The concept for changing the entrance from the east end of the Painted Hall down to the undercroft was established by Martin Ashley, the surveyor of the fabric to the Old Royal Naval College. In this way, fluctuations of humidity and temperature that

had been affecting the paintings could be reduced as the undercroft would become a buffer space. From this starting point we researched the history of the building and were able to show that the undercroft had

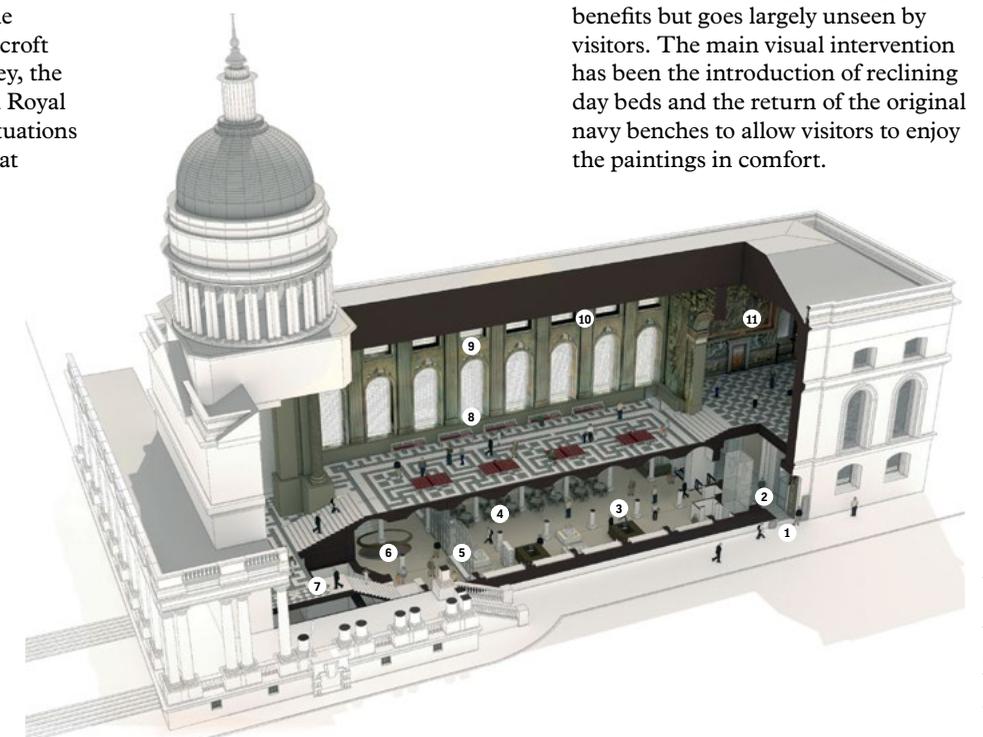
'Our aim throughout the project was to respect the history, proportions and elegance of both the Painted Hall and its undercroft'

been partitioned in 1934 by the navy, allowing Historic England's inspector, Jane Sidell, to agree to the removal of the partitions and the reinstatement of the historic open-plan arrangement.

Our aim throughout the project was to respect the history, proportions

and elegance of both the Painted Hall and its undercroft, introducing new elements in as sensitive and even invisible ways as possible. Within the Painted Hall a significant amount of work went into the stabilisation of environmental conditions. Measures included draught proofing, solar shading and the introduction of a conservation heating system, designed using cutting-edge monitoring and modelling processes to optimise the environment for protection of the paintings, while maximising visitor comfort. Following an enabling phase, which improved means of escape and created inclusive access to the hall, the project has allowed the removal of clutter, concealment of visible services, and installation of discreet lighting. This work delivers significant positive benefits but goes largely unseen by visitors. The main visual intervention has been the introduction of reclining day beds and the return of the original navy benches to allow visitors to enjoy the paintings in comfort.

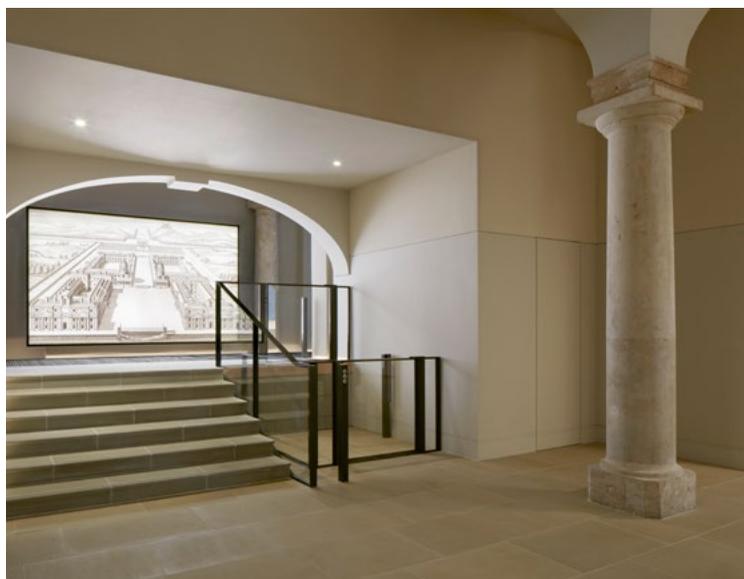
1. Signage and volunteers draw visitors to new visitor entrance
2. Entrance Hall with platform lift and steps down to Undercroft level
3. Welcome area and retail
4. Café seating
5. Glass screen
6. Display of Greenwich Palace archaeology
7. Access stairs to Painted Hall
8. New heating system and window blinds to improve environmental conditions
9. New lighting throughout
10. Painted walls and ceilings conserved in Lower Hall and Vestibule
11. West Wall and Upper Hall ceiling conserved during Phase 1



All images © James Brittain



←
The undercroft



↑
Making an entrance



→
Royal appointment
- the shop

Within the undercroft our work is more apparent while still being underpinned by context and historical research. A new concrete slab with underfloor heating is finished with Yorkstone pavers which complement the plastered vaults and stone columns of Hawksmoor's architecture. The bronze-framed glazed screen that separates the shop and café from the interpretation gallery was made in Milan and its slenderness resonates with the original ferramenta of the leaded windows. The subtle introduction of acoustic plaster to planar surfaces helped to reduce reverberation in the space, making it easier to chat and enjoy the café. Towards the end of the project we came across

'Inevitably a project of this nature becomes a labour of love'

the remains of Henry VIII's Palace, which was unexpected while also offering a remarkable opportunity to tell more of the story of Royal Greenwich. Inevitably a project of this nature becomes a labour of love. The quality that has been achieved is a testament to the dedication of the numerous designers, craftsmen and contractors who have delivered it. It also demonstrates the commitment and finely tuned aesthetic judgement of the Old Royal Naval College whose creative direction has ensured that this remarkable example of British architecture and art can be enjoyed anew, supported by facilities which not only meet visitors needs but add to their overall experience. ●

Martin Ashley, surveyor of the fabric, on an imaginative new chapter in the building's long life



It seems that the care and maintenance of James Thornhill's paintings had proved challenging from

the start, with records showing repeated campaigns of cleaning and re-varnishing. The most recent campaign in the 1950s was very invasive, but 60 years on the paintings were damaged again, badly disfigured by a veil of blanching over the surfaces.

Detailed survey and analysis demonstrated that the blanching was a microscopic 'cockling' of the varnish caused by solar gain and ultraviolet radiation from the Painted Hall's large windows, as well as wildly unstable environmental conditions due to the old heating system and the way that the building was entered. Damage from air pollution was also a significant factor.

The challenge was to break the historically destructive cycles of repair and degradation while enabling the ongoing beneficial use of the Painted Hall. The innovative solution was to completely alter the way of entering the Painted Hall for the first time in 300 years. As Hugh Broughton writes, the undercroft is now a welcome and interpretation centre, forming an environmental buffer while celebrating and making fully accessible the significance of this remarkable place. In the Painted Hall every square millimetre of Thornhill's paintings has been painstakingly cleaned, the surface cockling has been remedied using benign conservation techniques, and new lighting and AV systems are cleverly integrated. An imaginative new chapter has been added to the history of the Painted Hall in the context of Wren's architectural and artistic masterpiece within the Maritime Greenwich World Heritage Site.



'Every square millimetre of Thornhill's paintings has been painstakingly cleaned'

© James Brittain

FLORAL COURT

We take a look at KPF's work on carefully knitting new fabric into Covent Garden

Developer **Capco**
Architect **Kohn Pedersen Fox Associates**
Engineer **Eckersley O'Callaghan**
Urban Designer **Publica**

THE DEVELOPER'S ACCOUNT MICHELLE MCGRATH, DIRECTOR, CAPCO COVENT GARDEN



Covent Garden is one of London's most historic areas and one that, under Capco's stewardship, has rediscovered its distinct character and authentic sense of place.

As long-term investors in Covent Garden, we are creating a destination that boasts a vibrant street life with differentiated retail and dining, and bespoke residences.

Known for its pioneering approach, Kohn Pedersen Fox Associates (KPF) was the natural partner to revitalise the under-used western end of Floral Street and Carriage Hall, returning the neighbourhood to its commercial and residential roots.

'Covent Garden, under Capco's stewardship, has rediscovered its distinct character and authentic sense of place.'

We saw a rare opportunity to create a truly unique collection of homes, while significantly improving both the pedestrian routes and the retail at the western edge of our estate.

Upon arrival at Covent Garden Underground station, many visitors' journeys start with a stroll along James Street, which in turn opens onto the Piazza, famous for the Market Building and differentiated eateries and flagship stores.

Meandering quietly through the centre of James Street is Floral Street, a quintessentially London

street marked by its cobbles and warehouse-style architecture. It combines a vibrant retail offering alongside al fresco dining, the redevelopment of Grade II listed Carriage Hall and the conversion of the old Westminster Fire Office into a collection of luxury homes.

Since acquiring the Covent Garden estate in 2006, we have invested in improving the public realm, conserving heritage assets and looking for the right opportunities to selectively redevelop and add to the legacy of the district.

Central to re-establishing Floral Street would be the Floral Court Collection; itself a rare opportunity to live in the heart of London.

As one of the original streets of Covent Garden, Floral Street has a rich heritage, which the existing office building did not contribute to. To combat this, KPF created a beacon for the street in the shape of striking stacked window bays on the facade of the building inspired by Covent Garden's old market crates.

The innovative architecture of the building knits into the existing heritage architecture of Covent Garden and immediately catches those passing by, drawing them into the streetscape. Here we have carefully curated a mix of premium brands including Kent & Curwen, The Shop at Bluebird, and Paul Smith, alongside US cycling studio Peloton.

British craftsmanship and understated luxury are the hallmark of the apartments we've created.

Many of the development's private terraces and balconies are positioned around an open, public green central courtyard, providing an enclave and dynamic pedestrian link between King Street and Floral Street. The courtyard is also home



© Will Pryce

The residential element

to Petersham Nurseries' shop, deli and restaurant where visitors can dine al fresco. This underpins our vision to bring in new dining and retail concepts that you can find nowhere else in London.

The Floral Court Collection successfully blends the old and new, marrying modern architecture with the conservation and sympathetic restoration of heritage buildings. It is complemented by the rejuvenation of Carriage Hall, the Grade II listed former coach house, opposite.

This project realised the potential of the western end of Floral Street by converting a historic building with mesmerising glass roof panels which let in an abundance of light and hanging green baskets to create a unique retail unit suitable for a high-end multi-brand tenant. We attracted The Shop at Bluebird as the perfect tenant to sit alongside the existing stores on the street, injecting fresh energy.



←
The wider estate

↓
Floral Street and a glimpse of the stacked residential

© Tim Soar



© Tim Soar

←
New retail and routes through

THE ARCHITECT'S ACCOUNT

BRIAN GIRARD, PRINCIPAL, KOHN PEDERSEN FOX ASSOCIATES



Covent Garden is both a conservation area and a living district. This highly significant part of London is well known for its familiar landmarks and public spaces, but is also in a state of continuous evolution, a beloved 'everything' place characterised by the discovery of new things and quintessentially London character. Its historic buildings have seen many incarnations as the character of the area evolved from residential to commerce. Now a world-class mixed-use district, Covent Garden is the embodiment of a sustainable neighbourhood – conserved, but always changing.

In this context, KPF was asked by Capco to transform the block framed by King, Floral, and Rose Streets and the historic Carriage Hall in Floral Street. A diverse collection of seven historic buildings around an inaccessible interior open space, then used as a car park, had great potential but had been neglected for years. Our concept was to build a new address in the interior of the block in the form of a courtyard along a newly created, north-south pedestrian route. This would allow us to transform what were then separate, small properties into a place in itself. The demolition of an outdated 1980s office block in Floral Street gave us the opportunity to create a new residential building that is the largest and most evident structure of the scheme.

The public realm was the starting point and the unifying element that knits together the different



© Alicia Clarke

Bluebird's retail space



© Philip Durrant

The former Westminster Fire Office – now residents' reception area

components. New passages connect the interior of the block to surrounding routes and venues. Emerging from a passage through a 19th-century terrace in King Street into the courtyard, visitors

discover an entirely new retail and dining concept unique to London. The ground floor is a continuous network of indoor and outdoor spaces including refurbished period shop fronts and interiors.

Contemporary architecture is interwoven with historic buildings, creating an environment that feels both new and completely integrated with the surroundings. For instance, the minimally detailed skylight of the Carriage Hall atrium is supported by the original cast-iron frame. In each bay, four double-glazed panels are pitched against each other, to create a self-supporting unit in the form of a triangular prism, evoking the form of a former rooflight that had long since been removed.

In Floral Street, a vertical 'towerlet', inspired by the stacked crates from the working warehouses of the former market's heyday, is the most prominent architectural feature. Facades of handmade brick and steel-framed windows

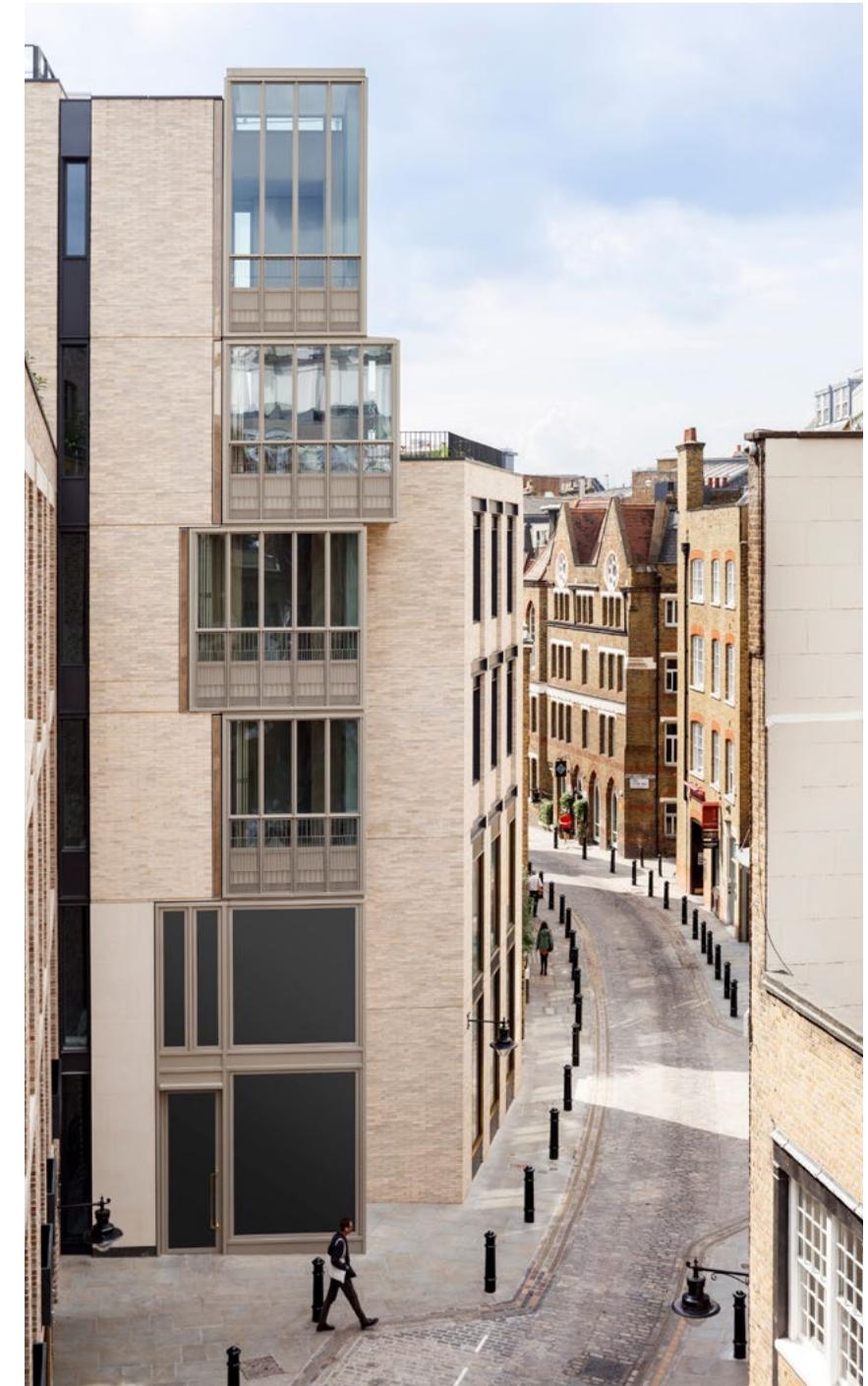
'On reflection, the best word to describe Floral Court and Carriage Hall is "assemblage"'

were inspired by the surrounding warehouses but are distinctly modern in scale and proportion. Residents arrive home via a pocket garden and, unexpectedly, enter a grand period reception that was originally built as boardroom of the Westminster Fire Office and later used as the fitting room of a haberdasher. Upstairs we designed contemporary living spaces with a neutral palette intended to feature the colour and diversity of the theatrical setting outside.

On reflection, the best word to describe Floral Court and Carriage Hall is 'assemblage' – a collection of spaces, buildings and experiences that was realised by a talented group of people. Projects like this, comprised of many parts, lend themselves to collaboration due to their fragmented configuration, and we can see the contribution of many hands in the end result.



The 'towerlet' inspired by stacked crates



© Philip Durrant

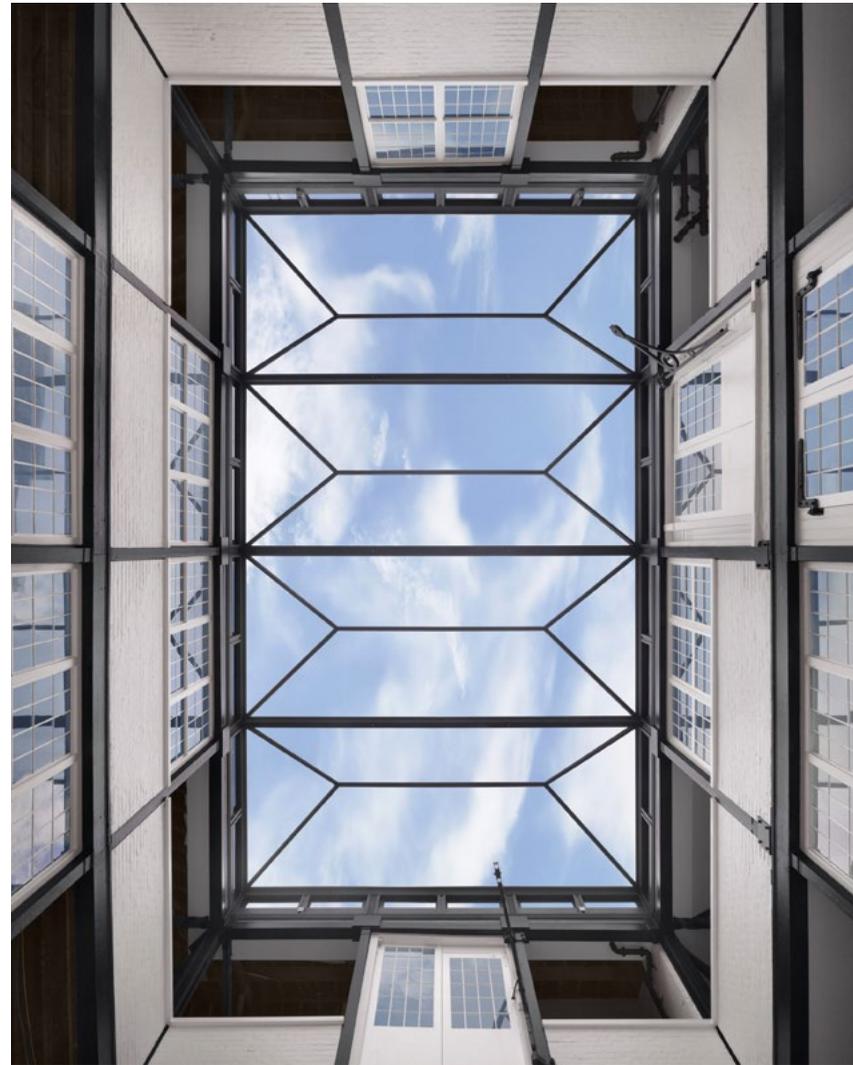
THE ENGINEER'S ACCOUNT

DAMIAN ROGAN, DIRECTOR, ECKERSLEY O'CALLAGHAN



Eckersley O'Callaghan worked as facade engineer on both Floral Court and Carriage Hall. Our work at Carriage Hall focused on the central courtyard roof. KPF first approached EOC because the practice was inspired by the glass roof we had designed for the nearby Apple Covent Garden store. Despite being smaller, the Carriage Hall roof design was more complex due to the need to integrate smoke vents and because of the sensitivity of the supporting cast-iron structure.

Covering a plan area of 8m x 14m, the rooflight was conceived by KPF as a series of gable bays 3.5m wide, aligning with the existing structural grid. At the point we came on board, the roof was drawn as a steel structure with infill glazing and operable vents in the centre of each bay. We recognised that there was an opportunity to improve the visual clarity and reduce the apparent weight of steelwork by using the glass structurally. The 8m span was well within the dimensional capability of over-sized glass fabricators, so we proposed an alternative design using a self-supporting folded plate glass structure. To realise this, we relocated the smoke vents to the perimeter, raising the roof slightly from its bearings on the cast-iron columns. Fabricated U-shaped steel beams 120mm tall were provided on the valleys simply



© Will Pryce

to stabilise the structure and incorporate a gutter. We worked closely with the building structural engineer to detail the interface with the existing structure, designing sliding bearings to prevent tying the two structures together and keeping the load concentric on the supporting columns. To ensure internal

↑
The Carriage
Hall roof



© Tim Soar

comfort we used a neutral solar control coating on the insulated glazing units. The result is a highly transparent enclosure which is visually weightless.

Floral Court presented a different set of challenges: here there were no ambitious glass structures but rather the need for refined facade solutions that expressed the modernity and luxury of the building while keeping with the character of its surroundings. KPF selected a range of bricks that are sympathetic to the adjacent buildings and give a warm tone, while ensuring the deep courtyard is bright and airy. For the window systems, we worked hard to test different suppliers and materials that would achieve the aspiration for minimal frame sizes while ensuring the

↑
Floral Court's
refined facade
solutions



© Philip Durrant

→
Rooms with a
view - the prefab
window systems

'We achieved a high-performing facade that makes the development feel attractive and welcoming'

necessary thermal and acoustic performance and allowing large openings. We settled on a steel system that would be prefabricated and inserted into the brick-faced precast panels on-site. A bespoke system was devised for the projecting feature bay facing Floral Street. Bronze and brass systems are incorporated at ground floor on Floral Street and leading into the central courtyard. We carried out prototype performance testing with the manufacturer to validate the system and ensure the high level of quality was achieved. With strong collaboration between client, architect and builder, we achieved a high-performing facade that makes the development feel attractive and welcoming, further contributing to Capco's transformation of Covent Garden.

THE URBAN DESIGNER'S ACCOUNT

VICTORIA WÄGNER, PUBLICA, URBAN DESIGN AND PUBLIC REALM CONSULTANT



Publica was commissioned to develop the overall urban design and public realm strategy for Floral Court and Carriage Hall in 2012, at the outset of the project. Our role involved shaping the briefs for the development's streets and spaces, including a new courtyard, two new passages, an existing passage and small court, two streets and a private residential garden, to both ensure their integration with the distinctive urban fabric of Covent Garden and create exemplary new public spaces.

Covent Garden's status as an international visitor destination means that its streets and spaces are intensively used. However, this historic neighbourhood is also characterised by a charming network of quieter narrow back streets, passages, courts, alleys and courtyards. From a public realm perspective, the project's main design challenge was to create a new route through an otherwise impermeable urban block between King Street and

Floral Street, in an area of very high footfall, while also creating places to pause – all in a way that was sensitive to (and informed by) the character of Covent Garden's historic streetscape.

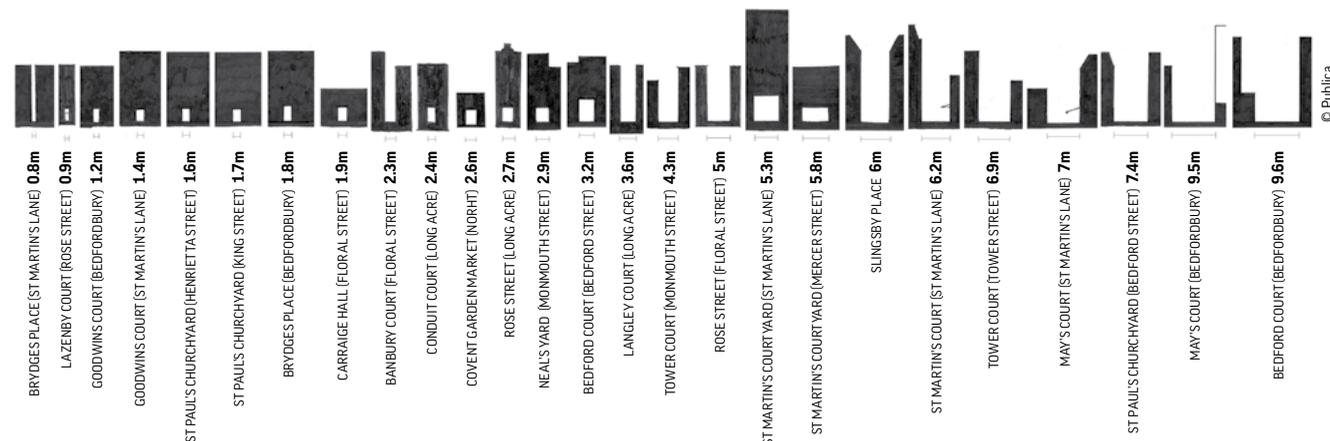
Publica's approach involves always looking carefully at the social and cultural context and the existing patterns of use and character of a place. We mapped and studied the area in great detail in order to articulate Covent Garden's character and advise the design team on issues relating to the public realm and ground floor uses.

'The project's main design challenge was to create a new route through an otherwise impermeable urban block'

The new passages into Floral Court were central to the public realm strategy, and as part of our fieldwork we walked, measured, documented, filmed and drew every passage in Covent Garden – cataloguing typical dimensions, use and characteristics. We found that the area's historic passages tend to have relatively consistent proportions, and covered passages tend to be either tall and narrow, or square, in section. The friendly exchanges

observed between pedestrians in these narrow passages demonstrated an enjoyment in their use. We worked collaboratively and iteratively with Capco, KPF and the wider design team in the early stages of the project, and our studies and workshops were used to test and shape emerging proposals.

We developed principles for all aspects of the public realm including ground floor uses, frontages, public seating locations and trees, with the overall objective to make the spaces feel public, inviting and recognisable as Covent Garden. Considerations were often subtle and nuanced, including the scale of shop windows, the framing of long views, opportunities for glimpses of activity, the play of light and shade, and seasonal changes. Tree locations, for example, were set out to catch the eye from surrounding streets, inviting use and aiding wayfinding. The stewardship of the spaces was also an important factor in making the spaces feel welcoming, and it is fantastic that Petersham Nurseries has become the custodian of the courtyard. The opportunity to shape new public spaces in the middle of Covent Garden doesn't come around very often, and it has been really rewarding to see so many of the principles that we set out early in the project come to life.



→ Finding a way through – the intimate walkways



→ A refuge from the city – cafés and restaurants line the route



← Covent Garden – analysed and documented

BDP.

Francis Holland School,
Sloane Square



NEW LONDON DEVELOPMENT DIRECTORY

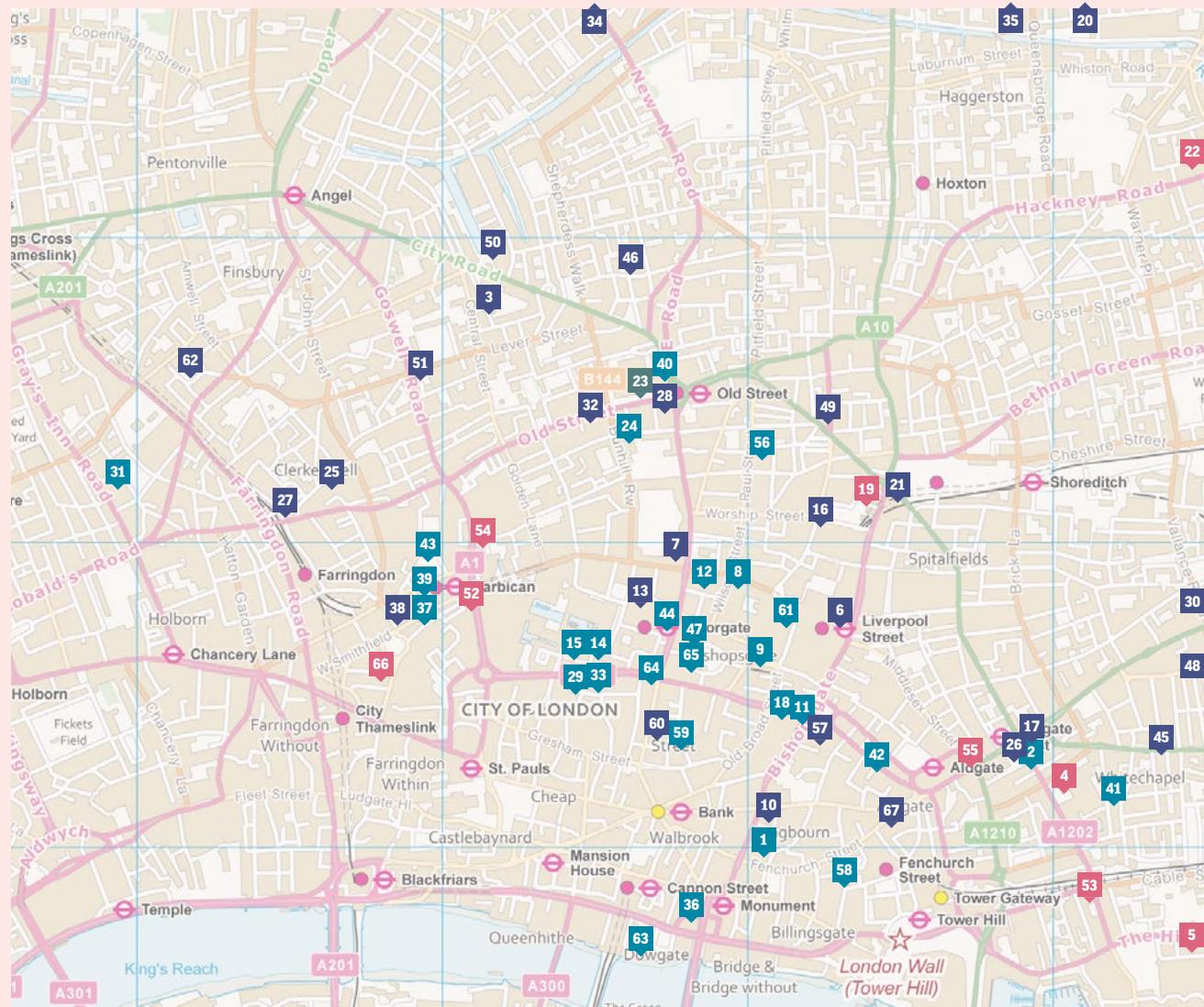
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We are architects, engineers, designers and urbanists

CITY, OLD STREET, SHOREDITCH & WHITECHAPEL



James Norton
Director in research, JLL

The City’s office market has so far proved resilient to the ongoing Brexit-related uncertainty impacting the wider economy. Office leasing volumes have been above average for the three years since the EU referendum, with 2018 take-up 23 per cent ahead of the 10-year average at 6.7 million sq ft. While the first quarter of 2019 saw a slowing in leasing activity, a 50 per cent quarter-on-quarter increase in under offers indicates take-up is likely to improve in the near term.

The recent strength of the leasing market has been underpinned by a more diverse take-up profile, both in terms of the business sector and geography. Crucial to this is the expansion of the flexible office market, with demand from flexible workspace providers soaring to record levels, and accounting for 14 per cent of take-up in 2018. This includes the rapid expansion of WeWork, who entered the market in 2014 and are now among the City’s largest occupiers, with a footprint of 2.2 million sq ft.

The technology and media sectors have continued to expand in the City, accounting for an average of 22 per cent of take-up over the past three years, driven by both migration from the West End, expansion of existing footprints, and new entrants. Most of the current technology and media requirements for office space now consider City locations, alongside more established locations in the West End.

Demand for office space outside the traditional City core has also been buoyant. Take-up in Shoreditch reached record levels in 2017, driven by strong demand for a wave of new developments including the White Collar Factory, The Bower, The Stage and Principal Place. This includes Amazon who have expanded their London footprint by leasing the entire 622,000 sq ft at Principal Place, EC2.

Robust take-up has underpinned strong rental growth with prime rents in the Shoreditch area rising 61 per cent over five years

‘The planning pipeline is full of exciting schemes with almost 5,000 units waiting to be developed’

to £72.50 per sq ft, and now ahead of the City core for the first time. The current low vacancy rate (4.1 per cent), low levels of committed speculative supply, and planned regeneration of the public realm of Old Street roundabout, is expected to support further rental growth.

Looking further east, Whitechapel’s office market remains embryonic, but the upcoming improvement of connectivity with the arrival of Crossrail in 2020 will undoubtedly present an opportunity for the expansion of the area’s office stock.

We see a glowing future for London’s City & City Fringe residential market. The fringes are broadening to include more areas, brought to life by a variety of factors including new creative industries, a younger demographic and transport infrastructure changes. We expect this spread to continue with more residential development to contribute to the truly mixed-use, diverse and vibrant neighbourhoods that are now being created.

The planning pipeline is full of exciting schemes with almost 5,000 units waiting to be developed. And with development spread right across this region, there will be a widespread uprating of the City & City Fringe market over the next five to ten years. Indeed, it will increasingly become part of the evolving definition of ‘Prime Central London’.

We expect price growth to be strong and notably higher than the central London average over the next five years. Fringe locations with a growth and expansion story such as Whitechapel will lead the charge. But areas such as Bethnal Green, Hoxton, Wapping and western fringe locations around Chancery Lane and Clerkenwell will also see more development, a higher profile and an above-average increase in pricing.

**1: 21 LIME STREET**

35,000 sq ft | Existing
Developer: Aldgate Developments and The City of London
Architect: Leach Rhodes Walker
www.21limestreet.com

Recently completed in 2017, 21 Lime Street offers a New Grade A and high profile office building in a historical conservation area, on this busy pedestrian thoroughfare at the southern gateway to The Leadenhall Market. Located just yards from Lloyds of London, in the heart of the insurance district, the building has roof terraces on the two highest floors in addition to full glazing offering spectacular views. Immediately following completion, the building was leased in full by Antares Underwriting Ltd. 21 Lime Street also has two retail units at ground floor level, let to Pilpel and Coco di Mama.

**2: ONE BRAHAM**

330,000 sq ft | Under construction
Developer: Aldgate Developments and HK Investors
Architect: Wilkinson Eyre
www.onebraham.com

Phase 2 of Aldgate Developments' redevelopment of Aldgate, One Braham will have triple access point floorplates of c. 20,000 sq ft. It will incorporate exposed ceilings, 6,000 sq ft retail opening into reception, large roof terraces (one of which is communal) and an internal winter garden/atrium, with stunning sunset views of nearly every conceivable London icon. The building will appeal to more creative companies or those seeking a contemporary fit out, whilst availing of outstanding transport connections. It will have two entrances and front onto the new Braham Park. Completion Q1 2020.

**3: 250 CITY ROAD**

933 homes | Under construction
Developer: Berkeley Homes (North East London) Ltd
Architect: Foster + Partners
www.250cityroad.co.uk

Situated in the heart of Zone 1, 250 City Road is within walking distance of Tech City and the Square Mile. This iconic 42 storey development includes a selection of 1, 2 and 3 bedroom apartments and penthouses overlooking 2 acres of wi-fi enabled gardens that plays host to cafes, restaurants, and creative workspaces. Five star facilities include state of the art gym and 7th floor rooftop terrace, indoor pool and spa, residents and business lounge and 24 hour concierge service.

**7: 1 FINSBURY AVENUE**

291,000 sq ft | Under construction
Developer: British Land
Architect: Arup Associates

The refurbishment and extension project, will create almost 300,000 sq ft of office space and shops and will add two extra floors to the steel framed, eight storey block. This is a faithful restoration of the building's existing façade, as well as a number of upgrades, bringing it into line with modern performance standards.

**8: 2 AND 3 FINSBURY AVENUE SQUARE**

550,000 sq ft | Planning Granted
Developer: British Land and GIC
Architect: Arup Associates
www.britishland.com

Designed by Arup Associates, this building will provide approximately 550,000 sq ft of commercial floor space for up to 5,000 office workers and will include a range of flexible office floorplates designed to appeal to a broad mix of occupiers. 2 and 3 Finsbury Avenue Square will include ground floor retail, a publicly accessible restaurant, café and roof terrace at level 13 accessed via scenic lifts from Finsbury Avenue Square, as well as Broadgate's first flexible conference and event space with panoramic views across London.

**9: 100 LIVERPOOL STREET**

536,000 sq ft | Under construction
Developer: British Land & GIC
Architect: Hopkins Architects
www.broadgate.co.uk/100LiverpoolStreet

100 Liverpool Street is currently under construction and due for completion towards the end of 2019. This exciting development designed by Hopkins Architects will deliver 536,000 sq ft of office and retail space, refurbishing and extending the existing building to create three new floors, the 9th floor of the building including a spectacular restaurant with external terracing. Connections and public spaces between 100 Liverpool Street, Liverpool Street Station and Broadgate Circle will also be improved.

**4: GOODMAN'S FIELDS**

7 acres | Part complete
Developer: Berkeley Homes (North East London) Ltd
Architect: Lifschutz Davidson Sandilands
www.goodmansfields.co.uk

Located close to one of the world's leading financial districts and in one of the most cosmopolitan areas of London, contemporary studio, 1, 2 and 3 bedroom apartments and penthouses are set within seven acres of stunning residential development. With 2 acres of beautifully landscaped gardens, water features and stunning public art, Goodman's Fields is an inspiring residence by Berkeley Homes. The luxurious range of amenities, including pool, spa, gym and 24-hour concierge, plus Curzon cinema, cafés, shops, restaurants and numerous retail facilities, offer an exceptional lifestyle – all within this stand-out award winning development.

**5: LONDON DOCK**

1,800 homes | Under construction
Developer: St George
Architect: Patel Taylor
www.berkeleygroup.co.uk/new-homes/london/wapping/london-dock

This 15 acre site in the heart of Wapping will see a former working docks transformed into an exciting new neighbourhood, with 1,800 new homes, 14,000 sq ft of residents' facilities, 210,000 sq ft of commercial space and 6 acres of landscaped public space. At the heart of London Dock is the Grade II listed Pennington Street Warehouse which once stored rum, tobacco and other high-value goods imported into the docks. It will be the commercial heart of the development, brought back to life with an eclectic mix of shops, restaurants and offices.

**6: 135 BISHOPSGATE**

340,000 sq ft | Existing / Under Construction
Developer: British Land and GIC
Architect: Skidmore, Owings & Merrill (SOM) / Fletcher Priest
www.britishland.com

This is one of a trio of buildings that forms a 900 ft continuous frontage along Bishopsgate. Originally designed by Skidmore, Owings & Merrill (SOM), 135 Bishopsgate was granted planning permission (in August 2017) for a refurbishment, the plans involve refurbishing the interior of the building, improving the connectivity with the street, and installing terraces and green spaces on the upper levels. The refurbishment of 135 Bishopsgate will create a welcoming eastern entrance to Broadgate while enhancing the estate's retail and commercial offer.

**10: 1 LEADENHALL**

440,000 sq ft | Planning consent granted
Developer: Brookfield Properties
Architect: MAKE
www.1leadenhall.com

1 Leadenhall will be a 36-storey tower adjacent to the historic Leadenhall Market, including over 400,000 sq ft of Grade A office space. 1 Leadenhall is a carefully considered design that will complement the architecture of the surrounding buildings and embraces the heritage of its unique setting.

**11: 100 BISHOPSGATE**

900,000 sq ft | Under construction
Developer: Brookfield Properties
Architect: Allies & Morrison / Arney Fender & Katsalidis
www.100bishopsgate.com

100 Bishopsgate is a 40-storey office tower providing highly efficient and flexible floor space, located one minute from Liverpool St Station. The scheme will offer a 0.5 acre public realm with 30,000 sq ft retail to activate and enrich the environment as well as a 15,000 sq ft, double height reception. The building is pre-let to RBC, Jefferies International, Freshfields, Paul Hastings and Equinox.

**12: THE GILBERT**

160,000 sq ft | Under refurbishment
Developer: Brookfield Properties
Architect: Stiff + Trevillion

City Gate House occupies a prominent position on Finsbury Square and is close to Moorgate and Liverpool Street Stations, both of which will benefit from Crossrail. The building was designed in 1930 by Frederick Gould and Sir Giles Gilbert Scott. Works to refurbish the 160,000 sq ft building will begin in 2019 and are scheduled for completion in 2020.

**13: CITYPOINT**

700,000 sq ft | Existing
Owner: Brookfield Properties
Architect: Sheppard Robson

Citypoint is a 36-storey, 700,000 sq ft landmark tower in the City of London. Originally built in 1967 and comprehensively reconstructed in 2001, the building offers over 100,000 sq ft of retail including the largest health-club in the Square Mile operated by Nuffield Health and over an acre of public realm. Major tenants include SquarePoint, Mimecast, Ebiquity, Simpson Thacher Bartlett LLP, Winston & Strawn, Spaces and Simmons & Simmons.

**14: 1 LONDON WALL PLACE**

300,000 sq ft | Completed 2017
Developer: Brookfield Properties / Oxford Properties
Architect: MAKE
www.londonwallplace.com

London Wall Place is a new destination, offering an acre of landscaped public realm set between two office buildings totalling 500,000 sq ft. 1LWP is a 300,000 sq ft, 12-storey building with striking views of the London skyline. LWP benefits from a close proximity to the Bank of England, the Barbican and the retail hub at Cheapside. The development sits within metres of the Moorgate entrance to Crossrail. 1LWP is the new global headquarters for Schroders.

**15: 2 LONDON WALL PLACE**

200,000 sq ft | Completed 2017
Developer: Brookfield Properties / Oxford Properties
Architect: MAKE
www.londonwallplace.com

London Wall Place is a new destination, offering an acre of landscaped public realm set between two office buildings totalling 500,000 sq ft. 2LWP is a 200,000 sq ft, 16-storey tower with spectacular views across London. LWP benefits from a close proximity to the Bank of England, the Barbican and the retail hub of Cheapside. The development sits within metres of the Moorgate entrance to Crossrail. Cleary Gottlieb, R3, and Barnett Waddingham have leased space in 2LWP.

**19: PRINCIPAL TOWER**

250,000 sq ft | Under Construction
Developer: Brookfield Properties, Concord Pacific & W1
Architect: Foster + Partners
www.principaltower.com

Principal Tower will be Foster + Partners' first fully designed residential tower in London, reaching 50 storeys and 175 meters, making it one of the tallest residential buildings in Central London. The development will have expansive views from Canary Wharf to St. Paul's and the Houses of Parliament. Principal Tower is part of the mixed-use scheme at Principal Place, which includes Amazon UK's new London offices, 20,000 sq ft of retail and a half-acre public piazza.

**20: BLACKHORSE YARD**

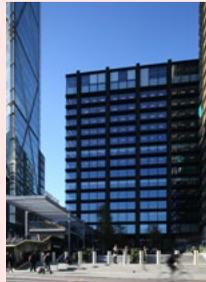
1.67 ha | Proposed
Developer: Catalyst & Swan Housing
Architect: C.F Møller
www.blackhorseyard.com

Blackhorse Yard is a 100 per cent affordable scheme, built by a collaboration between Catalyst and Swan Housing. Designed by C.F. Møller Architects, the project is being delivered in partnership with The Mayor of London and the London Borough of Waltham Forest. The proposed scheme will be built on the site of the former Webbs Industrial Estate and plans include c. 360 affordable homes for shared ownership, and over 3,000 sqm of commercial space in the heart of the Blackhorse Road area.

**21: BLOSSOM STREET, E1**

2.2 acres | Planning Granted
Developer: City of London Corporation / British Land
Architect: AHMM / Stanton Williams / Duggan Morris / DSDHA

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

**16: PRINCIPAL PLACE**

620,000 sq ft | Completed 2017
Developer: Brookfield Properties & Antirion
Architect: Foster & Partners
www.principalplace.co.uk

Principal Place is where the City meets Shoreditch. The 620,000 sq ft, 15-storey office building provides Grade A space with typical floors of c. 45,000 sq ft and nearly an acre of roof terraces. The entire building is let to Amazon, the Fortune 100 online retailer. The development also features a 50-storey residential tower and a 25,000 sq ft vibrant public piazza, activated by 20,000 sq ft of retail.

**17: ALDGATE TOWER**

320,000 sq ft | Completed 2014
Developer: Brookfield Properties & China Life
Architect: Wilkinson Eyre Architects
www.aldgate.com

Aldgate Tower comprises 16 levels of Grade A office space completed in 2014. The building is located on the corner of Whitechapel High Street and Commercial Street, well placed between the traditional City core, the TechCity hub around Old Street and Shoreditch, Brick Lane and Spitalfields and the leisure facilities of St Katharine Docks. The building is 100 per cent let to tenants including Uber, Aecom, WeWork, Groupon and Maersk.

**18: 99 BISHOPSGATE**

340,000 sq ft | Existing
Developer: Brookfield Properties, China Life & QIA
Architect: GMW Architects
www.99bishopsgate.com

99 Bishopsgate provides 26 floors of high specification office accommodation totalling 340,000 sq ft. With its dramatic glazed facades and commanding presence, 99 Bishopsgate is a landmark building at the centre of Europe's financial capital. The building is let to a range of tenants including Latham & Watkins, Huawei, Bank of Taiwan, Relex & Korea Development Bank.

**22: RE HOTEL SHOREDITCH**

80,000 sq ft / 178-bed | Existing
Developer: Crosstree Real Estate Partners
Architect: Leach Rhodes Walker

RE Hotel Shoreditch is an unbranded mid-scale hotel occupying a prominent freehold island site in Shoreditch. Plans to renovate the property, including a full reimagining of the ground floor restaurant and bar space as well as enhancements to all public spaces and guestrooms, will be led by design firm Dion & Arles. Crosstree has partnered with hoteliers Mama Shelter to deliver a modern, affordable lifestyle hotel, their first in the UK.

**23: OLD STREET RETAIL PARADE**

63,000 sq ft | Existing
Developer: Crosstree Real Estate Partners
Architect: Ian Chalk Architects

183-205 Old Street is a 63,000 sq ft parade of retail units, fully let to a diverse range of occupiers including Argos, The Post Office and Gymbox. The Post Office unit has been awarded planning consent for an additional 4,000 sq ft of A1-A3 accommodation. The parade is well located for retail occupiers, below an 8-storey residential building adjacent to Old Street Roundabout, and is well positioned to benefit from the continued redevelopment of Old Street and the surrounding areas.

**24: THE FEATHERSTONE BUILDING, 66 CITY ROAD EC1**

125,000 sq ft | Under construction
Developer: Derwent London plc
Architect: Morris+Company

The proposed development is an architecturally-rich scheme, complementing the surrounding buildings and area. It contains generous floor-to-ceiling heights, fully openable windows and a variety of external spaces and terraces. Demolition of the existing buildings is now underway with scheme completion in early 2022.



**25: THE BUCKLEY BUILDING,
49 CLERKENWELL GREEN EC1**

85,100 sq ft | Existing
Developer: Derwent London plc
Architect: Buckley Gray Yeoman

The refurbishment and extension of this property was completed in April 2013. It created 79,900 sq ft of offices and 5,200 sq ft of retail – an uplift of 13 per cent on the existing floorspace. The atrium was infilled, the entrance was relocated to the front of Clerkenwell Green and the ground floor fascia was remodeled to create additional office space. Within six months of completion, the property was fully let. Office tenants include Unilever, Hill+Knowlton (part of WPP), Tipp24 and Deloitte Digital with the retail let to Granger & Co, a leading restaurant.



**26: THE WHITE CHAPEL BUILDING,
10 WHITECHAPEL HIGH STREET E1**

273,000 sq ft | Existing
Developer: Derwent London plc
Architect: Fletcher Priest
www.thewhitechapelbuilding.london

This office building was acquired in December 2015. A light touch refurbishment of 184,000 sq ft completed in October 2016 and a further 89,000 sq ft was delivered in 2018. The first phase is 100 per cent let and has remodeled and enlarged the reception area, refurbished floors one to seven and added a number of new amenities to the building including a lounge, café and terrace. The second phase, which integrates the ground and lower ground floors, completed in July 2018 and has been pre-let to Fotografiska as a major new photography museum.



27: TURNMILL, 63 CLERKENWELL ROAD EC1

70,500 sq ft | Existing
Developer: Derwent London plc
Architect: Piercy & Company

This office and retail scheme was delivered in January 2015. It occupies a major corner site in the heart of Clerkenwell and is close to Farringdon station, an important new Crossrail interchange. The elegant modern brick design provides contemporary designed spaces, while still acknowledging the area's industrial heritage. The entire 58,200 sq ft of offices were pre-let to Publicis Groupe. The entrance is flanked by two restaurant units.



31: ELM YARD

50,000 sq ft | Completed
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd)
Architect: IMA
www.elmyard.co.uk

Located in Clerkenwell, near to the future Farringdon Crossrail station, this 50,000 sq ft refurbishment has a 12,800 sq ft ground/courtyard unit and 900 sq ft of private terraces.



32: 160 OLD STREET

160,000 sq ft | Completed
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd).
Architect: ORMS
www.160oldstreet.com

160 Old Street is a 160,000 sq ft redevelopment including offices, retail and restaurants. The offices, of which 116,500 sq ft was pre-let to Turner ahead completion in Q2 2018, are collaborative, light filled spaces with terraces on every floor, including double height areas overlooking private courtyards.



33: SKY LIGHT, CITY TOWER, EC2

25,700 sq ft | Existing
Developer: Great Star Partnership
Architect: ORMS
www.citytowerlondon.com

Situated adjacent to City Tower, Sky Light is a new self-contained 25,700 sq ft office. With its own 6m high glazed reception, bright double height spaces and feature roof lights, Sky Light is a unique office with a genuine 1 person per 8 sqm occupancy capability, new cycle centre, roof top gardens and car parking. Sky Light has been let to Porta communications plc on a 15 year lease.



28: WHITE COLLAR FACTORY EC1

291,000 sq ft | Existing
Developer: Derwent London plc
Architect: AHMM
www.whitecollarfactory.com

This 291,000 sq ft office-led development is located at Old Street roundabout in the heart of London's Tech Belt. It has been developed using our 'White Collar Factory' principles and is a part refurbishment and part redevelopment. It incorporates a new 16-storey office building, a blend of refurbished and new low-rise buildings incorporating offices, retail and residential and a new public square. The scheme completed in H1 2017.



29: CITY TOWER, EC2

140,000 sq ft | Existing
Developer: Great Portland Estates plc
Architect: ORMS
www.citytowerlondon.com

City Tower is one of the most recognised and well established office addresses in Central London. The 19 storey tower building is in the core of the City of London, offering occupiers panoramic views of the Square Mile and beyond from the upper floors. The building has undergone a comprehensive refurbishment to provide rectangular 6,000 sq ft floors with excellent natural light from all 4 elevations, along with a repositioning of the reception and renewal of the façade.



30: THE HICKMAN

113,300 sq ft | Under construction
Developer: Great Portland Estates plc
Architect: DSDHA
the-hickman.co.uk

113,300 sq ft mixed use development including office, retail and a hotel located in Whitechapel. The office is currently unoccupied and has planning consent for an additional three floors, taking the total net internal area to 76,500 sq ft. Freehold land to the rear will also be transformed to provide amenity space for the future occupiers of Cityside House. Due for completion Q1 2020.



34: GREEN LANES

Planning Granted
Developer: Hadley Property Group
Architect: Pollard Thomas Edwards
www.hadleypropertygroup.com

A stand-out mixed-use development on Haringey's lively Green Lanes high street, this landmark PTE-designed scheme stands on a previously underused industrial site. Consisting of 133 homes, an 875m² NHS facility which will house 10 GPs and a large communal garden of 725m², this brings high quality housing and clear community benefits to an area with a requirement for both.



35: SOUTH GROVE

473 new homes | Planning Granted
Developer: Hadley Property Group
Architect: Pollard Thomas Edwards
www.hadleypropertygroup.com

473 homes and 2,786 sqm of public realm and commercial space are to be built on an underused carparking facility in Waltham Forest. The PTE scheme will be car free, contain 788 secure cycle parking spaces, a cycle café and direct routes into Walthamstow's mini-Holland cycle routes.



36: 33 CENTRAL

226,000 sq ft | Completed
Developer: HB Reavis
Architect: John Robertson Architects
www.33central.com

33 Central provides 226,000 sq ft of workspace with large flexible floor plates that maximise natural light while making the most of the spectacular surrounding views. The 11-storey island site, designed by John Robertson Architects, includes a double height reception and a third of an acre roof top garden offering panoramic views of London's most famous landmarks. 33 Central was sold to American bank Wells Fargo in 2016. HB Reavis have now established their UK headquarters on the 7th floor.

**37: ONE BARTHOLOMEW**

215,000 sq ft | Existing
 Developer: Clients of Ashby Capital LLP/
 Helical plc and Baupost Group LLP
 Architect: Sheppard Robson
www.onebartholomew.co.uk

One Bartholomew, which was completed in December 2018, is part of Helical's Barts Square mixed use development, and provides 215,000 sq ft of high quality office space across 11 floors. The building benefits from large floor plates of circa 19,000 sq ft, a large terrace on the tenth floor and 388 bicycle spaces.

**38: BARTS SQUARE**

c. 450,000 sq ft | Under construction
 Developer: Helical plc and Baupost Group LLP
 Architect: Sheppard Robson, Piercy and Co and
 Maccreeanor Lavington
www.bartssquare.com

The Barts Square project is the development of a new urban quarter in the heart of the City. Contrasting historic character with elegant modern architecture, Barts Square stands apart from the crowd. Comprising 236 high quality apartments, 250,000 sq ft of office space across three buildings, and 20,500 sq ft of new retail and restaurant space, Barts Square sensitively and charmingly revitalises a part of historic London that will be further enhanced by the opening of Crossrail.

**39: KALEIDOSCOPE**

88,500 sq ft | Under construction
 Developer: Helical plc
 Architect: PLP
www.kaleidoscopefarringdon.com

Kaleidoscope is an 88,500 sq ft office building being developed above Farringdon East Crossrail Station. Along with fantastic transport links, the six storey building will benefit from being located immediately east of Smithfield Market with views over Charterhouse Square and towards St Paul's Cathedral, in one of London's most historic and exciting districts. The floorplates vary from c. 14,000 sq ft to 19,500 sq ft and the finished scheme will include a communal rooftop terrace of 5,000 sq ft and a ground floor restaurant.

**43: 25 CHARTERHOUSE SQUARE**

43,500 sq ft | Existing
 Developer: Helical plc / The Charterhouse
 Architect: Buckley Gray Yeoman

The comprehensive refurbishment of 25 Charterhouse Square, a 43,500 sq ft office building immediately adjacent to the new Farringdon East Crossrail Station and overlooking the historic Charterhouse Square, was completed in March 2017 and is now fully let to a range of creative occupiers. The building comprises six floors of high quality office space with two retail units at ground. The building has 90 cycle spaces and has achieved both BREEAM Excellent and WiredScore Gold ratings.

**44: 21 MOORFIELDS**

550,000 sq ft | Under construction
 Developer: Landsec
 Architect: Wilkinson Eyre
www.21-moorfields.com

21 Moorfields sits above Moorgate underground station and the western ticket hall for the Elizabeth line. A unique structural engineering and architectural design, coupled with our commitment to creating new and sustainable commercial space have led to the redevelopment of this long-underutilised site. The Grade A headquarters, providing over 550,000 sq ft of commercial office space, has been designed in response to these below ground constraints and the requirements of the Deutsche Bank pre-let. Full planning consent has been granted.

**45: WHITECHAPEL CENTRAL**

58,220 sqm | Planning Granted
 Developer: L&Q
 Architect: Stockwool

Whitechapel Central is the first residential led mixed use scheme to come forward in the Whitechapel Masterplan area. It is set to transform the former Safestore facility into a new urban quarter, with 30 per cent of the site dedicated to new public realm. It will create 564 new homes – 149 of which will be affordable housing – alongside 3,300 sqm of commercial space and storage facilities for a market, flexible open space for SMEs, shops, a gym, and a cafe.

**40: THE BOWER**

335,000 sq ft | Existing
 Developer: Helical plc
 Architect: AHMM
www.theboweroldst.com

The Bower is a dynamic, mixed use quarter adjacent to Old Street roundabout. With 320,000 sq ft of contemporary office space across three buildings, a new pedestrianised street and some of the UK's newest and best restaurants, the scheme is fast becoming a key new East London destination. Phase 1 is fully let to a range of creative occupiers. Phase 2, The Tower, comprising 171,000 sq ft of offices and two retail units, was completed in August 2018 and is already over 70 per cent let.

**41: THE LOOM**

110,000 sq ft | Existing
 Developer: Helical plc
 Architect: Duggan Morris
www.theloom-e1.com

The Loom is a multi-let, listed Victorian 'warehouse' style office building that provides 110,000 sq ft of office and storage space. There are 47 lettable units of between 1,000 sq ft and 6,400 sq ft, with the ability to interconnect further units. In August 2016, Helical completed a comprehensive refurbishment of the building to include a new entrance, onsite café and shower/cycle facilities as well as enhancing the reception and common parts.

**42: ONE CREECHURCH PLACE**

272,500 sq ft | Existing
 Developer: Helical plc / HOOPP / The City of London
 Architect: Sheppard Robson
www.onecreechurchplace.com

One Creechurch Place was completed in November 2016, bringing an elegant and sharply designed new headquarters office building to the vibrant EC3 area. The building provides 272,505 sq ft of spectacular office space over 17 floors, with excellent natural light and stunning views across the City. One Creechurch Place has been awarded BREEAM 'Excellent' and a Platinum WiredScore rating. The building is fully let to a range of occupiers, predominantly in the insurance sector.

**46: THE MAKERS SHOREDITCH**

24,600 sqm, 175 units | Under construction with
 estimated completion date Q4 2019
 Developer: Londonewcastle and
 London Borough of Hackney
 Architect: Avanti Architects
www.themakersshoreditch.com

This scheme is a collaborative project between Londonewcastle the London Borough of Hackney and the Local Education Partnership. As part of the development the London Borough of Hackney are delivering a co-located school; New Regent's College, which will provide 150 pupil places. With interiors designed by Woods Bagot, residents will also benefit from various amenities, including a screening room, a gym, 24/7 concierge, a treatment room, two residents' lounges, two communal roof terrace's and a winter garden.

**47: 8 FINSBURY CIRCUS**

160,000 sq ft | Existing
 Developer: Mitsubishi Estate London / Stanhope
 Architect: Wilkinson Eyre

8 Finsbury Circus is an exemplary Grade A City of London office building. It offers typical floors of 20,000 sq ft with flexibility to subdivide into three and the terraces on the upper floors offering exceptional views of the Square Mile. Not only it is perfectly positioned for the completion of Crossrail in 2018 but also it is designed to welcome various types of occupiers through its dual entrance on Finsbury Circus and South Place. The project completed April 2016.

**48: THE SILK DISTRICT**

56,500 sq m | Under construction
 Developer: Mount Anvil and L&Q
 Architect: Stockwool
www.mountanvil.com/thesilkdistrict

The Silk District will transform a former Safestore facility into a new urban quarter, with 30 per cent of the site dedicated to new public realm. The scheme creates 648 mixed-tenure homes alongside 39,000 sq ft of commercial space and landscaped gardens. Within, first class amenities make modern living easy – gym, 24-hour concierge, cinema room and flexible workspace. The apartments themselves are meticulously designed to be light-filled and calm, punctuated with en vogue details like terrazzo-effect flooring and white SMEG appliances.

**49: THE EAGLE**

387,500 sq ft | Existing
Developer: Mount Anvil
Architect: Farrells

Located a stone's throw from Old Street's booming silicon roundabout, in the heart of buzzing Tech City, The Eagle is a bold, 27 storey Art Deco inspired development of 276 new homes and more than 65,000 sq ft of commercial space. Designed by leading urban architects, Farrells, the design retains the original 1933 building on the site, and features stunning architectural details throughout, communal space created to bring people together, and breathtaking views across the city and beyond.

**50: LEXICON**

330,107 sq ft | Existing
Developer: Mount Anvil and Clarion Housing Group
Architect: SOM / Squire & Partners
www.mountanvil.com

Lexicon, located on City Road (EC1) close to the buzz of Shoreditch and sophistication of Angel, is a stunning, sleek and slender tower adding to Central London's dynamic skyline. Delivered by the world-renowned Skidmore Owings & Merrill (SOM), at 36-storeys high it stands as Islington's tallest residential building. Offering 307 new homes, including 200 one, two and three bedroom apartments for private sale, Lexicon offers unrivalled views over London in a canal-side location.

**51: CENTRAL SQUARE**

242,489 sq ft | Existing
Developer: Mount Anvil and One Housing Group
Architect: Paul Johnson Architects
www.mountanvil.com

Central Square is an award-winning development of 274 homes in Clerkenwell. As well as 170 homes for private sale, the development also included more than 48,000 sq ft commercial space. Central Square has been widely recognised for its design, partnering approach and landscaping. It won Silver for Best Interior Design and Bronze for Best Partnership (with One Housing Group) at the What House? Awards, and was commended in the 2012 Sunday Times British Homes Awards in the Best Development category.

**55: ONE COMMERCIAL STREET**

207 residential units | Completed
Developer: Redrow Homes
Architect: Broadway Malyan
www.redrow.co.uk/newsroom/london/2012/4/landmark-city-address

Redrow's distinctive 21-storey tower, One Commercial Street, offers dramatic views of London's world-renowned skyline. It sits above Aldgate East underground station, between the Square Mile and the culturally diverse City Fringe. Completed in 2014, the development delivered 12,000 sq ft of retail space on the ground floor, 96,000 sq ft of B1 office space between floors one and six, 70 affordable units and 137 private homes between the seventh and twenty first floors.

**56: 41 LUKE STREET**

30,000 sq ft | Existing
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: Hale Brown
41lukestreet.com

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. The project involved the sensitive refurbishment and extension of a 30,000 sq ft corner office building in Shoreditch. New Crittal windows and intelligent servicing helped the building achieve a BREEAM 'Excellent' rating.

**57: 8 BISHOPSGATE**

770,000 sq ft | Under Construction
Developer: Mitsubishi Estate Company / Stanhope plc
Architect: Wilkinson Eyre
8bishopsgate.com

Planning consent has been secured for a new £900m building in the heart of the City. The 50-storey office development will be built on a site currently occupied by 6-8 Bishopsgate, EC2 and 150 Leadenhall Street, EC3, next to the Cheesegrater Tower. The Wilkinson Eyre-designed building will provide 770,000 sq ft gross area and include ground floor shops and restaurants and a public viewing gallery at level 50.

**52: SEWARD STREET**

183,492 sq ft | Existing
Developer: Mount Anvil in joint venture with Notting Hill Housing Group

This bold development located on Seward Street, in the Clerkenwell Quarter, delivered 161 homes – including 107 as part of a much-needed private rented scheme in the area.

**53: DARBSHIRE PLACE**

11,668 sq ft | Existing
Developer: Peabody
Architect: Niall McLaughlin
www.peabody.org.uk

Shortlisted for the 2015 Stirling Prize, Darbshire Place on Peabody's Whitechapel estate completes an ensemble of six housing blocks surrounding an internal courtyard. The original block was destroyed during the Second World War. The design respects the characteristics of the existing buildings on the estate, continuing the idea of "open corners", promoting easy pedestrian access between the courtyard and the surrounding streets. A naturally lit winding staircase provides access to the 13 new family units, all of which are affordable housing.

**54: BLAKE TOWER**

0.126 ha | Completed
Developer: Redrow Homes
Architect: Harper Downie, Conran and Partners
www.redrow.co.uk/developments/blake-tower-402232

In 2013 Redrow entered into a development agreement with the City of London Corporation to convert an existing Grade II listed, 16 storey building into 74 new homes. Located in the iconic Barbican Estate, the building had previously housed a YMCA hostel. A complete overhaul was required in order to provide housing and protect the building's long term welfare. Active engagement with stakeholders informed Blake Tower's transformation, and the final design celebrates the wider Barbican's heritage and design-led ethos.

**58: 70 MARK LANE, EC3**

250,000 sq ft | Existing
Developer: Mitsui Fudosan / Stanhope
Architect: Bennetts Associates
www.70marklaneec3.com

This island site, located on the Fenchurch Street Station forecourt, enjoys magnificent views over Tower of London and Tower Bridge. The sixteen-storey building, offering 170,000 sq ft of prime offices, benefits from south facing terraces on seven of the upper floors (8th and 10th-15th inclusive). The scheme has achieved a BREEAM Excellent rating. The building was pre-let during its construction to insurance companies Miller, Zurich and Crawford.

**59: ONE ANGEL COURT, EC2**

300,000 sq ft | Existing
Developer: Mitsui Fudosan / Stanhope
Architect: Fletcher Priest
www.angelcourtbank.com

The replacement of a 1970s building in the Bank Conservation Area in the heart of the City of London. The scheme provides c. 300,000 net lettable sq ft of high quality office accommodation over 24 levels, together with 20,000 sq ft retail/leisure and improved public realm. There are spectacular and uninterrupted views of the City, river and West End from the garden floors and sky floors. Retail pre-let tenants include Coya, Temper, Notes and Natural Kitchen with office lets to BUPA, Shanghai Pudong Development Bank and UK Finance.

**60: THE BANKING HALL, EC2**

155,000 sq ft | Existing
Developer: Stanhope / Mitsui Fudosan
Architect: Allies and Morrison
www.thebankinghall.com

An innovative scheme providing contemporary office space behind a retained façade, with a modern extension at the upper levels providing terraces. The scheme also provides retail space. Let to ING during construction.



**61: 70 WILSON STREET /
50 WORSHIP STREET, EC2**

76,500 sq ft | Existing
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: A Studio

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. Two floors have been let to Bio Agency. Refurbishment and extensions with recladding of a 1980s office building. The project is BREEAM Excellent.



62: ROSEBERY AVENUE, EC1

33,500 sq ft | Existing
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: Buckley Gray Yeoman

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. Reconfiguration of three Victorian buildings into contemporary offices, fully let to Fred Perry and 8 residential units which have all been sold.



63: WATERMARK PLACE

50,400 sqm | Existing
Developer: Union Investment in joint venture Oxford Properties
Architect: Fletcher Priest

Situated in a prominent location on the Thames in the heart of the City of London, the office property is fully let to a Japanese investment bank until 2029 and therefore offers stable long-term rental income. Completed in 2009, the building comprises total floor space of 50,400 sqm, of which 45,650 sqm is office space, plus 33 car parking spaces.



67: 80 FENCHURCH STREET

252,250 sq ft | Under construction
Developer: Partners Group (owner) / YardNine (developer)
Architect: TP Bennett
www.eightyfen.com

80 Fenchurch will be a 14-storey landmark for the City of London, providing 250,000 sq ft of Grade A office accommodation and 12,000 sq ft of retail space. Designed by multi-award-winning architects TP Bennett, the project offers a refreshing alternative to the City's towers, featuring six landscaped roof terraces and variable floorplates ranging from 5,000 sq ft to 20,000 sq ft. The building will achieve BREEAM excellent and WiredScore platinum ratings; construction is underway and scheduled for completion in June 2020.



64: ONE COLEMAN STREET, EC2

16,649 sqm | Existing
Owner: Union Investment Real Estate GMBH
Developer: Stanhope and Bovis Lendlease
Architect: Swanke Hayden Connell / David Walker

One Coleman Street, a 9-storey office building developed by Stanhope in conjunction with Bovis Lendlease, is located in the City of London on London Wall. Swanke Hayden Connell Architects worked with David Walker on the design of the building, which offers prime, fully air-conditioned office accommodation. The building comprises a total of 16,649 sqm of open-plan space. The impressive entrance hall features accent lighting and modern materials to create a sense of space, with the lobbies being similarly stylish.



**65: FINSBURY CIRCUS HOUSE,
10 SOUTH PLACE, EC2**

145,000 sq ft | Existing
Developer: Union Investment Real Estate GmbH / CORE
Architect: Fletcher Priest
www.finsburycircushouse.com

CORE, on behalf of Union Investment Real Estate, have been appointed Development Manager for the development of Finsbury Circus House. Planning consent was obtained for a major reconstruction of the building designed by Fletcher Priest including a new north façade and dual access from Finsbury Circus and South Place. The Grade A offices with 145,000 sq ft of new, light filled office space, now includes a new top floor with south-facing terrace.



**66: PREMIER INN FARRINGDON
(WEST SMITHFIELD)**

326 bedroom hotel | Under construction
Developer: Whitbread PLC (developer) and Aviva Investors (owner)
Architect: John Robertson Architects / Axiom Architects
www.premierinn.com
search "London Farringdon (Smithfield)"

Premier Inn Farringdon (West Smithfield) is the sixth Premier Inn hotel in the City of London. The hotel will provide 326 bedrooms with an in-house restaurant and staff facilities. The hotel is being delivered in two phases. The first phase (121 bedrooms and an in-house restaurant), which is currently open, involved the conversion of a 1970s office building into a hotel. The second phase, currently on site, will create a new brick-clad southern block extending along Cock Lane, in a complementary and contemporary design style.

CANARY WHARF, STRATFORD, GREENWICH & THE ROYAL DOCKS



Alasdair Gurry
Director, City office agency, Avison Young

With London in the midst of uncertainty surrounding the result and now revised October Brexit deadline, Q1 2019 was quieter than normal as occupiers and investors who could hold off their decisions until after the now-redundant April Brexit date, did so.

The east London submarket was surprisingly resilient, however, despite a fall in occupier and investor volumes in other submarkets. Q1 2019 recorded 210,000 sq ft of take-up, in line with some of the highest historic levels in the east London market and 9 per cent above the five-year average for Q1, despite no significant deal accounting for the majority of the total. The largest east London deal was to Spaces at The Cabot, E14 where the serviced office operator acquired 71,000 sq ft. The building is now fully let following a separate deal to the Office of Rail and Road comprising 22,000 sq ft.

The majority of take-up for the quarter was recorded in the Canary Wharf submarket, which accounted for 180,000 sq ft of take-up. The market has recently benefited from increased tenant offered space, providing more Grade A options for tenants in a historically under-supplied market. The market

particularly benefits from larger floor-plate sizes that are increasingly limited in other submarkets and are available at a discounted rent.

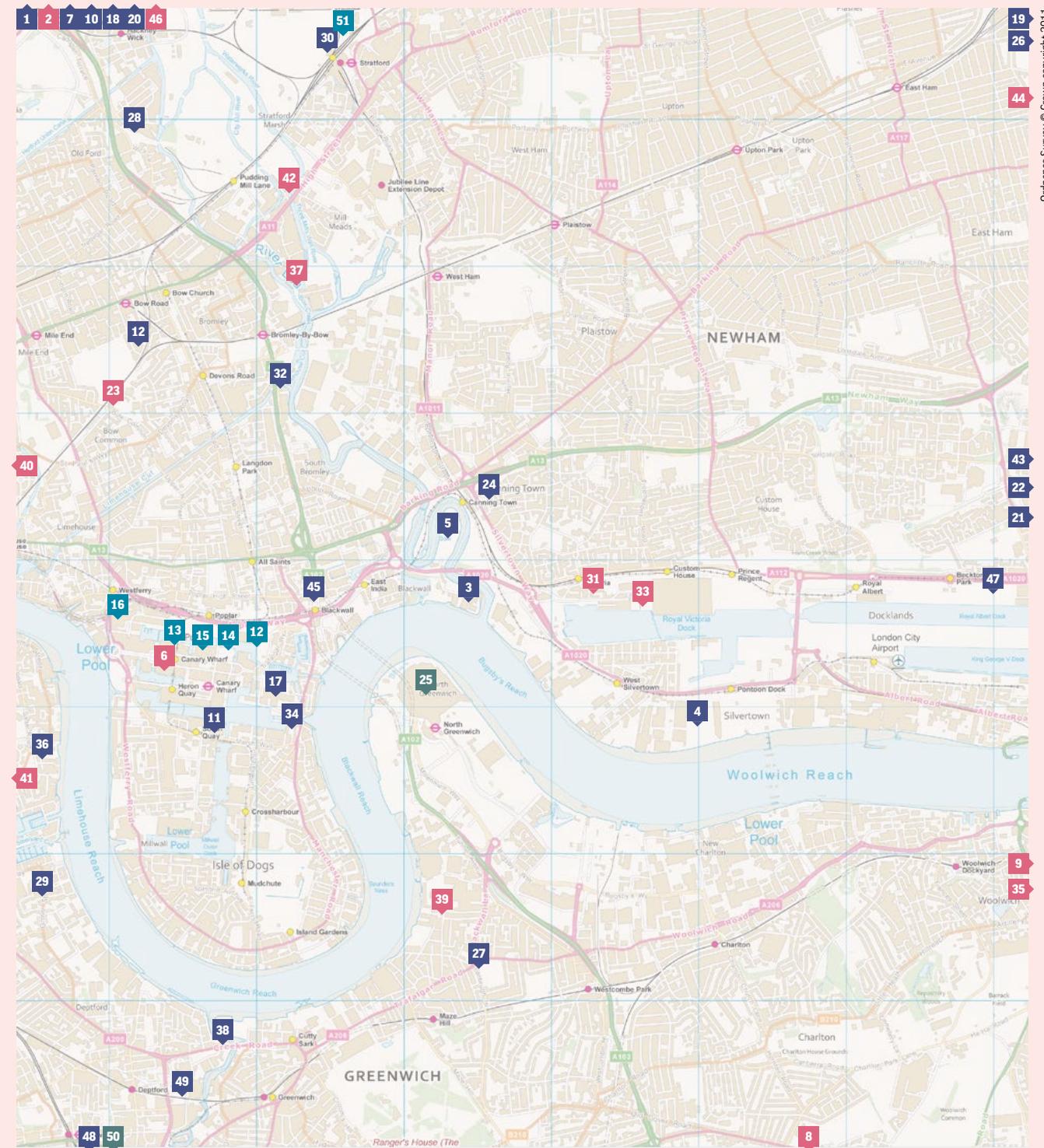
East London availability rose to 2.3m sq ft for Q1 2019, a substantial 45 per cent rise on Q4 2018 and above the 10-year average by 75 per cent. The 430,000 sq ft of space due to be delivered on completion in Q3 2019 at 5 Bank Street contributed the most to the supply increase, albeit currently being under offer to EBRD.

The east London development pipeline comprises 2.6m sq ft, of which 46 per cent is pre-let. The majority of supply in the pipeline is due for delivery by year end 2019 totalling 1.9m sq ft, of which 57 per cent is pre-let. There are, however, several significant under-construction developments due for delivery post 2020 that are currently just 25 per cent pre-let overall. These include Wood Wharf where 400,000 sq ft is under construction due for delivery in 2020, and 25 North Colonnade, which will provide 330,000 sq ft of refurbished space, located adjacent to the Canary Wharf Elizabeth line station.

East London investment volumes outperformed for Q1 2019 with total volumes of £1.2 billion for

the quarter, 258 per cent above the 10-year average for the market. The figures were boosted by Citigroup's purchase of 25 Canada Square in Q1 for £1.1bn, 4.23 per cent NIY. This is the fifth transaction in excess of £1bn to have completed in London over the last two years that, although headline grabbing, does mask the reality of this being a fairly slow-moving market. There were only two deals recorded in the east London market for Q1 2019, but they were the top two largest deals across central London. The other was LS Estates' acquisition of 30 South Colonnade for £130m.

Greenwich and Royal Docks is emerging as a market to benefit from the £300m Royal Docks regeneration currently under way, projected to attract 25,000 new homes and 60,000 new jobs within the next 20 years. The area benefits from proximity to the new Elizabeth line station at Custom House and London City Airport, which attracts 4.5m visitors every day. The area is home to London's only enterprise zone, which itself comprises three key developments. Phase 1 of ABP's Royal Albert Dock, a 35-acre site and dubbed the 'new Canary Wharf', is due for completion this year to provide 460,000 sq ft across 21 office buildings. Further, Lendlease and Starwood's Silvertown Quays is a 50-acre development site to provide 7m sq ft of residential and commercial space; and London & Regional's £300m Albert Island development will comprise light industrial units and coworking space, benefiting from the neighbouring University of East London.



Office Retail Mixed Use Residential

**1: TOTTENHAM HALE**

1,030 new homes, c. 1.2m sq ft | Planning Granted
Developer: Argent Related
Architect: Ferry Island & North Island – AHMM;
Ashley Road West and Welbourne – Pollard Thomas
Edwards; Ashley Road East – Alison Brooks Architects
tottenhamhale.london

Our masterplanned estate puts public spaces and the ground-floor experience at its core, working with AHMM, Alison Brooks Architects, Pollard Thomas Edwards, RUFF Architects and Grant Associates to deliver Haringey Council's vision of a new district centre for the area. We are delivering 1,030 new homes – a mix of market sale, affordable and rental; 15 new retail spaces; co-working and office space; a new health centre serving 30,000 local people; and well-lit, elegantly-paved public space with seating and 75 new trees.

**2: 1 ASHLEY ROAD**

183 apartments | Planning Granted
Developer: Argent Related
Architect: Alison Brooks Architects
tottenhamhale.london

1 Ashley Road is the first building to launch in the new centre for Tottenham Hale. The design by award-winning Alison Brooks Architects includes a colonnade of shops, new workspaces and a collection of homes, from studios to three-bedroom apartments.

**3: GOODLUCK HOPE**

2.7 ha | Under construction
Developer: Ballymore
Architect: Allies and Morrison
www.goodluckhope.com

A new neighbourhood on Leamouth Peninsula, Goodluck Hope is surrounded by water on three sides and is defined by its rich maritime heritage and cultural history. Adjacent to London City Island, the development is a short walk to Canning Town station across a new pedestrian bridge and comprises 804 homes, 2,000 sqm of commercial space and restored Grade II listed Dry Dock. Developed by Ballymore, construction began in January 2018 and Phase One is due to complete in 2020.

**7: CLARENDON**

1,714 apartments / 100,000 sq ft commercial space
Under construction
Developer: St William
Architect: Panter Hudspith Architects
clarendon8.co.uk

Part of the Haringey Heartlands Regeneration, Clarendon is set to become an exciting new destination for north London. Clarendon will deliver 1,714 studio, 1, 2 and 3 bedroom apartments together with extensive business, retail and community space as well as the creation of a public square and landscaped courtyards. The cultural quarter will include a central boulevard to help improve connectivity between the surrounding neighbourhoods of Hornsey, Wood Green and Alexandra Park, benefitting from the ease of access to a variety of transport connections.

**8: KIDBROOKE VILLAGE**

109 ha | Under construction
Developer: Berkeley Homes
www.kidbrookevillage.co.uk

Kidbrooke Village is one of London's most significant new housing-led developments, offering residents an urban village lifestyle that is perfectly positioned for all that London has to offer. When complete, Kidbrooke Village will comprise of over 4,800 new homes in 35 hectares of beautifully landscaped green open space, shops and squares, schools and children's play areas. There are also easy routes into the city, with London Bridge accessible in only 16 minutes, Canary Wharf in 22 and Victoria in 28 minutes.

**9: ROYAL ARSENAL RIVERSIDE**

88 acres | Under Construction
Developer: Berkeley Homes
Architect: Glenn Howells
www.berkeleygroup.co.uk

A former munitions factory, Royal Arsenal was once a derelict, isolated site. Today it is a beautiful riverside neighbourhood, teeming with community life. Almost 2,500 homes have already been built, standing alongside restored heritage buildings and welcoming public spaces used for exciting community events. Thousands of visitors now enjoy the riverside each year, making the most of the pubs, eateries, shops, offices, medical centre, Heritage Centre, Academy of Performing Arts, brewery, crèche, and much more.

**4: ROYAL WHARF**

40 acres | Under construction
Developer: Ballymore and Oxley
Architect: Glenn Howells Architects (masterplan),
Whittam Cox Architects (executive architects)
www.royalwharf.com

Royal Wharf will create an entirely new community bordered by two riverside parks, with a network of interconnecting streets leading onto town squares and gardens, a market square, Sovereign Place, and new high street. Inspired by the area's maritime heritage, Royal Wharf includes 500m of riverfront promenade, a 2.4-acre park, a world-class leisure facility designed by David Morley, a new school and new Thames Clipper pier. Over 1,000 homes are now complete and occupied.

**5: LONDON CITY ISLAND**

503,751 sq ft | Under construction
Developer: Phase One Ballymore,
Phase Two EcoWorld Ballymore
Architect: Glenn Howells Architects
www.londoncityisland.com

London City Island is a vibrant new cultural area connected to Canning Town via a new pedestrian bridge. English National Ballet, English National Ballet School, London Film School and The Line will soon move to the 12-acre island, joining cultural institutions arebyte and Trinity Art Gallery. 1,700 homes benefit from alfresco spaces and a backdrop of the O2, Canary Wharf and the City. Phase One is complete and fully occupied. The first restaurant and deli, The Island Grocer, has opened.

**6: WARDIAN LONDON**

0.5 ha | Under construction
Developer: EcoWorld Ballymore
Architect: Glenn Howells Architects
www.wardianlondon.com

Taking its name from the traditional Wardian Case – first created in east London to transport botanical plants – Wardian London offers a sense of escape and tranquility in the heart of Canary Wharf. Overlooking South Dock, each apartment offers an extensive private 'sky garden', up to 37.2 sqm in size. Wardian London will provide a tranquil oasis within the heart of London's most lively business district, promoting a strong sense of wellbeing thanks to over 100 species of exotic plants throughout.

**10: WOODBERRY DOWN**

64 acres | Under construction
Developer: Berkeley Homes (North East London) Ltd
Architect: Hawkins Brown (current phase)
www.berkeleygroup.co.uk/new-homes/london/finsbury-park/woodberry-down

Woodberry Down is an innovative regeneration project which, once complete, will feature over 5,500 new homes set in 64 acres adjacent to the spectacular natural surroundings of two existing reservoirs and Finsbury Park. This multi-award winning scheme includes an idyllic nature reserve, the Woodberry Wetlands and a sailing lake. Woodberry Down is an urban haven for those who wish to enjoy a relaxing and fresh waterside lifestyle like no other.

**11: SOUTH QUAY PLAZA**

3.2 acres | Under construction
Developer: Berkeley Homes (South East London) Ltd
Architect: Foster + Partners
www.berkeleygroup.co.uk/new-homes/london/canary-wharf/south-quay-plaza

South Quay Plaza is a landmark development located moments from Canary Wharf. Designed by Foster + Partners, the three buildings that comprise SQP are Valiant Tower (68 storeys), Burlington (36 storeys) and Harcourt (56 storeys). SQP is the first scheme that the Berkeley Group has developed in Canary Wharf and Valiant Tower will become one of the tallest residential towers in Europe. Surrounded by 2.6 acres of landscaped gardens with 150 new trees, SQP will feel like an urban oasis.

**12: 10 BANK STREET**

830,000 sq ft | Proposed
Developer: Canary Wharf Group
Architect: Kohn Pedersen Fox
canarywharf.com

The proposed new scheme will comprise 830,000 sq ft and is available on a pre-let basis. A tenant will have the unique opportunity to choose the layout of the floor plates to suit their occupational requirements and benefit from leading-edge, flexible and intelligent space with top enhanced Canary Wharf specification.



13: 40 BANK STREET
607,400 sq ft | Existing
Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli Architects
canarywharf.com

40 Bank Street is a striking 32-storey tower fronting Jubilee Park, with typical floor plates of 19,000 sq ft (1,765 sqm). High quality, column free office accommodation from 2,000 sq ft is available to let on flexible lease(s).



14: HQ, 5 BANK STREET
700,000 sq ft | Under construction
Developer: Canary Wharf Group
Architect: Kohn Pederson Fox Associates
canarywharf.com

HQ, 5 Bank Street is due to complete in summer 2019. The lower floors are pre-let to Société Générale (280,000 sq ft) with up to 420,000 sq ft remaining. It will be one of the most striking, modern office buildings in London, benefiting from an enhanced Canary Wharf specification and uninterrupted views of London.



15: ONE CANADA SQUARE
1,220,500 sq ft | Existing
Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli Architects
canarywharf.com

Located at the centre of Canary Wharf, One Canada Square is designed by internationally famous Pelli Clarke Pelli Architects. This impressive London icon has 50 floors and is 800 feet (244 metres) high. Whole or split floors available on flexible lease(s). The building is home to Level39, the world's most connected community for finance, cybersecurity, retail and smart-city technology businesses.



19: TRINITY PLACE
170 residential units | Under construction
Developer: Countryside
Architect: Stitch Architects (Planning)
BPTW Partnership (Detailed Design)
www.countryside-properties.com/new-homes/all-developments/new-home-developments/london/trinity-place

Countryside is working with Be First, Barking and Dagenham Council's regeneration company to deliver 170 homes, a replacement TFL bus terminus and retail space for a local pharmacy (90 sqm). The scheme will provide the local area with a mix of housing tenure, including 83 private homes for sale and 87 affordable homes, across a range of one, two and three-bed apartments and three-bedroom houses. Becontree Heath, set to complete in September 2019, will also be the first development with a council-owned and run district heating network.



20: ELEMENTS
993 Homes | Under construction
Developer: Countryside
Architect: Pollard Thomas Edwards
www.countryside-properties.com

Countryside will regenerate the post-war housing estate by building nearly 1,000 new homes along with shops, a gym, medical centre and community facilities. This project is one of Enfield's largest housing estate renewal scheme and it will act as a catalyst for the wider regeneration of the Ponders End area. The proposals include the development of Station Square at Ponders End railway station, creating a new gateway into Ponders End and transforming the area. The entire scheme will be phased over the next 11 years, with completion due in 2029.



21: BEAM PARK
29 ha (71.7 acre) | Proposed
Developer: Countryside and L&Q
Architect: Patel Talyor

Countryside together with L&Q will deliver a £1bn regeneration project, which falls in the boroughs of Barking & Dagenham and Havering. The redevelopment will provide up to 3,000 new homes and revitalise a largely derelict site, formally a Ford manufacturing plant, into a vibrant and welcoming neighbourhood. It will also provide 2 new schools, a medical centre and commercial space. In addition to creating high-quality new homes, Beam Park incorporates around 50 per cent green space strategically located around the development to enhance the living environment and 50 per cent affordable housing. These spaces will include play areas for children, community spaces and artwork to reflect the historical nature of the site.



16: THE COLUMBUS BUILDING
160,000 sq ft | Existing
Developer: Canary Wharf Group
Architect: Skidmore, Owings & Merrill
thecolumbusbuilding.com

The building has been comprehensively refurbished, boasting a Grade A specification as well as a riverside position, uninterrupted views to the City, exposed concrete 'waffle' ceilings and two external roof terraces totaling c. 10,000 sq ft. Typical floor plates are c. 23,000 sq ft, with floor to ceiling glazing, which overlook the River and Columbus Courtyard. Tenants include Motive Partners, Digital Shadows, IFRS and Revolut.



17: WOOD WHARF
4.8m sq ft | Under construction
Developer: Canary Wharf Group
Architect: Masterplanned by Allies and Morrison
woodwharf.com

Wood Wharf is a transformative mixed-use project comprising 2m sq ft of commercial space, 3,500 homes, 350,000 sq ft of retail/leisure, and 9 acres of open spaces. The buildings have been individually designed by a range of architects including AHMM, Pilbrow & Partners, and Allies & Morrison, whilst still benefiting from the Group's philosophy of providing the most technically advanced buildings. Ennismore (owner of The Hoxton hotel), The Office Group (TOG) and Third Space have been announced as the first pre-let transactions totaling 180,000 sq ft taking the whole of 15 Water Street.



18: TOWER COURT
0.7ha, 132 residential units | Planning Granted
Developer: Countryside
Architect: Adam Khan Architects (Planning)
Child Graddon Lewis (Detailed Design)

Tower Court comprises 80 homes for outright sale, 33 homes for social rent and 19 homes for shared ownership. The regeneration scheme will also offer a total of 3,115 sqm of communal and accessible open space, and a new 361 sqm depot for the Hatzola ambulance service – the local Jewish-led fast response volunteer service. In addition, a significant amount of public art will be commissioned and installed during the course of the scheme.



22: FRESH WHARF
Under construction
Developer: Countryside
www.countryside-properties.com/new-homes/all-developments/new-home-developments/london/fresh-wharf/

Countryside and Notting Hill Housing are delivering a £330m joint venture in Barking Town Centre. The redevelopment will deliver 911 new homes for sale and market rent at Fresh Wharf, along with complementary space for cafés, restaurants, commercial and community use. The scheme will offer three-bedroom townhouses as well as high-quality apartments buildings ranging from six to 15 storeys to the north of the site. Construction started in 2018 and the project is forecast to be complete in 2026.



23: LEOPOLD ESTATE
362,161 sq ft | Existing
Developer: Countryside
Architect: Metropolitan Workshop / Frank Reynolds

We are working in partnership with Poplar HARCA and have delivered 122 new homes as part of Phase 1 of the award-winning regeneration of the Leopold Estate in Bow, Tower Hamlets. We are currently on site to deliver a further 364 new homes. Private and affordable homes are being provided in tenure-blind buildings situated around landscaped courtyards with public and residents only communal areas.



24: EAST CITY POINT
649 residential units (3.7 ha)
Under Construction
Developer: Countryside, Newham Council and Clarion
Architect: Maccreanor Lavington / Shepherd Epstein Hunter
www.eastcitypoint.com

The scheme known as Canning Town Area 3 is part of the first phase of the regeneration of Canning Town and Custom House. It is part of an overall masterplan promoted by the landowner Newham Council. The development provides 649 residential units of which 35 per cent are affordable. Included as part of the scheme is Keir Hardie Primary School.

**25: THE O2**

370,000 sq ft / Development: 207,000 sq ft
Existing / Under Construction
Developer: Crosstree Real Estate Partners / AEG
Architect: RTKL

The O2 is an iconic London landmark and the world's leading leisure / entertainment venue, comprising 370,000 sq ft of prime retail / leisure accommodation and the exceptional 21,000 capacity arena. Development has commenced on an RTKL-designed Designer Outlet which will sit on the currently undeveloped land within the roof dome. The outlet will provide 207,000 sq ft of premium retail / restaurant accommodation and complete the regeneration of one of London's most world-renowned buildings.

**26: BRIDGE CLOSE, ROMFORD**

1.1m sq.ft, c.1000 units | Pre-planning
Developer: First Base and London Borough of Havering
Architect: Fletcher Priest (masterplanner)
Macreanor Lavington & Allies & Morrison (plot architects)
www.bridgecloseromford.com

Bridge Close is currently occupied by a mix of industrial warehouse units and residential terraced properties in Romford. First Base has entered into a joint venture with London Borough of Havering to bring forward a mixed-use development that will regenerate this significant part of the town centre. Homes will sit alongside new work and convenience retail spaces, a new primary school and health care centre with a new bridge linking pedestrians to the Elizabeth Line and the River Rom will be revitalised back into active use.

**27: GREENWICH SQUARE**

947,514 sq ft | Under construction
Developer: Hadley Property Group
Architect: Make Architects

In addition to providing 645 new homes, Greenwich SQ will offer a range of retail, café and restaurant opportunities adjoining an expansive landscaped public square. The Greenwich Centre's library and customer service centre with the new NHS medical facility and 'Better' gymnasium and pool, is expected to attract over a million visitors a year, creating the newest landmark destination in Greenwich.

**31: ROYAL EDEN DOCKS**

796 homes, 1.03 ha | Proposed
Developer: Mount Anvil and ExCeL London
Architect: SOM (planning) and Hunters (delivery)
www.mountanvil.com/royaledendocks

A joint venture with ExCeL London, the development will deliver 796 tenure-blind homes, including at least 35 per cent affordable homes, across two buildings. The design provides a seamless integration with phase one, Royal Docks West, and neighbouring developments through two courtyard blocks. 6,702 sqm of public and private space will be delivered through a large podium gardens, feature walkways, activity and play spaces and a rooftop running track. Construction will start in autumn 2019, and the scheme will launch to market in tandem.

**32: THREE WATERS**

5,500 sqm | Under construction
Developer: Mount Anvil and L&Q
Architect: Allies and Morrison
www.mountanvil.com/threewaters

Three Waters creates 307 homes in Bromley-by-Bow, set within the Limehouse Cut Conservation Area. The tenure-blind design (with 47 per cent affordable housing) takes inspiration from the wharf-like, industrial character of its east London context. The affordable mix provides an excellent balance of smaller units and larger family homes. It will also incorporate a series of makers' studios, dedicated for use by local artisans and start-up businesses to establish a professional workspace and operate as an extension of the onsite community.

**33: ROYAL DOCKS WEST**

0.5 acres, 150 units | Under construction
Developer: Mount Anvil and ExCeL London
Architect: EPR Architects
www.royaldockswest.com

Just 3 minutes from Royal Docks West is Crossrail's Custom House station, anticipated to open in December 2018. With Crossrail, the West End is just 17 minutes away, or the City only 10. Our homes offer quality design that is both timeless but rich in personality and detail. All at a fantastically competitive price point, making Royal Docks West a rare investment opportunity.

**28: BREAM STREET WHARF**

Planning Granted
Developer: L&Q
Architect: AHMM
www.breamstwharf.co.uk

Our development in Bream Street, Fish Island is delivering 202 new homes – including 30 per cent affordable housing. The site is between the Regent's Canal and River Lea, and next to the Queen Elizabeth Olympic Park. Designed by 2015 Stirling Prize winning practice AHMM. It includes significant new public space and improved access to Old Ford Locks which is next to the site. The London Legacy Development Corporation's Quality Review Panel praised the scheme for its outstanding architecture. Our proposals also include new employment space to support and enhance the vibrant local cultural economy.

**29: THE TIMBERYARD DEPTFORD**

11.6 acres | Under construction
Developer: Lendlease
Architect: Hawkins Brown
www.thetimberyard.london

The Timberyard Deptford will create 1,132 new homes across 11.6 acres, as well as commercial space that will give smaller, independent businesses the chance to prosper. Each home and building is designed in a contemporary architectural style that reflects and adds to the area's rich industrial heritage, offering buildings of excellent design quality that will suit all tastes. The first release, Cedarwood Square, is almost sold out. A new release is expected in 2019.

**30: INTERNATIONAL QUARTER LONDON**

22 acres | Under construction
Developer: Lendlease
Architect: Rogers Stirk Harbour + Partners
www.internationalquarter.london

International Quarter London is a brand-new neighbourhood with modern workspace, homes and a diverse retail offering, surrounded by thoughtfully designed public realm. A £3bn joint venture development between Lendlease and LCR, IQL stitches together the ingredients of Stratford's modern heritage to create a new heart for east London; a destination to literally live, work, learn and play. Supported by unrivalled transport connectivity and with workplace at its core, IQL is made for what really matters.

**34: DOLLAR BAY**

14,327 sqm | Existing
Developer: Mount Anvil and One Housing Group
Architect: SimpsonHaugh
dollarbay.co.uk

Rising like a beacon at the head of South Dock, Dollar Bay is a marker of redevelopment and provides a striking addition to Canary Wharf's impressive skyline. The elegant rippling façade reflects the water and sky, while inside 125 spacious waterfront homes enjoy uninterrupted vistas across London. This second joint venture between Mount Anvil and One Housing is a catalyst for high quality architecture and rejuvenates the previously underused waterfront area. Now fully accessible, the public space includes outdoor seating, public art and a café for all to enjoy.

**35: THE REACH**

6,620 sqm | Under construction
Developer: Peabody
Architect: Pitman Tozer
www.thamesmeadnow.org.uk/image-statement-items/the-reach/

The Reach is a new 66-home development in West Thamesmead which will offer a mix of 1, 2 and 3 bedroom homes, a spacious communal garden and ground floor commercial space. This 100 per cent affordable scheme is part of the Abbey Wood, Plumstead and West Thamesmead Housing Zone, one of two Housing Zones being delivered in Thamesmead by Peabody with £47.5m investment from the Greater London Authority. These will be the first new homes to be completed by Peabody in Thamesmead.

**36: CALEDONIAN WHARF**

Completed
Developer: Peabody
Architect: BPTW
www.peabody.org.uk

85 well designed and spacious new homes offering a mix of private sale, shared ownership, social rent, and live-work accommodation. The scheme has helped open up the riverside along Deptford Creek for public access, with a new pedestrian and cycle route enhanced by public realm that will connect planned developments on adjoining sites in the future.

**37: BRIDGE EAST**

50 affordable homes | Under construction
 Developer: Family Mosaic (Peabody Group)
 Architect: Levitt Bernstein
www.peabody.org.uk

This development by Bellway Homes in Stratford, east London is located to the south of the Queen Elizabeth Olympic Park and is in the first phase of a major regeneration project to transform a former industrial site. This includes over 2,000 sqm commercial space, including small units for start-up businesses; 194 new homes and significant improvements to the public realm and landscape. Peabody will deliver 50 affordable homes at the scheme.

**38: THE GRAMERCY**

7231 sqm | Completed
 Developer: Peabody
 Architect: bptw partnership
www.peabody.org.uk

A mixed use development of 83 homes and 1,800 sqm of commercial space. This retail led development comprises high quality apartments and mews houses in the centre of Greenwich. The scheme has reinstated street frontages, including the Up the Creek Comedy Club, and has extended the town centre's retail opportunities westwards from Cutty Sark DLR.

**39: TELEGRAPH WORKS**

Under construction
 Developer: Weston Homes & Peabody
 Architect: Allford Hall Monaghan Morris
www.peabodysales.co.uk

This scheme by Weston Homes is located on the Greenwich Peninsula, a key regeneration, growth and new-home zone along the banks of the River Thames, opposite the Docklands. The area has become a hotspot in recent years thanks to its easy transport links via North Greenwich underground station. Peabody will own and manage 40 affordable homes at the scheme including 12 for shared ownership.

**43: PURFLEET ON THAMES**

140 acres | Proposed
 Developer: Purfleet Centre Regeneration Ltd
 Architect: KSS, DRMM, AHMM, ALL
www.ourpurfleet.com

This landmark project in Thurrock will be a catalyst for wider regeneration in the Thames Gateway region. Bringing a new town centre with retail and leisure facilities, improved transport infrastructure, new schools and health facilities and over 2,850 stylish homes, many constructed using modular technology. A new University campus and over 1,000,000 sq ft of TV and production studios, (part of the Mayor's Production Corridor) will build on the existing Royal Opera House presence in Purfleet, creating thousands of jobs.

**44: 360 BARKING**

0.3 ha | Under construction
 Developer: Swan Housing Association / NU living
 Architect: Studio Egret West
www.360barkingig11.co.uk

Transforming a long vacant site in Barking Town Centre, 360 Barking is a central scheme in the Barking Housing Zone regeneration. Partnership working is key, with London Borough of Barking and Dagenham and Mayor of London (providing £29.1m Housing Zone funding) working with Swan to deliver four interlinked residential towers, designed by Studio Egret West and built by the NU living team. With the first tower due to complete in early 2019 it will deliver 291 residential homes, of which 96 will be affordable, with priority for local residents.

**45: BLACKWALL REACH PHASE 1B**

1,500 homes (8 ha) | Under construction
 Developer: Swan Housing Association / NU living
 Architect: BPTW (Phase 3 – C.F. Møller)
www.blackwallreach.co.uk

The latest phase in the £500m regeneration of Blackwall Reach is now under construction and will deliver 242 homes. Three buildings, including retail and leisure at ground floor, will surround a new public square next to Blackwall DLR. By 2024, this landmark regeneration (delivered in partnership with LBTH and GLA) will provide 1,500 homes (over 50 per cent affordable), commercial premises and improved public realm. 98 homes, a community facility, extended school and replacement mosque have already been completed in Phase 1A.

**40: TOYNBEE HALL**

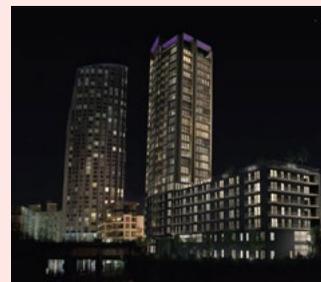
Under construction
 Developer: Family Mosaic (Peabody Group)
 Architect: Platform 5 Architects
www.peabody.org.uk

The masterplan for the Toynbee Hall estate regeneration includes the internal restoration of the Grade 2 listed Toynbee Hall building; a new building on the site of the existing 28 Commercial Street (Profumo House). It will also deliver major public realm improvements to the front of Toynbee Hall where the landscaped public square will be raised up to street level. Peabody will deliver 14 affordable homes as part of this scheme.

**41: CLAREMONT**

94 homes | Completed
 Developer: Peabody
 Architect: Assael Architecture

This mixed-use scheme by London Square includes a range of residential apartment sizes, types and tenures including large family-sized duplex and single level apartments at ground floor, all with private gardens. Peabody will manage 19 affordable homes within the scheme, which is a ten-minute walk from Canada Water Station and 15-minute walk from Surrey Quays station.

**42: STRATFORD HIGH STREET**

Completed
 Developer: Peabody
 Architect: Broadway Malyan
www.peabody.org.uk

This mixed-use scheme by Weston Homes includes 42 affordable homes delivered by Peabody in a low-rise five storey block. Located less than a mile from Stratford underground and main line station and close to the southern edge of the Olympic Park, the development comprises a mixed-use building with retail and commercial at ground and first floor.

**46: WATTS GROVE**

0.27 ha | Planning approved
 Developer: Swan Housing Association / NU living
 Architect: Waugh Thistleton Architects

Watts Grove is the UK's first mid-rise modular CLT scheme and will deliver 100 per cent affordable homes for Londoners, comprising 45 shared ownership and 20 social homes. Assembled and fitted out in Swan's factory using volumetric modular technology, the modules will be delivered to site complete with kitchens, bathrooms and windows leaving the on-site team to assemble the modules to complete the homes. These homes are expected to be built in 50 per cent of usual construction timescales and are energy efficient and highly sustainable.

**47: ROYAL ALBERT DOCK, E16**

4,700,000 sq ft | Phase 1 Under Construction
 Developer: ABP Investments Ltd / GLA / Stanhope
 Architect: Farrells

A masterplan for the regeneration of the Royal Albert Dock to provide a new business district with a mix of uses including up to 850 residential units and retail and leisure uses. Phase I is under construction comprising 800,000 sq ft.

**48: RUSKIN SQUARE, CRO**

2.2m sq ft | Under construction
 Developer: Croydon Gateway Limited Partnership (Stanhope plc and Schroders Exempt Property Unit Trust)
 Architect: Foster + Partners (masterplan) / AHMM / Shed KM / MAKE
www.ruskinsquare.com

Mixed use scheme comprising offices, residential, retail and external areas of new public realm along East Croydon Station. This site is at the centre of Croydon's Central Business District regeneration. The first residential phase, developed in joint venture with Places for People, provided 170 units including affordable housing. The first office building of c. 200,000 sq ft designed by Shed KM is fully occupied by HMRC and completed in 2016. The second office building designed by MAKE, has detailed planning permission.



49: DEPTFORD MARKET YARD

2 acres | Completed
 Developer: U+I
 Architect: Ash Sakula Architects, Pollard Thomas Edwards Architects, Farrer Huxley Associates
www.deptfordmarketyard.com

In partnership with the London Borough of Lewisham, this £50m scheme was part of a programme to regenerate the neighbourhood around Deptford Railway Station, whilst retaining its rich heritage. Championing local start-ups and independent businesses, Deptford Market Yard is now home to a collection of new shops, cafés, restaurants and a new market space.



50: THE CROYDON PARTNERSHIP

1.5m sq ft | Outline Planning Granted
 Developer: Unibail-Rodamco-Westfield
www.thecroydonpartnership.com

The Croydon Partnership, the joint venture between Unibail-Rodamco-Westfield and Hammerson, is committed to investing over £1.4bn to redevelop Croydon's retail town centre. The Partnership will deliver a 1.5m sq ft scheme to transform Croydon into a retail and leisure hub for South London, creating 7,000 new jobs and acting as a catalyst for the wider regeneration of the town.



51: WESTFIELD STRATFORD CITY PHASE 2

300,000 sq ft | Under construction
 Developer: Unibail-Rodamco-Westfield
 Architect: Simpson Haugh

Unibail-Rodamco-Westfield has officially started construction on the new 300,000 sq ft, 12-storey office building located next to Westfield Stratford City.



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WEST END, EARL'S COURT & PADDINGTON



Amy Birdee
Associate in research, JLL

The West End office market has weathered the Brexit storm so far, with leasing surprisingly on the upside since the referendum. This was reflected in 2019 Q1 take-up, which saw the strongest start to a year since 2013, with volumes reaching 1.2 million sq ft. This included transactions to Facebook, who leased 175,000 sq ft in Euston, and Sony who took 125,000 sq ft in King's Cross. The level of space under offer and active demand remain above average, suggesting that leasing momentum will continue in the short-term.

The market is characterised by low supply, with the new-build vacancy rate standing at just 0.2 per cent. Looking forward, there is little to suggest any material change, with nearly two-thirds of scheduled new deliveries in 2019 already pre-let. There are just two schemes under construction that will deliver more than 100,000 sq ft of speculative space, the largest being 245 Hammersmith Road, W6.

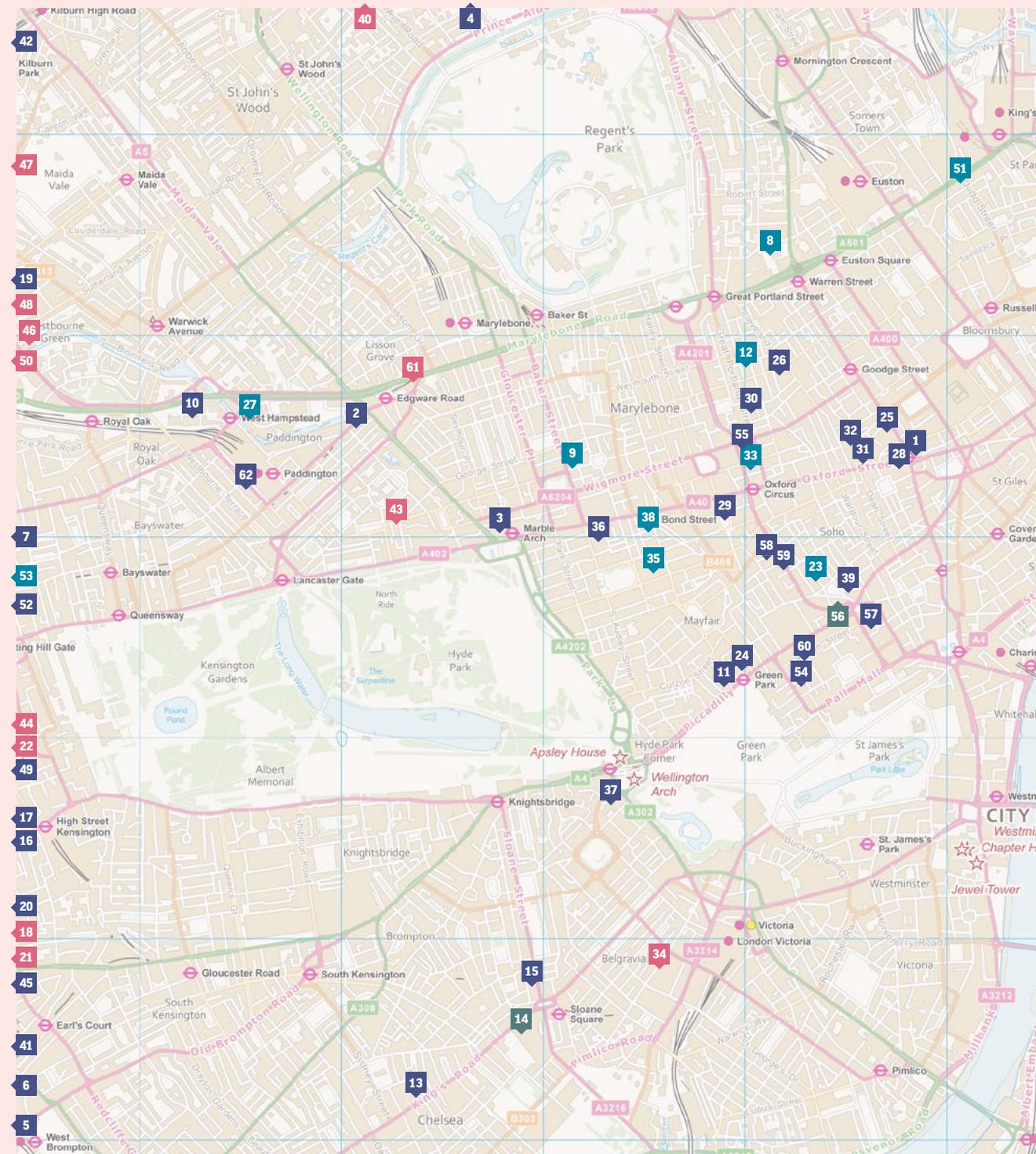
The low level of supply is expected to encourage rental growth with prime rents in the West End core markets of Mayfair and St James's expected to increase

from their current level of £115 per sq ft to £117.50 per sq ft by the end of the year.

Paddington has undergone a renaissance, with investments in the public realm being complemented by new mixed-use development and infrastructure improvements. The office market had a successful run of leasing activity in 2018 and this continued into 2019, with the Brunel Building, which is due to complete in Q2, now fully pre-let to the likes of Sony Pictures, Splunk and the Premier League. Supply has fallen rapidly, from a peak vacancy of 12.3 per cent in June 2018 to today's figure of just 4.8 per cent. Future supply will be tight and there is unlikely to be any significant speculative supply delivered this year or in 2020. As a result, prime rents increased 7 per cent year on year to reach £75.00 per sq ft in Q1 2019. The arrival of the Elizabeth line is likely to boost rents further, with £80.00 per sq ft expected in 2022.

Earl's Court, in contrast, is an immature market that is characterised by low leasing volumes. Limited office stock and a lack of availability hinder the area's attractiveness to occupiers.

'Paddington has undergone a renaissance, with investments in the public realm being complemented by new mixed-use development and infrastructure improvements'



Office Retail Mixed Use Residential

**1: CENTRE POINT**

184,000 sq ft NIA | Under construction
Developer: Almacantar
Architect: Conran and Partners /
Rick Mather Architects

A landmark seen from every corner of the capital, this is a building that justifies its name and embodies the spirit of the sixties style. Standing at the junction of Oxford Street and Tottenham Court Road, the scheme offers 82 expansive apartments by Conran & Partners and a new pedestrian piazza surrounded by 39,000 sq ft of retail and 13 affordable homes by Rick Mather Architects. The piazza links Soho, Covent Garden, Fitzrovia and Bloomsbury with direct access to Tottenham Court Road Crossrail, reaffirming Centre Point's geographical and symbolic position at the heart of London.

**2: EDGWARE ROAD**

73,400 sq ft NIA | Planning Granted
Developer: Almacantar
Architect: Farrells

Working with iconic architects Farrells, 466–490 Edgware Road will be developed by Almacantar to provide a high quality mix of 47 affordable homes, 29 private apartments, retail units along with the re-provision of a petrol station, creating a desirable and striking new building that connects Edgware Road and the surrounding residential streets of Little Venice and Maida Vale.

**3: MARBLE ARCH PLACE**

272,007 sq ft NIA | Under construction
Developer: Almacantar
Architect: Rafael Viñoly Architects

Designed by Rafael Viñoly, Marble Arch Place includes a spectacular 18-storey, 54 apartment residential building overlooking Hyde Park, Mayfair and beyond and a state of the art commercial building offering 95,000 sq ft of offices. The buildings are connected by a new public realm with 48,000 sq ft of retail. Redefining this corner of Mayfair by creating a clearer transition between Oxford Street and Hyde Park, Marble Arch Place is a striking new gateway to the West End.

**7: FILMWORKS**

258,035 sq ft (GIA) | Under Construction
Developer: St George Plc, Berkeley Group
Architect: St George and TP Bennett
www.berkeleygroup.co.uk/developments/london/ealing/filmworks-ealing

Inspired by the past, celebrating the future. Filmworks brings a new dimension to Ealing's enticing personality. Retaining the historic façade of the original Art Deco cinema, it will welcome a high quality mix of new homes, alongside a cinema, restaurants and bars, all centred around an open piazza. From Ealing Broadway station to Bond Street in 11 minutes with the arrival of Crossrail, Filmworks is in a desirable location. (Travel times are approximate only. Source: tfl.co.uk)

**8: 10 BROCK STREET, NW1**

29,729 sqm | Existing
Developer: British Land
Architect: Wilkinson Eyre Architects
www.regentsplace.com

Designed by Wilkinson Eyre, 10 Brock Street is a new 320,000 sq ft office building that incorporates three glass towers of 8, 10, and 16 storeys, with floor to ceiling glazed external cladding. The building is now fully let to a diverse range of occupiers, including Debenhams, Facebook, Manchester City Football Club and Whitefoord LLP. The development completes Regent's Place, which is now 2m sq ft of office, retail and residential space, providing accommodation for 15,000 workers and residents.

**9: 10 PORTMAN SQUARE, W1**

12,500 sqm | Existing
Developer: British Land
Architect: Jestico + Whites

10 Portman Square is a 134,000 sq ft office building with retail units at ground and lower ground levels. A seven storey building, 10 Portman Square benefits from natural light on four sides, with typical floors of 18,500 sq ft. There are three 'trophy' floors at the top of the building, which enjoy large accessible terraces and dramatic views across London. The building is fully let to Aspect Capital, Aramco, Arrowgrass, Independent Franchise Partners, Ardagh Glass, Ontario Teachers' Pension Plan and Weston Homes.

**4: BRENT CROSS SOUTH**

192 acre | Outline Planning Granted
Developer: Argent Related
Architect: Various
www.brentcrosssouth.co.uk

A 192-acre area sitting alongside Hammerson and Standard Life Investments' redevelopment of Brent Cross shopping centre. The Brent Cross South masterplan includes 6,700 homes and workspace for over 25,000 new jobs; a new high street, with local shops and restaurants; improved transport connections with the new station serving the development and better walking and cycle routes; and new parks, squares and community facilities.

**5: THE BRENTFORD PROJECT**

4.79 hectares | Under construction
Developer: Ballymore
Architect: AHMM, Glenn Howells,
Maccreanor Lavington
www.ballymoregroup.com

The waterside development in Brentford will comprise 11 buildings, delivering 876 residential units, alongside approximately 14,000 sqm of new high-quality retail space, a gym and leisure centre and an arts centre/cinema. With the retention of several heritage buildings and thoroughfares, the vision for the site is a sensitive blend of old and new, injecting new energy into a long-neglected stretch of London waterside.

**6: SOVEREIGN COURT**

2.54 acres
Phase 1 | Existing
Phase 2 | Under Construction
Developer: St George Plc, Berkeley Group
Architect: Lifschutz Davidson Sandilands
www.berkeleygroup.co.uk/developments/london/hammersmith/sovereign-court

Well-connected urban living. Contemporary, urban-inspired 1, 2 & 3 bedroom apartments, penthouses and villas with access to a fitness suite and 24-hour concierge service. Sovereign Court is only a short walk to Hammersmith underground station with 4 underground lines and close to Chiswick, Kensington and Fulham – some of London's most fashionable locations. Here you can find the iconic Hammersmith Bridge and River Thames, together with world-class shopping, independent cafés, theatre and art venues all on your doorstep.

**10: 4 KINGDOM STREET**

145,000 sq ft | Existing
Developer: British Land
Architect: Allies and Morrison
www.4kingdomstreet.com

4 Kingdom Street is a new 145,000 sq ft office building located in Paddington Central. The nine storey building will have typical floor plates of 15,000 sq ft, with the majority of floors having large corner terraces and each floor having a glass pod designed as a creative meeting space. The plant room has been located in the basement which frees up space for a roof terrace for the occupiers to use as outside space for meeting, entertaining and sporting activities.

**11: 7 CLARGES STREET, W1**

51,000 sq ft | Existing
Developer: British Land
Architect: Squire and Partners
www.7clargesstreet.com

7 Clarges Street is the office element of a wider mixed-use development, which also includes Clarges Mayfair, a luxury residential address overlooking Green Park and the new Kennel Club headquarters. 7 Clarges Street encompasses six floors of flexible triple-aspect office space, with private terraces on the three uppermost levels and views across Green Park to Buckingham Palace and Victoria. Encouraging a health-conscious approach to commuting, 7 Clarges Street has 55 bicycle spaces, 39 lockers for folding bicycles and shower amenities.

**12: YALDING HOUSE, W1**

290,000 sq ft | Existing
Developer: British Land
Architect: Buckley Gray Yeoman

Yalding House is located in Fitzrovia on Great Portland Street. The building underwent a major refurbishment and extension to the existing offices to create a remarkable six storey contemporary office building. The development has a BREEAM 'Very Good' environmental rating and delivers 23,000 sq ft of exceptional quality office accommodation over 6 floors, with a new retail offer at ground floor level.



13: 196-222 KING'S ROAD
203,330 sq ft | Under construction
Developer: Cadogan
Architect: PDP London
www.196-222kingsroad.co.uk

Due for completion in 2021, the 196-222 King's Road development seeks to re-energise this central section of the King's Road. Including world-class retail space – both smaller artisan units and larger flagships, an independent 600-seat cinema, contemporary, high quality office space, 47 new homes, and rooftop bar with views across Chelsea, an improved Waitrose store and a traditional pub. Cadogan's long-term approach means that heritage and sustainability are core principles to the scheme, from restoration of the original art deco façade to environmental measures including solar panels and green roof.



14: DUKE OF YORK RESTAURANT
7,900 sq ft | Under construction
Developer: Cadogan
Architect: NEX Architecture
www.dukeofyorkrestaurant.co.uk

The Duke of York Restaurant is located in the largely Grade II-listed Duke of York Square. Designed by NEX Architecture (following a design competition which attracted over 150 entries), it champions the best of modern design in harmony with its heritage and surroundings. The restaurant will include a circular roof terrace, open to the public, and the UK's first innovative glass façade, which will lower into a single storey basement during fine weather, to allow al fresco dining. It is set to become a new landmark for the King's Road.



15: PAVILION ROAD/GEORGE HOUSE
294,555 sq ft | Completed
Developer: Cadogan
Architect: Stiff + Trevillion

Recently launched George House is the largest mixed use development to arrive on Sloane Street for a generation. It houses 43,000 sq ft of office space, luxury retail units let to flagship stores for international brands such as Delpozo, RedValentino and Escada, as well as boutique units to the rear on Pavilion Road for independent artisan food shops – including butcher, baker, greengrocer and cheesemonger. It connects directly with a new public courtyard that features destination restaurant Granger & Co, a vegan café, gym and spa. It forms part of Cadogan's strategy to continually enhance Chelsea as one of the world's leading places to live, work and shop.



19: PORTOBELLO SQUARE
1,000 units | Under construction
Developer: Catalyst
Architect: PRP Architects (Masterplan & Phase 1), Conran + Partners (Phases 2 & 3)
www.yourhereandnow.co.uk

Portobello Square is the regeneration of the Wornington Green estate in North Kensington and will deliver approximately 1000 new homes for social rent, private sale, and shared ownership. Catalyst worked with residents to create a new vision for the area, one that would protect the tight-knit community and guarantee a modern, high-quality home for every existing household who wanted one. The development also includes a new community centre and new commercial units along Portobello Road.



20: ST BERNARD'S GATE
2.32 ha | Complete
Developer: Catalyst
Architect: Hester Architects
www.stbernardsgate.co.uk

St Bernard's Gate is located in Southall, Ealing and is built on the site of a former Victorian asylum. The project has 270 homes; 130 for market-sale, 98 shared-ownership, 22 for social rent and 20 at the new London Living Rent, as well as three commercial units. The scheme makes innovative use of existing listed buildings to create a buzzing new neighbourhood that mixes modern housing with the area's unique heritage.



21: SHERWOOD CLOSE
305 homes | Under construction
Developer: Ealing Council / Clarion Housing Group
Architect: Feilden Clegg Bradley Studios
www.clarionhg.com/housebuilding/regeneration/sherwood-close-ealing

Clarion Housing Group is working in partnership with Ealing Council to regenerate Sherwood Close in West Ealing. Once completed there will be 305 homes, 191 for market sale and 114 for affordable homeownership/rent. The regeneration is being funded through cross subsidy from the market sale homes. Lovell was the contractor for the first 71 new homes for social rent.



16: EARLS COURT
9,800,000 sq ft | Planning Granted
Developer: Capital & Counties Properties PLC
Architect: Sir Terry Farrell
www.myearlscourt.com

The Earls Court Masterplan is the most exciting development opportunity in Central London, covering almost 70 acres of prime land and located across Chelsea and Fulham. The predominantly residential scheme is consented to provide over 7,500 new homes (including Lillie Square), creating 10,000 new jobs, and will deliver over £450m of community benefits.



17: LILLIE SQUARE
Under Construction
Developer: Capital & Counties Properties PLC
www.lilliesquare.com

Located adjacent to the Earls Court masterplan Lillie Square is establishing a new modern garden square address offering 800 new homes. First residents moved in December 2016.



18: HAVELOCK REGENERATION
922 units | Under construction
Developer: Catalyst
Architect: Pollard Thomas Edwards (Masterplan & Phase 1)

Catalyst's regeneration of the Havelock estate is creating an exciting, mixed-tenure neighbourhood in the heart of Southall, comprising of 922 units, with over 50 per cent affordable. The development will provide high quality housing, including specially designed over 55s' housing and new green space. Catalyst are working with local partners and the community to improve safety, visibility and ecological diversity along the Grand Union Canal, turning it into a real community asset.



22: ACTON GARDENS, W3
28.68 ha | Existing
Developer: Acton Gardens LLP (Countryside and L&Q)
Architect: Masterplanners HTA / Allies & Morrison / HTA PH1 & PH5 / Alison Brookes PH2 / Stitch Studio PH 3.1 & / MacCreanor Lavington PH 3.2 / PCKO PH4 / Levitt Bernstein PH 6 / Allies & Morrison PH 9.1 & 9.2
www.actongardens.co.uk

Acton Gardens is an ambitious £600m regeneration programme being undertaken by Acton Gardens LLP, a joint venture between Countryside and L&Q to redevelop the original South Acton Estate which was characterised by a sense of isolation and poor quality housing. The 15 year scheme will transform the area into a new urban village of 3,460 homes of which 50 per cent are affordable housing. The development includes social infrastructure in the form of a new community centre, youth club together with health care facilities and retail outlets.



23: 20 GOLDEN SQUARE
25,000 sq ft | Existing
Developer: Crosstree Real Estate Partners
Architect: Orms

20 Golden Square is a prime Grade II listed Victorian Warehouse building fronting a prestigious garden square in the centre of London's traditional cluster of media and creative industries. Crosstree fully refurbished the building in 2014 to create a mixture of high quality gallery and office space. The building is now fully let to a leading New York art gallery (Marian Goodman) and recording studio 750 mph.



24: THE BERKELEY ESTATE
400,000 sq ft | Planning Granted
Developer: Crosstree Real Estate Partners
Architect: Adjaye Associates

In Dec 2011 Crosstree acquired 1 Berkeley Street and subsequently acquired the adjacent 43-48 Dover Street in May 2013 to form The Berkeley Estate. The combined properties offer a rare 1.1 acre freehold redevelopment site in the heart of Mayfair opposite The Ritz. Planning consent has now been achieved for a David Adjaye-designed 400,000 sq ft mixed-use redevelopment, which comprises a 80-120 bed luxury hotel, 52 super-prime residential units and 40,000 sq ft retail accommodation.



25: 1-2 STEPHEN STREET, W1
265,000 sq ft | Existing
Developer: Derwent London plc
Architect: ORMS
www.1and2stephenstreet.com

This 265,000 sq ft freehold property is undergoing a phased refurbishment. The office refurbishment has so far delivered over 110,000 sq ft. This has remodeled the Stephen Street entrance and significantly enhanced the street level exterior. The 36,000 sq ft retail refurbishment and extension, Tottenham Court Walk, completed in May 2015 and has transformed the retail frontage along Tottenham Court Road. Occupiers include Acuitis, DF Mexico, Fabled by Marie Claire, Hotel Chocolat, Planet Organic, Oasis, T2 and Waterstones.



26: 80 CHARLOTTE STREET W1
380,000 sq ft | Under construction
Developer: Derwent London plc
Architect: Make Architects
www.80charlottestreet.com

This 380,000 sq ft mixed-use development will provide 321,000 sq ft of offices, 35,000 sq ft of private residential, 10,000 sq ft of affordable housing, 14,000 sq ft of retail and a new public park. In 2017, 133,600 sq ft of offices was pre-let to Arup and a minimum of 123,500 sq ft was pre-let to The Boston Consulting Group. The scheme is a major step forward in the wider regeneration of the area and completion is expected in H1 2020.



27: BRUNEL BUILDING, 2 CANALSIDE WALK W2
243,000 sq ft | Under construction
Developer: Derwent London plc
Architect: Fletcher Priest
www.brunelbuilding.com

The Brunel Building is a dynamic hybrid structure of concrete and steel with the striking exoskeleton allowing for column-free floorplates. There are two roof terraces on the upper floors, a ground floor restaurant and new public realm on the canalside. The entire office element, 98% of the building, is fully pre-let and the restaurant is under offer. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links in 2020. The scheme is expected to be delivered in H1 2019.



31: OXFORD HOUSE
116,000 sq ft | Under construction
Developer: Great Portland Estates plc
Architect: Orms

Located at the eastern end of Oxford Street, and opposite the Dean Street Crossrail entrance, Oxford House is a 116,000 sq ft mixed use development fronting Oxford Street, including 78,000 sq ft of office and 38,000 sq ft of retail and restaurant. Due for completion Q1 2021.



32: RATHBONE SQUARE
2.3 acre site, 420,000 sq ft, 242, 800 sq ft office, 13 retail units, 1 restaurant and 142 private residential units | Completed
Developer: Great Portland Estates plc
Architect: Make
www.rathbonesquare.com/residential

Located in the heart of the West End in close proximity to Crossrail's Tottenham Court Road Station, this 420,000 sq ft new development includes offices, retail, signature restaurant and premium residential all centred around a new garden square. All 242,800 sq ft of offices at One Rathbone Square have been pre-let to Facebook ahead of the buildings completion in Q3 2017.



33: WALMAR HOUSE, W1
50,000 sq ft | Existing
Developer: Great Portland Estates plc
Architect: RFK
www.walmarw1.com

Walmar House is a 50,000 sq ft office and retail development situated yards from Oxford Circus with a prominent frontage onto Regent Street. The building has undergone a comprehensive refurbishment to provide 6,000 sq ft office floors with light from all four elevations.



28: SOHO PLACE W1
285,000 sq ft | Under construction
Developer: Derwent London plc
Architect: AHMM

Derwent London has planning permission for a 285,000 sq ft mixed-use scheme at Tottenham Court Road station. This includes 209,000 sq ft of offices, 36,000 sq ft of retail, a 40,000 sq ft theatre and new public realm. With the arrival of the Elizabeth line, this major new transport interchange is providing a much needed regeneration boost to the area. The site was handed back to Derwent London by Crossrail in January 2018, on a new 150 year lease, and construction has commenced with completion due H1 2022.



29: HANOVER SQUARE ESTATE
220,000 sq ft | Under construction
Developer: Great Portland Estates (50/50 JV Hong Kong Monetary Authority)
Architect: Lifschutz Davidson Sandilands
www.hanoverlondon.com

Hanover Square will include high quality offices, international standard retail space on New Bond Street and six residential apartments on Brook Street. The scheme will also create a new public square. The development will be carried out around the Eastern Ticket Hall of the Bond Street Crossrail station on the north-west corner of Hanover Square. It will provide two new buildings, together with the refurbishment of the Grade II* listed Georgian building at 20 Hanover Square. Due for completion Q3 2020.



30: 78/92 GREAT PORTLAND STREET
18,000 sq ft office, 15 residential apartments and 5 retail units | Completed
Developer: Great Portland Estates plc
Architect: Lifschutz Davidson Sandilands
www.portlandandridding.co.uk

Located in the heart of Fitzrovia in a prominent position on the corner of Great Portland and Riding House Street, 78/92 Great Portland Street comprises 18,000 sq ft of extensively refurbished office space which has been pre-let in full, 15 couture residences and 12,000 sq ft of retail / showroom in five units on ground and basement levels.



34: 119 EBURY STREET, SW1
3,500 sq ft | Existing
Developer: Grosvenor
Architect: David Morley

119 Ebury Street has become the first Listed building to achieve an 'Outstanding' rating under BREEAM Domestic Refurbishment and achieved the highest ratings to date for a BREEAM Domestic Refurbishment. The project challenges sustainable design, while maintaining the historic fabric of a Grade II Listed property. Sustainable initiatives include: whole house ventilation and heat recovery, and photovoltaic and solar thermal panels.



35: 33 GROSVENOR STREET, W1K
11,437 sq ft | Existing
Developer: Grosvenor
Architect: Squire and Partners

33 Grosvenor Street is a highly specified, classical 'boutique' townhouse office building in Mayfair. The building meets the needs of prime West End office occupiers who seek contemporary finishes within a heritage setting. Taking advantage of its period Georgian features and incorporated within contemporary open plan offices, features include: a cantilevered stone stair set within a highly detailed ornate atria, VRF fan coil air conditioning, showers, bicycle storage and landscaped courtyards. EPC 'B' Rating and BREEAM 'Very Good' achieved.



36: ST MARK'S, MAYFAIR
14,500 sq ft | Planning Granted
Developer: Grosvenor
Architect: Donald Insall Architects

Grosvenor proposes a £5m repair and restoration of the former church, into retail and restaurant use with community space as part of their long-term transformation of North Mayfair. The designs, which have been drawn up by conservation architects Donald Insall Associates, include restoring the building's heritage features and installing an impressive glass staircase, providing access to the first floor gallery. Works commenced in autumn 2016 to the Grade-I listed building, with completion planned for early 2018.

**37: 1-5 GROSVENOR PLACE, SW1**

Proposed
Developer: Grosvenor / Hongkong Shanghai Hotels Limited
Architect: Hopkins Architects

Grosvenor has entered into a partnership with Hongkong Shanghai Hotels to develop a hotel and residential scheme on this site overlooking Hyde Park Corner. Planning permission was granted in April 2016 following an extensive consultation phase with the local community. Construction is targeted to commence in 2017.

**38: 65 DAVIES STREET, W1**

6,000 sqm | Planning Granted
Developer: Grosvenor and Crossrail
Architect: PLP Architecture

The 64,000 sq ft development will be located above the western ticket hall for Crossrail's new Bond Street Station. The contemporary office scheme has been carefully designed by PLP Architecture to be sensitive to the traditional architecture of Mayfair, incorporating high-quality natural materials with a highly detailed façade.

**39: ONE SHERWOOD STREET**

110,000 sq ft office scheme, 30,000 sq ft retail, 7 residential flats | Demolition
Developer: Landsec
Architect: Fletcher Priest Architect

Six-storey building with three basement levels located on an Island site, behind the Piccadilly Lights. A mixed use scheme comprising office, retail and residential.

**43: 5-6 CONNAUGHT PLACE**

7 units | Completed
Developer: Redrow Homes
Architect: Formation Architects
www.redrow.co.uk/developments/five-and-six-connaught-place-442178

Connaught Place central London apartments at Hyde Park lie in the heart of the city, an area of classic colonnades and magnificent Georgian facades. Situated within the inimitable districts of Mayfair, Belgravia and Knightsbridge, these exclusive Redrow apartments in Westminster have been designed to meet the demands of modern living alongside the colour and vibrancy of London's celebrated West End.

**44: 205 HOLLAND PARK AVENUE**

53 units | Completed
Developer: Redrow Homes
Architect: Broadway Malyan
www.redrow.co.uk/developments/205-holland-park-avenue-442174

Located in an upmarket peaceful neighbourhood, Redrow Homes' 205 Holland Park Avenue apartments in west London demonstrate the finest interiors along with modern features which are ideally situated for work, life, and leisure. Some of the capital's finest restaurants, grandest shops, best schools and universities plus glorious parks are also in the vicinity.

**45: 500 CHISWICK HIGH ROAD**

71 units/homes (0.41 ha) | Completed
Developer: Redrow Homes
Architect: Broadway Malyan
www.redrow.co.uk/developments/500-chiswick-high-road-402321

500 Chiswick High Road is Redrow's prestigious new addition to one of west London's most sought after residential areas. The collection of studio, one, two and three bedroom apartments, penthouses and four bedroom townhouses offer the perfect location for enjoying the Chiswick lifestyle, within a few minutes' walk of the boutiques, restaurants and cafés of the cosmopolitan high street. The development has proven popular with downsizers and includes an underground car park, a gym and other commercial units.

**40: HAMPSTEAD MANOR**

131,320 sq ft | Under construction
Developer: Mount Anvil
Architect: Scott Brownrigg / A&Q Partnership
www.HampsteadManor.com

Located in NW3 one of the most coveted British postcodes, Hampstead Manor consists of 156 homes, spread across 13 buildings; and include four Grade II listed buildings, such as Kidderpore Hall, a painstakingly restored 1843 mansion. The development's amenities are unrivalled in the area and include a 24-hour concierge, a spa, gym, swimming pool and town car service. Once home to Westfield College, as an education establishment specializing in botany, and more recently occupied by Kings Collage, Hampstead Manor had a fascinating and varied history.

**41: QUEEN'S WHARF**

140,000 sq ft | Existing
Developer: Mount Anvil and A2Dominion
Architect: Assael
www.mountanvil.com

Located in the setting of the Grade II listed Hammersmith Bridge, 165 new homes wrap around and over the redeveloped Riverside Studios, with sweeping views along the Thames and sheltered gardens at the heart of the scheme. A restaurant, bar and café and a new riverside walkway, which connects Hammersmith Bridge and the Thames Path for the first time, complete this dynamic development.

**42: QUEEN'S PARK PLACE**

150,000 sq ft | Existing
Developer: Places for People/ Londonewcastle and Link City
Architect: SimpsonHaugh Architects
www.queensparkplace.com

In leafy Queen's Park our latest collaboration with SimpsonHaugh is a beacon of contemporary urban living. Beautifully designed homes that make the most of their natural surroundings, are serviced by a 24-hour concierge and secure car parking. M&S simply occupies the ground floor commercial unit.

**46: AMBERLEY WATERFRONT**

47 units (0.37 ha) | Completed
Developer: Redrow Homes
Architect: PTEa
www.redrow.co.uk/developments/amberley-waterfront-little-venice-442177

A joint venture between Redrow Homes, the City of Westminster and contractors Bouygues, Amberley Waterfront is an educational mixed-use development located in Little Venice. The construction of 47 private residential apartments, via a development agreement, has cross-subsidised the delivery of a new primary school, nursery and an adult education facility. In total, over £30m was invested into the site and local area, supporting the longevity of the education services for the local population.

**47: ROYAL WATERSIDE**

265 units | Completed
Developer: Redrow Homes
Architect: Sheppard Robson
www.redrow.co.uk/developments/royal-waterside-london-441776

Royal Waterside plays a major role in reinventing Park Royal's industrial zone. Formally a Guinness distillery at First Central, Redrow has delivered 265 new one, two and three bedroom homes set within 20 acres of parkland featuring lakes, play areas and gardens. The £80m investment into this Zone 3 locality plays a major role in the area's regeneration. Redrow has assisted in changing public opinion regarding the Park Royal area, delivering a commercially viable residential neighbourhood.

**48: WESTBOURNE PLACE**

63 units (0.28 ha) | Completed
Developer: Redrow Homes
Architect: Broadway Malyan and KDS Associates
www.redrow.co.uk/developments/westbourne-place-maida-vale-402230

Westbourne Place is Redrow's prestigious addition to one of West London's most sought after residential areas. Completed in July 2017, the development exemplifies Redrow's expertise delivering complex developments comprising public sector land purchase, a Grade II listed building, multiple affordable housing tenures, private housing, refurbishment and new build elements. Carefully restored to its full glory, this characterful former Victorian police station's striking presence is complemented by retained heritage elements including high ceilings and period features.

**49: WARWICK ROAD MASTERPLAN**

1,034 homes | Under construction
Developer: St Edward
Architect: Squire and Partners
www.berkeleygroup.co.uk

A major regeneration scheme in the Royal Borough of Kensington & Chelsea, the Warwick Road Masterplan will transform a run down, 3.9 hectare site through a £2bn investment. The masterplan consists of: 375 Kensington High Street, Kensington Row and Kensington Primary Academy. When it completes in 2019, it will provide 1,034 homes, a primary school with community facilities, a linear park, public art, courtyard gardens, restaurant and retail space at ground level.

**50: WHITE CITY LIVING**

1,477 / 1,628,181 sq ft | Under construction
Developer: St James
Architect: Patel Taylor
whitecityliving.co.uk

1,477 suites, 1, 2 and 3-bedroom apartments surrounded by eight acres of parkland including a new five acre public park situated in the heart of the White City Opportunity Area, adjoining Westfield London, Television Centre and the new Imperial College campus. The private club facilities include cinema rooms, a pool, spa and fitness centre as well as two 12-seater lounges for both business and leisure. The development will form a keystone for the wider regeneration of White City.

**51: THE HALO BUILDING**

120,000 sq ft | Existing
Developer: Stanhope
Architect: Bennetts Associates
www.thehalobuilding.com

A high quality office refurbishment and extension of One Mabledon Place, a 10 storey, 90,000 sq ft net office building in the prime regeneration area of Kings Cross and St Pancras. The building overlooks the British Library and the newly refurbished St Pancras Station and hotel and has new entrances and panoramic views across the West End. The building provides BREEAM Excellent space. The whole building has been let to TDJ, the largest independent provider of clinical laboratory diagnostic services in the UK.

**55: MORLEY HOUSE**

45,500 sq ft | Under construction
Developer: The Crown Estate
Architect: MSMR

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

**56: QUADRANT 4, W1**

48 residential apartments | Under construction
Developer: The Crown Estate
Architect: AHMM

Q4 is principally a residential development. The proposals include the major structural refurbishment of the existing building, including rebuilding the top two floors. The building will provide 48 high quality residential apartments and the introduction of a new core, whilst keeping an existing gymnasium open on the lower floor.

**57: ST JAMES'S MARKET**

315,000 sq ft | Existing
Developer: The Crown Estate / Oxford Properties with Hanover Cube as Development Manager
Architect: Make Architects

St James's Market brings together world class modern architecture with preserved historic façades. The redevelopment of two existing blocks has created c. 260,000 sq ft of modern office accommodation and c. 55,000 sq ft of flagship retail and restaurant accommodation. The project is a new destination for the West End and a fantastic new amenity for St James's. Half an acre of public realm has been created with a new pedestrian square in a world-class business, shopping and dining environment.

**52: TELEVISION CENTRE, W12**

2,300,000 sq ft | Under construction
Developer: Stanhope / Mitsui Fudosan / AIMCo / BBC
Architect: AHMM / Maccreanor Lavington / Duggan Morris / Gillespies & DRMM
www.television-centre.com

The opening up and transformation of Television Centre into a mixed use development including new office and studio space for the BBC, complementary entertainment and leisure facilities, public open space, offices, a hotel and c. 950 residential units comprising apartments both converted and new build and town houses. Phase I construction commenced Q2 2015. Phase I completed in 2018. Includes c. 400 units, 300,000 sq ft offices and Soho House (hotel, restaurant, club and cinema) together with opening up the site for new public realm.

**53: WHITE CITY PLACE**

17 acres (2m sq ft offices) | Existing
Developer: Mitsui Fudosan / Stanhope / AIMCo
Architect: Allies & Morrison
www.whitecityplace.com

White City Place is adjacent to Imperial College campus, White City and Wood Lane tube stations comprising 6 existing buildings of 950,000 sq ft and a 4-acre 'gateway' development site. The total refurbishment is complete and occupiers include YOOX Net-a-Porter, Royal College of Art, Huckletree and ITV Studios Daytime. Planning consent has been granted for the Gateway site providing c. 1m sq ft of accommodation and other workspace.

**54: 29-30 ST JAMES'S STREET AND 25-27 BURY STREET, ST JAMES'S**

35,000 sq ft | Existing
Developer: The Crown Estate
Architect: Tate Hindle and MSMR

The existing site has been redeveloped to create a mixed use scheme with retail, residential and office accommodation. The scheme has been carefully considered to minimise visual impact from the street level. The principal façades facing St James's Street and Bury Street are retained, whilst improvements are made to the unattractive and cluttered roofscapes.

**58: 1 NEW BURLINGTON PLACE, W1**

110,000 sq ft | Existing
Developer: The Crown Estate / Exemplar
Architect: AHMM
www.1nbp.co.uk

The sister building to 10 New Burlington Street, 1 New Burlington Place is the latest project as part of The Crown Estate's investment programme on Regent Street. The scheme, designed by Stirling Prize winning architects Allford Hall Monaghan Morris, consists of two flagship stores fronting Regent Street, a comprehensively renovated Georgian townhouse, 80,000 sq ft of Grade A office accommodation, and an eye-catching public art installation designed by Turner Prize winner Keith Tyson. The development is fully let.

**59: 10 NEW BURLINGTON STREET, W1**

130,000 sq ft | Existing
Developer: The Crown Estate / Exemplar
Architect: AHMM
www.10nbs.com

Designed by award winning architects AHMM, 10 New Burlington Street by The Crown Estate and Exemplar consists of 35,000 sq ft of flagship retail space and 95,000 sq ft of premium office accommodation. The BREEAM 'excellent' building incorporates two contemporary curved façades bordering a landscaped courtyard and a magnificent retained façade on Regent Street. The building is fully let, with occupiers including J Crew, Watches of Switzerland, Ares Asset Management and Tudor Capital.

**60: THE MARQ**

46,000 sq ft | Under construction
Developer: The Crown Estate
Architect: Rolfe Judd
themarq.co.uk

A new 46,000 sq ft mixed use building in the heart of St James's, on track for completion in April 2019. This exciting new headquarters building provides six floors of flexible, column-free workspace and features a double-height reception space. The development also contains 5,000 sq ft of flagship retail and 5,000 sq ft restaurant or gallery space at ground and basement levels. The Marq is one of the UK's first buildings specifically designed to achieve WELL Certification.



61: HUB BY PREMIER INN, MARYLEBONE
 294-bedroom flagship hotel | Planning granted
 Developer: Whitbread PLC
 Architect: Sheppard Robson and Axiom Architects

Whitbread purchased and secured planning consent to redevelop a vacant 54,0000 sq ft office building on Old Marylebone Road into a 294-bedroom hub by Premier Inn hotel. The building is a few minutes' walk from both Marylebone and Paddington mainline railway stations. Whitbread will redevelop the site into a 13-storey hotel with a ground-floor café in line with the hub by Premier Inn brand. The hotel is expected to create 60 new jobs when it opens in 2021.



62: 40-50 EASTBOURNE TERRACE
 178,365 sq ft
 40 Eastbourne Terrace | Existing;
 50 Eastbourne Terrace | Consented/
 Under Construction, due Q2 2021
 Developer: Invesco (owner) / YardNine (developer)
 Architect: Sheppard Robson
 www.yardnine.com

40-50 Eastbourne Terrace is a significant island site directly opposite Paddington railway station and the newly completed Elizabeth Line (Crossrail) station. 50 Eastbourne Terrace has planning consent for a new 94,185 sq ft office and retail scheme with a terrace of seven mews houses. 40 Eastbourne Terrace is an 84,450 sq ft office building fully let to McDermott and offering a number of interesting asset management and development options when the existing lease expires in Spring 2021.

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KING'S CROSS, MIDTOWN & COVENT GARDEN



James Hyman
Head of residential, Cluttons

London is a global city made up of urban villages, each with its own character. In property terms, they are distinct submarkets, set apart by the scale and style of building stock, the nature of their business occupiers, density of development and variations in capital and rental values.

Retaining character can be challenging in an economy as dynamic as London, where development pressures are persistent. The landed estates have played a pivotal role in the stewardship of the city, alongside sensitive planning controls and creative design solutions.

Three London submarkets that have successfully retained distinct personalities, while embracing change and growth, are: Covent Garden, Bloomsbury and King's Cross, in London's Midtown. There was a time when Midtown was something of a no-mans-land between the financial thrust of the City and the elegant luxury of the West End, but today it is the heart of the capital.

Apart from being in the middle of London, Covent Garden, Bloomsbury and King's Cross have some key characteristics in common: heritage buildings, a responsible

dominant landowner, excellent connectivity and at least one internationally recognised institution. And all three have become exemplars of thriving, walkable, mixed-use urban neighbourhoods.

Covent Garden was the first to undergo a transformation in the 1980s when the fruit and flower market was relocated. The refurbished market building, buzzing with shops and bars, became the centrepiece, while designers and creatives colonised the empty

'Retaining character can be challenging in an economy as dynamic as London'

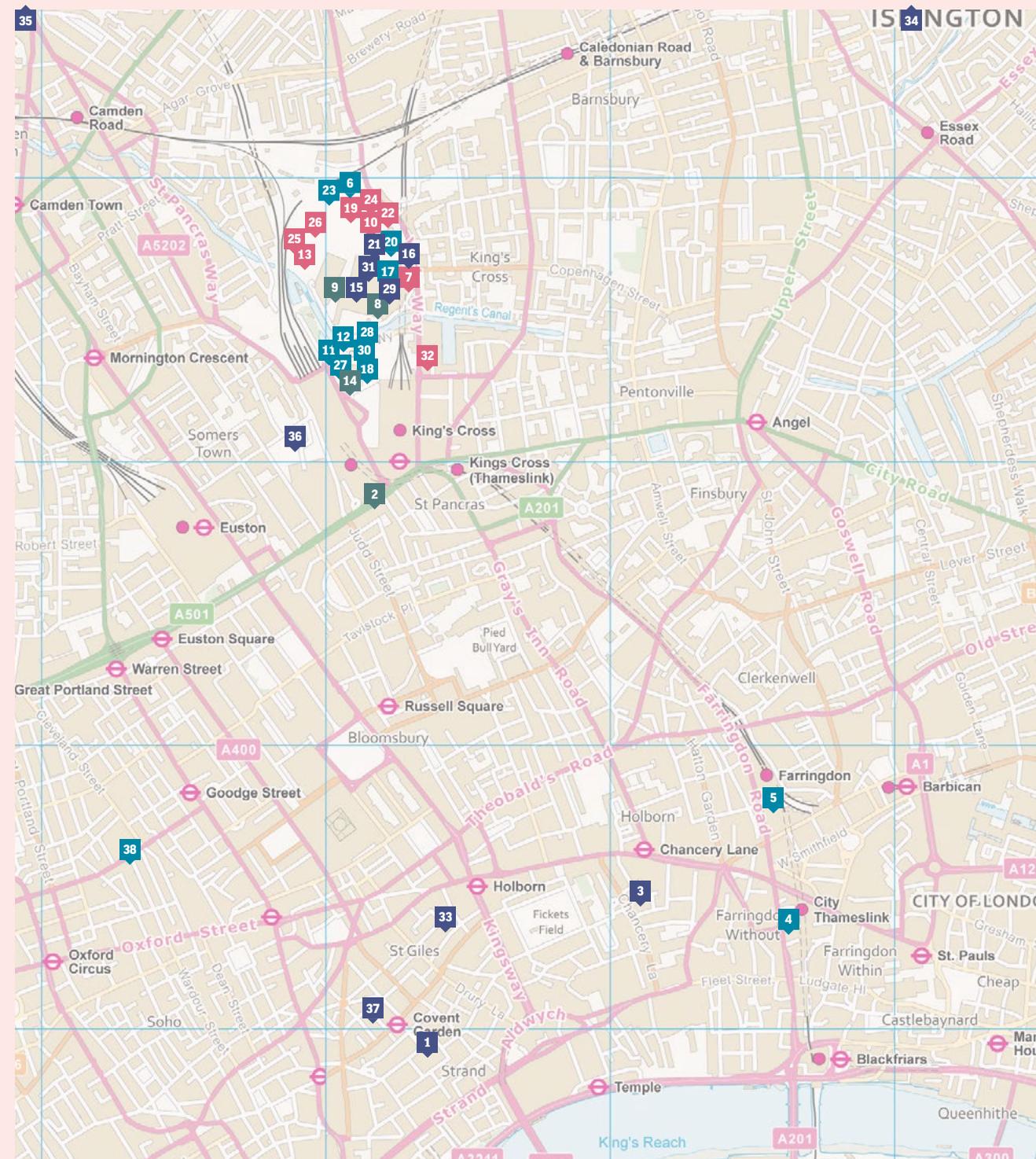
warehouses. The Royal Opera House added cultural kudos. Values rose, warehouses were converted from workspaces to high-end residential, and Covent Garden prices now rival much of the traditional West End at around £1,700 per sq ft.

Bloomsbury had a quieter transformation. Most of its Georgian housing stock was in office or educational use and was rather neglected. But when prices spiralled in prime central London, Bloomsbury drew creative and

media types from nearby Soho, and the planners actively encouraged conversion from offices back to residential. Wealthy international students boosted demand as UCL became one of the world's top universities. Residential prices in this part of town today are relatively stable at around £1,200 per sq ft.

Regeneration of 100 acres of derelict railway and industrial lands behind King's Cross station was first mooted in the 1980s but it needed a catalyst to spark change. The turning point came when Argent secured internationally acclaimed art college Central St Martins for the Grain Store and then Google announced that it would develop its first wholly owned building outside the USA on the site. They were followed by Louis Vuitton and Facebook, causing rapid change in residential values.

Far from the Georgian squares of Bloomsbury, or even the small warehouses of Covent Garden, industrial heritage at King's Cross has scale and grandeur, matched by the breathtaking Thomas Heatherwick roof on the Coal Drops Yard. Values for residential property have already reached £1,300 per sq ft and look set to continue growing.



Office Retail Mixed Use Residential

**1: COVENT GARDEN**

1.2m sq ft | Existing
Developer: Capital & Counties Properties PLC
www.coventgarden.london

Under Capco's stewardship and vision, Covent Garden has been transformed into a vibrant world-class destination. Through considered asset management, strategic investment and development the estate attracts a strong line-up of international retailers and restaurants. Luxury brands Tiffany & Co., Tom Ford and Chanel now sit alongside some of the capitals most popular restaurants including Frenchie and Balthazar. The Floral Court Development has completed with retail and restaurant concepts from Petersham Nurseries and high quality new residential overlooking the new courtyard.

**2: THE STANDARD, LONDON**

186,000 sq ft | Under construction
Developer: Crosstree Real Estate Partners
Architect: Orms / Ian Chalk Architects / Archer Humphries

The Standard, London is the redevelopment of a Brutalist 1970's office building on a prominent 0.6 acre freehold site opposite St Pancras International station. Planning consent has been granted and construction commenced for its conversion into a 270-bed hotel including a 3-storey roof extension. Crosstree has partnered with world-renowned hoteliers The Standard to deliver a full-service luxury lifestyle hotel, their first outside the U.S.

**3: 40 CHANCERY LANE WC2**

102,000 sq ft | Existing
Developer: Derwent London plc
Architect: Bennetts Associates

This new-build 102,000 sq ft office and retail development provides eight floors of high quality offices, a retail unit and a publicly accessible passageway to a new courtyard that brings daylight to the office floors. The office element, totaling 97,400 sq ft, and the retail unit was pre-let to Publicis Groupe.

**7: ARTHOUSE**

134,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: dRMM

ArtHouse comprises of 143 one, two, three, four-bed and penthouse residential units (including 29 Registered Social Landlord units) over eight floors. The building includes commercial units at street level and 37 basement parking spaces. ArtHouse is superbly located, looking out over Regent's Canal and Handyside Park. Designed by award-winning architects dRMM, the living spaces are bright and spacious, with a palette of quality materials and clever, integrated storage. Landscaped courtyards and glazed cloister corridors connect the building with Handyside Park.

**8: CANALSIDE PAVILION**

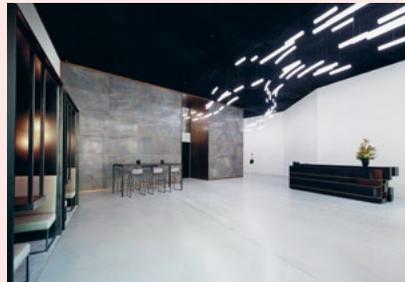
9,200 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Stanton Williams Architects
www.kingscross.co.uk/eating-and-drinking/the-lighterman

The three-storey building is a modern addition to the heritage buildings around Granary Square and is occupied by restaurant and bar, The Lighterman. The structure has an open sided basement which leads out onto the towpath of the adjacent Regent's Canal. Within this form, the building provides a gateway between Granary Square and the canal for both pedestrians and cyclists. The building has been awarded BREEAM 'Excellent'.

**9: COAL DROPS YARD**

92,000 sq ft | Under construction
Developer: King's Cross Central Limited Partnership
Architect: Heatherwick Studio
www.kingscross.co.uk/coal-drops-yard

Built to receive and sort coal from the North of England, the Victorian Coal Drops buildings and Western Wharf Road Arches are being restored and adapted to a retail use – Coal Drops Yard, a curated mix of shopping and leisure – to a design by Heatherwick Studio. Construction is due to complete in autumn 2018.

**4: 20 FARRINGDON STREET**

85,000 sq ft | Completed
Developer: HB Reavis
Architect: Denton Corker Marshall
www.20farringdonstreet.co.uk

20 Farringdon Street offers Grade A office accommodation arranged over 11 storeys and designed to maximise flexibility. Within walking distance of Farringdon Station and with six terraces providing inspiring views, the development incorporates state-of-the-art facial recognition system in the double-height reception, a bespoke lighting installation by Acrylicize, double-width polished concrete feature staircase and a separate cyclists' entrance off the Cycle Superhighway. 20 Farringdon Street welcomes a growing occupier community and marked the London debut of HB Reavis' co-working concept HubHub.

**5: BLOOM CLERKENWELL**

145,000 sq ft | Under construction
Developer: HB Reavis
Architect: John Robertson Architects
www.bloomclerkenwell.com

HB Reavis acquired Farringdon West's Crossrail OSD in August 2018. The site, known as Bloom Clerkenwell, is under construction with completion due in 2020. The scheme provides seven storeys of workspace, substantial terraces, retail, winter garden, fitness studio and auditorium. In the heart of Clerkenwell, adjacent to Farringdon Station, the only London interchange where three Underground lines, Thameslink and the Elizabeth line meet. Well-being is a key theme for Bloom as it targets the highest WELL, BREEAM and WiredScore certifications.

**6: 11-21 CANAL REACH**

405,000 sq ft | Started on-site
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates
www.kingscross.co.uk/11-21-canal-reach

11-21 Canal Reach comprises two Grade A office buildings – 11 Canal Reach (235,000 sq ft) and 21 Canal Reach (170,000 sq ft). The buildings are focused around two central atria and offer full flexibility, being capable of single or multiple occupation in a range of configurations. The buildings offer uninterrupted floorplates with full height glazing and excellent floor-to-ceiling heights allowing maximum daylight penetration. Extensive communal roof gardens offer an impressive amenity for staff with over Central London.

**10: FENMAN HOUSE**

109,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Maccreanor Lavington
www.kingscross.co.uk/fenman-house

A 14 storey classic brick building, completing an 'urban block' also comprising Saxon Court and Roseberry Mansions. The principal façades are richly textured featuring a warm 'woven' glazed brick detail, pronounced brick piers, tall and elegant double windows and complementing dark metalwork. The building houses 76 apartments, all featuring outdoor space. The ground floor of the building, housing the residential lobby and a retail/commercial unit features a weighty reconstituted stone framing around each window or entrance bay.

**11: FIVE PANCRAS SQUARE**

150,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates

This building is the new headquarters for the London Borough of Camden. The facility houses a leisure centre, a library and café as well as the Council's customer access centre and administrative offices. The building is 150,000 sq ft and a typical floor is 16,000 sq ft. It is one of the first inner-city buildings in the UK to achieve a BREEAM 'Outstanding' sustainability rating. An energy efficient ventilation system and solar panels ensure low carbon emissions and reduced running costs.

**12: FOUR PANCRAS SQUARE**

175,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Eric Parry Architects
www.kingscross.co.uk/four-pancras-square

A Grade A office building, fully let to Universal Music, located on Pancras Square and Goods Way, with approximately 175,000 sq ft over 10 floors. A typical floor is 20,500 sq ft and premier retail space is housed at ground level. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.

**13: GASHOLDERS LONDON**

21,569 sqm GEA | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: Wilkinson Eyre
www.gasholderslondon.co.uk

A residential scheme comprising 145 apartments in three separate buildings of differing heights built within a refurbished triplet of Grade II Listed cast-iron gasholder guide frames. The building includes ground floor retail space which opens out onto landscaped gardens. Residential building amenities include a gym and spa, a business lounge, private dining room, 14 seater screening room and a rooftop garden with panoramic views of London.

**14: GERMAN GYMNASIUM**

13,000 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: Allies and Morrison / Conran & Partners Interior Architects
www.kingscross.co.uk/german-gymnasium-restaurant

Allies & Morrison are behind the refurbishment of the historic German Gymnasium, a new dining destination for D&D London. The Grade II listed building was built in 1865 for the German Gymnastics Society. The interior by Conran & Partners takes inspiration from the original gymnastic activities which took place inside. The building contains a grand café at ground level with a further dining area and bar upstairs overlooking the area below, outdoor terraces face King's Cross station and Battle Bridge Place.

**15: KING'S CROSS, N1C**

67 acres | Under construction
 Developer: King's Cross Central Limited Partnership
 Masterplanners: Allies and Morrison / Porphyrios Associates / Townshend Landscape Architects
www.kingscross.co.uk

At 67 acres, King's Cross is the most significant development in central London. An extraordinary piece of city is taking shape; with a new postcode, N1C. With six tube lines, two mainline stations, Eurostar and direct links to London's main airports, it's the best connected part of London. The location, connections, canalside setting, rich industrial heritage, eclectic cultural scene and thriving community come together to make King's Cross a diverse and exciting destination, set around tree-lined streets and outstanding public spaces.

**19: R3**

85,078 sq ft | Planning granted
 Developer: King's Cross Central Limited Partnership
 Architect: Squire and Partners

R3 is a residential scheme made up of 61 open market housing units. 4,200 sq ft of retail space can be found at ground level, which will open directly onto the R3 colonnades along the north and south elevations. R3 faces Lewis Cubitt Park to the west and the Zone R Gardens to the east.

**20: R7**

155,000 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: Duggan Morris Architects
www.kingscross.co.uk/R7

A 155,000 sq ft Grade A office building with floor plates of 17,000 sq ft over 10 floors with retail space at the ground and mezzanine levels. Upper office levels have highly flexible floorplates, sub-divided into a variety of smaller or larger areas with the ability to link floors vertically via internal stairs. Each floor has at least one terrace, with a shared roof terrace on the ninth floor. The building meets BREEAM standard 'Excellent'.

**21: R8**

68,000 sq ft | Planning granted
 Developer: King's Cross Central Limited Partnership
 Architect: Piercy & Company
www.kingscross.co.uk/r8-handyside

R8 is a pair of 10-13 storey, mixed-use buildings designed around a central courtyard. The building features a textured brick facade and industrial style windows, echoing the King's Cross heritage. The building offers 68,000 sq ft of office space, 3,208 sq ft of retail and 151 residential units, of which 69 will be market and 82 affordable units. The building will meet the BREEAM standard 'Excellent' and will be linked to the site-wide district heating network.

**16: KING'S CROSS SPORTS HALL**

23,000 sq ft (GEA) | Planning granted
 Developer: King's Cross Central Limited Partnership
 Architect: Bennetts Associates
www.kingscross.co.uk/q2-sports-hall

An indoor sports centre and health and fitness suite across two levels with modern changing facilities built to Sport England standards. The hall has been designed to be used as a combination of four badminton courts, a basketball court, a volleyball court or a five-a-side football pitch. Initially, the building will provide a temporary home for the Construction Skills Centre with a small fitness suite on the upper floor, before opening fully to the public as a community sports centre.

**17: MIDLAND GOODS SHED**

60,000 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: Bennetts Associates
www.kingscross.co.uk/offices-midland-goods-shed

This existing Grade II listed Victorian trainshed and railway canopy has undergone an extensive refurbishment and adaptation to house a new membership hub and events venue for The Guardian, and a new full size supermarket for Waitrose. In addition it houses a cookery school for Waitrose, allowing members of the public to come and take part in their renowned masterclasses.

**18: ONE PANCRAS SQUARE**

55,120 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: David Chipperfield
www.kingscross.co.uk/one-pancras-square

The building is placed on Pancras Square as part of a 2m sq ft cluster of 8 office buildings. It is accessed either from Pancras Square or King's Boulevard. The building is approximately 55,120 sq ft net over 8 floors. A typical floor is 7,050 sq ft net with 600 sq ft of balconies. Shops and cafés will be housed at street level. A public leisure centre with two pools and a public library are also located on Pancras Square.

**22: RUBICON COURT**

95,000 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: PRP Architects

Of the 117 affordable homes in Rubicon Court, 78 are social rented apartments, 15 are supported housing apartments, and 24 are available as shared ownership homes. The apartments are arranged in small clusters, allowing communities to develop on each floor. More than half have generous balconies and many have stunning views across the city. All are designed to meet Lifetime Homes standards. Funding support for Rubicon Court was provided by the Homes and Communities Agency.

**23: S2**

190,000 sq ft | Under construction
 Developer: King's Cross Central Limited Partnership
 Architect: Mossessian Architecture
www.kingscross.co.uk/S2-handyside

A Grade A office building overlooking Lewis Cubitt Park and Handyside Street with approximately 190,000 sq ft net over 10 floors. A typical floor is 20,000 sq ft net and premier retail space is housed at ground level. The building is being designed to meet the BREEAM standard 'Excellent' is linked to the site-wide district heating network.

**24: SAXON COURT AND ROSEBERRY MANSIONS**

108,000 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: Maccreeor Lavington

Saxon Court and Roseberry Mansions are part of the second residential scheme to be delivered at King's Cross. Saxon Court provides 63 social rented apartments and 40 affordable shared ownership homes. Roseberry Mansions provides 40 apartments designed for the active elderly. These homes allow older people to live independently while also having access to the care and support services which they may need over time.

**25: TAPESTRY**

125,500 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: Niall McLaughlin Architects
www.kingscross.co.uk/tapestry

Tapestry brings 129 one, two and three bedroom apartments, townhouses and penthouses overlooking Gasholder Park. Niall McLaughlin Architects have achieved an incredibly considered and characterful residence, offering homes with breathtaking views over the canal and across London. The apartments offer waterside living in central London whilst also benefiting from a private, landscaped garden square in the sky designed by internationally respected Dan Pearson Studio. The building houses a multi-use game area, a multi-storey car park and the site's energy centre.

**26: THE PLIMSOLL BUILDING**

244,500 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: David Morley Architects
www.plimsollkingscross.co.uk

The Plimsoll Building brings 255 one, two and three bedroom apartments, duplexes and penthouses, of which 77 will be delivered as affordable rented homes. Situated alongside Regent's Canal overlooking Gasholder Park, a new public space set in the historic Gasholder No 8 guide frame, the building design references the Victorian industrial heritage of King's Cross. Also included in The Plimsoll Building are two schools – King's Cross Academy school for ages 5–11 and Frank Barnes' School for Deaf Children.

**27: THE STANLEY BUILDING, SEVEN PANCRAS SQUARE**

29,700 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: Studio Downie Architects

Seven Pancras Square was developed and is now occupied by The Office Group to provide boutique serviced offices, club rooms and meeting space. The building is approximately 29,700 sq ft net over 5 floors and typical floor is 3,900 sq ft. A striking lightwell links the old and new buildings and brings the original Victorian roof terrace back into use. The building meets BREEAM standard 'Excellent' and is connected to the site-wide district heating network.

**31: UNIVERSITY OF THE ARTS, LONDON**

326,440 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: Stanton Williams Architects
www.kingscross.co.uk/granary

Originally a store for Lincolnshire wheat, the Grade II listed building is the centrepiece of Granary Square and the front door to the new UAL campus that extends nearly 200m to the North, flanked on either side by the historic Transit Sheds. Internally, studios, workshops and lecture theatres are built around a broad, covered "street" with overhead walkways. The building also houses performance and exhibition spaces and the 350-seat Platform Theatre. The former stables now hold up to 275 bicycles.

**32: HUB BY PREMIER INN**

9681 sqm | Completed
 Developer: Legal & General / Whitbread PLC
 Architect: Axiom Architects
www.axiomarchitects.co.uk

Hub by Premier Inn King's Cross is a flagship new build hotel and retail development. The scheme includes a 389 bedroom hotel with bar, restaurant and meeting room facilities with 292 sqm of retail floor space, housed within a 9 storey concrete framed building. The design follows the robust warehouse aesthetic prevalent in the immediate area with volumes articulated in yellow London stock and smooth blue brickwork surmounted by a zinc clad top storey enjoying views across London towards King's Cross and St Pancras.

**33: PARKER STREET**

56,537 sq ft | Under construction
 Developer: Londonewcastle
 Architect: Robin Partington and Partners

We are working as development managers on this intimate development of 40 residential apartments in the Seven Dials Conservation area by Covent Garden market, in London's Theatre Land. Working alongside Robin Partington Architects, to bring about a scheme that's in a class of its own. A retained Victorian brick façade, with copper and bronze detail together with carefully delivered interiors and outstanding residents'.

**28: THREE PANCRAS SQUARE**

158,000 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: Porphyrios Associates
www.kingscross.co.uk/three-pancras-square

A Grade A office building located on Pancras Square which has been let to global communications group, Havas. The building houses approximately 158,000 sq ft over 10 floors and a typical floor is 18,300 sq ft. The street level will house premier retail. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.

**29: TWO GRANARY SQUARE**

10,506 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: John McAslan + Partners
www.kingscross.co.uk/two-granary-square

A mixed-use heritage building from the 1850s adapted by architects John McAslan + Partners. Works to the outside of the building were kept to a minimum to preserve the historic fabric, in the same style as the Granary Building. Internally the building has been opened up through the creation of open plan floors. The building is a mix of restoration and new build and is now home to The Art Fund and House of Illustration.

**30: TWO PANCRAS SQUARE**

130,000 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: Allies and Morrison

This Grade A island building overlooks Pancras Square and King's Boulevard. The building is part of a 2m sq ft cluster of 8 office buildings south of Regent's Canal. The building is approximately 130,000 sq ft over 9 floors. A typical floor is 14,800 sq ft. There are south facing gardens and terraces on the top floor and rooftop. The street level houses premier retail. The very latest technology reduces running costs for the occupiers and minimizes environmental impact.

**34: THE LOXFORDS**

129,489 sq ft | Existing
 Developer: Mount Anvil
 Architect: Metropolis

Mount Anvil acquired this historic three acre site in Spring 2011, and kept its promise to lovingly restore the 19th Century Loxford House. 143 new homes were created, comprising a mix of restored and new build apartments and townhouses. In addition the scheme provides a nursery and landscaped public garden.

**35: COLINDALE GARDENS**

20 ha | Under construction
 Developer: Redrow Homes
 Architect: Feilden Clegg Bradley, Studio Egret West
www.redrow.co.uk/developments/colindale-gardens-colindale-442231

Redrow acquired the former Peel Centre unconditionally from the Mayor's Office for Policing and Crime and was granted planning permission for this mixed use development in December 2015, a year after completion. Working collaboratively with the local community and the Council, Redrow is delivering 2,900 new homes, a new 3FE Primary school, a nursery, a new retail centre, community and leisure uses and over four hectares of public open space including a neighbourhood park and sports pitch.

**36: THE BRITISH LIBRARY**

2.8 acres | Pre-planning
 Developer: Stanhope
 Architect: Stirk Harbour + Partners

Working with the British Library to bring forward their site to the north of the existing Library (Grade I Listed), creating an extension providing 100,000 sq ft for learning, exhibitions and public use, including a new northern entrance and headquarters for the Alan Turing Institute. The extension will be provided by development of new commercial space for organisations and companies that wish to be located at the heart of London's Knowledge Quarter, next to the Francis Crick Institute and close to other knowledge-based companies, universities, research organisations, amenities and transport links.



37: MERCERS WALK, COVENT GARDEN, WC2

6,230 sqm | Completed November 2016
 Developer: The Mercers' Company
 Architect: Ian Ritchie Architects Ltd

Mixed use redevelopment comprising the refurbishment of a nineteenth century warehouse as a flag ship retail store and the construction of three new buildings providing 24 apartments, three shop units and two restaurants. The scheme is arranged around a new piazza linking Mercers Street and Langley Street.

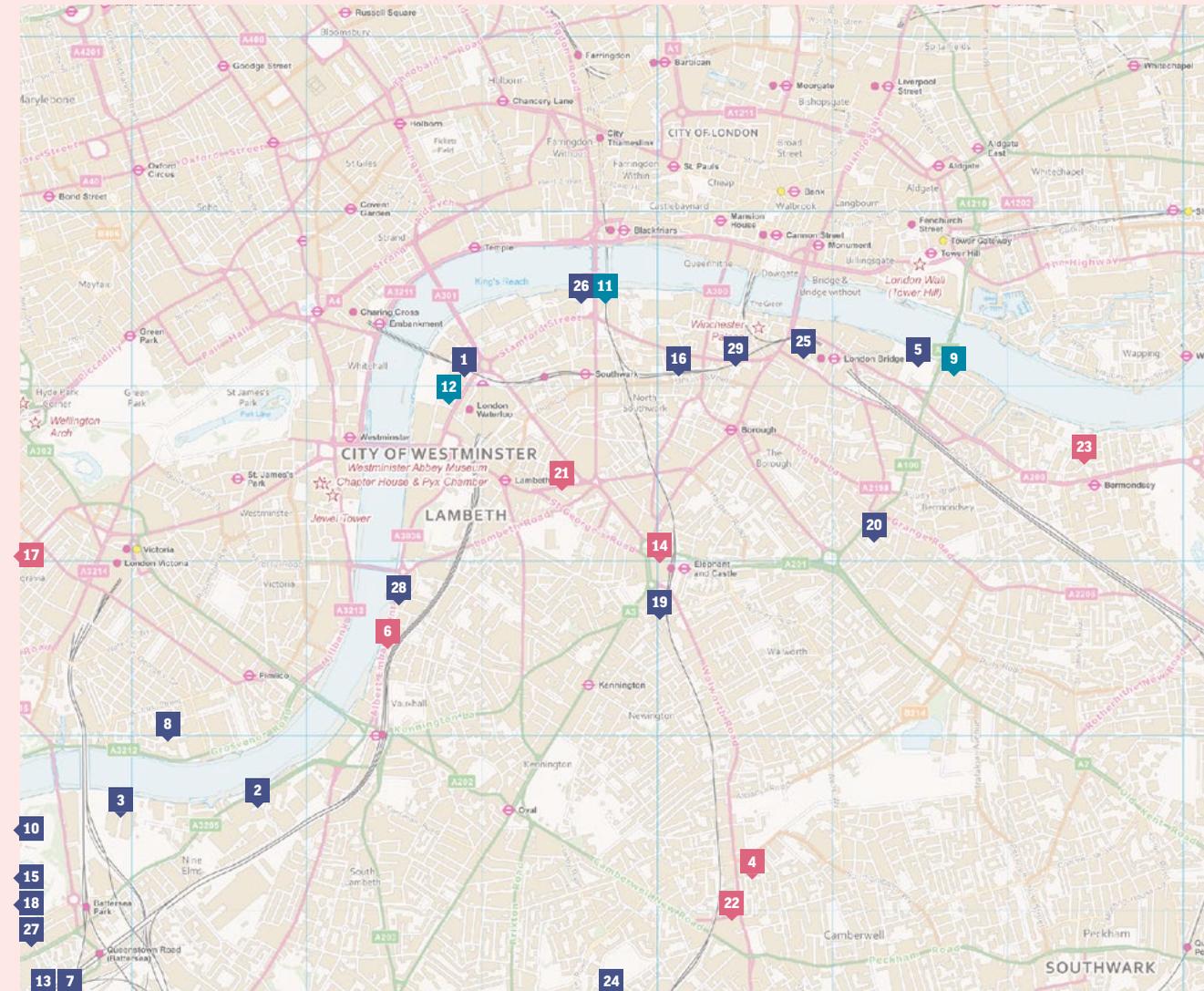


38: THE COPYRIGHT BUILDING

9,959 sqm | Completed
 Developer: Union Investment
 Architect: Piercy & Company

The office property "The Copyright Building" is intended to be a Grade A building with eight floors. Due to the high sustainability standards, the building should then receive BREEAM Excellent certification. With a ceiling clearance height of up to 2.9 metres, the individual storeys offer lots of usage flexibility. Further highlights of The Copyright Building's construction are generously sized terrace areas on the fourth and seventh storeys, offering a unique view over the West End of London.

LONDON BRIDGE, SOUTHWARK, NINE ELMS & WATERLOO



Office Mixed Use Residential

Ordnance Survey © Crown copyright 2011



James Norton

Director in research, JLL

The areas to the south of the River Thames have long since shrugged off their image as a cost-focused overflow for the City market, emerging as one of the most exciting growth areas of the London office market. The regeneration of London Bridge railway station and adjacent office development at London Bridge Quarter has been transformational for the area.

The successful letting of the London Bridge Quarter, which comprises The Shard, SE1, and The Place, SE1, has rebased the rental tone of the area. The tenant roster of the scheme is diverse and includes News International, Warwick Business School, HJ Heinz and Duff & Phelps. South Bank prime rents are now just below the City core, with the upper floors in the Shard attracting significant premiums. A floor recently placed on the market by JLL has a quoting rent of £90 per sq ft, compared with the prime rent of £67.50 per sq ft at ground level.

Demand for office space is robust with 67 per cent of central London active requirements considering options in South Bank or Vauxhall & Nine Elms. But available supply is limited, with the vacancy rate in South Bank at 3.6 per cent, compared with wider central London vacancy rate of 4.2 per cent, and limited speculative development currently under construction. There is scope for the office market to continue to expand with 4m sq ft of potential development deliverable over the next five years. In Nine Elms, the completion of the

US Embassy redevelopment and improvements of the surrounding area are likely to act as a catalyst for further office development.

The current imbalance of supply and demand has resulted in strong investor interest, particularly for development opportunities, demonstrated by the recent sale of 25 Lavington Street, SE1, to Landsec, following a competitive sales process.

Residential evolution is well under way in Nine Elms and Vauxhall, with both residential and commercial development centre stage. While there is still some way to go, it's clear that the next three years will see the greatest advancement.

The restaurants and bars around Circus West Village and the riverfront attract plenty of visitors and have made Nine Elms a vibrant neighbourhood, while the employees of the newly opened workplaces, such as the new US Embassy, are an additional boost.

Highlights include:

- Nine Elms sales market active with 852 sales taking place within the last year
- 2,438 of the 3,698 units at Battersea Power Station close to completion
- 7,051 units in the planning pipeline in Nine Elms
- A number of large-scale developments in the pipeline for Vauxhall that will improve the area as a whole
- C.1,900 residential units set for completion in Oval

'Residential evolution is well under way in Nine Elms and Vauxhall, with both residential and commercial development centre stage'



1: ONE AND TWO SOUTHBANK PLACE

572,327 sq ft | Under construction
Owner: Almacantar
Architect: One Southbank Place, Squire and Partners, Two Southbank Place, Kohn Pedersen Fox Associates

One and Two Southbank Place will provide much need high-quality commercial space in this prominent part of Central London. Southbank Place is in a new development, creating London's newest district. Additional, One and Two Southbank Place provides occupiers with enviable transportation links and the cultural offering of the South Bank. One Southbank Place has been pre-let to Shell International, and Two Southbank Place has been pre-let to WeWork. The two buildings also feature around 25,000 sq ft of retail.



2: EMBASSY GARDENS

241,548 sqm | Under construction
Developer: Phase One Ballymore, Phase Two EcoWorld Ballymore
Architect: Sir Terry Farrell (masterplan), Allford Hall Monaghan Morris, Fielden Clegg Bradley and Arup Associates
www.embassygardens.com

Embassy Gardens, home to The Sky Pool, is a landmark development wrapping around the new US Embassy which will establish a new community within central London. The development includes nearly 2,000 new homes, stunning landscaped gardens, a section of the new Nine Elms park which connects the development to Battersea Park, vibrant new bars and restaurants providing al fresco spaces, 130,000 sq ft of shopping space and a charity music academy. Phase one is fully complete and occupied.



3: BATTERSEA POWER STATION

42 acres | Under construction
Developer: Battersea Power Station Development Company
Architect: Various
batterseapowerstation.co.uk

Battersea Power Station is world famous as one of the finest surviving examples of art deco architecture and is at the heart of central London's most visionary and eagerly anticipated new development. The 42-acre former industrial site will be home to shops, offices, cafes, hotels, homes and public spaces including a new six-acre public park. The first residents have moved in and the first shops and restaurants have now opened at Circus West Village, the first phase of the development to complete. It is also now serviced by the MBNA Thames Clippers River Bus Service and will include a new Zone 1 London Underground station.



4: THE ELMINGTON

22 affordable homes | Completed
Developer: Peabody
Architect: PTE architects

The Elmington is a development by Bellway Homes providing 226 new homes as part of the comprehensive regeneration of the Elmington Estate in Camberwell. The scheme is spread three sites (parcels 1 to 3) and will include 85 affordable homes managed by Peabody.



5: ONE TOWER BRIDGE

65,616 sqm | Completed
Developer: Berkeley Homes (South East London) Ltd
Architect: Squire and Partners
www.berkeleygroup.co.uk/new-homes/london/tower-bridge/one-tower-bridge

One Tower Bridge is a luxury development located on the South Bank next to the iconic Tower Bridge. With park fronted river views, OTB comprises over 400 apartments. Bridge Theatre, London's largest new theatre in 40 years, has made OTB its home, along with a range of established and up and coming restaurants, including The Ivy, The Coal Shed, Tom Simmon's, and many others yet to be announced; making One Tower Bridge the most exciting new destination in London.



6: THE DUMONT

186 apartments / 16,145 sq ft | Under Construction
Developer: St James
Architect: David Walker Architects
www.berkeleygroup.co.uk/developments/london/albert-embankment/the-dumont

The Dumont is a 30-storey development which forms the central and final piece of St James redevelopment at Albert Embankment Plaza, and comprises 186 suites, one, two, three and four-bedroom apartments and penthouses with commanding prime central London views. Residents' facilities include a private dining room, residents' lounge and garden terrace on the 12th floor, a games room, ten-pin bowling and private cinema. A new pedestrian plaza runs alongside the railway arches at the rear of the development.



7: MERTON REGENERATION PROJECT
2,800 homes | Outline planning permission granted
Developer: Clarion Housing Group
Architect: PRP, HTA Design LLP, Levitt Bernstein, Cullinan Studio, Proctor and Matthews
mertonregen.org.uk

The Merton Regeneration Project involves a £1bn investment in three neighbourhoods in Merton; High Path, Eastfields and Ravensbury. Clarion Housing Group is planning to build 2,800 well-designed, energy-efficient homes over the next 12 years by replacing 1,000 existing homes across the three neighbourhoods and building an additional 1,800. Early works on the first 134 new homes on High Path and 21 new homes on Ravensbury are already taking place. This will allow residents to move straight into their new homes.



8: CHURCHILL QUARTER
Developer: Countryside
Architect: Stitch Architects

Countryside has been selected by Bromley Council to deliver a development comprising of both residential and commercial elements, including 410 new, high-quality homes across 7 apartment blocks in Bromley town centre. The adjacent park Church House Gardens will be widened and transformed into an active cultural hub between the High Street and the gardens. A minimum of 35 per cent affordable homes will be provided.



9: TOWER BRIDGE COURT
100,000 sq ft | Proposed
Developer: FORE Partnership / Landid
Architect: Stiff + Trevillion

Tower Bridge Court is a 1990s-built office building situated in an iconic location on the south bank of the Thames immediately adjacent to Tower Bridge. FORE plans to refurbish and reposition the building, creating a highly sustainable, best in class, forward-thinking workspace that meets the needs of occupiers and the wider community. FORE and its development partner, Landid, plan to bring forward a scheme in 2019 that will see the building transformed into low carbon, grade-A office and retail.



13: CAMBIUM
110 units | Under construction
Developer: Lendlease
Architect: Scott Brownrigg
www.cambium.london

Cambium offers 55 apartments and 55 houses in the leafy setting of Southfields, carefully designed around a 200 year old oak tree to Code for Sustainable Homes Level Four. The development features 12 individual styles of townhouse across either three or four floors. Along with a private garden and off-road parking space or garage, some houses also feature rooftop terraces. The apartments offer open lateral living, each with a generously sized private terrace or balcony. All homes benefit from access to shared courtyard gardens.



14: ELEPHANT PARK
c. 10ha, up to 2,988 homes | Under construction
Developer: Lendlease
Architect: MAKE / Squire and Partners / dRMM Architects / Maccreanor Lavington / AHMM / Panter Hudspith Architects
www.lendlease.com/elephantandcastle

Lendlease is working in partnership with Southwark Council to deliver a transformative £2.3bn regeneration project in Elephant & Castle, providing almost 3,000 homes, new shops and restaurants, and a brand new park right in the centre of the development. With a strong emphasis on energy efficient buildings, urban nature and new pedestrian and cycle paths it represents one of the world's most sustainable developments, and is one of only 19 founding projects globally to be part of the Clinton Climate Positive Development Program.



15: THE FILAMENTS
529,907 sq ft | Existing
Developer: Mount Anvil
Architect: Rolfe Judd

A pillar of Wandsworth's £1bn regeneration, The Filaments is a new development of architecturally outstanding buildings. Set back from Wandsworth High Street, opposite King George's Park, the bold mixed-use development provided 416 new one to four bedroom homes, office and retail space and features beautifully landscaped podium gardens and bright pedestrian walkways.



10: CHELSEA ISLAND
118,715 sq ft | Under construction
Developer: Hadley Property Group
Architect: Arney Fender Katsalidis Architects
www.hadleypropertygroup.com/properties/chelsea-island

Chelsea Island is a unique development of 89 high-end apartments in SW10. The development will introduce 1, 2, 3 and 4 bedroom apartments, private rooftop courtyards and outdoor spaces for residents to enjoy. AFK Architects have created an innovative build, with attention to detail at the forefront of its design inspiration. Generously proportioned apartments, flooded with natural light were created in each of Chelsea Island's apartments, generating the highest standards of living in one of the capital's most sought-after boroughs.



11: COOPER & SOUTHWARK
78,000 sq ft | Completed
Developer: HB Reavis
Architect: TateHindle Architects
www.cooperandsouthwark.co.uk

Located at 61 Southwark Street, Cooper & Southwark was the first refurbishment project for HB Reavis in London and their first south of the river. The outdated nine-storey office block was transformed into a high-quality offering by creating additional floor space, terraces on the 5th, 6th and 7th floors and a self-contained unit on Great Guildford Street. Cooper & Southwark was let in its entirety to CBRE's Global Workplace Solutions division before being sold to an overseas private investor.



12: ELIZABETH HOUSE
945,000 sq ft (pre-existing consent) | Acquired
Developer: HB Reavis
Architect: Allford Hall Monaghan Morris (AHMM)
www.elizabethhousewaterloo.co.uk

Acquired by HB Reavis in May 2017, Elizabeth House is one of the capital's most important redevelopment projects. Located immediately adjacent to Waterloo Station, the site had been earmarked for redevelopment for over a decade. With AHMM appointed as design partner to take the scheme forward, this strategically important site provides a unique opportunity to deliver a commercial-led development supporting thousands of jobs and providing much needed public realm improvements benefitting the millions of people who use the station and surrounding area.



16: UNION STREET
61,494 sq ft | Existing
Developer: Mount Anvil
Architect: Glenn Howells and AHMM
www.mountanvil.com

A mixed-use development in Southwark's Heart, with views towards The Shard. Offering 85 new homes – 30 per cent affordable, with almost 300,000 sq ft of commercial space and parking for the nearby London Fire Brigade.



17: THE LANDAU
160,802 sq ft | Existing
Developer: Mount Anvil and Clarion Housing Group
Architect: Assael Architects
www.mountanvil.com

A boutique collection of 107 luxury homes, set in a secluded area of Fulham, SW6. The second joint venture between Mount Anvil and Clarion Housing Group. 89 duplex and lateral homes for private sale all feature outdoor space. The elegantly designed building is constructed in warm Portland stones and Hammersmith London Stock, with contemporary windows and deep reveals.



18: KEYBRIDGE
c. 1 ha | Under construction
Developer: Mount Anvil & A2Dominion Group
Architect: Allies and Morrison
www.keybridgelondon.com

Set within an acre of beautifully landscaped public space, Keybridge will be the UK's tallest residential brick tower, offering luxurious living in the heart of Vauxhall. Just a 6-minute walk from a Zone 1 transport hub, Keybridge offers excellent connectivity across the capital, with leading schools and universities on the doorstep. In total, Keybridge offers 92,100sq ft of commercial space, a new primary school and 595 new homes from studio to three-bedroom apartments as well as our magnificent penthouses.

**19: THE LEVERS**

0.255 ha | Completed
 Developer: Family Mosaic (Peabody Group)
 Architect: Alan Camp
www.peabody.org.uk

This mixed-use scheme in Elephant and Castle includes residential units and retail space. All homes are designed to have dual aspect with large private balconies or terraces. The ground floor properties will have access to the front and rear garden as well as direct aspect into the main soft and hard landscaped communal garden.

**20: RICH ESTATE**

19,468 sqm | Under construction
 Developer: Family Mosaic (Peabody Group)
 Architect: Allford Hall Monaghan Morris
www.peabody.org.uk

The Rich Industrial Estate in Bermondsey is on the site of a former Crosse & Blackwell factory. The site has excellent transport links and is a 5-minute walk from Tower Bridge Road and a 10-minute walk from Bermondsey or London Bridge Station. Peabody is delivering 84 affordable homes as part of this project with developer London Square.

**21: BOROUGH TRIANGLE**

2.5 acres | Proposed
 Developer: Peabody
 Architect: TBC
www.peabody.org.uk

A once disused paper factory, this 2.5-acre brownfield site is located at Newington Triangle, between Borough tube station and Elephant and Castle. The Elephant is currently undergoing a £3bn regeneration programme. Peabody plans to redevelop the Triangle site by providing new homes, commercial space and substantial new public realm.

**25: SHARD PLACE**

257,000 sq ft | Under construction
 Developer: Real Estate Management (UK) Ltd & Sellar
 Architect: Renzo Piano Building Workshop
www.remlimited.com/shard-place/

The 26-storey residential development located alongside The Shard and The News Building marks the third phase of the 2.5m sq ft regeneration of Shard Quarter. Upon completion in 2020, it will comprise 176 high quality private residential apartments of varied configuration offering residents excellent amenities, including lounges, spa, cinema, gym, private rooftop swimming pool and garden. The building will appear to 'float' nine meters above ground level, providing enhanced public realm and retail space, further reinforcing Shard Quarter as one of London's most vibrant communities.

**26: ONE BLACKFRIARS**

170m/50 storey tower | Under construction
 Developer: St George PLC
 Architect: Simpson Haugh & Partners Architects
www.oneblackfriars.com

Moments from the River Thames, One Blackfriars is set to be a beacon of architectural brilliance. Rising 50 storeys high and designed by award winning Simpson Haugh & Partners Architects, it will add a shimmering new dimension to the London skyline. The impressive tower will offer buyers a truly luxurious lifestyle with spacious interiors and hotel style residents' facilities including 24 hour concierge, valet parking, swimming pool, thermal spa and gym, private screening room, 32nd floor executive lounge, golf simulator and winery.

**27: PRINCE OF WALES DRIVE**

955 apartments / 786,000 sq ft
 Under Construction
 Developer: St William
 Architect: Squire & Partners
princeofwalesdrive.co.uk

A collection of 1, 2 and 3-bedroom apartments located in Zone 1, close to Battersea Park and Sloane Square with excellent transport links to Battersea Park Overground station and the proposed new Battersea Power Underground station in 2020. Set within 2.5 acres of landscaped gardens, the apartments offer a premium specification and distinctive interior design. Luxurious residents' facilities include a 17m swimming pool, vitality pool, sauna and steam room, 8th floor landscaped roof terrace and a 24-hour concierge.

**22: THE GALLERY**

5,580 sqm | Under construction
 Developer: Peabody
 Architect: Weston Williamson
www.peabody.org.uk/homes-in-development/southwark/camberwell-road

Camberwell Road is situated close to Peabody's existing neighbourhood at Camberwell Green. The 66-home scheme is split between two sites: the main building will have commercial property and parking on the ground floor with a shared podium garden at the rear. There will also be a smaller site with a row of four bedroom townhouses, all with private roof terraces.

**23: CHAMBERS WHARF**

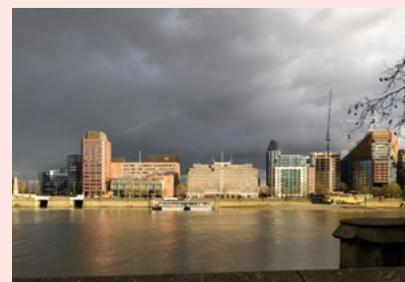
0.45 ha | Existing
 Developer: Peabody/St James
 Architect: Simpson Haugh & Partners
www.peabody.org.uk

Completed in less than two years through a pioneering partnership between Southwark Council, St James, Peabody and the Greater London Authority (GLA), this scheme includes 182 shared ownership and social rented homes set across two modern buildings. The affordable homes are in the first phase of a major regeneration project, which will transform the existing derelict brownfield site into a mixed-use riverside community.

**24: MORELLO**

747 units/homes
 Phase 1: 0.77 ha | Completed
 Phase 2: 0.71 ha | Pre-construction
 Developer: Redrow Homes (MentaRedrow)
 Architect: Make Architects
www.redrow.co.uk/developments/morello-croydon-402236

Redrow is working with LB Croydon and Network Rail, as part of a JV with Menta Developments Ltd (Menta Redrow), to deliver this major regeneration project forming part of the wider East Croydon Masterplan. The residential-led, mixed-use development is being delivered in two phases and will invest over £250m in this key London borough. The development comprises new retail, commercial and community floor space, station access infrastructure improvements and approximately 747 new homes.

**28: 8 ALBERT EMBANKMENT**

2.5 acres | Pre-Planning
 Developer: U+I
 Architect: Fred Pilbrow and Partners
www.eightalbertembankment.com

In partnership with the London Fire and Emergency Planning Authority (LFEPA), U+I was given the mandate for the regeneration of 8 Albert Embankment into a mixed-use community. The site, which overlooks the Thames and the Houses of Parliament, houses the iconic Lambeth fire station and former Fire Brigade headquarters. U+I is engaging with the local community and council to collaboratively shape the development, paying homage to the site's history whilst delivering a contemporary place for the local community.

**29: LANDMARK COURT**

1.5 acre | Pre-Planning
 Developer: U+I
 Architect: Allies and Morrison

TfL selected Triangle London Developments (a consortium of Notting Hill Housing and U+I) as their development partner for the £200m transformation of the derelict site. It has the potential to deliver around 130,000 sq ft of new commercial, retail and workspace – boosting the local economy. With approximately 80 new homes also being built, it will become a thriving cultural and social hub people will want to live in, work and visit.

NEW LONDON COMPANY DIRECTORY

NLA is a member-supported organisation with over 500 member organisations from across property, architecture, planning and construction. NLA members are listed in this directory along with profiles of key companies active across London.

To have your company profile included in the next issue of New London Quarterly or to find out about NLA membership, please contact Aurelia Amantis on 020 7636 4044 or email aurelia.amanitis@newlondonarchitecture.org

ACADEMIA

University College London (UCL)
020 3108 8666
www.ucl.ac.uk

ARCHITECTURE & DESIGN

3rdspace
01869 254 023
www.3rdspace.co.uk

5plus Architects
020 7253 7644
5plusarchitects.com

Adam Architecture
020 7841 0140
www.adamarchitecture.com

Adjaye Associates
020 7258 6140
www.adjaye.com

ADP
020 7089 1720
adp-architecture.com

Agenda 21 Architects Studio Ltd
020 7687 6001
www.agenda21arch.com

AHR_PCKO
020 7837 9789
www.ahr-global.com

Alison Brooks Architects
020 7267 9777
www.alisonbrooksarchitects.com

aLL Design
020 7095 0500
all-worldwide.com

Allford Hall Monaghan Morris
020 7251 5261
www.ahmm.co.uk

Allies and Morrison
020 7921 0100
www.alliesandmorrison.com

AndArchitects
020 7720 5999
www.andarchitects.co.uk

Archio
020 7183 4048
www.archio.co.uk

Architecture Initiative
020 3657 7800
architectureinitiative.com

ArchitecturePLB
020 7940 1888
www.architectureplb.com

Archmongers
www.archmongers.com

Arney Fender Katsalidis
020 3772 7320
www.afkstudios.com

Aros Architects
020 7928 2444
www.arosarchitects.com

Ash Sakula Architects
020 7831 0195
www.ashsak.com

Assael
020 7736 7744
www.assael.co.uk

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020 7843 3000
www.aukettswanke.com

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020 7249 8889
www.autorarchitecture.com

AVR
020 7403 9938
www.avrlondon.co.uk

Axiom Architects
020 7421 8877
www.axiomarchitects.co.uk

Ayre Chamberlain Gaunt
020 3909 5750
acgarchitects.co.uk

Barr Gazetas
020 7636 5581
www.barrgazetas.com

BDG architecture + design
020 7559 7400
bdg-a-d.com

BDP
020 7812 8000
www.bdp.com

Bell Phillips Architects
020 7234 9330
www.bellphillips.com

Belsize Architects
020 7042 8250
www.belsizearchitects.com

Ben Adams Architects
020 7633 0000
www.benadamsarchitects.co.uk

Benedetti Architects
020 3475 7500
www.BenedettiArchitects.com

Bennetts Associates Architects
020 7520 3300
www.bennettsassociates.com

Benoy
020 7726 8999
www.benoy.com

BIG – Bjarke Ingels Group
020 3735 4996
big.dk

Box Architects
020 345 70835
www.boxarchitects.co.uk

BPTW
020 8293 5175
www.bptw.co.uk

Broadway Malyan
020 7261 4200
www.broadwaymalyan.com

Brouard Architects
01689 857 253
www.brouardarchitects.co.uk

Bryden Wood
020 7253 4772
brydenwood.co.uk

BSBG London
07488 325 742
bsbg ltd.com

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020 7033 9913
www.buckleygrayyeoman.com

Burwell Deakins Architects
020 8305 6010
www.burwellarchitects.com

CallisonRTKL
020 7306 0404
www.rtkl.com

Cartwright Pickard Architects
020 7554 3830
www.cartwrightpickard.com

Chapman Taylor
020 7371 3000
www.chapmantaylor.com

Child Graddon Lewis
020 7539 1200
www.cgluk.com

Chris Dyson Architects
020 7247 1816
www.chrisdyson.co.uk

Collado Collins
020 7580 3490
www.colladocollins.com

Conran & Partners
020 7403 8899
www.conranandpartners.com

Cove Burgess Architects
020 3758 7050
www.coveburgess.com

Craftworks
020 7633 0055
www.craftworks.co.uk

Curli la Tourelle Architects
020 7267 0055
www.cltarchitects.co.uk

CZWG Architects LLP
020 7253 2523
www.czwg.com

Dallas Pierce Quintero
07779 105 522
dp-q.com

Darling Associates
020 7630 0500
www.darlingassociates.net

David Miller Architects
020 7636 4318
www.david-miller.co.uk

David Morley Architects
020 7430 2444
www.davidmorleyarchitects.co.uk

David Roden Architects
0203 282 7119
www.rodenarchitects.com

de Rijke Marsh Morgan Architects
020 7803 0777
www.drmm.co.uk

Design Engine Architects
020 3176 8215
www.designengine.co.uk

Dexter Moren Associates
020 7267 4440
www.dextermoren.com

DGA Architects
020 7834 9474
www.dga-architects.co.uk

Donald Insall Associates Ltd
020 7245 9888
donaldinsallassociates.co.uk

Douglas and King Architects
020 7613 1395
www.douglasandking.com

Emrys Architects
020 7726 5060
www.emrysarchitects.com

EPR
020 7932 7600
www.epr.co.uk

Eric Parry Architects
020 7608 9600
www.ericparryarchitects.co.uk

ESA Architects
020 7580 5886
www.esa-ltd.com

Exterior Architecture Ltd
020 7978 2101
www.exteriorarchitecture.com

Farrells

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getlivinglondon.com

Great Portland Estates

020 7647 3000
www.gpe.co.uk

Greystar

020 3595 3333
www.greystar.com

Grosvenor

020 7408 0988
www.grosvenor.com

Hadley Property Group

020 3167 3484
www.hadleypropertygroup.com

HB Reavis Real Estate

020 7621 9334
www.hbreavis.com

HDG Ltd

020 7456 8180
www.hdgltd.com

Helical

020 7629 0113
www.helical.co.uk

HGH

020 3409 7755
hghplanning.co.uk

Howard de Walden

020 7580 3163
www.hdwe.co.uk

Knight Dragon Developments Ltd

020 3713 6100
www.knightdragon.com

Landsec

020 7024 3703
www.landsecurities.com

Langham Estate Management Ltd

020 7580 5656
www.langhamestate.com

Lendlease

020 3430 9000
www.lendlease.com

Londonnewcastle

020 7534 1888
www.londonnewcastle.com

Millbank Group

03333 700 007
millbankgroup.co.uk

Momentum Transport Planning

020 7242 0228
www.momentum-transport.com

Mount Anvil

020 7776 1800
www.mountanvil.com

Native Land

020 7758 3650
www.native-land.com

Octagon Partnership

020 3759 8362

Old Park Lane Management

020 7409 7055

Our Place

020 7247 6760
our.place

Pocket Living

020 7291 3697
www.pocketliving.com

Précis Management Services Limited

800122522
www.accessstorage.com

Qatari Diar

020 7907 2330
www.qataridiar.com

Quintain

020 3219 2200
www.quintain.co.uk

Redrow

0208 536 5120
www.redrow.co.uk

Regal London

020 7328 7171
www.regal-homes.co.uk

REM Ltd (UK)

020 3437 3000

Renewal Group

020 7358 1933
www.renewalgroup.co.uk

Robinson Regeneration Enterprises Ltd

www.robinsonregeneration.com

Rockwell

020 3705 5110
rockwellproperty.co.uk

SEGRO

020 7451 9129
www.segro.com

Sellar Property Group

0207 493 5311
www.sellardevelopments.com

Shaw Corporation

020 7409 0909
shawcorporation.com

South Coast Estates Ltd

0208 370 9119
www.southcoastestates.co.uk

Stanhope plc

020 7170 1700
www.stanhopeplc.com

The Bedford Estate

020 7636 2885
www.bedfordestates.com

The Collective

020 7183 5478
www.thecollective.co.uk

The Crown Estate

JLL
020 7493 6040
www.jll.co.uk

Knight Frank
020 7629 8171
www.knightfrank.co.uk

Menzies
020 7387 5868
www.menzies.co.uk

Savills
020 7409 8834
www.savills.com

WYG Group
020 7250 7500
www.wyg.com

PUBLIC BODIES

City of London Corporation
020 7332 3493
www.cityoflondon.gov.uk

City of Westminster
020 7641 6000
www.westminster.gov.uk

Design Council
020 7420 5200
www.designcouncil.org.uk

Environment Agency
03708 506 506
www.environment-agency.gov.uk

Greater London Authority
020 7983 4641
www.london.gov.uk/mayor-assembly/gla

Historic England
020 7973 3700
www.historicengland.org.uk

LB Barking & Dagenham
020 8215 3000
www.lbbd.gov.uk

LB Bexley
020 8303 7777
www.bexley.gov.uk

LB Brent
020 8937 1234
brent.gov.uk

LB Camden
020 7974 4444
www.camden.gov.uk

LB Croydon
020 8726 6000
www.croydon.gov.uk

LB Ealing
020 8825 5000
www.ealing.gov.uk

LB Enfield
020 8379 1000
www.enfield.gov.uk

LB Hackney
020 8356 3000
www.hackney.gov.uk

LB Haringey
020 8489 1000
www.haringey.gov.uk

LB Hillingdon
01895 250 111
www.hillingdon.gov.uk

LB Hounslow
020 8583 2000
www.hounslow.gov.uk

LB Islington
020 7527 2000
www.islington.gov.uk

LB Lambeth
020 7926 5997
www.lambeth.gov.uk

LB Lewisham
020 8314 6000
www.lewisham.gov.uk

LB Merton
020 8274 4901
www.merton.gov.uk

LB Newham
020 8430 2000
www.newham.gov.uk

LB Redbridge
020 8554 5000
www.redbridge.gov.uk

LB Southwark
020 7525 5000
www.southwark.gov.uk

LB Sutton
020 8770 5000
www.sutton.gov.uk

LB Tower Hamlets
020 7364 5000
www.towerhamlets.gov.uk

LB Waltham Forest
020 8496 3000
www.walthamforest.gov.uk

LB Wandsworth and Richmond
020 8871 6000
www.wandsworth.gov.uk

London & Continental Railways
020 7391 4300
www.lcrhq.co.uk

London Legacy Development Corporation
020 3288 1800
www.londonlegacy.co.uk

Office of Government Property
020 7270 4558
www.gov.uk/government/groups/government-property-unit-gpu

RB Kensington and Chelsea
0207 361 3000
www.rbkc.gov.uk

RB Kingston upon Thames
020 8547 5000
www.kingston.gov.uk

Transport for London
020 3054 3883
tfl.gov.uk



ALDGATE DEVELOPMENTS

Developer
13th Floor, Aldgate Tower,
2 Leman Street London E1 8FA
www.aldgatedevelopments.com

Aldgate Developments provides a full range of “cradle to grave” development services. The company has been the key office promoter of the significant new development cluster in Aldgate, E1. Aldgate Tower (completed Dec 2014) and One Braham (completing 2020) will provide 650,000 sq ft of Grade A headquarter office space. 21 Lime Street, completed in 2017, provided a high profile street frontage adjacent to Lloyds of London and The Leadenhall Market, in the heart of the insurance district. The company is also delivering 625,000 sq ft of Grade A office space to The Dublin market, in two significant high profile projects.

almacantar

ALMACANTAR

Property Investment and Development Company
3 Quebec Mews,
London W1H 7NX
www.almacantar.com

Almacantar is a property investment and development group. It specialises in large-scale, complex investments in Central London, with the potential to create long-term value through development, repositioning or active asset management. Almacantar launched in 2010 and owns over 1.5m sq ft of prime assets in the heart of London including Centre Point, Marble Arch Place, CAA House, One and Two Southbank Place and 125 Shaftesbury Avenue.



ARGENT

Developer
4 Stable Street, King's Cross,
London N1C 4AB
www.argentilp.co.uk

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



ARGENT RELATED

Developer
4 Stable Street, London, N1C 4AB
www.argentrelated.co.uk

Argent Related leverages the combined expertise and track record of UK developer Argent, and Related Companies, one of the United States' most prominent real estate firms. The Argent Related partnership brings together an extraordinary blend of development skills, access to global capital, and unrivalled technical and delivery experience. Argent Related's goal is always to develop for the long term – astutely, sensitively, and with a sense of social purpose – delivering the homes and workspace that our UK cities badly need.

ballymore.

BALLYMORE

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

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



BAM CONSTRUCTION LTD

Contractor
24 Chiswell Street, London EC1Y 4TY
www.bam.co.uk

BAM Construction is one of the foremost contractors with an annual turnover in excess of £985m. We set high standards for everything we do and we have a reputation for providing lasting value for our customers by creating excellent working relationships. Listening to our customers, exceeding our customers needs, aspiration and expectations, delivering projects on time and on budget whilst being a responsible contractor. Our projects span seven main markets: office, education, retail, mixed use development, health, leisure and law & order.

BARRATT — LONDON —

BARRATT LONDON

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

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



BATTERSEA POWER STATION

Development Company
Developer
1 Village Courtyard, Battersea, London, SW11 8EZ
batterseapowerstation.co.uk

Battersea Power Station is one of the world's most famous buildings and is at the heart of central London's most visionary and eagerly anticipated new development. The redevelopment of the 42-acre site is being managed by Battersea Power Station Development Company.



BERKELEY GROUP

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

The Berkeley Group builds homes and neighbourhoods across London, Birmingham and the South of England. We create beautiful, successful places, where communities thrive and people of all ages and backgrounds enjoy a great quality of life. Our developments range in size from a few dozen homes in a market town to complex regeneration programmes with over 5,000 homes. Berkeley Group is made up of six autonomous companies: St George, St James, Berkeley Homes, St Edward, St William and St Joseph.



CANARY WHARF GROUP PLC

Developer
One Canada Square, Canary Wharf E14 5AB
www.canarywharf.com

Canary Wharf is a major central business district in London. No other business district in a major European city offers occupiers the flexibility of design from a developer with an unsurpassed track record of delivering buildings. With over 17m sq ft of office and retail space, a working population of 120,000 people, 300 shops, bars, restaurants, health clubs and other amenities, 30 acres of intricately landscaped public spaces, and an extensive arts & events programme – Canary Wharf provides an unrivalled working lifestyle.



CAPITAL & COUNTIES PROPERTIES PLC

Property / Investment
15 Grosvenor Street, London W1K 4QZ
www.capitalandcounties.com

Capital & Counties Properties PLC (Capco) is one of the largest listed property companies in central London. Our Key assets are the Covent Garden and Earls Court estates – two of the capitals greatest destinations and addresses. We create and grow value through a combination of asset management, strategic investment and development.



CATALYST

Housing Association / Developer
Catalyst Housing Ltd, Ealing Gateway,
26-30 Uxbridge Road, London W5 2AU
www.chg.org.uk

Catalyst is a leading housing association that manages over 21,000 homes across London and the South East. As expert developers of mixed-tenure neighbourhoods with a proven track record in estate regeneration, Catalyst expects to develop more than 1,000 homes a year by 2020 – working both independently and in partnership with others.



BRITISH LAND

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

One of Europe's largest listed REITs, British Land's portfolio of high quality property is focused on Retail around the UK and London Offices and is valued at £18.2bn, with a share of £13.7bn. Focusing on occupier needs at every stage, British Land's strategy is to provide places which meet the needs of the customers and respond to changing lifestyles – Places People Prefer. Our industry-leading sustainability performance led to British Land being awarded a five star rating in the 2017 Global Real Estate Sustainability Benchmark for the second year running.



BROOKFIELD PROPERTIES

Owner, Developer and Asset Manager
Citypoint, 1 Ropemaker Street, London, EC2Y 9AW
www.brookfieldproperties.com

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



CADOGAN

Development, Investment and Asset Management
10 Duke of York Square, London SW3 4LY
www.cadogan.co.uk

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



CITY OF LONDON

Local Government
Guildhall, PO Box 270, London EC2P 2EJ
www.cityoflondon.gov.uk

The City of London is a uniquely diverse organisation with three main aims: to support and promote the City as the world leader in international finance / business services; to provide high quality local services and policing for the Square Mile; and to provide valued services to London and the nation as a whole. The City Surveyor's Department manages commercial property in excess of £2bn. The City Property Advisory Team acts as a facilitator between internal departments, businesses and the property industry.



CLARION HOUSING GROUP

Housing Association / Developer
Level 6, 6 More London Place, Tooley Street,
London SE1 2DA
www.clarionhg.com

The Merton Regeneration Project involves a £1bn investment in three neighbourhoods in Merton; High Path, Eastfields and Ravensbury. Clarion Housing Group is planning to build 2,800 well-designed, energy-efficient homes over the next 12 years by replacing 1,000 existing homes across the three neighbourhoods and building an additional 1,800. This is the first major estate-based regeneration project being undertaken in Merton by Clarion, the UK's largest housing association, following the merger of Affinity Sutton and Circle Housing.



CONSULCO REAL ESTATE LTD

Developer
Henry Wood House, 2 Riding House Street,
London W1W 7FA
www.consulco.com

Real Estate Ltd creates property funds that meet the investment objectives of high net worth individuals, family offices and small institutions. Its first fund, Hermes Properties Limited, was launched in 2010 and fully invested by November 2011. The portfolio has provided a number of development and refurbishment opportunities. Consulco has gained a real expertise in the improvement of listed buildings, bringing vacant/ancillary upper floors back into profitable use and is pleased to showcase some of them here.

**COUNTRYSIDE**

Developer
Countryside House, The Drive,
Brentwood, Essex CM13 3AT
www.countryside-properties.com

Countryside works in partnership with public and private sector organisations to regenerate housing estates and secure the provision of high quality mixed-use and mixed-tenure schemes. Our projects are developed in partnership with local authorities, housing associations and local communities. We have undertaken more than 40 estate regeneration schemes since the 1980s and we have been building new homes in London and the South East for more than 55 years.

**CROSSTREE REAL ESTATE PARTNERS**

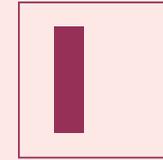
Owner / Investor / Developer
1 Curzon Street, London W1J 5HD
www.crosstree.com

Crosstree is a London-based and focused real estate investment and development company. Crosstree's portfolio includes over 1.5m sq ft of projects across the retail, office, hotel and residential sectors.

**THE CROWN ESTATE**

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

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

**FIRST BASE****FIRST BASE LTD**

Developer
91 Wimpole Street, London W1G 0EF
www.firstbase.com

First Base is a privately-owned mixed-use developer specialising in placemaking and urban regeneration. First Base collaborates with leading architects such as Fletcher Priest, AFK, Make, BuckleyGrayYeoman & AHMM to create a mix of workspace, modern retail, hotels, homes and cultural uses to revitalise high streets and town centres across the UK. Working in partnership with the public sector the company shapes its developments around the needs of the local community, embedding technology to create places that are future-enabled.

**GREAT PORTLAND ESTATES PLC**

Investor / Developer
33 Cavendish Square, London W1G 0PW
www.gpe.co.uk

Great Portland Estates plc is a FTSE 250 property investment and development company owning around £2.6bn of office, retail and residential space in central London. Our portfolio consists of 47 properties totalling 2.6m sq ft, with a development programme totalling 1.7m sq ft, 54 per cent of the existing portfolio. We aim to deliver superior returns by unlocking the often hidden potential in commercial real estate in central London, creating great spaces for occupiers and strong returns for shareholders.

**GREYSTAR**

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

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

**DERWENT LONDON**

Developer
25 Savile Row, London W1S 2ER
www.derwentlondon.com

Derwent London is the largest central London REIT with a portfolio of 5.4m sq ft located predominantly in central London. We create value by developing, refurbishing and managing our assets well. We typically acquire properties off-market with low capital values and modest rents in improving locations. We take a fresh approach to the regeneration of each property with a focus on tenants and an emphasis on design. A strong balance sheet with modest leverage and flexible financing supports these activities.

**EPR ARCHITECTS**

Architect
30 Millbank, London SW1P 4DU
www.epr.co.uk

EPR Architects is an award-winning architectural studio based in Central London and Poland. Our reputation as one of the UK's leading practices reflects proven expertise in architecture, masterplanning, interior design and our commitment to design excellence. Our diverse team of over 200 talented people collaborate to produce vibrant and innovative architecture in response to our client's unique requirements, delivering an exciting portfolio of projects with professionalism from concept to delivery.

**FORE PARTNERSHIP**

Developer
18 Savile Row, London W1S 3PW
www.forepartnership.com

FORE Partnership is a purpose-driven, direct co-investing platform for UK and European real estate, backed by prominent family offices and private investors. FORE addresses the specific needs of investors seeking greater alignment of their property investments with their core values using an investment approach that drives returns through a holistic view on sustainability, design, occupational trends, social impact, and the built environment. The firm calls this approach "responsible real estate". FORE has offices in London and Frankfurt.

**HB REAVIS**

Real Estate Developer
Level 7, 33 King William Street, London, EC4R 9AS
www.hbreavis.com

HB Reavis' mission is to bring remarkable experiences to people's lives through our real estate solutions. As an international workspace provider, we design, build and manage our buildings, from bespoke headquarters to co-working spaces and operate in the UK, Poland, Czechia, Slovakia, Hungary and Germany. We have successfully delivered 11.4m sq ft of commercial space and with capital exceeding £1.1bn.

**L&Q**

Housing Association / Developer
3 Maidstone Road, Sidcup DA14 5HU
www.lqgroup.org.uk

L&Q is a leading residential developer and housing association. L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. L&Q leads major residential and mixed-use developments and provides rented homes that are genuinely affordable and help people onto the housing ladder through options such as shared ownership. We also rent and sell homes on the open market. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.

**LANDSEC**

Developer
100 Victoria Street London SW1E 5JL
landsec.com

At Landsec, we believe great places are for people to experience and are made with the experience of great people. We are the UK's largest listed commercial property company and we own and manage some of the most successful and recognizable assets in the country. In London, our portfolio totals more than £8.3bn, and consists of 6.5m sq ft of real estate. From the world-famous Piccadilly Lights to the transformation of Victoria, SW1, we deliver exceptional experiences for the businesses and people that live and work in, and visit, the capital.



HELICAL

HELICAL PLC

Developer
5 Hanover Square, London W1S 1HQ
www.helical.co.uk

Helical is a listed property investment and development company specialising in London and Manchester. Our central London portfolio comprises over 1.6m sq ft of real estate, spanning contemporary offices to vibrant mixed use schemes featuring prime residential apartments. With a concentration around the EC1 area of both new developments and refurbishment projects, we create distinctive buildings with attractive public realm that provide occupiers with flexible and striking space.



GROSVENOR

GROSVENOR BRITAIN & IRELAND

Development / Investment / Asset Management
70 Grosvenor Street
www.grosvenor.com

Grosvenor Britain & Ireland creates and manages high-quality neighbourhoods across the UK and Ireland. The company's diverse property development, management and investment portfolio includes Grosvenor's London estate, comprising 300 acres of Mayfair and Belgravia, in which it has a £1bn rolling investment programme. Other developments are elsewhere in London and in Oxford, Cambridge, Edinburgh and Southampton. As at 31 December 2016, Grosvenor Britain & Ireland had £5.1bn of assets under management.



HADLEY PROPERTY GROUP

HADLEY PROPERTY GROUP

Development
16 Garrick Street, London WC2E 9BA
www.hadleypropertygroup.com

Hadley Property Group is a privately-owned residential-led property developer, specialising in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London. With more than 1500 homes in the pipeline, the company is currently developing mixed-use schemes (c. 150–500 homes), large scale regeneration projects delivered in partnership with local authorities and the GLA, and luxury developments in central London.



Mount Anvil,
better London living
MITSUBISHI ESTATE

Developer
5 Golden Square, London W1F 9HT
www.mec.co.jp/e/global/uk/index

Mitsubishi Estate is a leading international property development and investment company with a substantial commercial and residential portfolio in Japan, which includes more than 30 buildings in Marunouchi, Tokyo's central business district. Mitsubishi Estate is best known in the UK for its highly successful redevelopments of Paternoster Square, Bow Bells House in the City of London and also the Central Saint Giles development in London's West End.

MOUNT ANVIL

Developer
140 Aldersgate Street, London EC1A 4HY
mountanvil.com

Mount Anvil has spent nearly 30 years focused on London, striving to become its most respected developer.

A Mount Anvil home is part of a collection that's in tune with its surroundings. They're built to last and built for lasting value. We raise the bar each time, evidenced by the customers and partners that keep coming back to us.

We promise and deliver exceptional homes and places that are known for world-class design, lasting quality and genuine customer care. We call that Better London Living.

**PEABODY**

Developer / Owner
45 Westminster Bridge Road, London SE1 7JB
www.peabody.org.uk

Peabody owns and manages over 55,000 homes across London and the South East. Our mission is to help people make the most of their lives by providing great quality affordable homes, working with communities and promoting wellbeing. We help tackle London's housing crisis through our growing development pipeline. We build great quality places and seek to deliver 2,500 new homes per year from 2021.



LONDONNEWCASTLE

LENLEASE

Developer
20 Triton Street, Regent's Place,
London NW1 3BF
www.lendlease.com

Founded in Australia in the 1950s and listed on the Australian Securities Exchange, Lendlease is a world leader in delivering end-to-end property solutions. Our fully integrated model is built on our core strengths in development, construction, infrastructure, fund management and asset management. Our vision is to create the best places. We specialise in developing large, complex, mixed-use regeneration schemes and have particular strengths in partnering with the public and private sector, naturally targeting projects with long term duration.

THE MERCERS'
COMPANY**THE MERCERS' COMPANY**

Land Owner
Becket House, 36 Old Jewry, London EC2R 8DD
www.mercers.co.uk

The Mercers' Company is the Premier Livery Company of the City with over 700 years of history. The Company and its associated charities are active in supporting a variety of charitable causes, particularly care for the elderly and education. Its activities are derived from investments, primarily property in London's West End and City. Following the successful JV with Shaftesbury Plc to develop St Martin's Courtyard the Company are now undertaking a variety of projects to modernise the estate.

**PRECIS MANAGEMENT SERVICES LTD**

Developer
93 Park Lane, Mayfair W1K 7TB
www.accessstorage.com

Precis Management Services Ltd. is a London-focused property company with 20 years' experience in hotels and self-storage. The wider Group owns and operates 23 Park Grand, Shaftesbury, and Montcalm hotels, as well as 61 Access Self Storage stores. The Group has embarked on the creation of a new residential-led mixed use portfolio that, as it stands today, will deliver 3,000 purpose-built rental homes and over a million square feet of workspace, retail, and storage to Londoners in nine different boroughs.



QUINTAIN

QUINTAIN LIMITED

Developer
180 Great Portland Street, London, W1W 5QZ
www.quintain.co.uk

Quintain is a developer with the unique ability to develop and asset manage. Built to Rent to scale, delivering on a strategy for long-term ownership and investment. Quintain wholly owns Tipi, the lifestyle-focused rental operator offering an all-inclusive rental package. Quintain is behind the £3bn transformation of Wembley Park. Acquired in 2002, the 85-acre site includes The SSE Arena, London Designer Outlet, Boxpark Wembley and over 1,700 homes. Wembley Park is set to become the UK's largest single site of BtR.

**REDROW HOMES LTD**

Developer
1st Floor, Unex Tower, 7 Station Street,
Stratford, London E15 1AZ
www.redrow.co.uk/london

As one of the UK's leading residential developers Redrow's purpose is to create a better way for people to live. Our homes are constructed efficiently, responsibly and sustainably, delivering high quality environments for our customers. Our 14 England and Wales divisions build more than 5,000 homes per year. Redrow have designed and delivered exceptional developments around the capital and have two London offices. Our developments benefit the health and lifestyle of residents; we have an excellent record of community-led schemes.

Rockwell

ROCKWELL PROPERTY

Developer
23 King Street, London
rockwellproperty.co.uk

Rockwell is an agile, versatile and connected property developer with a proven track record of delivering quality development projects across the UK. The creation of extraordinary buildings and places that enhance communities is at the heart of Rockwell's vision, with the company striving to leave a development legacy that stands the test of time. Rockwell works closely with world-renowned architects who share the company's ethos and passion for transformative development with each and every project designed to reflect its location.

SEGRO

SEGRO PLC

Developer
Cunard House, 15 Regent Street, London SW1Y 4LR
www.segro.com

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 6.9m sqm of space (74m sq ft) valued at over £10 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.

S E L L A R

SELLAR

Developer
42-44 Bermondsey Street, London SE1 3UD
www.sellar.com

Sellar is an award-winning, privately owned property company best known for developing The Shard and accompanying Shard Quarter. Established more than 25 years ago, Sellar's work is concentrated in London, where the company is recognised for delivering exceptional, design-led projects with a commitment to quality. Sellar's approach to design and development is driven by an understanding of how people interact with buildings and the positive impact that successful development can deliver.



THE CROYDON PARTNERSHIP

Developer
www.thecroydonpartnership.com

The Croydon Partnership, the joint venture between Westfield and Hammerson, is committed to investing over £1.4bn to redevelop Croydon's retail town centre. The Partnership will deliver a 1.5m sq ft scheme to transform Croydon into a retail and leisure hub for South London, creating 5,000 new local jobs and acting as a catalyst for the wider regeneration of the town.



UNION INVESTMENT REAL ESTATE GMBH

Investor / Developer
Postfach 30 11 99, D-20304 Hamburg, Germany
www.union-investment.com/realestate

Union Investment is a leading international investment company specialising in open-ended real estate funds for private and institutional investors. Union Investment has assets under management of EUR 40.3bn in fifteen real estate funds. The portfolios of Union Investment's open-ended real estate funds comprise some 373 (+465 residential properties) and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 224 certified sustainable properties and projects with a market value of some EUR 21.6bn.



U+I

Regeneration Developer / Investor
7A Howick Place, Victoria, London, SW1P 1DZ
www.uandiplc.com

U+I is a specialist regeneration developer and investor. With a £6bn portfolio of complex, mixed-use, community-focused regeneration projects including a £200m investment portfolio, we are unlocking urban sites bristling with potential in the London, Manchester and Dublin city regions. We exist to create long-term socioeconomic benefit for the communities in which we work, delivering sustainable returns to our shareholders.

STANHOPE

STANHOPE PLC

Developer
2nd Floor, 100 New Oxford Street,
London WC1A 1HB
www.stanhopeplc.com

We are developers with 30+ years' experience and more than £26bn of completed projects. Our successful track-record includes landmark projects such as Broadgate, Paternoster Square, Chiswick Park. Our new projects include Television Centre and White City Place. We are a focused team of development entrepreneurs from professional property and construction backgrounds including surveyors, engineers and building experts, together with a finance team and support staff. Uniquely, many of the Stanhope executive team have worked together for over 15 years.

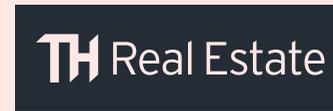


somewhere to feel at home

SWAN HOUSING ASSOCIATION

Housing Association / Developer
www.swan.org.uk

Swan Housing Association celebrates its 25th Anniversary this year and continues to provide high-quality affordable homes to rent and buy. Today, Swan operates in East London and Essex and locally manages over 11,000 homes, with a secured development pipeline of over 6,500 homes to be delivered using both traditional and offsite construction by Swan's in-house developer NU living. We have our own offsite modular housing factory which we are using to deliver high quality new homes including fully customisable homes.



a nuveen company

TH REAL ESTATE

Real Estate Investment Manager
201 Bishopsgate, London EC2M 3BN
www.threalestate.com

TH Real Estate, an affiliate of Nuveen, is one of the largest real estate investment managers in the world with \$109bn in AUM. Managing a suite of funds and mandates spanning both debt and equity across diverse geographies, sectors, investment styles and vehicle types, we provide access to every aspect of real estate investing. With over 80 years of experience, and more than 520 real estate professionals in global 22 cities, the platform offers unparalleled geographic reach and deep sector expertise.



WESTWAY TRUST

Charity / Developer
1Thorpe Close, London, W10 5XL
www.westway.org

Westway Trust is a charity committed to enhancing and developing the 23 acres of space under the Westway flyover to benefit local people, making it a great environment to live, work, play and visit. We strive to harness the creativity, heritage and diversity of the area to maintain and improve the places and spaces we look after. Through good stewardship and collaboration with every part of the community Westway Trust helps this vibrant part of London to continue to thrive.

WHITBREAD

WHITBREAD

Developer
Whitbread Court, Houghton Hall Business Park,
Porz Avenue, Dunstable, LU5 5XE
www.whitbread.co.uk

Whitbread, which owns Premier Inn and Costa, is one of the UK's largest occupiers with around 2,800 hotels, restaurants and coffee shops in the UK. Backed by the strength and assurance of a FTSE 100 company with more than 275 years' trading history, both businesses are expanding and looking for more sites to support growth. Premier Inn – together with the newly-introduced hub by Premier Inn format – has a growth target of 85,000 bedrooms by 2020 with requirements nationwide. Costa is actively seeking more excellent locations across the country.

YardNine

YARDNINE

Developer / Asset Manager
26 Carnaby Street, London W1F 7DF
yardnine.com

YardNine is a property development and asset management company focused on bringing exciting, high-quality projects to life through a collaborative approach. Our nimble, experienced team and personal approach are part of what differentiates us. We see ourselves as a partner of choice; we are not bound to any particular sector and can offer a complete service from pre-construction through to management post completion.



THE THAMES – GREENWICH RIVERFRONT

Croydon Council's *Heather Cheesbrough* picks out the Thames, and particularly Greenwich Riverfront as her 'My London'

Pulling away from Greenwich Wharf aboard the Clipper, water churning as the captain expertly guns the engines and accelerates upstream to Canary Wharf, is a delight one can never tire of and a London experience that transcends any to be found in the most cliquey tourist guide. The Thames is London and London is the Thames; most gritty dramas set in the capital will at some point locate themselves with an aerial fly-through starting from Tower Bridge, taking in the Gherkin, Walkie-Talkie and London Eye, to circle around the Houses of Parliament and finally close with a lingering shot of Big Ben.

Londinium grew up on the north bank of the Thames and the river has always been central to London life; be it commerce, transport, waste, sustenance or leisure. They share a joint history pungent with the odours of pestilence, plague, slaughter and shit. An open sewer of waste for many years, the Thames' starring role in the 'Great Stink' of 1858 saw Bazalgette swing into action with typical Victorian problem-solving skills that began a clean-up which continues today with the Thames Tideway Tunnel.

Sewage and the Thames is intrinsically inked with my appreciation of the river. My first step on the housing ladder in 1993 was a two-bed flat in north Thamesmead purchased for the affordable sum of £27,000, even on the starting salary of a landscape technician at the London borough of Bexley. The occasional wafts of effluent from the adjacent Crossness Sewage Treatment Works were a scent of home more evocative than a Jo Malone candle, or more likely on a £14,000 salary, a joss stick from Greenwich Market.

Thamesmead then was frozen in time, victim of the late 80s, early 90s recession; construction sites lay abandoned, footings dug and tools discarded on the ground surrounded by sagging fences and abundant weeds. Confirmation of the central role of the Thames in Thamesmead's heritage could still be divined though, through textbook swathes of brick-paved riverside frontage, beautifully detailed and punctuated by public art flights of fancy, sadly now forgotten and forlorn, truncated by Heras fencing and forbidding 'Keep Out' signage, beyond which lay wastes of marshland and sky.

Drawn irresistibly to this empty and forgotten expanse, I used to run along the riverside as far as I could go, navigating barbed wire and trenches, wary though that this land was former ordnance land, part of Woolwich's military history, and not wanting to blow my foot off from a discarded shell or mortar.

Exploring this part of the river in the 90s, was a challenge. Much of the Greenwich riverfront then was still a place of intrigue, hidden and inaccessible, many wharves were still in operation or secured behind high fences, while scrap metal merchants and motor repair shops abounded.

But the river romance fascinated me so I chose a more accessible part of it, either side of Greenwich town centre, as the site for my post-grad major design project. The picturesque Trinity Hospital, dwarfed by the mighty Greenwich Power Station and the overlooked Deptford Creek, were all cherished assets in a mixed-use vision that I like to think was a forerunner to some of the development that has taken place since.

The Millennium Dome was a catalyst for a new era of construction in the late 90s that has seen successive developments of riverside apartments with nautical names promising new lifestyles and convenience. Nowadays when I walk along Greenwich riverside, I can't say the regeneration has been an entire success, much of it too bulky and crude, but the river is much more accessible and homes have been built for thousands of Londoners. I am thankful, though, that I had the opportunity to experience a snapshot in time, a Greenwich riverfront just before major regeneration, a place of desolate beauty with a marvellous quality of light and peace. A place that allowed you to feel the grains of time and history and to touch a London of long ago. ●



The 'mighty' Greenwich Power Station

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