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Rokhsana Fiaz | Fiona Fletcher-Smith | Heidi Alexander | Julie Hirigoyen
Inspiring women - the Coal Drops team | The Horizon Building, Ilford



'EAST LONDON HAS ARRIVED'

NEWHAM MAYOR
ROKHSANA FIAZ ON
HER BIG PLANS FOR A
BOROUGH ON THE UP





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Rokhsana Fiaz, by Agnese Sanvito

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How does the development industry restore faith in it with a public that feels disconnected and out of the loop, and set against key moments like Grenfell?

This issue came to the fore in many NLA events this quarter, and raised its head again in our profile of New Londoner Rokhsana Fiaz.

The capital's first directly elected female Mayor, Fiaz is bored with the whole 'London is moving east' debate, saying instead that it has arrived, and that her mission is to achieve as much as she can in her 'manor' for her fellow civilians. But she recognised that in the current system, people can feel disenfranchised – as if development is being done to them, rather than with them; better to get there through real engagement, co-design and Newham's new Citizens' Assemblies.

Fiona Fletcher-Smith, too, who is charged with building thousands of homes in her new role at L&Q after years formulating policy at the GLA, believes that time spent getting to grips with the fine grain of the area and its people, across the board, is crucial if the right kinds of homes are to be built, in the right places, and with the right concentration on design quality. Fletcher-Smith is profiled this issue, detailing her quest for sites across London and the rest of the country, along with her views on rebuilding trust, homelessness, affordable housing, and Brexit.

And Argent, a developer which put great store by the kind of intensive

consultation it carries out, even beyond the 'red lines', features in this issue as our 'Top of their Game' profile with the all-female members of the Coal Drops Yard delivery team running through the project's key points and hurdles so far.

There is much more besides: we have two coffee-break features this issue – from Pam Alexander talking about her new work with Commonplace, itself a tool to reach deeper into community consultation, and Julie Hirigoyen about the circular economy from the UKGBC standpoint. Another Alexander – this time Deputy Mayor Heidi – talks about the inspiration she took from Canary Wharf and into a career in transport strategies forging regeneration, while our building review this time takes in the Horizon Building by Farrells, a rare example of office-to-resi that is proving a popular and stylish addition to Ilford, once known more for its photographic film and TV history. Elsewhere, we look at educating the built environment professionals of tomorrow, thanks to work at NLA, at exchanges of information internationally with Seattle and Vancouver, and at how cultural-led regeneration might prove transformative for Waltham Forest.

At a time when many people appear to have lost trust with politicians, and even 'experts', building trust with communities – even with the hard-to-reach elements – will be crucial as London looks ahead.

Enjoy the issue.

David Taylor, Editor

ISSUE THIRTY-EIGHT

16



76



26



40



Need to know **4**

The quarter – our potted summary of all the key news events this term

Portfolio **6**

Tall storeys – the latest NLA research on skyscrapers in the capital

Viewpoint **8**

We ask: what is the role of tall buildings in London?

Soundbites **12**

Who said what at the main NLA events this quarter

Murray Mint **15**

Lucie Murray (no relation) on the work NLA is doing in the international picture

New Londoner **16**

Newham's first directly elected female Mayor, Rokhsana Fiaz. By David Taylor

Capital idea **23, 33**

Ideas this quarter from BDG on workspace and Sheppard Robson on reusing retail

Opinion **25, 35, 39, 47, 51**

Opinions this quarter from London Business Alliance, SimpsonHaugh, The Crown Estate, Atkins and Waltham Forest

Interview **26**

L&Q's Fiona Fletcher-Smith on making a real difference in housing. By David Taylor

From the team **36**

Lettie McKie showcases work on getting the next generation involved in the built environment

Top of their game **40**

The all-female Coal Drops Yard delivery team tell Louise Rodgers how they created the King's Cross scheme

Letter from the boroughs **48**

Enfield Council's Sarah Cary on the regeneration her rejuvenated authority is masterminding

Briefing notes **52**

The low-down on all of NLA's recent conferences and events

Coffee break **75, 86**

We put the questions to two respondents this time: Julie Nirigoyen from the UKGBC and Pam Alexander from CommonPlace

Building review **76**

The Horizon Building – Farrells Architects' office-to-resi scheme for U+I in Ilford gets the building review treatment

The directory **89**

Our guide to the companies and properties in London, complete with agents' views on specific areas

My London **164**

Deputy Mayor for transport Heidi Alexander sings the praises of Canary Wharf

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THE QUARTER

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

Buildings

WilkinsonEyre won planning permission for its £50m revamp of **Lord's Cricket Ground** (1), redeveloping the Compton and Edrich Stands, and revealed its plans, along with engineer WSP, for an **HS2 super station at Old Oak Common** (2). Heatherwick Studio and SPPARC won the go-ahead for its £1bn **Olympia** plans. The project aims to create over 55,000 sqm of offices and studios for creative businesses, more than 6,000 sqm of space for co-working as well as new public space, restaurants, hotels and cinemas. **'The Colour Palace'** – Pricegore and Yinka Ilori's winning design for the London Festival of Architecture's second Dulwich Pavilion with Dulwich Gallery – won planning permission (3). The fusion of European and African cultural traditions will open during the LFA this June. AHMM Architects' **1-2 Broadgate** (4) for British Land won planning permission from the City of London. The scheme is part of BL and GIC's £1.5bn investment plan for the 32-acre campus and will include 45,000 sq ft of terraces and balconies. **Five mixed-tenure housing sites** by Coffey Architects started on site in Croydon. Designed for Brick by Brick's Smaller Sites Programme, the schemes comprise private for sale, shared ownership and affordable rented homes that optimise space and light (5). The backers of **The Tulip** (6), the Foster + Partners-designed proposal for what would be the City's tallest building, submitted an economic impact assessment claiming it will bring nearly £1bn of benefits to London and a total positive impact to the UK economy of £1.65bn. J. Safra Group also said the scheme would create 600 full-time jobs and £590m of

total tax revenues for the UK exchequer. Bennetts Associates won planning for the first two phases of work at the **Royal Borough of Greenwich's Woolwich Creative District** (7). The £31.59m cultural destination will provide performance spaces on the size and scale of the Southbank Centre to south east London. HB Reavis unveiled its plans for **Elizabeth House** (8), AHMM Architects' designs for over 1m sq ft of new workspace in Waterloo next to the station. Mayor of London Sadiq Khan gave the go-ahead to a 272-home scheme in Abbey Wood designed by Assael Architecture. Khan had earlier called in the scheme, overruling the council's decision to block the proposal, citing that he felt the project would make an important contribution to affordable housing supply. The Painted Hall at Greenwich was set to re-open in late March following a two-year programme of conservation.

People

Former PRP chairman **Andy von Bradsky** was named the government's head of architecture. **Sir Roger Scruton** named his fellow commissioners on the Building Better, Building Beautiful Commission: Nicholas Boys Smith, Kim Wilkie, Mary Parsons and Gail Mayhew, as well as advisers including Sunand Prasad, Yolande Barnes, Adrian Penfold and Paul Monaghan. **Fiona Howie** (9), previously chief executive of the Campaign for National Parks and head of planning at the Campaign to Protect Rural England, began her new role as chief executive of the Town and Country Planning Association. The Royal Academy of Arts elected the architectural partnership of

Adam Caruso and Peter St John, founders of Caruso St John Architects, as a Royal Academician in the category of Architecture, following a General Assembly. The Crown Estate CEO **Alison Nimmo** was made a Dame Commander in the New Year's Honours, while **John Pawson** received a CBE and LandAid president **Mike Slade** an OBE. The Design Council appointed landscape architect **Sue Morgan** as its new director of architecture and the built environment. Former U+I director and deputy chair of the LFA **Martyn Evans** joined Brick by Brick as non-executive chair and announced he will rejoin U+I as creative director on March 18.

Companies

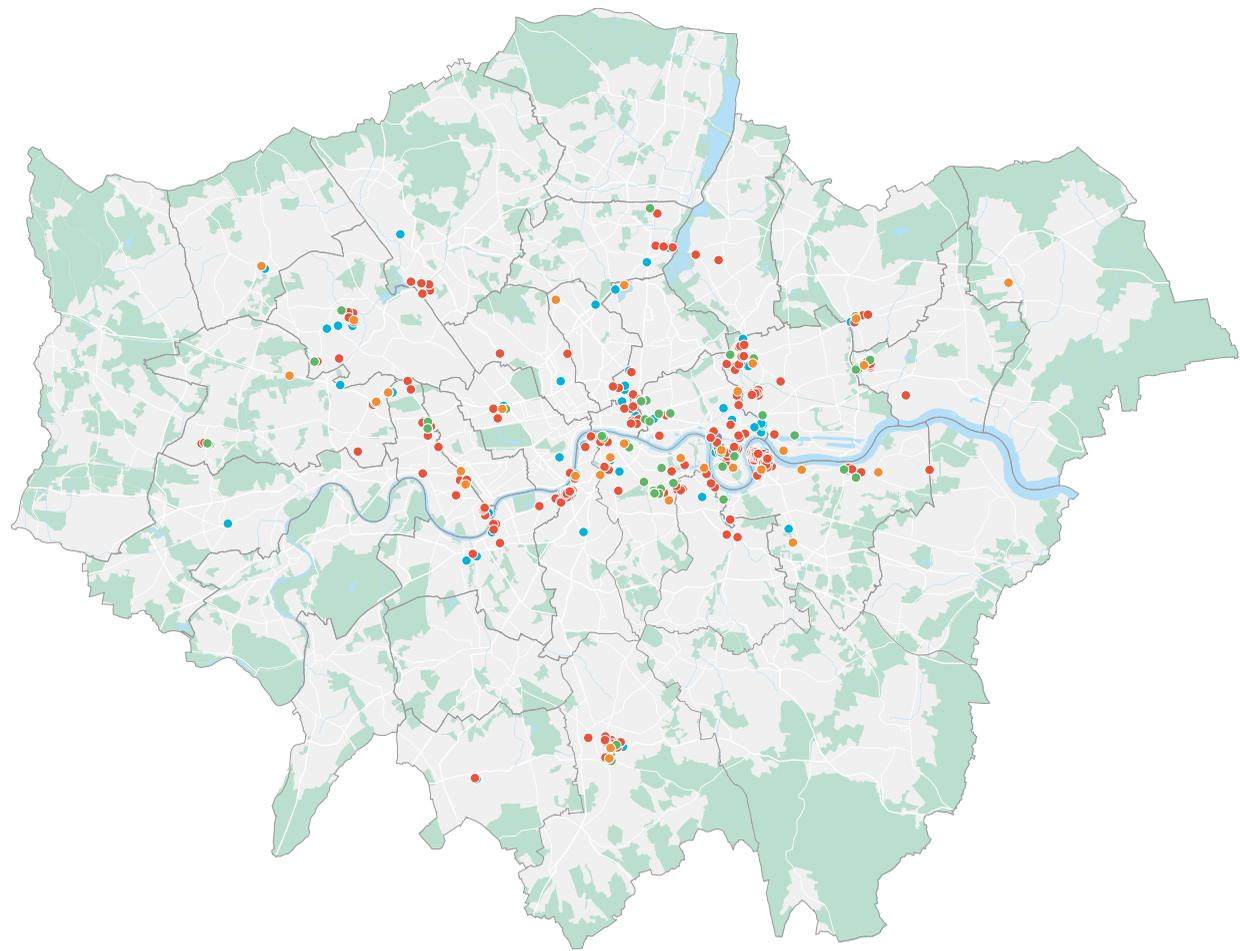
Canada's **Avison Young** purchased real-estate advisory firm GVA; the two merged companies will combine under the unified brand: Avison Young. Avison Young principal and UK managing director Jason Sibthorpe became principal and president, UK; GVA CEO Gerry Hughes became principal and managing director, UK and managing director, global consultancy; and GVA chair Andy Mottram became principal and managing director, Europe. **Assael Architecture** became an Employee Ownership Trust, making all staff beneficiaries of the business and appointing Pete Ladhams (10) as managing director. BDP made a 'strategic investment' in Toronto-based Quadrangle. The practice said the partnership will create a platform for continued international growth in key markets and sectors across Canada and North America.

Reports

London (26,395) has the highest employment rate within architecture, followed by Manchester (3,695), according to gov.uk. London has the highest number of businesses with an above-average specialisation in architecture at 4,128 businesses.



OUTER LONDON ON THE UP, BUT BREXIT MARRING TALL BUILDINGS PROGRESS



Where they'll go - location of tall buildings in the 2018 pipeline by planning status. (Source: NLA London Tall Buildings Survey 2019)

Planning status:
■ Pre-applications
■ Applications
■ Permissions
■ Under construction

The number of tall buildings in the pipeline has again increased this year, with a marked contribution from outer London boroughs. But continuing political and economic uncertainties have led to a slight decrease in the number of tall buildings submitted for planning over the last year.

The data (on buildings over 20 storeys in height) emerged from NLA's London Tall Buildings Survey 2019, set for publication just before MIPIM in March and which shows that 541 tall buildings are in the pipeline, up 6 per cent from 510 in 2017. There was a slight decrease in the number of applications and starts on site, down respectively 3.8 per cent and 2 per cent from the previous year. But only 25 tall buildings were completed in 2018 – half those predicted, and construction is taking longer due to increasing costs and

uncertainties. While the average construction time is 28 months, some tall buildings can take up to 36 or even 55 months to complete.

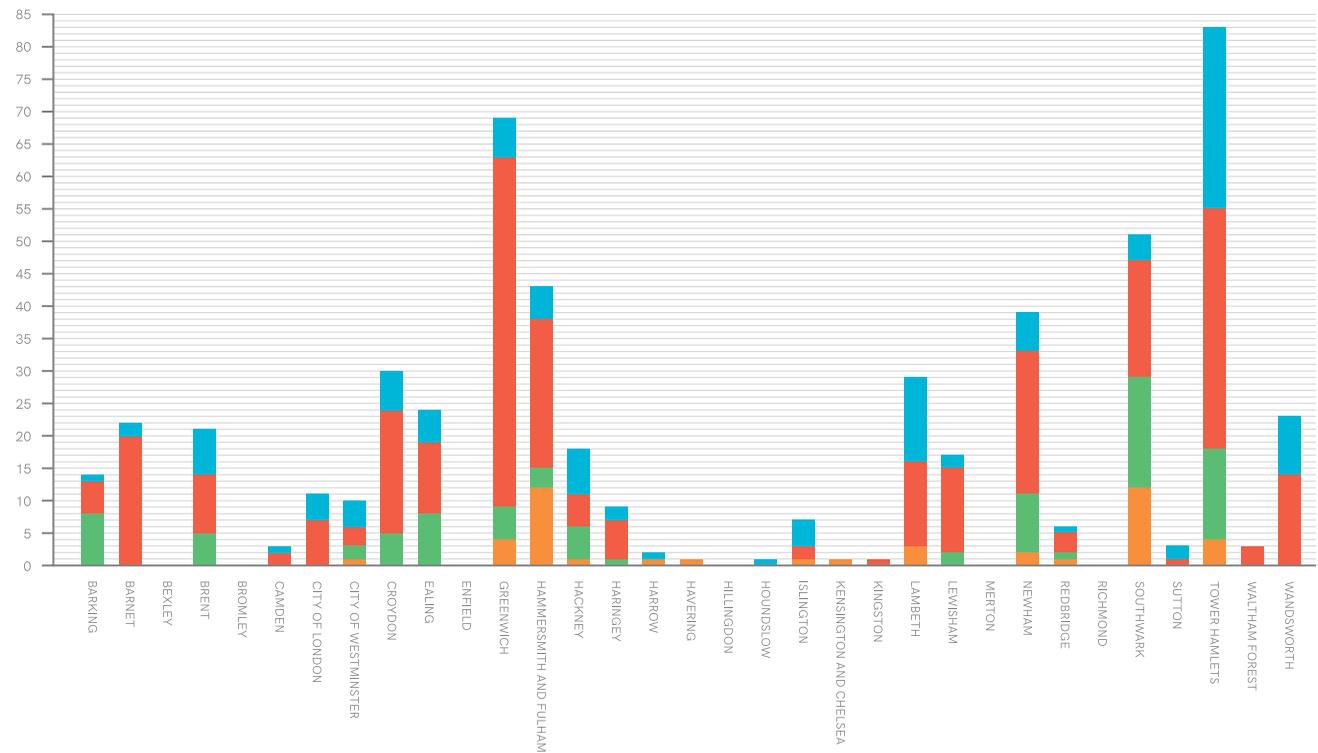
There were, however, significant increases in outer London, with three per cent more than in 2017, even if the majority of tall buildings are still in the centre (inner: 365, outer: 175). A range of factors are contributing to this, including comparatively lower land values and increased housing targets, improving transport connections, and developers replacing outdated shopping centres and estate regeneration programmes.

Although just four of the boroughs contained some 45 per cent of the whole tall buildings pipeline – Greenwich, Tower Hamlets, Southwark and Hammersmith & Fulham – the most noticeable change from 2017 to 2018 occurred in

Barking & Dagenham, Ealing and Brent, with jumps of 100 per cent, 60 per cent and 30 per cent respectively. And although the number of planning applications is decreasing, 2018 saw an increase in permissions, with 72 being granted as opposed to 63 in the previous year.

NLA chairman Peter Murray said: 'This is the year when the tall building becomes the norm. The total number in the pipeline is fairly stable and at current rates of build-out we have over a decade's worth of construction. These are not super-tall, they average between 20 and 30 storeys and they provide much-needed housing for those suited to this form of living.'

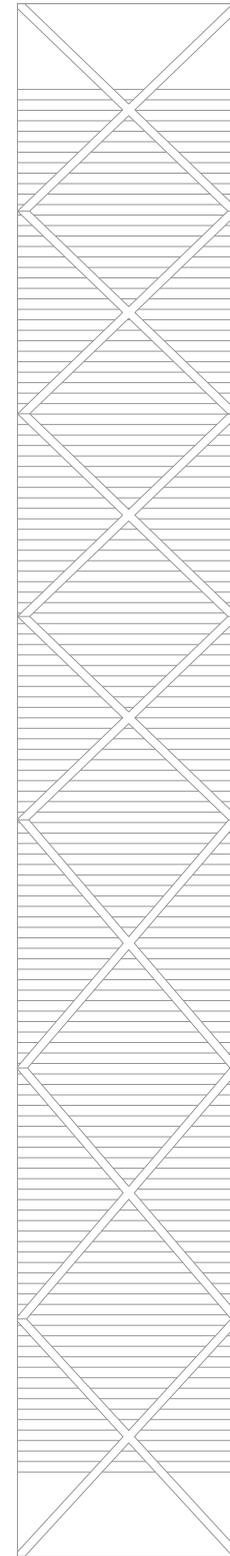
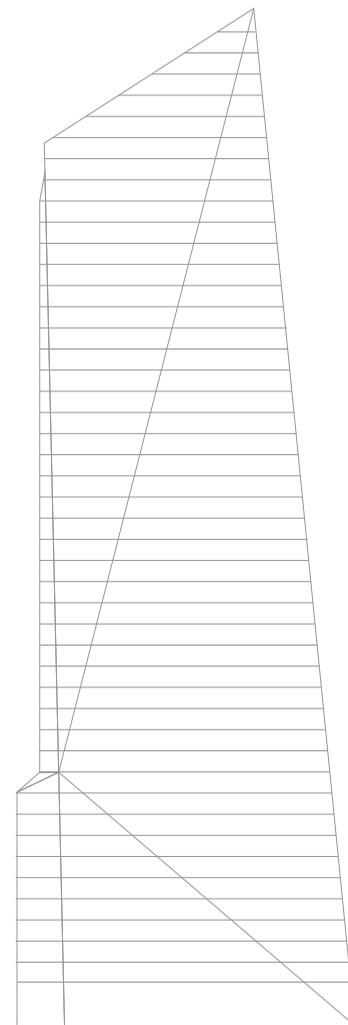
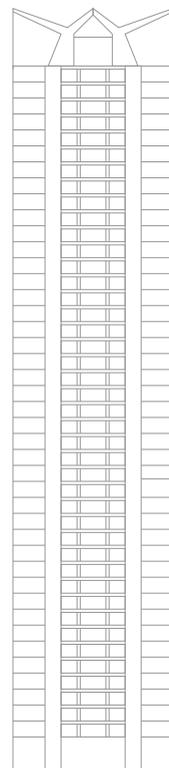
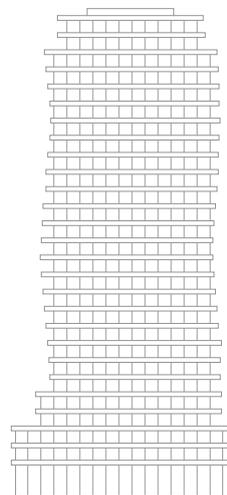
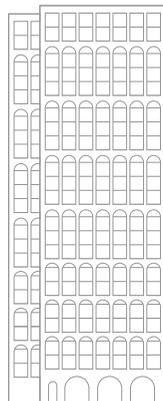
NLA's year-round Tall Buildings Programme is championed by GL Hearn and Mace and supported by Polypipe and VU.CITY



Putting the tower in Tower Hamlets - graph showing number of tall buildings in the 2018 pipeline in London boroughs by planning status

VIEWPOINT

What is the role of tall buildings in London?



Kathrin Hersel
Property director,
Almacantar

Despite being the most populated city in Europe, London is one of the least dense in comparison with other capital cities such as Paris, Barcelona and Athens. Ranked 27th in Europe for population density, London is spread out over 620 square miles, and our love for parks, gardens and views has ensured that postwar planning decisions are reinforced to ensure that we build out; rather than up. However, with the population of London expected to continue to grow, we have reached a critical point. We have debated for a couple of years now if we should sacrifice further green space; or do we now confidently embrace looking up?

Tall buildings play an essential role in our city. Historically, they have rarely been welcomed; but with the need to deliver more housing and the importance of protecting our public realm for our physical and mental wellbeing we should appreciate them more; in the right places, well designed and fully integrated into the wider area. With the trend of people now wishing to live closer to work (as well as the rise in co-living and co-working), thoughtful mixed-use developments, with clusters of tall buildings can provide the infrastructure and communities many desire. Tall buildings enable us to declutter the public realm, allowing better pedestrian flows, leading to more pleasant environments in which to live and work.

In the past, not enough consideration was given to the design, functionality or location of tall buildings in London. This is not the case now. Many of the recent additions to the London skyline are design masterpieces that are fully integrated into the local community and transport infrastructure. As architects and developers continue to follow this route, we will see London continue to grow; making efficient use of every square inch of its scarce land.



Jo Negrini
Chief executive,
LB Croydon

We're not shy of tall buildings in Croydon. Since the dawn of our 1960s metropolis, Croydon has always embraced a distinct skyline which sets it apart from the rest of outer London.

Buildings of 22, 28, 35, 43 and 44 storeys are currently under construction in Croydon. High-quality, slender towers that provide 100s of residential units, contributing to London's growth and addressing housing shortages in the capital.

But who are these homes for? The proliferation of build-to-rent schemes would have us believe that there has been a tidal change in housing choice. Home ownership is dead. Our future is renting units in blocks replete with gyms and communal barbecues, places you can socialise as a 'community'.

Of course, while these developments are a crucial part of the mix, they address only part of an ever-growing need. There needs to be a counterbalance, difference, an alternative offer. Affordable homes that can be bought or rented and where individuals, children, families can have their own room and space. Where people have security of tenure and can plan for the future.

Higher density doesn't have to mean high-rise. The mansion block, that most London of typologies, achieved density in manageable and enjoyable neighbourhoods. In great estates.

We the urban planners, designers, policy-makers, decision-takers are the pioneers of the future. Our job is to create choice, balance, beauty in our places and neighbourhoods that are relevant in the future. Croydon suffered greatly from a lack of flexibility and choice. Single land uses that stretched into the sky and became obsolete and, eventually, empty. Let's not make that mistake again.

**Karen Cook**

Founding partner,
PLP Architecture

London's professional opportunities and varied cultural scene attract talented individuals, energised by the opportunity to participate in shaping a vibrant economy and character. Yet low population density and high land values make London one of the world's most expensive cities. Young people defer starting a family, emerging entrepreneurs face daunting leases, communities suffer from a resulting lack of commitment.

A tall building is an effective means of urban densification, inserted surgically into conservation areas or in larger redevelopment areas, achieving a critical mass of people who support effective public transport, frequent local shops and services, and belong to a community.

The tall building can contribute to a more pleasant public realm, with bicycle parking, delivery management strategies to reduce vehicles, wind mitigation, and public art.

Why not extend the public realm into the building? Not only to enjoy views from the top. A vertical village of functions along a vertical promenade can support individual occupants and surrounding inhabitants, to eat, to exercise, to go to the doctor; to encounter others with like and not-like minds, to learn, to exchange ideas. The tall building is an opportunity to support the way Londoners want to live and work.

**Sanna Wennberg**

Associate partner,
SimpsonHaugh

From the moment this city was sown in the muddy foreshore and mire, drastic urban mutation has been intrinsic to London's genetics. At the cusp of balanced population and built form, London succumbs to its own muddy success, brought on by tumultuous events, be it the fire, the stink, the flood or the whims of globalisation. The latter, a catalyst for the influx of eye-catching giants rapidly changing the cityscape.

Historically, tall buildings have been judged as a guilty pleasure for the privileged few that make or use them.

Yet for the many, a well-executed tall building with intelligently integrated groundscape brings enhanced visual variation to a relatively homogeneous wider townscape and breathes life into the building's hinterland. It lends a way to navigate and make legible millennia of London's layered history and concealed geography.

Reflecting on London's recent metamorphosis, we should consider upheavals resulting from the planet's environmental overload. The unpalatable reality is that the urban sprawl and associated infrastructure needs reversing. Tall buildings have long contributed to London's housing need for all. This suggests tall buildings' technological advancements can help shrink London's circumference and among other sustainable measures, jettison Londoners' reliance on non-essential car use, to meaningfully reduce our carbon footprint.

Lessons learned from the social outcome and environmental legacy of tall building hot spots ranging from Spa Green Estate to Elephant and Castle and Nine Elms will be essential reading.

**Carlin Fier**

Director of marketing
and communications,
Brookfield Properties

The role of tall buildings in London is to create more efficient and flexible space for a variety of businesses, but just as important as the space within, is the space at ground level.

These new, tall buildings should leave wider streets for better pedestrian flow and open up to the public and invite them in; almost opposite to many of the old buildings with courtyards that looked inwards and were designed to keep workers in and the public out.

When building tall, developers need to focus on the ground level in great detail and design open public spaces with vibrant retail that will enrich and activate the surrounding area, as well as service the employees and residents above.

**Cristina Garcia**

Principal, Kohn
Pedersen Fox

As an architect, I love tall buildings and see them as the potential solution to many of London's problems, but often they're viewed with suspicion by people outside the profession. I believe that the role of tall buildings is to help create new nodes of infrastructure and human activity. This should always improve the quality of life for people who live and work in London, providing much-needed new homes and workplaces and allowing the city to grow without unnecessary urban sprawl.

On the outskirts of London, along the new Elizabeth line or at key transport hubs, tall buildings can form a critical mass, which will bring the benefits of city life to suburban areas. In these locations, tall buildings can provide workers with convenient homes without a long commute. But, tall buildings are only beneficial if they are responsibly designed: they should enhance the urban environment for the wider community, with improvements to the public realm and additional amenities supported by the increased density of population.

As architects, our role is to ensure that tall buildings improve the experience of Londoners, through the creation of well-designed, mixed-use developments that engage with the streetscape and the wider local area. The challenge is always to create high-density areas and convincingly communicate to local residents that tall buildings can benefit their neighbourhoods – to remove suspicion and replace it with admiration.

**Deirdra Armsby**

Director of place
shaping and town
planning, Westminster
City Council

London is a short city. Are we unduly distracted by tall buildings when we should be primarily concerned with their functional role in a city of finite land? Place shaping is the objective and among the layers that go to make up our City we currently find tall buildings. They are a means to an end eliciting liking and loathing. Policy- and perception-wise, tall buildings are in a default category of negativity, perhaps requiring this typology to be more exemplary in design compared with other typologies.

Given this context we are right to examine tall and other substantial built forms through the lens of place rather than just site. The bigger challenge lies beyond going tall or short. We must look to how we build and add to our communities in a variety of forms, high density has a far greater integration job to do than simply being waylaid by the fact that it will sometimes come in the form of high-rise.

The role of tall buildings in London is to play a part, in the right places, in the evolution of the City, but the bigger debates about high density, intensification and integration should come first. In the meantime, I highly recommend the silent disco at the top of the Shard.

**Sarah Hiscutt**

Planning associate
director, GL Hearn

In the fast-paced and ever-changing environment of a city, competing demands to deliver innovation and growth are always sought and can be increasingly challenging to deliver. In the urban context, high land values, coupled with constrained sites and the strict restrictions on Green Belt development, have seen London's skyline rapidly transform. Planning policies seek to unlock sustainable urban growth, and, importantly, housing supply through the use of transformational development. In this regard, the role of tall buildings is defined by the need to make efficient use of land in well-connected and sustainable locations, which can (and should) create regeneration benefits and opportunities for existing and new occupiers to live, work and stay in London.

London has, and continues to promote and deliver, tall buildings; with increasing interest in Greater London Borough growth areas. This growth indicates the direction of travel if London is to deliver on its targets. In this regard, a careful balance needs to be struck to ensure that the planning and delivery of tall buildings is not simply about height and density alone, but requires well-considered and sensitively designed buildings that deliver quality and high-functioning external/internal environments, supporting inclusive, vertical neighbourhoods.

GL Hearn will again be co-authoring the research with New London Architecture and, now in its sixth year, the London Tall Buildings Survey will be available in March 2019.

WHAT THEY SAID

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

#NLAOTM (THE STATE OF THE MARKET)

'There is a lot of Japanese money that wants to come to the UK. It is lined up to come. That is not Brexit dependent, it is certainty dependent'

ING Media's Tony Danaher

'We need Crossrail 2 delivered by 2030 for our communities to grow. London can't repeat the past when it didn't invest in its transport. All big, old cities are suffering a decline in public transport use – it's not unique to London'

Tony Travers, LSE director

'London is the best city to weather whatever storms lie ahead'

The Bartlett's Yolande Barnes on Brexit

'We are in a challenging time, but many of the fundamentals of London have not changed. We still have access to talent and are a centre of innovation, but we cannot just rest on our laurels and assume investment will continue'

Lucette Demetts, London & Partners on Brexit

'London does not have a 'balance sheet' or proper understanding of the worth of its assets. If it was a private company it would be in breach of company accounting'

Tony Travers

'For the real estate industry, it just makes complete sense to incorporate inclusion, it's not about telling people what you're going to do to them, it's about actually giving them a say in the co-creation of places.'

The Bartlett's Yolande Barnes

'Delivery of real estate will be almost inevitably subdued in 2019. It's a very, very challenging backdrop for the Mayor and the candidates to be looking at'

The Bartlett's Yolande Barnes



#NLACulture

'We're now so optimistic about the future of the skate space – it's special for a whole generation of people, a huge part of our life. It's the longest continually skated space and one of the most important. London is lucky to have it'

Long Live Southbank's Louis Woodhead

'We own 17 acres of land on the Southbank and the nature of openness and accessibility in the area is part of our DNA and culture. The skate community is such an important part of that'

Southbank Centre's Alix Wooding

#NLABoroughs

'There is a really different perception for outer London communities and what they see as appropriate'

Kingston's head of planning Lisa Fairmaner

'We need shedloads of money to tackle this problem in London'

Newham's Robin Cooper on the scale of the issue of providing housing for London



#NegroniTalk

'If architects don't engage in modular housing, it won't stop it being built, it'll just mean it's not very good'

Waugh Thistleton Architects's Andrew Waugh on factory made housing

#SDS19 (SURFACE DESIGN SHOW)

'The car market and tech market are always customising and coming up with a new model – why aren't more people adapting that model for housing?'

Shedkm's Hazel Rounding

'The best way to overturn misconceptions about pre-fab homes is to actually build them – the quality is there and people need to see it'

Hawkins\Brown's Nigel Ostime

#NLAInternational

'Over 9,000 Londoners are dying each year due to air toxicity, but 1 in 6 deaths could be prevented by walking or cycling 20 minutes per day'

TfL's Derek Wilson

#WembleyOL

'The process of consultation through planning is consultation. That's not necessarily engagement'

Quintain's Julian Tollast

'PRS, as a different diverse tenure, will be something we need to look at in all of the Opportunity Areas if we are going to meet the Mayor's housing targets'

GLA's Nick Taylor

'We want to tell the story of a community that has been built on the shoulders of diversity'

Brent's Lois Stonock on its Borough of Culture 2020 status

'I think development brings social value; end of'

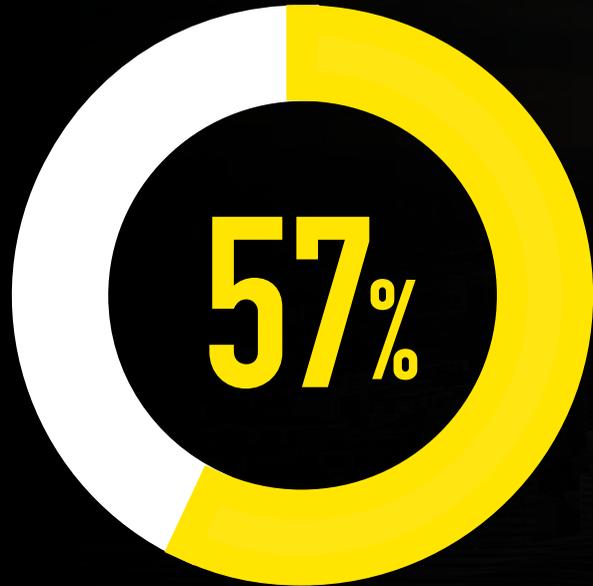
Brent's Alice Lester

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THE INTERNATIONAL PICTURE

NLA senior programme curator *Lucie Murray* on a fact-finding trip she made to the US towards better city-making



NLA exists because of a shared passion for city-making. A passion shared by the hard-working team behind the busy year-round programme and by our ever-growing membership, currently made up of 550 businesses working across the built environment.

Our purpose is to bring people together to shape a better city and improve quality of lives – and in doing so to engage as broad an audience as possible to help us learn from one another to achieve these aims.

It therefore makes complete sense that we are part of a city-making network ourselves, a network of institutions who operate in a similar way to NLA and who share our passion.

'In this time of political uncertainty (to understate it somewhat) with nationalist agendas rising to the forefront, we must work to connect cities'

In November last year I had the pleasure of attending the annual meeting of the AAO (Association of Architecture Organizations) in the largest city of the Pacific Northwest, Seattle. Home of the Space Needle, Frasier Crane and the best flat white I've ever had. The city warmly welcomed the 117 attendees, hailing from 29 American cities and six countries for two days of knowledge exchange, discussion and debate about the role of our organisations in engaging different audiences.

The annual conference does two key things: it provides insight into the major issues that cities are grappling with, and it allows like-minded organisations

to share programmes, initiatives and ambitions so that we can learn from one another and collaborate. And it does this well.

This international platform is of great importance to NLA as we strive to engage other cities in our programme. We acknowledge that in this time of political uncertainty (to understate it somewhat) with nationalist agendas rising to the forefront, we must work to connect cities, create global discussion and bring people together – fortunately something we do best.

NLA's international programme has now connected London with New York, Toronto, Sydney, Vancouver and Chicago – and with Melbourne and Stockholm in the near future. In June 2019, NLA will host the inaugural International Symposium – an event that will bring together city-makers from across the globe for a critical conversation about putting city plans into action, with, lined up already, Janet De Silva, CEO of the Toronto Region Board of Trade; Sarah Hill, the chief planner and CEO of the Greater Sydney

Commission; and Ana Ariño, chief strategy officer at the New York City Economic Development Corporation.

As well as reaching outward to connect, we regularly welcome international delegations to our home at The Building Centre in Store Street WC1, facilitating opportunities for visiting professionals, politicians and students to learn more about London's development and current urban issues through bespoke programmes, which are tailored to the needs of the group. In 2018 we welcomed 23 international groups to NLA from the Global Policy Institute of South Korea to the Agency for Planning and Building Services in Norway.

It was my role at the AAO conference to share these experiences and ambitions, to engage with other cities and ensure that those working in London are connected internationally via NLA – and to go up the Space Needle and drink a lot of flat whites, of course.

I look forward to doing more of the same over the coming years! ●



← Seattle soundings – sharing knowledge

EYE ON THE EAST

Rokhsana Fiaz is the first directly elected female mayor, driven by a desire to get a viable, housing-led future for Newham, and the borough's citizens better heard. By *David Taylor*



'I'm a woman in a hurry', says Newham mayor Rokhsana Fiaz. 'I like getting things done.'

Having met and interviewed this ball of energy for an hour or so, hearing about her plans to make the borough a place where its young population grow but stay, where consultation with its residents is meaningful and valid, and where the housing crisis is one of the big priorities of her mayoral term, it's easy to see why.

The interview takes place on a grey, windy day at Newham Council's gargantuan dockside offices, which it now shares with ABP while the developer gets its Farrell-designed project under way, just up the dockside. Fiaz, a petite 48-year-old woman who was born in the borough she loves and is the Labour successor to the de-selected Robin Wales after triumphing last May, emerges and double-clasps my hand warmly. She's the first directly elected female mayor for any London borough, and confides that yes, she has had some overtly unbalanced receptions to 'contend with' on that front from time to time, not to mention, and more acutely, the even smaller numbers she encounters when it comes to people of colour. 'I didn't realise actually how stark it is', she says. But Fiaz is no shrinking violet, and you get the feeling that there are very few obstacles that will stand in her hurrying way.

It is an interesting time for Newham. Fiaz is 'somewhat tired' by the whole 'London is moving east' narrative that emerged following the 2012 Olympics, believing instead that it has wholly arrived, in part driven by the capital's need for housing space. Newham itself has land available to build 36,000 units on, but Fiaz feels this narrative has driven a particular type of development and any Olympic talk prompts the question of what, exactly, has been happening over the intervening period. 'The most exciting area is what comes next', she says. It's how the growth is directed

and shaped going forward because the landscape has shifted in terms of what she feels is now the amplified voice of residents in the borough. 'The process and approach around regeneration and placemaking has led to a feeling – rightly or wrongly – that "actually I'm distant from all of this. I'm hearing all this noise about London moving east with all this amazing regeneration, but I'm not feeling it".' This was the atmosphere Fiaz picked up when she stepped in as a councillor in 2014 representing Custom House; the palpable sense of being left behind and neglected informed the platform she wanted to stand on for the mayoralty.

But regeneration of the east will undoubtedly be reinforced by certain big schemes, such as East Bank. This is the collection of cultural venues

'Newham is full of these undiscovered diamonds and you all want to find them and keep them to yourself'

Fiaz is excited about, but at the same time concerned that local people can get more than just jobs in back-office admin – the 'still too white' creative side of things. 'Newham is full of these undiscovered diamonds and you all want to find them and keep them to yourself', she says. 'But actually that's the human capital that we don't just approach as pieces that we transact around.'

She has done her time as a councillor in the borough, getting the most personally out of her stint on its strategic development committee, so she's fully involved in the borough's regeneration push. To that end she is keen to stress how much this will be about quality, and the 'exemplary' work that has been done in this regard by Neil Deely of Metropolitan Workshop, chairing Newham's design review panel. 'He's so authentic,

sincere, and ethical', she enthuses. Fiaz wants to go further down this line and extend high-quality design principles so that the residents are as design- and planning-literate as the officers are, not least to counter 'misinformation' sometimes spread by activists. A case in point she cites is the MSG Sphere music venue in Stratford, still in pre-application from the Madison Square Garden Company but which is already the subject of residents' complaints over its potential impact.

With 360 languages spoken in the borough, there is huge diversity, but also a view that the previous administration was anti-Muslim, preventing mosques being built. Herself a Muslim, Fiaz is keen to quash this, saying only two have been declined in two years, and those were largely because of design. Perhaps this is anyway a chance to grasp a more contextual future vision rather than stylistically evoking the spirit of a bygone age, she suggests.

We continue our walk and talk along the dockside, looking over at the City Airport and Tate and Lyle factory. 'Just look at the expansiveness. Isn't this amazing?', she acclaims.

Fiaz grew up in the north of the borough and says back then in the 1970s and 1980s you wouldn't even think of venturing into the south, when it was notorious for harbouring factions of the far right, with the British National Party beginning to 'mobilise'. But stepping into this role and the whole Royal Docks Enterprise Zone 'piece' as she's fond of saying, she's truly excited. 'It's going to be amazing here. This very much symbolises how Newham, post-Brexit (probably) landscape, is not only London's gateway to the world, we have an airport, but we also represent the world, given our diversity.'

I suggest that the dock is a little bleak. How will it be animated? Part of that bleakness is because it's a winter morning, but developments



Changing Newham
- the East Bank
project

coming down the line include the GLA/Lendlease involvement in creating a new neighbourhood around Millennium Mills, a 'refresh' for the airport (from which you can get flights to New York but the aim is towards more routes to European cities), L&Q housing, 'innovation hubs' and that ABP development, its largest development of a business park outside China. All of that will be balanced with communities and housing, 'which we desperately need'. 'So I see a really vibrant cultural creative and entrepreneurial spot in this part of the borough', Fiaz says.

The waters will also be animated with more in the way of summer festivals and swimming events, with a Royal Docks Enterprise Zone team and Fiaz's work co-chairing an advisory board with Landsecs' Colette O'Shea to do more development. But a key thrust will be to ensure that plans capture the imaginations of the locals, and that Newham's people don't feel as if regeneration is being

done to them, she goes on. 'We're at a very critical point at which we need to look at new models of engagement and involvement.' Such as? Some will be ensuring that the principles of co-design and co-production will be anchored, in line with the approach it has taken on the Carpenters Estate, she explains.

'We're at a very critical point at which we need to look at new models of engagement and involvement'

Engagement cannot be tick box, she has emphasised, and content for the water-space we're looking at is no exception. The Royal Docks Rowing Club sits on this space, and they get involved with local schools and kids from Hackney, which Fiaz applauds as a way of animating the waterscape. But it's also important to get residents

to access opportunities around skills development and jobs, with £314m secured from the Mayor of London to go towards infrastructure needs.

Newham has some 28,000 people on its housing waiting list and 5,500 families in temporary accommodation, along with a street homelessness problem that Fiaz describes as 'burgeoning', and which few felt the council was attending to either compassionately or appropriately. The importance of social housing, Fiaz feels, needs to be reasserted, with the council put back in the 'driving seat' and an end to developers squeezing out the quantum of social housing units. 'That's just not sustainable in the context of a median income relative to the London average, which is £30,000, and £25,000 in Newham.' The borough has the youngest demographic profile in the country. 'And they're looking around thinking "what's in it for me?"' Kids will naturally look elsewhere to make

money because they are part of the 'transactional generation'; want to do their best but cannot see how they can get a foot on the housing ladder, she believes. The inability to deal with the housing crisis was also leading to what Fiaz calls a 'de-legitimisation' of politics and the sense that it was failing local people, mirrored in national politics and, again, Brexit. Newham had a generation growing up with the backdrop of the Olympics coming home, as it were. 'And they've grown up thinking: "well, where is it?" And we have to respond to that'.

The council had also become too remote and difficult to deal with for the local population, says Fiaz. Too ossified in thinking, too paternalistic, too top-down and we-know-best. 'People don't live in the context of deference. They're much more clear about what they want for the neighbourhoods and families, and want enabling institutions to help them meet their own personal goals.'

Fiaz has introduced Citizens' Assemblies to help try and become a blueprint for participatory democracy, and particularly with the Carpenters Estate, which has been in limbo for too long. Many of the residents have been there since its inception in the 1960s, but feel like it has fallen off the 'mind map' of the council and has become a ghost town, says the mayor. People have been caught in the crossfire, she goes on; they now want to reanimate it to make it more vibrant but in a balanced response to the council's legal requirements. The joint venture proposal brought by the previous council was due to end so Fiaz arranged to meet residents prior to the publication of a report to hear their views. She suspected that she might be met with cynicism and mistrust and admitted that the council had failed in its promise to get the best outcome. She apologised, but also asked locals to suspend their disbelief that nothing would again

happen and asked them to embark on a new joint endeavour, involving them in the masterplanning, difficult conversations around money, high-rises versus low and the 'travesty' of there being vacant space in some of those towers when there was so much need elsewhere in the borough. 'I've never been the kind of person who remains at a distance on important conversations', says Fiaz. 'This is a place that I grew up in and is really important to me ... I'm actually really excited about what we can achieve and want it to be lauded as best practice on regeneration that could be done with residents, based on co-design, co-production principles.'

Neither is she afraid of a ballot at the end of the process on this important 'core part of Newham', and will be talking to West Ham United Football Club about extra security measures to curb further potential problems.

Fiaz is so invested in the area partly because she has been in Newham all



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Royal appointment:
Farrells' 3.7m sq ft
Asian business
district scheme
for ABP at Royal
Albert Dock

←
'Challenge the
existing orthodoxy
and delivery
paradigm'

her life, her father having come in the 1960s from Pakistan, settling just off Commercial Road. Her 'absolutely amazing, hard-nosed, bossy', stern but inspirational mother followed, and 'made sure father succeeded in the family business', which ended up being clothing manufacturing. Mr Fiaz built up the business manufacturing for companies such as C&A's and Marks & Spencer's, and Fiaz remembers the old Truman Brewery and actual Spitalfields fruit and veg market as early experiences with her two elder brothers (one of whom is still in clothing) and younger sister (a journalist). 'I have grown up here; I'm really proud of this place; it's my manor, but I'm part of the community and I want the best for people that I grew up with and people that I represent.'

'I spread my wings to fly, but had to fly out of the borough to seize those opportunities'

She lives at home with her proud parents ('How's my little lion, Sana?', Dad often asks), and can count in her career trajectory spells working on TV's Jonathan Dimbleby programme as a researcher rising to senior producer; she has spoken at the State Department, has worked with think tanks and travelled the world. 'I spread my wings to fly, but had to fly out of the borough to seize those opportunities ... there was nothing on offer here', she says. 'And I want to change that.'

So, back in her office festooned with maps and areas to focus on, I ask: what's the best thing about being mayor? 'It's that you can actually do things and are in power', she says. 'I do not underestimate the scale of the job and feel very blessed and privileged, and every night I reflect on my day just to make sure that everything I do I am



Modular section of the under construction ABP scheme RAD – Royal Albert Dock

approaching in the best way that denotes Rokhsana and the Rokhsana offer, which is sincerity, high ethics, and doing good.' And her message for developers? 'Newham is open and an exciting place', she says. 'Come and meet with us, me, and seize the opportunity of being part of a really exciting ride.' But on housing and viability? 'Actually, do you know what? Be on the right

side of history on this one. I'm someone who thinks anything is possible. If you're willing to be part of a process that challenges existing orthodoxy and the delivery paradigm – yes, you need to make money, but there's so much here at stake fundamentally, what is your social purpose?' She pauses, and provides the answer. 'Build homes for human beings, surely?' ●



MAKING CO-WORKING WORK

By *Gill Parker*, CEO, BDG architecture + design

In 2016 the Mayor of London, with the support of every borough, made a pledge to support workspaces for start-ups, small businesses and artists in London. To make this work, a number of things have had to be considered, not least with developers introducing an 'affordable workplace' element when applying for planning on large-scale office redevelopments.

Fast-forward to 2019 and we still need affordable co-working – not the contrived and often expensive stylised offers that have become swing space for wealthy corporates. Our Capital Idea is to reverse

this trend and introduce a legal requirement for established business to incorporate truly affordable co-working space into their buildings, taking the concept back to its roots in supporting burgeoning start-ups that are the bedrock of a thriving entrepreneurial society.

At a time when innovation, creativity and fresh ideas are needed more than ever, co-working when applied correctly can create diverse and integrated 'communities' within the workplace sector that add real value to commerce and, importantly, social change. ●

'Our Capital Idea is to introduce a legal requirement for established business to incorporate truly affordable co-working space into their buildings'



Meet us at MIPIM 2019

Carl Vann, Dominique Oliver and Kaye Stout, partners at Pollard Thomas Edwards, will be at MIPIM from 11-14 March 2019. Make sure you visit them at the RIBA stand in the London Pavilion or book a meeting.

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BDG's vision of a co-working future



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HOMELESSNESS IS EVERYONE'S BUSINESS

Heart of London Business Alliance chief executive *Ros Morgan* argues that new technology could help in the fight to rid London of homelessness



Tackling a complex issue like homelessness has no quick fixes. No immediate impact. No off-the-shelf solutions. It is a human problem, it's everyone's business and the challenge has never been greater. Last year we saw rough sleeping increase by 40 per cent on the streets of Westminster, so the charities need more resources to get people off the streets.

At Heart of London, we are placing homelessness at the top of our agenda and taking direct action. At our recent stakeholder event Homelessness and Your Business, we brought together our members – who encounter this issue every day passing by individuals on the streets as they come to work –

'At Heart of London, we are placing homelessness at the top of our agenda and taking direct action'

with professionals from the charity sector and leading local authority representatives to educate on the complexity and challenges.

However, the most powerful message of the event was delivered by former rough sleeper Kerri Douglas, who gave an emotional address. Living in the care system since the age of 11, sleeping rough by 13, literally outside the event venue, and addicted to drugs by 17.

The charities never gave up on her. People never gave up on her. With the right help and support Kerri weaned herself off drugs and got a job. She now works full-time helping others off the streets. It was a real-life, tangible story from a woman who lived to tell

the tale. The constant help provided by the charities was crucial to Kerri's success. Everyone played their part.

So how do we, as businesses and individuals, support these charities and make a difference? As a business alliance we recognise the power of our collective and the need to galvanise our members and lead on initiatives that can make an impact.

Heart of London works in partnership with these vital services: we provide valuable funds to help deliver street outreach, promote volunteering, facilitate learning seminars and encourage the use of reporting. It's all very useful, but we need to recognise that the professionals are best placed to help people like Kerri – and they need money.

This is why Heart of London is embracing and promoting diverted giving. By installing over 20 contactless payment points in our shop windows and next to tills, it is a modern way to help deal with an age-old problem.

It means businesses can provide individuals with the opportunity to give, knowing that donations go straight to the very professionals who help people like Kerri.

People no longer have to walk on by and regret not giving because they don't have change. Harnessing the influence of business and the generosity of people, diverted giving is making change happen and making it everyone's business.

Heart of London is proud to be working with LandAid and The Connection at St Martin-in-the Fields by providing the diverted-giving units in the London Club at MIPIM. Please make sure you donate. ●

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Having a heart – giving to the homeless

AT THE COAL FACE – BUILDING FOR REAL

Fiona Fletcher-Smith is building real homes on the ground after years spent forming policy around housebuilding. *David Taylor* caught up with her



‘The difference now is: it’s real!’

So says Fiona Fletcher-Smith, the group director for development and sales at L&Q, who has a goal of actually building 100,000 homes inside a decade – not ‘just’ forming the policy framework around it, as she used to do at the GLA.

Fletcher-Smith was a key figure at City Hall in taking forward its housing policy and the London Plan, but was headhunted by L&Q boss David Montague to do it for real in March last year. Before that she had got her fair share of public-sector experience, having worked in a position she ‘absolutely loved’ at the London Borough of Hackney as corporate director of neighbourhoods and regeneration alongside people like Jules Pipe, who she found herself linking up with again at the GLA. And before that there were spells at Hammersmith and Fulham, Lambeth Council, and Westminster. But now she is charged with getting stuff actually built, flipping between public and private sector but with L&Q’s charitable status, negotiating the often tricky path between a paucity of government funding and the need to get more affordable housing built in London and across the country. ‘I walk that tightrope, hourly’, she says of the organisation’s quasi-public/private status providing homes for people. ‘It’s great!’

We meet on a grey day at L&Q’s capacious offices in Stratford, east London, where the borough’s growing numbers of homeless people provide a daily reminder to Fletcher-Smith as she walks through the Stratford shopping centre (a public street, so it has to be kept open) from the station to the office. It’s getting worse, and ‘angers and depresses’ her, especially now that soup kitchens are having to meet the need inside the shopping centre. A lot of these people, too, are working homeless, such as East European construction people who cannot afford the ‘ferocious’ rents, even in Newham. But there’s nowhere for them to even wash. The company is, she says, working to do something about this growing and very

visible issue, enquiring with Newham Council if there is anything they could do to provide temporary facilities at the former Stratford Town Hall across the way. ‘For us, as a housing charity, we want to do more, and ultimately the more I build, the easier it all becomes, surely. I don’t want to have to walk past people whose lives involve sleeping on a cold shopping centre floor – and they’re the lucky ones.’

Fletcher-Smith worked for nine and a half years at the GLA and really didn’t think that she was ever going to leave. It was a ‘fantastic’ place to work, she says, and she worked for two very different Mayors in Boris and Sadiq. The differences were subtle, she says. Both cared about London, with crime, transport and housing at the top of their agendas – albeit in different order. But the difference of approach

‘Londoners need homes, and what L&Q was going to give me was to get on the ground and actually do that’

was ideological – Boris believing in the market, Sadiq taking more of a hard-lined approach on public land and affordable homes.

But the more she talked with Montague, she realised, the more she felt that what she was doing at the GLA she would love to actually put into practice. ‘Londoners need homes, and what L&Q was going to give me was to get on the ground and actually do that’, she says. ‘And for an organisation with an amazing reputation, a super strong balance sheet and a social purpose, that was really, really clear.’ It allowed her to bring her experience in planning, skills, economic policy and actually put it into practice. ‘You do look at your own policies from City Hall and think “who on earth thought of that as an idea?”’, she laughs. ‘And it was me! Which means I know ways round it.’

What is the difference? ‘It’s a lot harder work when you’re actually trying to do it rather than sitting in City Hall thinking about it. The reality of trying to put in place housebuilding in the current climate where you actually have lots of real skills shortages, where you’ve got a lack of appetite for growth in lots of places, you’ve got constraints on how you do things. You’re doing planning for real, rather than theory. You’re properly placemaking.’

Saying you want high-quality places that work with the grain of an area might well have been fabulous on paper, but takes a lot of initial work and is far more time-consuming than people at City Hall understand, she contends.

Take Barking Riverside, for example. With its plan to create a new town of 10,800 homes, this is a far longer project than the average political cycle, which can jar against that. ‘You want to step back, and you want to get it right for people’, says Fletcher-Smith. Commercially, too, it has to be right, so that the products sell. ‘I would pump out policies from City Hall and we would think: “Well, I can get that done by 2020”. Not if you want to do it right, you can’t. You’ve got to take your time, and think about infrastructure investment way outside the four-year cycle.’

This aspect is, of course, very apparent with things like Crossrail 2, the Bakerloo line extension, and the extension of the DLR out to Barking, most appositely. Fletcher-Smith is now free from the political cycle to be able to take her time on such things and get it right, pushing for as many homes as possible towards that 100,000 target. She feeds back to City Hall some of these items, and cites Deputy Mayors James Murray and Jules Pipe as being receptive to issues, forming policy based on feedback on items like industrial land. It’s more difficult with central government, she says, a big and difficult beast which is at the moment impossible to talk to, given the Brexit overload.

People know there is housing need, but Fletcher-Smith says you can’t



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'Barcelona on Thames' - Barking Riverside

underestimate the amount of time you need to spend on the ground to get to know people and the grain of places. You have to be a fantastic client, she says, in the professionals you employ, and have to allow time to learn from locals. L&Q is expanding nationally quickly, finding itself in places like Warwickshire, spending around two years so far on getting to know the areas under the Gallagher Estates portfolio it bought there in 2017 for £505m. This extends to getting to know the local people, planning authority – even the local scout troop in the village in which L&Q are building. 'We're working with people to say: "this is what we're thinking. What do you think's going to work?"'

Taking some of the learning from building in the 'chocolate box' villages of Warwickshire, back into the 'villages' of London will doubtless prove useful too, says Fletcher-Smith.

L&Q's strategy tends to keep it away from Zone 1, while in Zone 2 it has to be viable, using a cross-subsidy model and aiming at a return to put back into building affordable housing. It has around 50,000 plots already across

the country with planning permission – 'plenty to keep us going', with core boroughs including Bexley, Enfield, and Barnet. When Fletcher-Smith arrived, there was almost a 'tyranny of opportunity' – almost too much in the way of sites and opportunities that fill Fletcher-Smith's inbox.

Off-site manufactured housing is a big part of the firm's thinking, too, not least because Fletcher-Smith has to control cost, quality and delivery time. She is inundated by people trying to sell her their off-site product, but wants to be sure on its specification, so is working with the engineering and architectural communities to ensure 'really high-quality homes and places'. So the work it will do is on what the L&Q home is, adding to the London space standards. This will be in effect as one of the Great Estates, says Fletcher-Smith, since it aims at creating homes that can be managed and maintained for the next 100-150 years. 'We're not a volume housebuilder that just builds it and scarpers', she says. 'We are there for the long term, so it has to work and be capable of working with the grain.'

Housing is in the blood for Fletcher-Smith. Her first job was working with homeless people in Dublin, where she could see at first hand the 'showstopper' impact of having no home, intensified by kids being born into such situations. That would give rise to generations of children who might not achieve as they should. So, it has to be addressed, partly by building homes. L&Q's 100,000 homes target started last year and should complete around 3,000 by April, and by 2022 should be getting well up to 5,000 a year before ramping up to 10,000. But part of L&Q's job is also enabling other people to build, often taking the risk for organisations and having 'conversations' with local authorities about similarly helping with their land. 'Homes are homes; we just need more homes. Simple.'

But given the London Plan's proposal that London needs 66,000 per year, it is clear that we need to find out how to do more, and faster. And that's back to the MMC market. Sales are difficult at the moment because of Brexit, so L&Q will need 'conversations' with the GLA

and Homes England about grant rates, says Fletcher-Smith. The government, indeed, needs to remember that there is more to life than Brexit, Fletcher-Smith warns, with schemes so reliant on infrastructure investment leading the way. L&Q will need, too, to think about building 100 per cent affordable developments to keep on building through this period. If the pure private sector can't build, then L&Q will need to step up.

So, how did she get here? Fletcher-Smith had 'a great time' at the Sacred Heart convent school in Tullamore in the midlands of Ireland ('you've got to have something to rebel against') before dropping out of university in her first year. She had left school at 17, as is the case in Ireland, quite liking history and with an interest in politics. So she went to

'We're not a volume housebuilder that just builds it and scarpers. We are there for the long term, so it has to work and be capable of working with the grain'

the University of Ulster in Coleraine to study both but discovered it was 'an absolute nightmare'. The whole atmosphere didn't suit. Why so? Fletcher-Smith had gone from being in a convent and an elite athlete (she throws this out as an aside, but was actually a gymnast who represented Ireland in the 1980s from 15 to 17 years old on the beams, bars, vault and floor at Crystal Palace among other places), with her life spent in school and training in the gym. 'I didn't cut loose until I went to university', she says, 'but I felt this is all a bit weird, all this freedom, and I didn't quite know what to do with it.' She felt Coleraine was the middle of nowhere, so decided it wasn't for her. These were the days before the year out became *de rigueur*, so she went home and got a job with the Dublin City Corporation advising homeless people, aged 18.

'I loved it', she says. So much so that three years later she found herself still doing it, but also feeling that she should go back to university. She came to London to earn some money, joining the brain drain and fleeing the recession, starting as a trainee development officer in a housing association before going into housing management and finding that another three years had come and gone. So in her mid-20s she did get to university, doing a surveying degree and masters in housing at Newcastle Poly (Northumbria University) and then the LSE. She graduated into yet another recession, went back to the public sector with jobs in housing, regeneration and housing benefit, before the big change of moving to Hackney as one of the 'super directors'. Not only did she do planning and transport but she ran the bin service, she says, wide-eyed. 'It was great fun. I used to have to go down to the depot at four o'clock in the morning to address the troops – which they hated because they were all looking at their watches. You've got this silly woman up at the front telling you about corporate priorities and you just want to go home.'

One year they were in the process of procuring the first fleet of bin trucks for Hackney, and Fletcher-Smith was getting petitioned that the staff needed air conditioning in the cabs. This would have added £1m to the cost. So she initially replied that of course they didn't need it; they were out and about, after all, picking the bins up. 'So one very hot July morning they got me into the gear, took me round the fish shops of Stamford Hill to empty the trailer bins.' Fletcher-Smith pauses and smiles, knowingly. 'They got their air-conditioning.'

Hackney at the time had gone from zero stars as an authority and a 'basket case', to the Audit Commission saying it was the most improved council in Britain. And Fletcher-Smith loved it. Even when she was an undergraduate in Newcastle she temped at L&Q's Kennington office, managing the Duchy of Cornwall's stock. But the homeless work was seminal, working

FACT BOX

9 Fiona facts

- Is a keen cyclist after winning a Brompton in a raffle while at Hackney Council. She had to write a blog on learning to cycle in London as part of the prize
- Represented Ireland as an 'elite gymnast' in international events including at Crystal Palace
- Lives in Beckenham
- Her salary at GLA was £145,956
- L&Q chief executive David Montague on Fiona Fletcher-Smith: 'She has helped to put housing at the forefront of the London planning agenda'
- L&Q houses around 250,000 people in more than 95,000 homes, primarily across London and the south east
- The company, then named Quadrant Housing Association to reflect the naval history of the borough of Greenwich, was created in 1963 based on a dream to end homelessness
- In 1973 it joined forces with the London Housing Trust to become London & Quadrant Housing Trust
- L&Q and East Thames came together to create the largest provider of new affordable homes in the country in 2016



Beam Park – 3,000 homes across 29 hectares



L&Q's Taberner House scheme in Croydon

again in this area in Lambeth. 'Your home is so important. To have a roof over your head, a door that you can close and some space that is yours where you feel safe. And that really drives me.' Just because they are building social housing does not, she emphasises, mean that any old thing will do. She remembers being faced with people coming in, kids in tow, on a Friday evening having been kicked out by their landlords. They had nowhere to go, so in Dublin it would be a case of finding temporary accommodation. But it was the little practical things that pulled at the heartstrings. Often, they would be kicked out without the kids' toys.

'I'm doing something that is very, very real. I feel like I'm making a difference'

'Some of these private sector landlords can be real bastards.' Similarly, when Fletcher-Smith worked with Rosie Boycott while at City Hall, seeing some of the absolute poverty and food banks in London really hit home.

So, back to today. L&Q are working on projects in Croydon, taking over the old Croydon offices site in what is 'a brilliant place' that Fletcher-Smith has always been a fan of. Barking Riverside is another 'biggie' with a phase L&Q has built due to launch in April and the railway (Barking Riverside extension) making good progress through various stages of approval. 'That's going to make a real difference out there', she says, hinting that there will be 'very exciting arts interest' to report for the area soon. And the firm has a lot going on around Erith with the Erith Baths project, early phases of Greenwich Peninsula and more work with Knight Dragon in the offing, the Citroën factory tower scheme by the A4 at Kew Bridge (albeit a scheme stuck with the Secretary of State over views from Kew Green) and Beam Park on the other side of Barking. But a lot of the focus

→

Time for Greenwich – SOM-designed towers at the Peninsula



is outside London – 60 per cent of its 100,000 target – including 750 homes at Gallows Hill in Leamington Spa.

As to Brexit and beyond, L&Q has worked on all possible scenarios, but Fletcher-Smith believes it has unfortunately given people a licence to be rude to 'the foreigner', in stark contrast to the feel-good factor around the Olympics of 2012. She herself has an Irish passport, so needs to think about her own personal position, even if she has been here for 30 years and calls it 'home'. L&Q, meanwhile, needs to keep an eye on community cohesion issues and whether there is a rise in hate crime, she feels. More generally across the sector, trust needs to be rebuilt with the community by the development industry, especially since Grenfell, says Fletcher-Smith. 'We all have to work far, far harder', rather than simply 'abandoning people in a tower block'.

On the other, harder side of it, L&Q has, like other housebuilders, access to a warehouse in Kent where they will stockpile things they need – 95 per cent of its ironmongery comes through

Calais from mainland Europe for example. They fully expect to have lost some Eastern European labour over the Christmas break, but City Hall's talk of a 'London visa' did not amount to anything to solve this skills shortfall. 'We just need to know what it is, then we'll adapt.'

Challenges to her job don't necessarily involve planning, beyond the odd scheme with 'random' decisions. The challenges are around the cross-subsidy level and selling to be able to build, with people not prepared to make decisions in the current climate. She's chosen not to go to MIPIM for the first time in nine years, but will miss its easy networking and meetings and commends the work LFA did last time with its 'elephant' campaign. Indeed, this is an issue she feels strongly about, the company working hard to overturn prejudices on gender. 'We can do loads better', she says of the profession. At City Hall the gender balance is pretty good, but we have to make it more attractive, particularly to women in the construction industry. 'When I go on site you almost have to give advance warning that I might have

to go to the loo', she says. On this point L&Q has a staff forum called Inspire, about encouraging women and looking at gender as an issue, with the firm's Vicky Savage working with NLA, and already more women applying to the firm as quantity surveyors, for instance. Meanwhile, the company's BME project is bearing fruit, with 60 per cent female. 'But you need more people in my position and more people as chief execs of housing associations and house builders.' People like Keira O'Rourke, she cites, are inspirational.

So, finally. One last question. 'What is the best thing about your job?', I ask.

'It's real', Fletcher-Smith replies. 'I'm doing something that is very, very real. I feel like I'm making a difference. There's so much to do, and housing leads you into all sorts of interesting conversations about design, about construction, about how we look after the people, how we fund and finance it, that's new to me. Again, it was all very theoretical in City Hall; the intricacies of our treasury management strategy fascinate me. So yeah, it's a job you bounce out of bed in the morning to come here.' ●

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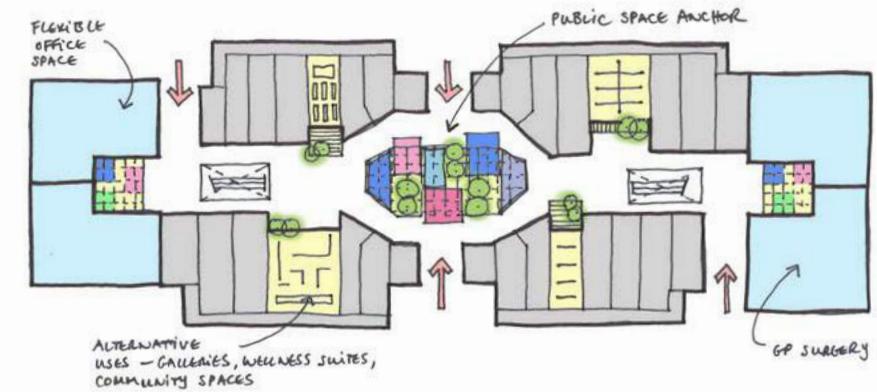


RETHINKING THE SHOPPING CENTRE

By *Claire Haywood*, partner and retail lead at Sheppard Robson

The traditional model of the shopping centre was the inward-looking 'dumbbell' plan, positioning anchor stores at each end, with regular deep-plan shop units facing an internalised mall space. For us, it's become clear that high-quality public space is increasingly the new anchor for successful retail centres, and these spaces can weave together a range of uses that are experience-led and not just transactional. So how can we push this further?

Our idea is to inject playful ideas into the heart of the shopping centre. Breaking the traditional homogeneity, we propose using the central void of the shopping centre to position a new insertion – an ultra-flexible framework allowing for pop-up stores, green spaces and opportunities for varied



'For us, it's become clear that high-quality public space is increasingly the new anchor for successful retail centre'

retail experiences that surprise and delight. By obscuring sightlines, we are going against the grain of normal retail development, but this disruption would become the draw previously provided by anchor stores.

So what about our empty anchor stores? In times when retail was king, community assets were pushed to the periphery of towns to maximise space for shoppers. But now we have the opportunity to bring healthcare services and community uses back into the heart of towns. The smaller empty shops can be revitalised as leisure and community spaces – fitness suites, art galleries, studios – that rethink retail, providing experiences that retail e-commerce can't. ●



↑ Retail therapy – surprise, delight and playful ideas



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IN RESIDENCE – DOLLAR BAY, ISLE OF DOGS

SimpsonHaugh founding partner *Rachel Haugh* on living the high life – and how perhaps more architects should live in the tall buildings they design



Unlike many architects who aspire to live in a period property or design and build their own stand-alone house, I've chosen to make my home within apartment buildings designed by our practice. In Manchester, it's No 1 Deansgate and, in London, I've been fortunate enough to have moved into Dollar Bay, South Dock, close to Canary Wharf, which completed in 2017. In both buildings, I've opted for the 19th floor for its very direct relationship and proximity to the ground plane and therefore the activity and life of the city below, together with its almost contradictory ability to transcend the mêlée and afford a retreat.

Orientation too is of course key, with both focused on the southern/westerly aspect and the well acknowledged effect that sunlight has on the spirit, which at times brings surprises too. Waking up to the South Dock vista bathed in the early morning east light is a joy, the reflected light rendering my mini Manhattan glowing and alive in a way that the night-time electrified version cannot rival.

This interaction between light and particular materiality of built form is magical, especially in the context of alternative snatched and static views towards the more traditionally photogenic Thames Barrier and The Queen's House and Observatory at Greenwich. Equally, glimpses back towards Dollar Bay also raise the pulse. As I emerge, homeward-bound from 1 Canada Square and step forward to the footbridge, I'm always keen to pick up on the mood of the day or night, or rather that moment, that unique condition expressed so fluently within its facade. The impact of which extends and reinforces my sense of belonging in

this context and is, on my approach, the embodiment of a genius loci.

The rich layering and depth of the building's fully glazed twin-skin envelope blurs the internal/external threshold by means of the winter garden: a glorious transitional space into which I seamlessly extend my life in the warmer months and from which I'm able to retreat during inclemency. It is a year-round amenity space mediating between inside and out, private and public. The transparency of the building's frontage is consistent with the openness and generosity of the interior – the democratic inclusion of affordable housing, the feeling of space and liberation, the multiple aspects, the facets and indents capturing unexpected outlooks, the coherence of the open-ended circulation, and the legibility of both the detail and form.

A serene, honest and calm place to call home, I love it and it appears others do too.

Sajedah Karim, a fellow Dollar Bay resident says, 'I totally love it – the space, the views, the wow factor when you go in, just the sense of space it provides. I enjoy my living area the best, where I can relax or work. When you open the winter garden up, it's a beautiful effect.'

Further afield, Letty Clark, who lives on a boat in Blackwall Basin says, 'Dollar Bay is my focal point across the water. It is amazing how different the building looks and changes depending on the light, the seasons and the weather. Watching it being built was spectacular. I only hope that I will still be able to see it when Wood Wharf is finished!' ●



Room with a view: looking out at London's 'mini Manhattan' from Dollar Bay

© Rachel Haugh



GETTING DESIGN INTO THE BLOODSTREAM

Head of learning *Lettie McKie* on how NLA's programmes are connecting the professions with the built environment professionals of the future

Since January 2018, statutory careers advice guidance from the Department of Education includes newly set standards, The Gatsby Benchmarks, that every school needs to deliver for their pupils. These include the need to give children as many meaningful engagements as possible with careers and employers throughout their years at secondary school.

This is because there is much evidence to suggest that such engagements have a beneficial impact on a child's career prospects: 'Statistically, positive relationships exist between the number of employer contacts that a young person of 14-19yrs experiences and their confidence and progression towards future career goals. Students who have four or more employer activities while at school are five times less likely to become NEET (Not in

Education, Employment or Training) and earn on average 16 per cent more.' (*It's Who You Meet* (2012), Dr Anthony Mann, education and employers taskforce).

The NLA Learning programme responds to this by offering teachers the opportunity to introduce their students to NLA members from across the built environment through our regular STEM careers workshops. This term we introduced a new hands-on workshop inspired by NLA's Tall Buildings Survey to introduce Year 8 and 9 students to how structural engineers use maths and physics to build skyscrapers.

Engineer Ben Godber developed the new lesson plan and resources for NLA, introducing students to the subject through a range of creative activities. Pupils learn about the basic

principles involved in any skyscraper's construction (linked directly to their KS3 maths curriculum) before working in teams to build their own tall building models with wooden blocks. Groups then test the strength of their final structures by blasting them with air using a table fan!

The workshop is already proving a popular addition to our Learning programme. Year 8 from Forest Gate Community School piloted the session for us in November 2018. Teacher Farjana Aktar, the school's careers and aspirations manager, was extremely pleased with the outcome for her students: 'The students were really excited about seeing the London model in the NLA galleries and were taken aback by the amount of career prospects in the built environment available to them. The tutor was very good at

engaging them, he had so much energy to get them thinking. They got really into the creative activity and competitive about whose tower was strongest!'

Reflecting on the pilot, Godber said: 'It has been a real pleasure to develop the Engineering Tall Buildings STEM Challenge with New London Architecture. It's been particularly gratifying, during the sessions with Year 8 students, to see young Londoners gain an understanding of the forces that shape our city and, perhaps, start to believe that they too might have a role in shaping its future'.

We have three more schools booked in for this workshop before the end of term and will have then taught it to 120 pupils since it launched in November.

Godber has now trained up a number of enthusiastic NLA members to teach the workshops. Megan Greig, design engineer from AKT II, is looking forward to volunteering: 'The tall buildings session is a fantastic way to expand the horizons of young students and open them to the idea of a career in architecture and engineering. The hands-on aspect is an engaging way of showing students how subjects such as physics and maths can be applied in the real

world. I believe this is key to highlighting the opportunities that studying these subjects can provide. Sharing my love of the built environment is a passion of mine and I hope that this session can inspire students to think about what a career in design could mean for them.'

At NLA we know that The Gatsby Benchmarks require that: 'Every student should have first-hand experiences of the workplace through work visits, work shadowing and work experience to help

'The students were taken aback by the amount of career prospects in the built environment'

their exploration of career opportunities, and expand their networks.'

NLA is in a unique position to help teachers achieve this for those of their pupils with an interest in careers within the built environment. Alongside our range of hands-on school workshops for ages nine to 18 (which cover art and design, geography, as well as maths), we are also developing several new strands to our offer in 2019.

We are currently piloting work experience placements enabling schools to access the NLA membership through a new brokerage service where our team will help members to design and deliver meaningful placements for students. In our continued drive to equip the influencers in young people's lives, we are also planning to design and publish a built environment careers toolkit for parents and teachers to download from our website by September 2019. This will include careers advice and guidance for study options as well as follow-on lesson plans and creative resources for engaging with London's built environment.

In addition to our formal schools' programme, we continue to run a busy programme of extracurricular workshops, summer courses and after-school clubs, and this year we are introducing a new monthly Saturday club at The Building Centre for budding young architects and engineers aged 8-12yrs.

All our events, courses and workshops are generously supported by NLA's membership and free for young people to access. ●



Wall games - students work with lego at the NLA



Building relationships - engineer Ben Godber



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BALANCING HERITAGE AND SUSTAINABILITY

Sustainability manager at The Crown Estate, *Jane Wakiwaka* says dealing with heritage buildings need not mean sustainability concessions



This has been a landmark year for the sustainability agenda. In the last 12 months public awareness has been ignited, in no small part by the work of David Attenborough, with sustainability becoming an influential factor in the way people choose to live, the spaces they spend time in and the items they purchase.

For industry professionals like myself, this is great news, yet for the built environment there remains a stumbling block; a preconception that the conservation of our heritage buildings and our sustainability ambitions cannot be happy bedfellows, that to achieve one, we must make concessions with the other.

There is no doubt that working with the blank canvas of a new development opens a world of possibility for sustainability. But regardless of whether we are navigating the complexities of conversation or not, the first question in solving the sustainability puzzle should always be 'why'. Why are we seeking to implement these approaches and, crucially, what value will they deliver?

This comes from experience. Regent Street celebrates its 200th anniversary this year. In a city spanning two millennia, a couple of centuries is barely a blink of an eye. But Regent Street tells us much about the enduring nature and durability of historic architecture. Over the last two centuries it has evolved, many times over, meeting the changing needs of the people who use it. That adaptability is the essence of sustainability.

Naturally, heritage does present obstacles, often unexpected and unique to the fabric of the historic building. But

that does not mean that balance cannot be achieved. To do so we must think more broadly, remove the idea of conflict, and look at how the sustainability challenge can spark innovation.

We often compare regeneration in the West End to keyhole surgery. We're working within the constraints of a living, breathing city and with some of London's most revered historical buildings. Over the last 15 years we've restored over 40,000 sq ft of interior space in our Grade II listed buildings.

We know there is not a one-size-fits-all solution for incorporating sustainability into the fabric of a city. Working with heritage has pushed us to become more creative and find new ways of doing things. This has seen us adopt innovative approaches, ones which have enabled us to deliver modern flexible space in a way which supports and is sensitive to the heritage footprint of the West End.

Sustainability is part of the foundation for any of our developments. We fully integrate sustainability into the design and construction of the building at the outset, ensuring we retain what's best about it and bring new life to the original historic structure. This has seen us set new standards for sustainability, such as at 7 Air Street, which was the first listed building to achieve BREEAM 'Outstanding'.

Data is enabling innovation too. We can understand our buildings in greater detail, both now and how they might perform in the future. That is not just about energy efficiency, but how they are designed and enhanced, to meet the needs of our customers in the present and in the future. At St James's Market, where we married the listed facades

of Regent Street St James's with new office and retail, the quality of our base build has enabled us to become the first WELL Platinum certified office in Europe.

Crucially, we have found partnership to be central to delivering and amplifying the impact of sustainability. Our successes are built on collaboration with our partners, our peers and the support technical specialists, and would not have been realised without it.

We also know that our innovations and initiatives are only part of the story that is being played out across London. In a city with so much heritage and so many historic buildings, the perfect balance of conversation and sustainability is one we're collectively looking to achieve. As we continue the process of regeneration and renewal, there is still much for us to learn, and perhaps the best teachers we could hope for are the esteemed heritage buildings themselves. ●



WELL set: St James's

HOW WE DID THAT

Inspiring women: the all-female Coal Drops Yard delivery team tell *Louise Rodgers* about some of the key ups and downs of developing King's Cross's new retail heart

The history of Coal Drops Yard has included spells as a coal drop-off point and as a notorious rave venue. This rich heritage was just one of the challenges the project team, led by landowner and developer Argent, had to contend with. Others included creating a demand for a new retail destination in an area which has no real precedent for this, during a time when retail is taking a big economic hit in almost every location that is not online. And the site itself which, even in the context of King's Cross, is a little out of the way.

Add a fixed, non-negotiable deadline to the mix, and it becomes clear that the team working on the project had to operate at the top of their game from the very beginning, which was almost five years ago.

So it comes as a surprise to learn that some of the project team's key players are of an age to not only remember the 80s and 90s rave scene in King's Cross, but to have actually been part of it.

Heatherwick Studio's Tamsin Green, now 36, lived in the area during her studies at the Bartlett. And with Heatherwick's studio also based here, Coal Drops Yard has been an important feature of her local geography for years. Argent's offices are, of course, a few minutes' walk away, and Argent's development manager for this project, Anna Strongman (42) lives in Camden's York Way, close enough to visit at weekends and check out the buzz (and footfall).

I meet Green and Strongman on a chilly day in January, just as the illuminated musical seesaws created

by Lateral Office and CS Design, with soundscape by Mitchell Akiyama, are being installed. When we return to Argent's somewhat warmer and more comfortable offices, both say that Morwenna Hall, Argent's project manager, should also be here but is still on maternity leave, as should Lisa Finlay, group leader at Heatherwick. Strongman and Green are quick to acknowledge their fellow team members' contribution and it is how this team has worked together over the last, intense, five years that becomes the focus of our conversation. Not least because between them they have had six babies over the life of the project, entailing five periods of maternity leave (Anna had twins).

'Many people got promoted during the life of the project. So it helped them to grow professionally'

This gender balance is echoed in the wider consultancy team, and it is Morwenna Hall who provides a plausible explanation of how this came to be the case, when we catch up on the phone later. When she was put in charge of the project she was just over 30 years' old herself, and part of her approach was to have what were, in effect, chemistry meetings with each consultant she was going to be working with. She feels that the consultants very sensibly responded to this by fielding people with whom they thought she would identify – young, dynamic, talented and (mostly) female.

Hall explains that this means that the team dynamic was great from the start. 'We were all pushing ourselves,' she says. 'Learning and developing alongside each other. Many people got promoted during the life of the project. So it helped them to grow professionally.'

It may also have helped to ease matters during those periods of maternity leave, something acknowledged by Green. 'The fact that we are all the same sort of age, and all women, may have made us more sympathetic and supportive of each other during those periods,' she says.

Five years is a long time on one project, particularly one with as many challenges as Coal Drops Yard. Marrying ambition with artistic vision and economic reality can lead to many a bump in the road. Thomas Heatherwick and Argent had been involved in discussions about the potential of the site for some time before feasibility work proper began in 2014. The initial conversations had focused on bridge connections, with the possibility of building two of these to close the gaps between the viaducts, but this then progressed to the development of a bigger and more ambitious vision for the site. This was when Strongman first became involved, although her role at Argent at the time was asset management rather than development focused.

'We realised that much of the success of Coal Drops Yard would depend on how it was managed once it was opened', she explains. 'The development opportunities and challenges were such that we needed



Heatherwick Studio's Tamsin Green and Argent's Anna Strongman



←
Strongman with Morwenna Hall and Green at the NLA



© John Sturrock

↑
Best foot forward – the Tracey Neuls store

→
15 per cent of CDY's 100,000 sq ft is given over to food and beverage offers



Ups and downs: Coal Drops Yard's new seesaws in situ

to do something special to address these. Because we already knew Heatherwick well, it was a natural partnership to explore the bridges first of all. But then we thought “let’s be more ambitious” and we could clearly see the business case for that.’

This ambition led to Coal Drops Yard’s most distinguishing feature and new Instagram favourite, the bridge that is the new ‘heart’ of the site; created by curving the two gabled roofs of the existing buildings

together. The structure also signposts the site and provides shelter, helping to make the huge Yard below feel more ‘human-sized’.

‘We now have that architectural statement, as well as a well-functioning retail space, and this gives us the platform to drive footfall and interest’, says Strongman.

However, it was the project’s ambition that led to one of its most difficult moments. An earlier scheme for the site, designed by Heatherwick,

was knocked back by the planners at Camden Council, who felt that it exceeded the parameters of what had been agreed at outline planning consent stage. Nobody regrets that now, but I got the impression that at the time it was a setback that challenged team morale.

‘We had to come up with another scheme,’ says Green. ‘We may have been able to avoid that if we had collaborated more closely with the council planners from the beginning. It was quite a stressful time.’

‘We now have that architectural statement, as well as a well-functioning retail space’

Hall recalls this as being a particularly difficult period for her. ‘Our response to the council’s criticisms was not to have a long meditative discussion about what, or who, went wrong. It was all about what we could do differently. Micro-managing this process wouldn’t have worked and so, although it was scary, I took a step back and gave the design team the breathing space to think. There were workshops and discussions with the council, without the client being present, and the outcome was a scheme that is actually better than the one we first proposed.’

It is testament to the level of trust that had developed between client and design team, the foundations of which were laid during the five-month feasibility period, that this setback had such a positive result. ‘We filled walls and walls with random ideas and sketches’, remembers Green. ‘It was important that we could work together in a “safe” environment. We needed to feel that we were able to show work in progress and use that process of showing and gauging responses to develop what the idea would be.’

This was all part of the project management strategy. ‘I knew it was going to be really hard for this project



Finished product – Strongman also paid tribute to retail leasing lead Craig White, construction lead Tom Calloway and site supervisor Allan Horton

to reach its potential without everyone having clarity around what we, as the client, wanted to achieve’, says Hall. So we spent a lot of time working on the vision and understanding what the key drivers were for that vision. The consistent feedback from the consultancy organisations was that this was incredibly helpful. It meant they knew exactly what was required. We were also very open with things like economic appraisals, so that everyone knew what we were up against. It gave people a sense of empowerment and ownership.’

It also instilled a sense of urgency. The October opening deadline was never up for discussion, as missing it would mean falling out of sync with the annual retail cycle. During 2018 the whole team, but especially

Strongman and her Argent colleague Craig White, were under pressure to get deals with retail clients over the line, create the right mix and make sure that everything was fitted out on time with construction complete and consumer marketing under way.

‘In our moments of extreme stress just before the opening, I did say to everyone I know you are exhausted, but you’ve got to remember this is going to be one of the best projects you are ever going to work on and you have to enjoy every minute’, says Strongman. ‘It is a real privilege to change an area of the city and change the landscape.’

The deadline met, I asked the team how Coal Drops Yard is performing in what is undeniably a tough market. ‘Footfall is picking up’, says

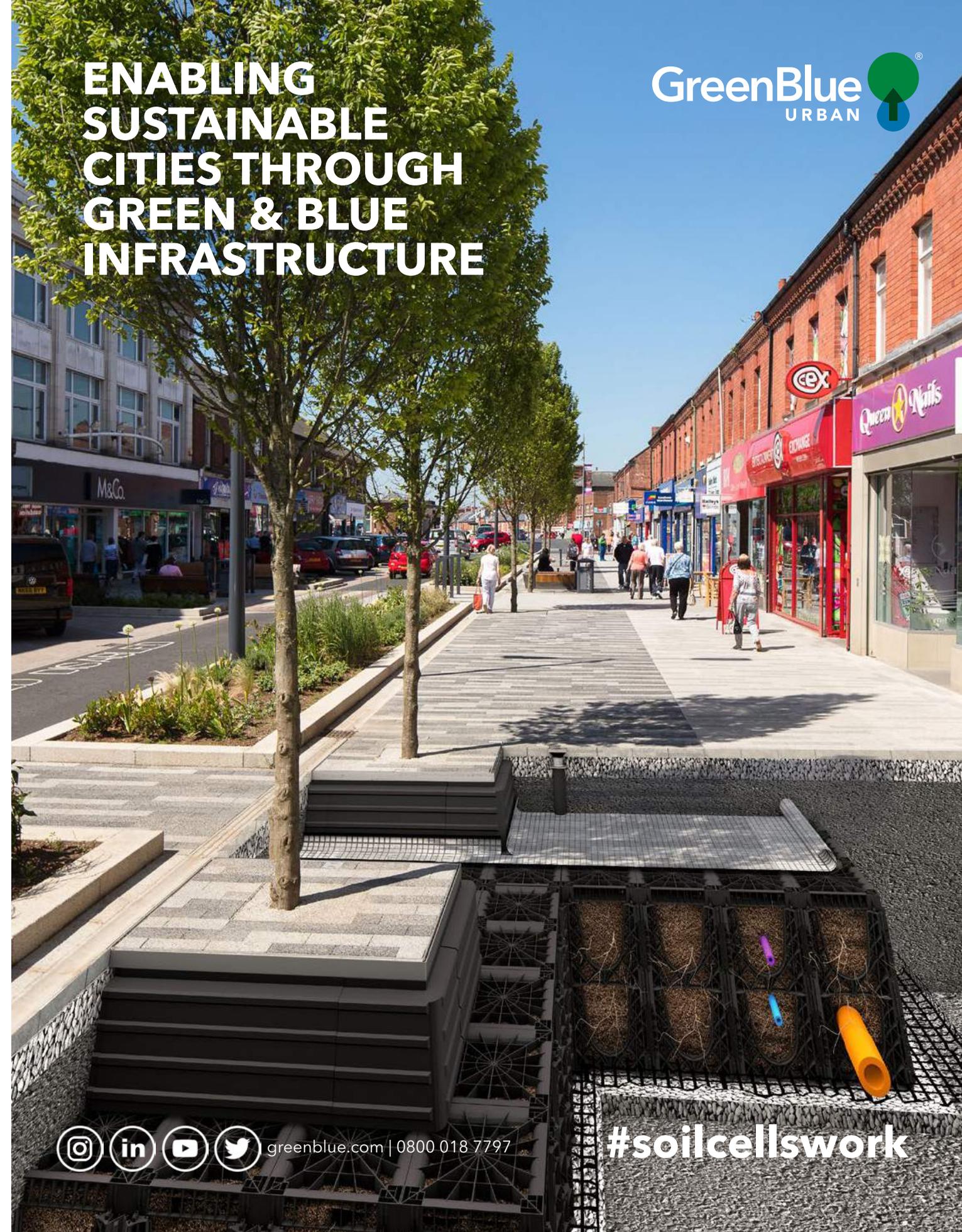
Strongman. ‘Coal Drops Yard was always going to be about creating a place that people want to visit and just hang out in. It is fundamentally a place for Londoners. At weekends it’s busier. People walk along the canal towpath, and come from Camden, Kentish Town and Islington.’

‘The opening was spectacular and exceeded all of our expectations. I had a week off but then came right back to focus on increasing footfall and building the programme.’

That programme is still taking shape, although a number of events including talks, classes and activities under the banner ‘Wild Winter Wellness’ have already drawn people to the area. The day after my visit, the seesaws swung into action – and Instagram fell in love again. ●

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CONNECTING HUMAN AND DIGITAL

Caroline Paradise, head of design research at SNC-Lavalin's Atkins business argues that digital must be harnessed to create better places



You'd be hard pushed to find a designer who would say they didn't take a human-centred approach to design. We all want to create spaces that work for people. There also won't be many designers who aren't aware that technology is transforming the way we work.

What is often missing is a true understanding of the connection between these two elements – the human and the digital. What is the value a digital approach brings to the spaces we create for people? Is it analysis? Creating virtual environments? Interactive stakeholder engagement? Accurate monitoring of building performance? Or digital twins?

For me, it is all of these things. It's about knowing more about people and how they respond to their environments. Technology can help us to understand this better. It can help us to understand ourselves better.

'The ultimate outcome is people who are more aware of the value of the public realm'

What we should be asking ourselves is: what insight can technology give us that we don't currently fully understand?

We explored this question in our 'Key to the City' proposal. As designers, we want to get people more engaged with their environment. The Key to the City, an Atkins/Schröder collaboration, uses digital platforms to achieve this. The output is an app that unlocks the hidden layers of culture and history in the City, providing users with



←
The virtual and the real

unique augmented reality experiences within the public realm.

The app encourages people to engage with their environment, both with other people and the city around them. The ultimate outcome is people who are more aware of the value of the public realm, particularly green space, and who care about, and are invested in, the place they live.

As well as working with technology partners to develop solutions applicable today, our teams are looking into the future and exploring how advanced technology could transform the high street. 'Unhindered', a concept Atkins created for Croydon's iStreet competition, is about how we can use technology to create high streets fit for the future. It uses technology to not only create responsive designs, but to understand the specific human needs those designs are responding to. It imagines a high street that can predict when someone wants to sit or park their bike, where pavements automatically widen to accommodate more pedestrians. The outcome here

isn't a high-tech high street; it's a high street that makes people feel at home, built to respond to their needs.

To ensure we derive the optimum solutions, Atkins is pulling together diverse multi-skilled teams including behavioural psychologists, data scientists, digital developers and UX designers as well as architects and engineers. We are also investing in developing our own digital tools, such as our human-centred design tool that won the AJ100 Best Use of Technology Award, that provide our teams and clients with data and insight into the complex world of building performance and user experience. The earlier we do this in a project, the more informed our decision-making and certainty of success in the ultimate built solution.

What's interesting about the examples mentioned isn't the technology itself, but the outcomes they achieve. As designers today, we aren't just creating spaces, we're shaping the way data and digital tools can improve the places we live in. We're the piece of the puzzle that can connect the human to the digital. ●



NORTHERN LIGHTS – CREATING THE NEW ENFIELD

By Sarah Cary, executive director of place, Enfield Council

I studied town planning at UCL because of a teenage anger at sprawling low-density American suburbs that isolated communities and harmed the planet.

I stayed on in London because I love its diversity, culture and welcoming neighbourhoods.

So, it's not without a sense of irony – and joy – that I've come to Enfield Council at a time of significant growth and regeneration for this patch of outer London.

In late 2018 we published our transformational Local Plan, which we intend will provide a framework for healthy, sustainable and managed growth in Enfield.

This will be achieved with the creation of new homes of all tenure, well-paid jobs and a supporting community infrastructure to 2036. It will come through the planning process and through working in partnerships with developers, via our capital refurbishment works on current council homes, and through a significant estate renewal programme.

New and refurbished homes also need well-serviced transport links. Our aim is to shift people to walk and cycle more and drive less. We have already constructed half of the designated 40 kilometres of segregated Cycle Enfield routes and have created safer, quieter neighbourhoods alongside them.

Importantly, residents have had an opportunity to have their say on how the council should address the borough's chronic housing shortage and how sustainable and controlled growth can benefit them. Through public forums, social media surveys and written responses, thousands

have shared their views about the future of Enfield.

The scale of what needs to be achieved cannot be taken lightly. We must deliver a 135 per cent uplift in homes every year for the next 15 years, from 798 to 1,876. That's nearly 30,000 homes – effectively a new town – laid across the existing fabric in Enfield.

We need to build sensitively, with an environmental conscience, while looking objectively at the land available. We must also reach out and be bold in our approaches to design. How do we marry the urban challenges being faced by Enfield with its significant

'We need to build sensitively, with an environmental conscience, while looking objectively at the land available'

history and heritage? What type of mansion blocks work next to a Charles Holden-designed Underground station, rubbing shoulders with 1930s semis and extensive parkland? And finally, how do we create well-connected, economically strong town centres without relying on polluting cars and traditional, physical retail?

There are, of course, the social challenges for Enfield too. Enfield is the northernmost borough of London and with 333,000 residents, it is comparable in size to Cardiff. It has a young and growing population with proportionally more people under 20 years old than in either London or England as a whole.

Enfield's median household income is £33,000, while the average house price is 12 times that. A quarter of our residents are on housing benefits and the pressure on our social services is immense. The core funding Enfield Council receives from government to provide vital services for its residents has been cut by an average of £800 per household in Enfield since 2010.

But I believe new development can provide the social infrastructure and environmental benefits Enfield needs. In New Southgate, the Montmercy Park project will create 517 new homes, all connected to the Arnos Grove heat network supplied by Enfield Council's energy company, Energetik. The Electric Quarter is a two-hectare development on a regenerated Ponders End High Street that will see the construction of 167 new homes. And the Alma Estate will see 993 new homes, shops, a gym, medical centre and community facilities.

Meanwhile, Meridian Water continues – a major £6bn, 20-year regeneration programme led by the council. It is set to bring 10,000 homes and thousands of jobs to the Lea Valley. The new station opens next summer.

It's been an interesting year since I joined Enfield Council from British Land. I have found it to be a fast-moving organisation with a hard-working pragmatic team and ambitious political leadership. If you're interested in making visions become tangible realities, our door is open, and we'd be happy to welcome you to our team. ●



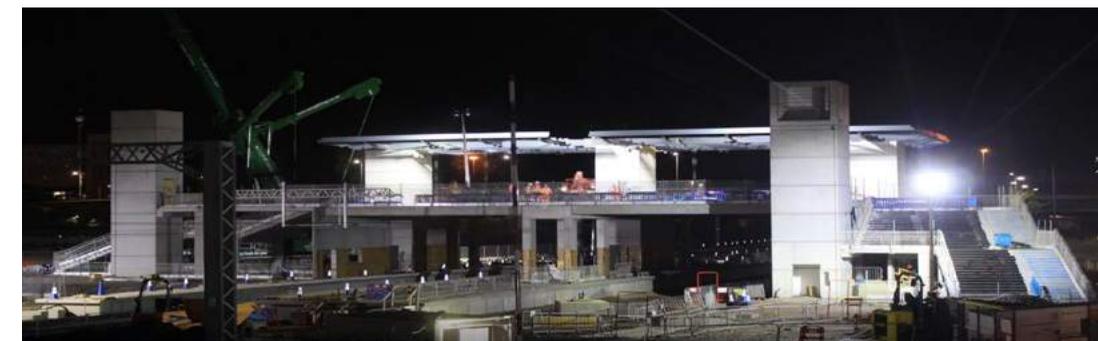
←
New routes:
Cycle Enfield

↓
Montmercy Park in
New Southgate



↑
Dujardin Mews at
Ponders End, by
Karacusevic Carson
Architects

→
Station works –
Meridian Water





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CULTURE CLUB

Lucy Shomali, director of regeneration and growth at Waltham Forest, sets out the borough's approach to culture-led regeneration



Waltham Forest is experiencing a once-in-a-lifetime period of growth as London moves eastwards. As we celebrate being named the Mayor of London's first London Borough of Culture, this accolade will not only shine the spotlight on Waltham Forest and our cultural offer, but will accelerate growth, investment and delivery of our economic growth plans.

Throughout my tenure as director of regeneration and growth here at the council, one thing has remained constant – our ambitious, culturally led regeneration plans to create liveable communities. We understand the power that culture has in transforming lives and creating strong, successful communities. As a council we are ambitious for the place and our residents, and are committed to investing in culture and the arts to ensure they are embedded in our residents' everyday lives.

Significant and award-winning investment in cultural infrastructure in the borough since 2012 has delivered notable impacts. The refurbished William Morris Gallery won Museum of the Year in 2013. Opened in 2015, the Scene – a mixed-use residential development in Walthamstow town centre – has been a catalyst for change, reinvigorating the evening and night time economy offer by bringing cinema back to the borough for the first time in many years. Walthamstow Wetlands, an oasis of green space, water and wildlife on London's doorstep, has seen visitors flock in their hundreds of thousands since it opened in 2017.

In February this year, the council purchased a significant cultural asset in the heart of the borough – the former Granada cinema in Walthamstow, also known as the EMD. In its heyday it hosted the Beatles, Johnny Cash, Buddy Holly and Jerry Lee Lewis. Through direct

investment in this important historic building, the council will continue to build on the legacy of London Borough of Culture. Under our leadership the building will be fully refurbished to restore it to its former glory and create a new destination venue for the borough and for London. This purchase will not only deliver community value but, we estimate, once renovated, will add between £34m and £52m to the local economy over a 10-year period.

'This accolade of London Borough of Culture will not only shine the spotlight on Waltham Forest and our cultural offer, but will accelerate growth, investment and delivery of our economic growth plans'

Plans for our historic Town Hall will see us free up our corporate estate in other areas of the borough and consolidate staff onto one site, releasing land for much-needed housing for local people. Cost-neutral, the project will save on running costs that we can put back into front-line services, transform the landscape so it is a true community asset, and increase the longevity of one of the borough's most important historic buildings.

As we move beyond the Borough of Culture year, our focus will continue to integrate culture into our regeneration and growth plans to maximise shared value out of public realm, create new cultural destinations and promote people's health, happiness and wellbeing through local economic growth. ●



The Engine House at the 'oasis of green space', Walthamstow Wetlands



BRIEFING NOTES

Our regular round-up of conferences and events at NLA

ARCHITECTURE

NLA group visits Bushey Cemetery – on two wheels

NLA led a small group of cyclists and architects to visit Waugh Thistleton Architects' acclaimed Bushey Cemetery, including a walk and talk-through of the design from Andrew Waugh himself.

The party – NLA chair Peter Murray, senior programme manager Lucie Murray, David Snaith, associate at Symmetrys, Tim O'Rourke, London studio director at Design Engine, Mike Axon, founding director of Vectos, *NLQ* and *Velocity* editor David Taylor and *Velocity* publisher Toby Fox – rode up from NLA's Store Street HQ to the site in north London.

Waugh explained the design inspirations behind his practice's scheme, which was shortlisted in last year's Stirling Prize.



Bikes and buildings – the group in Bushey

The architects worked closely with the United Synagogue to deliver the project to enlarge the UK's most significant Jewish cemetery, including the creation of two new prayer halls. Waugh said one of the key moves was to carefully create the prayer halls from solid rammed-earth walls – with their low carbon footprint and practical shelf-life – lined in English oak and connected via a cloistered timber colonnade. The design also includes 'muted' materials including Corten steel doors, opening out and sloping down onto a linear reed-bed park including weirs and swales, with a clear processional route to the old graveyard.

Waugh said he had learned a great deal about the burial process and indeed the Jewish faith as part of the scheme design, which came about from an initial phone call in 2008 after the client had encountered planning problems associated with building in the Green Belt.

Following the tour, the cyclists returned to London on the 55km round trip, following (largely) a route devised by Andy Matthews, senior architect at Ayre Chamberlain Gaunt.

TRANSPORT

London looks to private sector in infrastructure push

Programme Champions:
Transport for London
Programme Supporters: *Engenie*

Despite the delays associated with Crossrail, London is getting better at planning and delivering big infrastructure projects that help bring forward development. But it still needs more help from the private sector in raising finance, has to press the case for key regenerative catalysts like the Bakerloo line extension, and must work harder at being more 'joined up' across the region.

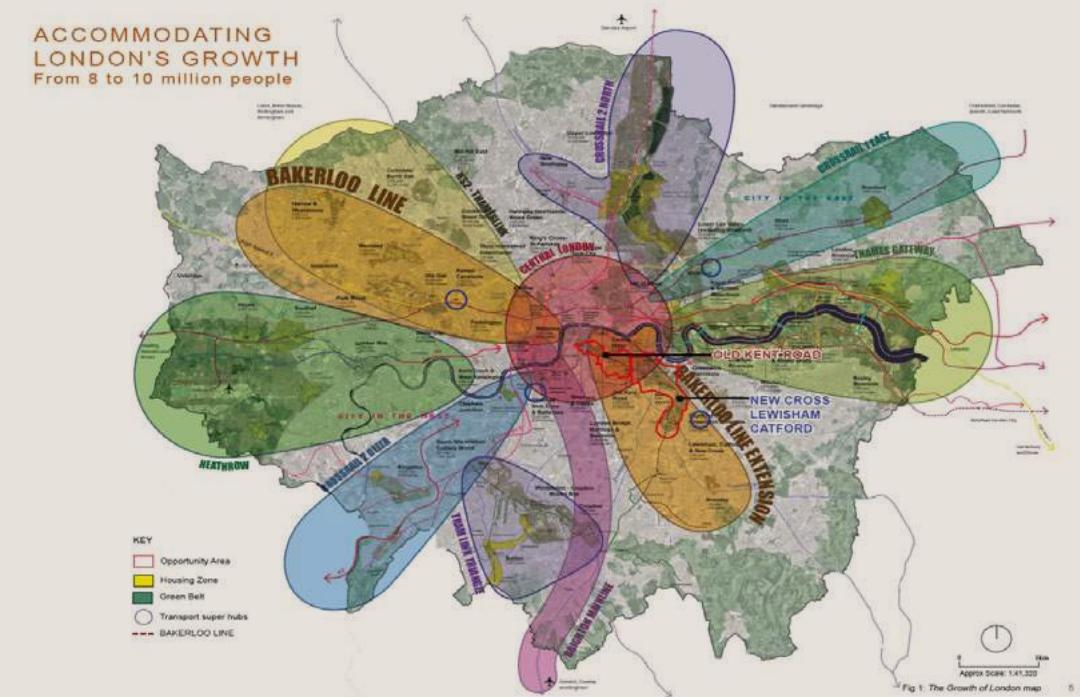
Those were some of the key points to emerge in a wide-ranging NLA conference – *Joined-up London: infrastructure and development*.

Transport for London consultant Stuart Robinson presented the case for TfL not just regulating traffic and operating transport services, but helping Mayor Khan in his pledges to build homes for Londoners, especially given a push to provide more income, given its budget cuts and 'parlous' finances. The organisation is seeking to 'exploit its resources' including 'opportunisticly' over stations with a plan to add 10,000 homes by 2021, 50 per cent of them affordable. In so doing TfL plans to create 'healthy streets' as a means of creating value, said Robinson, along with building up its build-to-rent portfolio. 'We're looking at some pretty heroic sites', he said. 'If we're going to deal with the housing crisis, we need to use every means possible.'

It is a 'no-brainer' to integrate infrastructure and development,



Flower power:
London's
'petal' diagram
of transport
corridor growth



said Kate Morris, director, strategic planning and advisory, transport, EMIA, AECOM, but we are at a real 'turning point' in terms of what we need to do. This despite the fact that 'infrastructure is everyone's business' and critical to national growth and social progress, she said. But with the public purse under pressure, new funding mechanisms were needed, Morris added, with the private sector needed more at the table.

The Elizabeth line, when it is complete, will bring many more benefits than had been previously envisaged, said director of regeneration and spatial planning at GVA Martyn Saunders. Values are already 30 per cent higher than forecast, for example, and the new line will prove perhaps more beneficial in regeneration terms to outer London than to inner. The line may end up bringing some £20bn of total value, he added. Crossrail 2, moreover, will learn from the lessons of Crossrail 1, with new rail infrastructure sure to unlock growth, said the line's transport planning manager Chris Moores. 'The

region needs Crossrail 2', he said. 'It can be more than just a railway', but the challenge remains to make it more affordable and raise funds from those who might benefit. The line will connect into Euston, itself the subject of wide-scale regeneration and redevelopment, as what Camden director of regeneration and planning David Joyce called central London's last remaining opportunity. Lendlease has been brought on board to work on a masterplan, and Studio Egret West commissioned to think about how the area could work in future.

The conference also heard from MICA director Gavin Miller on the thoughts behind his practice's *Growth Lines* exhibition at NLA, while Levitt Bernstein associate director Vinita Dhume talked about the prospect of reviewing Green Belt land around key nodes. Colin Wilson, head of regeneration at Old Kent Road for LB Southwark, and Claudette Forbes, regeneration advisor at the London Borough of Lewisham, presented a convincing case for the 'bargain' extension of the Bakerloo line and

the 'Bakerloo bounce' they believe will result. The £3.5bn project has the potential to unlock some 100,000 homes and 120,000 jobs. Finally, OPDC interim CEO Mick Mulhern showed how infrastructure including a larger HS2 station at Old Oak Common was crucial to its success, the wider 650ha area of industrial land now moving into 'delivery mode', aided by its Mayoral Development Corporation status. 'It's as big as the whole of the City and the South Bank', Mulhern said. 'That's massive, and it's large-scale city planning that will take 30 years to deliver.' As with Wren's initial plans for London after the Great Fire, it was important to allow for change in order to deliver a great place. The OPDC is recruiting 15 extra staff to its team in order to 'deliver a fantastic place', he said. And although the UK was getting better at delivering major infrastructure projects, full joined-up thinking was still missing, said Gavin Miller. 'Everybody knows the threads', he said. 'But so much is contentious or waiting for funding that it makes it difficult for anybody to take a risk.'

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← Wood Wharf - Canary Wharf Group are exemplars in circular economy principles

SUSTAINABILITY

Circular economy crucial for London's 'good growth'

*Programme Champions: Hoare Lea
Programme Supporters: ANS Global*

The circular economy needs popular figures like Rihanna in order to get wider public understanding and take-up, and do what *The Blue Planet* did for plastics. But it also needs exemplar projects of the sort being built by Merton to demonstrate how leadership and fundamental change can help to meet stipulations in the London Plan, make the capital zero carbon by 2050 and end the concept of 'single-use buildings' for good.

Those were some of the key points to emerge in a fascinating discussion at NLA about how to embed the circular economy in London. The suggestion

that only when somebody like Rihanna can popularise the principle in song would it reach enough of the public came from Sunand Prasad, following his opening talk on the cultural shifts required. The pop star should write a song about the circular economy, he joked, to increase the demand side of the equation, rather than the supply side that makes up most of the conference audience.

'Making best use of what you have, and reusing it, is the most effective way to be circular', said Prasad, 'don't demolish, just reuse.' The linear economy has bad effects – bad growth, Prasad said, but although the UK is on track to become 27 per cent 'circular' in a few years, reusing more, demolishing less and incentivising circularity hold the key. 'If London is going to have good growth it needs to adopt the circular economy', said Prasad. 'It's as simple as that.' An economy that incentivises circularity will 'unleash innovative inventive capacities in us which are absolutely amazing', he added, so it was good that the challenges were 'captivating', and 'interesting puzzles', requiring child-like imagination for transformation and reuse, rather than 'solemn obedience' to codes and regulations.

Clare Ollerenshaw, circular economy manager for the London Waste and Recycling Board (LWARB), agreed that innovation represented a real opportunity for 'people to get their teeth into knotty issues' and gain the £7bn of net benefit her organisation has calculated adopting a circular economy will bring London by 2036. AECOM regional sustainability director David Cheshire said one of the problems was that we are 'digging stuff out of the ground more and more', with mining for bauxite, for example, in the Amazon rainforest representing a wasteful 'linear' approach that should be replaced by more refurbishment and design for adaptability as exemplified by some of the historic buildings at Argent's King's Cross. In the future, with dwindling resources, buildings need to be designed with elements that can be retrieved and reused, just like in Victorian times, Cheshire added, but policies on the circular economy in the draft London Plan represented a 'really brave move'.

Merton is a good example of this circular approach in practice. Director of Merton regeneration at Clarion Housing, Paul Quinn described his firm's approach to applying a circular approach to urban regeneration, with plans to build some 2,900 homes on

three estates in the borough, trebling density at the High Path Estate as a ‘test case’ for the principle in the industry. ‘Our intention is to have the circular economy in the DNA of the project, right from the start’, he said, building ‘in layers’ and adopting things like standardisation, MMC and ‘designing for deconstruction’. While Joanna Williams, director of Circular Cities Hub and associate professor of sustainable urbanism at The Bartlett School of Planning at UCL said her work includes looking at ‘wastage’, devising standards and looking at common challenges in the drive towards circular, Dan Epstein, consultant director of sustainability at Useful Projects said the biggest problem we face is that we live in a ‘linear economy and linear world’. We need to rethink the way we design, said Epstein, at designing out waste and looking at ‘end of life’, with far too many buildings not

‘We need to do things so that the circular economy becomes a bit more tangible’

designed for longevity, he said. ‘We’re building smaller and smaller bespoke buildings in a world that is changing ever more rapidly.’ Change could come through focusing on 20-30 different projects, retaining that ‘learning’ and building momentum.

At Old Oak and Park Royal, said Arup associate director Rainer Zimmann, a circular economy scoping study looks at the 650 hectare area and its potential to implement the circular economy principles across resource flows, as well as in the potential for vertical farming, modular design and BIM. ‘We need to do things so that the circular economy becomes a bit more tangible’, he said. ‘Adaptability is essential.’ Hoare Lea senior sustainability consultant Richard Harper said that it was important that the buildings we design today don’t become the waste product of the future, building in adaptability and using more

off-site assembly for its boon to the health and safety and efficiency pictures.

Discussion included an observation from architect Sarah Wigglesworth in the audience over the need for waste buildings to be ‘rethought’, perhaps with more community resource, and how more could take the lead of Exeter Council, which has decided to commission all buildings to the Passivhaus standard.

Finally, Canary Wharf Group head of sustainability Martin Gettings again took up the notion of the need to influence people and behaviours, which his organisation is doing in part through the ‘Breaking the plastic habit’ initiative. ‘It’s not buildings that have bad habits’, he said. ‘It’s us ... We just have to start doing this as business as usual. We have to find a way to enthuse the end-users of the built environment.’

COMMUNITIES

Social and commercial – building community

We need to spark a debate about the social quality of new development, instead of getting trapped in endless discussions about land assembly and tenure mix.

That was the view of 30 people who gathered before Christmas, inspired by the New Urban Agenda and SDG11. Led by Matt Bell, the group of entrepreneurs, architects, councilors and developers met to explore how belonging and identity can be nurtured on new development.

How do you generate more value, even at the bottom of the cycle, by investing intelligently in building communities? That was the exam question as they walked through City Island (a self-styled

‘mini-Manhattan’), and Good Luck Hope (which promises to restore the old dry dock) to the wonderful Trinity Buoy Wharf, now 20 years old and managed on a 124 year lease by Urban Space Management.

With the help of Soundings, the group grappled with two dilemmas. Sometimes new development does create a fantastic community, despite all the challenges. So when it happens, why does it happen? And, understanding that, how could it be made to happen all the time on every major site across London?

What emerged was a sense that the biggest barriers to building community do not relate to either funding or policy. Instead, the answer lies in leadership and facilitation, time and effort, the ability to galvanize people, and the courage to adapt and experiment. Money helps, but it’s not the principal ingredient. This is about culture, appetite and skills.

Three short-term practical suggestions also emerged.

First, councils need to question every major applicant about this at committee as a matter of course. Ask them (in public) if they have a plan for creating a community.

Second, developers need to align their approach to generating social and commercial value much more tightly; and make sure they have the right skills in-house: don’t assume any old development manager can competently do the ‘soft’ stuff.

Third, residents themselves have to be supported and challenged. The existing community champions need genuine support. But the conversation also needs to be broadened and engagement scaled up to a whole new level, engaging young adults who might not even be registered to vote, not just the old hands.

Matt Bell is working on the redevelopment of Euston and regeneration of the Cambridge Road Estate.

NLA will be tackling this topic in more detail later this year – if you are interested in getting involved, please get in touch with the team.



← Quest for identity – London City Island



↑ Trinity Buoy Wharf



→ Grappling with the issues – building community

BOROUGHES

Boroughs: we need help to hit housing targets

Programme Champions:
Countryside, Notting Hill Genesis, Swan NU Living
Programme Supporters: *Child Graddon Lewis, Clarion, MICA*

London's boroughs need strong political leadership, money, staff and the ability to work effectively with their communities if they are to get anywhere near their stiff housing targets.

That is according to Robin Cooper, head of regeneration at the borough with the biggest numbers goal, Newham, speaking at a special breakfast briefing at NLA.

Cooper said that the borough had capitalised on the Olympics, with a 'fantastic park', international business quarter and a million people going to

'Unless government puts serious money into this problem, we will not solve it'

Westfield Stratford every week.

But it was 'alarming', he said, that Newham has a housing waiting list of some 26,000 people, 4,500 in temporary accommodation every night, and 200 people homeless, something he hoped the authority's 'aggressive programme to build houses' will aim to help. One of the reasons Newham was selected for the biggest housing number – 43,000 houses, 3,850 per year – marketing was that it was 'incredibly well connected' via public transport including high-speed rail into Kent and, next year, the Elizabeth line. But it is also home to a major push for jobs, with London's only Enterprise Zone that means it gets to keep around £1bn of business rates to



Kingston's Lisa Fairmaner: it will be a long and difficult journey

plough back into infrastructure. By 2027, he added, some £27bn will have been invested in the borough. The four things needed were political leadership, which Newham has with its elected mayor, money in terms of partnerships with the private sector, staff – the planning authority needs 20 new staff to deliver on the opportunity and the ability to work with community. This last, and the arrival of ballots, was a fundamental and democratic change, said Cooper. 'I like to think we're embarking on a journey which will make a fundamental change.'

Sripriya Sudhakar, team leader – place shaping team at LB Tower Hamlets, described some of the issues arising from the need to enable dense growth in a diverse borough that has the second largest housing target at 3,511 per year. 'There is a need for a new conversation about density', she said, noting that dense growth comes in diverse typologies, not just tall buildings, and revealing new research the borough is engaging with that will include quality of life indicators for high-density living, a design guide, and post-occupancy evaluation.

Finally, head of planning at RB Kingston upon Thames Lisa Fairmaner

said her borough was 'right at the start of its journey' in housing delivery, with no magic bullet. 'I have no illusions', she said. 'It will be a long journey and quite a difficult one.' At its heart is the community, she said, and there has often been an erosion of trust, with the authority having to distinguish between vocal minorities and a shift in community feeling. There was 'fear', said Fairmaner, about the new London vernacular rather than traditional forms, and a different perception for outer London communities and what they see as appropriate. But they have to believe communities, she said, while many people who live in terraces, for example, have a feeling of 'otherness' towards those in flats.

Cooper, moreover, added during questions that the advent of ballots meant that they were 'empowering' local people to have a real say in their environments for the first time. But with local authorities having had their budgets cut by some 40-50 per cent over recent years, more was required. 'Unless government puts serious money into this problem, we will not solve it', he said.

HOUSING

Prefabs and 'construction revolution' good for London, APPG hears

Prefabs and other forms of off-site construction are 'good for London', while new factories to provide them could stimulate the national economy, the All-Party Parliamentary Group for London's Planning and Built Environment was told.

Following an introduction by Rupa Huq MP, chair of the APPG, NLA chairman Peter Murray said the word 'prefabrication' should be rehabilitated rather than 'demonised' and has a place to play in delivering more and better quality housing.

But it was Nicky Gavron, London Assembly member, who claimed that prefabs could be appealing to the public, given more work on image and greater take-up by local authorities, backed by the Mayor, and new factories, she suggested, in places like Park Royal and Barking Riverside. 'Our need is so great that we can stimulate a new industrial sector across the country, underpinning regional economies', she said.

Gavron began by saying that the London Plan's goal of 66,000 homes per annum was falling short in reality. 'We're building about half of that at the moment', she said. 'So we need a very bold approach and even a disruptive approach.'

The last time the UK was productive on housing in the 1970s, councils were building more, and there was the prevalence of systems-build housing and what we recognise as the 'boxy prefabs', she said. Now, though, the 21st-century version was light-years away: precision-engineered, digitally designed,

and affordable to live in. The Mayor is 'absolutely committed to innovation and to putting housing to the top of the agenda', said Gavron, which spurred her into a 10-month investigation into off-site manufacturing and how far factory-built homes could close the gap between supply, construction and affordability – 'our triple crisis'. Can we get very high-quality housing with using-costs cut and reconsider the skills base in London, asked the report, Designed, Sealed, Delivered. 'I concluded that we could.'

But the step-change will not happen without more clear political leadership; modular is 'good for London', said Gavron, across many sectors, with the business model for building to rent lending itself to speed of delivery and quick returns, and excellent acoustics lending itself to difficult sites. Showing a series of examples of CLT in particular, she said, it hits so many of the Mayor's objectives, including fewer lorry journeys, less dust, pollution, noise and disruption, although the 'image' of prefabs still needs work particularly with the public and in the mindset of local authorities. 'Hats off to NLA', said Gavron. 'We need Expos, and need to show by doing', not least by the Mayor using public land to do so. 'This is a once-in-a-generation opportunity to collaborate.'

One of those examples was Place/Ladywell, taken up by speaker Jeff Endean from LB Lewisham, whose London Plan targets have doubled and which has a considerable homelessness problem. The authority is 'driving on numbers, but also doing things differently', said Endean, with self-build a part of that picture. 'We see modernising the way homes are built as a really important part of getting scale and speed', he added. The Ladywell scheme, by Rogers Stirk Harbour + Partners – 24 residential apartments in timber-frame modules built in the east Midlands and assembled on site – was created for a vacant site, but capable of being re-assembled elsewhere.

'We've ended up with a really great development for the people who are living there.'

The authority aims to go 'to scale' next, with two more projects to come including a scheme in Deptford with community nursery and cooperative supermarket alongside 34 homes for homeless families.

Anthony Thistleton, founding director of Waugh Thistleton, spoke about what he branded the 'construction revolution', and the CLT the practice uses, where for every tonne of the material used, 600kg of carbon dioxide can be 'locked away'. The methods offer great accuracy and tolerances, said Thistleton, with high quality, and post-occupation evaluations of schemes like Murray Grove including the fact that many residents had never had to turn their heating on.

When one looks at agriculture, car manufacture, or medicine, said Thistleton, these other industries have all revolutionised the way they work. 'Whereas in building, we're just doing the same thing that we were 200 years ago.' The practice is working with Legal & General on single-storey dwelling prototypes at its factory near York, demonstrating that it can deliver the 'same product, better' as many traditional schemes, and with Swan Housing too at its factory in Essex. Refinement is the key: 'If you do housing in the way that we do it now, and you do it again and again from first principles, you're never going to improve it.'

The Victorian terraced house proves, Thistleton added, that there is nothing wrong with getting things right and doing it again and again.

Discussion of the points made included from Jane Richards, director, building structures, WSP, who said that off-site could take away so much of the wasted time involved in dealing with procurement, design, or building interfaces, freeing up skills to refocus on refinement and continuous improvement. Siobhain McDonagh, MP for Mitcham & Morden, meanwhile, said the rise of off-site represented a chance to regenerate small sites. 'But what frustrates me', said McDonagh, 'is we're not all getting along and doing it straight away.'



Wood for good: NLA ran a number of walking tours this quarter, including this exploration of four of Waugh Thistleton Architects' timber buildings. Led by Andrew Waugh (pictured) the event figured as part of NLA's year-long Housing Programme and investigation into factory-made homes



CULTURE

Culture has key role to play in future London

*Programme Champions:
South Bank BID*

In London's ongoing quest for 'good growth', with more housing, commercial, transport and other sectors all competing for increasingly scarce space, will there still be room for culture?

An NLA late debate held at London's Transport Museum in Covent Garden sought to find out.

Sam Mullins, director of the London Transport Museum, began by pointing out that the venue was one of the original examples, with the GLC having held a competition in the 1970s over what to do with the building, and plans for a four-lane highway through Covent Garden even having been considered. But the spot-listing of 284 buildings changed that direction completely, and the competition for the building led to the London Transport Museum moving in and now benefiting from the 24-40 million footfall every year. 'When we opened here in 1980, the market hall in the middle of the piazza was boarded up', he said. 'The museum was the first thing here and led to the charge of Covent Garden in the 80s, a prime example of culture leading the line on regeneration'.

London is still the greatest cultural centre in the world, declared chair Peter Murray, with the immediate milieu playing host to a huge variety of theatres, museums, night clubs and so on, and policies that can help that continue.

Tim Reeve, deputy director and chief operating officer, V&A, said V&A East in Stratford's East Bank was following in a grand tradition, with the organisation's creation of the Museum of Childhood



A night at the museum – the culture debate, London Transport Museum

in Bethnal Green as a place to 'inspire art and education for young people in east London'. V&A East, designed by Diller Scofidio + Renfro, will bring 250,000 objects from the museum's archive to some of the most deprived boroughs in the country, said Reeve. The opportunity is for the V&A 'to bring its encyclopedia, its source book of creativity of art and design to a part of London that "deserves" that opportunity, inspiration and ingenuity that the collections provide'.

Annelie Kvick Thompson, principal at Grimshaw, said culture is an important factor in placemaking, and successful placemaking adds value, growth and provides distinctiveness and identity. Culture relates to lifestyle, enjoyment and bringing like-minded people together, she added, so is a key element in providing attractive places. At London Bridge, for example, the architects included public art, but the scheme also enables the area to 'grow; through its permeability and public realm'.

Few developers get the chance to create places as big as Knight Dragon is doing at Greenwich Peninsula – a 150-acre site, or twice the size of Soho, where 15,000 homes will be delivered over the next 15 years. Matthew

Dearlove, head of design, Greenwich Peninsula, Knight Dragon, said the developers are creating social and physical infrastructure, including the creation of a 'new narrative' in terms of culture. It is behind the design district – 16 buildings by eight architects – dedicated to the creative industries with makers, artists and design agencies in partnership with the GLA, with rents capped. 'The role that culture plays at the moment is temporary placemaking, that's about attracting audiences, getting the scale of the peninsula into people's consciousnesses in London. It's then about translating that into a physical place which then beds those narratives into the development of a building.'

Finally, Emily Druiff, artistic director and CEO of Peckham Platform, said that the pace of London's change was palpable, but that there was a risk of stripping away the complexities of London's unique localities, and existing communities being marginalised and displaced. Cultural organisations, she said, 'have an increased responsibility to address social inequality'. Peckham Platform engages communities that are at risk of being marginalised in the cultural mainstream and is creating a larger gallery in 2021 in Peckham Square for its 'social art'. But we

all need to improve our work with communities, said Druiff, to change perceptions of who culture is for and who London is for.

Reeve said the communities of east London don't tend to visit the V&A in South Kensington, finding it an elitist space, but the organisation has learnt from the process of creating its new gallery in Dundee. 'It would be a generational mistake to just turn up in three or four years' time with our objects and assume that everybody's going to be dreadfully impressed', he said. For Druiff, the locality is key, and there is a real need to 'engage deeply', with cultural organisations helping to enable policy change and distinctive places. On the Greenwich Peninsula, Dearlove said Ravensbourne University provides the basis for an embedded community of creative industries, with a heritage of production rather than

'This is a really important moment for the creative industries in the UK'

historic buildings. 'It is very much a new piece of London', he said. But creating character and place takes a long while, said Kvick Thompson. 'In terms of curating how things develop over time, design plays a part – both with the large-scale developments and the small-scale developments that create richness ... It's a dialogue.'

Ultimately though, if an organisation like the V&A was to obsess too much about the potential pitfall of 'gentrification', it would never go beyond the 'slightly gilded' environment of South Kensington, said Reeve. 'We're becoming part of an already very rich creative community', he said. 'We're not trying to create something; we're trying to add something ... This is a really important moment for the creative industries in the UK. This is our economic success story of the last 10 years, and is going to be really important for the next 10.'

HOTELS AND HOSPITALITY

London hotels braced for 'stormy' 2019

Programme Supporters: Elementa, Dexter Moren Associates

London's hotels are in for some 'stormier' skies this year and beyond as uncertainties over Brexit and dwindling business travel threaten to affect the market.

That's according to Liz Hall of Liz Hall Hotel & Travel Consulting as she took her audience through the state of the sector in a breakfast talk at NLA.

Hall said that these are 'volatile times' for the economy and in a sector that has also been hit by the 'pain' of a shortage of skilled labour, rises in payroll and other costs, the apprenticeship levy, pension auto-enrolment and business rates.

Despite a largely sustained rise since the financial crisis 10 years ago and hotels thriving, especially in the 'dynamic' budget sector, growth is slowing and business travel in particular has dropped, largely as a result of Brexit uncertainty. However, demand is 'broadly positive, but not without concerns', with 1.3 billion international visits in 2017 – twice as many as in 2000. Visit Britain is forecasting 4 per cent growth next year, the weak pound helping to stimulate that situation. But the UK slowdown and economy squeeze is 'not necessarily good news for UK hotels', with a squeeze on rates and no 'mega-events' in the short-term future driving demand for beds. One four-star hotel operator had told Hall that they were paying three to four times as much to get housekeeping staff, and while there was still an EU pool, it was a diminishing one. Hotels are also having to compete against other areas such as serviced

apartments home-share, hostels and Airbnb, all of which are 'evolving'. But although sites remain very scarce there is still scope for more conversions – some 50 per cent of the rooms added in 2018 came from office conversions. Around 20,000 new rooms opened from 2014 to 2018, with 70 per cent of the 8,000 new rooms since the start of 2017 being budget rooms, itself putting pressure on the mid-market.

Another sign of the times, said Hall, was that the biggest hotel in London – the Holiday Inn in Kensington – wants to demolish its 900-room building and rebuild with 749 rooms and 340 serviced apartments.

Occupancy could 'struggle' in 2019, suggested Hall, PwC forecasting a 'marginal decline', with room rates only forecast to grow modestly, with Hall's model on long-term trends showing some economic growth, but making quite a big assumption that there is a deal for Brexit.

Whitbread is one operator that remains active in this market, however. Property acquisitions director Jo Moon said that the group has 'massive ambitious growth plans' for the UK, and a 'runway' that looks bigger than the firm's projection of having 85,000 rooms by 2020. London is a 'fantastic market' for the group, opening over 4,000 new Premier Inn bedrooms in the capital over the last three years, but it is highly competitive too, with student accommodation a formidable competitor. Planning is proving more difficult as well, said Moon, in what was traditionally a non-contentious sector. The firm is also hoping to progress its Hub brand in London, with seven in existence and seven more in the pipeline, along with Zip – its no-frills compact rooms model, more geared to provincial cities and Zones 3-5. 'The property market has been incredibly receptive', said Moon. 'We have been inundated with sites.'

Elementa principal David Glossop showed his company's approach to

hotel design and WELL principles, partly through the Lincoln's Inn Fields Hotel, before Make lead project architect Katy Ghahremani showed the practice's own designs to rejuvenate Hornsey Town Hall in Crouch End. The scheme is a listed 1930s building, which the architects plan to take off Historic England's Heritage At Risk register through a £20m project paid for by the creation of new housing, allowing for a new hotel with Art Deco feel, bars, offices, conference rooms and public space. 'This is, I think, how hotels are going to evolve', said Ghahremani, 'in a true, mixed-use sense of place ... This is what will make it attractive to stay in because it will feel like part of the community.'

STATE OF THE MARKET

Brexit, buildings and Sadiq in the spotlight – the year in prospect

2019 will be a year-long run-in to the Mayoral elections, with Sadiq Khan pressured to defend his time in office over housing figures, knife crime and other areas under his watch. But the prospects for the city will hinge to a major degree on what happens with Brexit – and that will be aided by a more positive outlook on London's fundamental assets and status in the world.

Those were some of the key points to emerge in a fascinating session on predicting how London's built environment might be affected over



Delivery will be 'subdued' – The Bartlett's Yolande Barnes

this coming year – the first State of the Market event, held at NLA in January.

Professor Tony Travers, director of LSE London, said that politics is 'enormously important' in shaping the built environment and planning environment in London, but that there had been 'some rollback' in inner London, particularly against the 'headlong rush for development' that has taken place over the last 15 years. This year, though, will be characterised by Mayor Khan being 'put under pressure' on how many homes he has built. So perhaps there will be more decisions in favour of local development than boroughs would otherwise accept, in a 'pro-development shift'. London is still not affordable for many people, Travers added, with a slight increase in out-migration giving rise to a London that is a 'bigger version of itself' covering more of the south east. And although Brexit was 'impossible' to predict, Travers felt that a softer Brexit and extended transition appeared to be welcomed by the markets, making it more attractive to international

investors. The second optimistic point Travers made was that a harder Brexit with no deal and then devaluation may mean London is an attractive place to buy property, which would be 'not as bad for London as some might think'. The risk to London, however, is that the national political environment is less pro-London than it has been for decades, with the rest of the country having more claims on investment.

Professor Yolande Barnes, chair, Bartlett Real Estate Institute, said that we are at an interesting moment in London's history with Brexit coming together with underlying global changes such as the end of the real-estate cycle post GFC (Global Financial Crisis) recovery. The now prolonged uncertainty since the so-called 'Meaningful vote' on Theresa May's proposed Brexit 'deal' in the House of Commons on 15 January has been a subject since before the 2016 referendum, which has had an impact such that people at UCL were again talking about 'brain drain' – something Barnes had not heard since the 1970s.

Housing and affordability thereof were pushing people out, so London has become a more polycentric city, but uncertainty has led to plummeting GDP growth. Fear of recession may mean fewer housing starts; investors, though, will have to be much more focused on what occupiers want, while on big projects like Crossrail and Crossrail 2 we have 'failed to learn from the success of the Olympics'. Globally, Barnes said she sees many a city and country showing signs that we're coming to the end of a 'long, long bull run in land and real-estate prices', but these will not fall significantly from their 'high plateau' unless there is 'a massive economic shock'. All of which make for a 'very challenging backdrop for the Mayor and other candidates ... Unless we find new alternative ways of bringing real-estate development forward, the delivery will be almost inevitably subdued over 2019'.

But perhaps we and the surrounding narrative are taking on a too-negative focus, said Tony Danaher, executive chairman of ING Media and chief executive of the Department for International Trade on Capital Investment. There is, he said, a growing view that we weren't as good as we hoped following 2012 in mounting large projects. But from the work Danaher has done internationally, cross-border investors take a markedly different view of what we have achieved and our prospects and relevance in knowledge transfer to the rest of the world. 'Equally, they are bemused by Brexit and a few think we have put LSD into the water system', he joked. International investors look to projects such as King's Cross, Canary Wharf (still), work at Battersea and Crossrail, and London has remained 'there or thereabouts' in the world's five major cities receiving some 50 per cent of the growing capital deployed by institutions. 'That's a prize worth hanging onto.' This demonstrates a view on the 'fundamentals' of London, said Danaher, including its financial and technical infrastructure, legal system,

education and familiarity, and will continue to impact judgements. Mayor Khan, though, has different priorities from his predecessors, despite having a strong team at City Hall. 'It is not the same as having a Mayor who is a civic leader accessible to institutions', he said. 'Often, it's illusory, but it matters enormously and you see this in all parts of the world. It takes a person who's prepared to meet and work with and understand the deployers of capital to actually change and sustain the city. That is the big challenge for this year and next.'

Responses to these opening points included from Lucette Demets, head of Urban at London & Partners, who agreed that it was 'not all doom and gloom', and that we all have a role to play in changing perceptions. 'There's a role for the business community to

'There is a lot of Japanese money that wants to come to the UK. It is lined up to come. That is not Brexit-dependent; it is certainty-dependent'

tell why you are still committed to London', she said. Grimshaw partner Mark Middleton wondered whether developers might change their attitude from 'acquiring, developing, and selling and going' to ownership and that place, neighbourhoods and streets may become more important. And Amelia Stavelly, director of development and placemaking at Grosvenor, said London needs to remain competitive through the kind of investment it is making, but that restoring trust in the planning system is the greatest challenge for London.

In discussion, Travers said it was worth remembering the doom predicted if the UK did not join the Euro, but that planning, like migration policy suffered similar problems in that politicians shied away from, and have lost confidence in, explaining how they need to be to

sustain economic activity. But on the public realm he said there is very little money available for street improvements that development does not pay for, and that the big split today is not between London and the rest of the country but cities and everywhere else.

Barnes believes that London is 'best placed to weather whatever storms lie ahead', although she had concerns that overseas investment particularly from Asia risks creating un-London-like neighbourhoods. And Danaher said that places like Birmingham have learned from London and 'got their act together on planning' and harnessing difficult parts of the region. While a no-deal might see parity with the dollar, a soft Brexit will result in a normalisation of currency, he added, but investors are waiting to see. 'There is a lot of Japanese money that wants to come to the UK. It is lined up to come. That is not Brexit-dependent; it is certainty-dependent.'

Other points raised at the event included the need for collaboration and co-creation rather than 'passive' consultation; the continuing excellence of the model represented by the Great Estates; the decline of public transport in 'old' world cities, with Crossrail 2 in 'deep trouble' partially because of the overrun of Crossrail 1, and the problem of neither London nor the UK having a proper 'balance sheet' or knowledge of its assets that, were it a private company, would land it in hot water. If London did, said Barnes, it would realise it has 'immense wealth', with real estate an important element of that. Finally, the expectation was that Sadiq Khan will get in 'comfortably' for a second term, but he has less money than Ken Livingstone or Boris Johnson and 'curiously weak' formal powers, despite needing to deal with key issues such as violent crime and housing. 'He's pretty safe, unless something unexpected happens', said Travers. 'But he does need to have more delivered by next year.'



Our 20 year vision

London is an ever-changing city. Always growing. Always evolving. Over the next 20 years it will be home to 10 million people, placing unprecedented demands on our places and communities. Grosvenor's 20 year vision is of Mayfair & Belgravia evolving together with an ever-changing London: playing a leading role in its remarkable success story.





INTERNATIONAL

Sustainable cities? Vancouver and London compare notes

Programme Champions:
Bates Smart, Diamond Schmitt Architects, KPF, London & Partners, White Arkitekter

Vancouver and London uncovered their sustainability credentials at NLA – along with the challenges both face from their respective crises in affordability. This was *Sustainable Cities* – *Vancouver and London*, part of NLA's International Dialogue sessions,

where a live link-up between built environment professionals either side of the Atlantic enables learning and approaches to be shared. Donald Schmitt, principal of Diamond Schmitt Architects, spoke from the Emily Carr University of Art + Design, a building his firm designed a couple of years ago and which has achieved a gold standard. But the backdrop globally was one of unprecedented growth in buildings and populations. On the former, the trajectory is that we will double the built environment in the next 40 years in terms of the volume of construction completed, said Schmitt, while the global population will expand to almost 10 billion people over that period. Schmitt added that buildings consume around 50 per cent of the energy in North America and emit some 50 per cent of the greenhouse gases, so it is 'clear that survival as a planet depends on being carbon neutral by 2050'. For its

part, Diamond Schmitt has produced metrics it tracks on its buildings over things like heating and cooling loads, discovering the ability to reduce the energy intensity of projects by almost half. 'It's still way off but we're driving in the right direction', said Schmitt. Gill Kelley, general manager of planning, urban design and sustainability at the City of Vancouver said the Canadian city 'punches above its weight', and was doing many 'bold things' for a settlement of its size. Constrained by water on three sides and mountains on the other, it had invented 'Vancouverism' – essentially building more compact urban forms – as a way of dealing with that while dedicating rare land to agriculture for its 630,000 people at the same time. It had concentrated on liveability, but had become the 'victim of highly escalating land values', said Kelley, one survey ranking it the least affordable city in North America, even above



Model city?
Vancouver



Vancouver's English
Bay area

Manhattan. Part of its response will be in a new city-wide urban plan, along with new resolutions to bring further climate reductions.

Over in London, another American rose to speak. This was Derek Wilson, senior sustainable development manager at Transport for London property development. Wilson said London's growth by 70,000 new citizens per year was 'challenging', especially when coupled with an undersupply of housing, the UK capital only making it to around half the 66,000 units per year goal in recent years. TfL's budgets were also a key obstacle, hit by a new era of public transport, growing capital and maintenance costs and even Uber affecting ridership in some services. The gap needed to be minded and filled, and this will be where TfL's property interests will come in, developing sites for 10,000 homes on its land by March 2021 and uplift

around Crossrail 2. TfL is also focused on providing healthy streets, driving modal shifts to public transport and active travel.

While Dave Ramslie, vice president of sustainability at Concert Properties, said innovation would be helped by shared independent research and case studies plus tools that can help to

'It is clear that survival as a planet depends on being carbon neutral by 2050'

evaluate design at an early stage, Emma Cariaga, head of operations at the aptly named Canada Water for British Land, showed some of the key sustainable principles of the London project. The 5m sq ft scheme has sustainability at its heart, starting with its '360-degree' connectivity and accessibility, better connected in the 45-minute time frame

than Liverpool Street or even King's Cross. The masterplan aims to look beneath the surface of this historic area, creating 16 new streets, six new public spaces and a focus on mixed use, based on extensive widespread consultation. It will also have one of the first high streets in the capital for 100 years, with 90 per cent of future journeys predicted to be from non-car modes and provision for over 10,000 bicycle spaces. 'It is a huge opportunity for London to create the town centre of the future', she said. In the discussion Marion Baeli of PDP raised the need for a concentration on retrofitting existing housing stock. Paul Fast of Fast+Epp made the case for using more timber in construction, and author and journalist Hadani Ditmars shared the problems Vancouver is facing in terms of its 'gridlock' and the concerns expressed by some locals that new improved transit will only lead to raised land values.

WORK

Delivering affordability: resi vs workspace

How can London create the type and quantity of both the affordable workspace and residential that it needs?

A think tank organised by NLA and held in Hackney's Old Baths Cafe – itself a model of affordable workspace and community uses provision – sought to find out.

Paul Brickell, executive director of regeneration at the London Legacy Development Corporation, said it was crucial for existing businesses to thrive in the Hackney Wick and Fish Island area as well as providing new workspace for businesses spinning out of the universities and cultural organisations that are coming to the area.

But are we asking too much of developers, asked the chair?

'I don't think so', said Deputy Mayor Jules Pipe. 'I don't think it's resi versus workspace, although obviously we have a housing crisis in the capital and the Mayor rightly talks about trying to solve it.' But any reading of the draft London Plan, he went on, shows that the intention is as much focused on industrial land and workspace as it is on residential, and it seeks to promote the idea of a polycentric city wherein all of the centres co-exist. 'The plan is very much against a residential-only outer London, all waiting for Crossrail 3, 4, 5 and 6 to ferry people into the Central Activities Zone.' Pipe said he was expecting to see mixed-use projects with workspace as 'ground floor plus', with residential.

Pitman Tozer director Tim Pitman pointed to one such project his practice has just completed for Peabody at Monier Road, which is 71 homes

plus a ground floor use taken by The Trampery. 'We are just very aware that it is much more expensive architecturally to provide that ground floor and obviously it goes into the viability', he said.

And yet, said Jack Fortescue, head of projects, ACME Studios, his practice has created 84,000 sq ft of ground floor space. 'It is just not more expensive to create ground floor affordable workspace', he said. 'I don't buy that argument.' Concrete slabs, breeze block walls and surface-mounted plastic fittings are not expensive, he added. Marcel Baettig, chief executive of Bow Arts agreed, saying that basic schemes could be delivered for £10-35 per sq ft, but that could be tripled once into any sort of funding round.

Jackson Coles partner John Boxall said some schemes could be fitted out for even less than that, which takes it into a wider area of procurement and 'how you actually buy stuff'. Get it through a construction contract or commercial developer's hands and high costs will inevitably result. If you can get hold of a space on a long lease then that is a different matter, Boxall said. 'I'm always struck by that disparity ... there are smarter ways of doing it.'

The ground plane of a building, after all, is the opportunity to make or

break a space, said Hadley's director of regeneration Steve Kennard, requiring a flexible approach in appraisal. It is also about the success of the locality, added Pipe. 'Making it a place is absolutely key', he said, 'especially when so much of an area is being rebuilt.' William Chamberlain, founder and director, Creative Wick, said Fish Island Village was a good example, bringing in a new definition – 'low-cost workspace' rather than affordable, which is certainly new for Hackney Wick. But keeping it as shell and core was a way of building in 'churn', he said.

In Old Kent Road similar issues abound in terms of keeping less glamorous uses too, said Colin Wilson, head of Old Kent Road, LB Southwark. 'But one of the things we're trying to do is have an effect on land value by having a plan that shows what kind of value we should get from the land and what kind of uses we could have in developments', he said. And rather than have land use, it would suggest building type as a 'prescriptive' plan. 'If you don't keep control of that then speculation happens', and naturally optimistic developers waste everybody's time arguing about what development might be. Thus the approach is to deal with this 'upstream', said Wilson, pointing in particular to one former horse hospital



Water works – The Old Baths Cafe venue in Hackney Wick



London Assembly Economy Research Support Officer Azzees Minott

and stables building the authority wants to see kept in commercial use despite the owner retiring. 'He'll still get money, but it won't be a crazy speculation situation.' Suzanne Johnson, head of economic regeneration, LB Hackney agreed that being 'specific and clear' with partners, developers and businesses was a key, very exciting and worthwhile enterprise, putting 'realistic expectations' into plans.

Eric Reynolds, founding director of Urban Space Management, said that local authorities do not value time, however, taking them much too long to make up their minds. But there was a big opportunity in Hackney to develop at least a dozen spaces for very little money at single-storey buildings locally. 'However, the underlying problem is the land value, and we need to control that, possibly through planning.' Most local authorities have assets but are doing 'completely the wrong thing in selling them'. But time is of the essence. 'Local authorities should get some short-term thinking in and get going.'

Professor in urban design at the Bartlett, Peter Bishop said that planning could be 'really quite powerful' if used creatively, allowing trade-offs and brokerage. 'If you can hold a basic planning framework long enough the land values set – if you can't hold it

long enough that's when land values fluctuate. Hold the expectation and be consistent in control, work out what you want to do, and you can negotiate an awful lot through planning.' Communities, too, could be given more opportunities to curate spaces, suggested Lucy Owen, interim executive director of development, enterprise and environment, GLA. But Alice Fung, co-founder and director, Architecture00 and Mayor's Design Advocate, pointed to research that showed that longer-term vehicles are needed, with a proposition that special-purpose vehicles could be used to align interests and hold assets, with Lambeth trying to do something along these lines at Loughborough Junction. 'We have taken a very silo-ed mentality to development – resi or commercial and forget anything that isn't retail as well. We've lost muscle memory for anything other than the Tesco beneath resi.'

Lendlease communications director Matt Bell said they were about to go out to consultation on the masterplan for Euston, exploring how the offer could be different from King's Cross, in particular, and how the workspace piece fits into this equation. 'Stop consulting and get on with it', was Reynolds' advice, claiming that small businesses were 'bored to tears of being asked'.

One of Hackney's most renowned creative industries, iconic furniture manufacturer Isokon Plus, is being 'displaced' to Walthamstow, said Chamberlain, and it was because of delays in the planning process that things like this happen. The meanwhile approach is great, added Kirsten Dunne, senior strategy officer, culture and creative industries at the GLA, but only when there's a long-term approach in the background that has a decent supply chain and puts people back into another space on another development. Indeed, said Fung, the meanwhile project has been stretched to just doing 'community stuff', so perhaps it should be seen as an opportunity to test projects and inform longer term development. 'Just like moving home, there is a massive cost to setting up an operation.'

'The underlying problem is the land value, and we need to control that, possibly through planning'

What all of this reveals, though, said Yolande Barnes of the Bartlett Real Estate Institute, is that there is a growing realisation that human beings don't exist in vacuums; they do all sorts of activities in neighbourhoods and use buildings for all sorts of things. But there is a problem with land value – so that certain uses, if we go for single-use planning, will drive out others, just as open market workspace or housing will tend to drive out affordable. 'I'd like to suggest the adoption of a turnover basis to rents', said Barnes, 'in both resi and commercial, so that land values stop being driven by hope value for the highest use and start to be based on what a piece of land will yield.' Planning would then have to acknowledge the unpredictable. 'We just have to build in flexibility and good streets that people want to live, work, play, make and stay in', she said. Without thinking of financial business models and

incentivising single-storey landowners to build up, relatively little is going to happen, said Barnes.

Azzees Minott, economy research support officer, London Assembly said that delays on schemes often arise where local groups feel that they have not been adequately consulted. But the definition of what exactly is affordable workspace is also interesting, said Boxall; if rents had been defined at the Tea Building as being market rent less 20 per cent that would have been fine at the beginning, but now local rents could be over £50/sq ft, for example. ‘You’ve got to be careful how you define it’, said Boxall, ‘and think about change.’ When you develop, the community changes, but you must consider the new community as much as the old, he added. Some workspace should be designated as D1 – education and training – said Fung, and perhaps one of the planning tools should be to think about use class that helps cap hope value and market rent.

Ultimately, said Rosanna Lawes, executive director of development, London Legacy Development Corporation, we are in an interesting time, with a lot of disruption in the market that creates opportunity. Our high streets are declining and failing because the market has delivered; we are still living in that age, but there is an opportunity. ‘There is no reason why we couldn’t be creative and work with the muscles and the minds in the conservative approach to how we deliver. There’s opportunity and synergy; we need to be creative to realise them.’ It is also about curating space and place, added Pipe, even if a problem he foresees is an erosion of control via a further round of Permitted Development Rights, allied to a lack of resources in the boroughs themselves. ‘I haven’t met a developer yet who wouldn’t happily spend more in fees if they got the service they wanted’, said Pipe. ‘It would actually aid the curation of place if there were more resources for that.’

BOROUGHS

How do we build and maintain quality housing for the long-term?

Programme champions: *Countryside, Notting Hill Genesis, Swan Nu Living*
Programme supporters: *Child Gradon Lewis, Clarion, MICA*

A group of housing practitioners gathered at the offices of Arup to debate how we can ensure that London is creating council housing that responds to issues of adaptability, urban form, maintenance and cost.

The group found that, in order to ensure such quality: more work should be done on getting residents on board with proposals, covering wider and more practice design issues and at an earlier stage; that communication of proposals needs to be improved; that procurement needs widespread reform; and that quality should be the ‘golden thread’ running through projects from start to finish.

The key points and quotes from the workshop included:

- We should never underestimate the power of residents to engage huge support for changing or accepting schemes and places – Joanne Drew, director of housing and regeneration, LB Enfield. ‘They can be your greatest champion in changing places’
- It is important to set the parameters when considering ballots, but the risk of disruption tends to trump all others – Pat Hayes, managing director, Be First. ‘It’s actually very hard to get anyone to vote for change’

- Most people accept there is a housing shortage – early engagement and listening to people’s usual concerns on principles such as disruption, noise, overlooking, parking and so on, hold the key – Russell Curtis, director, RCKa architects

- But Roger Scruton’s involvement and connotation on aesthetics are a red herring, said Curtis – more people care about whether a place is safe, will the buildings leak, will it be a nice place to live in, etc

- A sense of belonging to a community and feeling safe – the non-physical factors on networks such as crèches and employment can be added to that list – Andrea Hilton, partner, BPTW

- It is ultimately about the personal, individual offer, said Pat Hayes, or infrastructural items like car parking, access to open space, schools and nursery provision – Hari Phillips, director, Bell Phillips Architects

- It is important to avoid unsettling residents by landing proposals on people’s doorsteps without enough warning or prior information, said Monique Wallace, planning lead – housing strategy, LB Lewisham. It’s about how we do our PR a bit better before other influencers jump in

- The housing ‘industry’ needs to get better at using less jargon and more real English to help this process – Adam Simpson, director of regeneration and joint ventures, counties at L&Q

- Timing is key – do consultation too late and it feels like a *fait accompli*. As with Brexit, ‘yes’ or ‘no’ is equally difficult. Better to adopt a long process, asking people many small items along the way – Levent Kerimol, project director, Community Led Housing London

- It is crucial to create vibrant communities with a sense of place, with effective communication being the key, perhaps in a way we haven’t done before – Jonathan Wade, head of spatial planning, RB Kensington and Chelsea

- Many boroughs are scared of estate regeneration – Colm Lacey, managing director/CEO, Brick by Brick. But examples of where good communication between proposers and residents, which genuinely explores the potential merits or otherwise of a scheme, are few and far between

- Often, large regeneration schemes are ‘irrelevant’ to people’s daily lives in a way that small infill schemes are not. People struggle to engage with scale. For example, a consultation on a c400 unit Brick by Brick scheme in central Croydon attracted some 10 people, whereas 50 people attended one for a nine-unit scheme in a district centre

- Residents comment on what is relevant to them and more effort should be made to collect this feedback, even if it isn’t specifically one of the questions that is being asked – eg, comments on bin stores etc

- Issues should be addressed at an individual level. There is tension on new-build housing from the right from Scruton et al and from Momentum from the left, with everyone else caught in the middle. So the process has to be ‘depoliticised’ by making that personal offer to people – Pat Hayes

- There is a ‘hurdle of mistrust to get past’ on consultation based around councils’ perceived inabilities to provide basic support on things like broken lifts – so, the feeling goes, how can they be trusted to deliver good new homes? – Hari Phillips

- Design is important, not least as it confers on residents the sense that the council cares, and for the long term – Claire Bennie, director, Municipal

- But it is not just what a scheme looks like from 100m; it’s about how it works too, and this could be the starting point to work back to facade treatments etc – Pat Hayes

- Janice Morphet, visiting professor, Bartlett School of Planning RTPI, said

her organisation has completed a second survey on providing homes. The top three answers last year to what motivates councils were 1) because they need to provide housing 2) to deal with homelessness 3) to generate income to replace the revenue support grant. This year in equal third, however, is ‘quality’, with more research needed to establish what that means. ‘It’s very interesting it has come up to joint third place, and standing ahead of issues like unimplemented consents’

- Design quality is much more than an aesthetic judgement – Russell Curtis

- Some people prefer traditional housing typologies because they think they will last, not realising stone panels etc are stuck on – Kerimol. Although, as Curtis put it, stigmas attached to Modernist buildings are often correct as they often are poorly maintained and not built to last

- Who is the custodian of quality from the outset of a project until the day residents move in? We need the kind of profound shift in thinking that has taken place with regard to health and safety with quality – Curtis. The question is how we engrain that as of fundamental importance

- Ironically, we make huge strategic decisions about estates without really involving residents (eg, to demolish rather than refurb etc), but ask them hugely detailed questions on issues they are perhaps less qualified to comment on such as detailed facade system design etc – Lacey

- We have to rehabilitate the concept of publicly owned housing being of good quality and something to aspire to – Hayes

- Many councils have given names to their own house-building companies that don’t sound like they are connected, because of the stigma of council housing – Morphet. But now local communities believe that such housing will be of better quality, with fewer snags, and that the councils are in it for the long term. Councils are horrified by the quality produced by private companies

- Many apartment buildings are going straight to buy-to-let, so don’t have a ‘stable moment’ where a community can build up – Morphet

- Architects have to get better at knowing how much their buildings cost and at working with contractors – Bennie. And councils do not have the design culture and leadership or indeed the officer skills required

- Councils should do more with small practices – nothing in EU regulations militates against this – Hayes

- In 2017 there were 879 OJEU design competitions in France; in the UK? 2 – Curtis. ‘It’s insane we have all of this stuff there specifically for this purpose and yet we just completely ignore it.’ OJEU forces a degree of openness in the process

- The process of regeneration does need to be more transparent, however, involving more grass-roots residents in the process – Wade. ‘We do tend to still think we know best at times’

- The whole process is fragmented – design, construction and management. ‘There’s no joined-up thinking between those three factors at all – Phillips. There’s no continuity or champion – the golden thread. There is also a ‘mindset’ driven by public procurement that has architects working up to a certain stage rather than the whole design team and contractor sitting together around the table from day one

- Councils are recruiting staff from the private sector and are all expressing how much they are learning, with that learning going in both directions – Morphet. This is having a particular effect on viability assessments

- For me the key client responsibility is to protect that golden thread. That’s hugely important, even more so as more and more councils begin to develop again. Without this, the much-needed renaissance in municipal development will fail in the way many previous versions did. ●

THE EMBODIED CARBON OF
CONSTRUCTION IS A MAJOR
CONTRIBUTOR TO GLOBAL
CLIMATE CHANGE.

ARCHITECTS, CONTRACTORS
AND DEVELOPERS NEED TO
STEP UP TO THIS CHALLENGE.
THIS IS THE DEFINING ISSUE
OF OUR AGE.

BE PART OF THE SOLUTION.

WAUGH THISTLETON ARCHITECTS

COFFEE BREAK

Julie Hirigoyen,
Chief executive, UKGBC



What is your proudest achievement and why?

I feel very proud to lead an organisation that can provide unique experiences for individuals. Enabling someone to find their leadership purpose, or have a breakthrough moment, is hugely rewarding. And bringing a crowd of people together around inspiring content, with an added emotional experience, is something that is hard to do well. Yet, when it works, it's like watching change in the making. Of course I have my team to thank for that. So my proudest achievement is to have assembled a diverse, creative and purpose-driven team, that together is much bigger than the sum of its parts.

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

When I was young, I always wanted to be a veterinarian. Then I grew up and wanted to save the world, not just animals. If I could start again now, I would probably be a psychiatrist or therapist. It's much more obvious to me now that changing people's behaviour starts with their hearts and their minds.

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

I feel extraordinarily privileged to have been surrounded by inspiring women for much of my career. My three elder sisters have supported and influenced me all the way. More recently UKGBC Trustees, Dame Alison Nimmo DBE (CEO of The Crown Estate) and Stephanie Hilborne OBE (CEO of The Wildlife Trusts), to name but two.

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

Don't shy away from being radical. Challenge the status quo, think big, and

aim for breakthrough transformation, not just incremental change.

What is the biggest challenge facing London?

The work we are doing on the London Sustainable Development Commission to understand the views of young Londoners suggests our biggest challenge is their own level of anxiety. Mental health, poverty, deprivation, lack of access to jobs and education – these are very real and tangible concerns for today's 16-24 year olds.

How do you see sustainability changing over the next five years?

The Intergovernmental Panel on Climate Change (IPCC) tells us that we have 12 years to save civilisation from the worst threats of climate change. So if we haven't made sufficient progress in the next five years, the picture will be bleak. That said, within that time frame, inspiring young leaders like Greta Thunberg, the Swedish climate activist, will become adults. This fills me with enormous hope for the future.

To what degree is the sustainable development message hitting home to the professions?

Most property professionals still don't view sustainability as part of their role. As long as it's viewed as something that 'those people over there' will sort out, sustainable development won't become second nature to mainstream professionals. This is why it's of paramount importance for those of us working in sustainability to reach beyond our typical channels and engage with professionals across all disciplines on the scale and urgency of social and environmental challenges, and on the business case for doing things differently.

What is the single best step we can all take towards a circular economy?

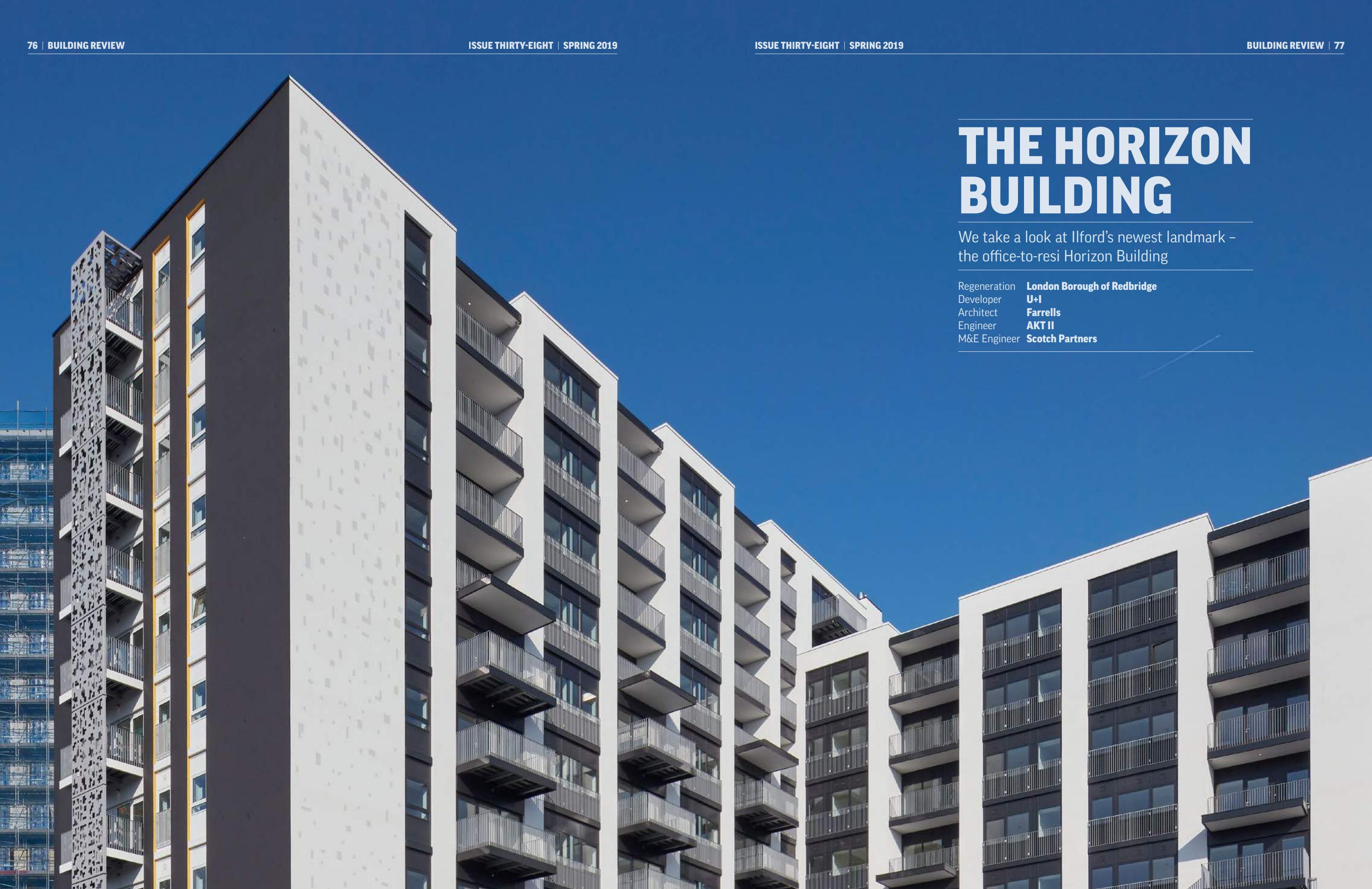
Traditional buildings used to be designed to last over 100 years; modern buildings do well if they last 30. Designing buildings and interiors with longer lifespans, making them flexible, adaptable and multi-functional, is the first step towards circularity. But if we could design buildings like we design cars such that every constituent part can be dismantled and reused (think passports for construction materials), this would truly be transformational from a circular economy perspective. To do this, we need building materials and construction product manufacturers to be innovating with new business models based on leasing and servicing models rather than sales.

What single thing would improve the planning process?

The lack of clarity or vision from central government around local authority powers to demand energy-efficiency standards above national building regulations is distinctly unhelpful. Beyond this, UKGBC would like to see planners place more consistent and stretching demands on the local community and environmental benefits of developers and regeneration partners. This would ensure that development is genuinely sustainable, and delivering long-term value to society through quality placemaking that stands the test of time.

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

If I were Mayor for the day, I would pound the streets of London and talk to people far and wide about their hopes and fears. I would pick up the phone to other mayors around the world, exchange ideas, and learn from their best initiatives. Finally, I would introduce the UN Sustainable Development Goals as an annual measurement framework to evaluate the capital's progress towards these, and to help inform policy-making. ●



THE HORIZON BUILDING

We take a look at Ilford's newest landmark – the office-to-resi Horizon Building

Regeneration **London Borough of Redbridge**
Developer **U+I**
Architect **Farrells**
Engineer **AKT II**
M&E Engineer **Scotch Partners**

THE REGENERATION OFFICER'S ACCOUNT

**MARC CLARK, REGENERATION PROGRAMME MANAGER,
LONDON BOROUGH OF REDBRIDGE**

Planning had already been secured for the Horizon Building when I started my role at the London Borough of Redbridge in June 2016. With GLA Housing Zone status being secured, everyone was talking about the arrival of Crossrail, making it clear that Ilford's place in London was set to change, and the Horizon Building was one of the first important moves.

Ilford is one of London's important metropolitan town centres, designated as an opportunity area in the London Plan with strong growth potential. We expect to deliver 6,000 new homes by 2030, which will bring in excess of 16,000 new residents to the town, which, coupled with changing work and retail patterns, rapidly growing demand for a better leisure and cultural offer, all underpinned by 12 Crossrail trains per hour, means Ilford clearly has all the ingredients for change.

Meeting with the various contributors, it became clear that it would be the council's role to co-ordinate and channel this enthusiasm, in order to deliver our placemaking ambitions. The council sought to clearly articulate its ambitions for the town and set out the expectations for all interventions, both public and private.

The Ilford Manifesto began this process in January 2018, by making eight bold promises that would underpin investment in Ilford.

The 'Regenerating Ilford: Delivery

Prospectus' built on the Manifesto to articulate these statements through seven design principles, which are then tested in a number of placemaking propositions. These are to provide a spatial vision to shape the future of Ilford as an attractive, liveable town for a growing community, offering great schools and education for local people, flexible and creative workspaces for enterprise, and an outstanding and distinctive cultural and leisure offer that reflects the diversity of the local community.

The Horizon Building forms part of the transformation of 'Ilford Circus', including the new Crossrail station facilities, and high-quality public realm enhancements that are already in progress. The Horizon Building,

through the planning process, had already safeguarded land for a southern station entrance into Ilford station, catering for the significant growth under way in the area. It has been my task to turn this ambition into a fully developed and funded project, by working closely with the developer, U+I, neighbouring landowner Swan Housing, the GLA, TfL and Network Rail.

It is developments such as the Horizon Building that transform places like Ilford, demonstrating the attention to detail required to achieve design quality, setting the benchmark for neighbouring schemes, and highlighting the developer working proactively with partners to realise the greater benefits of their investment.



Before: the original Ilford office...

THE DEVELOPER'S ACCOUNT

RICHARD MCCUBBINE, PROJECT DIRECTOR, U+I

U+I is a property developer and investor focused on regeneration projects in Dublin, Manchester and the London city region. We exist to unlock value in often overlooked areas and that's why, outside the confines of the capital itself, we can see enormous potential in areas like Ilford, which lie within an hour of London and will soon be brought even closer by Crossrail.

We purchased Valentines House, now known as the Horizon Building, nine years ago, with the aim of totally repurposing it, and unlocking its potential for the benefit of the local community. This includes designating

'We approach all of our developments seeking to create a sense of place by researching the history and heritage of a site'

land for a new thoroughfare within our site, which will provide direct access from the high street to the new ticket hall.

As a company, we pride ourselves on the strength of our values: intelligence, imagination and audacity. We approach all of our developments with these values in mind, seeking to create a sense of place by researching the history and heritage of a site, and taking inspiration from the aspects that make it unique.

With the Horizon Building, we were looking for a partner who



...and after:
new Horizon

would understand this approach and Farrells were the perfect choice. They didn't come to the table with predetermined ideas and concepts, but researched the project, the local community and the history of Ilford thoroughly and allowed that to influence the design. That's something we're proud to have in common.

As developers, it's crucial we keep the future occupants of our projects in mind and make them places where people will want to live and spend time. At the Horizon Building, we've been able to work within the constraints of an existing building structure to create generous, modern and good-quality layouts. During the repurposing of the building we added

another four storeys, which involved extensive concrete reinforcement and other structural work for its new life as a residential development.

Of course, with any refurbishment project or repurposing of an existing building, there will always be something that no one could anticipate. On this project we found that the structure wasn't as strong as we would have liked it to be. This meant taking a pragmatic approach to stripping the building back to its shell and remodelling it, but ultimately it resulted in us being able to expand the building to create more space.

The outcome is an attractive modern building inspired and influenced by Ilford's rich photography and telecommunications heritage.

THE ARCHITECTS' ACCOUNT JUDITH KELEMEN, SENIOR ARCHITECT, FARRELLS



Working with an existing building can often be challenging, but with this scheme it increased our enjoyment of the challenge immensely. The initial idea dated back to 2008, when the Crossrail plans were launched, and the Ilford redevelopment 'Action Plan' was put forward by the council. We studied a number of sites in the area out of our own interest and saw huge potential in Valentines House, a tired office building adjacent to the station. We then approached U+I to see if they were interested and they were equally excited about the opportunity.

We completely refurbished and remodelled this dated and unused 1980s office block and transformed it into high-quality homes. By repurposing the building, we created 122 modern apartments with landscaped roof gardens for residents, along with three retail units at ground level. Four additional floors and a side extension were added to the existing building, which was the result of collaborative work between the design team and support from the client throughout.

The main challenge was retaining the existing structure, which influenced the design of the internal and external facades. Although beautiful, when looking at the waffle slab we had to consider designing spacious apartments that also accommodated the required services. This was when the strong relationships between members of the design team proved to be invaluable. We found a solution that worked, not only architecturally but also structurally and for M&E.

During the design process, we knew it was important to retain the efficiency of the building and to minimise the difference between the old and new visually. Rather than focusing on building setbacks, we worked with the balconies which are inset on the new floors and protruding on the existing floors. Vertical render elements on the facade bind old and new, giving the impression of one building fully integrated and unified.

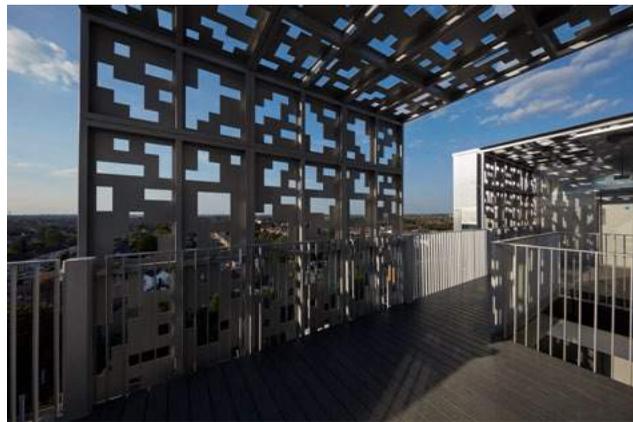
Inspiration for the project was taken from two significant events in the history of Ilford. In 1879, Ilford Photo was established to manufacture black and white photographic films close to the site, and in the 1920s John Logie Baird invented the black and white TV there, which changed the world. We have celebrated these important events by embedding them in the design, connecting the people of Ilford to their past.

On the north east and north west elevations, the vertical metal screens are inspired by pixellations from a black and white TV. By stitching the two structures together and providing privacy for the apartments from surrounding developments, they serve two important functions. The black and white facade of the building is accentuated with bright yellow bands, reflecting the exact colour

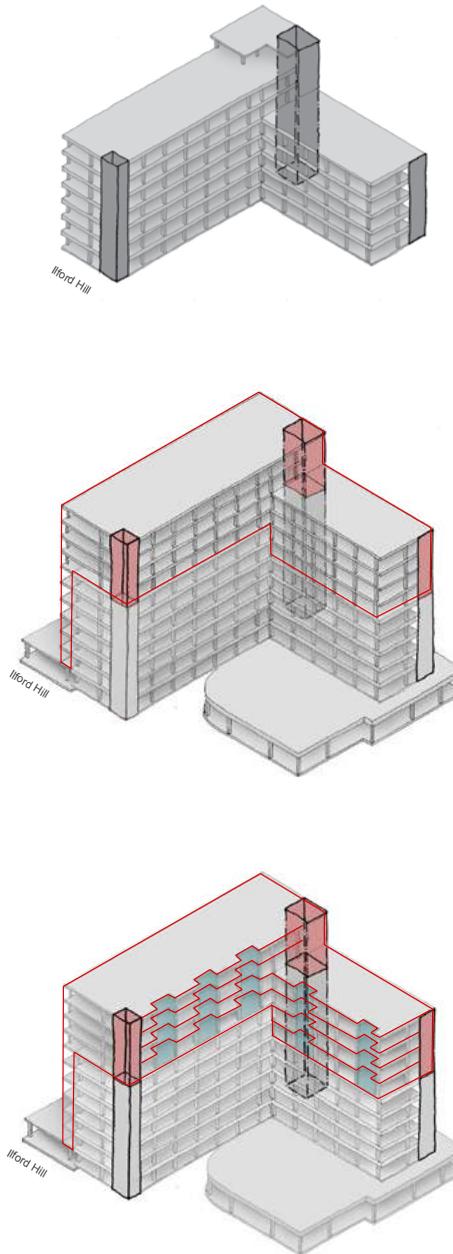
of the original Ilford Film roll packaging established through extensive research. References to a roll of film can also be found on the apartment numbering along the gallery access when seen from the ground floor. The pixellations and yellow accent colour can be seen in the smaller details too, including the window reveals on the south east elevation, the internal apartment doors, internal signage and the perforated panels for ventilation on the facade.

The internal layouts of the apartments are based on a modular system also known as 'Friends Flats', after the TV series, with a central open-plan living space, kitchen and dining area, and private en-suite bedrooms either side. These have been adapted into studio and one-bed apartments by mirroring the same central living space. Access to the southern block of the L-shaped building is via a central corridor with apartments on either side, and a gallery provides dual aspect apartments on the north side facing the railway.

The scheme has surpassed the aspirations of the original brief, with space standards larger than the *London Housing Design Guide*, and is a true exemplar for high-quality and cost-effective conversions from office to residential use.



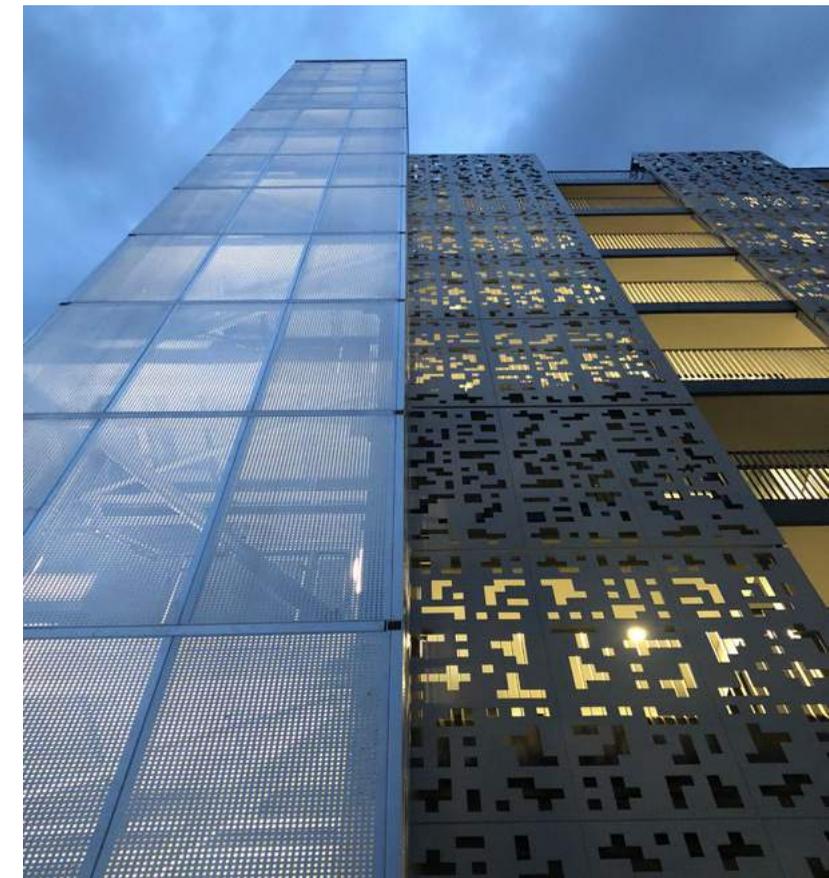
← Screen time: pixellations draw on Ilford's TV and film past



↑ Existing structure and staircores; Proposed upper floor extensions and staircores; Set backs to upper floor extensions



Sketch: building on history



The pixelated screen and fire escape

THE STRUCTURAL & CIVIL ENGINEERS' ACCOUNT

ROB PARTRIDGE, DIRECTOR, AKT II



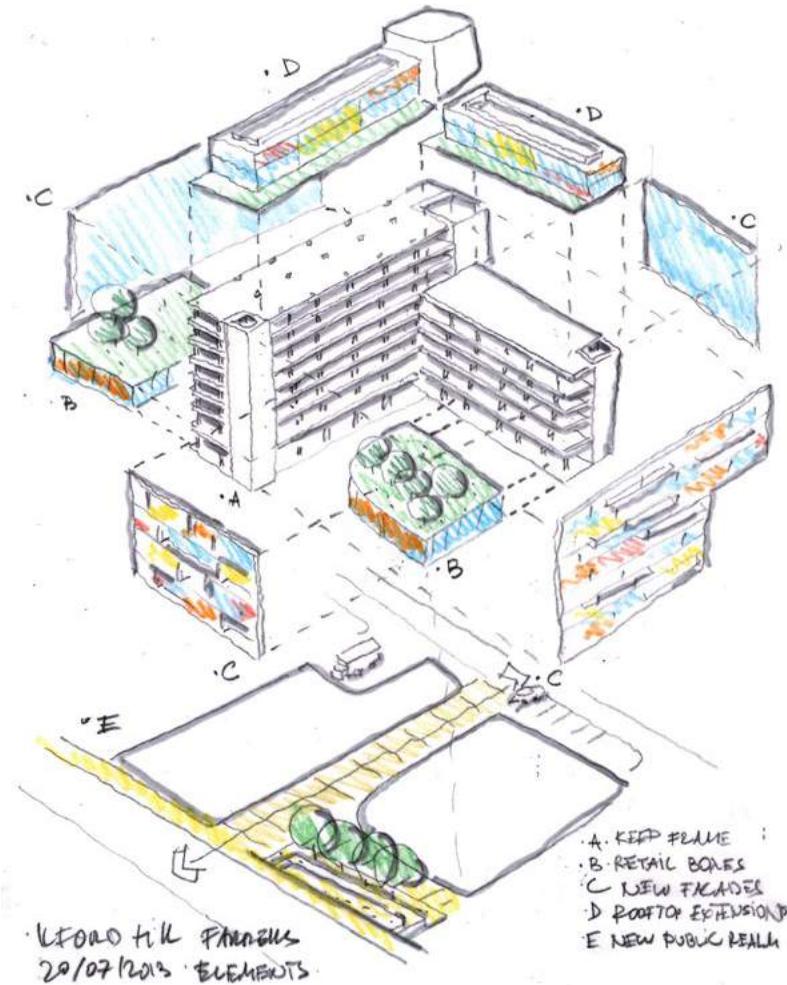
The potential of the Ilford site to both the client and the wider contextual regeneration of the area gave us the motivation required to create new homes, out of a once dated purpose-built office block.

The original development consisted of an in-situ concrete frame with waffle slab floors on a tight grid of 5.1m x 6.6m, distributed over two blocks of five and seven storeys. There was a desire to significantly increase the height of a new development, so the emphasis on maximising the reuse potential of the existing building became a key driver for the project.

'Our unique approach combined rigorous investigation, focused intrusive works and forensic analysis of the existing frame'

This scope gave us the opportunity to build on our own environmentally sensitive agenda of remodelling existing buildings across London, capitalising on recent precedents such as South Bank Tower and 1 New Oxford Street, to exploit any redundancy in the current construction.

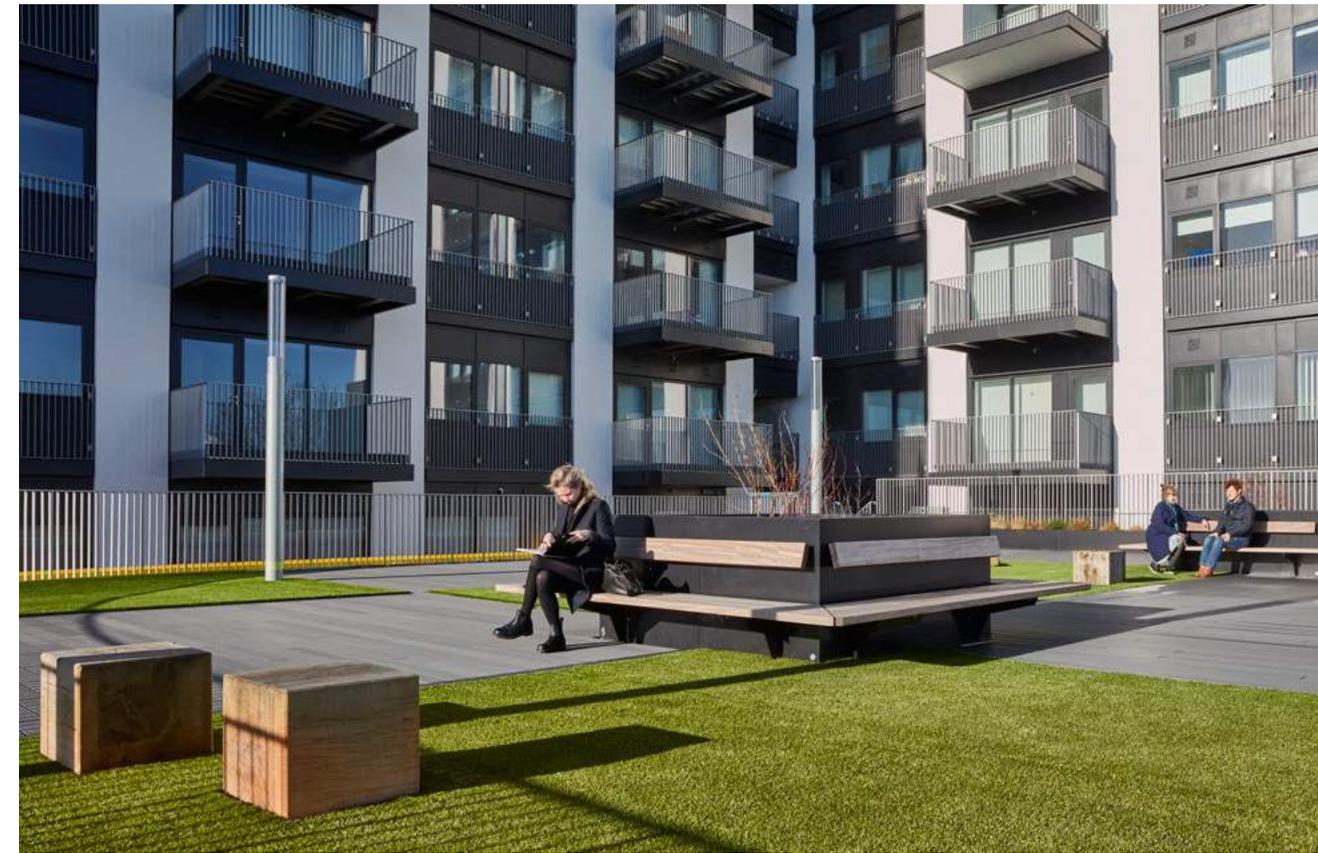
Our unique approach combined rigorous investigation, focused intrusive works and forensic analysis of the existing frame to create a heat map of the current utilisation of all elements. This enabled a design that exhausted any such redundancies, resulting in an additional four storeys



on each block equating to an extra area of around 65 per cent. Unusually, the steel frame and lightweight concrete on decking was used for the new floors to minimise weight and, crucially, to provide continuity to the framed side extensions transferring load to new foundations.

Our evaluation revealed that the original loading specification was high, which is common for this period, and vertical structure was found to be conservatively designed and rationalised so that sizes didn't

decrease proportionally with loading. The existing piled foundations, when modelled using modern geotechnical analysis techniques, also showed settlement behaviour within limits for the additional loading. However, while the original design intent was conservative, it became evident that the workmanship and quality control of some of the original concrete pours was not, and our testing shed light on reduced concrete strengths in some areas. This drove the need for further petrographic investigation and



A residents' garden sits above a proposed retail unit

resulted in a degree of strengthening of the vertical structure in question.

Additional height also attracted extra wind loading that was mitigated by using our in-house computational fluid dynamics (CFD) tool, which provided an accurate assessment of the horizontal loading the building would actually experience. This was coupled with a strategy of stitching the two original blocks together across an original movement joint, resulting in the new development working holistically as one structure.

Our approach to reuse even extended to the existing drainage, outfalls and petrol interceptors, which were all surveyed and integrated into the new scheme. It was this mindset that transcended so many aspects of the scheme, making the development the unsung hero of Ilford.



The original waffle slab floors

THE M&E ENGINEER'S ACCOUNT

STEVE HODKINSON, PARTNER, SCOTCH PARTNERS



The challenge for us to deliver a good sustainability performance within the constraints of the existing building meant that we had to find a balance between the various environmental, social and economic issues. As a result, we prioritised those issues that provided the greatest potential for the development to limit its environmental and social impact, without compromising the viability of the scheme.

We knew that energy efficiency was a key factor in reducing CO₂ emissions from both the new and existing parts of the development, and together with the project team we recognised the need to reduce the energy demand of the building with both passive and active retrofit design measures. We applied the energy hierarchy of 'be lean, be clean, be green' to demonstrate

a prioritised approach to reducing anticipated building CO₂ emissions. Good fabric design (be lean) and the use of a centralised system for providing heat throughout the building (be clean) resulted in notable CO₂ reductions against the existing building, thereby negating the need for renewable energy systems (be green).

We considered several options for the primary heating and hot water and decided that these should be provided by a centrally generated low temperature, hot water distribution system from an energy centre through vertical risers in the core areas. Central boilers and packaged CHP equipment, located in the energy centre at ground floor level, then provide low temperature hot water for the apartments. The boiler plant incorporates high efficiency, fully modulating, low NO_x, gas condensing boilers. This provided us with a very efficient solution and control to varying loads, with a good level of redundancy.

We fulfilled the ventilation requirements for each apartment by providing individual mechanical ventilation heat recovery units (MVHR

units) located in the utility rooms of each apartment. Supply and extract ductwork distribute within each apartment, concealed in the ceiling void, to provide fresh air to the living rooms, dining rooms, kitchens and bedrooms with extract from the bathrooms, toilets and utility rooms. We recognised that these individual systems were very energy efficient and could be accommodated well within the spatial constraints of the project.

We designed the main electrical supply to apartments to include a fused distribution unit in the main electrical riser and metering cupboard at each floor level. The supply is terminated in a domestic 'consumer unit' type distribution board in each of the residential units, incorporating MCB and RCD devices for final circuit protection as required. This provided very efficient distribution with good access for the electrical meters at each floor level.

We carefully co-ordinated the lighting, power, data, TV, access control and fire alarm with the architect to achieve a convenient but uncluttered arrangement for the residents and specified a new duplex arrangement of machine room-less traction lifts to provide a very good service from ground floor level to the apartment floors.

As the development is adjacent to the rail corridor into central London, we considered the impact of noise from the railway from the outset of the project. The building is only 15m from the platforms at Ilford station and, as a result, average daytime noise levels are about 70dB LAeq with maxima in excess of 90dB LAFmax as trains pass the site. The curtain walling elements were carefully selected to mitigate these high noise levels, while retaining openable lights and the MVHR systems included in-duct attenuation to minimise noise intrusion through the air inlets and discharges.



Colour me good – the building's plant room with 'Ilford yellow' floor



↑
Living room looking out to the Crossrail link and Ilford beyond



→
The scheme provides new routes through to the adjacent railway station

TENANTS' COMMENTS

Mohammed Rahman, has lived with wife for three months

'The property is spacious, clean and well-maintained and I particularly love the balcony. I've lived in Ilford my whole life and now I really feel at home here. You can see that the new buildings are helping build up the area, and this side of the station particularly has had a big improvement.'

Aisha Akram, lives with partner

'It's fantastic value for money for what you get – the apartment is spacious and to a really high standard. The area has everything you need, and Crossrail is a big draw. Our apartment is simple, clean and minimal, we love the bathroom and the finishes are all high spec – it ticks all the boxes.'

Chin Castor, has lived with partner and sister for three months

'It's better looking than other modern buildings, and the quality of the build makes it feel safer. We feel that the future tenants were considered when the layouts were designed, because of the size and quality. People keep to themselves and respect each other because the building is good quality – it's attracting good-quality tenants.'

Himanshu Modi, has lived with sister since September

'I moved from Mumbai to Ilford last year and it feels very familiar because of the Asian community and culture here. I love my view in the morning from the apartment. When the play area was covered in snow last week it was really beautiful, and I can't wait for the weather to improve to use that space. Moving so far away from home could have been daunting, but the security and services at Horizon have really helped.'



COFFEE BREAK

Pam Alexander,
Chair, Commonplace

What is your proudest achievement and why?

High up would be the contributions SEEDA (South East England Development Agency) made to the regeneration of our seaside towns. Supporting new routes to skills, new jobs, new transport. Significant cultural anchors with strong community programmes, such as the Turner Contemporary and Dreamland in Margate, don't solve poverty. But they do provide real opportunities for renewed self-respect alongside foundations for inclusive growth.

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

A barrister. Careers advice at my top girls' public school was 'too long a training – you'll have babies and what a waste that will be'. As the first to go to university in my family, I believed it and read geography instead of law. Much more fun!

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

I guess the most important advice when few careers are now continuous is – if you have a driving passion, follow it, but don't despair if you don't. Pursue opportunities which align with your values and where you can make a difference.

What is the biggest challenge facing London?

Lack of affordability, which could drive out young talent and growing families and lead to even greater polarisation and all the problems that brings. We need to put people at the heart of creating our built environment, not the other way around. Building the public's trust in decisions which affect them is

essential; empowering people to be part of the decision-making is the future.

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

Too many consultations are or are believed to be 'tick box' exercises. Communities rightly expect better. Digital solutions will enable more modern, open, transparent and citizen-led planning. While nothing will replace face-to-face discussions, I see the digital future arriving.

How might Commonplace help here?

'Commonplace Conversations' about places, based on our online maps, break down barriers between professionals and the public. They engage people who don't respond to traditional consultation methods but who are constantly online. They enable them to generate ideas and express joys as well as concerns, and to comment on proposals. So they help planners and developers to reach beyond the loudest voices and the criticisms to new ideas and to the people other consultations don't reach, including the young.

What can London learn from other world cities in placemaking?

'London Is Open' is a great slogan and we must be open to new ideas about urbanism too. We have much to learn from other cities around the world that have greater devolved powers and can show us how to demand and use them; have taken environmental actions much further and faster than we have; are tackling serious issues of polarisation and inequality, and have developed integrated neighbourhoods and brilliant regeneration programmes.

What single thing would improve the planning process?

In the age of sat nav and Google Maps it's surprising how few of us still read a map to understand how one place relates to another. The planning process can be fixated on a very limited and bounded area. I'd like more time and energy spent upfront, looking at the relationship of a place to its wider context. But just one thing? In the 2020s, it surely must be digitised and automated methods to achieve real two-way engagement and to free up the creativity of planners to plan.

How do you regard property's performance in diversity terms?

At last it is recognised for what it is – we are closing doors on the talent we will need in future as well as losing much of the talent we train. Apart from issues of equity and respect, the business case for engaging diverse voices is clear and demonstrable. But the barriers to changing inappropriate behaviours and cultures that people at the top enjoy are huge. There are shining examples but they are few and far between. Faster progress is essential.

What measures could improve that?

Well, measuring it for a start. Without metrics we can't identify problem areas or celebrate progress. Then I'd focus on three areas – first, ensuring everyone is judged by what they achieve and supporting that with flexible ways of working and a respect for difference so everyone can 'bring their whole selves to work'; secondly, conscious action to mitigate the unconscious biases we all have and, thirdly, accepting that some behaviours and attitudes simply have to be called out and changed – and doing that respectfully too.

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

I love London. We're in a challenging period. But I know there is exciting work going on all over London that will offer new opportunities and great futures if we use those opportunities well. There's nowhere I would rather be. ●

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2018 Delegate Overview: 2,623 Attendees

168 *Development Companies* **111** *Investment Companies* **28** *London Boroughs*

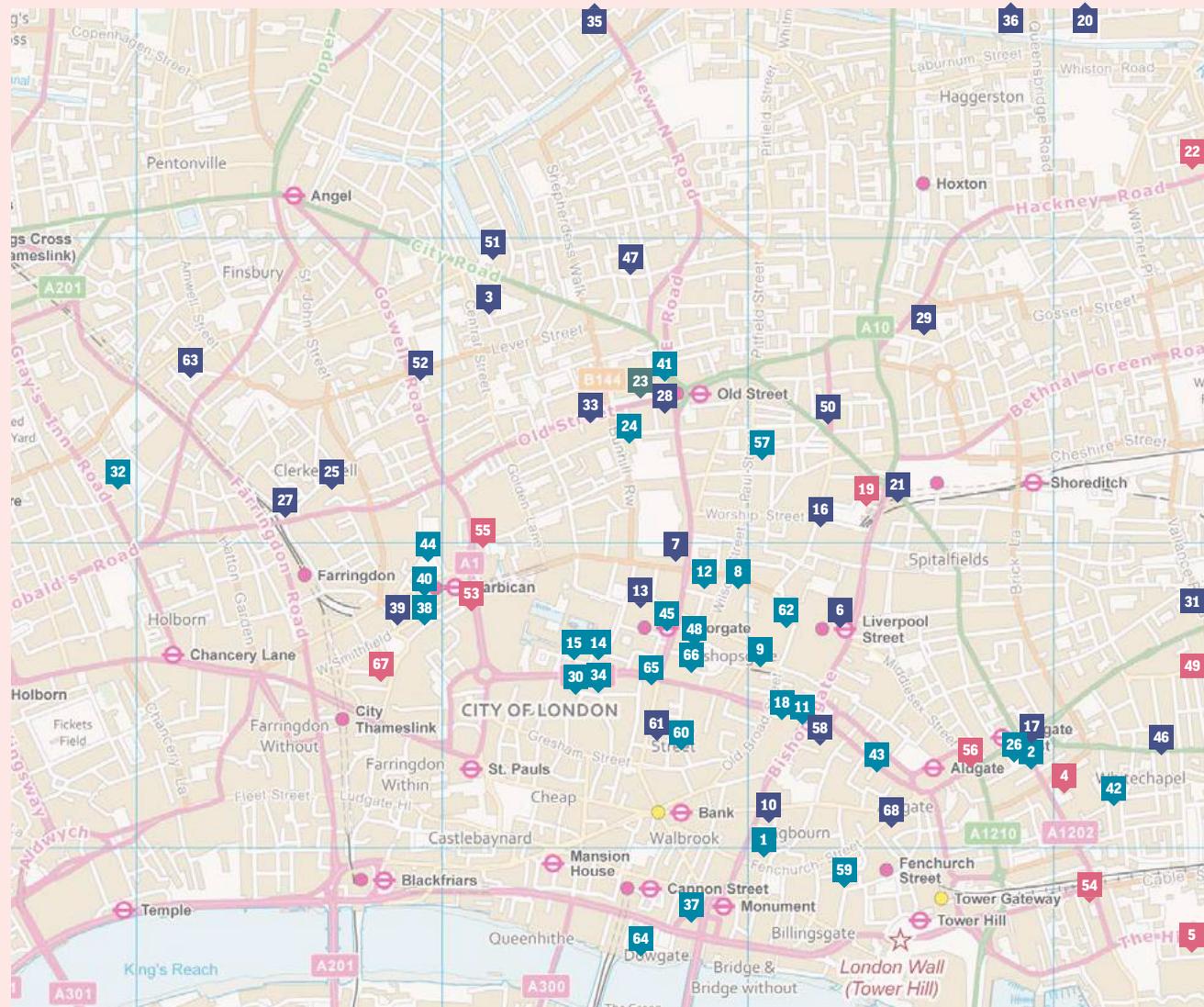
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CITY, OLD STREET, SHOREDITCH & WHITECHAPEL



■ Office
 ■ Retail
 ■ Mixed Use
 ■ Residential



Patrick Scanlon
Head of UK offices insight, Cushman & Wakefield

Leasing activity in the City and the districts bordering it to the north and east continued to accelerate in 2018, despite the backdrop of ongoing uncertainty over Brexit. Over the course of the year, take-up totalled 4.8m sq ft, a 16 per cent increase over the previous year and the highest since 2014. This strong performance highlights London's resilience and the strong fundamentals of the City, Old Street, Shoreditch and Whitechapel markets; despite the potential disruption to business and the economy threatened by Brexit,

'Despite the inevitable challenges that the City, Old Street, Shoreditch and Whitechapel market will face due to Brexit, in the short to medium term supply appears under control, while demand remains robust'

occupiers are recognising their long-term future is in London and are focusing on quality office stock at good relative value.

Take-up levels were undoubtedly boosted by the People's Republic of China's (PRC) pre-purchase of Royal Mint Court, which totalled almost 600,000 sq ft and represented one of the largest deals in recent memory. However, large-unit transactions are not unusual in this market with eight deals in excess of 100,000 sq ft completing in 2018 alone. The financial sector was particularly

active in acquiring large units with Sumitomo Mitsui, Jane Street Europe, TP ICAP and Investec accounting for four of the eight 100,000 sq ft deals.

Despite the PRC's pre-purchase, the financial sector dominated the take-up profile, accounting for almost a quarter of all deals, and half of the 100,000 sq ft+ transactions, a similar profile to 2017. Interestingly, two of the five largest leasing transactions during the year involved relocations from other London submarkets, with the PRC relocating from the West End and McCann moving from Midtown.

The office as a service sector moved its attention away from the City, Old Street, Shoreditch and Whitechapel markets in 2018 to focus on increasing its presence in the West End and Midtown given its significant acquisitions in the City market last year; the sector was responsible for just 8 per cent of take-up in 2018 compared with 25 per cent of take-up the previous year.

Despite this robust demand, supply ticked up in the final quarter, having fallen for three consecutive quarters. Availability now stands at 4.6m sq ft, comfortably below the 10-year annual average of 5.4m sq ft. Supply is likely to remain stable in the near-term, although by year-end we expect to see a significant rise as 22 Bishopsgate enters the figures. There is currently less than 800,000 sq ft of fully available space in the 1.3m sq ft scheme, although we expect a portion of this to be committed in advance of practical completion.

The development pipeline in the Old Street and Whitechapel markets looks particularly tight in 2019. There is only one scheme due for delivery this year that could satisfy a requirement greater than 100,000 sq ft – Schrodgers' refurbishment of Wenlock Works on Shepherdess Walk.

Looking beyond 2019, supply looks set to tighten. There is 1.5m sq ft under construction that is not yet committed and due to complete in 2020; given average annual take-up of new and refurbished space in this market is 3.0m sq ft, the pipeline is unlikely to keep pace with demand.

Despite the inevitable challenges that the City, Old Street, Shoreditch and Whitechapel market will face due to Brexit, in the short to medium term supply appears under control, while demand remains robust.



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.



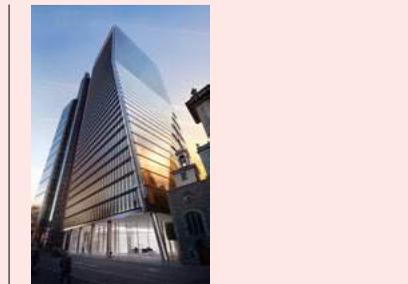
6: 135 BISHOPSGATE
340,000 sq ft | Existing / Under Construction
Developer: British Land and GIC
Architect: Skidmore, Owings & Merrill (SOM) / Fletcher Priest
www.britishland.com

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: CITY GATE HOUSE
160,000 sq ft | Under refurbishment
Developer: Brookfield Properties
Architect: John Robertson Architects/Stiff + Trevillion

City Gate House occupies a prominent position on Finsbury Square and is close to both Moorgate and Liverpool Street Stations, both of which will benefit from Crossrail. The building was designed in 1930 by Frederick Gould and 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 is one of the largest in the City. The building also 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 | Planning Granted
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 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 H2 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 entire 58,200 sq ft of offices were pre-let to Publicis Groupe. The entrance is flanked by two restaurant units.



31: CITYSIDE & CHALLENGER HOUSE
113,300 sq ft | Under construction
Developer: Great Portland Estates plc
Architect: DSDHA

Cityside & Challenger House is a 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 of Cityside House will also be transformed to provide amenity space for the future occupiers of Cityside House. Due for completion Q1 2020.



32: 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.



33: 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.



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: MILDMAY
139 units | Existing
Developer: Genesis Housing Association
Architect: Feildon Clegg Bradley and Matthew Lloyd

Mildmay is a new regeneration scheme in Shoreditch with a selection of social homes, shared ownership, private sale and market rent. It's located in one of London's most vibrant, creative and diverse communities. It is a part funded Greater London Authority mixed use scheme where homes retain clear links with the history of the area. The Tabernacle Community Centre remains a key part of the development with two new community facilities – the Shoreditch Tabernacle Church and the new Mildmay Hospital.



30: 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.



34: 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.



35: 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.



36: 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.



37: 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 office space with large flexible floor plates that maximise natural light and outside space while making the most of the spectacular surrounding views. Features of the 11 storey island site, which was designed by John Robertson Architects, include 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.



38: 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.



39: 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

Barts Square is the creation 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.



43: 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 let to a range of occupiers, predominantly in the insurance sector.



44: 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.



45: 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.



40: FARRINGDON EAST CROSSRAIL STATION
89,000 sq ft | Under construction
Developer: Helical plc
Architect: PLP

Helical have commenced the development of an 89,000 sq ft office building 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. The floorplates vary from 14,000 sq ft to 19,500 sq ft and the finished scheme will include a communal rooftop terrace of 5,000 sq ft, a restaurant on ground floor together with showers and 112 cycle spaces. The scheme is due for completion in December 2019.



41: 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 2 two retail units, was completed in August 2018 and is already over 70 per cent let.



42: 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.



46: 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.



47: 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.



48: 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.

**49: THE SILK DISTRICT**

3.5 acres, more than 490 units | Under construction
 Developer: Mount Anvil and L&Q
 Architect: Stockwool
www.thesilkdistrict.com

The Silk District is a flow of tall towers, lower-lying buildings and landscaped gardens. Within, first class amenities – gym, 24-hour concierge, cinema room and flexible workspace – come together to create elegance expressing our area’s particular sense of style and community. The apartments themselves are meticulously designed to be light-filled and calm, punctuated with en vogue details like terrazzo effect flooring and chic white SMEG appliances.

**50: 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.

**51: 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.

**55: 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.

**56: 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.

**57: 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.

**52: 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 SundayTimes British Homes Awards in the Best Development category.

**53: 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.

**54: DARBISHIRE 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.

**58: 6-8 BISHOPSGATE, 150 LEADENHALL STREET**

770,000 sq ft | Planning Granted
 Developer: Mitsubishi Estate Company / Stanhope plc
 Architect: Wilkinson Eyre

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.

**59: 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.

**60: 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.

**61: 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.

**62: 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.

**63: 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.

**67: 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.

**68: 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: 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.

**65: 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.

**66: 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.

CANARY WHARF, STRATFORD, GREENWICH & THE ROYAL DOCKS



Alasdair Gurry
Director, City & Docklands agency, Avison Young

There is currently an active development pipeline within the wider east London market with 2.3m sq ft under construction. However, a large proportion (46 per cent) of schemes have been prelet with space at The Cabot, Wood Wharf and 5 Bank Street, all achieving large prelets well in advance of completion. Indeed, with limited supply of larger building options in the core London markets, significant numbers of occupiers are considering this market as an option for their large space requirements. Recent examples of deals done include the CMA at The Cabot and BCG Partners at 5 Churchill Place.

East London offers a discount to tenants looking for good-quality Grade A office space within close reach of the core London markets. Prime rents currently stand at £42.50 per sq ft in Canary Wharf, which offers a significant rental discount to neighbouring markets to the west. Furthermore, Canary Wharf and Stratford have stations on the Elizabeth line, which offers significant appeal, particularly to tenants looking for good connectivity to other London submarkets and international transport hubs.

Large banking and consultancy occupiers continue to make up the

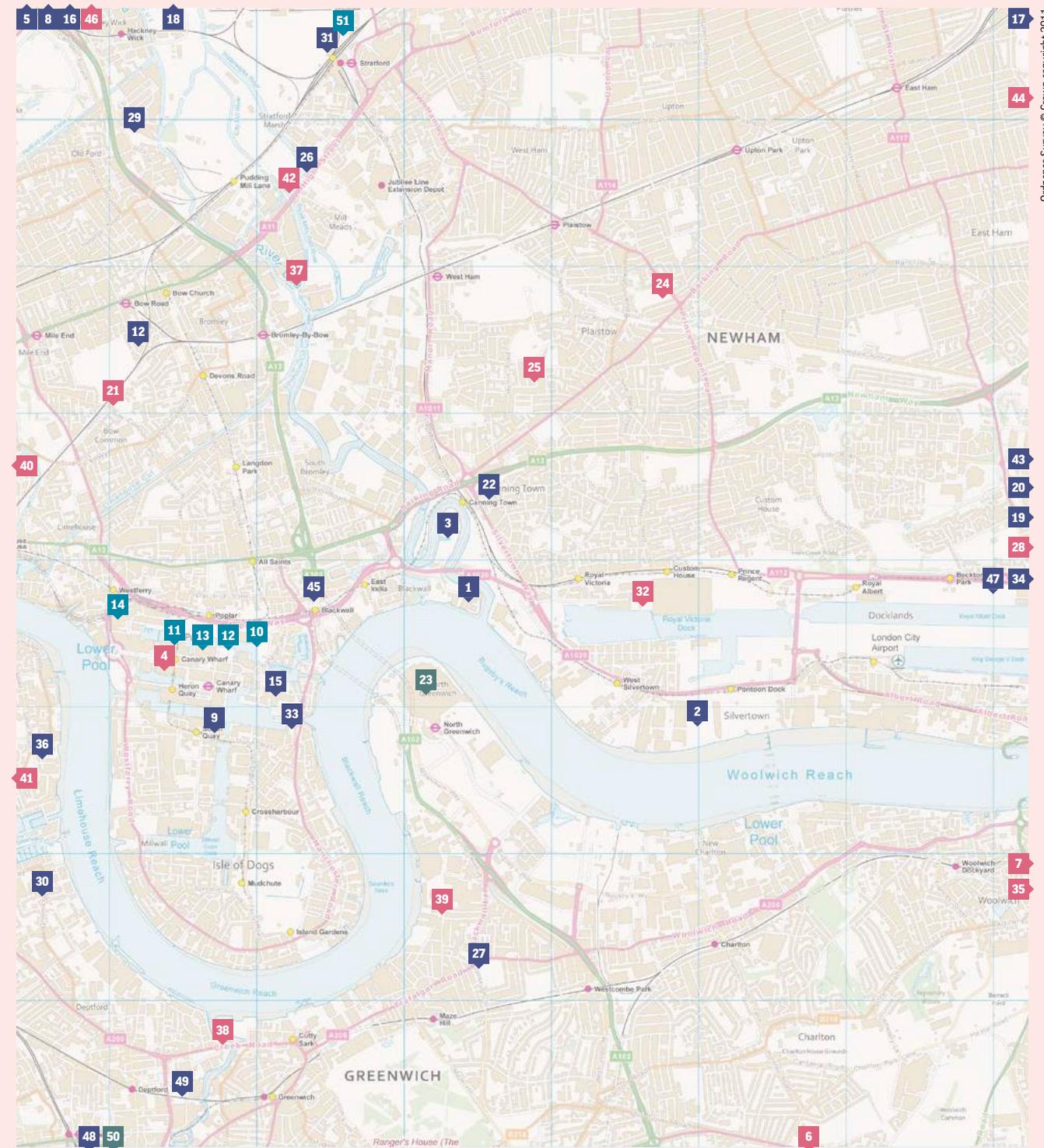
majority of the market's take-up. However, the market has seen changing dynamics in recent years with the possibility of staff relocations on the horizon. On a high level, this has resulted in increasing tenant-offered space from occupiers discretely introducing grey space onto the market. In east London specifically, tenant space made up 29 per cent of all availability at year-end, above the London average of 24 per cent.

Following the large 540,000 sq ft deal at 10 South Colonnade to the Government Property Unit (GPU) in 2016, the combined market has seen a steady flow of interest from government agencies to take advantage of the cost savings relative to core London markets. As an example, CMA recently announced their relocation from Midtown to an adjacent building, The Cabot, 25 Cabot Square. Stratford has also benefited from an increased government and public sector presence, having recently attracted occupiers such as the British Council, TfL, FCA and charities such as Cancer Research and UNICEF, albeit some have relocated from Canary Wharf.

While office development is likely to boost availability and subsequently occupation, mixed-use development

will also improve the retail and residential offering in the east London market, fulfilling an increasingly necessary placemaking agenda. Wood Wharf, for example, is likely to be instrumental in transforming Canary Wharf's image by providing over 380,000 sq ft of leisure and retail space as well as 3,500 new homes, a primary school, healthcare facilities and 3.6 hectares of open space. The development will comprise nearly 2m sq ft, of which Ennismore, a hotel group, and The Office Group, a serviced office operator, have already prelet a small proportion.

In Stratford, The International Quarter has provided residential and community facilities including 32,000 sq ft of retail and 350 new homes to complement 4m sq ft of office accommodation, all contributing to the submarket's transformed image. Furthermore, Here East has been repurposed from the former Press and Broadcast Centres from the 2012 Olympics and provides 1.2m sq ft of commercial space for creative and digital industries, facilitated by the submarket's excellent digital connectivity. Here East has achieved lettings to tenants including BT Sport, Ford's innovation office, Signal Noise, UCL and Loughborough University.



Office Retail Mixed Use Residential

**1: 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.

**2: 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.

**3: 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.

**7: 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.

**8: 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.

**9: 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.

**4: 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.

**5: CLARENDON**

1,714 apartments / 100,000 sq ft commercial space
Under construction
Developer: St William
Architect: Panter Hudspith Architects
clarendonn8.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.

**6: 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.

**10: 10 BANK STREET**

830,000 sq ft | Proposed
Developer: Canary Wharf Group
Architect: Kohn Pedersen Fox Associates
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 size of the building, 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.

**11: 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).

**12: 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.

**13: 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.

**14: 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.

**15: 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.

**19: 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.

**20: 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.

**21: 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.

**16: 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.

**17: 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.

**18: 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.

**22: EAST CITY POINT**

649 residential units (3.7 ha)
Under Construction
Developer: Countryside, Newham Council and Clarion
Architect: Maccreeor 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.

**23: 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.

**24: GREENGATE LODGE**

39 units | Existing
Developer: Genesis Housing Association
Architect: PTEa

Greengate Lodge is a multi-tenure scheme with affordable and low cost home ownership. Set in an old school building with caretakers lodge, it's a 25 minute journey to central London.

**25: RAWALPINDI HOUSE**

51 units | Existing
Developer: Genesis Housing Association
Architect: PTEa

Rawalpindi is located in the London Borough of Newham, one of London's most vibrant and culturally diverse areas. This is a mixed tenure, with a high number of social rent and easily commutable to central London. The iconic Olympic Park, Westfield Stratford and London City Airport are part of making this one of the most connected centres in Europe.

**26: STRATFORD HALO**

701 units | Existing
Developer: Genesis Housing Association
Architect: Stockwool

With a central 43 floor residential tower rising high above the London skyline, Stratford Halo is a truly landmark development. It's a mixed tenure with social rent, market sale and rent, shared ownership and extra care. The development is set in a peaceful riverside location, surrounded by landscaped communal gardens. Inside the tower, there are three sky gardens for residents to use and the Queen Elizabeth Olympic Park nearby.

**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: 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.

**32: 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.

**33: 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.

**28: GALLIONS REACH**

2,081 sqm | Completed
Developer: ilke Homes
Architect: ilke Homes
www.ilkehomes.co.uk

ilke Homes manufactured two show homes offsite and installed them on Greater London Authority land at Gallions Reach in just one day. Foundations, services, drainage and landscaping were completed ahead of installation. The homes were craned into position in an afternoon and were fully furnished and operational less than two weeks later. The homes are designed to be zero-carbon in use and demonstrate how a modular platform can meet the nationally described space standards and the requirements of open market sale.

**29: 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.

**30: 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 flexible studio space, a range of shops and cafés and an incubator hub that will give smaller, independent businesses the chance to prosper. Each home and building is designed in a contemporary architectural style that reflects and adds to the area's rich industrial heritage, offering buildings of excellent design quality that will suit all tastes. The first release, Cedarwood Square, is almost sold out. A new release is expected in 2019.

**34: ROYAL ALBERT WHARF**

c. 1,600 homes, 8,700 sqm commercial space Under Construction
Developer: Notting Hill Genesis
Architect: McCreanorLavington, Feilden Clegg Bradley Studios
www.nhhg.org.uk/building-homes/developments/royal-albert-wharf-newham

Awarded RICS Residential Project of the Year 2018 (London category) and also a RIBA Award (London category). Undoubtedly one of the most exciting property development projects in London, Royal Albert Wharf will form a brand new neighbourhood in East London: a thriving and sustainable community in a historic riverside setting. The mix of commercial and residential buildings will fuse old with new, while inspired architecture and landscaping will ensure it is an attractive environment. It will provide 1,557 homes to suit all Londoners.

**35: THE REACH**

6,620 sqm | Planning Granted
Developer: Peabody
Architect: Pitman Tozer
www.thamesmeadnow.org.uk

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: COOKS ROAD**

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: CREEK ROAD**

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: QUEBEC WAY**

Under construction
Developer: Peabody
Architect: Assael Architecture
www.peabody.org.uk

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 Malyn
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



Patrick O'Keeffe
Head of London agency and investment, Avison Young

The West End office market continues to record strong performance with take-up levels reaching 4.1m sq ft for year-end 2018, above the 10-year average by 25 per cent. Continued strong performance is putting increasing pressure on the development pipeline, however, exacerbated by a shift in development activity away from core locations towards the newer submarkets such as Paddington and more widely, King's Cross and Battersea.

Within the traditional West End, there is an increasingly heavily constrained development pipeline, particularly noticeable for developments in excess of 100,000 sq ft that retain strong occupier interest, driving rents up further for this particular type of space. For example, within Mayfair and St James's, there is just one development with a total size over 100,000 sq ft, GPE's 18/19 Hanover Square, W1. KKR took a 57,000 sq ft prelet in 2018, achieving a record rent well in excess of £100 per sq ft.

Space in the West End under construction pipeline is currently 51 per cent prelet, rising to 65 per cent for developments over 100,000 sq ft and falling to just 13 per cent for developments below

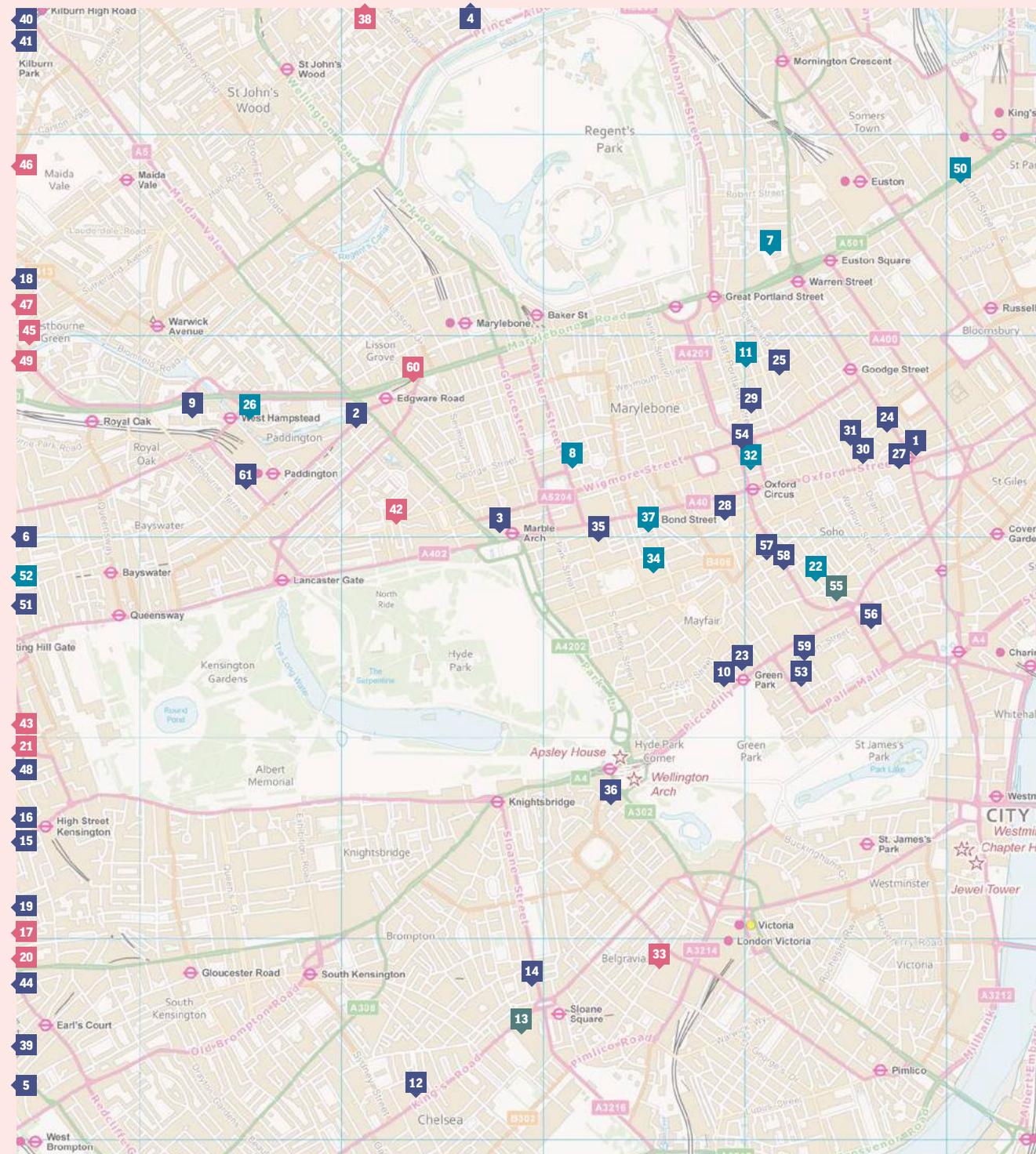
this level. Indeed, for tenants looking for over 100,000 sq ft in a single building, there are currently just four options available within core locations and not until Q4 2019 at the earliest. This requires tenants to begin their search longer in advance than originally required. Furthermore, with smaller tenants increasingly content to occupy space in co-working venues, additional pressure is placed on the larger size brackets which co-working occupiers regularly acquire, yet do not use for their own occupation.

With elevated rents in the core West End markets therefore, and a continued lack of supply, we see fringe markets performing better than in the past. Developers and investors are increasingly recognising the potential of the fringe to both provide supply to meet demand requirements from elsewhere, and appreciating the benefit of improved infrastructure and public realm that core markets may be unable to provide due to planning constraints and overcrowding. The future of the workforce is about the talent it is able to attract and this will increasingly drive occupier demand for certain locations and buildings.

Paddington was historically dwarfed by other West End locations due

to poor transport connectivity and a lack of Grade A office supply. However, for 2018, Paddington was the best performing submarket for take-up in 2018 with take-up reaching 440,000 sq ft, 151 per cent up on 2017. The arrival of Crossrail to the submarket in late 2019 will vastly improve transport connectivity and in turn the public realm, and there is currently substantial scope for further development with the Brunel Building currently 65 per cent let and Paddington Square – comprising 670,000 sq ft of offices, retail and leisure – will complete in 2021.

Although the under-construction pipeline in the West End is subdued, there is currently a significant amount of space that could be developed in the future. With uncertainty over economic conditions, however, and the popularity of fringe locations, it is unlikely we will see a return to development volumes from 2016/2017. Developers are increasingly unwilling to commence speculatively, especially on larger schemes, and we may see this translate into more pre-construction prelets in 2019, especially now tenants have to start their search for space further in advance.



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: 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.



8: 10 PORTMAN SQUARE, W1
12,500 sqm | Existing
Developer: British Land
Architect: Jestico + Whiles

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.



9: 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.



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: 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.



6: 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)



10: 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.



11: 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.



12: 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.

**13: 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.

**14: 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.

**15: 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.

**19: 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.

**20: 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.

**21: 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.

**16: 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.

**17: 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.

**18: 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.

**22: 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.

**23: 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.

**24: 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 38,000 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.



25: 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.



26: 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 property is already 64 per cent pre-let, with good interest on the rest of the building. 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.



27: 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.



31: 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.



32: 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.



33: 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.



28: HANOVER SQUARE
223,600 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.



29: 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.portlandandriding.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.



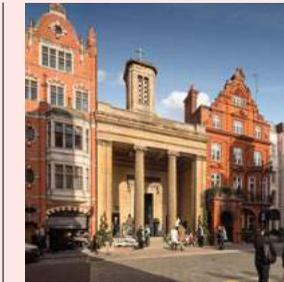
30: OXFORD HOUSE
116,000 sq ft | Under construction
Developer: Great Portland Estates plc
Architect: Orms

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.



34: 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.



35: 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.



36: 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.



37: 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.



38: 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.



39: QUEEN'S WHARF
325,554 sq ft | Completed January 2018
Developer: Mount Anvil and FABRICA by A2Dominion
Architect: Assael
www.queenswharf.co.uk

A Joint Venture between Mount Anvil and FABRICA by A2Dominion. A collection of 165 residences ranging from studios to three-bed apartments, located on the 'Surrey Bend' of the River Thames overlooking Grade-II listed Hammersmith Bridge. The development will house the world-famous Riverside Studios and offer a range of amenities, including a cinema, café and bar, theatre and new riverside walkway that links to the Thames Path.



43: 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.



44: 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.



45: 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.



40: OAKLANDS
605 homes, 3,500 sqm commercial space
Under Construction
Developer: Notting Hill Genesis & QPR
Architect: CZWG
www.oaklandsregeneration.co.uk

This partnership between Notting Hill Genesis and QPR FC will deliver over 600 new homes, and is the first major housing project to be on site in the OPDC development area. Both partners are committed to making significant investment in this area, and our new neighbourhood will deliver 40 per cent affordable housing, with the remainder of the homes being available for market rent. Construction commenced in October 2017, with first occupation expected mid-2020. There will be provision of communal space with extensively landscaped public areas.



41: 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.



42: 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.



46: 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.



47: 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.



48: 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.

**49: 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.

**50: 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 TDL, the largest independent provider of clinical laboratory diagnostic services in the UK.

**51: TELEVISION CENTRE, W12**

2,300,000 sq ft | Under construction
 Developer: Stanhope / Mitsui Fudosan / AIMCo / BBC
 Architect: AHMM / Maccleanor 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.

**55: 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.

**56: 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.

**57: 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.

**52: 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.

**53: 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.

**54: 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.

**58: 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.

**59: 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.

**60: 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 54,000 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.



61: 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



Jules Hind
Head of leasing & development, Farebrother

The past year has been an exceptional period for the centre of London from King's Cross down through Covent Garden and across Midtown.

With the opening of the Coal Drops Yard shopping and leisure scheme and a continued flow of new office occupiers signing for space, the King's Cross Central development continued to mature as one of the capital's most vibrant hubs.

'Overall, Midtown had a stellar 2018 in terms of market performance. Investment into the area hit a 10-year high with transaction volumes of £4.99bn'

Coal Drops Yard has brought together 100,000 sq ft of high-end shopping, restaurants and bars. Tom Dixon, Paul Smith, Barrafina, Wolf & Badger and Samsung are just a few of the brands in an eclectic mix of offers that have made a home under the magnificent Thomas Heatherwick-designed 'kissing lips' roof.

Its opening coincided with the completion of further residential schemes at the development

including the Gasholders, which has seen 145 new apartments fit inside the frames of the old Victorian gas stores. Meanwhile, the flow of office occupiers into the area continues with Sony being the latest corporate tipped to be taking a new 124,000 sq ft at 4 Handyside Street.

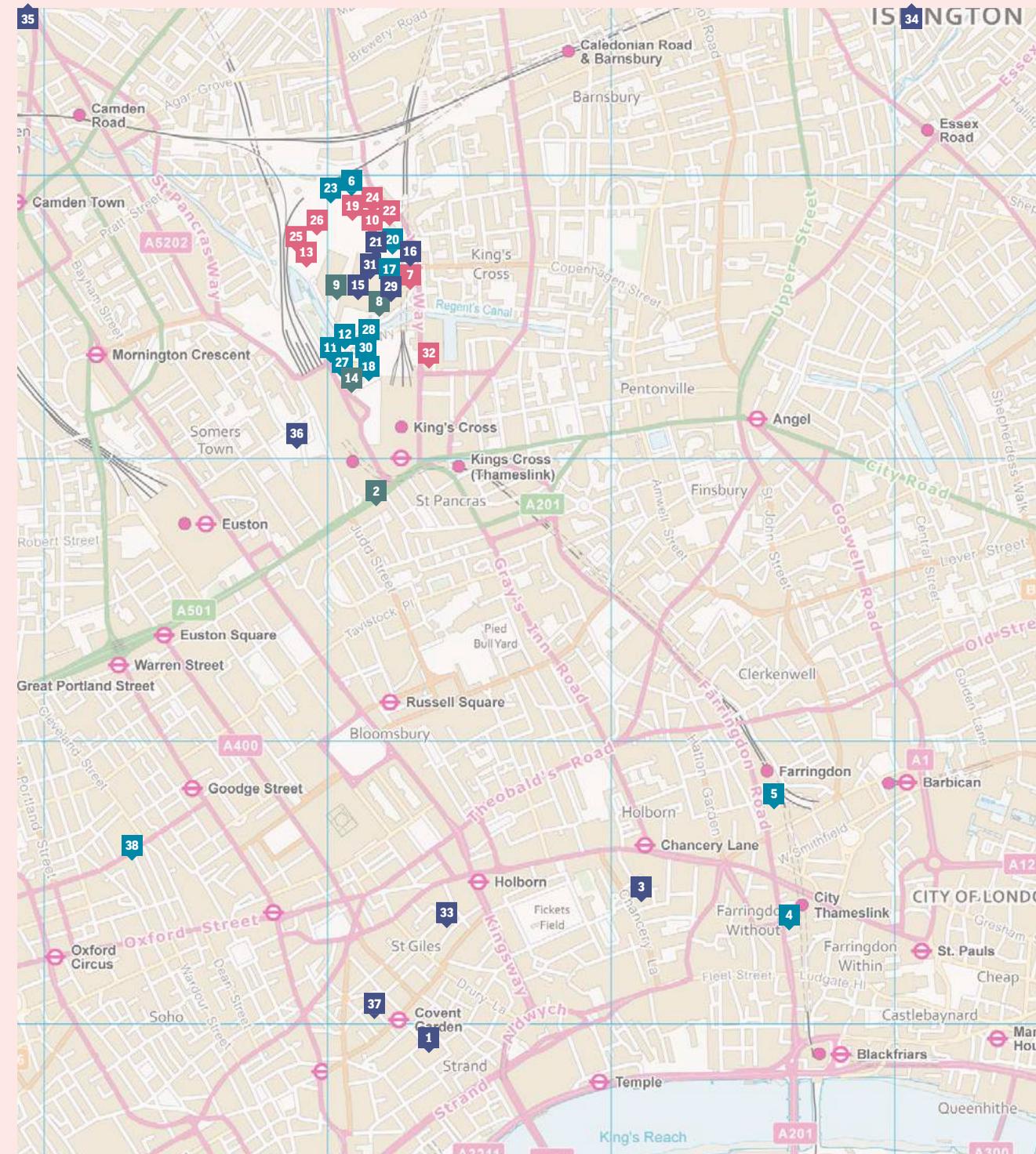
Covent Garden has had a quieter year. The emphasis – as befits the area's identity – has been on residential, retail and food. Luxury jewellery brand, Tiffany & Co, has agreed terms to open a flagship store on James Street, highlighting how the calibre of shopping in the location continues to upgrade while still being able to attract hipper brands such as sleepwear retailer, Desmond & Dempsey.

Looking forward, one of the most important influences on Covent Garden will be at its southern boundary where Westminster City Council is consulting with regard to a £28m redevelopment of the eastern end of Strand and Aldwych, which would include a new piazza around the St Mary le Strand church and improved public spaces including small squares and 'activity zones'. This will increase the existing vitality of Covent Garden and

create a connection through to both the South Bank and east to Fleet Street and beyond.

Overall, Midtown had a stellar 2018 in terms of market performance. Investment into the area hit a 10-year high with transaction volumes of £4.99bn. This was mirrored by an equally buoyant occupier market. The total volume of space let during 2018 reached 2.8m sq ft – which was well above the long-term average – while availability dropped to 1.4m sq ft. This was 28 per cent below the corresponding point in 2017.

The central area of London which these locations encompass continues its upward trajectory. They are at the heart of the capital's creative and diverse spine and are attracting an ever-wider range of business occupiers with new development across all sectors including a greatly enhanced range of restaurants, bars and leisure.



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 will mark the London debut of HB Reavis' co-working concept HubHub early next year.

**5: FARRINGDON WEST**

138,000 sq ft | Acquired
Developer: HB Reavis
Architect: John Robertson Architects
www.hbreavis.com

HB Reavis acquired the Crossrail Over-Site Development at Farringdon West in August 2018. Once completed it will comprise high quality office accommodation, ground floor retail plus amenity space including substantial terraces, fitness space and auditorium. Located in the heart of Clerkenwell, the development is adjacent to Farringdon Station, the only London interchange where three Underground lines, Thameslink and the Elizabeth line meet. Wellbeing is a key theme and the scheme will pursue WELL, BREEAM and WiredScore certifications with completion expected in 2020.

**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.

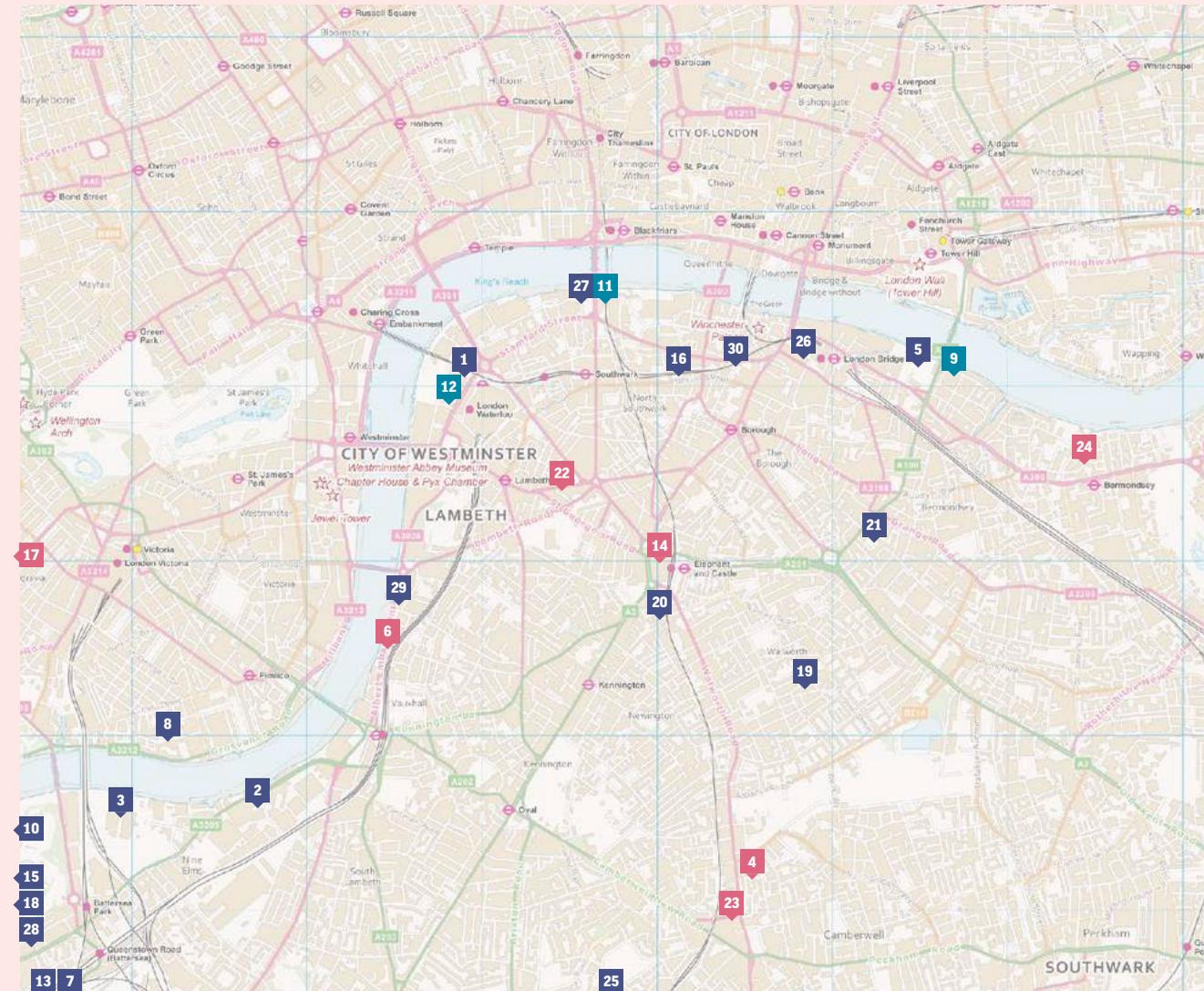


38: THE COPYRIGHT BUILDING

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



Simon Smith

Leasing and development partner, Union Street Partners

The South Bank property market continued its upward trajectory in 2018.

Among the highlights of a year which saw progress across all the sectors was the announcement of a new venture, Waterloo.London, which is set to have a huge impact on the South Bank and Waterloo in particular.

This £200m project is transforming land and railway arches into an eclectic food, drink, shopping and cultural destination, and includes the redevelopment of the former Waterloo International Eurostar Terminal.

Union Street Partners worked with the developer, LCR, to secure a 32,500 sq ft prelet to Time Out Market. The vision is to create a new market that will be the centrepiece of a progressive retail, leisure and cultural destination in Waterloo, bringing the format behind TOM's highly successful Lisbon food and cultural market to London's South Bank. The scale of what a potential draw this will be can be gauged by the fact that the Lisbon market attracts more than 3m visitors each year.

The scheme will be welcomed by the South Bank's office worker population which continues to grow. In 2018, the office market saw take-up of 1.2m sq ft which was 5 per cent ahead of the long-term average. The only factor that is likely to constrain this strength of take-up is the supply curve. Vacancy across the South Bank market is now at

around 2.8 per cent – half the rate of the West End and City markets and just below Midtown.

The development pipeline is similarly constrained with the majority of space due to come on stream this year already accounted for by prelets. Beyond the next 24 months the pipeline looks healthier, with six consented schemes that could provide a further 2m square feet.

One of the South Bank's most emblematic new developments – South Bank Central – achieved 100 per cent occupancy last year and was sold to the new international real-estate investor, Jackyl, for £256m. The same purchaser also bought 39 apartments at South Bank Tower for £125m and has quickly established a presence in the area. Overall, the South Bank commercial investment market saw £1.04bn of transactions which was above the long-term average.

Crossrail tends to dominate the conversation about London's infrastructure improvement, but the extension of the Northern line from Kennington through to Battersea is going to have a profound effect on the western part of the South Bank market.

The new stations at Nine Elms and Battersea Power Station are currently being fitted out and the line is due to open next year. The Underground link will transform the perception of these areas in the context of both the commercial and residential markets.

'The extension of the Northern line from Kennington through to Battersea is going to have a profound effect on the western part of the South Bank market'



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: ELMINGTON

Under Construction
Developer: Peabody
Architect: PTE architects
www.peabody.org.uk

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: Tate Hindle 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
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: AYLESBURY ESTATE**

c. 3,500 homes | Enabling works started
 Developer: Notting Hill Genesis & LB Southwark
 Architect: HTA Design (masterplanners),
 Mae Architects, Hawkins|Brown,
 Morris + Company
www.aylesburynow.london

The partnership is committed to delivering a masterplan for 3,500 new homes, 50 per cent of which will be affordable. 75 per cent of the affordable homes will be social rented homes and 25 per cent will be shared ownership or shared equity. At least 30 per cent of the homes across all tenures will have three bedrooms or more. We're committed to ensuring that local people experience the social and economic benefits of regeneration, such as employment, education and training and improvements in health and well being.

**20: AMELIA STREET**

0.255 ha | Under construction
 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.

**21: 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.

**25: 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.

**26: 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.

**27: 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.

**22: 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.

**23: CAMBERWELL ROAD**

5,580 sqm | Under construction
 Developer: Peabody
 Architect: Weston Williamson
www.peabody.org.uk

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.

**24: 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.

**28: 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 Underground 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.

**29: 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.

**30: 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.amantis@newlondonarchitecture.org

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www.ucl.ac.uk

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www.3rdspace.co.uk

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www.5plusarchitects.com

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www.adamarchitecture.com

Adjaye Associates
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www.adjaye.com

ADP
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www.adp-architecture.com

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www.agenda21arch.com

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020 7633 2880
www.robertbird.com

Royal HaskoningDHV
020 7222 2115
www.royalhaskoningdhv.com

RWDI
01582 470250
www.rwdi.com

Shimizu Corporation
www.shimz.co.jp/english/

Sir Robert McAlpine
020 7225 0064
www.sir-robert-mcalpine.com

Skanska Construction
01923 776666
www.skanska.co.uk

Squint Opera
020 7978 7788
www.squintopera.com

Steer
020 7910 5000
www.steergroup.com

Structuremode
020 7701 5714
www.structuremode.com

Sweco
0113 307 3126
www.sweco.co.uk

Symmetrys Limited
020 8340 4041
www.symmetrys.com

Systra
020 3714 4400
www.systra.co.uk

Troup Bywaters & Anders
020 7565 6547
www.tbanda.com

Turley
020 7851 4010
www.turley.co.uk

Tyréns UK
020 7250 7666
www.tyrens-uk.com

Urban Space Management
020 7515 7153
www.urbanspace.com

Velocity Transport Planning
www.velocity-tp.com

Waterman Group
020 7928 7888
www.watermangroup.com

Wates Group
01372 861000
www.wates.co.uk

WSP
020 7314 5000
www.wsp-pb.co.uk

WT Partnership
020 8686 0431
www.wtpartnership.com

ZZA Responsive User Environments
020 7700 2630
www.zza.co.uk

HOUSING ASSOCIATION

Catalyst
020 8832 3139
www.chg.org.uk

L&Q Housing Association
0844 4069000
www.lqgroup.org.uk

Notting Hill Genesis
033 3000 3000
www.genesisha.org.uk

Peabody
020 7021 4444
www.peabody.org.uk

Swan HA/NU living
01277 844770
www.swan.org.uk

INSURANCE

BLP Insurance
020 7204 2424
www.blpinsurance.com

Brunel
020 3475 6663
www.brunelpi.co.uk

LANDSCAPE ARCHITECTS

Gillespies
020 7253 2929
www.gillespies.co.uk

id verde
02476 405660
www.idverde.com/en/

LUC
020 7383 5784
www.landuse.co.uk

Outerspace
020 8973 0070
www.outerspaceuk.com

ReardonSmith Landscape
020 7378 6006
www.reardonsmithlandscape.com

LAW

Bircham Dyson Bell
020 7227 7000
www.bdb-law.co.uk

Edwin Coe
www.edwincoe.com

Gowling WLG
0370 903 1000
www.gowlingwlg.com

Mills and Reeve
020 7336 8888
www.mills-reeve.com

Trowers & Hamlins
020 7423 8120
www.trowers.com

OTHER

Buzzacott
020 7556 1200
www.buzzacott.co.uk

Commonplace
020 3553 1990
www.commonplace.is

projekt
020 7923 3565
www.themillcoproject.co.uk

PLANNING CONSULTANCY

Andmore Planning
020 3667 2604
www.andmoreplanning.com

Barton Willmore
020 7701 0075
www.bartonwillmore.co.uk

Changing Cities
07889 392 786
www.changingcities.co.uk

DP9
020 7004 1700
www.dp9.co.uk

DPP One Ltd
020 7706 6290
www.dppukLtd.com

Iceni Projects
020 3640 8508
www.iceniprojects.com

Indigo Planning Ltd
020 7269 6300
www.indigoplanning.com

Momentum Transport Planning
020 7242 0228
www.momentum-transport.com

Pegasus Group
020 37058060
www.pegasuspg.co.uk

Quod
020 3597 1000
www.quod.com

RPS Planning and Development
020 7583 6767
www.cgms.co.uk

Tibbalds Planning and Urban Design
020 7089 2121
www.tibbalds.co.uk

Vectos
020 7580 7373
www.vectos.co.uk

PR, COMMUNICATIONS & RECRUITMENT

AreBe
07799 072 547
www.arebemarketing.co.uk

BECC
020 7636 6603
www.hardhat.co.uk

Camargue
020 7636 7366
www.camargue.uk

Caro Communications
020 7713 9388
www.carocommunications.com

Cascade PR
020 7871 3565
www.cascadecommunications.co.uk

Coverdale Barclay
020 7434 1780
www.coverdalebarclay.com

Faust PR
020 8392 1085
www.faustpr.co.uk

Four Communications
020 3697 4200
www.fourcommunications.com

Grain
020 7720 2819
www.grain.london

ING Media
020 7247 8334
www.ing-media.co.uk

Lodestar
020 3772 8989
www.lodestaruk.com

London & Partners
07717 862734
www.londonandpartners.com

London Communications Agency
020 7612 8480
www.londoncommunications.co.uk

Me&Dave
020 7490 5020
www.me-and-dave.com

Media Ten Limited
020 3225 5200
www.media-ten.com

Newgate Communications
020 3757 6767
www.newgatecomms.com/

Robert Fiehn Architectural Communications
07814 078 946
www.robertfiehn.com

Sharp Business Insights Ltd
020 3468 1305
www.sharpbusinessinsights.com

Totality
020 3214 3220
www.totality.uk.com

Wagstaffs Design
020 7916 1111
www.wagstaffsdesign.co.uk

Wordsearch
020 7549 6600
www.wordsearch.co.uk

ADREM Group
020 7562 8282
www.adremgroup.com

Bespoke Careers
020 7242 4909
www.bespokecareers.com

PRODUCTS & TECHNOLOGY

AET Flexible Space
01342 310400
www.flexiblespace.com

Airflow
01494 525252
www.airflow.com

Atrium Ltd
020 7681 9933
www.atrium.ltd.uk

Bosch
www.bosch.com

BT Facilities Services Ltd
0331 664 0657
www.bt.com

Clippings
020 7060 7422
www.clippings.com

DAD ltd
07480 032 932
www.dadgroup.co.uk

Eco Cycle
07801 848 006
www.ecocycle.co.uk

Engenie
0800 058 8400
www.engenie.co.uk

G Smatt
07048 965 001
www.g-smattglobal.com/en

GreenBlue Urban
01580 830 800
www.greenblue.com/gb/

Hydro Building Systems
01684 853500
www.sapabuildingsystems.co.uk

Kingspan Facades
01352 716100
www.kingspanfacades.co.uk

Mitsubishi Electric
01707 276100
www.mitsubishielectric.co.uk

NBK UK
01773 512 363
www.nbkterraccotta.com

Nora flooring systems
01788 513 166
www.nora.com/united-kingdom/en

Polypipe
01709 770000
www.polypipe.com

REHAU Ltd
020 7580 6155
www.rehau.com

Roca
020 7610 9503
www.uk.roca.com

Somfy
020 7288 6038
www.somfy-architecture.com

Vitra
01235 750990
www.vitra.co.uk

VU.CITY
020 3889 7030
www.vu.city

WICONA
01924 232323
www.wicona.com

PROPERTY ADVISORS

Cluttons
020 7408 1010
www.cluttons.com

Cushman & Wakefield
020 7935 5000
www.cushmanwakefield.co.uk

Deloitte Real Estate
020 7936 3000
www.deloitterealstate.co.uk

Farebrother
020 7405 4545
www.farebrother.com

Gerald Eve
020 7493 3338
www.geraldeve.com

GL Hearn
020 7851 4900
www.glhearn.com

GVA
08449 02 03 04
www.gva.co.uk

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

PROPERTY/INVESTMENT/ DEVELOPMENT

Almacantar Ltd
020 7535 2900
www.almacantar.com

AMM
01628 481286
www.amm-ltd.co.uk

Argent
020 3664 0200
www.argentllp.co.uk

Argent Related
020 3664 0200
www.argentrelated.co.uk

Audley Retirement
01784 412 851
www.audleyretirement.co.uk

Ballymore
020 7510 9100
www.ballymoregroup.com

Barratt London
020 7423 5630
www.barrattlondondevelopments.co.uk

Battersea Power Station Development Co Ltd
020 7501 0688
www.batterseapowerstation.co.uk

Berkeley Group
01732 227535
www.berkeleygroup.co.uk

Bidwells
01223 841 841
www.bidwells.co.uk

Boxpark
020 7186 8800
www.boxpark.co.uk

British Land
020 7486 4466
www.britishland.com

Broadgate Estates
020 7505 4000
www.broadgateestates.co.uk

Brockton Capital
020 7220 2500
www.brocktoncapital.com

Brookfield
020 7659 3500
www.brookfield.com

Bywater Properties Investment Management
020 7486 2233
www.bywaterproperties.com

C C Land Management and Consultancy
(852) 2820 7000
www.ccland.com.hk/eng

Cadogan
020 7730 4567
www.cadogan.co.uk

Canary Wharf Group
020 7418 2000
www.canarywharf.com

Capital and Counties Properties PLC
020 3214 9150
www.capitalandcounties.com

Carter Jonas
020 7518 3200
www.carterjonas.co.uk

Clarion Housing Group
www.clarionhg.com

Coin Street Community Builders
020 7021 1600
www.coinstreet.org

Consulco
020 3214 9940
www.consulco.com

Countryside plc
01277 237 968
www.cpplc.com

Crate
020 8508 0550
www.crateloughton.co.uk

Crosstree Real Estate Partners
020 7016 4178
www.crosstree.com

Delancey
020 7448 1448
www.delancey.com

Derwent London
020 7659 3000
www.derwentlondon.com

Dorrington
020 7581 1477
www.dorrington.co.uk

Element Capital
www.elementcapital.com

Far East Consortium
www.fecil.com.hk

First Base
020 7851 5555
www.firstbase.com

Fusion Land
020 7470 8844
www.fusionland.com

Get Living London
020 3701 7967
www.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

Guildmore
020 8313 5050
www.guildmore.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
www.hghplanning.co.uk

Howard de Walden
020 7580 3163
www.hdwe.co.uk

ilke Homes
www.ilkehomes.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

Londonewcastle
020 7534 1888
www.londonewcastle.com

Mercers' Company
020 7726 4991
www.mercers.co.uk

Millbank Group
03333 700 007
www.millbankgroup.co.uk

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
www.our.place

PCPD
07774 280518
www.pcpd.com

Pocket Living
020 7291 3697
www.pocketliving.com

Précis Management Services Limited
0800 122 522
www.accessstorage.com

Qatari Diar
020 7907 2330
www.qataridiar.com

Quintain
020 3219 2200
www.quintain.co.uk

Redrow
020 8536 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
www.rockwelldevelopers.com

SEGRO
020 7451 9129
www.segro.com

Sellar Property Group
020 7493 5311
www.sellardevelopments.com

Shaw Corporation
020 7409 0909
www.shawcorporation.com

Soho Limited/Soho Housing
020 7557 7405
www.soholimited.com

South Coast Estates Ltd
020 8370 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
020 7851 5050
www.thecrownestate.co.uk

The Portman Estate
020 7563 1400
www.portmanestate.co.uk

U+i
020 7828 4777
www.uandi plc.com

Voreda
020 3219 5793
www.voreda.com

Whitbread
01582 424200
www.whitbread.co.uk

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 Caba
020 7420 5200
www.designcouncil.org.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
www.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 250111
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
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

RB Kensington and Chelsea
020 7361 3000
www.rbkc.gov.uk

RB Kingston upon Thames
020 8547 5000
www.kingston.gov.uk

Transport for London
020 3054 3883
www.tfl.gov.uk

**ALD GATE 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

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.argentllp.co.uk

Argent delivers some of the best mixed-use developments in the UK: major commercial, residential, education, cultural and community developments in the country's largest cities. It is involved in the full development process from identifying and assembling sites to financing, project management of the construction process, letting and asset management. It also manages and maintains buildings and estate. In 2015, Argent entered into a joint venture partnership with US developer Related, forming Argent Related, to pursue future opportunities for urban development, with a focus on the build-to-rent sector.

**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.

**ARGENT RELATED**

Developer
London and New York
www.argentrelated.co.uk

Argent Related leverages two respected firms' multi-decade experience. Argent is the UK developer best known for the redevelopment of King's Cross; Related Companies is a US-based, highly diversified real estate company, currently undertaking Hudson Yards, the largest private development in American history. Argent Related is currently working in a joint venture with Barnet Council on London's 190-acre Brent Cross South site, and with the London Borough of Haringey in Tottenham Hale.

**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.

**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.

**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.

**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.

**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.

**DERWENT LONDON**

Developer
25 Savile Row, London W1S 2ER
www.derwentlondon.com

Derwent London is the largest central London REIT with a portfolio of 5.5m 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**

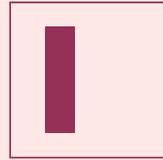
Architect
30 Millbank, London SW1P 4DU
www.epr.co.uk

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.



FIRST BASE

FIRST BASE

Developer
33 Cavendish Square, London W1G 0DT
www.firstbase.com

First Base has established a reputation for delivering innovative buildings and places that are adaptable to the changing needs of communities and businesses. Our mixed-use portfolio of projects, ranging from residential, retail to workspace, always include place-making at their core. First Base's best-known projects are Silvertown, a 62-acre, £3.5bn development in East London, KX Nido, a £200m development in Kings Cross and East Village, Stratford, a £300m portfolio of homes that is part of the 2012 Olympic Legacy.



GREAT PORTLAND ESTATES PLC

Investor / Developer
33 Cavendish Square, London W1G 0PW
www.gpe.co.uk

Great Portland Estates is a FTSE 250 property investment and development company owning £2.5bn of office, retail and residential space in central London. Our portfolio consists of 48 properties totalling 2.7m sq ft, with a development programme totalling 1.7m sq ft, 53 per cent of the existing portfolio. We aim to deliver superior returns to our shareholders by unlocking the often hidden potential in retail and office property in central London.



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.



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.



ILKE HOMES

Manufacturer of offsite homes
Flaxby, Knaresborough, HG5 0XJ
www.ilkehomes.co.uk

ilke Homes specialises in the latest off site manufacturing techniques in housebuilding. With an ambitious and keen sense of social purpose, ilke Homes' mission is to build better homes and to build them in a better way. In partnership with housing associations, developers and RPs, ilke Homes is committed to building desirable, affordable and energy efficient homes that the UK needs.



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.



HB REAVIS

Real Estate Developer
5 Martin Lane, London EC4R 0DP
www.hbreavis.com

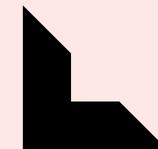
HB Reavis' mission is to bring remarkable experiences to people's lives through our real estate solutions. As an international workspace provider, we design, build and manage our buildings, from bespoke headquarters to co-working spaces and operate in the UK, Poland, the Czech Republic, Slovakia, Hungary and Germany. We have successfully delivered 11.4m sq ft of commercial space and with capital exceeding £1.1bn, we're proud to say we're among the European market leaders in real estate.



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

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.



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.

LONDONNEWCASTLE

LONDONNEWCASTLE

Developer
The Courtyard Building,
17 Evelyn Yard, W1T 1AU
www.londonnewcastle.com

Londonnewcastle has been creating developments in the capital for the design-conscious for the past three decades. Our growth has always been driven by our ability to recognise the possibilities in every opportunity. It stems from an unshakeable commitment to our core beliefs. That we're here to create designed, mixed-use developments of the highest quality; that we'll deliver a tireless level of service from origination to after care; and that all our stakeholders and clients will benefit from what we do.

**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.

**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,
better London living**
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.

**QUINTAIN LIMITED**

Developer
180 Great Portland Street, London, W1W 5QZ
www.quintain.co.uk

Quintain is the London developer behind the transformation of Wembley Park in north-west London, having invested over £1bn into the area since 2002. With consent for 7,500 new homes at Wembley Park, the majority of these will form London's single largest build-to-rent development, to be managed by Tipi, Quintain's wholly-owned rental management company. The 85-acre development at Wembley Park will also include 630,000 sq ft of Grade A office space and 500,000 sq ft of retail and leisure.

**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 a London-focussed developer delivering large-scale, transformative, mixed-use projects. Rockwell's passion for inspirational design and the delivery of high-quality projects underpins a vision for impactful development. Rockwell's projects reflect the firm's capability, drive, and tenacity. This is essential for translating aspiration into achievement. Rockwell seeks excellence at every stage. Supported by collaborative partnerships with the best architects, development teams and contractors, the result is tailored developments which respond to their context and stand the test of time.

**NOTTING HILL GENESIS**

Housing Association
Atelier House, 64 Pratt Street, NW1 0DL
www.nhgggroup.org.uk

Notting Hill Genesis (NHG) provides homes for around 170,000 people in approx 64,000 properties across London, the home counties and East Anglia. We have a development pipeline of almost 11,000 homes over the next five years and work at the heart of our communities, building relationships with residents that go beyond bricks and mortar. We strive to be the best and are committed to working with our residents to ensure that everyone has a safe, secure and good quality home, and access to high standard services delivered in the way that suits them best.

**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.

**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.

**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.

**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.

**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 £22bn 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.



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.

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.



UNION INVESTMENT REAL ESTATE GMBH

Investor / Developer
Postfach 30 11 99, D-20304 Hamburg, Germany
www.union-investment.com/realstate

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 35.3 billion in fifteen real estate funds. The portfolios of Union Investment's open-ended real estate funds comprise some 375 (+465 residential properties) and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 144 certified sustainable properties and projects with a market value of some EUR 18.5 billion.



U+I

Regeneration Developer / Investor
7A Howick Place, Victoria, London, SW1P 1DZ
www.uandi plc.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.



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.



CANARY WHARF

Deputy Mayor for transport *Heidi Alexander* sings the praises of Canary Wharf and its transport hubs helping it adapt to change

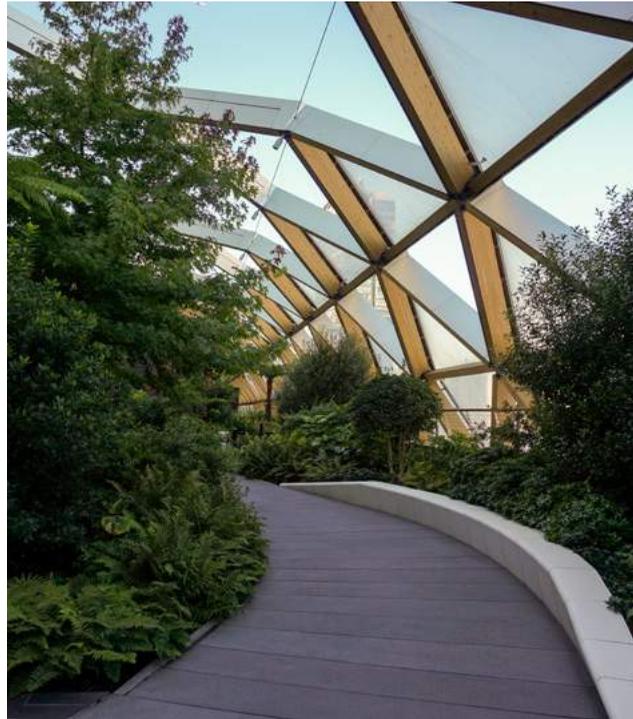
For many of us, memories of geography field-trips are not altogether positive. Some of mine, however, take me back to the first time I knew London would one day be my home.

A two-hour coach trip along the M4 from Swindon to Canary Wharf opened my 17-year-old eyes to a world hitherto unknown to me, to the amazing way our cities evolve to accommodate our needs, and to a lifelong fascination with our built environment.

Canary Wharf in 2019 is a global success story, its skyline an iconic part of our capital. But it wasn't its future potential as a hub for banking and business services that excited me on that field-trip in 1992, or even the burning questions I still struggle with today about how wealth and poverty can exist in such close proximity to one another. No, what sparked my imagination then and indeed now is London's extraordinary versatility and its talent for adapting to change.

The largely derelict docks, full of the ghosts of their pre-war heyday, then showing signs of new life, and now fully revitalised to quarter new industries and opportunities.

You won't be surprised if I claim that transport links, principally in the shape of the DLR and Jubilee Line Extension, have been the stimulus that has made the previously neglected area once again vital and alive. And in case you're thinking that my enthusiasm for these transport links is rather convenient given my current role at City Hall, I can assure you that as a Lewisham resident for the last 18 years, I've always found something secretly pleasurable about making a beeline for the front seat in the front



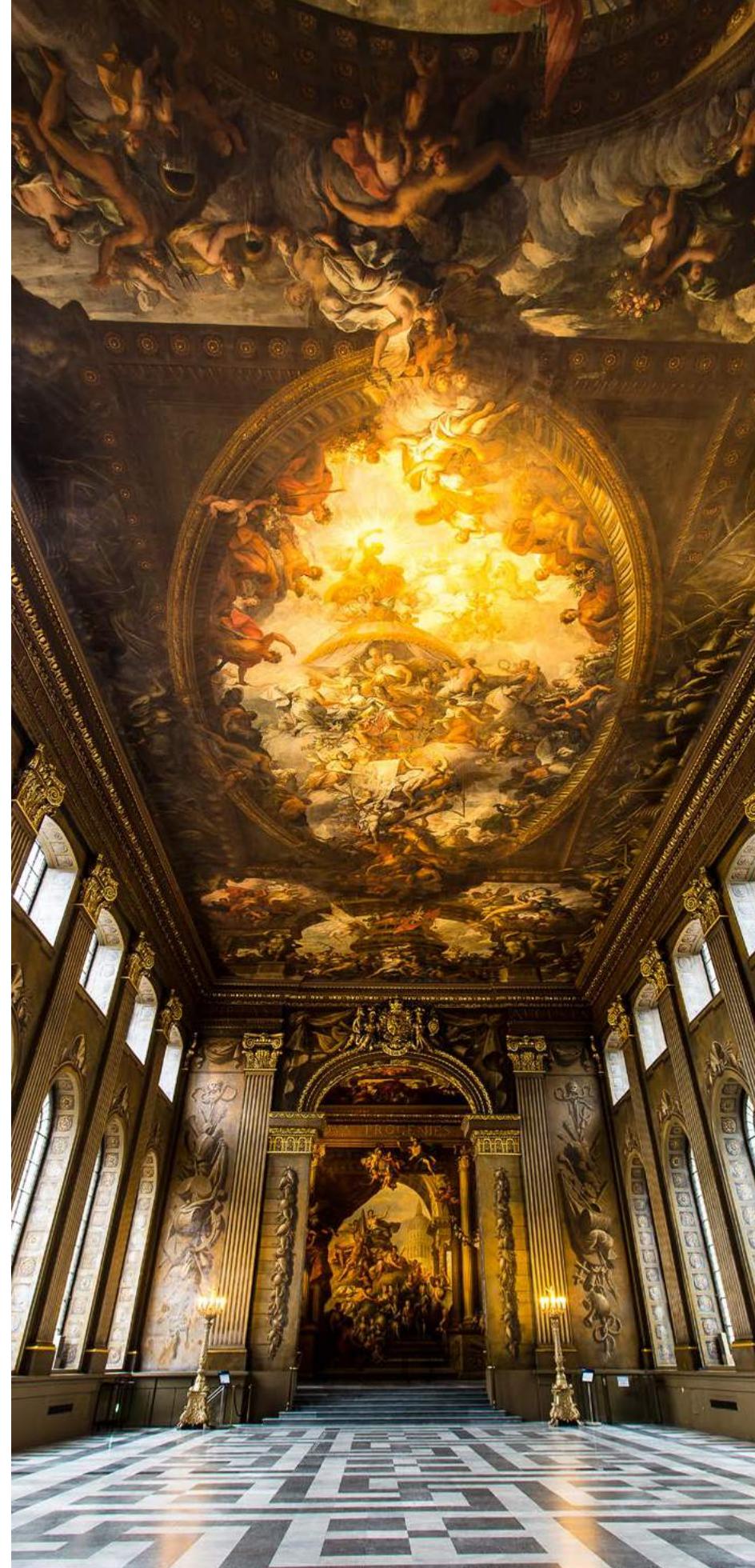
Respite - Crossrail Place's roof garden

carriage of the DLR, to get the full docklands experience.

Those unfamiliar with Canary Wharf may be tempted to assume that the towers that dominate it reflect a district both culturally arid and lacking in soul. Perhaps once, but not now. New residents and its huge weekday workforce have attracted shops and restaurants. A first-time visitor may be surprised by the amount of green and open space, and the quays provide a feeling of tranquillity that's sometimes all too scarce in our capital. The Crossrail Place Roof Garden on a hot day takes you momentarily to more exotic climes and yet, on a cold December night, at an outdoor ice rink populated

by London's teenagers in all their diversity, you could be in Manhattan.

As a Lewisham resident and former Member of Parliament, I know that many of the people I used to represent see Canary Wharf from their front doors and see a very different world. Just four miles from Catford, for some it seems more like 400. And as much as I love my visits to this part of London, we need to continue to make it more inclusive and more accessible to all. Perhaps a future geographer, preparing for her first London field-trip, will have the answer – and in 30 years' time, you never know, she may be sitting in City Hall writing about docklands' next stage of evolution. ●



Dinner in the Painted Hall

Old Royal Naval College,
Greenwich

Thursday 2 May,
6:30 – 11pm

Join us for dinner in London's
'Sistine Chapel' – the Painted Hall.

This is an exclusive opportunity to see Sir James Thornhill's masterpiece in this amazing space, while raising funds for The Connection and Temple Bar Trust.

The evening will also hear from William Palin, Painted Hall Project Director and Conservation Director, who has headed up the conservation project.

Tickets:

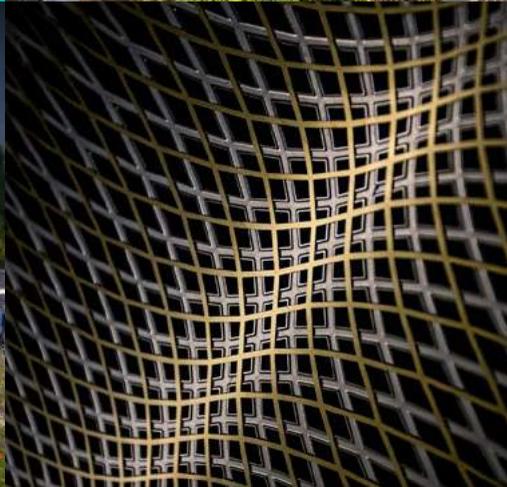
£225 +VAT individual ticket

£2000 +VAT for a table of 10

Available at newlondonarchitecture.org



AJ 100
 Clients' Choice
 Award Winner
 2017 + 2018



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 www.epr.co.uk

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