Welcome to the first issue for 2018 of your newly-crowned IBP Magazine of the Year NLQ. 2018 promises to be a significant year for the capital. The new London Plan, now issued in draft form for consultation, has underlined Mayor Sadiq Khan’s commitment to protecting the green belt and the drive to get more affordable housing built in the capital, all in a new, more ‘concise’ package for Londoners.

And with a completely different political background, that is also a key inspiration for our New Londoner this time, Westminster leader Nickie Aiken. She talks affordable housing, politics, and pedestrianising Oxford Street in our interview in this issue.

Two other profiles in this edition consider perceptions – first, Donald Insall Associates and the often inaccurate vision of the conservationist as the fusty, dusty, bearded consultant putting a spanner in the developmental works. Not so, says the firm celebrating its 60th anniversary this year and its role as a catalytic, positive impetus for projects across the capital. Then there is Grimshaw, which is spreading its wings from its transport expertise into other areas, growing here and abroad under a multi-centred body of expertise after ‘nailing’ its own succession plans.

Rogers Stirk Harbour + Partners, meanwhile, which celebrated its 10th anniversary this quarter, is the architect behind our Building Review this time – the first building at the International Quarter, Stratford, and one which makes great strides in the wellbeing debate.

We’re proud to announce a new feature – Update – devised to bring Londoners up to speed on large, long-burn projects such as our first example, Battersea Power Station. And there’s plenty more besides – a look at Jestico + Whiles’ new offices in The way we work, a Portfolio display of the Bloomberg building, all the highlights from NLA’s events and conferences, and a special on the London’s Towns series underlining the polycentric city.

And then, of course, there’s the year ahead. We speak to the key players in our Viewpoint section and include a Sounding Board discussion on the London Plan’s new, more ‘muscular’ way of looking at the city and setting down the way to get ‘good growth’, going forward.

Enjoy the issue. Let’s hope it’s a Happy New Year.

David Taylor, Editor
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CLOUDS
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**THE QUARTER**

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

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**Buildings**

Mayor Sadiq Khan gave permission for **One Lansdowne Road** in Croydon, the 44-storey and 41-storey connected towers designed by CZWG (pictured). In a busy time for the south London borough, Croydon Council approved the £1.4bn **Westfield** development. The European Medicines Agency announced it was leaving Canary Wharf for Amsterdam in what was seen as one of the first Brexit moves. WeWork unveiled its 39th UK location – *No 1 Poultry*. The refurbishment completes next March. The VA acquired a three-storey section of **Robin Hood Gardens**. Plans were unveiled for consultation on part-pedestrianising **Oxford Street** in time for December 2018. MoD plans to sell off £300m **Hyde Park Barracks** have been shelved following terrorist attacks.

The Dulwich Pavilion designed by IF_DO, part of the London Festival of Architecture, found a home at **Goose Green Primary School** in Dulwich. The practice paid tribute to **David Adjaye** aged 64, following a long illness. The Dulwich Pavilion was designed by IF_DO, part of the London Festival of Architecture, found a home at Goose Green Primary School in Dulwich. The practice paid tribute to **David Adjaye** aged 64, following a long illness.

**Awards/competitions**

NLA’s New Londoner of the Year and last issue’s cover star **Sadie Morgan’s** dRMM won the Stirling Prize for its Hastings Pier – although the charity client later revealed it had gone into administration. Previous New Londoner and cover star of NLQ 31, **David Adjaye** won the competition to design the **UK Holocaust Memorial**, with Ron Arad Studio, next to the Houses of Parliament (pictured). The jury praised the winning team’s proposal to create ‘a living place, not just a monument to something of the past’.

**Government**

London Mayor Sadiq Khan unveiled the draft new **London Plan**, including a commitment to ensure that design quality is not lost between planning and delivery. The document, which the Mayor launched at Barkingside – ‘a great example of the kind of sustainable planning London needs to grow’ – also says that many housing sites near public transport should be car free, with no allocated parking on site. Chancellor Philip Hammond unveiled a package of measures to stimulate the housing sector in his **Autumn Statement**, including an abolition of stamp duty for properties up to £300,000 and the first £300,000 in those costing up to £500,000. The statement also included a 100 per cent council tax premium on empty properties, an urgent review on the gap between planning permissions and starts, and a total of £44bn of capital funding and loans to support housebuilding over the next five years. **Enfield Council** announced it is working with new preferred bidder **Pacific Century Premium Developments from Hong Kong at Meridian Water after rejecting Barratt. Public Practice launched with the first cohort of 16 planners and urbanists on year-long placements with councils. Finn Williams is its CEO.**

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**People/companies/events**

**Sir Terry Farrell** was awarded urban planning’s top honour, the Royal Town Planning Institute’s Gold Medal. Marks Barfield Architects co-founder **David Marks** died aged 64, following a long illness. The practice paid tribute to Marks, as ‘an architect whose work was founded in innovation, excellence of design and close collaboration with other disciplines, in particular with engineers’. The London Festival of Architecture 2018 is inviting proposals for the Festival’s theme for 1-30 June: Identity: Zaha Hadid Architects, China’s Arplus and Wilson Associates announced a ‘strategic alliance’. NLA chairman **Peter Murray** was named as one of the most influential people in the Build and Design category of Progress 1000.
CITY IN BLOOM

The world’s most sustainable office building opened in London earlier this quarter. Bloomberg’s new European headquarters scored 98.5 per cent against the latest BREEAM sustainability rating scheme, thus gaining it an ‘outstanding’ design stage rating. This was largely due to innovations including environmental strategies that help it to deliver a 73 per cent saving in water consumption, and 35 per cent saving in energy and associated CO2 emissions. At 600 tonnes per annum, this CO2 reduction is the equivalent of driving a domestic car around the globe – 120 times.

‘We believe that environmentally friendly practices are as good for business as they are for the planet’, said Bloomberg founder Michael Bloomberg. ‘From day one, we set out to push the boundaries of sustainable office design – and to create a place that excites and inspires our employees. The two missions went hand in hand, and I hope we’ve set a new standard for what an office environment can be.’ Designed by Foster + Partners in the City of London between the Bank of England and St Paul’s, the 3.2 acre scheme will be home to 4,000 Bloomberg employees, providing 500,000 sq ft of sustainable office space, and with an emphasis on collaboration, innovation and productivity. This includes desks arranged in circular pods around a central table, allowing employees to easily swivel round and convene. The stone-clad project with bronze fins also includes two new public piazzas, a restaurant arcade and an ‘anticipated cultural hub’ that will restore the ancient Roman Temple of Mithras to its original site. Norman Foster said that the scheme’s deep-plan interior spaces are naturally ventilated through a ‘breathing’ facade, combined with a top-lit atrium edged with a spiralling ramp at the heart of the building that ‘ensures a connected, healthy and productive environment’.

The scheme opened with a ceremony hosted by Michael Bloomberg in the company of Lord Foster and Mayor of London Sadiq Khan.
VIEWPOINT

What are your hopes for the year?

Anna Bond
Director, London estate development,
Grosvenor Britain & Ireland

The West End is London’s cultural and economic powerhouse. But its success isn’t guaranteed. London’s growth is putting enormous pressures on our infrastructure, communities and quality of life. Oxford Street is at the focal point of these pressures. The West End will need continual investment if it’s to host more jobs and fundamentally better places in the face of fierce national and international competition.

As a business, we want our London estate, at the heart of the West End, to help tackle these pressures. We think it can work harder for Londoners by adapting, with better streets, greener spaces and more active and enterprising places that appeal to all. So in that context, the ambitions of the Mayor and Westminster City Council to transform Oxford Street with cuts in traffic and increased pedestrianisation are hugely welcome. But traffic reduction won’t be enough to secure the West End’s success.

We think the Oxford Street district will have to become a more integrated and commercial district of varying uses, with a better retail and leisure proposition, improved public realm and an expanded cultural offer. It will need to adapt to the changing face of London, at the same time as it enhances its unique character.

This year I would hope to see a new, stronger alignment between the Mayor and Westminster City Council to project a compelling public sector vision for growth and an honest depiction of the trade-offs. Growth is a route, not a barrier, to the funding of better amenities and the creation of a better experience for residents, workers and visitors to this and other districts across the West End.

The opportunity to regenerate the West End, driven by more than just traffic change in Oxford Street, is too great to ignore.

Digital solution

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To be an architect you have to be perpetually positive and optimistic for the future. You have to be relentless in your pursuit in achieving the best result, however long it may take. This necessary staying power, riding the ups and downs no matter how big or small, to deliver projects that are frequently many years in gestation, makes it a little difficult to express any particular hopes for the coming year.

Having said that, of course I hope with Brexit looming, that my children will be able to engage with the world as freely as I have been lucky enough to do, and that as a country, we will remain forward-looking and active participants in that world.

In my industry I am very interested in the rapidly expanding use of BIM in the role of the architect. With our long-term projects, the potential for unlocking brownfield sites around Tube stations is particularly compelling. Thousands of new homes could be developed around just three Tube stations, over a third of which could be affordable. There are incredible placemaking opportunities in greater London, new town centres, employment opportunities, as well as new homes in sustainable locations to reinvest some of the post-industrial underutilised sites.

For example, in just one new town centre around the Old Kent Road, there’s an opportunity for 20,000 new homes, including new council houses. The revitalised high street will be supported with improved public transport, including an extension to the Bakerloo line and two new Underground stations. This will create jobs and support economic growth, and kickstart the development of new social infrastructure such as schools, open space and public realm, health and other community facilities.

Ambitious regeneration of post-industrial sites is the big opportunity I hope to see realised – with policy frameworks already in place, the challenge now is to move into the delivery phase and get spades in the ground.
WHAT THEY SAID

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

#MIPIMUK
‘I don’t think the community understands the planning process at all’
Kingston’s Charlie Adan

‘Canary Wharf’s new phase sees residential as a key part of workspace’
Fred Pilbrow, senior founding partner, Pilbrow & Partners

‘We have to do better than CIL; that’s not working’
Sadie Morgan, dRMM, on getting value from transport

‘This whole industry is tied down by old ways of doing things’
Yolande Barnes, Savills, on property

‘In a place like Old Oak there is no reason why anyone needs a car’
Liz Peace, chair, OPDC, keen for transport innovation

#Londonatmipim
‘The future is cities, and city regions’
Tony Travers, LSE

‘Placemaking is much easier when you own the spaces between the buildings’
David Lockyer, British Land

‘Stamp duty has been the biggest killer of the market’
Nickie Aiken, Westminster leader

#LDNTowns
‘TfL is already much more than a transport organisation. It could and should be the most important engine for growth’
Graeme Craig, director of commercial development, Transport for London

‘We created buildings so that people would not be distracted. We are now creating buildings to encourage collision & collaboration’
First Base @FirstBaseUrban

‘We’ve noticed that, following Grenfell, there has been a hardening of opinion against tower blocks’
Enfield’s Peter George

‘We’re seeing the beginning of the rejection of the commuter society’
@thetrampery’s Charles Armstrong on changing patterns

#NLAHotels
‘We are opening a new hotel approximately every 10 days’
Whitbread’s Jonathan Langdon

‘Airbnb’s key supply is equal to that of the global top 5 hotel brands’
Bennetts Associates @BennettsAssocs

For more live tweets and quotes from NLA events, follow @nlalondon
For write-ups, go to newlondonarchitecture.org/news

#TheCityOL
‘Bank junction is already becoming a place that people can enjoy rather than battle through’
Christopher Hayward, City of London

‘10k finance jobs will move out of Britain if the UK is denied access to Europe’s single market’
Rob Harris, Ramidus Consulting

‘You can’t be a building of this size and forget about the city you’re in’
Harry Badham, AXA, on 22 Bishopsgate

‘Everyone wants to use their workplace to get more out but put less in’
Harry Badham

‘The City aims to be an early adopter of 5G’
@CarolynDwyer1

‘The city has so many layers of talent’
CPA president Mark Ridley on why the Square Mile is attractive around the globe for business
London has established itself as one of the most prominent international design hubs in the world, attracting talent from every corner of the globe to work on projects at home and abroad. Walk into any large or medium-sized practice and you will meet professionals from all continents, united by common design goals and the chance to work on some of the best projects in the industry. There’s no denying that the UK’s EU membership has played a huge role in this, thanks to the free and easy movement of practitioners of the highest standard. Not only that, but Europe is currently the most important export market for our design services. We are wedded to our continental partners and we must maintain links to mainland Europe if we are to continue to thrive.

The capital is highly regarded for its openness and cultural diversity, creating a melting pot of talent and ingenuity. The ‘scene’ that has been created in London, across many sectors, is the product of a multitude of different attitudes and approaches to business and creative problems. Therefore, there is no single solution to the challenge of maintaining our global standing in a post-Brexit world. We will have to rethink how we operate on a day-to-day basis, accept some compromises and work together beyond political limitations. The industry must adapt but that is not going to be easy as architecture has a tendency to respond to change slower than any other profession.

One of the defining characteristics of London throughout its chequered history is its resilience during difficult circumstances. Our industry must adopt this strength and build on our current international reputation while we are still EU members. We can shore up existing relationships and build new ones that can weather the storm of the approaching divorce. More recently, London has also become known for a growth in entrepreneurship, with more confidence in SMEs that can act more nimbly and more collaboratively than established corporate bodies. We’re seeing a major change in the 21st century, where thinking big while acting small can deliver the best results.

One Works is an Italian practice, but it has grown into a global design consultancy firm by forging international relations and creating partnerships with local businesses on the ground. Collaboration will be the key to London’s success in the future, with opportunities likely to be found through foreign partners that care little for the machinations between governments. Finding new cooperative relationships that work for everyone will involve grit and energy, but luckily that’s something the city was built upon. The London that is recognised around the world today is not made of buildings and infrastructure, it is the product of the people that live and work here. We must continue to attract the best talent and give them a good reason to stay here if we are to preserve our role as one of the leading cities of design in the world.

‘We are wedded to our continental partners and we must maintain links to mainland Europe if we are to continue to thrive’
After 30 years in our own mixed-use conversion in Euston we were required to seek a new home by the compulsory purchase of our building demanded by the HS2 project. The building we had bought and sensitively converted was originally a stable, locally listed with a fascinating history and full of character – a perfect showcase for our architectural pedigree. At that time, the practice was 30-strong but quickly grew to our current size of more than 100. This necessitated renting a local satellite office to accommodate us all as the mothership was no longer big enough. This split-site arrangement presented many challenges, particularly for our interactive working style organised loosely around different sector-based studios. It meant we had to work harder to integrate everyone into the collaborative model of working, born out of our employee-owned structure and our wide range of project types.

The forced move presented an opportunity to address this. The search for a new home began over 18 months ago and proved long and arduous. Eventually, after discounting over a hundred widespread options, we found an appropriate fit in the vibrant design quarter that is Clerkenwell. Just off the Goswell Road, Sutton Yard – a fresh, light-filled and elegant upgrade of a concrete and brick 1960s office building – turned out to have the ideal space for us on the second floor. The building is robust and airy internally, with exposed services, concrete soffits and columns and is planned around a small tranquil courtyard, which provides a retreat from the bustle of street life. A large welcoming entrance area is shared with other creative users of the building, including Future Games of London, which generates computer games.

The floor plan of the workspace naturally forms three distinct studios and making spaces around a central communal area, which we have likened to a ‘town square’. We have created deliberately non-corporate workspace that enables many of the things we do and make to co-exist seamlessly. Our ‘town square’ space is the real innovation for us. Through the introduction of custom-designed plywood benches and mobile tables – coupled with a linear ‘working wall’, designed to accommodate a range of uses, and touch-down surfaces – more interaction among the team is encouraged. This space is buzzing and is actively being used for practice-wide meetings and serendipitous gatherings, client workshops and informal lunches.

A new coffee station acts as the magnet for exchanging ideas. Dotted throughout the workspace are S, M, L and XL meeting spaces, as well as private workspaces, which offer the option of temporarily retreating from the open-plan office if needed. A visible model shop and making bench allow us to create models, test, craft and to prototype in-house. The flexibility of the studio spaces is key and we consciously provided fewer desk spaces than people to encourage agile working. Workspace is now allocated based on need, not status – an approach ingrained in our ethos.

The new office has become a showcase of our shared vision of the future, which relies on collaboration, flexibility and a desire to promote excellent design and an inspirational working life. Euston already seems a distant memory.
**THE ROAD TO MANDALAY**

**Peter Murray** on what he learned from his trip to Myanmar, and plans for the Yangon Centre as an NLA-like ‘urban room’

It is said that travel broadens the mind, and few journeys give greater opportunities of increasing one’s understanding of our own urban predicaments than those to developing economies where problems like the provision of housing, infrastructure and public spaces are so much starker.

I visited Myanmar recently on behalf of Article 25, the charity that delivers design and construction services to countries in need, as part of a group of architects who cycled around the country to raise money for the charity and to study healthcare buildings in rural areas. The project is part of a body of work the charity is carrying out which includes the ‘reinvigoration’ of the Rangoon General Hospital, a fine colonial edifice designed by the head of the Public Works DepartmentHenry Hoyne-Fox in 1904. Today the building and its site are in poor shape, newer buildings have been inserted between the originals, creating complex and inefficient relationships between departments with some patients having to be transported across a busy road; the fabric is in need of repair; the drains are hardly functioning and the whole place needs a good clean. The wards are overcrowded while public areas have to accommodate the families of patients from rural areas with nowhere else to stay.

Next door to the impoverished hospital is Junction City, a new shopping centre boasting a wide range of luxury brands. The contrast is shocking. The mall is one of the many signs of the impact of the 2015 elections when Aung San Suu Kyi’s democratic party won a landslide victory, ending the sanctions that have stifled the economy and blocked international investment for so long. Glossy new buildings are under construction across the city and the historic core is under threat.

The Yangon Heritage Trust has been set up to promote and integrate Yangon’s unique urban heritage into a 21st-century vision of Yangon as one of Asia’s most liveable cities. Many of the older buildings in the downtown area are in poor condition, often sprouting with self-seeded foliage – easy victims of the rush to build. One such was the old ‘Tourist Burma’ building, which last functioned as the Ministry of Hotels and Tourism and was originally built as the country’s first department store. The government decided to save it and asked Turquoise Mountain – the charity set up in 2006 by Rory Stewart (now minister for international development) with a remit to refurbish historic buildings and encourage local crafts – to take on the project. In charge is Harry Wardill – an engineer, formerly with Alan Baxter and a Society for the Protection of Ancient Buildings Scholar; architects are Feilden Clegg Bradley with Geoff Rich as project architect. Rich came up with the idea that the city needed an ‘urban room’ similar to NLA where a scale model of the city, exhibitions and events could illustrate the impact of new development. Rich’s plans suggest placing the model in a large, high-ceilinged room overlooking the Sule Pagoda, the main landmark of the downtown area – it is a spectacular location which will attract tourists as well as professionals.

Since I was already in Yangon for Article 25, Wardill suggested I speak about NLA as an example of what might happen in Yangon. A letter from deputy mayor Jules Pipe to the chief minister of Yangon, Phyo Min Thein, led to a meeting with Mr Thein where I presented the work that we do. The charismatic minister, a close ally of Aung San Suu Kyi and flagged as a future president, gave the project his full support.

Wardill also asked me to address a workshop attended by architects, representatives of the Heritage Trust and others involved in local environmental issues. I gave a presentation on the work of NLA and how we engaged with the planning debate. At the end of the afternoon’s discussions there was unanimous support for the concept. Turquoise Mountain will now push the project forward with a planned completion date of early 2019. NLA will continue to advise on how the centre and how to set up a sustainable operation. This continues our policy, which has been strengthened since the Brexit referendum, to engage with other cities around the world, to share experience and skills. The new Yangon Centre will be an exciting part of that programme, and will provide important insights into the development of a city that is in a different stage of the process than our own.

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**Murray Mint** | 19
A CITY FOR ALL

Westminster leader Nickie Aiken tells David Taylor of her mission to create a fair, mixed and equitable place enriched by affordable housing across the borough

‘One thing you can say about Westminster – we’re never complacent.’ So says Westminster leader Nickie Aiken, who describes herself as a ‘one nation Conservative’, with a strong leaning towards making her borough one for all of its citizens. And if that means putting a few developers’ noses out of joint on their affordable housing duties in order to create a more equitable, mixed society, so be it.

We meet on the morning of the launch of the Draft New London Plan, at Aiken’s offices on the Strand near to Trafalgar Square. Aiken, a friendly but no-nonsense 48-year-old, is about to launch a community cohesion report to ‘bring people together and celebrate our neighbourhoods’. This came about following the Paris and Brussels terrorist attacks, which demonstrated how parts of our communities were seemingly sidelined and divided, and fits with her stated aim, resolutely not a ‘vacuous’ sloganistic piece of PR, to create a ‘City for All’. But it is clear that her reign as leader will mostly be about housing to that end, and more particularly affordable housing.

The Airbnb phenomenon, she feels, is partly to blame in ‘hollowing out’ some of the borough’s neighbourhoods. But there’s also an issue with too many foreign developers coming in and ‘flipping’ property for short-term gain and not much more, with too many luxury two-beds being an unfortunate result. Something, she says, needs to be done, to avoid a polarisation between the multi-million pound properties for oligarchs and council-run estates, with not much in between.

The council has to be pragmatic and avoid cutting off its nose to spite its face, of course, but Westminster’s direction of travel is clear – build in the borough, and you build on-site affordable, where possible, says Aiken, echoing her words at the opening of LREF last summer. It had simply gone too far the other way in just accepting a cheque. Developers who pay too much for their land will be given short shrift, Aiken says, having already had two in trying to convince her to allow them to drop their on-site requirements. No dice; they don’t last long, she shrugs. At least 30 per cent of new homes must be affordable, and this will be ‘rigorously applied policy’. One and a half per cent of housing supply across the borough is affordable and 25 per cent social, so again there has to be a rebalancing, says Aiken. ‘People who work and want to live in Westminster should be able to.’

She’s also concerned about air quality, Oxford Street’s future as the ‘high street of the UK’, and, in the light of Grenfell, that some of the principles and actions she has put into place will ensure that such a tragedy will never happen again. Aiken was born in Cardiff, south Wales, surrounded by Labour supporters from her comprehensive schooling onwards, including her grandfather, who was a Communist.

‘It’s about trusting the people and giving them the tools and the power to do what they want to do’

She has been head of PR for Bradford and Bingley and was William Hague’s press officer for the Welsh Conservative Party. How did all those experiences help and prepare her for the job in hand? ‘My history is about debate’, she says. ‘I always remember going to see my grandparents on a Saturday morning, and my grandfather was very much a union man. We’d always have a political debate, from the age of 12, 14. He was a great socialist, because of his background – but was always a fan of Mrs Thatcher.’ Aiken’s parents-in-law, Westminster born and bred, met in the Young Communist Party in the 1950s, but they too have been Young Conservatives. ‘So I think [Thatcher] was a huge catalyst for the Conservative Party with the lower class, the C2s. I do think passionately that, from where I come from, it is conservative with a small c.’ It is the Conservative Party that gives people the aspiration to move on, Aiken goes on, whereas the Labour Party, perhaps not under Blair but particularly now, is about no change, she feels. ‘It’s about trusting the people and giving them the tools and the power to do what they want to do.’

Today though, Aiken is concerned that the Reds are not just under the bed, as she puts it, but ‘Marxists at the door’, knocking at local authorities. And she’s anxious that what is happening to Claire Kober in Haringey with Momentum might well happen elsewhere, Kober having been the subject of a (failed) plot to deselect her after her support for the Haringey Development Vehicle.

‘I’m confident about winning the local elections in March, and that Westminster will remain blue, but she’s also wise enough not to take her electorate for granted. In fact, as a council, Aiken says, Westminster has more in common with its Labour-run central London neighbours than Conservative outer boroughs, not least on subjects like air quality. It’s all, in a sense, above politics.

Where former leader Simon Milton made education a priority and Colin Barrow continued that thrust, Philippa Roe made jobs and training her big imperatives – and now Aiken has made it housing. Why? Because she has seen some of the problems close at hand. Where she and her husband live in Pimlico, she says, friends are moving out because they can’t afford the next step up. ‘They’re working; they’re earning very good money but they still can’t afford to buy that third bedroom.’ Other friends living on council estates can’t find housing for their kids so are having to move miles out. ‘So things have got to change’, she says. ‘We’ve got to ensure that we keep Westminster that close community that we’re very proud of.’ The streets have always been ‘paved with gold’ in places like Belgravia and Knightsbridge, but there has also always been Queen’s Park and Church Street, while parts of Pimlico...
are also very dejected, ‘That’s what makes Westminster special and that’s what we have got to protect. And that’s why I’ve made housing my priority.’

‘City for All’ is about proving to residents that they take their concerns seriously, says Aiken, who was ‘bowled over’ by the number of people who came to a community day in the borough the Sunday after Grenfell. ‘It really proved to me that Westminster is a community and we’ve got to really ensure that we keep it that way and listen to residents.’ A, ‘A My Westminster’ fund will encourage residents to bid for cash to do work in their own communities, from the grass roots up. But talk of Grenfell brings back that terrible incident. Aiken says there are six towers similar to Grenfell in look, but with Rockwool cladding. ‘They all failed the tests, however, and Aiken visited the estate the Tuesday after the fire, holding one of the hardest meetings she will ever likely hold. ‘People were scared, and I get that, seriously, says Aiken, who was ‘bowled over’. Aiken says there are six towers similar to Grenfell in look, but with Rockwool cladding. ‘They all failed the tests, however, and Aiken visited the estate the Tuesday after the fire, holding one of the hardest meetings she will ever likely hold. ‘People were scared, and I get that, seriously, says Aiken, who was ‘bowled over’.

‘We’ve got to ensure that we keep Westminster that close community that we’re really proud of’

on local authorities to take down cladding, when Rockwool doesn’t burn. It’s the tenants who will have to live with it, not those who have made the decision.’ Westminster will install sprinklers in every block over 11 storeys, but again most people don’t want them in their flats. They have also gone round, checking fire doors, but again, can’t go into privately owned homes – ‘there has to be a change in the law I think on that.’ Whatever happens will be a huge game-changer for local authorities, but serious tragedies should not garner knee-jerk reactions from politicians. ‘They’ve got to stop worrying about headlines and concentrate on what’s required.’

More positively for the development community, Aiken says Westminster is open to the idea of adding an extra storey to schemes coming forward, though is clear this will not lead to a skyscraper borough anytime soon. It will be publishing the results of some consultation on this with its City Plan, and Aiken points out that an extra storey along Oxford Street is equivalent to a Shard. ‘We’ve got to think about density and we’ve got to think about sensible growth.’ A model here is the Crown Estate’s work behind Regent Street, she says. Although she is not a fan of City Hall’s inability sometimes to see the detail on issues such as public toilets – one of the early trailed elements of the Draft London Plan – she is of the work of James Murray, who she feels is ‘a breath of fresh air’. But she would ask the Mayor’s viability team to understand the nuances local authorities have to deal with when looking at planning applications. ‘Again, we have to be pragmatic, 35 per cent of something is better than 50 per cent of nothing.’ Developers are not charities and have to deliver shareholder value, but there has to be some ‘tweaking’, says Aiken. ‘We have to deliver more on site or in the city. But the last thing we need is a mallet to crack a nut.’

Oxford Street is on the cusp of something special, says Aiken, who recognises the growth of online retail and need to respond. People’s attitudes to public transport are also changing, and there are too many empty buses, she feels. In the first consultation, the message was very loud and clear that no change was not an option. In the second, there is a big debate between 24/7 and 10am until 10pm, Aiken’s personal preference being the latter when it comes to closure to motor vehicles.

Some 90 per cent of deliveries are done in the day, she says, and Westminster’s officers have gone through every single street and corner to know who gets their deliveries and when, although mobility issues are something that have not been addressed thus far. And then there is the Elizabeth line, with all the concerns about movement of people that might entail.

So, what are Aiken’s hopes for the year ahead? The number one priority is to get elected, which she feels is ‘on the cards’, without being complacent. Then she can get back to work on driving through priorities on housing, affordable, air quality and being an ‘open and transparent local authority working for its residents’. As for Brexit, Remainer Aiken has been lobbying hard to get a good deal for Westminster’s EU citizens. ‘But my gut feel is we’re going to do a deal, and it’s going to be fine, because the EU has as much to lose as we do. I wish it wasn’t happening, but it’s happening!’

One thing that is clear is that Aiken has no plans to become London Mayor. ‘Me? No, I don’t think so,’ she says. London is a very Labour city, she says, despite Boris, ‘but only because we had four years of Ken’. She’s happy where she is, in one of the greatest jobs in politics already, thanks very much. In any case, Aiken’s housing plans will be at a least a 10-year project before any green shoots appear, despite early wins like the Church Street regeneration, ‘I want Westminster to remain the cohesive, united local authority that we are. I want to make sure we deliver an Oxford Street that our residents want; I want to ensure we deliver the housing stock our residents want, and continue to ensure that our schools remain outstanding and that anybody who is born in Westminster has got a great future in Westminster. The important thing is that the city of Westminster is a city for all. It’s not a vacuous statement. It is a clear message that anyone who wants to live in Westminster is part of our community and they will remain so.’

The Church Street regeneration scheme

Aiken believes Oxford Street is ‘on the cusp of something special’
LONDON'S NEW PLAN: THE VERDICT
Sounding Board applauds London Plan goal to ‘urbanise the suburbs’

The NLAs Sounding Board gave a broad welcome to Sadiq Khan’s Draft New London Plan, as an attempt to ‘urbanise the suburbs’ and proof positive that the GLA was listening to the industry.

But with that criticism that, although the Plan has shown more ‘muscle’ in changing ‘oughts’ to ‘musts’, is more ‘concise’ and appears to broaden the scope of planning, it needs a greater clarity on how the housing shortfall will be delivered, while more needs to be done to ensure that the London Plan is fully accessible to Londoners. The Board responded with a number of observations including a call for the use class system to be reviewed, recognising that the policy is often an obstruction to good. 

The Board assigned key advisors to look at certain sections of the 524-page document that has recently gone to public consultation. But first NLA chairman Peter Murray gave a broad overview, noting its 50 per cent affordable housing target, the way it explained tangible policies with greater clarity than before, and pointing out policies such as the Plan’s points for design reviews should be held on tall buildings – which should have a ‘top, middle and bottom’ – before they are submitted for planning.

The first section was on Spatial Development Patterns, with a response from Savills’ director of world research Yolandé Barnes. ‘It does make sense if you see this Plan as an attempt to start urbanising the suburbs,’ said Barnes, signalling her pleasure that a density matrix had been ‘put to one side’, in line with a recommendation Savills made in a report on design continuity in projects. Barnes also expressed joy that the word ‘streets’ had been used and attention paid to it, but things will only work if they do it at a fine-grain, human level. Barnes suggested there was a contrast between the macro and the big map of corridors, and the way you get between may be beyond modern-day planning patterns – it was all very well for the affordable Opportunity Areas, quite another in making sure they happen.

Design’s response was by Ben Derbyshire, President of the RIBA and managing partner of HTA Design. Derbyshire was happy to see that the RIBA’s point made when A City for All Londoners was released – that a page was deliverable without the contribution of designers – had clearly fed through. This is a good thing at a time when only 10 per cent of housing in the UK is procured with any involvement of an architect and that figure drops to less than 1 per cent when taken globally. ‘It’s fundamental that this document enshrines the role of designers’, he said. Also welcome was the spatial implication of plans locating appropriate positions for tall buildings, rather than opportunism, and the conclusion that design review is good if managed and resourced adequately. Derbyshire said he was happy to see a modal shift inherent in car-free developments and an increase in cycle parking, recognition of the need for design continuity in projects, and Supurbia’s findings showing how architects could influence policy.

A lot was already embedded in the Housing Strategy, but Marcus Bate, investment director at Mount Anvil, said it was lacking on execution – the ‘how’ to deliver the 65,000 homes needed per year, and it was not clear who was speaking for the affordable housing, the 35 per cent threshold applies to normal sites of which there will be increasingly fewer, 50 per cent for public sector, and 60 per cent for strategic partners, which will be delivering some 60 per cent to the affordable housing programme to 2021. ‘It’s ambitious’, said Bate. Perhaps the most surprising policy, though, was on diversification and the amount of emphasis the Plan puts on small sites and encouragement of a broader range of developers. The document gives a thumbs-up to build to rent, but a thumbs-down to co-living, added Sounding Board chair Robert Evans. ‘If housing numbers are to be met, then social infrastructure will be needed to match. Haringey director of regeneration, planning and development Lyn Garnier welcomed this subject having its own chapter, perhaps driven by shifting politics in light of Grenfell and changing attitudes to regeneration, although there were no ‘teeth’ in terms of ‘the how’, she said. It is also high in maintenance in primary care in the NHS and the difficulty in planning for places and planning for service delivery. Where is the funding that helps primary care, for example, make that leap into revenue funding? Heritage and culture is another area within the Plan with its own separate section, showing its importance in driving good growth and welcomed as a ‘reality positive’.

Barnes said the Plan’s reflection and modal shift, putting transport alongside housing as potential beneficiary from Section 106s, the need to consider freight and significant tightening of parking standards for residential, retail and office.

Finally, Croydon’s director of planning and strategic transport Heather Cheeseworth welcomed the general promotion of tourism across the whole of the city, the Plan’s recognition of the loss of industrial land, specific mentions of the contributions from arts and creative industries, and the ‘but of a booting’ that permitted development rights get throughout the economic chapter and the claim that the residential that results is not intensive enough. Design Council Cabe chair Pam Alexander said that what was new about this Plan was that planners had shown they had actually listened, but Daniel Moylan, councillor at Kensington and Chelsea, sounded a cautionary note. While he welcomed what purports to be a densification of the suburbs, this has to sit alongside the latest TfL business plan of reduction in buses when the suburbs actually need increased bus services if they are to take the sort of densification mentioned, he said. And on Crossrail 2, Moylan suggested that the ‘slightly wobbly’ wording on the green belt in the Plan is designed to accommodate the new line. What Crossrail 2 really needs to deliver is its housing objectives is not so much conversion of green belt to residential, but Strategic Industrial Location, resident, he suggested. ‘The SIL is the real issue the Mayor has not grasped.’ Finally, Moylan suggested that unless there is anything to encourage developers to think of new methods of construction, they would not pursue it to any great degree. ‘We’re not going to take-off in modular construction that will make some of these housing numbers more realistic’, he said.

Other points raised included the need to think in a national context, particularly in terms of London’s relationship with HS2 and the northern cities, not just a strategic alliance with the rest of the south east, the night-time economy; and 3D modelling.

Finally, use classes. Fred Pilbow noted that in discussions on a project that he is working on with the music sector, it often felt like the use classes applied more to 1990s definitions of meat packing and tin bending. In clusters, it is often the co-location of some companies that is key to their success, but some don’t fall into the right planning class. Robert Evans: ‘The crossover in use classes is becoming even more complicated’; this might be the document to address that.

The new draft London Plan will be the focus of The Big Debate on 5 February at Friends House, before the consultation on the London Plan closes on 2 March.
Architecture has always been about people’s wellbeing – creating a space in which people can live, work, learn, think, exercise or be entertained in comfortable conditions that would not exist without a protective structure. Keeping them cool in hot places, warm in cold places and sheltered from the rain and wind.

Architects have always sought to create spaces that respond to the needs of occupants as well as those around a building; overlaying other drivers such as technology, townscape, expression, materiality, environmentalism and others. As buildings have become more sophisticated, developing from basic shelters to complex mixed-use structures, the environmental and human impacts of buildings have also changed. To capture performance and provide a comparable benchmark across industry, certification schemes such as BREEAM describe environmental and other criteria. These certification schemes have in some cases driven innovation and created demand for better performing buildings.

Certification can enforce consideration of some aspects of buildings that perhaps have not previously been given enough attention. The new focus on wellbeing in the construction industry opens the opportunity for a similar drive in innovation and standards by generating a similar market for benchmarked buildings. However, the narrow focus of this thinking risks engendering a new stilted way of thinking about the built environment.

While the quality of the internal environment is important – as above, it is the whole point of building buildings – to focus on the technical delivery of a rigid set of wellbeing derived parameters risks reducing building design to yet another list of boxes to be ticked.

What I advocate is that the wellbeing agenda is used to drive a new collaborative process in the way we design buildings. As an industry, we should embrace the chance to widen our focus and reduce our environmental impacts using wellbeing as the driver.

We should not allow our thinking to be hijacked by a certification scheme, but use this new lever to encourage others to think like we do: there are new aspects to integrate into our designs, such as high levels of IEQ and low levels of toxins in specified materials.

But buildings are so much more than this. As architects, we instinctively know that an amazing space is uplifting – great cathedrals always lift my spirits, despite my lack of religious belief. Better quality environments help schoolchildren learn quicker and hospital patients heal quicker. This is not simply about measurable VOCs in the atmosphere (although this is important), or the height of a column of water beneath an installed tap, but the integration of all of these important aspects and much more into an architectural solution that retains the delight of composition, materiality, promenade and spatial organisation as well the technical requirements of a wellbeing agenda. We must always strive for buildings that improve people’s lives, but remember that architecture is a complex art that can achieve this in many ways, not just the immediately quantifiable.
Hotels are by definition social spaces, where people who don’t necessarily know each other share spaces that they are using, typically, on a temporary basis. This tends to happen in the ‘public’ areas of hotels, including the lobby, restaurants, gyms and spas. Guest rooms tend to be private, used only by their occupants, while long, repetitive corridors are simply designed for circulation and to connect guest rooms to the rest of the hotel.

As technology starts to reshape how people travel – through everything from the booking agents and systems to ‘disruptors’ such as Airbnb – the accepted divisions between public and private spaces are dissolving. It’s possible to check into your room from before you start your trip, right up to the moment you step into the hotel. The lobby is increasingly redundant as a central point of contact and ever more disaggregated throughout the hotel. The idea of a ‘borderless hotel’, which I first came across in a white paper by Chris Grundy of Cundall, has been taking shape through tech, not by design.

Hotel rooms are not typically designed for group travel, and in our design for a ‘sensation-oriented’ concept guest room created for the 2016 Sleep Event, we incorporated a space within the room that could seat as many as 10 people in a typical 26 sqm key. The room could also be arranged in iterative patterns (radial or rectilinear), grouping rooms in such a way that they could be occupied collectively or communally around a socially activated ‘street’ or courtyard/atrium. Using the room size created for the Sleep Event, we can achieve similar room densities as we would for a more conventionally arranged hotel layout. It might be that these are smaller rooms, given that they can be combined, in which case higher densities are possible. This begins to address the growing demand for more group-oriented or ‘social’ travel, be it families (nuclear or extended), groups of friends, pilgrimages or corporate travel. The rooms could also be designed to function as flexible work, education or other spaces, lending a far more urban character to the hotel. While the rooms can still be utilised in a traditional single or double occupancy, in this scenario, the guest, in how they book, and how they stay, decides just how borderless their experience will be.

**THE SOCIAL HOTEL**

By Nicholas de Klerk, associate architect, Aukett Swanke

Illustration by Michael O’Reilly

An end to the long, dark, hotel corridor?
Donald Insall Associates has been at the vanguard of conservation for 60 years. Perhaps it is time for the firm – and sector – to get some of the credit where it is due. By David Taylor

When it comes to architectural and property publications – even public perception – conservation gets a raw deal.

The flashy CGIs and glossy completed photography associated with new-builds rather puts the important background work of those charged with our historic fabric in the shade. As to the heritage consultants themselves, well they’re fusty, dusty, bearded anti-development fogies that simply present a barrier to getting on and building, right? Wrong, wrong, wrong, says the firm’s deputy chairman Tanvir Hasan.

The practice has been providing high quality advice to catalyse positive regeneration and renewal for 60 years next year, though with little recognition for the sector in general, says Hasan, compared with ‘trophy’ architecture.

‘As conservation architects, we do not get enough credit for what we do’, says Hasan, drumming the desk as she speaks. ‘Not by the media, not by the architectural press. We just don’t.’

She points to the Neues Museum, which was originally known as the creation of David Chipperfield and Julian Harrap. ‘Now it’s Chipperfield’s Neues museum. It’s a reality that conservation architects are being looked upon as technical facilitators for contemporary architects.’

As architects this can be a little ‘crushing’; the firm is clear that it is rooted in the three-dimensional, making buildings that are good to be in; rather than the two-dimensional – those which photograph well.

‘We all feel very strongly about that’, says Hasan. ‘I think [conservation] is being pushed to one side. The more important buildings, the iconic buildings, of course, are not. Yet the bulk of the fabric which constitutes the city is something that is loved when it is restored and redone, but it is always a problem during.’

Developers always see listed buildings as ‘an issue’ but the value that they add is always much appreciated, Hasan adds. One such is Sir Stuart Lipton, a ‘thinking developer’ and big fan of the practice, its design ability and expertise on buildings and areas. ‘They have
But the great thing about London is that its buildings are not ‘ossified’ or ‘put in aspic’ as the hackneyed phrase goes, changing depending on what the use is. ‘If a building doesn’t live, then it doesn’t exist’, she says. Island’s philosophy was that buildings brought to buildings is transferred to the modern age.

Some contemporary architects have this zeal, such as Dixon Jones at the Regent’s Palace Hotel where fence repair and new constructions were viewed as the same craft. There is also a ‘fashion’ for much of what DIA does, including exposed brick and crumbling columns. But quite often a developer adopts a shell and core approach where a historic building is stripped, only for a new interior designer to come in and ‘re-historicise’ with a warehouse or Victorian aesthetic. This is absurd and wasteful, says Parham, and counter to the firm’s ethos.

Some of the best jobs DIA has worked on are those where you can’t necessarily see what they have done. Projects such as Café Royal or Quadrant 3—which is Brasserie Zédel, for instance. But it also ‘enabled’ Shopuld Robinson to do the Apple Store on Regent Street, within a wider estate scheme it considers an archetypal DIA project because it looked at the heritage of a set piece and had different, pragmatic solutions for each building.

Many developers talk of heritage in a way in which their scheme can be distinguished by the buildings they inherit—such as at Silvertown with the Millennium Mills building. Sir Stuart Lipton, says Hasan, is an exception to the general rule of developers in that he understood about the importance of heritage, although the Great Estates are also enlightened over keeping hold of their stock. Sir Donald Insall founded the firm in 1958 with Peter Locke at a time when there was a need for conservation to be put on the map. It was poorscale, buildings were being pulled down and there was a different approach in society of ‘new everything’, says Hasan. The positive spin, says Parham, is that they are passionate about the human quality—people making things—that architecture can bring to a community. Not that they prioritise handmade over machine made, but DIA is keen that something of the grain and care people brought to buildings is transferred to the modern age.
architecture. The state of heritage in the country is ‘beyond difficult’, she says, having survived only through neglect. Looking at 14th-century buildings made her want to save them so she joined a conservation practice, and after marrying an Indian it was never an option to return to Pakistan, she laughs. ‘This is our colonial heritage, we said, so we stayed.’

Today the practice is working on the restoration and refurbishment of the Palace of Westminster but is sworn to secrecy on it (even though the extent of the works or decamp is not yet established but will be debated in the House of Commons on 11 January). The Great Estates are big users of its advice in particular, with conservation plans and portfolio assessments advising on which buildings have potential. Insall himself remains a consultant, a very rigorous editor, promoter and ‘fantastic man’ who at 91 is still very much on the ball. ‘To conservation he was what the Smithsons were to ideas about social housing’, Parham says. Parham’s own background is as a listings inspector at the then English Heritage, having trained as a historian. But really it stemmed from being surrounded by old buildings in her youth in the Yorkshire Dales. While she says she was too junior to have been ‘leant on’ by central government on listing issues, she believes it went on. Buildings like Robin Hood Gardens, adds Hasan, could have prospered had more effort been made on maintenance, and the industry should make a massive shift of development into preservation mode simply because of resource issues, says Parham. ‘There should be a presumption in favour of retaining everything because of the embodied energy it represents, unless it is so energy inefficient and the way it can be replaced is sustainable itself … I just think that should be a straightforward principle.’

Local authorities are unevenly governed and economics mean conservation officers will be lost, and as the skills are lost it will be a different world, Hasan adds. She doesn’t want to be pessimistic, but conservation is still too often cast as that barrier to change. ‘It’s fusty old people, men in tweed, looking worried about all those young people, and I hope that the practice doesn’t give that image across any more’, says Parham. ‘I don’t think it ever did, but there’s a tendency for conservation to be dominated by bearded men.’ It’s also white, adds Hasan, but DIA is ethnically mixed, with gender figures more balanced than the rest, and most in their 30s. The last batch of retirees had been with the firm for 40 or 50 years, a ‘cadre’ replaced by younger, fresher people who’ve risen up the practice. ‘They’re impossible to keep under control’, laughs Hasan. ‘They’re a bunch of anarchists, but it’s good. We’re a very educated bunch of people.’

Ultimately, good design is not about collecting trophy names, or like buying a painting by a famous painter says Hasan. ‘Architecture is not always like that’, she says. ‘It’s about good design, not just a fancy statement.’ And the ambition for Donald Insall Architects? ‘To do more, and to enable the city to regenerate without losing its memory. And to enable buildings to live.’
London’s towns must put the best possible design standards at the top of their agendas if the capital’s steep rise in population can be successfully accommodated and the city be allowed to flourish.

That was the view of TfL’s director of property development Lester Hampson as he opened the NLA exhibition London’s Towns: shaping the polycentric city.

‘It’s so important that, as London goes through probably the largest housing surge since the Second World War, we have an absolute responsibility to ensure that we create an outstanding architectural legacy’, he said. ‘That is a challenge that we must all rise to.’

The projected population rise to 11 million by 2050 represents a serious challenge, said Hampson, not least in preserving the individual character of each of London’s towns while allowing them to stay connected at the same time. But TfL will itself make a ‘material difference’ to London’s housing challenge with its pledge to build 10,000 new homes by 2021. Last year TfL brought through 1,000 homes to market at 50 per cent affordable housing – this year that figure will be 3,000 at the same ratio. But it is also interested in the polycentric city because much of London’s growth will come in its outer areas. Because of this interest, it was keen to support the idea of a charrette, which it undertook alongside NLA looking into the potential of station sites across London in supporting growth – exploring conceptual design responses to unlocking such complex sites.

What impressed Hampson and gave him confidence that London might rise to the challenges was the energy and creativity that came out of that charrette process, across a wide range of interdisciplinary teams. ‘They produced, I think, something quite outstanding’, said Hampson.

The exhibition explores the key role that town centres are playing in accommodating London’s population growth, and showcases the results from NLA’s latest Insight Study – showing how they are being reshaped to provide not only great places to live, but also to work, to serve the needs of local communities while supporting London as a whole. To ensure good growth the study makes a number of recommendations, including the need for more orbital links in public transport, so that people do not have...
Multi-disciplinary NextGen teams explored future visions for five transport hubs in London, examining new approaches to creating denser, more mixed-use places. Those illustrated above include, clockwise from top left: Turnpike Lane; South Harrow; and Barking Town Centre. Illustrations by Adriette Myburgh

London's Towns – the polycentric city

NLA’s Insight Study on London’s Towns examines the future of the capital's outer urban centres, exploring the next wave of development taking shape and looking ahead to how the capital could be strengthened as a truly polycentric city. The Study was conducted over a series of months, with in-depth research, interviews with key experts and industry-focused roundtables, alongside a major design workshop that explored future visions for the development of five public transport hubs in the TfL estate.

The study makes a number of suggestions on what London’s towns need in order to ensure ‘good growth’. These are:

- Better physical and digital connectivity: London’s towns have to be highly accessible and connected in multiple ways to all other parts of the city. We need more orbital links in public transport, so that people do not have to travel in and out of the centre, as well as a robust digital and energy infrastructure. Nevertheless, good public transport access to the centre will still be vital as so much business happens there.

- Robust shared visions and plans: A shared and clearly articulated vision, clear decision-making process and coordinated leadership for the town are vital to ensure long-lasting change is successful. This means that policymakers, the industry and the community should work together through considered engagement, communication and collaborative working from the earliest stages.

- Better use of local character as the foundation for new development: as each place is different, change in London’s towns needs to be based on a profound understanding of local character and identity, what the priorities for the community are, and how the town functions socially, economically and culturally at everyday street level.

- Innovative, high-quality mixed development: towns also need to anticipate wider changes to ensure that they remain resilient. A mixture of types of employment, housing, retail and leisure spaces will help to support this. While local uses are important, it is also essential to consider how the town fits into the wider urban context.

- Incremental, phased growth: mixed-use development in urban areas is most successful where it is delivered in multiple phases, so that change is incremental and can be embedded gradually, and where opportunities for temporary and small-scale projects allow the testing out of ideas and concepts.

- Denser development that respects local character: building at higher densities can help make better and more efficient use of constrained and complex sites in town centres. However, this should also be sensitively integrated with the existing context.

London’s Towns: Shaping the polycentric city is part of NLA’s Boroughs programme

Programme Champions: Access Self Storage, Arup, CBRE, Countryside, Genesis, Keepmoat Regeneration and Transport for London

Programme Supporters: Child Graddon Lewis, International Quarter London, MICA, Stitch, Tobermore and WSP

A full copy of the report can be downloaded from the NLA website newlondonarchitecture.org

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All illustrations © Adriette Myburgh
One of the common themes in planning is a constant striving for integration. Creating a city where everything hangs together as part of a coherent and attractive thread is something planners dream will happen on their watch. So when I was asked to work with TfL’s property development team on their portfolio of 270 sites and 5,500 acres, focused around London’s public transport network, it was a challenge that I found irresistible! Eight months in, I am still in awe of the opportunity.

Working with the King’s Cross team at Argent in the early noughties, we set ourselves a challenge. At a time when the area was synonymous with vice, drugs and crime, how could you persuade people to dwell awhile after they disembarked from the train? How could you change the image of place from one where visitors were frequently mugged, to somewhere they volunteered to part with their cash and enjoyed the experience?

The success of King’s Cross has been down to creating a place which is firstly ‘clean and safe’. That’s what the locals first asked for, but that’s only a basic need; a hygiene factor. Now it’s so much more than that. As the sliding doors of the Eurostar train open, you marvel at the vastness of the cavernous train shed. You catch the sight of the uniquely elongated champagne bar. You then hear the curious sound of random members of the public playing pianos; the unique juxtaposition of brick, iron and glass, and the market stalls and shops! Looking outside there’s a quirky old building, then a long boulevard, a triangular space with a restful fountain surrounded by cool bars …

This is the sort of placemaking we need to bring into every public transport node, because these will be the foci of the polycentric city. We need our Tube stations and bus stands to be at the centre of community; even more so as we switch mode from the car. So we must do all we can to make them places where we want to be.

As with King’s Cross, we need to think about the whole experience. Placemaking is a holistic exercise because it’s the overall experience which affects our perception. Architects have an important part to play but theirs is only one part. In remodelling stations and developing schemes around them, we need to think seriously about how we create environments which are firstly clean and safe but also provide delight and stimulus. The range and presentation of services at these focal points will be crucial and we have an opportunity to service a new set of lifestyle choices offered to us by the digital age. Even the old railway arches are no longer the provenance of the metal-bashers, but are being given funky new uses.

In developing these new community hubs, we must be constantly aware of the importance of the public realm. The way they integrate into the existing urban fabric, the uses provided around the new civic spaces, need to provide opportunities for serendipitous encounters as well as allowing the important art of people watching.

This is a challenge for TfL as it provides 10 million sq ft of commercial and residential floor space and new homes for 10,000 more households in the next few years. We have to weave the places of tomorrow into the streets of yesteryear. To develop identity, create new destinations and not to forget that in this age where people can be anywhere, can work anywhere, can live anywhere, they want to be somewhere.
London is a magnet in attracting talents from all over the world. It has a unique cultural offer and thriving nightlife, it is home to the most advanced research and innovation institutions and it is a leading centre for businesses. A growing population, expected to reach over 10 million by 2030, can be seen as a sign of its success. Yet, the challenges to accommodate growth – and at a very fast pace – become even more onerous when environmental pressures on resources and energy demands couple with climate change. What steps are we taking to cut carbon emissions? How can we develop a sustainable use of resources? And how can we move away from fossil fuels? Ultimately, how are we future-proofing our city for a changing climate?

At NLA, we are very excited to launch a new programme this year that focuses on environmental sustainability. It will be a stimulating platform bringing together the built environment community to share knowledge and lessons learnt while championing innovative design solutions to ensure London meets ambitious low-carbon targets. We will start from the works and ideas of architects, engineers, developers, urban planners and local authorities that promote sustainable design, and develop a full series of events throughout the year to discuss what needs to be done and how.

The recent announcements from Sadiq Khan to make London the first National Park City and increase the green cover to 50 per cent seem a step change in recognising the importance of green infrastructures. But what does it mean in practice when the pressure on land is at its highest? Equally, interventions to reduce the worrying level of air pollution in the capital, such as with the introduction of the T-charge, are proof of the Mayor’s commitment to take the issue seriously, but is it enough? When 9,000 Londoners die prematurely every year, as noted by deputy mayor for environment and energy Shirley Rodrigues at an NLA breakfast talk on air quality in January 2017, it seems the work is not yet finished.

In another recent talk at NLA, Alex Lifschutz talked about the need for a ‘long-life, loose-fit, low-energy’ approach to make sure our building stock will last in the future, with Simon Allford presenting the White Collar Factory as exemplar in being a low-energy, fit-for-the-future building and Simon Sturgis suggesting we start shifting our thinking of energy away from light or heating and more towards materials and embodied energy. Today we’re seeing more sustainable methods of construction, certifications (ie, Passivhaus) and standards (ie, BREEAM, WELL Building Standard), but there is still a lot to learn from each other on how different approaches work and how to overcome the cost.

With lots of exciting plans for this year, and many things to talk about, NLA is launching the new Sustainability programme, encouraging discussion and best practice to shape a better, sustainable city.
Despite being on ‘speed dial’ for all the major transport projects, Grimshaw is diversifying both geographically and sectorally following 10 years as a partnership. David Taylor catches up with London managing partner Mark Middleton

‘Trying to do different things in architecture is really difficult – I guess it’s like being an actor.’

So says Grimshaw’s managing partner Mark Middleton of the typecasting and pigeonholing that faces many practices up and down the land. Try to break into education buildings, and potential clients will want to see your track record in that area. The same is true of health buildings or laboratories, say. But, while no one will shed a tear for a big firm like Grimshaw, says Middleton, it has still been difficult to spread the wings. So it has taken the view that doing smaller, low-cost buildings in places such as Southampton, Bristol, Cambridge and Belfast is a way to prove itself in workplace and other areas, break into new markets and get some time with the Derwents of this world. And it appears to be paying off.

For a practice of its worldwide reach, impact and quality, Grimshaw doesn’t shout about what it does, but what it does is without question changing cities around the globe. And, the firm is keen to point out, this is a broad church, not just aviation, metro and rail design – although that is a deep area of expertise that will be most visible soon in London across the entire Crossrail network, wholesale revitalisation of London Bridge and an eye-opening idea for Heathrow.

I met up with Mark Middleton, managing partner of the firm’s London office, one of 17 partners around the world bringing a new ‘international dimension to the firm’, including founder Sir Nicholas Grimshaw. Middleton flashes up an image of the group during a portfolio run-through and is prepared for the observation that there is only one woman, saying that the practice as a whole is around 50:50, around 30 per cent of senior leaders outside the ownership of the company are female and it is working on gender mix as an issue that won’t be solved overnight. It is 10 years since the firm moved to becoming a partnership, so a good time to see how it moves on.

‘We all have equal votes, equal say, and we try and work as a network of partners’, Middleton says.

The firm was once associated with High-Tech, which Middleton describes as more of an analytical approach from which the design emerges. ‘We don’t like to do handbag architecture’, he says, ‘those ones where clients just want to see five or six things and then say: “that’s the one I’ll have”. We like to have a dialogue with our clients and work within constraints and try and come up with something unusual.’ This has led to complicated projects like transport networks, but there is a broad range from arts to sports and the practice makes a conscious effort to mix the scale of projects it works on. That way they don’t fall off the radar once the really big schemes like London Bridge reach completion.

Middleton joined in 1996, since when its growth to around 500 staff has been fuelled by international practice – opening offices around the world including in the US and Australia – with 200 staff in Sydney a particular focus of quick growth, predominantly because of a realisation that light rail is needed to curb too much of a car-based culture. But it is also doing a lot of commercial and educational projects in Melbourne and Sydney. It has a very clear succession plan based on what Nick Grimshaw calls the ‘naked in, naked out’ idea – finding the best architects regardless of whether they could ‘pay in’ to the firm. And it is clearly paying off – the firm’s turnover is £50m a year at present but Middleton expects that to get up to £75m inside three years.

That is not to say it has a target-setting culture, because that affects the kind of projects it might take. ‘We just try and win the best projects we can and then the net revenue and profit and the staff numbers increase as a consequence. I’m sure that breaks every business plan in

‘We don’t like to do handbag architecture’
Grimshaw has been at the forefront of forging good relationships with the best engineers – the Arups and the Motts – because they get called first for the transport projects and then clients realise later that they need architects. But many make the mistake of pushing architecture ‘with a hard A’ too quickly, too early in this process, Middletons believes. ‘London Bridge, a project that has been going on for the last five years but always remained open ‘like a puzzle with one piece missing’, is about releasing capacity. The station had nine terminating and six through-tracks, and Grimshaw has helped to make that six terminating and nine through, cutting a 75m-wide space like a ‘giant cheesewire’ through the brickwork, putting the concourse in the middle of the station and loading either side equally, rather than at one end. The daily concourse now has retail and connections through to the Underground, using humanising timber rather than the usual grey sterile treatment some architects are fond of. ‘It will be one of the nicest under-track spaces’, says Middleton. ‘Typologically this is very different for London.’ On the exterior ori Tooley Street, Grimshaw has used precast and brick panels.

On HS2 it has won the project at Manchester Airport and Manchester Piccadilly, drawing on projects like Heathrow’s Terminal 2. It has also refurbing some of its own early developments and the Carbon Free Group on a building project for recycled glass whose fire resistance will be of interest in post-Grenfell construction. It has set up a company called Atelio to use this in modular low-cost mass housing up to three storeys.

But in London, a busy office of around 235 staff, over 50 per cent of its revenue is still from transport projects. ‘We are on speed dial for all the major projects’, says Middleton. ‘That’s great, but people go: ‘oh, you only do that’, and that just isn’t the case. The other offices don’t suffer quite this way – New York does a lot of higher education and is seen as a “blue design practice” rather than an established “beehive”. So, that is one of the advantages of international practice, to provide all these other opportunities, hence the network of partners.

Middleton likes to think Grimshaw is now in the kind of place where being considered by, say, Derwent to do the White Collar Factory is not out of the question given its ability to analyse the issues. Higher education had also been an issue because of a prevailing, perhaps risk-averse culture. “It’s: “how many
Grimshaw’s directors – the next job is greater gender equality

libraries have you done? Because the world is run by procurement. “How many health centres have you done?” “Well, I haven’t done any, but I’ve got a different idea about it.” Happily, the firm is successful in this world with its work at Dubrich College and for Lloyd’s Register of Shipping and the University at Boldtrewood in Southampton.

“This practice has been built on ingenuity”, says Middleton. ‘Nick always had a slightly different way of looking at something, and that’s what we always say. Is there a slightly different way of looking at this? Where’s the extra value?’ Grimshaw’s own recently refitted London office in Clerkenwell is a busy hub, complete with a cushioned-stair that doubles as a place for presentations and events. It was ‘an early adopter’ having been in the area for 10 years now after being in Fitzroy Square, and has just signed a new lease. It is a ‘quicky’ space, mostly below ground, and is the practice’s ‘spiritual home’ because Nick is based in London three days a week helping design reviews. Nick is sage-like, very knowledgeable, and is the practice’s ‘spiritual home’ says Middleton. ‘Nick is always into the practice and its ethos.’

The studio is tight – Middleton is glad for those that are working on site at London Bridge and in Mont’s office in Croydon for the Northern line extension. The Australian part of its business – Melbourne and Sydney – has grown significantly, the latter having moved into a building it designed, with flexible space to play host for things like university courses. Melbourne work includes a 42-storey building called Oldferg House for Mirvac that came about through Grimshaw persuading the client to look at different schemes presented by all of its separate offices, rather than go to an open international competition. The advantage of that was twofold, says Middleton: you get an honest presentation, and you own the IP on each one of the designs, meaning you could mix and match elements from, say, New York and London. ‘If you’ve got Herzog & de Meuron and Grimshaw you can’t do that’, says Middleton. From four schemes the resulting design for the spec offices is more London, a bit of Sydney and a bit of New York; not so much the Melbourne option. The practice has also won a 17-storey vertical school project in Parramatta in Sydney, New York is designing the sustainability pavilion in Dubai for the Expo in 2020; then there is the masterplan for JFK Airport with some of the London team going over to add their aviation expertise following their ‘quarter out of a pint pot’ work at Heathrow. That’s to add to a new rectal hall in Miami and massive engineering campus in Arizona, Busy.

Middleton’s own position as managing partner is, like the others, an elected role and he is coming to the end of his second three-year term, after which a further vote will be held for the new man or woman. This is a good system, says Middleton, because it means you can still carry on doing architecture rather than getting sidelined by management. ’We’ve all come through the finishing school with Nick and we’ve all worked with him. He trusts us. ‘To prove the point Middleton points to 38 films the practice has now completed on its website, using Middleton’s MA in film after he persuaded Sir Nick to show its ethos through its buildings, against the stereotype of empty buildings and ‘archibollocks’ used to describe it. ‘We wanted real people, real users to talk about it, our clients would talk about it and people would make up their minds about it.’ The filmmaker they used said that all the same descriptors came up across the firm, underlining that there was a shared ethos that they all believed in.

Next, says Middleton, it is time to be a bit more vocal about the work that they do and become more ‘present’ in the London scene. ‘We want to stay at the top of our game’, he says. ‘We want to get shortlisted for the Stirling Prize; we want to do those projects – a Maggie’s Centre, not just do the big projects but the smaller ones as well. We’re slowly changing our nature.’

Premium Contract Supplies is the largest independent bathroom supplier in the UK, known for its bespoke service that starts with design and specification and continues right up to delivery on site. Supported by the most renowned brands in Europe, Premium Contract Supplies can offer the right solutions to contracts projects.

They assist with the initial product selection, budget control and technical support, which is invaluable to allow us to respond to all our client’s requirements. I have worked with PCS for many years on a variety of high profile residential developments and look forward to continuing to collaborate with them in the future.” (Helen Fewster - Director of Suna Interior Design).
DELIVERING FOR BARNET

Deputy chief executive at Barnet Council, Cath Shaw, outlines the authority’s approach to delivering growth at scale in outer London.

Delivering for Barnet is a programme of regeneration and development that explodes two popular myths about housing growth in London: that ‘outer London isn’t delivering’, and that ‘east London is where the opportunities are’. The programme will see 27,000 new homes built and provide the investment needed to create thriving communities. We have already delivered more than 6,000 of these homes in award-winning schemes including Dollis Valley, West Hendon, Mill Hill East, Stonegrove, and Colindale, with a further 14,000 in the pipeline. A joint venture with Argent Related will deliver around 7,000 new homes in a new town centre at Brent Cross.

Our regeneration team facilitates the physical delivery of the larger projects through direct liaison with private developers, supporting them to deliver schemes. The team is part of Re (Regional Enterprise), a joint venture between Barnet and Capita plc, who provide the service on the council’s behalf.

We all know that communities need well-designed and integrated infrastructure and facilities to thrive. The programme to date has already delivered a new college, schools, community spaces, libraries, transport improvements (for pedestrians, cyclists and drivers), and green space enhancements; with much more still to come.

We’re also helping to create thousands of new jobs, as many as 30,000 during the regeneration programme and beyond, and doing more to support residents to access employment and skills training, getting more local people into work.

Our most high-profile project, Brent Cross Cricklewood, will see one of Europe’s largest regeneration schemes delivered over the next few years. The redevelopment and expansion of the iconic Brent Cross Shopping Centre will deliver critical infrastructure to support a new town centre. Our approach revolves around creating a great place for people of all ages, which will include substantial residential and office space south of the North Circular and an additional Thameslink station, connecting the area to St Pancras in less than 15 minutes.

Colindale will see sustainable housing growth and a new neighbourhood centre with major infrastructure improvements: a newly built college campus, community health facilities, replacement library, Tube station, community centre, high quality public open space and new council offices.

Moving forward, we want to involve local communities more fully in the design of new places. A good example is our innovative and collaborative approach to the regeneration of the Fosters Estates in Hendon. Here, a community co-design model involved us in developing the masterplan alongside estate residents, neighbours and local community stakeholders.

Existing homes will be retained as far as possible and currently underused land will be optimised to develop additional units.

The programme reaches almost every corner of the borough with numerous smaller infill schemes delivered by our trading company, The Barnet Group.

Growth and regeneration also creates opportunities for us as a council. As the funding that councils receive from central government reduces to zero over the next few years, we will become reliant on revenue generated locally.

Delivering for Barnet will support the move to financial sustainability by maximising local sources of revenue, including council tax and business rates. These will generate £17 million of additional income annually for the council by 2020 and one-off income of £35 million from capital receipts.

Barnet already has the largest population of any London borough. The Delivering for Barnet programme shows that outer London can continue to play a major role in meeting London’s housing challenge. It will create better places to live and work while focusing on protecting and enhancing the things our residents love about the borough for future generations.
POWERING AHEAD

David Taylor gets an update on the Battersea Power Station development, marking the first in a new series looking at major, long-programme schemes that are traditionally viewed at the outset and on completion, but with little in between.
After all the promises, Battersea Power Station is now delivering. And it has a critical mass of items already complete that it can begin to shout about.

Rob Tincknell, Battersea Power Station Development Company chief executive, is bullish about what has been achieved so far in the £8 billion redevelopment, certainly in comparison with the decades of failed ventures such as John Broome’s theme park or Chelsea FC’s stalled plans to build a new stadium in the city’s capacious confines. In fact, he points out, there are now three books that have been written about things that have not happened at Battersea. Backed by the Malaysian SP Setia and Sime Darby, the group has already built two significant schemes in the Circus West Village residential blocks by Simpson Haugh and RIBA Stirling Prize winner dRMM, each served by a ‘rammed’ communal residents’ club (essentially the ‘village pub’, says Tincknell) open to every resident and overlooking the river in prime space. Alongside it sits a line of restaurants including Wright Brothers, a Battersea Power Station memorabilia shop and a general store that Tincknell invited a local retailer to launch.

‘The general attitude to retail and food and beverage is towards independents like Copenhagen pizza joint Mother, adds Tincknell, ‘so we are honing by Wilkinson Eyre, with the American Embassy completing the US enclave further up the Nine Elms opportunity area. It is absolutely motoring. ’

‘We’re spending £1.2 million a day inside the power station. It is absolutely motoring.’

shopping centre, and a ‘slight industrial aesthetic’ including on the balustrading. The practice is exposing brickwork and ceilings and introducing sun tubes in place of ceiling vents in the other, much more spartan turbine hall, and a glass box as a VIP area into the events space. ‘In a way, the power station is like a small town centre’, Eyre adds, in the city with few examples of a district energy centre – the biggest in London – all buried beneath the park and involving ‘massive, massive civils’. Despite holding a huge number of consultation sessions, creating a ‘Placebook’ full of pledges and even their own employment services business, BASE, which is a model the government is keeping an eye on for possible replication on Heathrow Airport and HS2, Tincknell feels they are in a bit of a bubble when it comes to telling London what is going on. ‘We are revving it up again because we’ve now got something to show’, he says. ‘It’s there; it’s not a joke. We’ve done everything we said we would do and significantly more.’

Weiss says his practice has had 30 people working on Battersea for the last four years. Work under way includes raising the ground level around the whole building, and the practice’s work extends to everything within the envelope as a base build. Inside will include leisure likely to involve cinema screens, an event space for more than 1,000 people, residential, office space and Apple’s own office space, which will be fitted out by Foster + Partners for its move in 2021.

But one of the great complexities of the scheme is its multi-use nature, Eyre adds, with the need for lobbies and services passing through the different uses. ‘It’s a very, very complicated building’, he says. Inside the turbine hall it will be a ‘light touch’, introducing walkways, shopfronts, stairs and the occasional escalator, to try to avoid the sense of a conventional stairs and the occasional escalator, to try to avoid the sense of a conventional

Wilkinson Eyre’s founding director Jim Eyre says his practice has had 30 people working on Battersea for the last four years. Work under way includes raising the ground level around the whole building, and the practice’s work extends to everything within the envelope as a base build. Inside will include leisure likely to involve cinema screens, an event space for more than 1,000 people, residential, office space and Apple’s own office space, which will be fitted out by Foster + Partners for its move in 2021.

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The developers have not had an easy ride, however. Unfavourable headlines greeted the announcement that there would be no affordable housing provision, but Tincknell is clear that now 386 dual-aspect units are being brought forward to designs by Patel Taylor after deferring the delivery of some of the affordable housing until financial returns improved. ‘Something had to give’, he says, or else the financial sums would not have added up and work would have ground to a halt. ‘We’re going to do our very best to put them back in’.

The public realm will be blessed with sculpture in 26 locations, which will make it the biggest sculpture park in London, done in association with the Cass Sculpture Foundation.

On construction, large-scale design and build contracts proved impossible, says Tincknell, forcing the developers to change the procurement methodology of Phases Two and Three – representing a considerable task of changing halfway through a total of 3.5 million sq ft of construction at £2.4 billion of cost. ‘Which is not ideal’, smiles Tincknell. ‘But we’ve done it really well and the team has done an amazing job’, with Mace doing Phase Two and Sir Robert McAlpine working on Phase Three. The next phases will include the residential created in Phase Three by Foster + Partners to the rear of the station, opposite another by Gehry Partners, the latter of which Tincknell says was hired after he and his team were impressed by the low churn rate in a rental scheme Gehry designed in New York at 8 Spruce Street. ‘It has the lowest turnover of any rental building in New York’, he says. ‘The reason for that is not because it is cheap, because it isn’t. The reason is that people are very proud about living there, and it’s a great community they’ve created in there – that they’re proud of living in a Frank Gehry building.’

Back in London, the developers are looking at creating office space over a working wharf on the site, rather than residential, with conceptual designs by Rafael Viñoly. The next ‘massive’ milestone for Battersea is 2020 when the power station and the Tube open (tunnelling is complete for the latter). ‘And we’re on track for that’, says Tincknell, with an eye to the future for this rapidly changing area of London. ‘We’re creating long-term investment in Battersea Power Station, long-term value, and long-term success.’

Landscape is about how people and place belong together, and about how each has shaped the other.

What does this mean for planners and designers?

Masterplanning is a social endeavour. If you lead with the landscape, you can create places where lives overlap. It is our best chance to shape a place that works for everyone: a place of common ground.

lan(d)skeip
land, meaning home
territory, or a place where
people belong
scape, meaning to create

Making a place: how the Battersea Power Station Development will look
Knight Dragon’s head of design Matthew Dearlove outlines the developer’s plans for the Design District on Greenwich Peninsula.

The Design District is the next phase in the transformation of Greenwich Peninsula by Knight Dragon, part of its 20-year plan to create a new piece of the city. Made up of purpose-designed workspaces for the creative industries, it will occupy one hectare of land at the heart of the development, in a highly accessible location next to both the O2 and North Greenwich Tube station.

The aim of the Design District is to place creativity right at the heart of the new Peninsula, at the same time as addressing the dire shortage of affordable workspace for creatives in the capital. As well as being priceless to our way of life, our character, identity and success as a city, the creative industries contribute billions to London’s economy, so it is crucial that our makers aren’t displaced by the growth of our city. It’s a pressing concern within the industry, echoed by the Mayor, by the Culture and Creative Industries Unit within the GLA, and by the Creative Industries Federation.

The Design District will provide a permanent base for more than 1,800 of London’s creatives, in custom-built workspace ranging from workshops to artists’ studios and flexible desk space. To ensure the initiative answers the call for more affordable workspaces in the capital, rents will average £25
per sq ft and start from £10 per sq ft for workshop space. Crucially the district will offer a permanent base for creative businesses – across design, art, technology, craft, music, food and digital – to trade, interact and grow.

Of equal importance to its role for those that chose to move or to build their business there, is the role the Design District will play in the life of the city. The district is designed very much as a new cultural destination for all Londoners, a place that is accessible and welcoming for those who want to meander, explore and discover the creative output that will originate here.

In this fully pedestrianised car-free zone, open workshops and studios will be set around a series of open courtyards, streets and lanes, and in its centre will be a large public square with a transparent glass-and-steel food market. Visitors will be able to explore open-house workshops, rooftop terraces and retail design studios exhibiting work by those based in the district. Features such as a rooftop basketball court will serve as both an amenity for people working in the district and an integral part of the public realm. Perhaps the boldest and most innovative part of the project has been the design process behind it. Knight Dragon selected eight emerging architectural practices from across Europe, and assigned to each a pair of buildings to design independently and ‘blind’ from each other. As well as creating a provocative diversity of colour and form within the project, it is hoped this juxtaposition of architectural voices will in turn encourage diversity among occupiers, and in the use of spaces.

The eight selected practices who have worked on the project are: 6a Architects; Mole; Architecture 00; Barozzi Veiga; SelgasCano; Assemblage; Adam Khan Architects and David Kohn Architects, with landscape architects Schulze+Grassov designing the public realm which binds the district together.
BRIEFING
NOTES
Our regular round-up of conferences and events at NLA
Haringey unveils ambition for ‘people and place’

NLA on Location event in association with LB Haringey

Haringey Council is determined to match its strong ambitions for growth and physical change across the borough with economic and social benefits for local people and communities.

That was one of the key threads to emerge in an NLA On Location visit and conference in Wood Green, at which Haringey leader Cllr Claire Kober set out her stall in a keynote address.

‘For me it boils down to the fact that for too many residents in the borough it doesn’t matter that this is the greatest city on earth because actually this city provides very little for them’, she said.

‘That’s not a situation that any of us can tolerate, and it has to be something that we seek to tackle.’

Kober said that the fact that Haringey has 3,000 families living in temporary accommodation, that a third of residents earn less than the London wage, and a quarter of children are living in poverty were ‘all reasons why we are ambitious for this place’. But this was an ambition founded on having a strategy for people and place that is as much about education as it is about the quality of the borough and ‘general liveability of the place’. But it is also difficult to deliver on a range of outcomes unless we have a physical strategy, Kober added. Crossrail 2 will offer ‘huge potential for the area, and Wood Green should be the next chapter in the story of London’, the council confident that it will be designated an Opportunity Area in the next iteration of the London Plan. Other key projects include the on-time Tottenham Hotspur FC stadium, with its sliding pitch above an artificial surface, the High Road West with Lendlease next door, homes in Tottenham Hale, a new residential tower with Grainger on the Apex House site in Seven Sisters, and, crucially, supports the role of Wood Green town centre itself, which Fluid founding director Christina Norton said was built on an aspiration for change it found with locals, providing that people were at the heart of that. Crossrail 2, meanwhile, was conceived as an ‘enabler for growth’, said TfL policy manager Gareth Fairweather, and, crucially, supports the role of town centres as being places and destinations in their own right. It’s a win-win situation for town centres and London as a whole.’

Apex House site in Seven Sisters, and a hotel, residential, arts facilities and a greater cultural offer in Hornsey. ‘There’s a lot going on in the borough’, said Kober.

Haringey’s strategic director of regeneration, planning and development Lyn Garner underlined that commitment, emphasising that from the outset on schemes in Wood Green and north Tottenham, regeneration is about people, using physical development to stimulate social and economic change. Developers who have the ‘privilege’ of working in the area are asked to go beyond S106 to work with schools and apprenticeships, and in the Haringey Development Vehicle it has structured a joint venture where significant income will come from the first tranche – £28m – while ensuring there is 40 per cent affordable housing provided and full replacement of council homes that are demolished.

Other particular projects include the regeneration of Wood Green town centre itself, which Feilden Clegg Bradley Studios Architects, showed how his practice’s Blue House Yard meanwhile space has acted not just as cheap workspace but as a ‘precursor for positive change to come’, its most visible element being a series of colourful timber-frame ‘huts’ that has involved skills transfer in their production. ‘A project like this isn’t just about doing buildings’, said Kattein. It’s about training people, civic space, events, about people taking ownership.’

Other speakers included Argent Related partner Robert Evans, who said that the public realm and the retail – which will be ‘an eclectic mix’, rather than ‘brand chasing’ – were key elements for his company’s work in Tottenham Hale as well as the predominant residential use. ‘One of the things that attracted us, though, was that it wasn’t just about housing’, said Evans. Finally, LDA Design director Bernie Foulkes said his main concern was to echo Jan Gehl’s words of ‘first life, then spaces, then buildings’, focusing on people against the challenge of intensification, and trying to create streets and landscape – spaces where people can talk to each other. ‘Those are all massive challenges that need to work’, he said, ‘at every level.’

HARINGEY

Rainbow regeneration – Blue House Yard, Wood Green’s creative workspace

London has undergone a ‘seismic shift’ in its build to rent sector, but must still work hard to lose its ‘obsession’ with home ownership if it is to make a dent in numbers toward housing its growing population. That was one of the key messages to emerge from a half-day conference on delivering more homes, kicked off by deputy mayor for housing and residential development, James Murray. Private renting, said Murray, is an important part of the overall supply picture in the capital, and there had been a ‘seismic shift’ in the sector, going from 11 per cent five years ago to 28 per cent today and projected to grow to 40 per cent of the total by 2040. The last 20 years represented an economic and jobs success but a housing failure. Murray added, so the GLA was working hard to prioritise and set out clear support for build to rent and give councils a ‘steer’ in new tenure, appreciating the distinct economics involved while undertaking viability assessments on affordable. Mayor Sadiq Khan will shortly be publishing a publicly

Lose the ownership ‘obsession’ and embrace rent, London told

Part of NLA’s Housing programme
Programme Champions:
GL Hearn, Peabody
Programme Supporters:
AECON, Countryside, MSMR, Pegasus Group, Virgin Media

Haringey unveils ambition for ‘people and place’

ISSUE THIRTY-THREE  WINTER 2017/2018  BRIEFING NOTES  65
Build to rent is a big part of the answer. It has a vital role to play

Mannix, meanwhile, said investors were keen to make inroads in the UK, with this market for ‘multihousing’ being seen as attractive to its long-term secure income potential. But, contrary to popular opinion, the biggest area of growth for build to rent will likely be in the 35-64 year old demographic, rather than the millennials. ‘This is something that has been largely ignored for a fundamental shift in the way people live, Mannix added. Around one in five people will be renting by the year 2022, he said.

Grovesnor’s executive director of major projects Simon Harding-Roberts is another believer in build to rent to provide homes for Londoners and support the city’s growth, creating homes that people actually live in rather than use as a bank in which to park money. Build to rent schemes are easier to integrate into existing communities, he said, but we need to get rid of the owner occupation ‘obsession’ in the UK, perhaps learning from what Europe has done for many years. The sector will also be aided by a new focus in the next London Plan, said GLA’s head of the London Plan Jennifer Peters.

The conference also heard from CullisonRTKL director John Badman, who compared the UK to the US model, where an ‘amenities arms race’ was still raging, and Greystar’s James Pargeter, who believes that the ‘Holy Grail of tenure blindness is almost upon us’. Pargeter showed his firm’s Greenford Green project on the former Glaxo site, while Quaintain strategic finance and investment director Catherine Webster detailed how its £1 billion investment in Wembley Park will rise to £3 billion in predominantly build to rent schemes. Woods Bagot associate principal Simon Simon said he and colleagues were seeing the ‘death of the first-time buyer’ and birth of the ‘last time renter’, with older people wanting to return to the city centre, where the action is.

Finally, ART II director Rob Partridge showed how research-based design had helped it to create a tower and eight-storey terrace block in Royal Elephant and Castle after the market forced it to go from for-sale units to rent, installing accelerometers to measure sway and feed back into future schemes. Ultimately, though, said Broadway Malyan director Peter Vaughan, it was ‘absolutely disgraceful that there is no proactive agenda for local authorities on build to rent, with 55 per cent not engaged, policy-wise, and there needs to be more flexibility over unit sizes. But there was hope, too. ‘There has been a paradigm shift’, said Vaughan. ‘Rental is the future.’

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**Health**

London needs to drastically increase its funding of healthcare projects in order to provide sufficient care for the capital’s growing population.

The event, chaired by NLA director Catherine Staniland, then heard three case studies of key healthcare projects under way in London, examining the importance of designing for health. At UCLH, the new Proton Beam Therapy Centre designed by Scott Tallon Walker, in collaboration with Edward Williams Architects, stands to offer life-saving cancer treatments to some 700 patients per year when it opens in 2020. The complex site on Tottenham Court Road, in a conservation area and within the London Green Belt sector, offers an impressive 13.6 beds per thousand, and 8.3 in Germany. The world leader, Japan, is individually designed to ‘reduce stress and anxiety for visitors’, with the new Maggie’s Centre improves the patient experience.

The time is right for long life, loose fit

The UK construction industry needs a fundamental rethink over how it designs buildings if it is to reap the benefits that could be gained from a long life, loose fit approach. So said AHMM’s Simon Allford as he addressed a conference on the subject last month.

Allford’s contention is that in the main, developers and housebuilders have been ‘dumbing it down’ ever since the 1950s, when a ‘new sort of pioneer’ – people interested in ‘value engineering your building’, advised Allford. ‘Know, in essence, that there is nothing that can be stripped out.’

The conference was opened by Lifschutz Davidson Sandilands director Alex Lifschutz, who said that the building industry had moved back to Alex Gordon and Cedric Price’s Fun Palace, but was a relevant issue for the housing crisis today. Lifschutz’s experience of working on the Tate Modern – once a power station and now a mecca for art – was a relevant issue for the building industry.

The time is right for long life, loose fit...
who will make them socially active. The schemes can be reverted to the market at a later point if necessary. Lifschutz’s second proposition was to build faster using more modern techniques – building apartments by hand meant 22 weeks, but that could be reduced to one week if kitchens went down the flat-pack route. ‘We have a craft arrangement where we need an industry’, he said.

In discussion, Alexi Marmot, founding director of AMA Alexi Marmot Associates, said that the best test of a building in education or any other sector could be to ask how it is going to become housing. That is the most common change of use, she argued. Simon Sturgis, meanwhile, the managing director of Sturgio Carbon Profiling, said that it was important to shift our thinking of energy away from light or heating to more about materials and embodied energy. ‘It makes sense to have buildings that are adaptable and durable’, he said. ‘It reduces lifetime energy costs and means that architects need to think slightly differently. We tend to think to practical completion. Actually, we need to think of buildings as a process.’

But regulations – such as those from the BCO – were also causing headaches, said Allford – especially over temperatures; wasn’t it a better idea to simply wear a T-shirt over temperatures; wasn’t it a headache, said Allford – especially where things might want to move there. ‘This helped to instil a sense of ownership and enabled the architects to better design spaces, spreading activity over as much of the site as possible and clustering uses together. ‘Engagement with tenants early on can really inform the design process’, said Heaf.

At Fish Island Village, meanwhile, said Havorth Tompkins associate Ken Okonkwo, the plan is for 508 new units with the first set of blocks complete next spring, with a brief from Peabody to help improve the quality of the employment offer, enhance elrational treatment and provide better housing quality. The challenge had been to connect with the existing community and keep workspace accessible and affordable, but Peabody’s agreement with The Trampery was a big help in making the place active from day one. Discussion of the project included issues such as planning, live/work units and how the area could retain its ‘rugged’ aspect rather than anything ‘twee and precious’.

Some of that number will call Wickode home. Ash Sakula founding partner Cany Ash presented the multi-NLA-Award-winning scheme, describing it as representing a move ‘towards a biophilic neighbourhood’. ‘We were really excited with this scheme to place more green with the architecture’, she said, drawing on the gift for placemaking of a linear park connecting Victoria Park to the Olympic Park. ‘We were really excited with Fish Island’ to determine the kinds of businesses that might want to move there. This helped to instil a sense of ownership and enabled the architects to better design spaces, spreading activity over as much of the site as possible and clustering uses together. ‘Engagement with tenants early on can really inform the design process’, said Heaf.

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AFTER THE GARDEN BRIDGE

Tackle procurement, Mayor’s design advocates urged

Part of NLA’s Placemaking and Public Realm programme

Programme Champions: Broadgate Estates

Programme Supporters: LLDC

Mayor Sadiq Khan’s new design advocates should look at ways of improving the procurement of ‘Grands Projets’ in London and beyond if some of the key lessons of the Garden Bridge saga are to be taken on board.

So said Architects’ Journal managing editor Will Hurst, speaking at ‘After the Garden Bridge – the future for innovative infrastructure’ at NLA.

Hurst, whose campaign of news stories about the project was cited, said, in order to establish whether the competition behind it was true or not, it was ‘fundamental’ that the Mayor should look at finding new ways of procuring key projects which involve public consultation.

They could also perhaps harness a new, city-wide virtual model to get more public engagement. Former Mayor Boris Johnson, speaking at ‘After the Garden Bridge – the future for innovative infrastructure’ at NLA, said architects spend around 30 per cent of their turnover chasing new work – a huge waste in the system. Good ideas need to be better recognised and rewarded, said Hurst.

Indeed, said Nik Randal, managing director of ReForm Architects and the designer of the proposal for a bridge at Rotherhithe, ‘we have generated a whole industry of procurement’, but one which is slow and expensive compared with elsewhere in Europe.

‘We need to be encouraging people to come forward with ideas. As a profession we need to fight back and we need to have a voice’, he said, adding that in an uncertain post-Brexit economy, London and the UK need to show ‘we are at the forefront of enterprise and initiative’. Perhaps, said Allies and Morrison partner Artur Carulla, there was a place for ideas and provocations which are ‘just for the city’, such as his own practice’s ‘open sourced design’ to include landscaping and ‘wonderful planting’ to Blackfriars Bridge.

‘We believe we should consider the idea of intensifying existing infrastructure.’ For Simon Pitkeathley, chief executive of Camden Town Unlimited, the best method of procurement is ‘bottom up’, which is the way he has gone about trying to create the Camden Highline, a park on disused railway at Camden that links Kensal Town and York Way.

‘There’s a lot of support for this’, he said, of the idea that he hopes might generate the kind of value created by its New York cousin, the High Line. Pitkeathley believes that legislation will be required to create a new financial package in which similar projects can borrow against future uplift and value.

Iain Tuckett, group director of Coin Street Community Builders, said that the issue of who would have paid for the maintenance of the Garden Bridge was ultimately what ‘killed’ it, along with poor consultation and an ‘arrogance’ that created a ‘storm’ against the project. London does need its Grands Projets, Tuckett went on, but needs to be clear about what model is used for it, whether that be the London Eye model or that created for, say, the Millennium Bridge. There need to be mechanisms to allow good ideas that improve the city to come forward, said London Eye architect Julia Barfield in notes read in her absence by chair Peter Murray, and for the initiators to be protected while their ideas are scrutinised. This scrutiny could ascertain whether the project was a good idea, value for money, on public land, who pays and what the public benefit is. There is only one issue where public land is involved, Barfield says, and there may be a case for a public/private commission.

During questions, Eric Sorensen from the floor said that the invention of the National Lottery had produced a stream of key schemes that showed imagination and public benefit and meant that London was a better place today for it, but whose era had ‘died away’.

Other points included observations about how expensive it is to build bridges in London, relative to abroad, the whole question of what public land is, and the amount of work architects do for nothing. But perhaps, said Carulla, London did not need so many Grands Projets at all, and should not be like a theme park having to produce a new ‘roller coaster’ every year.
Croydon ‘blazing a trail’ for £5bn regeneration

ON LOCATION

Croydon ‘blazing a trail’ for other authorities to follow in the pioneering way it is pushing forward with a regeneration programme worth over £5.25 billion.

That was one of the key messages to emerge from ‘Croydon: growth zone to regeneration zone’, an On Location event held at the town’s tech hub TMRW, where delegates heard about the authority’s innovative approaches to the creation of housing and cultural projects.

Croydon’s chair of the planning committee, architect Paul Scott, said that the town had gone some way to dispelling a lot of the myths around the area, where ‘a hell of a lot is happening’, but where those homes will be in the town centre, a third on allocated sites, and the final third ‘integrated into the suburban landscape’.

But there will also be space for new offices to balance those lost through permitted development and a focus on increased culture in the borough. A large part of this strategy is in the Growth Zone, essentially a partnership with central government, TfL, GLA and the council to finance £495 million to facilitate growth in the central area. This allows the council to borrow up to £309 million to allow infrastructure investment to commence from next April, with Croydon allowed to retain 50 per cent of growth in business rates in the Growth Zone for the next 20 years to repay the loan.

Remagnifying Croydon is something Piers Gough says he has been doing for some time, but that delight is now ‘made manifest’ by getting permission – now ratified by the Mayor – for a new addition to the town’s skyline, One Lansdowne Road. His new 68-storey tower – which would make it Britain’s second tallest – is designated ‘integrated into the suburban landscape’. It will feature sinuous forms that happen’, he said.

But it was Darren Richards, strategic planning manager at GLA, who suggested that Croydon was looking at providing infrastructure and funding in an innovative way that could be a model for other places across the city. ‘Croydon is blazing a trail about how you can make that happen’, he said.

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Day One

• Brexit issues clouding progress on devolution and skills crisis
• Westminster ‘must change’ to build more affordable
• Government continues cost-saving drive on London property
• Transport the key in Old Oak regeneration

Brexit is the biggest issue facing London, with over 81 per cent of businesses polled saying they were less positive about the future now than they were a year ago, the majority of them citing Europe as the reason for that, said the GLA’s Fiona Fletcher-Smith.

The topic is taking a ‘serious amount of bandwidth’ in government, and a major skills shortage is being overlaid by a complete ‘postcode lottery’, said adequate Fraser, said Tony Trayvers. Better to get full devolution, with Manchester blazing a trail, London could learn from. After all said Trayvers again, ‘the future is cities and city regions’.

Housing, of course, is another key issue. While 110,000 homes were built in London, and 105,000 others (an increase), 29 per cent of its population are overcrowded. London therefore has a ‘serious’ housing crisis. Campaigning groups, such as Shelter, the Joseph Rowntree Housing Trust and the National Housing Federation, are calling for 30,000 homes per year to be built in London to meet a shortfall on current delivery – a figure that is even more significant when rising household costs are taken into account.

Housing provision has taken a knock off the radar, with the government turning its attention to devolution and skills crisis. In London, this is reflected in the ‘complete policy vacuum’ over Brexit, with Manchester blazing a trail for London to learn from. After all, ‘not everyone needs to see London’s success’, said Aminossehe. ‘Not everyone needs to see London’s success’.

But creating such a new place allows for ‘a different way of doing things’, said Arup’s Joanna Webster. Finally, said Farrells’ Laura Lockyer, the future will be about opening up to Shoreditch and Spitalfields, and not affecting either inward investment, or jobs and business leading to the west. And it must work to end a ‘disconnect’ between growth and benefits to locals.

City Hall to adopt more ‘muscular’ interventionist approach over land

New London Plan – time for ‘genuinely affordable’ housing

Suburbs urged to play their part

City Hall, Transport for London and Stuart Robinson, especially since the Green Belt was ‘a no-go’. Having done some work with Jan Gehl, Robinson suggested that placemaking was another important factor. London’s towns, moreover, need to adopt an agile, flexible, collaborative and long-term approach. He also identified a ‘staggering pace of change’ as part of a ‘staggering pace of change’ – including a new home for hip hop.

The development of Silvertown is part of this picture, with 3,000 residential units and 5 million sq ft of commercial space, including Millennium Mills, where interest is strong. This proves a new interest in ‘character space’, said Silvertown Partnership’s Simon Webster, ‘and creating new communities, said Argent’s Anna Strongman. But it must work to end a ‘disconnect’ between growth and benefits to locals.

City Hall will be adopting a more ‘muscular’ and interventionist approach to the land market, according to deputy mayor for housing James Murray, and is prepared to use COPD’s more widely where necessary to get housing numbers up. But it must work to end a situation where the public see affordable housing projects as anything but. Quintin is spending £1 million a day on construction of housing at Wembley, said Karen Llanani, where it is ‘in it for the long run’, having built 5,000 units and readying 4,500 more. Waltham Forest, meanwhile, is creating its own stand-alone company to build housing, said Cllr Khevyn Limbajee, to capitalise on the ‘awesomest’ effect.

The GLA, TFL and government are investigating whether DRAM is a way in which London, and perhaps the rest of the country, can pay for infrastructure projects. Crossrail 2’s Michele Dix said the line, which is about housing and development, but not transport, is having to pay upfront before it can begin – perhaps there were those along its length that stand to benefit which also remained untapped, such as residential landlords. But such schemes need to consider design and employ designers at their outset, Sadic Morgan, and properly plan so that projects do not have to be redone. Schemes should also adopt and expand the benefits to communities and get them on board early, said Kingston’s Charlie Adan, removing the ‘disconnect’ between growth and benefits to locals.

More people now live to the east of Tower Bridge than to the west. And some 110,000 jobs have been created since 2012, said LDLC’s Rosanna Lawes, with the east set to be home to a new culture and education district as part of a ‘staggering pace of change’ – including a new home for hip hop.

But hoteliers are already experiencing cost of labour issues with EU nationals leaving, said PwC head of hospitality Charlie Adan, removing the ‘disconnect’ between growth and benefits to locals.

HOTELS

Hotels harness technology and design to stave off Airbnb

Part of NLA’s Hotels and Hospitality programme

Technology will be a key weapon in hotels’ armoury as they try to fight off challenges from Airbnb seen and Brexits affected jobs problems. That was one of the points to emerge from London’s ‘Hotel Sector – responding to change’ breakfast talk.

Chair and Aukett Swanke associate architect Nick de Klerk said that Brexits was affecting hoteliers, and hotels are finding out more about the customer in a bid to create the best experience possible.

But hoteliers are already experiencing cost of labour issues with EU nationals leaving, said PwC head of hospitality Tom Hupe, equivalent to the capacity of the top five hotel companies combined. There has been a shift from ‘demographics to psychographics’, he said, and hotels should focus on elements including hospitality, personalisation, experience, and ‘even a return to selling stories’.

The conference also heard from Whitbread’s property acquisition manager Jonathan Langdon, whose firm is building a new hotel approximately every 10 days. ‘You’d feel so much more comfortable if you knew that hotels to stave off Airbnb’, he said, ‘but you have to get involved early and it’s a very steep learning curve.’
London must patch up its relationship with the public over so-called affordable housing by defining its parameters more realistically. But City Hall is aiming to help address quality and the housing shortfall across the capital through more intervention over land assembly, a commitment to tackling supply with new methods of construction across many tenures, and a new name-and-shame database on rogue landlords.

Those were some of the key issues to emerge from a meeting of the APPG for London’s planning and built environment at Portcullis House.

Chair Rupa Huq, MP for Ealing Central and Acton, introduced the session on how we can deliver genuine high-quality homes for Londoners and address a crisis over affordable provision.

Deputy mayor for housing and residential development, James Murray said that there had been ‘remarkably few’ opportunities to tighten up the speed of getting the new draft London Plan into place, but that it is expected on 29 November. The story of London over the last two decades, though, was of a 40 per cent increase in jobs, 25 per cent climb in population and 15 per cent in housing supply. ‘It has been a story of jobs and economic success, but housing failure’, he said. ‘It simply hasn’t kept up with demand.’ There is an ‘affordability gap’ in what we are building, and although traditional housebuilders have a large role to play, they tend to focus on the high-end homes for sale. London needs some 66,000 homes a year, according to new GLA figures, with two-thirds of them having to be affordable.

The £3.15 billion secured from government was crucial not just in the headline amount, said Murray, but in the flexibility it provides to look at a range of different affordable housing types. A measure to introduce fast-track planning for developers delivering 35 per cent affordable is ‘moving in the right direction’, with 38 per cent affordable secured from planning applications in the first six months according to London First figures.

‘It will take collaboration and courage if we are to deliver on this new scale’

But in the discussions Murray has had thus far, it had been clear that land was the big hold up, hence City Hall signalling it will be doing more to assemble land, get it into the system and boost supply. ‘Government really needs to support a different approach to building homes if we are to make that leap in delivery’, he said.

David Montague, group chief executive of L&Q, said his organisation plans to double its housing output from 2,500 in three years, and then again to 10,000 by the end of year 10. ‘We’re an ambitious organisation but this is a marathon, not a sprint’, he said. The key challenges are on investment and a major intervention needed by central government ‘at a different scale’; land – with a pipeline of clean, serviced, consented land required; skills, especially given Brexit; and collaboration. ‘It will take collaboration and courage if we are to deliver on this new scale, and we have pledged to set our differences aside to deliver a step change.’ Finally, Murray said City Hall is about to launch a ‘name and shame’ database to highlight landlords behaving irresponsibly and ease problems in the private rented sector.

Julia Park, head of housing research at Levitt Bernstein, said that although affordability was a far greater challenge than quality in London, more could be done and it was important not to slip back. ‘I don’t think good quality housing costs much more than poor quality housing’, she said. ‘The trouble is, that’s the bit that gives.’ Quality therefore needs to be ‘locked in’...
through regulation and planning standards that are stuck to, said Park, who added that office to residential permitted development rights should be dispensed with. Other speakers included Heather Chensbrough, director of planning and strategic transport at LB Croydon, who said that design and placemaking are underpinning the authority’s approach to intensifying, and Andy Slaughter, MP for Hammersmith and former shadow housing minister, who stressed the need for effective ‘dealmakers’ to draw in investment from developers and put an end to what he saw as a ‘regression, almost a war’ on affordable housing from the current administration.

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The answer was that essentially we must, and Fletcher-Smith said that town centres will have a big part to play in catering for the extra housing the capital needs. ‘In London we face an accommodation crisis’, she said. ‘We are running out of all kinds of space.’

Very often, housing schemes have vacant ground floors perceived as long-term problems, and the public view the retail schemes that do get ‘summed’ into those spaces as little more than cynical ploys to get consent for housing above. ‘We’re encouraging boroughs to think more carefully about these places’, said Fletcher-Smith. ‘Think what your town centre or area needs in terms of commercial space.’

The GLA will defend single use in some strategic places, however, and industrial in areas like Old Oak Common and Park Royal will be important, not least logistically. ‘If we’re driving industries out of London, we will grind to a halt’, said Fletcher-Smith. The GLA has looked internationally at exemplars in Munich and Brussels and is pushing the idea of ‘stacking’ industrial uses, a move signalled by deputy mayor Jules Pipe elsewhere recently; it has also found what Fletcher-Smith branded a ‘fantastic model’ closer to home of successful potential intensification of industrial alongside residential – at Barratt’s scheme on the former Nestlé site with Segro.

Other speakers included Barry Jessup of First Base on how Silvertown aims to be a ‘multiple use destination’ where people can live, work and play, while Gordon Adams, head of planning at Battersea Power Station Development Company, detailed how the scheme – initially a ‘jobs generator’ – was built in the 1920s – is effectively a ‘town centre’ with almost half commercial to residential (43:57).

Securing Apple for its offices component was, said Adams, a ‘massive vote of confidence’ in the project. Enfield assistant director of regeneration and planning Peter George, meanwhile, revealed that Meridian Water will now be taken forward by its new preferred developer Pacific Century Premium Developments from Hong Kong, after the council felt Barratt represented a ‘bad deal for local people’. George added that he expected the new London Plan to say that the majority of new homes should be provided in outer boroughs but that, since Grenfell, there had been a ‘hardening of opinion against tower blocks’.

Helen Hayes MP – the definition of affordability is broken

**WORK IN LONDON**

**Industry urged to think creatively over integrating homes**

Part of NLA’s Work programme Programme Supporters: LB Enfield

London must not forget its ‘scruffy places’ and the importance of industrial and jobs as it looks to solve its ‘accommodation crisis’. But it must also heed City Hall advice and do more to provide successful mixed use than a Tesco Metro on the ground floor of housing projects.

That was according to Fiona Fletcher-Smith, executive director (development, enterprise and environment), GLA in her keynote speech at NLA.

The event was Work/In London: can we mix use with productive workplaces?
City banks on placemaking as Brexit insurance

NLA on location event in association with the City of London

The City is confident that planned improvements to its environment will make it 24/7 for more than just financiers and will build on its ‘fundamental advantages’ to insure it against any Brexit fallout. That was one of the main lessons to emerge from an NLA On Location event held in the Guildhall.

The City’s chairman of the planning and transportation committee Christopher Hayward said that the Square Mile will always be affected by changes in world trading patterns, and not reaching a satisfactory agreement with the EU on Brexit could be a ‘serious risk’, costing thousands of jobs. But Hayward is optimistic that a deal will be done and that London - which supported ‘Remain’ on behalf of the firms it represents – will still be the largest financial centre in Europe, and the short-term weakening of the pound has made it an attractive place to invest in. Asia Pacific firms in particular have contributed to record-beating figures for 2017 and visitor attraction numbers are up too. The City is changing because of different work patterns, and is now made up of 94 per cent SMEs, enjoying new Wi-Fi and improved public realm in places like the Aldgate Gyratory and Bank Junction, the latter a scheme Hayward took ‘personal abuse for’, but which has already become a safer, less polluted corner of the Square Mile without causing extra congestion. There are now more than 1 million square metres of office floor space under construction, lending Hayward optimism for the future. ‘In the post-Brexit environment’, he said, ‘the City of London will continue to succeed by being flexible, progressive, and responsive to our changing times and needs’.

A symbol of the City’s lure for major institutions is Bloomberg, whose new offices are the most sustainable in the world and which represent how the firm wants to interact with the capital, said project director Kathryn Mellon. The staff that are in so far have been spending time walking through the building looking at everything rather than doing much work, she said. ‘They’re finding it really invigorating and exciting.’ Ramidus Consulting’s Rob Harris said he was fairly confident that a deal could be done on Brexit, but that New York or Singapore could be winners and that, anyway, structural change was under way before Brexit.

Other speakers included Gwyn Richards, head of design at the City, who revealed how wind-testing tall buildings in the cluster could help to deal with pollution from the streets below and he made a case for a 3D model of the capital to aid public understanding of development. British Land’s David Lockyer, head of Broadgate, said the estate would be updated to include ‘a lot more retail’ at ground floor levels, while Simon Glynn, assistant director (City public realm), said a cultural strategy will shortly be put out for public consultation, featuring a ‘culture mile’ stretching east-west. Finally, AXA Real Estate’s UK head of development Harry Badham said the firm’s amenity-rich plans for 22 Bishopsgate encapsulated a trend in which landlords have to pay more attention to occupiers as individuals.

Bank – a new public place for the City

Tours included a visit to Leadenhall Market
THINK TANK

Autonomous vehicles and their impact

Part of NLA’s Transport & Infrastructure programme
Programme Champions: AECOM, Atkins, Grimshaw, Transport for London
Programme Supporters: Broadway Malyan

The advent of connected and autonomous vehicles on London’s streets may still be decades away owing to legal as well as technological issues, but policy, regulation and operations need to be considered if the benefits of the technology can lead to better, healthier and more attractive streets. That was one of the key take-aways from a wide-ranging think tank on the impact of connected, self-driving cars on road traffic, held at the offices of Grimshaw.

The session, under Chatham House rule, meant it was also anonymous as well as autonomous, but it included leading thinkers on the subject from architects, transport planners and activists. It was convened by the London Fire and Emergency Planning Authority (LFEPA) to discuss the integration of connected autonomous vehicles in the delivery of emergency services, and to consider the implications for building design.

‘We’ll have to wait until 2030 or 2040 before autonomous vehicles can work legally and safely’

‘We’ll have to wait until 2030 or 2040 before autonomous vehicles can work legally and safely’ was one of the key take-aways from the session. So too is the shrinking of residential units – meaning less people’s goods can arrive are adding to this picture. So too is the shrinking of residential units – meaning less storage space and consequently more ‘enforced’ shopping and healthy living demand. Perhaps roadspace is currently undervalued – so the solution may be to think about how vehicles might be charged – or prioritised in future. With autonomous vehicles one expectation is for a blurring of boundaries – between autonomous taxis, shared vehicles and public transport, for example, but it also represents the opportunity to fundamentally change ownership patterns and the way traffic is managed. It is not only ground-based vehicles which are being considered in connected and autonomous vehicles, however, with trials being done on drones, which are already being used for asset management and being trialled by the Met Police for surveillance. It will be only a matter of time before drones will be used for commercial purposes, with implications for building design.

Perhaps, though, there is a tension between what the car manufacturers want us to think the future of AVs is about to be like and what the public’s reactions and barriers facing their introduction. But while the EU may be leading, the UK and Ireland are way behind on contributions towards standards and operational considerations and how the EU can help harmonise standards internationally. Although autonomous vehicles could theoretically be ready by 2020, we’ll have to wait until 2030 or 2040 before they can work legally and safely.

Car sharing runs counter to what car manufacturers wanted a few years ago, but many are now considering and investing in mobility as a service and anticipating decades of car sharing. However, a more social problem is that, having developed a street crossing system over decades which establishes eye-to-eye contact to achieve safety, we will be looking at another. ‘It will be a case of either the pedestrian or the pedestrianised street that, having developed a street crossing system over decades which establishes eye-to-eye contact to achieve safety, we will be looking at another. ‘It will need some form of regulation’, said a contributor, with speed limits being one of those potential rulings.

It is an international discussion with the goal being sharing understanding. But while the EU may be leading, the UK and Ireland are behind on contributions towards standards and operational considerations and how the EU can help harmonise standards internationally. Although autonomous vehicles could theoretically be ready by 2020, we’ll have to wait until 2030 or 2040 before they can work legally and safely, especially considering the potential impacts on traffic and air quality.

‘It’s a very pivotal time,’ AVs deliver safety, congestion and air-quality benefits but there is a huge investment required. Pollution will be reduced, but we need it to be a lot less. Then we come back to the operational and regulation considerations, which need to be developed in parallel with CAV and anticipating the impact of CAV. How do you ticket an autonomous vehicle? If they are so safe, why should they adhere to the speed limit? ‘It really is a can of worms’, said the contributor, albeit an interesting one.

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as a service, and that car ownership will drop dramatically to less than 40 per cent, are perhaps wide of the mark. The research suggests this will start in cities like London, and by 2040-50 vehicle ownership could drop to 20 per cent, but are based on econometrics alone and assume huge investment by firms like Uber. As to electric cars, there is sufficient capacity in mining and refining lithium to supply the anticipated growth in EVs. It is likely to go hand in hand with CAV operations.

Once battery-charging technology has improved and charging times reduced without the heat build-up, there will likely be fast-charging stations springing up everywhere. But another study shows that even with EVs, 25-30 per cent heavier, particulates from tyre tread might in fact be more damaging than some of the tailpipe emissions seen at the moment from conventional vehicles.

So, what of placemaking and the public realm? It depends on the context, said one contributor – since London is a very different landscape than rural areas. The whole AV debate shines a light on government policy, which is missing, said one contributor, when it comes to transport, planning at a national level, or energy, all of which come together on AV. We have been sold that AV is the big solution.

But is this automated vehicle revolution simply ‘this year’s diesel’, with a lot of ‘greenwash’? Might reducing the cost of driving by 70 per cent simply increase numbers driving by the same proportion, as in the Lisbon model? The technology will be there, but will it be enabled, given the investment needed to upgrade our infrastructure, including the communications network and highways? In order to get quality, healthy streets, there could be a place for road-user charging. And there is sanction for TIL to begin this line of thought in the Mayor’s Transport Strategy.

Ultimately though, chair Peter Murray added the group, the words of eminent city planner Jaime Lerner should be remembered in this debate as a potential for all cities. ‘Cars are the cigarettes of tomorrow’, he said. ‘There was a time when we thought that we couldn’t do without them.’

### THINK TANK

**Improving London’s Digital Infrastructure**

**Part of NLA’s Placemaking and Public Realm Programme**

**Programme Supporters: LDLC**

London’s estates – both old and new – are aiming to present a unified face to try to lift London’s digital infrastructure onto another level. And greater communication and collaboration between the providers and the estates could be an important step in reducing delays and waiting times.

An NLA think tank featuring representatives of the capital’s estates and developers gathered at the offices of Cadogan Estate in Chelsea to discuss the provision of digital infrastructure in London, and how best to go about improving it.

Chair of the think tank Dame Judith Mayhew Jonas said that if the Great Estates joined forces with some of the larger property developers across London, they could have ‘real clout’ in their dealings with providers, acting as a ‘positive and dynamic group’ to this end, and perhaps bring London up to speed with other cities abroad.

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**Google’s autonomous vehicle**
fibre-to-cabinet solution, and had to work hard to get to an FTTP solution instead. Openreach is definitely in the process of shifting and sees why a must move to fibre-to-the-premises, making a commitment to 2 million homes. ‘But it takes a little while to turn the boat around’, said Kemp.

InLinkUK said its head of communications and external affairs Jessica Tompkinson, is partnering with Openreach to take out its central London payphones estate and install free public Wi-Fi systems in their place while being mindful of ‘clutter’. Its work in Manchester, furthermore, is reaching areas of deprivation where people cannot afford a broadband connection: ‘I’m hoping they will be able to reap the benefits of connectivity for the first time’, she said. The London model is paid for by advertising to fund the fibre, but a key problem is that planning officers ‘get bamboozled’ and make decisions that they don’t really understand, said Tompkinson.

What we would like to do collectively is support an industry where we can get together’

The important thing is to have accessibility of fibre around one’s estate, said Nick Jones, to allow for flexibility and adaptability to whatever boxes or devices need to be bolted on in future. And yet, the telecoms business never quite gets it right, said Kildea – perhaps the government ‘should not sell spectrum until what operators said they would do under the previous spectrum is completed.

For Neil Pennell, head of engineering at Grosvenor, said Nicholas Mayhew, ‘nationalised industry mindset’, said Jonas Mayhew. Grosvenor is trialling a system where at the point of installation it will do so direct into homes and businesses as you would expect an old-fashioned Openreach socket. The disadvantage is it is more complex in the roll-out.

Ultimately, though, it is a case of estates being at the ‘end of their tether’ in terms of the standard of provision, said Forman Estates’ strategic project director Simon Loomes, after 10 years of hoping for improvements. ‘What we would like to do collectively is support an industry where we can get together’, he said. Mayhew Jonas said this may be done through approaching the Great Estates business or urban group, as well as Westminster leader Nickie Aiken, especially as it is as much a residential issue as it is a business one. Westminster is not as focused or resourced on this infrastructural area as the City, said Pennell, where a group of staff are focused on the issue and assiduously police the granting of street licences. Westminster Council does respond best to residential needs and it will take notice if it becomes a major residential issue as well as a commercial one. That time has come.

‘My view, said Mayhew Jonas, ‘is it will take the Great Estates with the big developers working together on this.’

The Great Estates Think Tank at the Cadogan Estate, Chelsea

in some instances he had been waiting 12-18 months to get services into a building and Openreach seemed to have a lack of dialogue between its copper and its fibre services divisions. On commercial buildings, one of the main frustrations is when, even with an early approach, work proves difficult to coordinate. The smaller, nimber operators are perhaps more geared to the customer rather than Openreach’s ‘nationalised industry mindset’, said Jonas Mayhew.

On commercial buildings, one of the key points is the initial approach, work proves difficult to coordinate. The smaller, nimber operators are perhaps more geared to the customer rather than Openreach’s ‘nationalised industry mindset’, said Jonas Mayhew.

Key points:
• Investment in digital infrastructure is a key component in creating good public realm and represents good value for money.
• Smaller operators on digital infrastructure can offer a ‘nimble’ service that is less disruptive to streetscapes.
• Getting good digital infrastructure is as important to the residential community as it is to the commercial. This is especially important given the steep rise in home working.
• Digital infrastructure standards could be improved if developers and estates present a collective approach.
What is your proudest achievement and why?
Professionally – my role in the evolution of the Lower Lea Valley, especially the design of the Olympic Parklands and the many and varied projects we were able to make happen in the neighbourhoods, parks and waterways around the Olympic Park.
Semi-professionally – the restoration of Alexandra Road Park as part of the residents’ association for the Alexandra Road estate, I was able to help make this happen. It’s been brilliant to see the design of that amazing place being so widely celebrated with Neave Brown receiving the RIBA Royal Gold Medal.

Which is the best building in London?
The ‘Walkie-Talkie’ – it’s such a thug, and distressingly prominent in views from all over London.
Which is the worst building in London?
The Royal Festival Hall – its foyers must be one of the world’s great truly civic, democratic, urban places. The design (and management) of the building brilliantly welcomes in the best aspects of London life – there is no better place to spend time people-watching! My mother worked on its restoration and used to take us around some of its more obscure nooks and crannies, so it’s been a special part of my life for a long time.

What or who has been the biggest influence on your career thus far?
Mark Brearley, who I worked for at Design for London at City Hall for eight years. Mark changed the course of my career by demonstrating that as a designer working in the public sector you could work creatively, shape places and have a real impact. His spatial ideas and strategies are always spot on, and have had a profound impact on London’s growth.

What is the biggest challenge facing London?
I think the housing crisis is perhaps the greatest challenge. As well as the challenges of building really good homes at high densities, there is a risk that the need for new homes, and the very high values associated with housing, could inadvertently squeeze out places of work and other aspects needed to nurture good communities and which are also important for London’s future.

And how is that translated to Old Oak and Park Royal?
Old Oak is a place which absolutely makes sense for dense, mixed development – with the biggest new station built in the UK for a century being delivered at Old Oak, enough land available to create a new urban district, and a development corporation set up by the Mayor of London to steer the development and make sure it’s truly exemplary. So my aim is to demonstrate how the opportunity of London’s growth can create really successful places.

How important is the industrial element?
London’s industrial spaces are absolutely critical to its future, and it’s fantastic that they are being increasingly recognised by City Hall and the boroughs. As well as keeping the city running at a basic day-to-day level, so many of the activities which make London a truly world city rely on the spaces and eco-systems of industrial areas – the creative businesses, the new generation of flourishing start-up craft and manufacturing businesses, plus the future requirements for ‘green-tech’. OPDC is fortunate to have oversight of Park Royal – London’s biggest industrial area and a place which is thriving and will be ever more essential over the coming decades.

What single thing would improve the planning process?
An expectation from all the players in the development process that planning strategies are to be followed! And, of course, involving excellent designers from the outset.

What would you do if you were Mayor for the day?
If only for one day … something irresponsible to give Londoners a fresh view of their city, like taking vehicles off all the roads and opening them up for a day of fun and exploration!

How optimistic are you about London over the next five years, and why?
Very (Brexit permitting …). London is a world leader and I hope that some of the healthy critique and emerging policies we see today will result in a more equal, more inclusive and better-designed city.
Seeing 5 Endeavour Square at International Quarter London now occupied, marks a real milestone for the project and one that we are delighted to be involved in. Legal & General is committed to investing long-term capital across the towns and cities of the UK. Our purchase back in January 2016 signalled our belief that Stratford was an area destined for real growth over the next decade and that the Stratford City Business District – the joint venture between Lendlease and LCR – was a significant driver in realising that potential.

The design of a workplace is instrumental in future-proofing the workforce; a topic that sits high on all companies’ agendas right now, but which is not always connected to the physicality of the workplace. Future proofing extends to the fabric of the building too. RSHP’s design aims to create a stimulating workplace which nurtures wellbeing and looks to inspire and connect its future occupiers. It has incorporated flexible floorplates into the design so that it can adapt depending on the occupants’ needs and requirements, thus forming a highly sustainable commercial offering.

Through the highly successful partnership between Rogers Stirk Harbour + Partners, Hoare Lea, Ramboll, Lendlease and LCR, 5 Endeavour Square marks the beginning of a new progressive business destination in London.

We look forward to the arrival of neighbouring tenants the FCA next year, and to building on this increasingly vibrant location.

As London’s centre moves east, Stratford is rapidly becoming the new home for progressive business, with unrivalled connectivity, an abundance of green space and opportunities to collaborate with the forward-thinking cultural organisations that will form part of the capital’s largest Cultural and Education District for 100 years.

At the heart of this transformation is International Quarter London, with the recent completion of 5 Endeavour Square a significant achievement and an important milestone for the project. The 3,000 staff who will occupy the building every day will have an exceptionally designed, highly efficient office environment attuned and responsive to their needs. The innovative workplace design will promote creativity, collaboration and above all wellbeing for employees who will also be able to take advantage of the many leisure and retail facilities on offer in and around the Queen Elizabeth Olympic Park.

The area will not only be a visionary business hub but a creative hub, bringing culture and new ideas to the workplace as recognised institutions such as UCL, V&A and Sadler’s Wells take up residence in the future. Workers, students, residents and visitors will all connect there, bringing together a diverse community and creating a new neighbourhood in the east.

International Quarter London is already breathing new life into the area and, once complete, will be one of the best-connected business centres in the capital for the 25,000 people who will work there.

THE INVESTOR’S ACCOUNT
DEREK GILBY, SENIOR FUND MANAGER, LGIM – REAL ASSETS

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THE JV PARTNER’S ACCOUNT
DAVID JOY, CHIEF EXECUTIVE, LCR

The building will be home to 3,000 staff

Rooms with a view – overlooking the Olympic Park
September 2017 saw the first building, 5 Endeavour Square, handover at International Quarter London (IQL); a significant milestone in an already incredible regeneration story for Stratford. Developed in partnership between LCR and Lendlease, IQL is London’s new home for progressive businesses, offering over 4 million sq ft of workspace in the Queen Elizabeth Olympic Park.

The creation of 5 Endeavour Square has been a highly successful collaborative meeting of minds from the project team, with one core purpose: that the building is designed with the health and wellbeing of its occupants, TfL, at the very forefront.

As we hear frequently, the way people work is changing rapidly. No longer do workers remain seated at the same desk from 9am to 5pm. People are demanding flexibility from their workspace; for their building and environment to support the way they wish to work, not restrict or define it. At 5 Endeavour Square, internationally renowned architect Rogers Stirk Harbour + Partners (RSHP) has designed the floorplates to flex with the occupier’s requirements, responding to the agility required of a workplace to meet the needs for both today and tomorrow.

In a study IQL recently conducted in partnership with YouGov, it was found that more than a quarter (26 per cent) of respondents never use the stairs at work. This is a lost opportunity as greater movement around a building enables ‘bump factor’ between colleagues that breaks down hierarchies and encourages interaction across all levels, outside the boundaries of their usual roles and departments. With that in mind, the floorplates for TfL have been designed to work in three-floor cassettes, all sharing a central atrium linked by a visible internal staircase.

On the wellbeing front, natural light and 100 per cent fresh air throughout the building have also been key factors designed into the building so that employees stay more alert and benefit from greater concentration throughout the day.

One of our core ambitions for IQL is to create workplaces without boundaries. That means that in addition to giving our tenants a fantastic workplace, we also provide alternatives for people to work wherever inspires them within the IQL precinct. RSHP’s striking design could provide such inspiration, with its bold pops of colour, together with its neighbour, 12 Endeavour Square, which will be occupied by the Financial Conduct Authority next year. Cancer Research UK and the British Council will also be moving to IQL in 2019, sending a strong message of support for IQL as the future of workplace.

‘One of our core ambitions for IQL is to create workplaces without boundaries’
When designing 5 Endeavour Square, we did so with the hope that it would set new standards globally for best practice in the development of workplace environments. Flexibility was key, as was the health and wellbeing of the building’s occupants, which was placed at the forefront of all decisions. Central to achieving this was an emphasis on maximising natural light and views out over the Olympic Park, together with the promotion of movement around the building.

The 11 storeys were arranged in groups of three, each sharing a pocket atrium which breaks up the floorplate, introducing a focal point with a common window to outside. Each atrium is designed to offer flexible space and room for collaboration, creating a vibrant, bustling connector for the levels. A central staircase links the three floors and its prominent location encourages people to choose this over the lifts, adding a further dynamic element to the area.

It is impossible to discuss 5 Endeavour Square in isolation, for its connectivity to the surrounding environment and the wider masterplan has been carefully engineered throughout the design process. Panoramic views over the Olympic Park were a fundamental design aspiration, but the challenge was how to achieve those, provide high levels of natural daylight, while maintaining a highly efficient facade. We adopted a closed cavity facade system on a 3-metre module, together with no ceilings, and purpose-designed passive chilled beams to give maximum ceiling height in a deep plan which uses weather sensors to monitor the position of the sun and then adapt the positioning of the blinds. This helps to control the temperature of the offices while reducing the demand for mechanical heating and cooling, offering a sustainable solution and overall lower running costs.

How to deliver the required scale of the project but also maintain that human element was another challenge we faced. It was very important to provide activity and variety through retail outlets animating and activating the public realm. The triple-height reception area with fully glazed lobby provides a transparent and fluid connection with the public realm too.

Across Endeavour Square sits building S5, designed by RSHP as well, and due for completion in 2018. Having the opportunity to shape both buildings at the same time has enabled a high degree of co-ordination, and how they frame the public realm. Colour is used to help give legibility to the building: red for mechanical movement systems, blue for stairs, and yellow for services.

It is a rare opportunity to shape a new way of working for thousands of people against such a landmark background.

Sketch showing the shared atrium
From the start, collaboration was a key feature in the project’s success. Having been approached by Lendlease and LCR, we worked together to bring the vision of creating a new destination in Stratford to a reality.

The aspiration for International Quarter London has always been to provide something new in the workplace property market – placing people and wellbeing at the heart of workplace design – at a time before the WELL Building Standards became popular. This was incredibly forward thinking, and meant we needed to set our own standards of excellence. Together with Rogers Stirk Harbour + Partners, Hoare Lea developed the Base Building Definition and implemented the technical framework around Lendlease and LCR’s aspirations to create a new type of workplace destination.

By working closely together from the outset, we could maintain cost-efficiency throughout the project, which was crucial given the scale and ambition of the brief. Similarly, in collaborating with the occupiers as soon as pre-let contracts had been signed, we were able to ensure they became part of the design process, helping them fulfil their own vision for the scheme. Our appointment for both the Cat A and Cat B design meant that the project was truly integrated, and an efficient process from start to finish. This, coupled with the integrated approach of Lendlease to development and construction, facilitated the quickest and best value delivery for occupation of the building.

There are a number of elements that have made this project particularly stand out, and we are immensely proud that together we pushed the envelope to set new standards in workplace design – in style, design and functionality. As an engineer, this was incredibly fulfilling. Not only have we produced a fantastic product, a high quality of new workspace, but the level of collaboration has set the bar on how to deliver something new and innovative at scale.

The build itself utilised a number of different innovations. Using Rogers Stirk Harbour + Partners’ ‘kit of parts’ philosophy, we used modular arrangements for the plant, cores and atria – an approach now being applied across other IQL buildings. And through collaboration with Hoare Lea, RSHP, Lendlease and TROX, we also developed a strategy for displacement ventilation and passive chilled beams, which culminated in the development of a unique multi-service chilled beam (MSCB) to be launched in the market by TROX early next year.

As the first building to open its doors, 5 Endeavour Square has indeed set the benchmark for the rest of the development and indeed the wider marketplace as a whole. 

THE M&E CONTRACTOR’S ACCOUNT
TIM RATHBONE, PARTNER, HOARE LEA

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NEW LONDON DEVELOPMENT DIRECTORY
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There is no doubt that Brexit continues to dominate the headlines and that the City property market remains cautious due to the lack of certainty. However, despite these conditions, businesses have continued to acquire space in the City. In the first three quarters of the year, take-up totalled 5.1 million sq ft, 21 per cent above the level recorded for the same period last year. Against the backdrop of political uncertainty, the City market looks stable. Occupiers are still committing to the City, and continue to pursue large office units to satisfy their requirements. Since the referendum, there have been nine deals over 100,000 sq ft transacted in the City with high calibre occupiers including Deutsche Bank, Wells Fargo, Freshfields, FT and Expedia all acquiring over 150,000 sq ft.

In the last 12 months, the Technology, Media & Telecoms sector (TMT) has been the most active in the City market, accounting for 29 per cent of take-up, followed closely by the business-to-business sector totalling 20 per cent. This can largely be attributed to the expanding flexible office market, with the likes of WeWork acquiring nearly 640,000 sq ft.

So why has demand remained so strong? First, we must look at supply; levels have stabilised and more recently begun to fall. In the third quarter of the year, supply in the City market fell 10 per cent quarter-on-quarter and is now 15 per cent below the long-term average. Vacancy rates fell in all markets across central London as the relatively weak development pipeline began to take effect. In the City, speculative construction activity is low for the next two years, although levels could rise in 2020, should developers press the button on a number of schemes that have yet to start.

For larger occupiers looking for sizeable units, especially of new and refurbished stock, firms must look to launch their office search well in advance of future lease events to maximise their chances of securing suitable accommodation. Occupiers should also be considering other parameters outside pricing, including location, product and lease type.

Prime rents have remained unchanged in the City since the end of 2015; we believe they will remain stable throughout 2018, albeit with some uncertainty weighing on headline rents, which in turn could counter the effect of tightening supply.

The sentiment in the market remains consistent albeit cautious, but as key occupiers continue to relocate to the capital, London will remain a long-term destination for global business.

‘London will remain a long-term destination for global business’

Hayley Blackwell
Associate,
Knight Frank
Acquired by St George in 2012, London Dock is being transformed into an exciting new neighbourhood. When complete, it will comprise 1,800 homes, 250,000 sq ft of commercial space and six acres of public space, including a new square with spectacular water feature. At the heart of London Dock is the Grade-II listed Pennington Street Warehouse, which once stored high-value imports. It will become the commercial centre of the development, with an eclectic mix of shops, restaurants and offices.

Sitting on the heart of Zone 1, 250 City Road is within walking distance of Tech City and the Square Mile. Outside, a little-visited area of beautifully landscaped well-maintained gardens and secluded courtyards create a sense of calm, connected and contemporary living. Stunning studios, 1, 2 and 3 bedroom apartments surround the central plaza that plays host to cafes, restaurants, retail outlets and creative workspaces.

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 52,000 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 terrace.

Connections and public spaces between London Dock and the rest of London. Planning has been granted to deliver 345,000 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.
The development scheme was delivered in January 2015. It occupies a major corner site in the heart of Clerkenwell and is close to the historical Leadenhall Market, the Houses of Parliament, and the Barbican Centre. The project was completed in 2016 and comprises 184,000 sq ft of offices and retail, including over 400,000 sq ft of Grade A office space. The scheme completed in H1 2017 and is 92% let.

City Tower is one of the most recognised and well-established office addresses in the City of 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 offices with excellent natural light from all elevations, along with a repositioning of the reception and renewal of the façade.

This office building was acquired in December 2015. A light touch refurbishment of 184,000 sq ft completed in October 2016 and a further 91,000 sq ft due to be delivered in 2018. The first floor is 100% let and has remodelled 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. Work has begun on phase 2, which integrates the ground and lower ground floors. The entirety has been pre-let to Fotomuseo as a major new photography museum.
Due for commencement 2018, 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 78,500 sq ft. Freehold land to the rear of Cityside will also be transformed to provide amenity space for the future occupiers of Cityside House.

25: CITYSIDE & CHALLENGER HOUSE
113,300 sq ft | Planning Granted
Developer: Great Portland Estates plc
www.citytowersondon.com

26: SKY LIGHT, CITY TOWER, EC2
25,700 sq ft | Existing
Developer: Great Star Partnership

Sky Light is a new self-contained 25,700 sq ft office. With its own five high glazed reception, bright double height spaces and feature roof lights, Sky Light is a unique office with a genuine 1 person per 8 sq m 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.

27: VIEW58
47,500 sq ft | Under Construction
Developer: FBE Partnership / Kiern Property
Architect: Pollard Thomas Edwards
www.view58.com

VIEW58 is a grade-A office with a difference, a rare headquarters-style building on the river Thames. Situated in London’s “Northbank”, the building provides flexible floor plates from 4,000 to 7,000 sq ft and three floors of terraces with unobstructed views up and down the river. A large glass atrium fills the space with light. A bold, broad view on sustainability and the built environment means a fully integrated vision, not token bolt-ons. A vision focused on delivering tenants real cost savings.

28: GREEN LANES
Planning Granted
Developer: Hadley Property Group
Architect: Duggan Morris
www.hadleypropertygroup.com

A stand-out mixed-use development on Haringey’s lovely 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 the built environment means a fully integrated vision, not token bolt-ons. A bold, broad view on sustainability and the built environment means a fully integrated vision, not token bolt-ons. A vision focused on delivering tenants real cost savings.

29: THE BOWER
335,000 sq ft | Under Construction
Developer: Helical plc
Architect: AHMM
www.thebowernlondon.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. Phase 2, The Tower, comprising 272,500 sq ft of offices and 2 retail units, will be completed in Summer 2018. 59,000 sq ft has been pre-let to WeWork.

30: ONE CREECHURCH PLACE
272,500 sq ft | Existing
Developer: Helical plc / HSPPP / 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 272,500 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. Significant public realm improvements are being completed, greatly improving the area for both existing and new occupiers.

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

473 homes and 2,786 sq m 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.

32: BARTS SQUARE
Circa 450,000 sq ft | Under Construction
Developer: Helical and Baupost Group LLP
Architect: Sheppard Robson / Piercy and Co / Maccreanor Lavington
www.bartsquare.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, 246,000 sq ft of office space across three very different buildings and circa 25,000 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 in 2018.

33: 25 CHARTERHOUSE SQUARE
43,500 sq ft | Existing
Developer: Helical plc / The Charterhouse
Architect: Buckley Gray Yeaman
www.charterhouselondon.co.uk

The comprehensive refurbishment of 25 Charterhouse Square, a 43,500 sq ft office building immediately adjacent to the new Farrington East Crossrail Station and overlooking the historic Charterhouse Square, was completed in March 2017. 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.

34: THE LOOM
100,000 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 over five floors. There are 50 letting units providing between 1,000 sq ft and 9,200 sq ft of workspace each. In 2016, Helical completed a comprehensive refurbishment of a number of units whilst also creating a new entrance/reception and a café, repositioning the building and enhancing the facilities on offer.

35: C-SPACE
Circa 10,000 sq ft | Under Construction
Developer: Clients of Ashby Capital LLP/Helical plc and Baupost Group LLP
Architect: Sheppard Robson / The Charterhouse

C-SPACE occupies a site on Charterhouse Street that had been a carpet warehouse for some 60 years. The comprehensive refurbishment of 25 Charterhouse Square, a 43,500 sq ft office building immediately adjacent to the new Farrington East Crossrail Station and overlooking the historic Charterhouse Square, was completed in March 2017. 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.

36: ONE BARTHOLOMEW CLOSE
213,000 sq ft | Under Construction
Developer: Clients of Ashby Capital LLP/Helical plc and Baupost Group LLP
Architect: Sheppard Robson
www.helical.com

One Bartholomew Close, part of Helical’s Barts Square mixed use development, is a 213,126 sq ft office development site which will comprise a top quality new building on ground and eleven upper floors with average floor plates of circa 19,300 sq ft, a large terrace on the tenth floor and 388 bicycle spaces. Completion is due in August 2018.

One Bartholomew Close, part of Helical’s Barts Square mixed use development, is a 213,126 sq ft office development site which will comprise a top quality new building on ground and eleven upper floors with average floor plates of circa 19,300 sq ft, a large terrace on the tenth floor and 388 bicycle spaces. Completion is due in August 2018.

37: ONE BARTHOLOMEW CLOSE
213,000 sq ft | Under Construction
Developer: Clients of Ashby Capital LLP/Helical plc and Baupost Group LLP
Architect: Sheppard Robson

One Bartholomew Close, part of Helical’s Barts Square mixed use development, is a 213,126 sq ft office development site which will comprise a top quality new building on ground and eleven upper floors with average floor plates of circa 19,300 sq ft, a large terrace on the tenth floor and 388 bicycle spaces. Completion is due in August 2018.
A sympathetic refurbishment and repositioning of One Poultry, the iconic James Sterling post-modernist Grade II* listed masterpiece. Located in the heart of the City of London, on Bank Junction, the newly configured development will provide a new class of architectural-led designer office space reflecting the changing nature of occupiers within the traditional city core.

38: TECHNIQUE
78,000 sq ft | Planning submitted
Developer: Northern & Midland Holdings B Limited
Architect: BuckleyGrayYeoman
www.geminiprojects.com

Technique will comprise 78,000 sq ft of offices and retail configured entirely for the creative industries. An art-inspired architectural intervention will create a hub for the building and provide a dynamic and inspirational space for events, exhibitions and activities.

39: 160 OLD STREET
163,000 sq ft | Under Construction
Developer: Great Repomaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd).
Architect: Bblur
www.160oldstreet.com

160 Old Street is a 160,000 sq ft redevelopment including offices, retail and restaurant. The offices are collaborative, light filled spaces with terraces on every floor, including double height areas overlooking private courtyards. The building is due for completion in Q1 2018.

40: ELM YARD
50,000 sq ft | Completed
Developer: Great Repomaker 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.

41: MILDMAI
130,000 sq ft | Existing
Developer: Genesis Housing Association
Architect: Fieldon Clegg Bradley and Matthew Lloyd
www.mildmay.co.uk

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.

42: 33 CENTRAL
227,000 sq ft | Existing
Developer: Partners Group/Marich Real Estate
Architect: T.J. Barrett
www.eightyfenchurch.co.uk

33 Central provides 227,000 sq ft of stunning office space, with large flexible floor plates and state-of-the-art facilities that maximise natural light and outside space. Low floorplates are arranged around the spectacular surrounding views. Pitches of the new eleven-storey building 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 divested to Wells Fargo in 2016.

43: WHITECHAPEL CENTRAL
58,220 sq ft | Planning Granted
Developer: Lid
Architect: Skorowski
www.whitechapelcentral.com

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% of the site dedicated to new public realm.

44: PARKER STREET
55,537 sq ft | Under construction
Developer: Londonewcastle
Architect: Robert Partington and Partners
www.parkerstreet.com

We are working as development managers on this intimate development of 40 residential apartments in the Seven Dials Conservation area. A retention of Victoria’s iconic landmark, in London’s Theatre Land.

45: QUEEN’S PARK PLACE
100,000 sq ft | Existing
Developer: Places for People/Londonewcastle
Architect: SimpsonHaugh Architects
www.towerhamlets.gov.uk

Located 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 served by a 24-hour concierge and secure car parking. M&S simply occupies the ground floor commercial unit.

46: 80 FENCHURCH STREET
250,000 sq ft | Planning Granted
Developer: Partners Group
Architect: T.P. Bennett
www.80fenchurchstreet.com

A prime new 250,000 sq ft office building incorporating 12,500 sq ft of high quality retail space. The design is arranged over 14 floors with 6 external landscaped terraces. Floorplates are arranged around a central atrium generally providing circa 20,000 sq ft floorplates, with 2 floors designed to cater for trader floor densities.

47: 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 49,000 sq ft commercial space. Central Square has been widely recognised for its design, partnering approach and landscaping. It won Silver for Best Interior Design and Bronze for Best Partnership (with One Housing Group) at the What House? Awards, and was commended in the 2012 Sunday Times British Homes Awards in the Best Development category.

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

Lexicon, located on City Road (EC1) close to the bust 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-stories 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.
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.

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, Farrrells, 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.

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.

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.

The scheme also provides retail space.

Let to Fred Perry and 8 residential units which have all been sold.

Planning consent was obtained for a major reconstruction of the building designed by Fletcher Priest including a new north facade and dual access from Finsbury Circus and South Place. The project completed April 2016.

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 sq ft of high quality office accommodation over 24 levels, together with 20,000 sq ft retail leisure and improved public realms. There are spectacular and uninterrupted views of the City, river and West End from the garden floors and sky floors.

Retail pre-let tenants include Coya, Temper, Notes and Natural Kitchen with office lets to BUPA, Shanghai Pudong Development Bank and UK Finance.

60: ONE COLEMAN STREET, EC2

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 sq m 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.

Shortlisted for the 2015 Stirling Prize, Darbishire 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 courtyard and the surrounding streets. A competitive building to attract high quality occupants through its dual entrance on Finsbury Circus and South Place. The project completed April 2016.

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 re-cladding of a 1980s office building. The project is BREEAM Excellent.

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61: WATERMARK PLACE
50,400 sq m | Existing
Owner/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 sq m,
of which 45,650 sq m is office space, plus
33 car parking spaces.

62: THE COPYRIGHT BUILDING
3,900 sq m | Under Construction
Owner/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.

63: THE SCALPEL, 52 LIME STREET
400,000 sq ft | Under Construction
Owner/Developer: WRBC Development
Architect: Kohn Pedersen Fox Associates (KPF)
www.thescalpel3.co.uk
52 Lime Street, a new 35 storey office
tower of 400,000 sq ft, will accommodate
the new European HQ of WRBC, who will
occupy approximately 20% of the building.
Completion is due at Q2 2018.
The building will be approximately 190m
tall and will consist of 35 floors of offices
above ground and mezzanine levels with an
additional three basement levels. The main
entrance to the building will be from a new
public square on Lime Street.

While the City and West End markets have been seeing
robust take-up since the Brexit
vote, activity in east London
has been slightly patchier –
although Stratford appears to be
an exception.
Take-up in Canary Wharf has
amounted to just 41,500 sq ft so far
in 2017, with TMT tenants rather
than financial services accounting
for two (relatively) big deals:
Digital Shadows (15,500 sq ft) and
MOTIV partners (15,500 sq ft),
both at The Columbus Building.
For perspective, the average
annual take-up in this market is
around 800,000 sq ft – although
the total is very volatile. This
market is characterised by a small
number of very large transactions.
In contrast, Stratford’s The
International Quarter has seen
two very significant deals, with
pre-lets to Cancer Research (110,000 sq ft) and the
British Council (85,000 sq ft). Indeed,
this location seems to be
becoming a major hub for the
public and third sectors, driven
by relatively affordable rents
(£42.50 psf) and the imminent
arrival of Crossrail.

However, the next 12 months
may well see higher levels of
activity across the board. Overall
demand (both active and potential)
stands at 4.6 million sq ft, well
ahead of the 10-year average of
2.8 million sq ft – although many
of these requirements will also
include more central locations in
their search area. Nevertheless,
the accessibility and improving
transport infrastructure of

‘The accessibility and improving
transport infrastructure of
east London will continue to
attract occupiers’

Jon Neale
Head of UK research,
JLL

Rents in Canary Wharf stand at
£74.50 psf, although this obscures
real differences. Tenant-controlled
space is being marketed at rates
as low as £37.50, whereas pre-let
supply is targeted at the £50-
£55 psf level. As with Stratford,
the arrival of Crossrail will help
to boost demand over the next
few years.

There is a reasonable amount
of new build under construction
in east London: work recently
started on building S9 at The
International Quarter. As a result
of the two pre-lets mentioned
above, only 60,000 sq ft is
currently available at the scheme,
which will complete in 2019.
Further south in Canary Wharf,
there is also 1-5 Bank Street, E14 –
due to complete in Q2 2019,
with 419,000 sq ft remaining
after a pre-commitment from
Société Générale.

There was only one major
investment transaction in the area
in 2017: 20 Canada Square,
E14, which was bought by
Chinese investor Cheung Kei
Holdings from Brookfield for
£410 million, reflecting a net
initial yield of 5.35 per cent.
Goodluck Hope is a new landmark riverside development in East London. Construction is due to commence in January 2018, and upon completion the 2.9 million sq. ft. development will deliver 804 new homes, 2,000 sq. m. of commercial space and a restored Grade II listed Dry Dock. Residents will have access to exclusive and carefully curated on site benefits including a swimming pool, sauna, fully equipped gym and private cinema alongside a restaurant with direct views of the River Thames.

London City Island is London’s new island neighbourhood, a vibrant cultural area connected to Canning Town via a new footbridge. English National Ballet, English National Ballet School, The London Film School and The Line will soon move to the 12 acre island. The 1,700 suites, 1, 2 and 3 bedroom homes will benefit from stunning alfresco spaces and backdrop of The O2, Canary Wharf and the City. Residents recently moved in to phase one and the first restaurant opened, The Island Grocer by Ballymore.

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 37.2sqm in size. Wardian London will provide a tranquil oasis within the heart of London’s most lively business district, promoting a sense of wellbeing and creating a serene escape within the city.

Royal Arsenal Riverside is one of South East London's most exciting riverside addresses, occupying a prime location along the River Thames with a forthcoming on-site Crossrail Station and buzzing retail hub.

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 860 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.
Wood Wharf is a transformative mixed-use project comprising 22 acres including 2 million sq ft of offices targeted towards tech and creative businesses, 3,500 homes and 350,000 sq ft of retail. With 9 acres of parks, piazzas, and riverside walkways, it will extend the appeal of Canary Wharf as a progressive 24/7 urban district. The buildings are designed with a mixture of iron, red-brick and concrete facades, whilst still benefiting from the Group’s philosophy of providing the most technically advanced buildings.

7: WOOD WHARF
4.8 million sq ft | Under Construction
Developer: Canary Wharf Group
Architect: Masterplanned by Allies and Morrison
www.canarywharf.com/residential/wood-wharf

Wood Wharf is a transformative mixed-use project comprising 22 acres including 2 million sq ft of offices targeted towards tech and creative businesses, 3,500 homes and 350,000 sq ft of retail. With 9 acres of parks, piazzas, and riverside walkways, it will extend the appeal of Canary Wharf as a progressive 24/7 urban district. The buildings are designed with a mixture of iron, red-brick and concrete facades, whilst still benefiting from the Group’s philosophy of providing the most technically advanced buildings.

8: HQ, 5 BANK STREET
704,000 sq ft | Under Construction
Completion is scheduled for Q2 2019 and will extend the appeal of Canary Wharf as a transformative 24/7 urban environment. The building will include 2 million sq ft of offices targeted towards tech and creative businesses, 3,500 homes and 350,000 sq ft of retail. With 9 acres of parks, piazzas, and riverside walkways, it will extend the appeal of Canary Wharf as a progressive 24/7 urban district. The buildings are designed with a mixture of iron, red-brick and concrete facades, whilst still benefiting from the Group’s philosophy of providing the most technically advanced buildings.

9: 10 BANK STREET
830,000 sq ft | Proposed
Developer: Canary Wharf Group
Architect: Kohn Pedersen Fox Associates
www.canarywharf.com

The proposed new scheme will comprise 830,000 sq ft and is available on a prelet basis. It will be one of the most striking, modern office buildings in London, benefiting from an enhanced Canary Wharf specification.

10: 40 BANK STREET
627,400 sq ft | Existing
Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli Architects
www.canarywharf.com

40 Bank Street is a striking 32-storey tower fronting Jubilee Park, with typical floor plates of 15,000 sq ft (1,765 sq m). High quality, column free office accommodation from 2,000 sq ft is available to let on flexible lease(s).

11: THE COLUMBUS BUILDING
169,000 sq ft | Existing
Developer: Canary Wharf Group
Architect: Pollard Thomas Edwards
www.canarywharf.com

The building has recently completed a comprehensive refurbishment, 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 totalling 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 and Digital Shadows.

12: ALMA ESTATE
593 Homes | Planning Granted
Developer: Canary Wharf Group
Architect: Pollard Thomas Edwards
www.canarywharf.com

Our award-winning East City Point development in Canning Town is part of the £3.7 billion regeneration of Canning Town and Custom House. Working in partnership with Newham Council and Affinity Sutton, we have delivered 311 new homes and a new primary school. We are on site for phase 2 which will deliver a further 338 new homes by 2019. Canning Town 2a has already been delivered and 177 units have been handed over.

13: BEAM PARK
2.7 hectares | Under Construction
Developer: Countryside
Architect: Metropolitan Workshop / Frank Reynolds
www.countryside-properties.com

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14: CANNING TOWN (AREA 3)
2.7 hectares | Under Construction
Developer: Countryside Properties
Architect: Macfarlane Laverin / Shepherd Epstein/Farmer
www.countryside-properties.com

We are working in partnership with Poplar HARCA and have delivered 1,222 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 3,000 new homes. Private and affordable homes are being provided in tenure-blind buildings situated around landscaped courtyards with public and residents only communal areas.

15: FRESH WHARF
362,161 sq ft | Existing
Developer: Genesis Housing Association
Architect: PTEa
www.countryside-properties.com

1094x697

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 2,900 new homes and revitalise a largely derelict site, formally a Ford manufacturing plant, into a vibrant and welcoming neighbourhood. In addition to creating high-quality new homes, Brann Park incorporates around 50% green space strategically located around the development to enhance the living environment. These spaces will include play areas for children, community spaces and artwork to reflect the historical nature of the site.

16: LEOPOLD ESTATE
362,161 sq ft | Existing
Developer: Genesis Housing Association
Architect: Metropolitan Workshop / Frank Reynolds
www.countryside-properties.com

We are working in partnership with Poplar HARCA and have delivered 1,222 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 3,000 new homes. Private and affordable homes are being provided in tenure-blind buildings situated around landscaped courtyards with public and residents only communal areas.

17: THE O2
207,000 sq ft | Proposed
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.

18: GRENSEGATE LANE
5.5 hectares | Existing
Developer: Genesis Housing Association
Architect: PTEa

Greensgate Lane 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.
Rawalpindi is located in the London Borough of Newham, one of London's most vibrant and culturally diverse areas. This 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.

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.

In addition to providing 645 new homes, Greenwich SQ will offer a range of retail, café and restaurant opportunities adjoining an expansive landscaped public space. 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.

Our development in Beam Street, Fish Island is delivering 202 new homes – including 30% 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.

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 Group Architect: SeargentRich

International Quarter London is a £3.4 billion joint venture development between Lendlease and LCR. Located in Stratford, the project will deliver four million sq. ft. of new office space, 333 new homes and community facilities within a 22 acre site. With the vision to create where the future works, IQE benefits from an abundance of green space, access to some of the world’s most forward-thinking cultural institutions, unrivalled transport connectivity and a workplace design that has employee wellbeing at its heart.

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 grow smaller, independent businesses. 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. Cedarwood Square, the first release of 203 homes is now launched.

Greenwich Peninsula is London’s largest single regeneration project. The £4.8 billion transformation of the Peninsula will cover the coming years provide 15,720 new homes in seven new neighbourhoods: home to central London’s first major film studio, a new design district, schools, offices, health services and public spaces, all wrapped by 1.6 miles of River Thames. Working with world-renowned architects including Sam Jacob Studio, SOM, Marks Barfield, DSDHA, Alison Brooks and Duggan Morris amongst others.

Greenwich, Woolwich and Silvertown are key locations in one of the UK’s most exciting regeneration projects. The £8.4 billion Greenwich Peninsula masterplan, planned by Allies and Morrison and the £3.4 billion Royal Albert Dock, planned by EPR Architects, are the largest single joint ventures in Europe delivering 15,720 homes and 15,000 jobs.

The Greenwich Peninsula masterplan is designed by world-renowned architects including Sam Jacob Studio, SOM, Marks Barfield, DSDHA, Alison Brooks and Duggan Morris amongst others. The scheme is the largest single joint venture in Europe delivering 15,720 homes and 15,000 jobs.

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The latest phase in the £300m 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% affordable), commercial приложение. The scheme will create 5,000 new homes, up to 23,000 new jobs and contribute £250m a year to the London economy including vital jobs for the Newham economy. The Silvertown Partnership is a consortium consisting of Chelsfield Properties, First Base and Macquarie Capital. The team has delivered major developments including Stratford City, Barking Bridge, Stockley Park, The Treasury Building and Choochick Park.

33: DEPFTOWN MARKET YARD
2 acres | Complete

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, cafes, restaurants and a new market space.

34: CALEDONIAN WHARF
Completed
Developer: Family Mosaic (Peabody Group) 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 opened up the river side alongside 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.

35: COOKS ROAD
Under construction

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 2,000m² 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.

36: CREEK ROAD
7,251 sq m | Completed
Developer: Family Mosaic (Peabody Group) Architect: Tye Partnership

A mixed use development of 83 homes and 1,800m² of commercial space. This retail led development comprises high quality apartments and town 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.

37: QUEBEC WAY
Completed

This mixed-use scheme by London Square 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 floor and first floor.

38: STRATFORD HIGH STREET
Completed

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 deliver 40 affordable homes at the scheme including 11 for shared ownership.

39: TELEGRAPH WORKS
Completed

The Croydon Partnership, the joint venture between Westfield and Hammerson, is committed to investing over £1.4 billion 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.
If you are ever in doubt about London’s popularity, you need only look at the take-up figures for the West End in Q3 2017. Take-up rose to 1.5 million sq ft in Q3, 48 per cent above average and the highest level since 2005. Furthermore, there were three transactions over 100,000 sq ft in Q3 for the first time since Q2 1987. One of these was to Spotify – another tech giant that has chosen London’s West End as its new UK base and a far cry from the ‘techxodus’ that some feared in the wake of the referendum. This, coupled with commitment from global media group, Dentsu Aegis, meant that the creative industry represented 31 per cent of West End take up over the course of the quarter, highlighting its popularity among this sector.

High levels of take-up have resulted in a drop in availability, which will please landlords as demand increases. While core West End prime rents have generally remained stable in Q3, in Fitzrovia rents increased to £85.00 psf, reflecting a shift in how occupiers now perceive the area, with improvements in the quality of office stock and local amenities as well as the impending opening of Crossrail.

On the investment side of things, 2017 has proved to be a robust year, dominated by overseas capital and proving that the capital is still core to global investment strategies. Investment volumes for central London offices reached £4.8 billion in Q3, taking the year to date total to £13 billion, on par with the full year total for 2016. In the West End, overseas buyers represented 92 per cent of all purchases with Asian investors accounting for the largest proportion overall. This was true also of the retail sector where overseas investors, driven by a weaker sterling, have accounted for 70 per cent of volumes in Q3 and 80 per cent year to date.

New entrants and relocations in the retail sector have kept 2017 interesting and rents in Q3 remain, for the most part, on par with Q2 figures. A number of household names have taken space in London’s West End, which remains the pre-eminent shopping destination, including Canada Goose which has just opened its long-awaited European flagship store on Regent Street. Only this month, Bond Street has been named one of the top three shopping streets in the world, highlighting its global desirability and the continued allure of the West End.

James Hammond
Executive director, Head of West End investment, CBRE

‘If you are ever in doubt about London’s popularity, you need only look at the take-up figures for the West End in Q3 2017’
Laid back and sophisticated, 7 Clarges Street is the office element of a wider mixed-use development, which also includes Clarges Marfalet, a luxury residential address overlooking Green Park and the new Kenilworth 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.

7 Clarges Street is a new 145,000 sq ft office building located at 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 occupants to use as outside space for meeting, entertaining and sporting activities.

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 offering at ground floor level.

Yalding House is located in Friarton 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 offering at ground floor level.
Lillie Square phase 1 was launched in Spring 2015 with exceptional demand – including a butcher, baker, greengrocer and cheesemonger. It connects directly with a new public courtyard that features destination restaurant, Ginger & Co, a 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.

The Elqie Court Masterplan is the most exciting development opportunity in Central London, covering almost 70% of prime land and located across Chelsea and Fulham. The predominantly residential scheme is consented to provide over 5,000 new homes (including Lillie Square), creating 10,000 new jobs, and will deliver over £450 million of community benefits.

An ambitious £400m regeneration programme being undertaken by Acton Gardens LLP, a joint venture partnership between Countryside and L&Q, to redevelop the original South Acton Estate. The 15-year scheme will transform the area into a new urban village of 2,700 homes and reconnect the estate to the wider neighbourhood. The development combines eco-friendly design with high standards of sustainability set within parks, communal gardens and allotments.

The Duke of York Restaurant will be located in the largely Grade II-listed Duke of York Square. Designed by NIX 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 café will include a circular roof terrace, open to the public, and the UK’s first innovative glass facade which will lower into a single storey basement during fine weather, to allow for alfresco dining. It is set to become a new landmark for the King’s Road.

Due for completion in December 2017, this scheme includes the transformation of 3 buildings, including a Grade II listed Banking Hall and Townhouse, to provide world-class retail and residential accommodation. It seeks to protect the handsome Edwardian street-facing elevations and the original features of the Banking Hall which make a significant contribution to the character of the surrounding Conservation area. The new ‘infill’ building creates its own identity in the street with varied townscapes and seeks a BREEM Very Good rating.

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.
The comprehensive refurbishment of this 127,800 sq ft office building, which was pre-let to Burberry, completed in mid-2013. The work included a new elegant masonry façade with brick detailing akin to that of the adjacent霍维利 House which Burberry also occupy. Burberry pay a rent of £3.4m pa, rising to a maximum of £5.7m pa after year five. The lease is for a 20-year term with a tenant-only break in year 10.

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.

This 265,000 sq ft freehold property is undergoing a phased refurbishment. The office refurbishment has so far delivered over 310,000 sq ft. This has remodelled 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. New occupiers include Acasus, DF Mexico, Fabled by Tyson. The development is fully let.

The Crown Estate and Beaumarchais have completed 10 New Burlington Street, another recent exciting addition to its premium “Offices by Regent Street” offer. Designed by award winning architects AHMM it 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 terraced roof at the Regent Street end. The building is now fully let, with occupiers including J Crew, Watches of Switzerland, Ares Asset Management and Tudor Capital.

Located in the heart of the West End in close proximity to Crosswills’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 Place have been pre-let to Facebook ahead of the buildings completion in Q3 2017.

The building, with up to 77,000 sq. ft. of unoccupied offices, 4,700 sq. ft. of terraces and 11,000 sq. ft. of prime retail and restaurant space, nestles amongst the terraces and 11,000 sq. ft. of prime retail space, nestled amongst the vibrant, creative bodies and voices of this exciting district in London.

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.
Grosvenor proposes a £5m repair and restoration of the former church, into retail and restaurant use with community space as part of their long-term transformation of North Mayfair. The designs, which have been drawn up by conservation architects Donald Insall Associates, include restoring the building’s heritage features and installing an impressive glass staircase providing access to the first floor gallery. Works commenced in autumn 2016 to the Grade-I listed building, with completion planned for early 2018.

37: ST MARK’S, MAYFAIR
14,500 sq ft (Phase 1: Complete
Developer: Grosvenor
Architect: Squares and Partners

38: 33 GROSVENOR STREET, W1K
11,417 sq ft (Existing
Developer: Grosvenor
Architect: David Norker

39: 119 EUBURY STREET, SW1
3,100 sq ft (Existing
Developer: Grosvenor
Architect: Assael

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.

40: NOVA, VICTORIA SW1
726,600 sq ft | Phase 1 - Complete
Developer: Landsec
Architects: Simon + Forbay / Flanagan Lawrence / Lynch Architects

Nova,Victoria is an architecturally daring destination for London. The development of this 5.5 acre island site opposite Victoria station was a joint venture between Landsec and Canada Pension Plan Investment Board. The completed first phase comprises of 480,300 sq ft of high quality office accommodation and 170 luxury apartments. Also at the centre of Nova,Victoria is Sir Simon Milton Square which is home to 17 new restaurants, bars and pop-up kiosks.

41: THE ZIG ZAG BUILDING, SW1
232,500 sq ft (Existing
Developer: Landsec
Architect: Lynch Architects

The Zig Zag Building offers 188,700 sq ft of highly flexible Grade ‘A’ office space complemented by retail and restaurants at the basement, ground and first floors. The innovative design sees the building step back from the streetscape as it rises resulting in a ‘zip-up’, improving pedestrian flow at street level and creating terraces to first floors. Occupiers benefit from spectacular views of the Royal Parks and famous London landmarks from most office floors. Ten floors are now let to Jupiter, Deutsche Bank and Moneycorp.

42: HAMPSTEAD MANOR
151,510 sq ft (Under Construction
Developer: Mount Anvil
Architect: Scott Brownrigg / AJG Partnership

Located in NW3 one of the most coveted British postcodes, Hampstead Manor consists of 156 distinguished residences, spread across 13 buildings. Homes range from studio apartments to four bedroom residences, and include four Grade II listed buildings, such as Kidderpore Hall, a painstakingly restored 1843 mansion first built by an ambitious East India leather trader. Once home to Westfield College, as an education establishment specialising in botany, and more recently occupied by Kings College, Hampstead Manor had a fascinating and varied history.

43: QUEEN’S WHARP
325,504 sq ft | Under Construction
Developer: Mount Anvil and FABRICA by AXDomina

A Joint Venture between Mount Anvil and FABRICA by AXDomina. 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.

44: 5 HANOVER SQUARE, W1
500,000 sq ft | Phase 1 - Under Construction
Developer: Stanhope / Mitsui Fudosan

The replacement of a 1960s building within the Mayfair Conservation Area. The redevelopment of this prominent site with contemporary office space, a ground floor art gallery, and 5 residential apartments. Emerging Italian artist Esther Stocker was commissioned to create a dramatic black and white marble artwork that is installed on one of the exterior walls of the development. The office occupiers include Helical Bar, Blaine Southern and Blue Mountains.

45: GROVE HOUSE HAMMERSMITH, W6
120,000 sq ft | Existing
Developer: Stanhope / Threadneedle / Lowe Carbon Workspaces Trust

1CW 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 refurbishment and extension of a 1950s building has created contemporary office space with new entrance and entrance sequence canopy landscaping. BREEAM Excellent.
49: 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.

50: ST JAMES’S MARKET
335,000 sq ft | Under Construction
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.

51: 29–30 ST JAMES’S STREET AND 26–27 BURY STREET, ST JAMES’S
36,000 sq ft | Under Construction
Developer: The Crown Estate
Architect: Tate Hindle and MSMR

The plans will see the existing site 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 rooftscapes.

In the current environment, ‘calling’ the central London office market continues to prove challenging. The consensus among letting agents is that rent-free periods are widening, while rents are declining in some submarkets and are static in others. Market activity is being driven, as ever, by lease break options and expiries, which offer tenants the opportunity to assess their property footprint. Employers are placing ever-more importance on creating a working environment which is both efficient, and that will give them a competitive recruiting advantage.

While Brexit-related economic uncertainties will persist in the short-term, the office market is being underpinned by historically low vacancy levels, particularly when it comes to top-quality space. Tenants continue to be presented with limited choice, and this is particularly prevalent in King’s Cross, Covent Garden and Bloomsbury.

Google has finally pressed the button on its new 650,000 sq ft HQ at King’s Cross, with work expected to start this year. With its existing footprint in the area, reports indicate that there will be in the order of 7,000 Google employees located in King’s Cross, which only 10 years ago was an office backwater with a certain reputation, contrasting with the established tech and creative hub it is today.

Bloomsbury and Holborn have seen their fair share of activity. Following on from McKinsey’s decision to pre-let 100,000 sq ft at The Post Building, Verizon has committed to 37,000 sq ft at Seven Dials Warehouse, Earlham Street.

The commonality of these lettings is twofold: first, the move by occupiers to high-quality premises despite ongoing economic and political uncertainty; second, the investment in infrastructure and the wider public realm (the latter of which, historically, has been virtually non-existent at King’s Cross and Bloomsbury) which has much to do with the attraction of these submarkets. Development of Crossrail stations at Tottenham Court Road and Farringdon, and regeneration plans at King’s Cross, continue to add to the area’s appeal. This has rejuvenated the retail market here as well as having a positive impact on its perception as a residential location. Good transport links and access to retail and leisure facilities are key to the area’s popularity across all sectors.

The consensus among letting agents is that rent-free periods are widening.

Carter Jonas
Partner,
Carter Jonas

Red Bull’s decision to lease the entire 37,000 sq ft at Seven Dials Warehouse, Earlham Street, at Museum Street in early 2017, Verizon has committed to approximately 88,000 sq ft at MidCity Place, while Atos has taken approximately 43,000 sq ft in the same building. These deals were followed closely by the ever-expanding WeWork, taking around 49,000 sq ft at The Cursitor Building on Chancery Lane.

The ever-expanding WeWork, which has much to do with the attraction of these submarkets. Development of Crossrail stations at Tottenham Court Road and Farringdon, and regeneration plans at King’s Cross, continue to add to the area’s appeal. This has rejuvenated the retail market here as well as having a positive impact on its perception as a residential location.

Good transport links and access to retail and leisure facilities are key to the area’s popularity across all sectors. Landlords and property developers are responding to this by developing new buildings which, as a consequence of the aforementioned factors, are setting new commercial rent benchmarks across the market.
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 Mulberry and Chanel now sit alongside some of the capital’s most popular restaurants including Frenchie and Balthazar. This year the Floral Court development will complete, with retail and restaurant concepts from Petersham Nurseries, and high quality new residential overlooking the new courtyard.

The Standard, London is the redevelopment of a Brutalist 1970’s office building on a prominent 0.6 acre frehold 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.

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 clever, integrated storage. Landscaped courtyards and glazed cloister corridors connect the building with Handyside Park.

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 in 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.

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.
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.

7: 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

The building is placed on Pancras Square as part of a two million sq ft cluster of 8 office buildings. It is accessed either from Pancras Square or King’s Boulevard. The building is approximately 59,120 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.

8: ONE PANCRAS SQUARE
58,120 sq ft | Existing
Developer: King’s Cross Central Limited Partnership
Architect: David Chipperfield
www.kingscross.co.uk/one-pancras-square

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.

9: RUBICON COURT
58,000 sq ft | Existing
Developer: King’s Cross Central Limited Partnership
Architect: PRP Architects
www.kingscross.co.uk/rubicon-court

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.

10: SAXON COURT AND ROSEBERRY MANSIONS
508,000 sq ft | Existing
Developer: King’s Cross Central Limited Partnership
Architect: Maccreanor Lavington
www.kingscross.co.uk/saxon-court-and-roseberry-mansions

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 49 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.

11: TAPESTRY
125,000 sq ft | Existing
Developer: King’s Cross Central Limited Partnership
Architect: Maccreanor Lavington
www.kingscross.co.uk/tapestry

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.

12: THE PLIMSOll BUILDING
244,000 sq ft | Existing
Developer: King’s Cross Central Limited Partnership
Architect: David Morley Architects
www.plimsollkingscross.co.uk

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.

13: THE STANLEY BUILDING, SEVEN PANCRAS SQUARE
29,700 sq ft | Existing
Developer: King’s Cross Central Limited Partnership
Architect: Studio Downie Architects
www.kingscross.co.uk/the-stanley-building

A residential scheme comprising 145 apartments in three separate buildings of differing heights built within a refurbished triplex 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-seat screening room and a rooftop garden with panoramic views of London. Completion is anticipated in Summer 2017.

14: FENMAN HOUSE
359,000 sq ft | Under Construction
Developer: King’s Cross Central Limited Partnership
Architect: Eric Parry Architects
www.kingscross.co.uk/fenman-house

The Plimsoll Building brings the original 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.

15: FOUR PANCRAS SQUARE
175,000 sq ft | Under Construction
Developer: King’s Cross Central Limited Partnership
Architect: MaceGroup Architects
www.kingscross.co.uk/four-pancras-square

16: GASHOLDERS LONDON
21,505 sq ft | Under Construction
Developer: King’s Cross Central Limited Partnership
Architect: Wilkinson Eyre
www.gasholderslondon.co.uk

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 20,800 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.
A Grade A office building located on Pancras Square which has been let to global communications group, Havas. The building houses approximately 156,800 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.

23: UNIVERSITY OF THE ARTS, LONDON
Architect: Allies and Morrison
Developer: King’s Cross Central Limited Partnership
326,440 sq ft | Existing

This Grade A island building overlooks Pancras Square and King’s Boulevard. The building is part of a two million 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.

24: CANALSIDE PAVILION
Architect: Bennetts Associates
Developer: Derwent London plc
326,440 sq ft | Existing

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 B Gardens to the east.

25: TWO PANCRAS SQUARE
Architect: Heatherwick Studio
Developer: King’s Cross Central Limited Partnership
10,506 sq ft | Exisiting

28: 20 FARRINGDON STREET
Architect: Denton Corker Marshall
Developer: Hammerson
23,000 sq ft (GEA) | Planning granted

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, totalling 97,450 sq ft, and the retail unit was pre-let to Publicis Groupe.

26: 15-21 CANAL REACH
Architect: Allies and Morrison
Developer: King’s Cross Central Limited Partnership
www.kingscross.co.uk/15-21-canal-reach

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.
35: 79 FITZJOHN’S AVENUE
73,173 sq ft | Under Construction
Developer: PegasusLife
Architect: Sergison Bates
The site is a cornerstone and surrounded by a selection of conservation areas, bordering Fitzjohns and Hampstead Village centre itself with its own transitional qualities. Two massing volumes are proposed to replace the current sprawling single volume of the existing brutalist building. Towards the front (street) side, these align themselves with their neighbours then adjust to provide focus at the corner of the site. The spaces between the villas emphasise their individual scale as large houses and establish an architectural context of individual houses set back from the street rather than a streetscape of linked (terrace) houses.

32: THE Loxfords
125,486 sq ft | Under Construction
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.

34: HAMPSTEAD GREEN PLACE
52,776 sq ft | Under Construction
Developer: PegasusLife
Architect: Duggan Morris Architects
The site is an “island” surrounded by six conservation areas each with their own unique qualities. The plan form of the building is organised as 4 blocks that touch one another. Each block contains either a social function, or apartments depending on the level, with the required circulation space along which to move. The landscape between the building and the site boundary is further divided to form a series of outdoor rooms that relate to each of the blocks in a different way.

33: HUB BY PREMIER INN
9881 sq m | Complete
Developer: Legal & General / Whitbread PLC
Architect: Axiom Architects
Hub by Premier Inn Kings 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 292m2 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 Kings Cross and St Pancras.

31: MERCERS WALK, COVENT GARDEN, WC2
6,230 sq m | 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.

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Architect: Sergison Bates
The site is a cornerstone and surrounded by a selection of conservation areas, bordering Fitzjohns and Hampstead Village centre itself with its own transitional qualities. Two massing volumes are proposed to replace the current sprawling single volume of the existing brutalist building. Towards the front (street) side, these align themselves with their neighbours then adjust to provide focus at the corner of the site. The spaces between the villas emphasise their individual scale as large houses and establish an architectural context of individual houses set back from the street rather than a streetscape of linked (terrace) houses.
As in previous quarters, the South Bank office market has remained resilient, with headline rents and incentives holding up well, mainly due to continued lack of supply. Whereas locations such as Bloomsbury have seen rental growth due to new stock finally being made available, South Bank rents have been bolstered by the chronic lack of Grade A and refurbished Grade B stock. Vacancy levels are now at historic lows in London Bridge and Southwark and this submarket is one of the few that has seen rents tick up since the EU Referendum result.

But has the South Bank office market met its Waterloo? Headline-grabbing deals such as Wework’s pre-letting of 297,000 sq ft at Almacantar’s 2 South Bank Place development at the end of Q2 2017 are to be celebrated, but illustrate the headache facing occupiers who are struggling to secure quality space in this submarket.

The co-working powerhouse has provided 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 provide opportunities with enviable transportation links and the cultural offering of the South Bank. One Southbank Place has been pre-let to affinity Sutton and Circle Housing.

As in previous quarters, the South

1: ONE AND TWO SOUTHBANK PLACE

972,327 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 provide opportunities with enviable transportation links and the cultural offering of the South Bank. One Southbank Place has been pre-let to affinity Sutton and Circle Housing.

2: EMBASSY GARDENS

245,546 sq ft | Under Construction

Developer: Ballymore, EcoWorld Ballymore

Embassy Gardens, home to The Sky Pool, is a landmark development which will establish a totally new community in 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 Power Park, vibrant new bars and restaurants providing al fresco spaces and 130,000 sq ft of shopping space. Residents have recently moved in to phase one.

3: BATTERSEA POWER STATION

42 acres | Under Construction

Developer: Battersea Power Station Development Company
Architect: Various

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, cafés, hotels, homes and public spaces including a new 42-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: ONE BLACKFRIARS

1,045,600 sq ft | Under Construction

Owner: Henryion
Architect: Simpson Haugh & Partners Architects

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 Harrods Estates concierge, valet parking, swimming pool, thermal spa and gym, private screening rooms, 32nd floor executive lounge, golf simulator and winery.

5: PRINCE OF WALES DRIVE

785,000 sq ft | Under Construction

Developer: St William
Architect: Squire & Partners

A collection of 1-, 2- and 3-bedroom apartments located in Zone 1, close to Battersea Park and Sloane Square with excellent transport links to Battersea Park Overground station and the proposed new Battersea Power Underground station in 2020. Set within 2.5 acres of landscaped gardens, the apartments offer a premium specification and distinctive interior design. luxurious residents’ facilities include a 17m swimming pool, vitality pool, sauna and steam room, 8th floor landscaped roof terrace and a 24-hour concierge.

6: MERTON REGENERATION PROJECT

2,800 homes | Proposed

Developer: Clarion Housing Group
Architect: PRU, ETA Design LLP, Luttrell Bernstein, CoInman Studios, Proctor and Matthews

The Merton Regeneration Project involves a £600m 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.

‘The South Bank office market has remained resilient, with headline rents and incentives holding up well, mainly due to continued lack of supply’

Jeremy Gidman
Partner, head of investment & asset management, Carter Jonas
HB Reavis is transforming an outmoded, 10-storey office building located at 61 Southwark Street into a high quality and vibrant offering, adding a new self-contained nine-storey concrete office block into a scheme for HB Reavis in the UK, and their first development south of the river.

Located at 61 Southwark Street, Cooper & Southwark marks the first refurbishment scheme for HB Reavis in the UK, and their first development south of the river. HB Reavis is transforming an outmoded, nine-storey concrete block into a high quality and vibrant offering, adding additional floor space, terraces on the 5th and 6th floors, and a new self-contained unit on Great Guildford Street for a total of 78,000 sq ft of modern and flexible office space.

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 private 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.

Countryside has been selected by Bromley Council to deliver a development designed by award winning architects as well as being in the heart of the town centre. Churchill Gardens will be adjacent to the existing Church House Gardens, as well as being part of Bromley’s most sought-after borough. 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 private 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.

A boutique collection of 107 luxury homes, set in a secluded area of Pulham, SWS. The second joint venture between Mount Anvil and Clarion Housing Group, offering 85 new homes – 30% affordable, with almost 300,000 sq ft of commercial space and parking for the nearby London Fire Brigade.

Keybridge offers 85 new homes – 30% affordable, with almost 300,000 sq ft of commercial space and parking for the nearby London Fire Brigade.

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Cambridge Road is situated close to Peabody’s existing neighbourhood at Cambridge 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.

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.

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 across three sites (parcels 1 to 3) and will include 85 affordable homes managed by Peabody.

Our design approach consists of two equal height six storey blocks, running parallel to Horseferry Road. This creates an eighteen metre courtyard between framed by a colonnade. The courtyard creates a serene green centre for the residents and allows all flats to be dual aspect. The concept of the scheme is a community centred on a courtyard garden room, where social interaction is encouraged by focusing social interaction and amenity space at ground level. With private terraces on the flats that allow the flats to link with the courtyard and arcade below.

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.

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.

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.

This scheme includes 457 new mixed tenure homes alongside local amenities in a new public square. The site is owned by the Greater London Authority and will be an important part of the £3bn regeneration of Elephant and Castle. Realstar will deliver 278 rental apartments, creating the largest private rented sector development on government land. Peabody will manage 179 affordable homes, including 64 for shared ownership. The development also includes a permanent new home for the Southwark Playhouse.
NEW LONDON COMPANY DIRECTORY

NLA is a member-supported organisation with over 450 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

To join us on the London Stand call Emma Jefferson on 020 7636 4044, email emma.jefferson@pipers.co.uk or visit londonatmipim.com

Networking hub for London based companies
- Dedicated displays for developers, local authorities and consultants
- High profile conference programme
- Receptions throughout both days

13-16 MARCH 2018
Argent 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. Argent launched in 2010 and owns over 1.5 million 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 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.

Ballymore is a developer with vast and varied experience, acknowledged as pioneers of some of Europe’s largest regeneration projects. With ambitious mixed-use transformational developments and sensitive modernisation in established, historic cityscapes, Ballymore takes its responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of their work. Founded in Ireland in 1980, Ballymore remains 100% owned and managed by founder Sean Mulryan and his family.

Ballymore is developer 3 Quebec Mews, London W11 2NX www.ballymore.com

One of Europe’s largest REITs, British Land owns and manages a portfolio of commercial property worth £39.3 billion, with a share of £13.9 billion. Focusing on occupier needs at every stage, British Land invests and develops high quality buildings in prime locations, managing them to a high standard. Our objective is to deliver long-term and sustainable total returns to our shareholders and we do this by focusing on Places People Prefer. Our approach has proved successful; each year our properties attract over 350 million visits and are home to over 1,200 different organisations and retail brands.

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 unrivalled customer experience and developing exceptional homes for all Londoner’s – with the vision to make London an even better place to live. Barratt London’s portfolio includes residential developments, from state-of-the-art apartments in Westminster, riverside communities in Fulham, to complex, mixed-use regeneration schemes in Hoxton.

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.
The Merton Regeneration Project involves a £1bn investment in three neighbourhoods and building an additional 2,800 homes over the next 12 years by replacing 1,800 well-designed, energy-efficient homes in London and the South East for more than 55 years.

In Merton by Clarion, the UK’s largest regeneration project being undertaken involves a £1bn investment in three
neighbourhoods and building an additional 2,800 homes over the next 12 years by replacing 1,800 well-designed, energy-efficient homes in London and the South East for more than 55 years.

The City of London Surveyor’s Department manages and realises value through hands-on management of over 200 talented people collaborate to produce vibrant and inventive architecture in response to our client’s unique requirements. This approach, understanding and experience has ensured our continuous association with many of the country’s leading clients.

Foster + Partners is an architecture and sustainable approach to architecture through a strikingly wide range of work, from urban masterplans, public infrastructure, airports, civic and cultural buildings, offices and workplaces to private houses and industrial design. Based in London, with offices worldwide, the practice has an international reputation, with buildings on six continents.
Great Portland Estates had £5.1bn potential in retail and office property in central London. With more than 1500 homes in the pipeline, the company is currently successful and recognizable assets in the country.

Our vision is to create the best places. We strive to create design-led, mixed-use developments of the highest quality; that are genuinely affordable and help people unlock the often hidden potential in retail and office property in central London.

L&Q is a leading residential developer and housing association. L&Q creates high quality homes and places people love to live. It’s award-winning approach designs thriving communities to suit a wide range of aspirations, incomes and stages of life.

Londoneyestcaste 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 design-led, mixed-use developments of the highest quality, that we’ll deliver a life-changing service from origination to after-care and that all our stakeholders and clients will benefit from what we do.

Great Portland Estates is a FTSE 250 company, focusing on design led London developments and high yielding regional investment holdings. Our central London portfolio comprises over 1.4m 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 central London, we create distinctive buildings with attractive public realms that provide occupiers with flexible and striking space.

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occupiers, public sector organisations,
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for all sectors, including development,
Marick Real Estate Ltd is a multi-
www.marickrealestate.com
London W1B 5TR
Liberty House, 222 Regent Street,
Developer
MARICK REAL ESTATE LTD

Marick Real Estate Ltd is a multi-
disciplinary organisation providing a range
services across the property life cycle for
all sectors, including development,
project and capital management. We are an
experienced team of property professionals
with a ‘can-do’ attitude. The successful
partnerships we have developed with
occupiers, public sector organisations,
agents, investors, construction
professionals and financial organisations
are testament to this approach. Our track
record includes all sectors with particular
emphasis on commercial office space and
hotel development.

THE MERCERS’ COMPANY
Leil Durrer
Beckett House, 36 Old Jewry, London EC2R 6DD
www.mercers.org.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
Leil Durrer
5 Golden Square, London W1F 8TW
www.mitsubishi-estate.co.uk
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.

PECIS MANAGEMENT SERVICES LTD
Developer
93 Park Lane, Mayfair W1K 7TB
www.pecismgmt.com
Precis Management Services Ltd. is a
London-focused property company with
20 years experience in hotels and self-
storage. The larger Group owns and
operates 20 Park Grand, Shaftesbury, and
Montcalm hotels, as well as 61 Access Self
storage. 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
Londoners in nine different boroughs.

SEGRO PLC
Developer
45 Westminster Bridge Road, London SE1 7BQ
www.segro.com
UK Real Estate Investment Trust, SEGRO,
is a leading owner, manager and developer of
warehouses and light industrial property
with over six million sq m of space in and
around major cities and across Europe. Its
portfolio is valued at over £9bn serving 1,200 customers.
SEGRO’s London portfolio includes over
1.3 million sq m of space in key locations
e.g., Park Royal, Heathrow and Upper Lee
Valley, housing 420 businesses and supporting
25,000 jobs. SEGRO is the Mayor of
London’s development partner for the
East Plus portfolio, which will deliver
1.4 million sq ft of industrial space by 2024.

SEGRO PLC
Developer
42-44 Bermondsey Street, London SE1 3UD
www.sellarlondon.com
SELLAR

Sellar is an award-winning, privately
counted 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, 150 New Oxford Street, London WC1A 1HB
www.stanhope.com
We are developers with 30+ years’ experience
and more than £20 billion 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.

Mount Anvil's vision is to be Central
London’s most respected development
partner. This year, we celebrate 25 years
of building homes and communities across
London through partnership.

We are values led: work collaboratively,
raise the bar, do the right thing. These
values underpin everything we do –
from our unrelenting focus on people
to the design of exceptional homes in
outstanding locations.

London is ever-changing and we’re proud
of the role we’ve played in creating homes
and communities which enhance its world-
class status.

PegasusLife

PegasusLife was established in 2012 on the
premise of redefining the retirement housing
market in order to overcome the chronic
lack of relevant housing options available to the
older generation in the UK. In the last
century our society has seen unprecedented
leaps in health, education, travel and
communication – it’s time our homes reflected
this. Our work is fundamentally changing
the way retirement property is understood
and delivered in the UK. The company was
founded by Oaktree Capital Management,
a substantial American private equity house
whose equity has been significantly enhanced
by a significant debt facility provided by AIG.

QUINTAIN LIMITED
Developer
43-45 Portman Square, London W1H 6LY
www.quintain.co.uk
Quintain is the London developer behind
the transformation of Wembley Park in
north west London, having invested over
£900 million into the area since 2002.
Today Wembley Park welcomes over
11 million visitors a year, including to the
world famous SSE Arena Wembley and the
London Designer Outlet.

Quintain has consent for 7,000 new homes at
Wembley Park – 5,000 of which will
form London’s largest single Build to Rent
development, to be managed by Quintain’s
lifestyle-focused rental operator, Tipsi.

REDHOMES LTD
Developer
1st Floor, Union Terrace, 7 Station Street,
Stratford, London E15 1AZ
www.redhomes.co.uk
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.

but the positive impact that successful
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SWAN HOUSING ASSOCIATION  
Housing Association and Developer  
www.swan.org.uk

Swan Housing Association owns and manages over 11,000 homes in Essex and East London. Swan has been a regenerating Landlord for almost a quarter of a decade. We were one of the first to build for private sale and to have our own in house contractor NU living, which has now built over 800 homes. We have a secured development pipeline of over 3,500 homes, many of which will be built using modular construction methods in our new factory.

THE CROYDON PARTNERSHIP  
Developer  
www.thecroydonpartnership.com

The Croydon Partnership, the joint venture between Westfield and Hammerson, is committed to investing over £1.4 billion to redevelop Croydon’s retail town centre. The Partnership will deliver a 1.5m sq ft scheme to transform Croydon into a retail and leisure hub for South London, creating 5,000 new local jobs and acting as a catalyst for the wider regeneration of the town.

UNION INVESTMENT REAL ESTATE GMBH  
Developer  
Postfach 30 11 99, D-20304 Hamburg, Germany  
www.union-investment.com/realestate

Union Investment is a leading international investment company specializing in open-ended real estate funds for private and institutional investors. Union Investment has assets under management of €28.5 billion in twenty real estate funds. The portfolios of Union Investment’s open-ended real estate funds comprise some 321 properties and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 86 certified and one pre-certified sustainable properties and projects with a market value of some €10.7 billion.

WHITBREAD  
Developer  
6th Floor, 40 Lime Street, London EC3M 7AW  
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.

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The Barbican could be seen as a bit like a curmudgeonly uncle who came to stay briefly and didn’t leave, but as we have got to know him we love and appreciate him for what he is rather than for what he isn’t.

We have had long conversations with Uncle Barb over the years about how his parents met at the Festival of Britain and in his youth he was bright, enthusiastic and optimistic about the future.

However, his face drops when he talks about how that future never arrived and the city clung onto its streets that he says make his new neighbours have funny haircuts.

He then drifts onto stories about his wilderness years – not really connected with those around him and misunderstood, he sought solace in the arts, but he was lonely. We hear him say how he met new people who really understood him, and they showed him he didn’t need to be so distant and standoffish. He learnt how to give clearer signals about what his intentions were, and how to make a real contribution to those around him.

He had his second chance to make a difference and his lounge became the People’s Palace for the 00s – a much-needed indoor public space for a climate that for half the year does not promote outdoor living. His long-hidden cultural side became his métier, and he started to take on the role of an important player on the scene and, slowly, his art came out of the dusty drawers and now hangs everywhere. He revealed his green fingers that had always been there, hidden away in his greenhouse but now extended to the outdoors, creating gardens that one could never imagine being there before.

Now, he has even taken to hanging out across the road with the neighbours, becoming a real part of the community, with regular visitors who now come to visit. I guess like most ‘boomers’ he is actually pretty cool and open to change – who knows what his active older years will bring!
60 London Wall, City of London
A complete rework of a postmodern office building situated at the heart of the traditional prime core of the City of London. Our design strips the building back to the frame and recores to provide efficient high quality modern workplace accommodation with a prime retail offering at ground floor level. The building terraces back creating sky gardens for the enjoyment of the occupants whilst creating a diverse, enhanced ecology.

EPR Architects
+44 20 7932 7600
architects@epr.co.uk
www.epr.co.uk