

# NEW LONDON

**QUARTERLY**

ISSUE THIRTY-ONE  
SUMMER 2017  
£10

Sir David Adjaye | Gavin Barwell  
Liz Peace | Brett Steele | BDP | Angel Court



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## NEW LONDON QUARTERLY

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**Front cover**  
David Adjaye, by Agnese Sanvito

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One of the perils of producing a magazine or a newspaper is that one can get overtaken by events. Just as the hapless reporter who filed a newspaper review of a play he had not seen got egg on his face when the theatre he had not visited burnt down the day before publication, sometimes elections called and run during the period between interview and publication can render things a little ... well, old hat. But in Gavin Barwell one feels that even should the worst befall him and he get voted out or shuffled, the subject of housing has a key friend who has already exerted a major influence.

While Barwell's gaze is focused on the UK, much of the rest of the magazine this quarter has an international feel to come into line with the way in which our country must now look, trade-wise, and to tally with London: Design Capital, a new NLA show on design's place on the global stage. The international perspective is also the subject of a large percentage of Sir David Adjaye's output, and the architect – voted by Time magazine as one of the world's 100 most influential people – is our New Londoner this time around. He was also due to give the NLA Annual Lecture ... after this edition goes to press.

Brett Steele, outgoing director at the Architectural Association, and profiled in this issue, is used

to having an international flavour with many of his students coming from far and wide to get trained for their careers in London and the rest of the world. And our Top of their Game featured practice this time around is BDP, which is spreading its tentacles further afield thanks to its new Japanese ownership and a commitment to principled expansion. At the other end of the scale is breakthrough practice We Made That, whose socially conscious, always public-sector work is gaining fans with its thoughtful, background brand of urbanism.

Still in the public sector, we profile Liz Peace, whose main task is to take forward the vision for Old Oak Common and Park Royal, while our project preview this time is Enfield's major move at yet another blockbuster regeneration quarter for London, Meridian Water.

There are briefing note updates including an On Location visit east to Barking and Dagenham, and a focus on issues such as placemaking, cultural buildings, tall buildings – and a building review on one that's already been completed – Fletcher Priest Architects' Angel Court in the City of London.

Enjoy the issue – whatever the general election result (has been) on 8 June.

**David Taylor, Editor**

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# THE QUARTER

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

## Buildings

Developer HUB won permission for its AHMM-designed **Taberner House** scheme in Croydon. A collaboration between HUB and specialist investor Bridges Fund Management, the scheme will deliver more than 500 homes and rejuvenate the adjoining **Queen's Gardens** (pictured). A team led by AECOM with Asif Khan, BIG, MaccreanorLavington and WilkinsonEyre won the contest to masterplan **Old Oak Common** in north west London. Populous delivered the new **Warner Stand** at Lord's Cricket Ground, replacing the old 1958 structure. The **Garden Bridge** project was abandoned after Mayor Sadiq Khan withdrew support and following an independent report on the scheme by Margaret Hodge. Rogers Stirk Harbour + Partners won planning permission for a new building at the **International Quarter, London**, called N22. The building will be the first to be developed on the north site within RSHP's wider masterplan. Developer HB Reavis acquired the **Elizabeth House** site from London & Regional and Chelsfield in Waterloo, where a 945,000 sq ft development has been granted planning permission. The **Paddington Cube** avoided a public inquiry when communities secretary Sajid Javid decided not to call the 14-storey Renzo Piano-designed scheme in. HTA Design won permission for its 2,000-home **Greenford Green** project from Ealing Council. The **Lower Thames Crossing** – the first underground crossing of the river since the

Queen Elizabeth II Bridge opened in 1991 – got the go-ahead. The shortlist for **New London Awards** was unveiled – over 160 projects across 15 categories, with winners announced on 5 July. The station building will be completed this autumn. **The Dulwich Pavilion**, a temporary events pavilion designed by IF\_DO from a partnership of the LFA, Dulwich Picture Gallery and Almacantar, opened (pictured). A team from Atkins and Schröder won the first design competition in the City Centre's 2017 campaign to highlight the potential of smart technologies in London's Square Mile: **A Smarter City**. The winning entry, **Key to the City**, uses an augmented reality smartphone app and smart-enabled street furniture to celebrate the City of London's network of more than 150 Green Spaces, providing information on screen to help Londoners engage with their surroundings (pictured). General Projects submitted its plans for **Technique** – an art-led creative workplace and 'floating' gallery in Clerkenwell designed by architects BuckleyGrayYeoman (pictured). BGY also won permission for **Black and White 2**, its 51,000 sq ft co-working building for The Office Group in Shoreditch, made from CLT.

## Reports

Just 4.2 per cent of the 25,000+ properties for sale in London are below the UK average house price (£217,500), compared with 91.9 per cent in Hull, according to House Simple. The cost of switching

from car to bike commuting is the equivalent of an 8 per cent pay rise, said Sustrans. London sales transactions were at an all-time low, according to the latest Land Registry analysis by Portico London estate agents. London's architecture sector is worth £1.7billion according to research from City Hall's economics team which was launched in partnership with the London Festival of Architecture. **London: Design Capital** called for the Mayor of London to promote London's exceptional architecture, design and construction talent around the world.

## Events

**The London Festival of Architecture** revealed its full programme of more than 450 events taking place across the capital until 30 June. Full details at <http://londonfestivalofarchitecture.org/programme/>

## People

**Sir David Adjaye** collected his knighthood from Prince William, Duke of Cambridge (pictured). Be First – Barking and Dagenham's new regeneration company – announced **Pat Hayes** as its new MD, joining its chair Lord Kerslake. The architect best known for his work on the National Motor Museum in Beaulieu, **Leonard Manasseh**, died, aged 100. Southwark Council announced a dedicated team to deliver the regeneration of Old Kent Road, headed by the Mayor of London's strategic planning manager, Colin Wilson.



© Forbes Maselle/BuckleyGrayYeoman



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←  
The Dulwich Pavilion

↓  
Arise! Sir David Adjaye collects his knighthood

↑  
BGY's art-led creative workplace, Technique

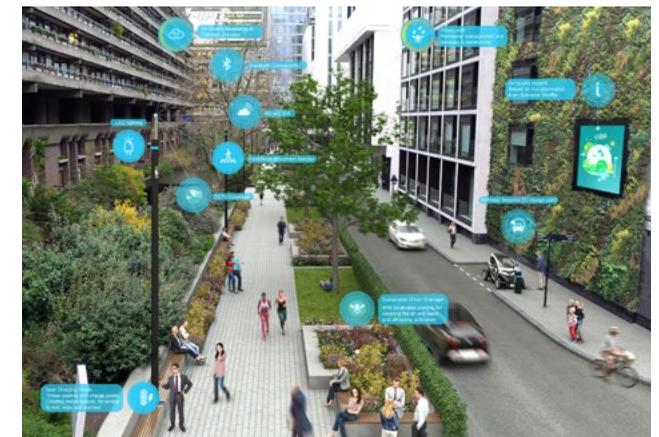


→  
HUB's AHMM-designed Taberner House Scheme in Croydon



© Clare Skinner

↑  
Stunning delivery – Populous' new Warner Stand at Lord's



↑  
A Smarter City – Atkins and Schröder's celebration of 150 Green Spaces

# LONDON: DESIGN CAPITAL

NLA launched its new exhibition and event series, London: Design Capital, as a celebration of the global reach of London architecture, design and engineering. The study showcases work currently being carried out by London-based consultancies in global markets,

## 'As London continues to grow, we need to make the best use'

from masterplans through to individual schemes; highlights the new skills and technologies being developed in the capital; and studies the impact that any restrictions on free movement may have on the



Wonderful, wonderful Copenhagen – Adam Khan Architects' Ellebo Garden

industry's ability to continue to deliver high-quality work in volume.

Here are just a few of the featured projects, from the 'four corners' of the world.

### North

*Ellebo Garden Room, Copenhagen*

Ellebo Garden Room is the renovation and extension of a 1960s estate in Copenhagen by Adam Khan Architects. The winner of the Nordic Built Challenge, set up by the five Nordic Countries to prototype sustainable approaches to post-war housing, the vision for Ellebo is a place where young families live and form rich inter-generational bonds. Affordable high-quality accommodation and the chance

to express individuality and care for the shared spaces taps into contemporary desires of living well, with others. Ellebo is comprised of a matrix of connected rooms, with the open layouts of the flats connecting into the wintergardens and balconies.

### South

*International Towers, Sydney*

Rogers Stirk Harbour + Partners' £1bn project to create three towers as 'sibling' buildings figures within a masterplan for Barangaroo South and creates a western extension to the city's CBD. The scheme for Lendlease creates a link to the waterfront and vibrant new carbon-neutral downtown district with a tight network of streets and lanes.



People place – the RSH+P team at Barangaroo

### East

*Suzhou, China, Xi'an Jiaotong-Liverpool University*

This new international university is run in partnership between the University of Liverpool and Xi'an Jiaotong University. BDP was appointed in 2012 to masterplan the large-scale campus to provide world-class teaching, laboratory and research facilities, and has already designed five faculty buildings on the site.

The school makes up the last building on the south campus and looks inwards to face the lake at its heart. It has been designed with a highly glazed east-facing facade which encourages interaction between the interior and the landscape around the lake. The detail of the glass louvers has been developed to maximise natural daylight while minimising solar gain. The building facilitates a diverse range of flexible learning environments, and is designed so that every part of the building is used fully throughout the day.

### West

*Buenos Aires Ciudad Casa de Gobierno*

Foster + Partners' Ciudad Casa de Gobierno is a new city hall for Buenos Aires housing offices for the mayor and 1,500 employees. Spanning an entire city block in Parque Patricios, the new building contributes to the revitalisation of the neighbourhood and combines an environmentally efficient design with an innovative, highly flexible internal arrangement of terraced office floors. The architecture echoes the building's park-side setting, with landscaped courtyards and shaded walkways, and uses materials that draw on the site's industrial past to reinforce the unique character of the area. ●



↑ The Chinese way – BDP's Xi'an Jiaotong Liverpool University

← Airy aspect – the new city hall in Buenos Aires

### The study calls on the Mayor to:

1. Continue to attract and retain access to talent
2. Recognise and promote London's built environment expertise to the export market
3. Make London an attractive and affordable place to live and work in the long term
4. Create and reinforce links with other cities and provide a better voice for the profession.

*London: Design Capital is supported by the Mayor of London and part of the NLA's International programme. Programme Champions: Diamond Schmitt Architects, KPF. Programme Supporters: Winona*

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## VIEWPOINT

How can London retain its position as a  
global Design Capital?



**Victoria Whenray**  
Director, Conran  
and Partners

London has been one of the world's most outward-looking, competitive and creative cities for hundreds of years; Brexit is not going to change that.

It is also highly unlikely that London will simply 'fall' from its dominant position, despite the question being asked by the headline of a recent New York Times article. British brands contain huge global equity and investors will continue to be attracted by the enduring value inherent in quality and innovation found all over the capital. In addition, the tech sector is currently emerging as a key industry in London and – through its overlap with the creative sector – is already encouraging a younger, entrepreneurial and future-facing culture, the city's new life-blood.

Still, London cannot afford to be complacent or afraid of reinvention.

If this city is to stay at the forefront of international design it must – as it has done for so long – continually find new ways to encourage and welcome talent from across the world, embrace cultural diversity and not allow nationality to be a stumbling block for recruiting new people.

Our design industry and places of learning must not be stifled by red tape and bureaucracy; ways of encouraging and sustaining affordable start-ups and co-working spaces must be prioritised. The government, with the design community's support, should reassess how realistically priced accommodation can be made available to talented designers seeking to relocate to London, especially in central areas. This could include introducing new models of living.



**Jane Richards**  
Head of discipline –  
structures, WSP

London is a continuously changing city in terms of its topography and architecture, while succeeding to integrate the challenges of historic street patterns and listed heritage. This long-established acceptance of change and redevelopment, coupled with the commercially driven vibrancy of the City, promotes a great environment for creativity in architecture and engineering design. Maintaining these components will influence its future position as a global design capital.

Upcoming large infrastructure projects, such as HS2 and Crossrail 2, provide great opportunities to harness excellent design as was captured in Crossrail 1 and, before that, the Jubilee Line Extension. The future potential for both station design and over-site development will continue to provide rich design opportunities, shaping London landmarks for the future.

The quality of architectural design in London hones the design skills of the engineering profession as well. The tall buildings, deep basements and ingenuity of building forms, which have been created to deal with complex London sites, have all been achieved using engineering skills developed as a result of the interrelation of these London-specific influences. To retain this potent mix we rely on the attractiveness of London as a place to live and work – a place of opportunities for a designer to use the best skills from around the world, which is all part of the self-perpetuation of London's position as a global design capital.



**Todd C Lundgren**  
Executive director,  
CallisonRTKL-UK

Investment in talent and design education are crucial to London's position as a global design capital, but we shouldn't assume the future is entirely dependent on the government's decision to recognise (or not) the sector's importance. As designers of places, we have an opportunity and responsibility to leverage the considerable talent and resources of London to prove design's worth on a global scale. We must do this not by seeing ourselves as exporters of aesthetics or even buildings, but rather as exporters of creative problem-solving. The world needs design and designers more than ever before to help address issues such as resource scarcity and the inclusion and quality of life of diverse groups of people. As placemakers, we must position ourselves not just as professionals who draw stuff, but rather as thinkers who address the large intractable problems that governments used to tackle. We can start at home, developing best practice by working closely with local authorities, developers and other stakeholders to create thriving communities rooted in culture, lifestyle and meaning. As with any period of change, now is the time to challenge our long-held assumptions, and work to transform London into more than a global exporter of design ideas, but also a model of why design matters.



**Cristina Garcia**  
Principal, KPF

London can be credited with a long list of attributes. It's a historically grounded megacity and one of Europe's central meeting points. Business thrives alongside the city's tourism and culture, attracting a multicultural mix of young hopefuls and with it a tolerance of new values. All of these things were what brought me here from Spain in the 1990s and continues to draw so many of our staff at KPF to work in London. So, in part, the city needs to carry on doing what it's already doing.

However, London has never been content with the status quo. Its greatest strength has always been its ability to continually invent and then reinvent, to question and contradict. Post-Brexit London must therefore be seen as an opportunity to foreground the very best of this. Personally, I can't think of a more effective way of promoting our creative talent than through greater investment in London's housing and infrastructure. It's always been surprising to me that we have architects and engineers in London using amazing innovations on projects around the world, but have so few opportunities to do this in our own city. We need the Mayor and central government to create them, and now is the time to do it, while the world is watching.



**Katie Kopec**  
Director, strategic  
development  
consulting, JLL

London's appeal is all about great design creating places and spaces which delight and encourage people to visit and revisit.

Utilising stunning design, some of London's newest locations have altered our expectations. Canary Wharf completely changed our attitude towards public realm, with spaces between buildings in addition to a managed environment the scale and like of which the UK had never seen before. Between Westfield, the Olympic Park and its iconic venues and new residential and commercial quarters, Stratford has created a new destination across all uses and has successfully pulled the tourist trade east. With its diversity of uses and reuse of heritage, and the numerous event programmes, King's Cross generated interest and footfall from the very beginning, becoming the 'go to' place even before it's finished.

These environments attract talent and create areas where the residents are comfortable, secure and possess the amenities and social infrastructure to thrive.

As London's pressure for growth continues, our challenge will be to put people at the heart of these new places and use our design excellence to create new vibrant and sustainable communities.



**Joanna Bacon**  
Managing partner,  
Allies and Morrison

The GLA's tagline – #LondonIsOpen – offers a dose of wisdom.

One way we can be open is to learn more from our peers and colleagues. London has a lot to be proud of, but there is still quite a lot that we can learn in terms of our built environment – from placemaking and design to innovation and quality. This past year we have made a European trip with the whole practice and engaged in new conversations from a range of cities and countries. By embracing this attitude, we aim to enrich our work and broaden our horizons.

Another way to be open is to invite people in. We have tried this with our own studios, engaging in projects with teams from Dutch, Irish, Canadian and Australian practices sitting alongside our own teams. Our people are global too, with nearly half of our studio coming from overseas. We do not want to lose this wonderful talent pool.

It's important to keep conversations going and to start new ones, to share more and engage with cities in Europe and around the world. London may be a big city, but it must retain its global talent and look to the bigger world to promote our position as a global design capital.



**Georgina Robledo Padilla**  
Associate partner,  
Rogers Stirk Harbour  
+ Partners

London's role as a global educational capital provides it with an extremely powerful source of leadership. Students and professionals come from all over the world to study, research and pursue careers in academia. Its magnetism, combined with a nurturing environment, brings knowledge together. This knowledge then spreads out in all directions around the world, bringing a richness based on multiculturalism and diversity which also has an impact in professional practice.

The construction industry can often be seen as a barometer for the country's economic growth and health. In periods of stress, the usual response is to look outward and diversify your market. As a London-based firm, we have done this throughout the years. The balance between foreign and local work has been a healthy measure of stability for the office.

Working in foreign countries challenges and therefore expands our ability to adapt when working in a new environment. In our quest to use best practice and achieve high standards of design, we are always keen to explore the local alternatives. Most of the time, these come embedded within traditions and circumstances which make them unique and able to flourish in their environment.

Collaborations with foreign architects and engineers is a great learning resource, and a successful collaboration creates growth for all the parties involved. The trick is getting the balance right – finding out what the foreign practice can bring to the table and enriching local knowledge at the same time.

# WHAT THEY SAID

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

## #NLATallBuildings

'London is beginning to destroy itself'

*Bennetts Associates' Rab Bennetts on cities losing distinctiveness*

**'455 new skyscrapers will not turn #London into Shanghai. Shanghai has 6,500 towers over 20 storeys...'**

*Philip Oldfield (@SustainableTall)*

David West @Egretwest: 'Ground floor can be a game changer – tall buildings need to create a sense of place'

*Phil Wright (@PhilWright\_DRE)*

'I love the Shard. I hate the one that burns people'

*Egret West's David West*

**'London has its own specific DNA which only allows for tall buildings as exceptions'**

*Barbara Weiss – Skyline Campaign*

## #NLAInternational

James Pargeter (@jamespargeter) Need to reinvent the suburbs, such as Croydon, to be their own distinct places for the future

*Jo Negrini (@yourcroydon)*

'The question for all authorities is how much you intervene in the market to get that really good mix of uses'

*Jo Negrini, chief executive and head of paid services, LB Croydon at NYLON*

**'There is nothing worse than tall buildings which are not preoccupied with the public realm'**

*Toronto chief planner Jennifer Keesmaa*

'We're a city that experiences a huge amount of churn; we invite people in from all over the world. And that openness and diversity is absolutely epitomised in the design community'

*Arup's Jerome Frost at London: Design Capital launch*

## #NLAPlacemaking

'The more privileged you are in society the fewer thresholds you see'

*LDA Design's Selina Mason on the exclusive environments*

**'It is not all about the mega-scale. Very small changes can delight people as they walk around'**

*LB Lambeth's Sue Foster*

'For me, placemaking starts with a spreadsheet'

*Estate Development Director, Dartington Hall Trust, Martyn Evans*

'I think there's a role for indoor public realm as well as outdoor'

*@emmacariaga on Canada Water*

'The joy of being in an urban neighbourhood is that there is conflict'

*Publica's Lucy Musgrave*

## #Leaway

'Our borough's motto is progress with people – this is a great vignette of how we are doing that'

*LB Newham's Deirdra Armsby*

## #MIPIM2017

'London has 24,300 architects and 4,240 practices. 'It is a city of city-makers'

*GLA's Fiona Fletcher-Smith*

'Placemaking is the new greenwash that sustainability was 15 years ago'

*Battersea's David Twohig*

'You feel like you're in the centre of the world'

*RSH+P's John McElgunn on working in The Leadenhall Building*

**'I think we are the world leaders'**

*Berkeley Group's Tony Pidgley on London*

'The suspension of mutual loathing in order to get money from central government'

*Robin Wales's definition of partnership*

**'We see ourselves as the sheepdog herding the various sheep into the development pen'**

*LB Ealing's Pat Hayes on the role of planning*

For more live tweets and quotes from NLA events, follow #nlalondon. For write-ups, go to [www.newlondonarchitecture.org/news](http://www.newlondonarchitecture.org/news)

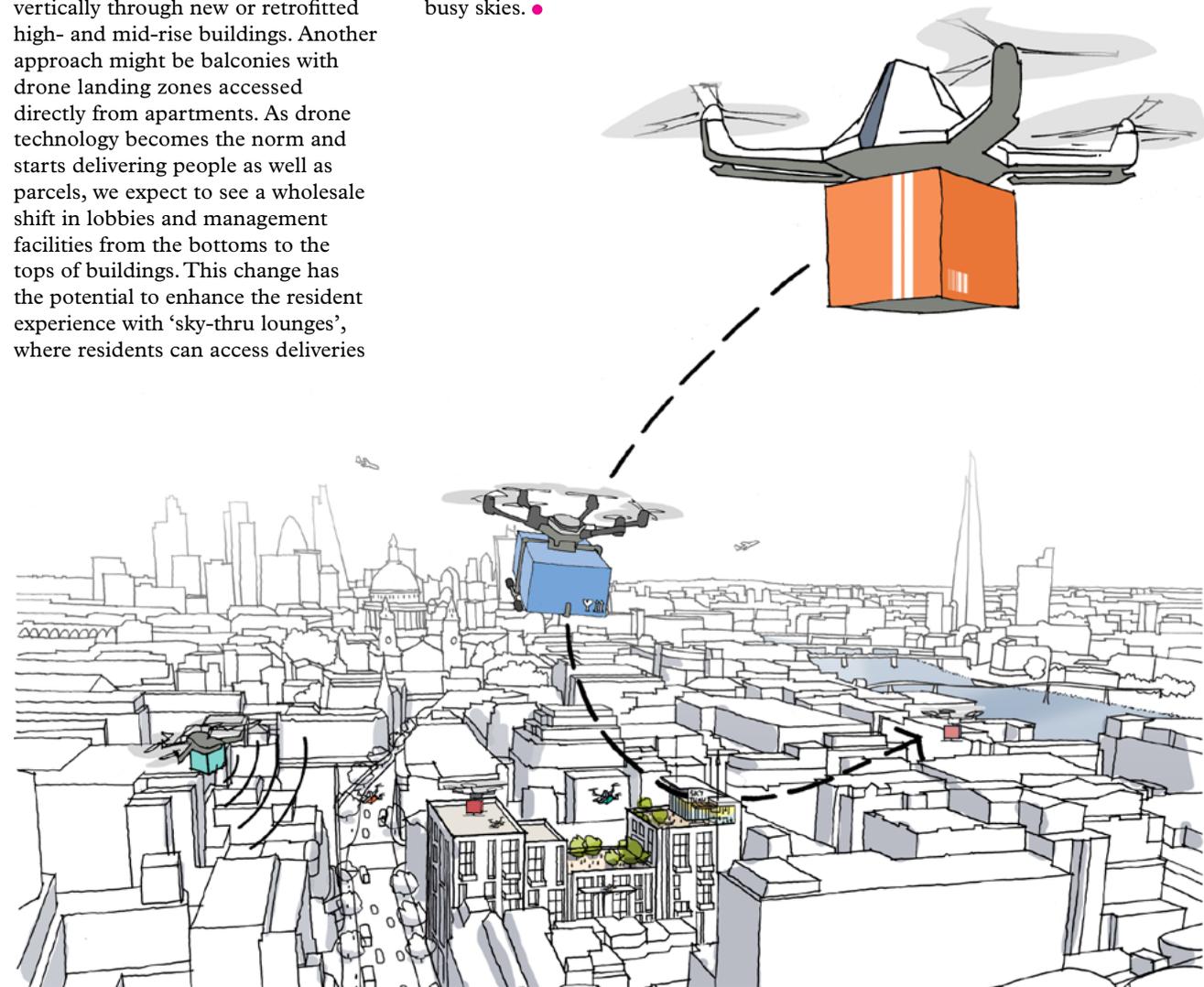


## DRONE DELIVERY

By *John Badman*, director, CallisonRTKL-UK

Over the next decade, drone delivery will go mainstream. At CallisonRTKL, we have been exploring ways to shift residential design to reflect these changes in technology and automation. One approach might be a clever chute distribution system that moves parcels vertically through new or retrofitted high- and mid-rise buildings. Another approach might be balconies with drone landing zones accessed directly from apartments. As drone technology becomes the norm and starts delivering people as well as parcels, we expect to see a wholesale shift in lobbies and management facilities from the bottoms to the tops of buildings. This change has the potential to enhance the resident experience with 'sky-thru lounges', where residents can access deliveries

via an automated drone locker, unpack and rapidly return them, all while hanging out in a busy social space with a view that also serves as the management hub of the building. No matter what the solution is, buildings in London must adapt and innovate in response to the future's busy skies. ●





## TINY HOMES

*David Hoggard*, partner and managing director of the Hong Kong Studio, PDP London asks: where Hong Kong leads, does London follow?

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For the seventh year running, Hong Kong has maintained its position as the most expensive residential market in the world. Prices have reached such staggering levels that the government has attempted to cool things down with huge increases in stamp duty for foreign investors and second-home purchasers.

To date this has had little effect and prices continue to rise. Developers have recently been raising the prices on part-sold developments by up to 40 per cent and still they sell out in hours.

Of course, not everybody has the kind of money it now takes to get on the property ladder (mortgage lenders demand a 40 per cent deposit in Hong Kong), with the result that for an average buyer on an average salary it is almost impossible to buy.

So, like Japan in the '90s 'bubble' economy, when prices go up, property sizes go down. Hong Kong has no minimum space standards for market housing so developers are now marketing 'nano' flats with sizes typically of around 200 sq ft or less. In some cases these are as small as 120 sq ft. These 'nano' flats are proving popular, with the government estimating that almost half of all new flats in the coming year will be less than 400 sq ft.

That's one end of the spectrum. At the other end, in the world of the rental landlord, some more unscrupulous operators rent out what is known as 'subdivided flats' where individuals have as little as 40 sq ft each in which to live, and where conditions are unsanitary and unsafe. Even 200 sq ft is not much space to live in, not enough for a bedroom, living room and kitchen (once you have squeezed a tiny



Can London learn from Hong Kong's popular 'nano' flats?

bathroom in). What effect does this claustrophobic environment have on the person or persons inhabiting it?

Hong Kong has a tradition of people spending a large proportion of their time outside the home. To a certain extent they are used to living in small spaces. The metropolis is not a big place, after all. Here, the city acts as dining room in the thousands of restaurants, living room in the shopping malls and cinemas, and

study in Starbucks and the like. When you can't face going home you can always have a sleep on a sofa in Ikea. Backed up by a warm climate and decent infrastructure as well as a very low crime rate, it all sort of works. At the end of the day, your tiny home is somewhere to sleep for a few hours before the next day begins.

Will this model make its way to London in the near future? What will be the impact if it does? ●



# LEADING LIGHT

New Londoner, NLA annual lecturer and the world's most influential architect according to *Time* magazine, Sir David Adjaye is everywhere. But what makes him tick? By *David Taylor*

David Adjaye was in a meeting in Abu Dhabi when the call came through from the Foreign Service. 'I was shocked', he grins. 'I think I made a noise.'

He would be knighted in May, for services to architecture, certainly for UK's presence abroad in a design sense and perhaps especially for the 50-year-old's work on the Smithsonian's National Museum of African American History in Washington. After making those noises to the people around the table, the next call would be to his wife, model-turned-business-consultant Ashley Shaw-Scott.

And yet architecture wasn't always Adjaye's first choice. 'I didn't even know what the hell architecture was until I was about 16', he says. 'Architecture wasn't even on the radar.'

Born in Dar es Salaam, Tanzania, the son of a Ghanaian diplomat, Adjaye felt his calling might be into a profession such as politics, society or law. But his father was 'incredibly gentle' and did not push. After studying art at Middlesex art school, Adjaye toyed with becoming an artist but he was pointed in the right direction, it turned out, by a Mr Jenkins at school in England, where he had moved aged 14. 'My roots, education and training have been carved through London', says Adjaye. 'London is very dear and important to me.'

Jenkins had shown him a 'crazy book', showing a man with armbands sitting at a drawing table with a sun visor on, the image of the architect of the day. Jenkins opened his eyes to the possibilities of buildings, product design and draughtsmanship. It also struck a chord that, having grown up in a multi-faith society, many of the fundamental elements of life and the environment, with their 'crazy' restrictions, were to

do with society and laws, sure, but were being enacted through architecture. 'In a way, it made me connect back to things that I had felt but didn't understand why', he says. 'I'm post-rationalising all of this, but that is all I can do.'

Adjaye went on to have an 'amazing' spell at Chassay + Last, including doing brick courses on a building at King's Cross, and it was there that he became totally hooked. He took his portfolio around to many institutions but was 'totally traumatised' when told he'd have to start in the first year. Finally, though, he approached South Bank, and head of school, the late Stan Sherrington, made him an offer. He could try third year, but if he failed, he would go back straight to the first year. 'I said "Done. Deal"', going on to win the bronze medal for architecture that first year.' Adjaye went on to work with David Chipperfield, then Eduardo Souto de Moura, and then to the Royal College of Art, spending a year in Japan in the process.

The real world arrived when Adjaye graduated into the 'nightmare' of a recession, but thankfully he had a teaching job at South Bank to give him a base. Through his work at Chassay's, he had also got to know many famous people, who kept giving him work. He had lots of little jobs right from the beginning, such as a wine cellar for Pink Floyd's David Gilmour and a set for The Pretenders, teaching three days a week at the same time. He got published, and then took on a dear friend – William Russell – who was at the Royal College with him. They started to get a name for doing bars and cafés, and around six years later they had a staff of 13 but their priorities changed. 'I was a workaholic; he wanted a life', Adjaye laughs, 'more or

**'My roots, education and training have been carved through London. London is very dear and important to me'**

less, if I can summarise it.' They decided to split. Adjaye reformed the company in 2000 and moved to Hoxton, when the Idea Store came around. 'It was the start of my career. I really don't think it started until that moment, and it just took off.'

The Idea Store put him on the map, and on a trajectory that included the Moscow School of Management, a 600,000 sq ft scheme that took five years to build. 'Building that in Russia was actually an extraordinary training', he says. 'It was terrifying, but incredible, and we managed to do it – I think people in England thought it was weird, but it won a ton of awards and became very famous in Russia.' It was also the reason the practice got on the list for the Smithsonian, since the Americans saw it and knew what they were dealing with. Adjaye's team fitted into a 'multi-headed hydra' to take on the project.

'Washington is a defining moment, more than key. It's not very often in an architect's career that you get to make a project that is socially, politically and nationally significant in that way. You know, we get to do houses, schools, and occasionally you do museums, but this is a project which sits on the nation's mall, the monumental landscape of the nation of America, and it's really a kind of sacred space for them. This is a masterplan that has been 200 years in the making and this is the last building on that masterplan, and it was for a very important story that has been neglected. So it had a kind of social and political charge to it about the identity of America and the relevance to all Americans.'

Taking on a project like that, Adjaye goes on, was a bit like doing a church, an institutional space for a curatorial programme with a 'charged backwind' that makes it a museum, but also a memorial and a monument all at the same time, and to a culture that felt lost. In this way, he goes on, you get to the eternal things that architecture does not get to very often; the sacred rather than the secular.

Is there a parallel here to Adjaye's work on the Holocaust memorial, a project back in London he is shortlisted for

alongside Foster, Hadid and Libeskind? In a way, yes. 'It has that triple M quality (museum, monument, memorial) that I'm starting to talk about. Because, yes, one is being asked to do a monument but one can't help deal with the lessons of history and how that propels forward, and one can't help but deal with the loss; the memory of the loss.'

**'There is a relationship with Africa but it is all being relearned. There is a kind of autobiographical extension in the way that I am moving out'**

The brief says one thing but the project establishes a certain kind of agency, yet Adjaye feels that having done the 'monolithic' Smithsonian he has become attuned to the way in which sometimes the brief says one thing but the potential of the project can be quite another. Deeper, richer, more resonant. The skill of the architect here is in articulating the brief and elevating it to something that is worth doing, ceremonial, sacred or special, he adds. 'That is the magic of architecture – a bad architect misses it; a good architect can turn it into the most profound experience.'

Memory is the subject of this year's London Festival of Architecture, and it is the kind of memory that offers lessons about how we live that Adjaye finds profoundly important; especially the powerful moral lessons it can provide. But when it becomes a way of separating and creating identities, he is nervous. 'So memory is a double-edged sword, a Janus form, but a profound one which speaks about the edification of society, when you do it right. And architects reflect morality in built form that gives us our civic and civil nature.'

'Architecture has a lot of power', he says, 'and it is a soft power; it's not a hard power, it's not a kind of law. But it is an emotion, and that emotion can create pride and empathy, and can create relationships, just by simple things like

moving levels between people.' He cites the difference between a court in Victorian times and now, when it is much more of a horizontal relationship rather than being 'demonised'. 'Architecture forms that; it creates that and frames that.'

The practice Adjaye runs – around 100 staff based just off the Edgware Road – is a kind of petri dish of tests that find their way back into a kind of 'crescendo' in certain projects. 'The practice is a continual testing bed for moments', he says.

From starting very firmly in the West, Adjaye is now working on significant schemes in the Middle East and Africa, a new arena for him despite being born there. 'There is a relationship with Africa but it is all being relearned. There is a kind of autobiographical extension in the way that I am moving out.' They make sense to him now, as places in which to work, filled as they are with triggers from his childhood. But what's nice, he says, is he feels equally comfortable working in Europe, and in America now, with the firm's office in New York.

This push to being more internationalist has coincided with the UK's outlook being on the one hand more introverted, and on the other seeking to move to more of a global footing. Adjaye was one of a few notable signatories to a letter from design heavyweights that were part of the 'Remain' campaign. How does he view things now? 'I think that Britain moving out of the EU was a kind of loss because of the things that I know, but Britain moving into the new world has potential excitement about it, but I don't know it.' With all challenges, there are opportunities, and it is best to embrace the latter, because that is the way we are going. 'I look now to the positive and hope that Brexit is about connecting to the Commonwealth, it is about connecting to the English-speaking part of the world, which is vast, and supporting that, and being part of that, because I think that is a huge market and a huge opportunity for us as architects and all the skills that Britain has been able to generate to the world in terms of its modernity over the last 300 years, which has been significant.'

→  
The ground  
breaker – the  
Idea Store



↑  
New Mayfair –  
Adjaye's 1 Berkeley  
scheme for  
Crosstree



→  
The next level –  
The Smithsonian  
in Washington

So, what of the future? Having been knighted by Prince William at Buckingham Palace, a privilege Adjaye saw as 'a celebration of the potential architecture has to effect positive social change', the office is putting that into practice further. It is working on hospitals in Africa and potentially in America, it is looking at education buildings and housing, both low-cost and luxury, and it is involved in hospitality too. And there will be more work in London, to redress the balance. 'The core is really projects that have an urban footprint, that can redefine the urban ground plane, and then education and culture. Those are really the three areas.' This includes a scheme Adjaye is doing opposite the Ritz for Crosstree, which is less a building and more finishing the 'wonderful urbanism of Mayfair as it transitions to Hyde Park'. The urban block will be given new ground-plane experiences, formalising informal routes as cuts through the building, agreeing

a rarely seen permeability with the clients. Adjaye won the scheme against some more stiff opposition. 'Oh, it was no joke!' he says, before listing them. 'Frank [Gehry], Rem [Koolhaas], Jean Nouvel, Eric Parry, Heatherwick, it was the entire gang. I think we gave them something that they felt was

**'The core is really projects that have an urban footprint, that can redefine the urban ground plane, and then education and culture'**

London, but also had something else as well, it was kind of a double.'

Crosstree's development director Matt Mason says Adjaye's considerable charm and the amount of work he and his very strong team put in at the competition stage were key to winning the project 'hands down'.

That plus his humility and ability to develop the project and his contextual response as an iterative process. 'But more than that, I think he understood us as a client more than any of the other architects', says Mason. 'It was as much about how we would work with someone, as the scheme they came up with. Frankly, he wanted it more than anyone else, and that came across.' Mason puts his finger on something when he says Adjaye is charismatic but humble at the same time – it's just such a shame that Adjaye has revealed himself to be an Arsenal fan, he jokes.

The interview is drawing to a close, and Adjaye seems to be itching to get back to his considerable workload at hand. He smiles again, recalling how the 1 Berkeley judges including Paul Finch had commended him on his compelling ground plane, and his sense of history and the site, which could be a leitmotif for his whole approach. 'In the end', he says, 'those are important connections to place.' ●

→

From Russia with love – the Moscow School of Management in Skolkovo



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## FIT FOR WORK

Where and how we work in London is being shaped by a new understanding of health and wellbeing. By *Edward Garrod*, principal at Elementa Consulting, the first Fitwel-certified workplace in Europe

That whirring box beneath your desk shackling you to a chair has lost its grip: mobile technology is freeing Londoners to get serious work done in new and healthier settings. Having traded the office for a balcony or kitchen table with a view of nature, fresh air and abundant daylight – we're left thinking: why can't my office be more like this?

It can – and it is essential that it is – if London's companies are to keep their employees healthy and continue to attract, retain and motivate their staff. A network of connected garden sheds and wireless coffee shops is no substitute for the face-to-face collaboration, creativity and teamwork that underpins the capital's ongoing success.

Step forward Fitwel – a new low-cost, high-impact, evidence-based framework and certification system that can help respond to this challenge. Fitwel allows firms to promote health and wellbeing through targeted improvements in the design and operation of any workplace, regardless of size, age or location.

Its development was based on a five-year review of 3,000 research studies

led by the Centers for Disease Control and Prevention in Atlanta and is run by the New York-based Center for Active Design.

Fitwel is structured as though it were a walk to and through your building. There are 63 strategies to consider – each weighted according to the strength of the evidence base and scale of impact. Every project faces competing demands for time and resources – this intuitive approach helps users prioritise initiatives, and improve performance over time.

It all starts with the importance of where you locate your office, its opportunities for access to nature, exercise and healthy food choices nearby, accessibility by healthy modes of transit, and how it is entered – for example does it prevent pollution from outside entering the building?

Inside the building, Fitwel focuses on encouraging activity, providing access to healthy nutrition and hydration, maintaining hygiene, optimising air quality, views and daylight, and equipping a workplace to respond to a health emergency like a heart attack.

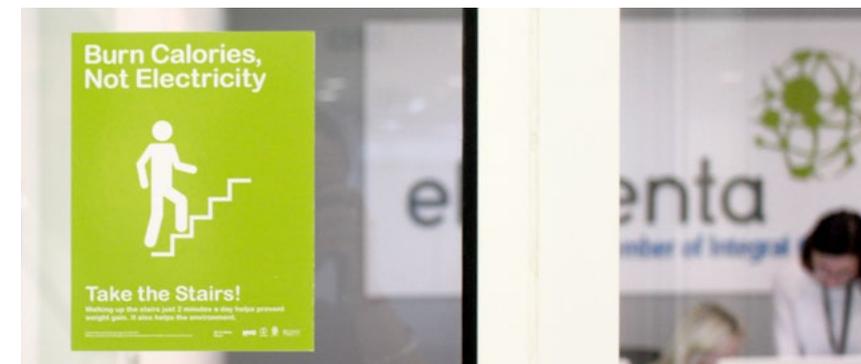
More of the good stuff, less of the bad.

At Elementa Consulting's London office we're a year into an ongoing initiative to improve health and wellbeing that in March 2017 resulted in the award of a 2-Star Fitwel Rating – the first in Europe. As MEP engineers and sustainability consultants, we are (healthily) obsessed with innovation but more importantly impact – so it was natural to road-test Fitwel as soon as it launched.

Applying many of Fitwel's strategies we have transformed the former offices of an insurance company into a 'healthy living lab'. Located on the second floor of 80 Cheapside next to Stirling's No 1 Poultry, our air is now monitored 24/7 using a 'Foobot', we have access to a defibrillator, signage encouraging stair use, standing desks, improved daylight and views, we grow our own salads in a hydroponic garden, and organise regular programmes to encourage staff exercise. Keeping track of our Fitwel scorecard is now part of how we run our business.

The future? As health and wellness ratings become the norm, data shared and experience applying them spreads, companies will be increasingly willing, able and ready to engage with the workplace health and wellbeing agenda. Organisations and employees will screen potential office locations based on whether they promote wellbeing, monitor and continue to demand higher levels of performance from their building managers, and expect the design of their interiors to actively promote physical and mental health.

London's workplaces are going to need get fit fast. ●



Going up in the world: Fitwel encourages activity at work

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## THE IDEA OF LONDON

*Peter Murray* looks at a 'pragmatic' approach to city planning

At a talk at NLA recently, the AECOM planner Chris Choa described London's planning system as the 'apotheosis of pragmatism'. He meant this as a comment on modern-day planning, but it is an approach which has been integral to the growth of London for 800 years or more.

Unlike most of the rest of Europe where plans are made and carried out, in London planning is a negotiated activity between the local, regional and sometimes national authorities and the developer or his agent. Little is fixed, and little that cannot be changed by making a case.

Steen Eiler Rasmussen, in his seminal book *The Unique City* of 1934, got it about right when he commented on the City merchants' rejections of grand renaissance plans for rebuilding the Square Mile after the Great Fire: 'From our point of view the rejection of Wren's plans is not a fault but rather a new triumph in what might be called the idea of London. For there was an idea in the apparently incidental growth of the town. It may be said that there is more true town planning in the unrestricted growth of London than in the contemporary Continental towns that developed according to plans'.

Then, amazingly, the Corporation of London in 1944 repeated the post-fire scenario when it set out its plans for reconstruction after the Blitz: 'We submit that consideration of post-war reconstruction must be directed primarily to facilitating and encouraging the resumption of normal commercial activity in the immediate post-war period'.

This unplanned approach was thrown out by the modernising Labour government and Patrick Abercrombie was brought in to push through some proper plans like the



The Barbican – a 'proper plan' in contrast to the traditional City

Barbican, London Wall, the Pedway and Holford's Paternoster.

I have been thinking about these issues for some time and am keen to give them some academic bottle, so I am indebted to Aseem Inam who, in his book *Designing Urban Transformation* (Routledge), sets out five key elements of pragmatism in city planning which reflect just these issues.

First is 'Anti-Foundationalism', one of the most central tenets of pragmatist thought, which claims that ideas do not already exist in perfect form; they emerge in response to the particular needs and practices of people as they live out their lives in a given place and time.

Second is the 'Social Character of Knowledge': for the pragmatists' beliefs are collective products, hammered out on the social anvil, a response to the peculiar conditions and human needs found within a given social environment.

Third is 'Contingency' which says

that the development of human beings and of intelligence was the result of many evolutionary branching points, where progression was heavily influenced by external events. Survival depends not on immutability but adaptability.

Fourth is 'Experimentation' and the value of empirical sciences, especially the habit of questioning and exploring, testing answers and discoveries.

Fifth is 'Pluralism' – life is more complicated, messier, more contingent than any singular and totalising theory can articulate.

The way we plan things in London stands up to being tested against these five points, and there is plenty of evidence that our pragmatic approach is a key element of our historic resilience; the question the Mayor needs to ask as he works on his revisions of the London Plan is, in a period of substantial population increase such as we are currently experiencing, does it also deliver 'good growth'? ●

## THE 'MILE-HIGH' BRIDGE

By Weston Williamson + Partners' *'Frideas'* team

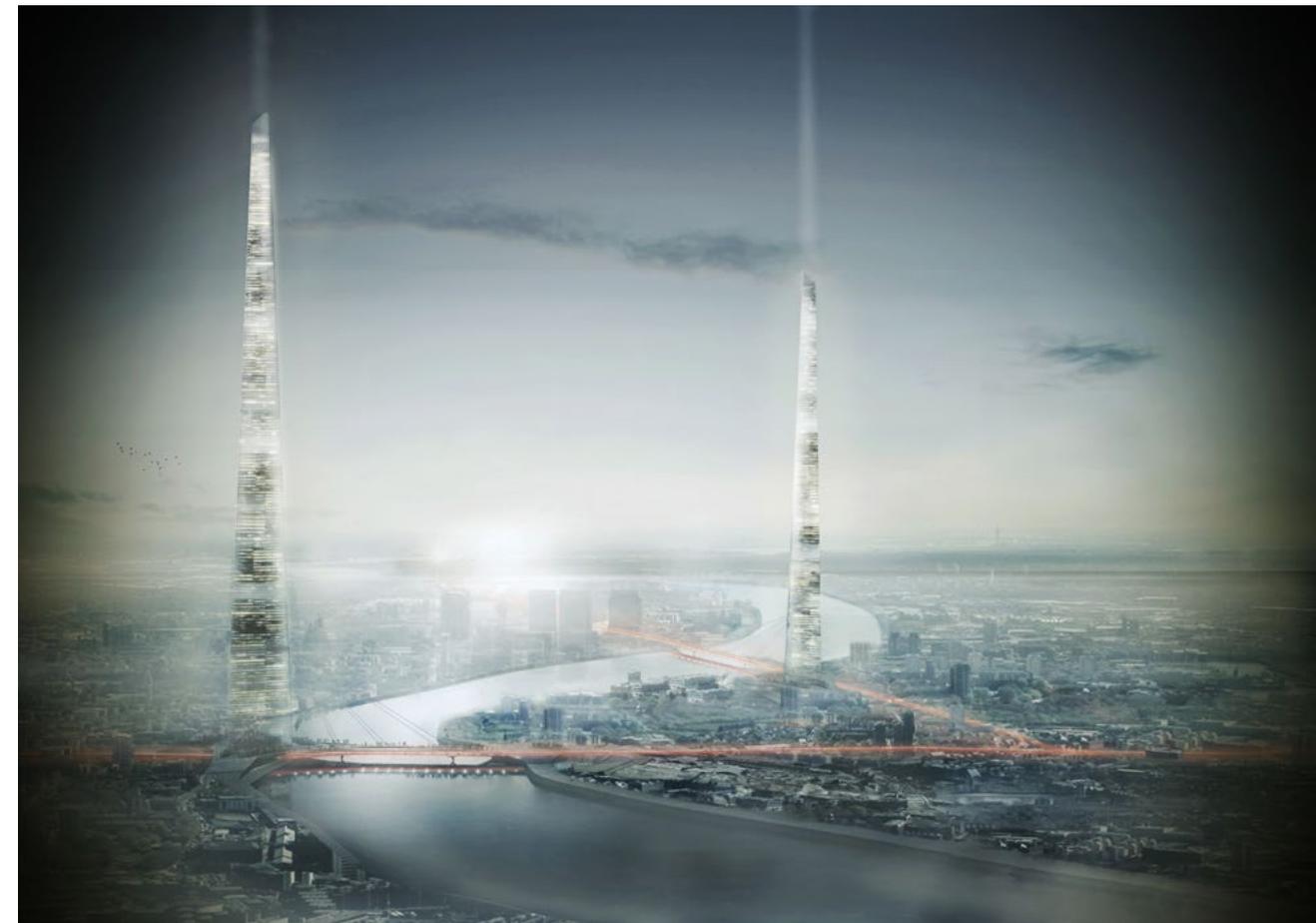
London's housing shortage is no secret, but we also suffer from a shortage of bridges east of Tower Bridge, due to the expensive complexity of long-span structures. WW+P's proposal for a 'Mile-High' tower and bridge delivers both.

A 1000m-high residential tower provides the support for a suspension bridge. This proposal allows developers to build higher than would be possible in other locations – as there are no overshadowing or neighbouring issues – in return for

funding new river crossings.

We envisage 45 per cent of the cost to be contributed by the developer. Although expensive to build, the proposal will provide premium homes and alleviate pressure on other development sites which can be better used for affordable housing. The homes will be subsidised by the sale of 60-year mortgages with subsequent lower repayments. They will be further subsidised by the tolls taken from the bridge users. ●

↓  
High life -  
the 1000m-  
tall proposal



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## WORLD VIEW

After 11 years in London, Brett Steele, Chairman of the Architectural Association School of Architecture, is leaving to become Dean of the UCLA School of the Arts and Architecture in Los Angeles. He talks to *Peter Murray* about London, the AA and its role in a world of global practice.

When I do these interviews, I record the conversation with the subject and then shape their words into what I hope is a coherent story. Brett Steele is unique in the people I have interviewed. All he needed was the odd prompt and off he went. When the words were transcribed, the count showed that Brett speaks at double the speed of normal people. Not only that, his arguments were logically made and sentences perfectly formed. I therefore thought I would leave the words as he delivered them with minimal intervention from the interviewer.

A brief introduction for those less familiar with the Architectural Association. One of the leading architecture schools in the country, it was started in 1847 with courses provided by the students themselves. It has remained independent, run by the Association made up largely of alumni, and distributed diplomas to successful students. The Association and School recently voted to apply to the Privy Council for Degree Awarding Powers, since professional diplomas are not enough in the current context of global education.

The AA is a gathering place for people around the world. We are a school where 90 per cent of the staff and students come from overseas, it's a platform for work on problems all around the world, sometimes local just around the corner in Bloomsbury, sometimes literally in Antarctica. That sort of culture comes from a distinctly London and not just British view of the world.

The AA remains to this day a unique school in this country, having two very

distinct domains. The first is the world of academic activity, the teaching and learning that takes place in the school with 1,200 pupils. That is obviously the core of what the association has always been, but it has also had a central purpose to create and bring ideas to public audiences, which is wholly separate from the teaching and learning. I have been very interested in how those two worlds can and should relate to one another. I have said for years that the purpose of a great school today is to create audiences and not just architects. We have a mission to run a public programme that presents work not just here in the UK but also to take that work to different venues around the world. That activity is a lot older than the school itself. We have been running a public programme since Ruskin walked in the door in the 1850s. As Ruskin said, 'Your job as artists and architects is not to serve this industrialising world around us, it is to challenge its habits'. In the early 21st century that mission seems incredibly interesting, as the 20th-century habits of the profession have become fairly stagnant and outdated by most of the forms of communication and technology that we work with today. This puts the school in a space where it can challenge the profession in a hundred different ways that it couldn't have done 30-40 years ago.

All the reforms are trying to put in place a form of governance that fits the 21st century instead of the middle of the 19th century when our articles and byelaws were written and at a time in which even the idea of the school didn't exist.

Within the school we have engineers,

astrophysicists, artists, dancers, performers, we have creative people of all kinds. We have a lawyer teaching history and theory, we have a magician teaching history and theory challenging the conventions of the discipline. Where that project has lagged a bit is in the constitution of council, but only because of the nature of how council members could come to that role which is through a membership in our association. That was holding the AA's ambition back from being able to reach out to a wider audience and talk to other fields and people with knowledge and experience in all kinds of things that are architecture today. We are hoping we can do that now.

For us, the quandary isn't the relationship between practice today and the school; it's more about the relationship between the profession and wider forms of culture. The 20th century industrialised what you and I would call practice and turned it into a profession that in the earlier 20th century was a kind of idea that would emerge and very quickly sweep across Europe and North America and the whole world. By the end of the 20th century, that project is done. The entire world is full of studios turning out work that is rapidly building the planet but creating the conditions now that pose huge questions around what that is really contributing to cities, the planet or environment or any number of things. Again, it is one of those conditions to put a good school like this in a really good space to actively question what that relationship will be and we ask it from positions of expertise. These people here are all doing that kind of work out and

around the world when they are not here teaching. I think it is an interesting distinction between the world right now and the sort of things taking place back in the 60s and 70s, when that profession was still maturing and developing. That maturation and development is now done, not just here, but across Europe, Asia, the Americas. The question is how to bring architecture back to be thought of as forms of not only cultural but also professional activity. How can architects

**'The AA is a gathering place for people around the world. We are a school where 90 per cent of the staff and students come from overseas'**

sit in larger public debates, discussions at a political and a public level and do things in addition to all of the brilliant work they are doing as professionals.

The AA is pursuing a project that tries to help this generation as they go forward, whether they are students or teachers. They shape the public discussion and debate about what the architect is today. This is a moment in which this school is populated by 20-30 very different kinds of architectural agendas. Some are closely aligned to what you could call the formalists; we have groups of people working here in the proliferating field of new design, of software, platforms and systems; we have people working on the definition of an architectural project and questions of scale. We have units working with massive scales that are way beyond the tradition of what an architect thinks is his or her practice, but which are proving that this kind of large-scale thinking, literally the scale of the entirety of Europe, is an interesting problem to try and bring to the world in new and unexpected ways.

The great thing about my job is it's really a role of curation to try and create the circumstances where all these different tribes – and that is what they are, this is a kind of tribal culture with very different agendas and projects – can

nonetheless come together and have discussion and debate about the relative merits of their own world.

I'd say not just society but also a lot of professionals would view 'architect' as too narrow a term to be really meaningful. When you are dealing with the conditions of the world right now, when over the next 25 years more buildings and more cities will be built than in the history of the planet, the problem isn't building, or delivering opportunities to do things, that is going to take place regardless. In fact, there seems to be nothing right now that can slow that down. One of the big questions for this generation is 'how will you prepare yourself for that sheer onslaught of work that is coming towards you?' In my era as a student we got out of this place hoping to have a job for a few years; I have the opposite now. I have students leaving in Year 3 because they can't afford to stay until Year 5 because they will miss so many opportunities to go out and build. The challenge for the school is how to create a kind of space where people can, in anticipation of that, form ideas that can respond to the circumstances that are driving all that stuff. The speed and scope of change is just staggering.

What you do next door at NLA is absolutely genius on that front. I can't think of half a dozen cities around the world where that kind of space is available throughout the year for members of the public, profession, if we are lucky politicians, planners to come together. It is phenomenal.

London can bring these things to different parts of the world. People are always asking me to come and sit on architectural commissions to talk about the future of architecture in South Korea or somewhere, and every time the question is a very simple one: 'how do we create the circumstances for this very public discussion and debate about architecture?'

The important thing about our new degree-awarding powers is that they are not for architecture, they are for degrees of any form. That is the whole point, and that is why it's such a high

hurdle to clear. We can't and rightly should not think of ourselves in the narrow disciplinary sense of one particular field of expertise; it's just not how schools operate these days.

This year students will come from 70 different countries. The British will be the highest percentage of students here but that is only about 12-13 per cent of the total. It's been that for several years. That is exactly why people want to come to a school like this, as they are part of a much larger conversation than any other particular country or location. In a world of global knowledge, economy and practice, to be able to learn and form one's own identity as a professional and as a creative person in that sort of setting is an incredibly rare thing.

I have people in this building whose practices will carry on through the remainder of this century and it is arrogant to assume that the school can tell them what they need to know at this point, in a century that is so staggeringly complex and fast changing. It's impossible! All we are trying to

**'One of the big questions for this generation is 'how will you prepare yourself for that sheer onslaught of work that is coming towards you?'**

do is give them the confidence to first try and form agendas and positions that can help them navigate all of the unexpected realities that are soon going to fill their world.

AA graduates have built every major venue of three Olympics going back to the 20th century and up to all the major venues in 2012. I would say to our students now that you are going to be building the venues when the Olympics come back here in another 25-30 years. What that will consist of then is beyond the scope of any of our imaginations. They should prepare for that long haul in some way. ●



© Valerie Bennett



Showtime! Steele opening an AA exhibition at Bedford Square



Rem Koolhaas and Steele in 1999

© Valerie Bennett

## SKILLING UP

*Simon Walker*, health and safety director and head of Mount Anvil National Skills Academy, on addressing the construction skills shortage.

The UK construction sector employs more than 2.9 million people and contributes nearly £90 billion annually to the UK economy, but our industry is faced with a major recruitment challenge.

The UK's skills shortage is a key constraint to housebuilding and, especially in London, the construction industry has reached maximum capacity; a reality which is undermining housing development so vital in the capital.

The government's target within London – doubling output from 25,000 to 50,000 – is physically impossible if we don't have the right people to complete the job. Britain must recruit more than 400,000 people each year to deliver in line with housing and infrastructure need, the equivalent of one person every 77 seconds.

However, this considerable challenge has an obvious solution; we need to invest in people and training and help young people into jobs through apprenticeships.

At Mount Anvil, this is a solution

we are at the forefront of crafting and implementing to ensure we find the next generation of people who will help shape our skylines and build London's homes. We have invested significantly in training the talent of tomorrow through our National Skills Academy for Construction at our Keybridge scheme in Vauxhall, London, where we are committed to helping 100 young Londoners into jobs. In addition, 500 unique learning opportunities will be offered to local schools, colleges and charitable trusts to help encourage the next generation of talent into the industry.

It is vital that more companies continue to offer apprenticeships to talented young people looking to get into the industry. Programmes like the National Skills Academy for Construction continue to bridge the growing skills gap in the local labour force and bring brilliant employees into the sector. As a values-led central London developer with a focus on people, we believe that the key to our success is ensuring our business is driven by an array of talented

construction workers.

Providing the best training possible and nurturing our talent is a huge priority. We are pleased that the government has recognised the importance of apprenticeships and we welcome the government's plans to raise £3 billion for apprenticeships by 2020. We believe the Apprentice Levy is an excellent scheme that will help our industry thrive and encourage further investment in apprenticeships and skills training. However, the key factor is in the ability to make this investment work effectively – we need to focus on outputs/outcomes, not just inputs.

Furthermore, some young people have an old-fashioned view of life in the construction industry and I firmly believe it is our job to tackle this perception, showing them first-hand via our scheme just what kind of career options are available to them. With an ageing workforce across the industry, it is vital to encourage young talented people to consider us.

We are very proud that our apprenticeship scheme has been awarded National Skills Academy for Construction status by the Construction Industry Training Board (CITB). The status is only given to organisations that develop first-class training and development opportunities through their projects; driving curriculum engagement, apprenticeship recruitment and sustainable employment in the construction sector.

Ultimately, success and the future buoyancy of the industry will be achieved through closing the skills gaps and that's our utmost priority. ●



You're hired! Apprentices meet housing minister Gavin Barwell and Simon Walker



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## FIXING HOUSING

Gavin Barwell is the man taking up the cudgels against the housing crisis – pre-election, at least – with a ‘no silver bullet’ approach proving a hit with the industry. *David Taylor* caught up with him

Gavin Barwell is a busy man. Super busy. Not only does the approachable 45-year-old have his Croydon Central constituency business to attend to, he’s also got the small matter of roles as minister of London and architecture to look after. Oh, and the job of sorting out the UK’s supposedly ‘broken’ housing market.

We meet at MIPIM in the pre-general election government’s new presence at the show, arranged to drum up business in a global marketplace for UK plc in the Ministry for Trade and Industry’s impressive set up. Barwell is offering up time between presentations, speeches and closed meetings with those in the industry that might offer a way through the need for numbers and units. And that is part of Barwell’s success – that he represented a new, open ear from central government to ideas, in tandem with his counterpart on housing matters at the GLA, James Murray.

The Housing White Paper forms part of the focus of this approach, and Barwell has offered that there is no silver bullet to the housing crisis so much that it has become almost a mantra, or a ‘line to take’ from his civil service advisers. But it is appropriate, and symbolic of a government that has refreshingly veered away from suggesting that there is one big idea. And yet, I suggest, there must be some of those ideas that are better than the others. Which are the ones the administration is putting most of

its money on?

‘If you want me to narrow it down then I would probably come up with three’, he says. ‘The standard methodology for need is really important because that’s going to ensure that all councils start from an honest conversation about what the need is in their area; to have a plan that is based honestly on what the need is for housing. Then I would say the housing delivery test and the

**‘London is obviously where the crisis is at its worst, and I’ve got to try and design a policy that works for all those different kinds of housing markets’**

powers that go with it ... making sure they have the powers to turn that plan into reality and hold them to account for actually delivering. And if I was going to pick a third, one of the things that is a smaller thing but which I am actually very excited about because I think it’s genuinely additional is this build-to-rent concept; of getting institutions to put investment in to fund new private-rented accommodation. That’s a form of supply that we’ve not been having historically.’

Alongside the White Paper, Barwell’s department published a consultation paper showing how that works, giving it some specific recognition in the planning system. ‘What those

investors tend to do is build rather large schemes’, Barwell goes on, ‘and they don’t want to be: “well, here’s our rented product but we’ve got some Starter Homes and we’ve got some shared ownership in the same building”. They want a common product.’ So, what they are keen on is having discounted market rent, but they still decide who goes into them, and government is allowing that to be counted as affordable housing. ‘One of the nice things about our parties is that ministers are also constituency MPs. I can tell you, having done the White Paper, I am now getting people approaching me in my constituency saying we want to do build-to-rent schemes in Croydon town centre. So I can see that what I have done is actually having an effect and those approaches were not happening three or four months ago.’

So, what of those local authorities where the concept of PRS at volume may not be quite so popular? It won’t work everywhere, says Barwell. ‘I hope it’s not unpopular, but I think because of its scale it is likely to work better in cities and large towns. There are plenty of other ideas in the White Paper that will help in those places too. One of the real challenges in my job is that housing markets vary a huge amount around the country. London is obviously where the crisis is at its worst, and I’ve got to try and design a policy that works for all those different kinds of housing markets.’

Barwell is generally pleased with

the response to the White Paper. ‘Very few people have come up to me and said they disagree with the White Paper; it’s got a pretty warm reaction. Equally, no one’s come up to me and said I’ve solved the housing crisis overnight. Most people agree broadly with the no-silver-bullet argument and that there’s a whole series of interventions required. It’s quite a tough thing for a politician to say but we just have to be honest and say that we can’t solve this problem overnight. It’s been 30 or 40 years in the making and what we’ve got to do is get policy right and sustain the high level of housebuilding over a number of years and get things back into balance.’

Barwell, who was born in Sussex and is married with three children, first became interested in politics when he had cancer as a child and was ferried across picket lines to get treatment. Aged around seven or eight, his doctor left after getting fed up with strikes in the NHS, and that led to Barwell talking to his parents about the issue. But his interest in housing was crystallised by his campaigning in Croydon, where he won unexpectedly from Labour and had a sympathetic ear

### **‘Most people agree broadly with the no-silver-bullet argument and that there’s a whole series of interventions required’**

from a visiting David Cameron. ‘He was really passionate about that’, Barwell told Conservative Home in 2015. ‘That we’ve got to live in a country where people who work hard have got a chance of getting on the housing ladder.’ That sentiment has shifted more to a mixed-tenure model latterly, especially in the latest moves.

RIBA president elect Ben Derbyshire is a fan of Barwell’s approach, particularly the way in which he has broken free from an ‘unhelpfully restrictive Conservative manifesto commitment to ownership as a kind of rather backward-looking Thatcherite property-owning ethos’, as if there was only one way of tackling the affordability crisis. ‘We regard that absolutely as a breath of fresh air because it provides all sorts of opportunities for promoting policies nationally and locally with government backing that previously weren’t there.’ And as a person, Derbyshire commends Barwell’s thoroughness and determination to be properly briefed, plus his clarity in articulating a much more multi-faceted approach, and on densification around transport, and build to rent in particular. This too is all the more refreshing and ‘a big plus’ in this age of public borrowing and funding constraints.

The word on the grapevine is that it was a close call about inclusion of something extra in the White Paper about the thorny so-called ‘GB problem’ – that’s the green belt rather than Gavin Barwell himself. And at MIPIM there were calls from some parties – notably Berkeley’s Tony Pidgley – to have a review into the subject. How close was it? Barwell says there was a clear manifesto commitment on the issue so it would be inconsistent to have a national review and remove large tracts of land. But what they have tried to do – and Barwell spoke to Pidgley on the matter during MIPIM – is to be ‘helpful in a number of regards’, including the White Paper’s move to allow certain kinds of housing on brownfield sites in the green belt. Not all of it, after all, is rolling countryside. The other thing the paper does is try to define what the ‘exceptional circumstances’ are that will let councils remove green belt designation. Essentially,

this is to ensure that authorities have looked at brownfield sites, government land, densification, and so on, first. ‘These decisions are best made by local communities, and what we’ve tried to do is provide clarity about how an inspector or ultimately a minister will judge those decisions.’ More often than not, says Barwell, in the six months he has been in place, he has turned down

### **‘It’s quite a tough thing for a politician to say but we just have to be honest and say that we can’t solve this problem overnight’**

applications to build on green belt because he did not feel that the tests had been passed. But in Birmingham those thresholds were met.

How hopeful or optimistic is he that modular or offsite can come to the rescue? It’s a significant contributor to the strategy, and can help both in speed of build out and also in terms of the environmental performance equation. Berkeley again, are interested in this space, and Barwell was impressed with family housing he was shown on a visit to Kidbrooke. ‘They showed me this series of houses and said: “right, minister, two of those are modular, you can go in any of them, have a look around and tell us which of them are modular”. I’ve looked at quite a lot of homes in my time now, obviously, and I couldn’t tell. I think it’s a very exciting moment because if you look at the last 100 years we haven’t really changed how we build houses at all.’

So, finally, what will be the first signs that some of Barwell’s policies are working? What can we expect to see (assuming his party retains power)? The ultimate objective, he says, is to make it more affordable for people to own or rent a home. But the mean indicator is building



Kidbrooke: Barwell was asked to spot the modular homes



more homes. Back in 2010 we were down at a historic low, or thereabouts, in terms of numbers, with 140,000 net additions a year. In 2015/16 that was up to 190,000. That’s still below par, and still not good enough, Barwell admits, but is nevertheless better than 10 of Labour’s 13 years, and the other three were an ‘unsustainable housing boom right before the crash’. In November this year we’ll see the comparable data, and that will be the first test of whether what we are doing, Barwell adds, is working.

But with a target culture, how can a handle be kept on quality? This is another thing that RIBA president elect Ben Derbyshire is making a priority for his tenure at Portland Place. ‘Let the Edinburgh schools be a lesson to us all’, he says, highlighting ‘a drive for perceived value for money, subverted into cost saving which overwhelms any ethical obligation on the supply chain to see the right thing achieved in the built environment ... That’s a real danger’, says Barwell, ‘that when the real focus is on quantity,

quantity, quantity, that you risk that. My own view is that the design issue is actually really important in getting quantity. If you want to get greater political acceptance – not party political but people happier about building homes in their local area – then the design and quality of those homes is a really important factor. I don’t see them as being in competition. If we can hold quality high it makes it more likely schemes will go through quicker and we’ll get the quantity I want to see. But you’re right to raise it as a tension.’ ●

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# SCHÜCO

## THE LONDON AIR METER

By Nicholas Hare Architects partner *Philip Dring*,  
*Thomas Longley* and *Rachel Baldwin*

Air pollution is London's hidden killer. A 2016 report by the Royal College of Physicians estimated there are more than 40,000 deaths in the UK each year due to pollution.

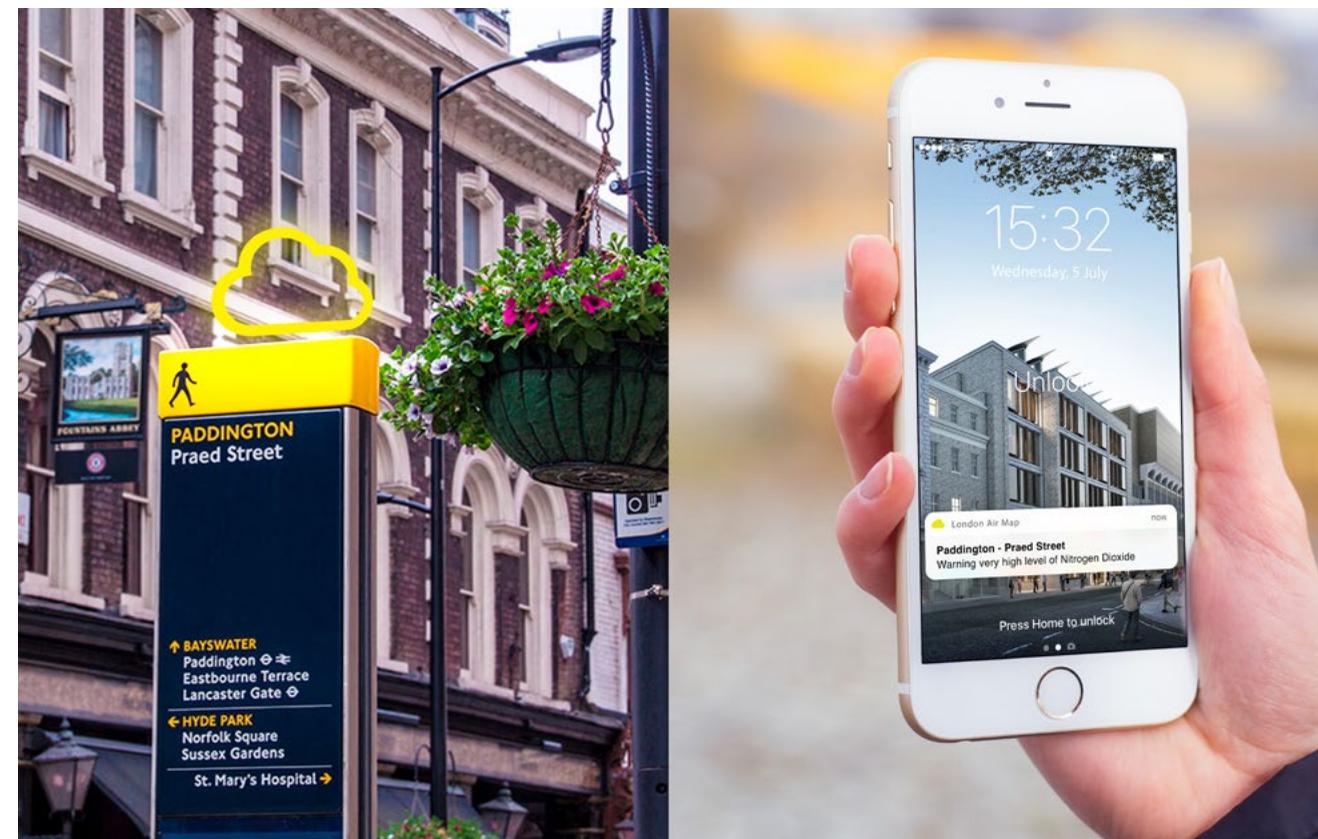
Our proposal is for a London Air Meter (LAM) that provides information to pedestrians on how safe it is to use a particular route. A small air meter fitted to an existing signage totem connects to an illuminated cloud above with a binary

indicator that shines white when air levels are acceptable and glows yellow when levels are dangerously high.

Each totem has a Bluetooth® Low Energy transmitter that broadcasts tiny radio signals over the air containing unique location-specific data. Modern smartphones constantly scan for these signals. When phones enter their range, an associated app responds with the desired action. For example, it can

fetch air-quality information that is tied to a user's profile or micro-location, highlighting the poor air quality in your immediate vicinity.

Placing LAMs at regular intervals at street level turns the unseen threat of pollution into something immediately recognisable and visible. The illuminated cloud is intended to be obvious and people can then choose which routes to use and which ones to avoid. ●



There's an app for that - Nicholas Hare Architects' proposal for a London Air Meter showing safe routes

# A TIME FOR PEACE

Liz Peace has come out of retirement to use all the diplomatic skills at her disposal as the new chair of the Old Oak and Park Royal Development Corporation. *Louise Rodgers* met her



It is just before the pre-election ‘purdah’ period kicked in, so Liz Peace, the new chair of the Old Oak and Park Royal Development Corporation (OPDC) resists being drawn to comment on the record of OPDC’s previous chair, Boris Johnson.

The press release announcing Peace’s appointment quotes a recent review commissioned by Mayor Sadiq Khan which found that the regeneration of the 650-hectare site had been ‘left in a mess’ by his, and Peace’s, predecessor.

Peace talks instead about how much has been achieved in the two years since OPDC was established in April 2015, including the first 11,000 new homes already in the planning system.

This is early evidence that the newly appointed chair is ready to deploy her much-admired diplomacy skills and experience of working at the sharp end of the property sector to talk up the opportunities – and downplay the challenges – presented by one of London’s largest regeneration projects.

OPDC is focused on the only interchange of two major infrastructure projects – High Speed 2 (HS2) and the Elizabeth Line, as we must learn to call Crossrail – and

**‘Retirement didn’t really suit me. I was unprepared for quite how many opportunities presented themselves.’**

the site includes land in the three London boroughs of Hammersmith & Fulham, Ealing and Brent. One of her challenges will be to build a shared consensus around the vision for the future of the area as well as secure further public and private funding for the project.

Peace’s new role comes after a somewhat half-hearted attempt at retirement, when she stood down as president of the British Property

Federation (BPF) in December 2014, after 14 years. ‘Retirement didn’t really suit me’, she admits. ‘I had always planned to pursue charitable and non-executive interests, but I was unprepared for quite how many opportunities presented themselves.’

One of these was to be appointed chair of the then newly formed Birmingham Curzon Urban Regeneration Company, tasked with the redevelopment of the 348-acre Curzon Street area surrounding the city’s planned HS2 station. This is a position from which she is stepping down after a relatively short tenure of just two years, to take up the position at OPDC.

Peace is sensitive to social media criticism that she has ‘abandoned’ the Curzon project and her home city (she is a proud Brummie) in favour of the arguably higher-profile one in London. ‘The reality is that we had developed Curzon to the point where the regeneration vehicle needs a different kind of governance structure to support the long-term delivery of the vision’, she explains.

Peace’s experience at Curzon will undoubtedly be brought into play at the other end of HS2, in Old Oak. ‘The relationship between property and infrastructure is hugely important’, she says. ‘You can build the most beautiful building in the world but if no one can get to it, or from it, property has no value whatsoever.’

‘Throughout my presidency at BPF, I was a great advocate of Crossrail because I believed wholeheartedly in what it could do for the property sector, and for London. I feel the same about HS2. It has the potential to deliver huge benefits not just for London, but for other communities and cities on the HS2 route, including Birmingham.’

‘We have a railway system in this country that is creaking with age. When it was first designed in Victorian times, it was brilliant. But cities like

London need to be constantly looking ahead and that means getting in place infrastructure that is fit for the 21st and the 22nd century.’

OPDC has the capacity to deliver over 25,000 much-needed new homes for the capital, but Peace is clear that it must do much more than that. ‘Homes are no good without jobs. And new communities need all types of infrastructure, not

**‘I was a great advocate of Crossrail because I believed wholeheartedly in what it could do for the property sector, and for London. I feel the same about HS2’**

just transport’, she says. ‘We are conscious of the need to protect the jobs that already exist in the area such as those on the Park Royal industrial estate, as well as encourage new employment opportunities. We also need to think carefully about the spaces between the buildings.’

Peace’s ‘retirement’ portfolio of non-executive positions includes roles with the Churches Conservation Trust and the Architectural Heritage Fund. She admits to finding contemporary architecture hard to understand, preferring ‘straight lines to curves’ and buildings that are very clear about the purpose they serve, and the needs of those who use them. But she is very conscious of the role of good architecture in placemaking, and cites London’s King’s Cross and Brindleyplace in Birmingham as examples she admires.

Earlier this month OPDC was awarded almost £1.5 million from the Arts Council England and Heritage Lottery Fund’s Great Place Scheme to ensure that art, culture and heritage have a place in the future of Old Oak and Park Royal.

How this will be spent will be the focus of future consultation, but Peace is a theatre and opera fan, and a great supporter of less mainstream, more locally based, arts venues such as the Menier Chocolate Factory near her new office in Southwark.

Opera has a reputation as an art form in which women suffer, but Peace's favourite is Rossini's Barber of Seville in which the feisty and resourceful Rosina battles convention to get her own way. 'I like it because there is a strong female lead', she says. There is plenty of evidence in Peace's own professional history to support the theory that she, too, is one of these. ●



Old Oak, new plans - how Grand Union Park will look



Old Oak Common - Peace hopes it will deliver far more than just 25,000 homes for the capital

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## LEADING LEWISHAM

*Janet Senior*, executive director for resources and regeneration at Lewisham Council details how the south London borough is pushing forward on myriad schemes despite budget cuts

Lewisham is undergoing huge transformation with unparalleled levels of investment and a regeneration programme more ambitious than any since the Victorian era. Take a look at the major developments in Catford, Lewisham town centre, Deptford, New Cross and you will see that transformation well under way. Lewisham has one of the fastest growing populations in the capital and the need for housing has never been greater.

We have seen new public spaces, leisure centres, schools and more than 6,000 new homes created in the borough since 2008. The pressure on housing in particular is acute. Land values, house prices and rental rates are all rising, yet Lewisham remains an excellent value-for-money area.

We have begun building homes again for the first time in a generation and 2016 saw the launch of PLACE/ Ladywell, an award-winning scheme providing temporary homes for 24 families registered homeless and space for community and business use. We are entering the final phases of Heathside and Lethbridge, a major housing-estate regeneration delivering more than 1,200 homes, 50 per cent of which are affordable. In 2017 the council will announce a joint venture partner with which it will deliver its first purpose-built Build to Rent development in New Cross; with the aim to set new standards for PRS in the borough and generate long-term income.

Lewisham is one of the best-connected London boroughs. Phase 1 of the London Overground extension saw six stations in Lewisham become directly connected to the Tube network for the first time, while plans to extend the Bakerloo line to Lewisham have now been confirmed and should be completed by 2029, making it even easier to travel to and from our borough.

All five strategic regeneration sites in Lewisham – which are set between them to deliver over half of the Borough's new housing provision during the next decade – are moving forward and our three main town

### 'We have begun building homes again for the first time in a generation'

centres in Deptford, Lewisham and Catford are being transformed.

As well as new housing, Deptford has already seen new education and leisure facilities. New artists' units and gallery space are helping to strengthen the local economy, improving opportunities for businesses and building upon Deptford's reputation for artistic excellence.

A remodelled road layout and new retail and leisure space forms the focal point of Lewisham town centre, with further regeneration planned, including the delivery of a new Underground station, new homes,

leisure and new commercial space.

Catford has been awarded Housing Zone status, and will see a remodelled road layout to facilitate a new civic and cultural heart, together with the delivery of more than 1,500 homes and additional commercial space over the next 10 years.

We are seeking to grow our economic base, providing new employment space for small businesses in Deptford and developing the commercial offer of Lewisham and Catford town centres where more than 66,000 square metres of additional retail and leisure space will come forward. The council is investing in its own asset base to turn empty spaces into opportunities for communities and businesses in Lewisham ahead of regeneration schemes. We are also working with partners to develop skills and provide employment opportunities for young people in the construction industry. In a few months' time, we will launch the Lewisham Construction Hub to give businesses that provide services to the construction industry the chance to find work and recruit apprentices and skilled local residents.

Despite the government's decision to cut our funding by 63 per cent, we are working hard to make Lewisham the best place to live, work and learn in London with new jobs, new homes and new opportunities for business. Lewisham is leading the way on regeneration and growth and we welcome the chance to work with developers who share our vision. ●



↑  
RSH+P's PLACE/  
Ladywell project



→  
The town centre's  
Lewisham Gateway  
development



## SPREADING THE WORD – LAD, BAD AND NYAD

The Architecture Diary Network is now extending to Boston and New York, says NLA's programme manager *Mark Cox*



student shows. The success of the diary is due to our dedicated network of contributors who every day upload details of exciting new events. Currently, there are over 300 contributors including the Barbican, the RIBA, Architectural Association, the Royal Academy of Arts, as well as a vast selection of independent tour operators, small galleries, schools of architecture and various cultural venues.

Since joining the Architecture Diary Network in 2015, the New York Architecture Diary (NYAD) offers users everything they need to navigate New York's vibrant architecture scene. Supported by a consortium of leading design organisations, museums and schools, NYAD provides listings for the latest exhibitions, installations, talks, debates, film screenings and conferences, as well as walks, tours and other gatherings. In just two years, NYAD has established itself as a key resource for New Yorkers and tourists alike, with an ever-growing network of contributors including the Architectural League of New York, Guggenheim Museum, Museum of Modern Art and the Skyscraper Museum.

The continued expansion of the Architecture Diary Network in 2017 sees the launch of the Boston Architecture Diary (BAD). Developed in partnership with the Boston Society of Architects/AIA (BSA) during its 150th anniversary year, BAD aims to celebrate Boston's architectural heritage and introduce cutting-edge thinking about the built and natural environment. Following

Over 10 years since its launch, the London Architecture Diary (LAD) remains a unique resource for London, celebrating the diverse range of architecture-related events, exhibitions and happenings taking place across the capital. Since expansion to New York in 2015, we've seen the Architecture Diary Network continue to grow each year, with Boston joining us in 2017 and exciting partnership plans progressing for additional international cities to join in the near future.

London has a seemingly unending supply of architectural events and exhibitions taking place throughout the year which keep our London Architecture Dairy alive, vibrant and diverse. At any one time, the diary, which is managed by a select team here at New London Architecture, holds over 100 listings, ranging from free debates, walking tours, pop-up installations, lectures and

**boston  
architecture  
diary**

a successful launch, BAD is already becoming widely recognised as the key database of architectural and cultural events in Greater Boston, with listings from founding partners Boston Architectural College, Boston By Foot, Boston University Initiative on Cities, Metropolitan Waterworks Museum and Wentworth Institute of Technology, among many more.

As the Architecture Diary network continues to grow, so too do our alumni of guest editors. Each month, we invite a key industry figure to give their personal recommendations for events, exhibitions and installations taking place, with former editors including Martha Schwartz, Deyan Sudjic and Julia Peyton-Jones.

**'The potential to expand the network further in the US, Europe and into Asia brings new opportunities to further promote international dialogues on architecture and development'**

The future of the Architecture Diary looks exciting, with a new-look website being developed this year in partnership with London Festival of Architecture, which runs 1-30 June with over 580 events taking place across the capital. The potential to expand the network further in the US, Europe and into Asia brings new opportunities to further promote international dialogues on architecture and development, creating an extensive global listing of events across the world. ●

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# CIVIC CENTRED

We Made That is a group of young designers and researchers making waves in fine-grain, urban, public-sector work with a deliberate social conscience. *David Taylor* caught up with them

The history of architecture in the UK is peppered with young designers getting their first break by designing their parents' home. And from there on in, it's more often than not a slow rise through scale and sector, building up a portfolio to a position where the names above the door seek new territories and areas of expertise.

Not so with We Made That, the curiously named practice of 15 socially minded architects who ply their trade in thoughtful real projects on the ground, making a difference to the communities they embed themselves in, and providing a background for a better city in which to live. And all without help from the bank of mum and dad.

The practice, headed up by Oliver Goodhall and Holly Lewis (they bristle at 'the Holly and Olly show'), has been going for 10 years and after starting in Hackney now finds itself nestled among coffeemakers, a Gujarati kitchen, conservation framers, photographers and couriers in Tower Workshops, a light-industrial estate a stone's throw from a housing estate in Bermondsey. This could be a perfect metaphor for the firm's work in knitting communities together, or its research into the decline of industry in London and the alarming consequences that has in 'snuffing out' jobs and associated, important ecosystems for the city. Perfect, that is, if Southwark had not put a question mark above the red line of the site for

the future, when light industry might possibly make way for housing.

The pair began the practice fresh from the Bartlett, and a competition they entered and won for a beach hut in Mablethorpe, Lincolnshire, in their Part 1 year out. There was £20,000 to deliver the thing, which to students was all the money in the world, says Holly. They very quickly had to get a website and a bank account, all the things it was 'forced into' because they had to build, followed by a series of other small-scale projects. But luckily for them that first one was for a public-sector client, East Lindsey District Council, which led to similar work for local councils on arts commissions and exhibitions. Then, though, it began to grow as the practice won some work for the Olympic Delivery Authority delivering a package of arts proposals in the Olympic Park, including the entrance to the Greenway, colourful planting in the footprints of the old industrial building, along with some crowd-sourced bench plaques called 'Fantasticology' – a celebration of the knowledge going into the park that would never be visible in the final landscape about wildlife and other topics. These included facts such as the percentage that human DNA shares with the banana – which is huge, Lewis assures. 'Or if you turn a shark upside down it will go into a trance and all sorts of things that people sent to us', she laughs. 'So we

were doing public realm in the public sector, and that has always been the deal for us.'

Indeed, all their work is public. In 2011, the practice won a competition run by the Architecture Foundation to design a natural play space in Three Mills Island just south of the Olympic Park, and that is when the practice really set off.

Where does this public conscience come from? It is a deliberate decision, and when other enterprises and private-sector clients approach We Made That they say no, says Goodhall. But it's also a reflection that they both feel that 'in the olden days' local authority architect departments were

**'We were doing public realm in the public sector, and that has always been the deal for us'**

more natural homes for projects that were pursuing the wider public good. 'We don't make any bones about that; that's where we want to be', says Lewis, adding that what interests them is the relevance of the built environment to the general public and how it gets made. This is perhaps something other architects are a bit abstracted from and in the current climate, the public-sector client needs people 'in that team'. We Made That has enjoyed a growing level of

trust in this milieu over recent years, particularly with local authorities and the GLA at a strategic level.

The practice today works across three main strands – research by people from non-design backgrounds, mainly LSE Cities, on places, on things such as employment studies or industrial land or cultural strategies; area studies and masterplans, either at the high-street level or at much bigger ‘growth masterplan’ levels; plus the kind of things architects tend to do, albeit in public realm or landscape. It’s not about building ‘stuff’, but in the process, in shaping places through planning policy, and the ‘favourite thing’ is when research, strategy and delivery all cascade into each other.

Nearly all the projects are in London, by choice in that they enjoy spending time in places on which they are working, says Goodhall. That and its place on the GLA’s framework.

Where does the name come from? ‘We were 22 when we started and we were interested in making an impact’, says Goodhall. Back then, they wanted to make ‘things’, or ‘stuff’, but increasingly as projects have evolved, he says, it is more about the ‘we’. ‘How do we collectively do something?’ The making of that is far broader than just the built environment’, he says. But doesn’t it suggest a bit of claiming responsibility or authorship? It’s the collective claiming, not just the practice. ‘We were never interested in putting our names onto things’, says Lewis. ‘The surname and surname format always seemed very tired.’

Instead they enjoy ‘carefully coding’ in the background, shuffling things around, thinking strategically about how to make space for other things to happen, says Goodhall, working to ‘tool up’ others to make things happen. ‘It’s not always a hair shirt, bottom-up approach, it’s actually trying to negotiate that kind of symbiosis that can happen.’

Work in the portfolio includes a strategy for Walworth near the Old

Kent Road for Southwark where they produced a catalogue of projects for the area which were ‘Top Trumps rated’ says Goodhall. So, there were some strategic moves identified which bigger players could enact, alongside smaller projects that might be delivered with a bit of crowdfunding, for example. We Made That is delivering a few of these, including an extension to East Street Library to provide new community space, especially for enterprise. Such an approach works well in a high street-type environment, they believe, and helps the council ‘knit’ between areas like the Old Kent Road and Aylesbury Estate. They are also working for TfL

**‘We’re as interested in cities as we are in buildings’, says Lewis. ‘And that permeates through everything.’**

looking at safer and better cycling on Nine Elms on the South Bank, where the streets are the bits where the jigsaw of development meets, says Lewis. There is also some work for the GLA on the social value of high streets in Lewisham, Burnt Oak and Lower Clapton Road as the start of its new programme of funding, a rather ‘messier’ task than the Boris Johnson regime’s approach of counting jobs or numbers of houses. They prepared more research on industrial land supply across London for the GLA and AECOM, with a big push to communicate the issue attractively, and the practice also worked on a potential project in Old Oak and Park Royal to look at industrial intensification with Hawkins\Brown. ‘We can’t just build big baggy sheds any more’, says Lewis. ‘We have to build something that is much more valuable financially but also for the city.’ Other places like Barking and

Dagenham are looking hard at this issue too. And at Blackhorse Lane in Walthamstow it started with signage and bits of public realm before ensuring that industry plays a role in mixed-use regeneration. ‘I think’, laughs Lewis, ‘this is placemaking ... The making of jeans, or pipes, or chocolate puddings is part of what this place is and as we develop and build the 1,500 homes that are coming from the Housing Zone, that isn’t washed away in the conflict – that is part of the character of the place that is being made.’ This was a place that was never on anybody’s mental map, she adds, but is now known, and has a sense of pride, shown most acutely when the council was deluged with emails about its famous clock showing the wrong time. The ‘We’ there too has been important, says Goodhall – with people such as a jeans manufacturer in the area who even grows his own indigo on the roof of the building, and who has now opened a new education space designed by Assemble. There’s a collective effort going on in the area, but that is a real contrast with some of the generic development going on elsewhere in London, says Lewis. So, all the better that they are in a team with Karakusevic Carson and others – again showing their relish at collaboration – at the start of the process at Old Oak rather than being brought in as firefighters. But they also work with photographers, designers, engineers and others, even preparing a series of newspapers about places – The Unlimited Edition – which they gave away free, and which dealt with urbanist ideas from guest contributors on life around places like Bermondsey. Next up is an issue on Aarhus in Denmark, with another in Liverpool to come, and all of these places share a history in industry and creativity.

‘We’re as interested in cities as we are in buildings’, says Lewis. ‘And that permeates through everything.’ Aren’t they a rare beast, though, in their approach? ‘I think increasingly, younger practices are going about



Supporting industrial heritage - Blackhorse Lane, Walthamstow



Two wheels good - the practice worked on cycling in Nine Elms



Interventions in Walworth - East Street Market

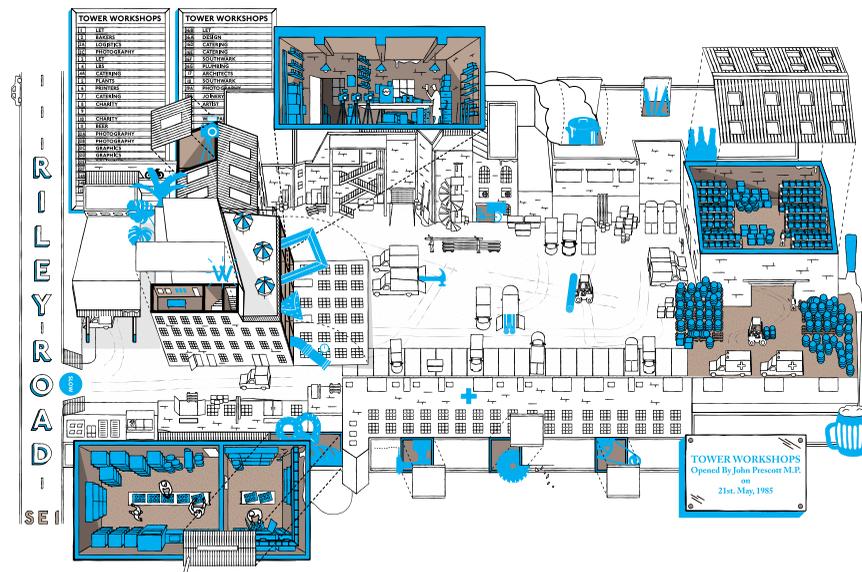
things quite differently’, says Goodhall. They pursue things with an agenda, and there is a readable gap of practices working increasingly if not exclusively in the public sector. This more ‘vibrant’ approach attracts tons of applications from young architects who don’t necessarily want to design tower blocks in Shanghai, Lewis adds. There is a social agenda, with a political edge behind it, and with students becoming more interested in important work in ‘real places’ even from schools more known for just doing ‘fancy drawings’. That makes for a more exciting future for the profession if graduates are more interested in engaging with a more public-spirited approach, says Goodhall. It all sounds amazingly time consuming, I suggest; how do they make it stack up? How do they get by? ‘We run a business’, says Lewis. ‘We don’t find any conflict in that. Even from the beginning we never had the money not to make money. We had to make projects pay for themselves so we could pay our rent.’ None of the other practices in that early beach hut competition made money from it – We Made That did, because it had to. ‘We take pride in

that. I think there’s a cultural thing with architects sometimes that “Oh, I’m slitting my own wrists to deliver the project because I love it so much”, and we love the projects but we always make sure the money adds up.’ They are competing in the public sector so are competitive but also have a commercial eye. ‘We don’t mind the question. I think we are quite open about it but we don’t see ourselves as a hair shirt practice because that’s not a viable business’, says Goodhall. ‘I think it’s important that we deliver value for money but hopefully it’s increasingly the case that people place value on good people spending time pursuing making things better.’

There can be a perception, says Lewis, that because they are interested in the things they are, and are interested too in people, that they are not also interested in money. ‘It’s not the motivation, but we have to make that work so that we can do all these other things. So we make sure it works.’ There may also be a suspicion that they and similar practices are doing it from a position of privilege with a famous or illustrious parent. Not so. ‘I don’t see that among our peers or among other practices we are

working with. I really don’t see that is the case.’ Goodhall thinks there is also an expectation that you work your way up to doing public works – an art gallery, perhaps, after all the house extensions, houses and so on. But that is perhaps not now the route. ‘We wouldn’t make money doing house extensions, no way. Because it would take us ages doing that stuff we’re not used to. There isn’t a conflict in having a civic ethos but knowing that we have to make the money add up so that we can do all things that we need to do.’

So what of the future – perhaps projecting 10 years forward? Lewis says that there is an ambition to move further afield, having cut their teeth in London, perhaps in other cities in the UK with strong mayoralities. They are looking at city making with a new vigour, says Goodhall, and other cities in Europe share that approach, particularly in Scandinavia and Holland. They will continue their three strands – research, strategy and delivery, just with a slightly new focus on seeking influence with muscle, engaging at a policy level. ‘Bigger, better, and in more places’, beams Lewis. ●



→ We Made That ...our home. The practice's office location



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## HOUSING LONDON

NLA's Sounding Board held a session to look into measures intended to ease the housing crisis, including the Housing White Paper. By *David Taylor*

Government moves to improve the speed and quality of housing supply in London are a welcome and logical change of direction, focusing on several different measures including a diversified market, not just home ownership.

But the measures, announced predominantly in the Housing White Paper, could be improved with more flexibility around right-to-buy receipts and by addressing the green belt question. There could also be a greater or more explicit role for local authorities, though arguably this is beginning to happen anyway. On estate regeneration, the industry could do more to highlight good exemplars.

Those were some of the key messages to emerge from a Sounding Board session in which Andy von Bradsky, DCLG design and delivery adviser for housing-led regeneration, kicked off with a canter through the paper's key points and progress on estate regeneration, looking at the recent publication of a national strategy and good practice guidance for London. The Sounding Board teased out some differences between the latter two: following David Cameron's commitment to demolish 100 'sink estates', the national strategy encompasses more on process, including the use of options appraisals to inform the selection of a preferred strategy and steps into the debate around ballots and whether these are necessary and/or appropriate to ensure residents are at the heart of regeneration. The latter (draft London guidance) focuses more on outcomes and arguably tips the playing field for the analysis of options, with the suggestion that demolition may be considered 'as a last resort'.

On the White Paper, there was also a welcome acceptance of the need for more diversification, increased speed of supply, higher densities, design quality and the link of infrastructure to housing, said von Bradsky, along with the social and economic needs of regeneration as a planning consideration.

GLA assistant director of programme, policy and services Jamie Ratcliff said it was significant that the strongest welcome for the White Paper came from Mayor Sadiq Khan, showing the close working relationship of City Hall with Whitehall. This had already been emphasised by the largest affordable-housing settlement secured and ongoing discussions now about more funding for the capital and further talks about devolution.

### 'I'm pretty sure there isn't some magic solution hiding around the corner'

Housing minister Gavin Barwell's description of there being 'no silver bullet' solutions was a commendable one, said Ratcliff, and the White Paper's proposed incremental and rational solutions contrasted with previous attempts to come up with 'mad, bad and interesting ideas and policies'. 'I'm pretty sure there isn't some magic solution hiding around the corner', said Ratcliff. The White Paper was sensible, too, on Starter Homes, with positive noises on the shift of tenure to build to rent, and it had a strong recognition of a place-based approach. Perhaps the only criticism that could be levelled was that it is reasonably

light on what local authorities could deliver. This chimed with Deirdra Armsby, director of regeneration and planning, LB Newham, who felt there was a 'substantial gap' but that there is also an 'enormous' resources issue at local authorities on construction and in-house skills.

Pocket CEO Marc Vlessing, though, felt that although the White Paper was 'media-friendly' it avoided one 'green bullet' at the last minute. This was the lack of anything 'meaningful' on green belt. Vlessing reported general industry views that until this thorny issue – now branded 'our GB problem' by many – is wrestled with, the government continued to operate with one hand tied behind its back.

And yet, as executive director of regeneration and housing, LB Ealing, Pat Hayes suggested, perhaps even this avoidance was part of a mature response when viewed with decisions taken over the issue such as that made in Sutton Coldfield, Birmingham, where development has been allowed. Neither was Hayes bothered about little mention of local authority building. 'If the government doesn't mention it, you can get on and do it', he said, and the green belt was only part of the solution. The move to recommend ballots around estate regeneration schemes, however, was 'the last thing you want to do' and a more permissive regime on local authorities being able to use right-to-buy receipts would have been welcomed. Those ballots would never happen anyway leading up to an election, said Armsby, but perhaps, said HTA Design managing partner Ben Derbyshire, holding ballots simply meant that one must do consultation properly. Pocket's modular solution

in Lambeth was a good example of estate regeneration, but Vlessing said that nobody should believe that in going down the modern methods of construction route the problem of skills and labour supply could be avoided seeing that in his firm's factory, 90+ per cent of the workforce is eastern European.

For Ben Derbyshire it was important generally to show 'what good looks like', but in a meaningful way which moves away from pure aesthetics – what kinds of housing and development improve neighbourhood wellbeing? Derbyshire has proposed the 'big small housing expo', and is approaching deputy mayor for housing James Murray with his plans, along with a proposal to run a competition in Derbyshire's first term as RIBA president. This competition will focus on the procurement of exemplary schemes in a bid to turn around Nimbyism, after simply identifying good built exemplars.

Local authorities, though, are 'not very good at building things', said Daniel Moylan, councillor, RB Kensington and Chelsea. The real problem with the housing it builds is that it has no money to maintain it – by contrast, concrete towers such as the Hilton near Buckingham Palace, or Trellick Tower, have proved their popularity and quality with good maintenance. Ealing, indeed, is retaining its two biggest tower blocks because they are well built, the residents like them and it would be difficult to make better use of their small footprint. So, the big challenge for local authority-built housing is to go somewhere near the 200-year life expected from private sector schemes. Neither does the rent freeze help this aspect, said Peter Eversden, chair, London Forum of Civic and Amenity Societies. This position on maintenance also tallies with as-yet unpublished work that has been undertaken by Savills, said its director of world research, Yolande Barnes. 'We've done work on this that shows clearly that some of the things we're building to replace the tatty old towers that were



High table - the NLA Sounding Board

costing a fortune and were not properly maintained are actually going to end up in 30 years' time costing more than the things they replaced', she said. 'I think it's a huge issue.' In a world in which we are, in Barnes' view, at 'peak real estate', with little capital growth to come, the issue of service charges will come to the fore to a much greater degree. Simple buildings like mansion blocks will be a far cheaper consideration than 'pavilions in the park' and the costs associated with extensive communal space and facilities, whose ongoing maintenance will be a 'nightmare' in 20 years' time.

Grosvenor director of development, urban neighbourhoods, Katherine Rogers agreed, suggesting that we are storing up problems for ourselves in expensive maintenance in future. Over the years, Grosvenor has acquired a lot of capital receipts to maintain the buildings it has to the right standard.

Technical standards around BRE guidance on daylight should also be looked at again, suggested Fred Pilbrow, founding partner, Pilbrow & Partners. Great cities, he added, were about mixed use. Planning, though, forces us to look at the 'end state product' and an artificial conclusion, said Malcolm Smith, global leader of masterplanning and urban design, Arup. Perhaps it

would be better to adopt a little more of the 'curated intensification' approach and curatorial process taken by the Dutch. This could be especially useful in estate regeneration and in talking to communities with an 'early win', armed with agility to change along the way. Neither do estates have homogeneous characteristics, added Armsby. 'They are very, very difficult projects', she said. 'I'd be amazed if anyone going into an estate renewal consultation at the outset from a local authority perspective didn't already have an option in mind. That's how it is.'

The proof of the pudding on estate renewal will be who will provide the next exemplar in London, said executive chairman, London Communications Agency Robert Gordon Clark, with South Acton perhaps the closest in existence.

The curatorial approach, suggested Sounding Board chair Robert Evans, was something that the planning system was pretty poor at generally, not just as it relates to housing. But generally, Evans said, it was key to talk not just about housing per se, but places, with houses as part of a more mixed environment. Ultimately, he added, the idea of celebrating good examples was perhaps something the industry should do more of. ●



# SPREADING THE TENTACLES

BDP is becoming more internationalist under new Japanese ownership and embracing a 'paradigm shift' in the firm while building on its core socially progressive principles.

By *David Taylor*

'We are', says Chris Harding, 'at a nexus moment of where BDP is. We've had "BDP1", and are now into what I think we should call "BDP2". There is a paradigm shift in terms of what we see the future being.'

If those words from the new chairman of the firm owned for the last year and a half by Japanese engineering outfit Nippon Koei don't immediately set the blood racing, that is both an issue and not a problem at all as the company views itself as not only a 'safe pair of hands' but also one that needs to be 'sexed up', with a commitment to 'holistic' placemaking and design quality at its core. The next phase, though, will be about being much more international, attending to a gender imbalance issue at the top of the firm and cementing the core values of BDP's progressive social outlook even deeper into the corporate psyche.

We meet at the practice's Clerkenwell office of the last 12 years, a former brewery which itself will undergo a 'radical rethink' under Harding's regime, moving towards a more agile working set-up to create more collaboration space, ensure that it moves with the times and wins the war to retain and lure fresh talent.

With Harding in the room are design director Mark Simpson, who has, like many, left BDP but returned

to the fold and its friendly 'nurturing' vibe; architecture director Graham McClements; and housing head Kathryn Tombling. Much of the talk is about what the essence of the firm is, with a general agreement that it has a lot on its side, including scale and the ability to respond holistically – that word again – with many ideas and standpoints informing a considered, multidisciplinary approach. Over the years, that has brought forth projects like its seminal Hampden Gurney Primary School (they are surprised it did not

**'We are at a nexus moment of where BDP is. We've had BDP1 and are now into what I think we should call BDP2'**

spawn more multi-level schools), the Millennium Building at Wimbledon, and the ground-breaking regeneration project, the Stirling-shortlisted Liverpool ONE. But BDP's sights will be set further afield to avoid putting too many eggs in one basket, said Simpson, and to skirt the associated financial troughs that might result from downturns in certain sectors.

It's a diverse practice, says Harding,

whose post as chairman is ratified by an internal election open to any principal. But it is not so diverse when a look through the firm's website reveals a sea of white men, I suggest. That is indeed a problem, but one which is being addressed, along with the company's succession plan – which is clearly moving from its initial iterations under George Grenfell-Baines, who set up the practice in Preston in 1937.

What is the perception of the firm? 'People often say, "well, you're big, aren't you?"', says Simpson, although McClements adds there is a lot of positive feedback from clients and staff who leave the firm and go to pastures perhaps not quite so green. 'But I suppose we are slightly paranoid about how the architecture press sees us as big, and because we are "multi", what does that mean in terms of an architectural lineage and architectural approach?' The practice wins awards in almost all sectors, says Simpson, its 'amazing' lighting team, in particular, showing its mettle in working with firms considered BDP's competitors, such as Gensler, Benoy and Zaha Hadid.

But a definitive BDP project is difficult to pinpoint; certainly, a style is – each project is different and not all involve all the disciplines. 'I would say we are totally unique because



Left to right: Mark Simpson, Graham McClements, Chris Harding, Kathryn Tombling

of our DNA', says Harding, 'that we came from a socially progressive background. Grenfell-Baines is a big spiritual figure in our daily lives.'

McClements worked with 'GG', and notes how he picked young talent to work with on competitions. 'I do recall on one occasion he was doing it by fax from his home in the south of France and I seemed to be doing all the work', he smiles. But GG could draw beautifully, says Harding, and his vision was one of collaborative working and all the buzzwords that are around today. This is number one in BDP's DNA, pushing boundaries on what interdisciplinary design can bring. 'I'm not just saying it, but there's something quite special about the fact that we can quite quickly get in a huddle with some of the best engineers and best architects, in a studio, around a problem together. There is a special buzz about that experience that is probably slightly different here.' It is the diversity that is around that gives the firm an edge, he adds. 'It amazes me how lucky we are to have all these skills in one building.'

**'It amazes me how lucky we are to have all these skills in one building.'**

And yet the gender point is 'an issue for the whole of the construction industry', says Harding. 'In BDP we have 50:50 at lower levels but as you progress up it's not good enough. BDP needs to reflect the society it serves, so one of my stated missions is that we address that inequitable situation.'

It is getting to the top of the firm's agenda, says McClements, and will probably need small moves over time rather than one quick fix. It is certainly something that people need to remember and focus on, says Tombling. 'But we also have a lot of very talented associates and Part One students, so it is about the

next levels after that.' There is also BDP Life, which is a forum for staff representation, through which a consultation is beginning to address this balance. 'Culturally at every level we need to have some sort of transformation in terms of how we deal with it', says Harding. 'It really is fundamental, so watch this space.'

It is still relatively early days for BDP's new ownership by the Japanese firm who were drawn initially to its strong brand, and the relationship is completely complementary, both geographically given their work in Asian economies and developing countries and in terms of their skills in infrastructure, energy and water. 'We had reached a point where we realised we wanted maybe a bigger vision', Harding says. 'It was quite an attractive pairing because it was so complementary.'

Having tried the organic growth model with openings in Abu Dhabi, Shanghai and New Delhi, BDP realised how difficult and time-consuming this approach was, so to become truly international it needed a step change. Hence the collaborative international studio network that it is now trying to create, with London as a hub and studios with strong design leaders. 'There's a big and exciting global world out there', says Harding again. Much of this stems from the younger staff, who say they are interested in working internationally and then coming back to the UK. People are more peripatetic, mobile and flexible, plus the fact that the UKTI's recent push on exporting the 'Britain is great' message is something that excites the firm. There is a resilience aspect too, though, says McClements, wary of the last recession's depth and pain. 'BDP has always been able to react to changing circumstances.'

In London there is the opportunity for much bigger mixed-use projects, such as in station design, where BDP's placemaking approach is a boon, and with working with

stakeholders in public/private projects. It also does complexity well, suggests McClements, far away from the political world's presentation these days as a binary choice. And that stems from the firm's staff having

**'We had reached a point where we realised we wanted maybe a bigger vision.'**

such broad education and training backgrounds. 'It feels like we're in the right place at the right time', he says.

As to Harding himself, his chairmanship began in January, and he was elected based on a vision repositioning BDP to make it much more relevant to the modern world, focusing on more international outreach, projecting the vision externally, design and 'sector fusion' or more mixed use, and the 'beautiful simple' approach, with the last element being simply 'people'. To this end, Harding is rewriting the vision statement of the practice to 'rekindle the spirit of BDP'. Does he feel different? 'I feel energised', he says. 'The biggest difference is I now have a circumspect view of BDP. The chair sees everything, and when I am looking at the firm it reaffirms everything I thought – that it is a fantastic firm and is genuinely holistic, sociable, and we see things in 360, which makes what we do better. I'm determined to break down any silo mentality.'

Work on the go is broad and varied. Tombling says the firm is involved in major estate regeneration schemes and is looking at PRS with a variety of different types, while design quality is maintained in house through regular design crits and even informal lunchtime design reviews set up by some younger students. 'All the leaders can hold a pencil', says Harding. 'Getting the best people in is absolutely crucial to us.' This has



↑  
War for talent –  
The new National  
Army Museum



→  
The National  
Children's  
Hospital, Dublin

led to working with universities, while the Grenfell-Baines Award every year rewards 'useful plus simple equalling beautiful', he adds. The curvaceous Palace View near Lambeth Palace has been designed to maximise views for its 69 units out towards the Palace and Westminster, and is being built by Taylor Wimpey, with residents' gardens at the rear. It is also working on a 1960s estate in Westminster with 50 per cent affordable and town houses for private sale and which involved Tombling spending a day a week in a community hall on the scheme, getting to know the locals and the project. There is the just-finished National Army Museum in Chelsea, a major masterplan for the Bloomsbury campus of the University of London, King's Cross, and, fascinatingly, work with the Northern Estate and House of Commons on what might eventually be its decant space for the Palace of Westminster. BDP is also working

on a colourful 'gardens in the sky' scheme for a children's hospital in Dublin, is shortlisted for another children's hospital in Copenhagen, and has its fingers crossed about another high-profile London health scheme it is on a shortlist of three for, the redevelopment of Great Ormond Street Hospital.

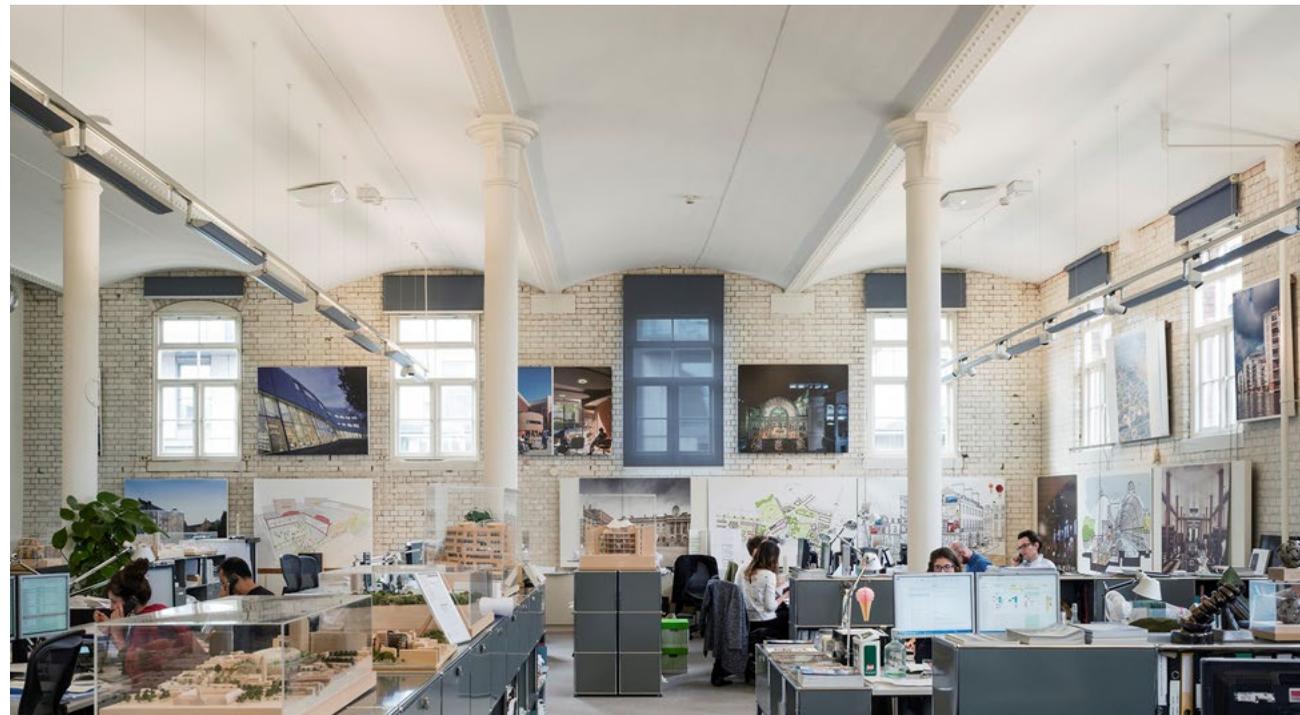
And, of course, there is Boxpark, the food and beverage scheme in Croydon which has helped to change the image of the town and is up for an RIBA award, with another BDP Boxpark in the pipeline elsewhere. Internally, head of design Martin Cook is masterminding the office refresh, having used under-desk 'black box' monitors to analyse the way staff use spaces to inform the move from staff being 'freeholders' to 'leaseholders'. 'For us as a practice it's about going back to the basics, which is human beings', says Cook. 'All the rest of it has been a distraction for far too long ... The

thing is to not worry about it and just let go, give it a go.'

Perhaps, ultimately, it is this principle, and of having what Cook calls a mentality to accept change and choice as well as trust its staff, that is a fitting motif for BDP, version two. And what will that look like? Harding again: 'We really want to reaffirm our position as a very socially progressive practice, the practice that all students are talking about and they want to come and work with us, and other architects want to come and work with us. I would like us to be known as that go-to, socially progressive, innovative [practice], and really relevant to today's challenges. Reaffirming what I think is our founding ethos, and getting that out there.'

Or, to put it another way, BDP is just getting on with adding to its portfolio of 'proudly user-driven' buildings.

'The gems happen', says Harding, 'and at the end of the day, it is the work that we produce that really counts.' ●



BDP's London studio - the practice will be getting a refresh, with new ways of working

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## MERIDIAN WATER

Assistant director for regeneration and planning at Enfield Council, *Peter George* explains the local authority's role in a 20-year regeneration programme across a 210-acre site with a gross development value of £6 billion



Regeneration projects in London have always needed a strong ambition and understanding between the needs and wants of the general population. They also require a thorough appreciation of the scale of an opportunity to facilitate growth. And at a time when London is in desperate need of new homes, as well as more infrastructure to support a growing population, it has never been more important that these projects have a clear and achievable vision, as well as a developer willing to take calculated risks to ensure their success.

This is especially important when the concept, planning and delivery of such a transformative scheme is

being undertaken by a public sector body, but this is exactly what Enfield Council is committed to doing at our flagship regeneration scheme – Meridian Water.

Over the next 20 years, the site will see the delivery of 10,000 new homes and 6,700 new jobs, alongside new public open spaces, shops, community facilities, as well as a new railway station that will open in 2019.

The sprawling 210-acre Meridian Water site in the south of the borough is the perfect location for such an exciting project. Stretching from the beautiful Lee Valley Regional Park to the east, to beyond the West Anglia Main Line to the

↑  
On track –  
outside the new  
railway station at  
Meridian Water

**'Over the next 20 years, the site will see the delivery of 10,000 new homes and 6,700 new jobs'**

west, it benefits from tranquil canal-ways flowing through the site and is bordered by fantastic road connections.

However, due to various environmental constraints, the need for significant infrastructure investment and a complex patchwork of multiple landlords, Meridian Water has had a challenging history and consequently has remained untouched by private-sector developers.

Now, with Enfield Council at the helm, that is all about to change. As a dedicated Opportunity Area and a Housing Zone, supported by the Greater London Authority, Enfield Council can capitalise on this incredible development opportunity, which will serve as a catalyst to reboot the local economy, stimulate growth and improve the quality of life for surrounding neighbourhoods.

We are taking a pioneering approach to Meridian Water and one unprecedented for a local authority, by taking active control of its delivery – acquiring the land; preparing the designs; overseeing the delivery of infrastructure; curating public spaces; directing the retail strategy to secure the right retail mix and generate the right jobs for the area; and delivering our distinctive meanwhile use – Meridian Works – which will include Europe’s largest open workshop for creatives.

**‘Our aspiration is to create a truly special new piece of the capital – a place with character and edge’**

By involving neighbours and engaging residents from the outset, securing partnerships and unlocking the site constraints, we can ensure we deliver the next great regeneration project for London and create real lasting benefits for our residents at the same time.

Working with Karakusevic Carson Architects, our aspiration is to create a truly special new piece of the capital – a place with character and edge, where beautiful homes and public spaces of world-class design are enlivened by a rich mix of growing industries in an environment which welcomes the established surrounding communities. This requires a strategic, flexible and long-term approach that can meet diverse social, economic and environmental agendas.

Crucially, we are also aware that this ambition must be backed up by a clear delivery strategy. Therefore, we have set out important principles to understand and adhere to, including:

**Taking active control:** Enfield Council is acting more like the private sector in taking decisions that too often public bodies shy away from. And we are putting money on the table, aware that investment now will generate returns later and we are shaping the regeneration from the early stage.

**Acquiring land:** we have been assembling the site for over two years and now control almost half of the developable area.

**Securing infrastructure investment:** working with Network Rail, we will deliver a new station set to open in 2019, connecting to Crossrail 2 to ensure Meridian Water is accessible to central London within a half-hour journey.

**Constantly innovating:** the council has long had an ambition to provide sustainable energy. So we have formed our own energy company, 100 per cent owned by Enfield Council called Energetik, which will supply heating and hot water to all 10,000 homes and more beyond.

**Developing strong meanwhile uses:** we know that Meridian Water will take time to deliver. So we have developed something that we think will quickly bring a new vibrancy to the site in the form of ‘Meridian

Works’. The first phase is the creation of Europe’s largest open workshop for makers, creators and artists, which together with a rooftop bar and restaurant overlooking the canal will create a genuine destination, opening in early 2018.

**‘The scale and speed of its transformation is incredibly ambitious, and is made even more impressive for a local authority to be at the helm’**

Construction enabling works began in January on the first 725 new homes, to be delivered by development partner Barratt London – part of the UK’s largest housebuilder Barratt Homes. This was followed in March by another land acquisition that takes our control of the site to nearly 50 per cent. With more acquisitions in the pipeline and a busy programme of activity planned for 2017, delivery of this ambitious project is well and truly under way.

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# BRIEFING NOTES

Our regular round-up of conferences and events at NLA

**BARKING AND DAGENHAM ON LOCATION**

# Barking and Dagenham goes for growth

Barking and Dagenham has set out its stall as London's 'biggest growth borough' with plans to build 50,000 new homes and improved transport connections to the east London region.

Council leader Darren Rodwell, speaking at NLA's On Location event in the borough's Ice House Quarter, said that it had lifted its housebuilding target from 20,000 two years ago, with plans to create homes above a new tunnel for the A13. 'It's about opportunities, it's about taking risk, it's about changing perspectives', said Rodwell. 'We will help where London needs to go; 50,000 homes, 20,000 jobs and a great place to live for artists – that's Barking and Dagenham.'

Barking and Dagenham strategic director for growth and homes John East said that schemes such as Barking Riverside were key to the borough's ambition to make it 'East London's cultural hub' and have a 'transformational effect', without losing a sense of place. 'Our ambition is Barcelona-on-Thames', he said. 'That's what we're aiming for and that's what we can achieve.' The council has set up a new regeneration company to 'make things happen' and is working with TfL on transport initiatives including the A13 tunnel and a direct rail link to Stratford from Barking, as well as improvements to Barking station. 'Our challenge is that in 20 years' time we have created a great place to live', he said.

Allies and Morrison director Louise Mansfield said that the developments in the borough will draw on her practice's study on existing local character, with key attributes such as those at the pioneering Becontree



On location – the panel at Barking

Estate. The work also looks at areas ripe for intensification and at Barking and Dagenham's success in reinterpreting housing typologies so far. 'It's a borough of neighbourhood centres, which is an incredibly sustainable form', she said.

Futurecity founder and director Mark Davy said he felt that the Illuminated River competition and moves to push a series of creative zones in the Thames Estuary suggest the river is back in business. 'We've now got liquid culture', he said. It will also be a healthy place to live, with 10 Healthy New Town principles now established and embedded in Section 106s in the area, said Dr Fiona Wright, co lead, Barking Riverside London's Healthy New Town.

Barking Riverside project director Matthew Carpen said his project was a little like 'regeneration brain surgery', with the main challenge to deliver a 'place' from a 'blank canvas'. 'You can't just parachute it in', he said. 'It takes time.' Homes – 'the easy bit' will include a district heat network and NVAC waste disposal. 'It's so refreshing to be working in a borough that is pro-growth.'

The scheme also represents an opportunity to investigate modern ways of working, added Lifschutz Davidson Sandilands director Alex Lifschutz. 'It makes a difference between a residential dormitory and a residential community', he said.

Other key projects in Barking and Dagenham's transformation include 360 Barking and Vicarage Field, both by Studio Egret West. Founding director David West said the competition-winning 360 Barking adjacent to Barking railway station was a series of four 'tub'-shaped towers, connected with communal gardens. Meanwhile the more mixed-use Vicarage Field scheme will replace the area's 'introverted', two-storey 1980s shopping centre with 855 homes, a hotel, three-form entry primary school, cinema and music venue. 'It's quite difficult not to be extraordinarily enthusiastic about a place that is so open-minded, and to good design', he said. 'We were asked what is the ambition? Where is Barking going? We said: up, up, up. It's going to be an extraordinary place. Let's do nothing short of super-ambitious.'

→  
Barking and Dagenham aims to build 50,000 new homes



↑  
Barking and Dagenham leader Darren Rodwell

→  
Cool venue – the Boathouse Creative studios in Barking's Icehouse Quarter



## HOUSING INNOVATION

## Offsite manufacturing hailed as part of housing solution

*Part of NLA's Housing Programme, championed by Barratt London, GL Hearn, Peabody and supported by AECOM, Countryside, and Pegasus Group*

Central government and City Hall have laid the 'building blocks' to address the housing crisis, with funding and guidance as part of its 'no silver bullet' approach. But any momentum on the benefits that might arise from modern methods of construction may be affected by a drop off in labour as Brexit uncertainties are causing many of the younger, migrant workforce to leave these shores. Those were some of the key points

made at Housing innovation: New methods of construction and delivery – a wide-ranging conference held at NLA.

Keynote speaker James Murray, deputy mayor for housing, said that the focus of the last nine months had been to build a 'coalition' across London to work out how we can build the substantial number of homes needed. Discussions with central government since last June have been 'very positive', he said, and have allowed the building blocks to be put in place for what we want to do in the coming years. The £3.15bn granted to help fund 90,000 home starts by March 2021 sent a message, strengthened by the flexibility that came with it, with draft supplementary planning guidance issued at the same time, and the Housing White Paper after that. 'One of the strongest features of the Housing White Paper is that there isn't a single focal point of it on which it lives or dies', said Murray. 'It simply sets out a whole range of discussion which is needed to be had about changing the dials, about optimising parts of the system, about all the small changes we need to make to the system and sometimes major changes, but right across the board.' Murray commended housing minister Gavin Barwell's acknowledgement of

a possible 'bespoke' deal for London to make sure it has the tools to build substantially more homes and the 'nice synergy' between build to rent and offsite construction – albeit 'not the answer but part of the answer'. The GLA is now doing work on public land to make sure that the land that the London Land Commission audited is converted into a programme of delivery, while collaboration and engaging with the industry will bring about not just buy-in, but the best ideas. 'I genuinely believe we can come up with better policy, better innovation and a better chance of building the homes that Londoners need', said Murray.

But Mark Farmer, author of the Farmer Review and CEO of Cast Consultancy, said that labour was a point of concern, especially given that many of the younger elements of an ageing workforce were migrants in a sector that has 45 per cent migrant labour dependency. 'The potential impact on London is quite evident', he said. 'My concern is that we are already starting to see a loss of labour from London, and it is already having a psychological effect on people staying.' Growing quality and delivery risks are also manifesting themselves, he added, and there will likely be a fall in housing

starts in London. 'Time will tell how quickly and how far pre-manufacturing enters mainstream residential thinking, but business as usual is not an option', said Farmer, 'whether that is in London or elsewhere.'

DCLG design and delivery adviser Andy von Bradsley said the diversity of supply being proposed by government was a 'game-changer' and commended its 'embracing' of renting. But we need to be cautious about getting it right, he said – 'Let's not go headlong into new technologies without testing them first and putting the right systems in place.' The conference also heard from Lewisham's head of planning Emma Talbot commending modern methods of construction as part of the wider package, and GL Hearn head of development group Stewart Murray, pointing out the important contribution SMEs can make to housing supply. Creative director at ABA Alison Brooks said there needed to be a 'cultural shift' in how we perceive housing in London as an infrastructure investment – perhaps use classes could be opened to build in future adaptability and we must define homes by area and volume rather than numbers of bedrooms, with an 'insistence on beauty'. Modular also has the potential to help on estate regeneration, said Pocket head of design Russ Edwards, although small infill sites represent a low priority in the race for numbers. Finally, Waugh Thistleton senior associate Dave Lomax showed how building with timber was an effective and popular way of creating homes, especially at Dalston Lane, the world's largest load-bearing CLT building. But it is also spreading to other developers who want to build quicker, cleaner and more sustainably with standard fixings available for masonry support and builders such as Berkeley Homes becoming convinced. 'In lots of senses it's not new, and that's really exciting', said Lomax. 'Because if we're going to affect the vast majority of housebuilding and do it in a better way, these are the people we need to be working with.'



↑  
Leading a housing 'coalition' – deputy mayor James Murray



←  
dRMM's Sadie Morgan asks a question from the floor



←  
RIBA president elect Ben Derbyshire – Supurbia can help

## LANDSCAPE-LED DEVELOPMENT

## Lea River Park enters 'watershed moment'

*Part of NLA's Placemaking & Public Realm Programme, championed by Broadgate Estates, Capco, and supported by the London Legacy Development Corporation*

The Lea River Park is being transformed from an area that has served London's basic needs on issues like sewage, industry and power, to a different kind of facility – from a private landscape to one of public connections, leisure and regeneration.

That was one of the key messages to emerge from a breakfast talk on this project to create a park for Londoners along a three-mile stretch of the River Lea. It comes, said 5th Studio director Tom Holbrook, at a 'watershed' moment for the project as the baton passes to Newham and Tower Hamlets. The project has a long lineage, he said, dating back to the 1940s and Abercrombie imagining London's green belt, and will help serve the rapidly growing communities in the area – with 20,000 new dwellings expected in the next two decades. 'As this part of London becomes denser it becomes a regeneration project, not just making a landscape', he said. 'We have been focusing on the connective infrastructure that allows people into the valley.' The tradition of keeping people out of the area, however, meant that the park does not have a great constituency of people that cared about it – now the focus is on working in a 'Jujutsu' way with elements already there on

the ground, overcoming severance and creating new connections across the fragmented sites, and with the area's gasholders representing a real opportunity to create a busy space akin to an Eden Project or Kew for the Lea Valley.

Newham director of regeneration and planning Deirdra Armsby said that one of the borough's strengths was its stability, and that once there was buy-in on schemes, people within the council were often insistent on seeing them through. And here it is not just about the physical, but how it impacts on people. 'Our borough's motto is "progress with people"', she said, 'and this is a great vignette of how we are doing that.' Neither is the landscape there just as something that developers can sell to justify high density, Armsby added. 'We need these sorts of projects that are proper regeneration because they will not be done by the private sector; they will do development ... These things are not for a certain part of the population – it is landscape for all.' The Thames Barrier Park was a similar 'hidden gem' that has now become more popular to the extent that there are now protests from people because of concerns that developments nearby will impact on public access. It is all now about the 'physical and visual connectivity that we need to get on with', Armsby added. 'The journey continues; it is a great gem for us.'

The event also heard from Paul Brickell, executive director of regeneration and community partnerships at LLDC, whose distant relative was a plumber at Three Mills whose job included opening the waste tank up and turning the river 'purple'. Brickell's work on the area since, he joked, was partly atoning for that, but he was gratified that the young were now rediscovering the area's appeal. They were also discovering that the Lea River Park was moving from being an area which gave rise to key moments of invention and manufacturing to now being the



home of 'not dirty, smelly things', but the design and manufacture of small, clean and digital things, with the rise of Here East and influx of educational establishments such as Loughborough University and UCL. The reason that the baton has been passed so much over the years over the direction of the park is that it is 'such a strong idea', said Brickell, owned by the local communities. 'It's been a long journey', he said, 'with hard-won yards.'

↑  
Leaway connector  
– 5th Studio's  
Poplar Reach  
Bridge

## NEIGHBOURHOOD PLANNING

## Neighbourhood planning taking off

*Part of NLA's London Boroughs Programme, championed by CBRE, Countryside, Genesis Housing, GL Hearn and supported by Tobermore*

Neighbourhood planning has made great strides in the five years since it was brought into being via the Localism Act. But London needs to up its game in this growing area to take more advantage of the 'richness', knowledge and empathy of local people.

That was one of the key themes to emerge at a breakfast talk on the subject held at NLA, kicked off by Neighbourhood Planners, London convenor Tony Burton.

Burton said that although neighbourhood planning had gone from strength to strength there had been a variable take-up of neighbourhood planning across London, with seven 'deserts' including the boroughs of Barking and Dagenham, Merton, Newham, Harrow and the City of London. This contrasts with the concept being the 'norm' nationally, with over 300 having been through a referendum process, and 270 plans in force. Turnouts have been higher than in local elections (average: 35%) and people are voting yes 'in their droves', said Burton. But, 'despite rumours to the contrary, this is big time in London as well', he added, pointing to around 100 communities exploring neighbourhood planning, around 50 of those recognised neighbourhood areas, and five plans completed. The capital does, though, represent a challenge insofar as it is complicated, new bodies must be created – as opposed to the parish council model used elsewhere – economic forces



Talking it out – a recent co-design workshop

come into play more, there are more 'tribes', and there is often a need to work across boroughs. Local authorities are not being as supportive as they could be, said Burton, with a lack of enthusiasm politically and professionally having been a brake on the opportunity that presents itself. There is 'tension' around boroughs 'hanging on' to CIL rather than allowing neighbourhood forums to have a say in its use, as promised by politicians. London mayor Sadiq Khan, too, has been quiet on neighbourhood planning, while London Councils had been 'a bit cold waterish, a bit half emptyish' about it, perhaps 'because it could be a challenge to the established power structures and regimes'.

So what could be done to accelerate it? Burton said that the London Plan needs to create more 'space' for neighbourhood planning and be supportive of it, the DCLG's support programme should be continued and the challenges faced by CIL need to be better addressed.

Camden strategic planning and implementation manager Brian O'Donnell said setting up neighbourhood planning forums, writing the plan and managing the process was 'challenging', while plans his authority had taken through have been 'three, four years and longer

from designation', not even from the start of the process. Neither was finishing the plan the end, but the start of influencing planning and to make a difference. 'We're still learning. Neighbourhood planning has an endless capacity of throwing up new and unexpected situations you haven't come across before and no-one else has come across before.'

The conference also heard from Sara Duncan from the Church Street Neighbourhood Forum, who said it was important to focus on 'a few things that could make a difference'. Her group came up with the idea of having the first 'urban room' in Westminster in an empty shop where it could stage events and allow the community to create a 'wall of ideas' and energise local people. Kentish Town Neighbourhood Forum secretary Ian Grant said that the most important thing was leadership but that all the time and effort that goes into the process had been worth it. Finally, Countryside new business director Mike Hill said that estate regeneration was an area of great potential for neighbourhood planning in the future. 'If you go about it in the right way you can really enthuse people to make the effort', he said.

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## PLACEMAKING

# Making places – for all Londoners

*Part of NLA's Placemaking & Public Realm Programme, championed by Broadgate Estates and Capco*

London must keep up the progress it has made on its placemaking initiatives over the last decades if it is to retain its position as an attractive and liveable world city. But it must guard against creating too many 'exclusive' enclaves, look to both indoor and outdoor spaces and give more funds to planners to get there.

Those were some of the key views to emerge from a wide-ranging half-day conference at NLA on investing in place and delivering public spaces for all Londoners.

British Land's senior project director for Canada Water, Emma Cariaga, began by introducing the site as one of the capital's little-known gems, a well-connected area that is the 'culmination of the renaissance of the south bank'. Cariaga said her company's approach was to deliver around 3,500 homes, 1 million sq ft of retail and leisure and 2 million sq ft of workspace, but it was crucial to build on the rich character of the place and start from 'phase zero' – early engagement with the communities around. There is, said Cariaga, a perception that public space is always an outdoor affair, the realm of squares and parks – but at Canada Water British Land aims to include interior public space and build on its early success at the Printworks, which is home to daytime raves attracting 5,500 people every week.

The Crown Estate's James Cooksey said that placemaking was at the heart of his organisation's transformation of Regent Street and now St James's, with

an ongoing £1.5 billion regeneration programme that recognises that the creation of good spaces over the long term also brings financial reward. 'It's about creating a dynamic mix', he said, with office workers drawn to places where there is good retail, restaurants and bars. Cooksey said the Crown Estate hopes to help get a 50 per cent reduction in traffic along Regent Street, but the real answer to getting good placemaking lies in having a strong purpose or vision, establishing strong and trusted relationships with key stakeholders and 'wrapping arms around' people who can deliver that change. 'Above all it's about continuing to push the boundaries and not accepting the status quo', he said. Because if we think other cities aren't trying to do similar things to lure talent, then we have another thing coming, Cooksey added.

A significant aid to this process is the growing BID movement. Northbank BID operations director Katherine Fleming said her organisation is spearheading projects around Aldwych and Villiers Street as well as opening up Victoria Embankment Gardens. It has also commissioned Arup to do an

**'It's not just physical change. It's about people, citizens, and how they thrive in spaces'**

economic study that shows how every £1 invested in the public realm in the Northbank area will create between £2 and £6.90 in benefits.

Northbank commissioned Publica to help with its work on Aldwych, and its director Lucy Musgrave talked through similar wide-ranging projects which forensically analyse areas such as at Hanover Square, Marylebone and Oxford Street, to bring about transformation. 'This is happening all over London', she said. 'What the projects share is that you need to have a really vigorous and robust evidence base.'

For Martyn Evans, founder of Uncommon, placemaking 'starts with a spreadsheet', of establishing the kinds of uses to create in an area based on widespread discussions with locals and a deep understanding of site histories. This was the case at Hayes, where Evans' previous employer U+I worked at the former EMI factory inviting people to come with their stories, and from that, creating a livelier place. Or at Morden Wharf, where the past was less visible. 'But if you scrape just five inches beneath the surface you find the Tudor history of the site', said Evans – one of rope making, that led to the manufacture of cables and, more recently, Alcatel making transponders. Without delving that deep, how could developers hope to understand the past to inform the future? How did they animate the spaces at Hayes? They hosted events, talks, and invited musicians. 'We just started to do stuff', said Evans. Key to getting good places, however, was to properly resource the planning departments, he added.

Lambeth's strategic director, neighbourhoods and growth, Sue Foster, said one of the authority's key visions is all about neighbourhoods and the quality of the environment, which is fundamental to health. A vision was important, within which interventions could be made. And sometimes, as at Loughborough Junction where the council closed roads before getting the public realm in place, they get it wrong. 'But it's not just physical change', said Foster. 'It's about people, citizens and how they thrive in spaces.' It is also sometimes about the tiny things rather than the mega-scale infrastructure. 'Very small changes can delight people as they walk around', said Foster.

The conference also heard from the GLA's Paul Harper, area manager for regeneration, south London, who showed examples from Croydon of how it was initiating regeneration – a better word for his work than placemaking since it didn't pretend that there was no place to begin with – in Croydon and Peckham, post-riots. And LDA Design board director Selina Mason suggested

that we experience cities as the space in between buildings, but London still had so many places which were just 'unloved and disregarded', as well as new places which were becoming 'exclusive environments'. 'The more privileged you are in society the fewer thresholds you see', she said. Quoting Jan Gehl, she added that 'first life, then spaces, then buildings' was a strong starting point.

Discussions ranged from private spaces and their management – Evans saying we must 'rage against this 1984 ghastliness of public spaces being privately policed'; to dealing with homelessness issues; to what successful placemaking looks like. 'We shouldn't assume that what we assume is success, is success', warned Foster. Perhaps then, said Mason, it was when one walked through a place and found something in particular – the unexpected.

## TALL BUILDINGS

## Tall storeys

*Part of NLA's Tall Buildings Programme, championed by GL Hearn*

The NLA has welcomed news that the GLA is looking at creating a virtual three-dimensional London-wide model to inform developers, architects and communities about the tall buildings they can expect to see. And the new London Plan provides a key moment to commission this. But the city stands on the cusp of a 'paradigm shift' in how they can contribute to the housing crisis through providing more rented rather than bought apartments.

Those were just two of the messages to emerge from a breakfast talk at NLA organised to discuss the findings of the latest NLA Tall Buildings Survey 2017. Now in its fourth year, the survey provides an annual overview of the pipeline of tall buildings in London that

NLA and research partner GL Hearn launched for the first time in 2014, and with data now provided by EGi – London residential research.

The statistics, said chair of proceedings Robert Gordon Clark, provide an important bellwether for the health of the property industry, especially so given the UK's prospects over Brexit. Mayor Sadiq Khan should be 'encouraged' to develop a 3D model, said NLA chairman Peter Murray, which City Hall is making good progress towards, so developers, planners and communities can see what the impact of proposals is. 'It is vital one is delivered for all of London now', he said. It was not so much about having tall buildings as about 'doing them properly and getting them right', he added.

Nigel Evans, head of London residential research, EGi, took the audience through the main findings of the report, including the headline figure of 455 tall buildings in the pipeline compared with 436 last year, a record-breaking year for starts, and that, out of all the 26 buildings completed last year, 24 are residential towers. One tower is – effectively – coming out of the ground every week, said Evans. Some 100,000

new homes – two years of housing need – could be provided across the entire pipeline, and 30 per cent of the 65,000 homes currently under construction in London are in tall buildings. We may be on the cusp of a 'paradigm shift' to a rental-dominated market in tall buildings, he said, away from tall buildings being the preserve of high-end residential – its opposite. And yet, said GL Hearn's Stewart Murray, although most are in Tower Hamlets with the 'dramatic' changes in South Quay, the outer boroughs are starting to come forward in places such as Ealing, but nine London boroughs do not yet have a tall building. However, they are starting to make a key contribution across 24 boroughs to both housing and jobs, Murray added. 'That is a bit of a shift – where we once saw them as exceptions, are they now becoming mainstream?' While in areas like Vauxhall Nine Elms the pace of change has been 'absolutely phenomenal', said Lambeth's Sandra Roebuck, there are also notes of caution being struck around London's approach to height. Tall buildings are as divisive a subject as Brexit has been in his own family, said Egret West's David West, whose firm is building at height in Barking and Millharbour to a good reaction relative to the negativity that the



Meeting the ground – the Leadenhall Building in the City



Tall storeys – the Isle of Dogs

firm experienced with a proposal, now rejected, in a 'horrible environment' in Chiswick. Indeed, said the City's Gwyn Richards, 'the sky belongs to everyone; it's a public asset'. 'London is beginning to destroy itself by having so many tall buildings in a random policy that it's starting to erode the very character that we like about the place', said Rab Bennetts, as cities around the world lose their distinctiveness. A 'character policy' for the whole of London was needed, he added. Protecting cherished views was important, said Historic England's Emily Gee, and the city has its own 'specific DNA which only allows for a very small number of tall buildings as exceptions', added the Skyline campaign's Barbara Weiss. But, said Mount Anvil's Andy Reid, not everyone is so concerned. Location and price come above whether a building is tall for his firm's customers. 'There is no standard purchaser', he said.

Summing up, Peter Murray said this is a key time for the study to come out with the new London Plan being drafted later this year. 'Everyone's input is really important', he said. 'Stay involved in the debate.'

Read the full report here:  
[www.newlondonarchitecture.org/tbr17](http://www.newlondonarchitecture.org/tbr17)

## CULTURE

# Culture embraces public realm

*Part of NLA's Culture Programme*

Cultural buildings across the capital are concentrating not just on rejuvenating and extending their own facilities but also on making high-quality additions to the public realm surrounding them. But local authorities in some corners of the capital are finding it hard to maintain their surrounding streets owing to austerity and competing demands on their funds.

Those were some of the headline issues arising from a run-through of a number of cultural projects at a breakfast session on transforming London's cultural buildings at NLA.

Head of architecture at The Royal Academy of Arts Kate Goodwin showed how the David Chipperfield scheme to reinvigorate the Burlington House building and link it to 6

Burlington Gardens behind will also bear fruit in the way in which it opens up the rear with a new entrance to Cork Street and Bond Street and improved interaction with those streets and other local galleries. This will improve a rather 'abrupt' relationship at present, said Goodwin. 'It's an important part of us being champions for art in the area.' The scheme, which is on course to open next year in time for the institution's 250th anniversary, includes a new bridge link space, improved visitor facilities that will prove useful with its blockbuster events such as the current David Hockney show, as well as improved space for the little-known art school (the oldest in the country). It will also include a private garden for the school, new lecture space and a 390 sqm space for architecture shows, and figures as part of a wider regeneration of the area prompted by the arrival of the Elizabeth Line.

Feilden Clegg Bradley Studios' work at the Southbank Centre and Hayward Gallery, said managing partner Ian Taylor, is predominantly about improving building services, but also about allowing more daylight into the building through reworking some original pyramidal rooflights, and improving artists' back-of-house-spaces, auditoria and foyers. New public realm improvements include a new high-level route from the IMAX to the Southbank Centre, a new stepped space and welcoming entrance for Queen Elizabeth Hall and the Hayward Gallery, and improving the low-level route from upper to lower ground.

But, said National Theatre director of external relationships and partnerships John Langley, a cautionary note had to be made that although much of the cleaning in the South Bank area is looked after through a generous arrangement from the London Eye Section 106, other corners of Lambeth's land nearby are looking more down at heel. Langley said there was 'real concern' from organisations nearby that the standards it set cannot



FCB Studios' Ian Taylor on the South Bank

be met by an authority hit by austerity and the budgets required by items like such as social care responsibility. He said it was great to see that TfL has plans to upgrade the scheme around the IMAX roundabout, and hoped that this will extend to ancillary streets around the National Theatre and further south.

The final speaker was BuckleyGrayYeoman associate Holly Wells, who showed her practice's designs for Cromwell Place Gallery, a scheme to provide flexible and more affordable spaces for galleries in a co-working model in South Kensington. The scheme refurbishes existing buildings and creates a new gallery space to the rear in a new pavilion building in black steel, plus a new entrance and courtyard from Thurloe Place. 'It provides an opportunity to reimagine this Royal borough in the 21st century', she said.



Opening up – the RA's Kate Goodwin

## INTERNATIONAL DIALOGUE

## TOLO – a tale of two waterfront cities

*Part of NLA's International Dialogues Programme, championed by Diamond Schmitt Architects, KPF and supported by WICONA*

London can learn from the way in which Toronto is revitalising its waterfront areas through a concerted push towards high density and the creation of walkable environments. But it perhaps needs a single body to look after its full extent – the equivalent of Waterfront Toronto – with a holistic vision that gets over its currently piecemeal approach.

Those were some of the key points to emerge from a live link-up between those bringing change to both cities at Canada House as part of NLA's expanding International Dialogues programme.

Minister-counsellor and senior trade commissioner of the High Commission of Canada Greg Houlahan welcomed the audience with a history of Canada House, a building fronting Trafalgar Square second only in age to St Martin-in-the-Fields. 'London and Toronto have much in common', he said. 'The two cities are defined in many ways by their waterfronts and both have similar challenges.'

Alison Brooks said she could call both cities home despite having lived longer on this side of the Atlantic, and that London's Thames-side setting and the city itself had been transformed when Bazalgette created the embankments. 'The riverside became imbued with a sense of possibility', she said. But not having a body that could oversee the complete regeneration of the Thames



Waving the flag – the UK end of the debate took place at Canada House

was 'something we need to redress'. The intensification of cities could be helped with the counterpoints that rivers can offer, she added, but London struggles with the fact that the Thames is tidal and 'fierce'. Brooks said she had first been made aware of how a city can reimagine itself with the Montreal Expo of 1967, and later by Ontario Place, where the architecture of optimism and faith in the future had even led to her marrying there. But waterfronts need to be kept public, utopian and fun, with a city guardianship maintained, boasting diverse typologies which can contribute to creating an identity.

Diamond Schmitt Architects partner Donald Schmitt said that cities like Ottawa had been affected by their waterfronts being where industry and rail met the water's edge, a condition that remained in place until 1970. The practice is now redesigning the railway station there into the new home of the senate, reinforcing the importance of the public realm, and bringing that principle to a series of schemes in Toronto too. Former president and CEO of Waterfront Toronto John Campbell outlined the 13 years of work his organisation has been involved with planning the waterfront for a 'liveable city' and transforming a place previously filled with railways and expressways. He had done so through initiating international design competitions to get the best talent, creating design review panels and leading on the creation of great parks and public spaces. FP

Design partner Kathryn Firth said this was one of the key differences between the two cities. 'We need a Waterfront London', she said. City of Toronto planner Jennifer Keesmaat said her department is concentrating on creating a city that walks and cycles to work, and on increasing densities in the centre, partially through maintaining the 'strong public policy lever' of its green belt. The other secrets to the city's latter-day success include its urban structure plan guiding growth, and tall building guidelines which insist on schemes that add to the city rather than being just a 'postcard'. 'There is nothing worse than tall buildings which are not preoccupied with the public realm', said Keesmaat.

Keesmaat added that it was also crucial to build out a public transit network which is an 'everywhere to everywhere' service rather than one concentrating on journeys to the centre alone. Finally, Keesmaat said that 'public space for public life' was the hook on which we all hang as the 'soul of the city'. To this end the city is developing a project to create a 21-acre park built over an existing, operating rail corridor.

Questions from the floor included the thorny issue of house prices, which, mirroring London, have risen by 33 per cent over the last year in Toronto, perhaps through an influx of money from Asia, and which may be addressed through several measures including rent controls and another principle London might look at in time – a foreign buyers' tax.



↑  
Tuned in -  
Toronto planner  
Jennifer Keesmaat  
and former  
president and  
CEO of Waterfront  
Toronto John  
Campbell via  
video link

←  
Diamond Schmitt  
Architects partner  
Donald Schmitt

## THINK TANK

## Great Estates form single voice to stake claim for better infrastructure

*Part of the NLA's Placemaking & Public Realm Programme, championed by Broadgate Estates and Capco.*

The task of improving London's digital capability while preventing the public realm from being continuously dug up was one of the main points on the agenda of a new group formed to galvanise growth in the capital. The group of central London's Great Estates, old and new, was brought together by NLA at Broadgate Estates' Paddington HQ in a session chaired by Dame Judith Mayhew Jonas, who suggested that its collective 'clout' could make inroads on pressing for change. Certainly, said Rob Fox, head of external affairs, Grosvenor Britain & Ireland, there was a requirement for new partnerships and better conversations about change, to make Mayfair and Belgravia better places through closer collaboration with adjoining landowners and statutory authorities. Part of Grosvenor's 20-year vision is to raise its game and host 15,000 more jobs over that period, which is a quarter of Westminster's entire job target total. 'We're seeking to understand how the estate could work harder for its communities and for London', he said. The capital's digital infrastructure is a key issue in attracting those jobs, with so-called 'DSLAM' (digital subscriber line access multiplexer) street cabinets having to have been installed across the

city to try to improve weak signal areas. Such provision was important to a city where start-ups run from home and small offices are such a vital part of the new London economy, said Mayhew Jonas.

The big issue for small businesses is cloud technology, said Mark Kildea, finance director, Howard de Walden Estate, and perhaps improving digital infrastructure should be seen as part of the public realm to be funded by the estates, with increased rents accruing as a result. 'I think it is money that is well spent, and estates should choose to be proactive', he said. This just needs a 'mindset shift', said Alison Nimmo, chief executive, the Crown Estate – that digital infrastructure is now simply a basic utility. 'It is such a fundamental part of living and doing business in London', she said. For many occupiers, added Carolyn Dwyer, director of the built environment, City of London Corporation, it was more important than water, since many businesses could put up with having no water, but couldn't put up with no connectivity. Providing better facilities needs keyhole surgery rather than open heart, and the danger is that if BT and Openreach are encouraged to work better, government opens the arena up to more competition. Why not share equipment between the providers, asked Kildea, rather than have a proliferation of apparatus and street furniture that might happen again with the arrival of 5G. Perhaps there was a piece of work to be done, said Lydia Clarkson, public realm partnerships and stakeholder liaison, Shaftesbury, showing how government has not yet solved the issue. In an era when the countryside gets the subsidies for broadband, a good way to start may be through creating exemplars of good practice through all the Great Estates working together to create a strategy and understanding of cooperation, said Mayhew Jonas. 'Then you'll have a ripple effect with authorities outside central London supporting', she said.

The City believes it has to invest in digital capability because the government won't respond fast enough, and investment won't come if connectivity is not radically upgraded, said Dwyer. It has signed a concession to provide 1GB wireless across the Square Mile, and BT has added 27 DSLAM cabinets, but this is something of a 'sticking plaster' for an area that is composed of 98 per cent SMEs. Another problem, said Steve Whyman, chief executive, Broadgate Estates, is the lead times companies like BT stipulate to install. 'That can't be good for London', he said. 'London needs to compete on the global scale and really, connectivity shouldn't be a point of differentiation. It really should just be a given.'

One measure is to start mapping the 'not-spots' – those places without digital infrastructure, as is happening in the City and elsewhere. But another could be to press for installing digital connectivity to qualify as part of S106 agreements, and government could help out in making licences or leases more straightforward, said Tom Knight, fund manager/director of commercial asset management at the Portman Estate, with a lobbying exercise to be done on tidying up wayleave agreements. And yet, said Kildea, the digital sector in the UK is doing better than the US, even with the infrastructure we have. 'Just think of how much better it could be', he said. 'With full employment where's growth going to come from? It's going to come from exploiting technology. Central government needs to understand this too and then real progress can be made.' Other countries with similarly dense environments such as Hong Kong and Shanghai do not seem to have the problems over digital that London has, said NLA chairman Peter Murray – perhaps their 'can-do attitude' had a lot to do with their superior technological capability in this area. They have a command-and-control culture and recognise they have to move quickly, said Neil Pennell, head of engineering and

design, Land Securities. We have such a big investment in legacy infrastructure; it is difficult to let that go and replace it, but that is what is needed to stay competitive. The strategy should be to look at solutions without letting the perfect get in the way of the good, said Mayhew Jonas. The long-term goal should be of building fibre to every residence, but not digging up the public realm every time. 'It amazes me that London is dug up more regularly than other cities', she said. 'Is it because Westminster or the City is not controlling utilities enough?' Possibly, the problem is to do with having so many providers which are in competition and only tend to act on the trigger of a commercial deal, said Pennell, leading to a lot of disruption. The City tried to solve this problem by experimenting with installing large ducts to stop the roads being constantly dug up, but that had proved 'incredibly expensive', said Dwyer: around £1.5 million for every 10 metres. The

utilities are not incentivised to deal with infrastructure, and the whole industry structure is not dynamic, investment-focused or very commercial. 'It would really benefit from a complete refresh of thinking', she said.

The management of the replacement of the public realm is never as good as when you put it in in the first place, suggested Mayhew Jonas. But the power of the group could be in attempting to deal collectively with the utilities, with collective 'joined-up' thinking, often across boroughs, in a bid to counter a fragmentation that is, felt Mark Kildea, slowing growth down. The group also debated other issues such as pollution in the capital, one of whose chief contributors, said Mayhew Jonas, was the diesel bus, and the way in which Oxford Street was used as a kind of rolling bus park. Capitalising on a new 'hopper' fare with a new green sprinter bus up and down the streets to connect services could be one partial solution. But another key contributor

to dangerous pollution levels, even causing some to consider a new Clean Air Act, was the proliferation of delivery vehicles. More consolidation could help here, especially when some 40 per cent of deliveries to offices are not about the work that goes on in those offices, but internet shopping for staff. Services such as Duddle are increasingly being used, and in Broadgate Estates' case paid for by them in bigger buildings. The use of how we ration and manage cars, cycling and pedestrian movement was another area of concern, with more political bravery needed. We need to shift to electrical/clean vehicles, added Nimmo, an advocate of the sharing economy and car clubs as more innovative ways to make better use of resources in our cities. Finally, power was another issue identified to be grappled with in future, especially in a world where district network operators are not legally allowed to charge now to invest for the future.



A sense of place – Broadgate Estate's Paddington Central © Broadgate Estates



## A PERSONALISED BATHROOM COLLECTION

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Discover Inspira - a bathroom collection with a personal touch.

## COFFEE BREAK

*Victoria Quinlan*, COO, Lendlease Europe



### **What is your proudest achievement and why?**

I was chosen to be a United Nations Youth Ambassador at World Expo '88. It was amazing to be part of a global moment in history at such a young age.

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

Growing up I loved playing and watching sports. Whilst I was at university I considered becoming a sports reporter.

### **Which is the worst building in London?**

Not exactly a building but defaced red telephone boxes – it's such a shame to lose something so synonymous with London.

### **Which is the best?**

St. Paul's Cathedral.

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

In my first job after university, my manager taught me the value of understanding people and teams. It's had a huge and positive influence on me.

### **What would your advice be to those starting out in your profession(s)?**

Don't think that your career is going to follow a linear trajectory, it's more likely to be like a jungle gym. Embrace and enjoy it.

### **What do you feel is the main area of London to watch, and why?**

The unknown parts of London that will become more accessible if Crossrail 2 gets going – there are some areas along the proposed route

which are yet to be really discovered.

### **What is the city's enduring appeal?**

It's multi-cultural nature – there's something for everyone, and always lots going on.

### **How important is it to the company's outlook?**

London is a key part of our global cities strategy. We've worked in London for many years and our plans see us always having a presence.

### **How can development become more appealing as a career to women?**

We need to start at the grass roots and inform young women about the career options available in the development industry whilst they're still at school and university – that's when we'll start to really shift the representation of women.

### **Has property got an image problem?**

Yes! There's a real lack of understanding about the breadth of roles that are available in the industry.

### **What single thing would improve the development process?**

Seriously considering safety and quality at the design stage.

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

I'd let everyone have a day off and we'd spend the day cleaning up London.

### **How optimistic are you for the year ahead (and why)?**

Very optimistic – London is a vibrant and evolving city, and there are always opportunities to be had. ●

# ANGEL COURT

Towering achievement – we take a look at Fletcher Priest Architects' 'sustainable urban workplace'

Architect: **Fletcher Priest Architects**

Engineer: **Waterman Group**  
Contractor: **Stanhope and Mitsui**  
Client: **Angel Court in the City**

## THE ARCHITECT'S ACCOUNT BY ED WILLIAMS, PARTNER, FLETCHER PRIEST ARCHITECTS



I am really excited about this building and very proud of the dedicated Fletcher Priest team that delivered it over the last 30 months, led by Nicholas Worley, Sam Craig and Anne Schroeder.

We began design of Angel Court in 2009 and achieved planning in early 2011 after a series of consultation meetings with the City of London planners. We carried out extensive studies that examined new-build, rebuild and refurbishment options. This indicated that there was sufficient capacity in the tower and podium structure for modifications to release the most efficient and cost-effective layout. In effect, an area equivalent to five new floors is added to the tower without increasing height by relocating service floors and enlarging floor plates to give larger and more usable core-to-perimeter workspace. This approach provides almost 60 per cent uplift in net lettable area and proved viability for Stanhope and Mitsui to take the not inconsiderable risk of building it.

From the beginning, we wanted to future-proof the design to anticipated energy targets and provide grade A flexible office space that exploited the wonderful views of a very special site sitting at the centre of the Bank conservation area. Working closely with Mark Terndrup and his team at Waterman Building Services, we achieved environmental standards that went far beyond those required, with a building using a third of the energy of the original and recently credited with

a BREEAM 'excellent' rating 2014 – one of the first in London – with an EPC of A.

Our design creates two distinct forms of the sculpted lower-garden-floor buildings with deep-set windows faced in rough-hewn, Carlow Blue limestone sitting comfortably in their context and a contrasting softly curved tower envelope faced in a light opal fritted glass wrapping around the walls of the original irregular octagonal form. At night the tower transforms to reveal a simple square grid to match the lower buildings to unify the whole composition.

Internally this 1mm fritted dot pattern is reversed to black and becomes almost invisible revealing 360-degree uninterrupted views that are hard to beat. The tower is one of a handful close to the Bank of England and stands free of its podium base with new entrances off Angel Court. Generous steps supported by escalators lead to a first-floor reception with a full-width backdrop of an externally planted garden bringing softness and daylight to this space and a canopy of green to the second-floor terrace above.

**'I am most excited about the way we have enhanced the public and private realm'**

Perhaps a little unusually for an architect, I am most excited about the way we have enhanced the public and private realm in and around the building. This continues a theme set in our recent City buildings at Nomura 1 Angel Lane, 6 Bevis Marks and 1 New Ludgate.

At Angel Court, we have created over 17,000 sq ft of terraces and gardens on five different levels with a shared garden

on level 7 that provides a new heart to the building. Our interiors team has designed a space here where the high- and low-rise lifts meet, offering a relaxed lounge area with direct access to the garden. The design by Vogt Landscape Architects is of a series of garden rooms created with tall hedges, trees and lawns providing protection and enclosure for informal meetings or simply spaces to relax and enjoy.

The original building offered no private amenity and the public space was cramped with low-grade retail with a hard-to-find rather dangerous reception surrounded by a service road. Our design sought to resolve these issues by separating pedestrians and traffic and canting the tower down to ground, setting it back to create dramatic office entrances on Angel Court, with the added benefit of creating 40 per cent more public space overall.

We introduced 15,000 sq ft of new retail to animate the ground perimeter of the site, which was the first space to let prior to completion in its entirety. This is already providing animation to the improved Angel Court, Throgmorton St and Copthall Avenue with Notes and Coya already in operation. The building as a whole is also letting very well, with Bupa recently confirmed as moving their global headquarters here from Holborn.

To end where I began on a personal note, and not wanting this to sound like an Oscar speech, I just want to thank all involved for making it a sometimes stressful but always pleasurable experience. Building projects of this size and complexity take a long time to design and develop and the team assembled for Angel Court by Stanhope and Mitsui and led by MACE on site created a building I think we can all be proud of.

## THE DEVELOPER'S ACCOUNT

BY NICK JARMAN, PROJECT EXECUTIVE, STANHOPE



Mitsui Fudosan UK and Stanhope have a long-term partnership spanning 10 years, and a superb track record of delivering prime London developments such as 70 Mark Lane, 5 Hanover Square, 8-10 Moorgate, White City Place and the Television Centre.

Together, we were able to identify the Angel Court site and jointly develop the vision for this outstanding building, delivering another prime high-quality office space to the market, within the heart of London's financial district.

What marks a truly great building is its ability to improve the area it stands within, as well as provoking discussion around its form. I firmly believe that Angel Court is unique in what it will bring to this location, adding value through its position within the heart of an important conservation area. The building has changed a once dark and American Modernist influenced quarter into one of light and openness that draws you into the courtyard, rather than simply forming a pedestrian corridor. With this new expansive building and the vibrancy of its exciting retail offer, Angel Court can truly call itself a destination.

Any development within the City of London represents a challenge, and Angel Court has been no different. Significant factors included: a constrained logistical position; an engineering solution that needed to deal with key planning constraints on height; and procurement through a turbulent construction market period.



Towering achievement - the scheme in the wider cluster

Despite these issues, we believe that we have delivered a magnificent addition to the skyline of the Square Mile.

Fletcher Priest's team (led by Ed Williams and Nick Worley) worked to ensure quality was maintained across the scheme, delivering their powerful architectural vision, while sympathetically dealing with the building being positioned within an area of outstanding heritage. Waterman Group's Mark Terndrup and Edwin Bergbaum provided a highly proficient services design that will place the building as a market leader with respect to energy efficiency. They also resolved the substantial engineering challenges of the tower's reconstruction, working with Mace who dealt with the issues created by both a logistically extremely tight site and a technically challenging brief. Ultimately, the team helped deliver a building of great quality with an outstanding safety record, while employing more than 5,000 people at Angel Court over the last three years.

The success of the design and delivery of Angel Court has been truly reflected in the demand we have seen from the occupier market.

Last month we confirmed that Bupa, the international health and care company, has signed a lease on Angel Court's lower floors. The company will move its global headquarters to Angel Court from its existing premises in Holborn, London, by the end of the year. A new financial services trade association, which will bring together six member organisations from across the UK, has also completed a deal for the building's fifth floor. Finally, Chinese commercial bank Shanghai Pudong Development Bank has taken the entire 19th floor.

**'The success of the design and delivery of Angel Court has been truly reflected in the demand we have seen from the occupier market'**

This substantial occupier demand is a clear testament to the attractive high-quality office accommodation we have delivered in the heart of one of the world's most competitive and high-profile business centres.

## THE PUBLIC ART CONSULTANT'S ACCOUNT

BY FABIENNE NICHOLAS, HEAD OF ART CONSULTANCY, CONTEMPORARY ART SOCIETY



Stanhope / Mitsui Fudosan UK have always had a forward-thinking approach to public art in their developments – as a key component of cultural placemaking, but also as custodians and patrons of important contemporary art in our times. At Angel Court, the Contemporary Art Society consultancy team was asked to commission artists that could create a destination with art, a focal point not only for the development but for the City of London as a whole.

Artist Sara Barker has been making a name for herself with a series of impressive museum shows across the country, as well as a small number of outdoor commissions at the CASS Sculpture Foundation in West Sussex and Jupiter Artland near Edinburgh. Angel Court, however, is by far her largest commission.

Public sculpture, particularly in the City of London, often has tropes and types that Barker was keen to play with, developing work that is far removed from the standard monolith in heavy stone or bronze. Her work, in contrast, is light, operating on the boundary between sculpture, painting and drawing, delicately tracing lines in space.

With two sculptures at either end of the site, the viewer is taken on a conceptual and aesthetic journey from the North Entrance to Throgmorton Passage and vice versa, connecting the two entrances to Angel Court in a visual and poetic way.

Last of Light (3 Needles), 2017, acts



Throgmorton Passage's Selvedge with Dark artwork

as the focal point to the Angel Court piazza and borrows visual motifs from the area's anecdotal history. The name 'Threadneedle Street' originated as 'Three Needle Street', perhaps from a signboard portraying three needles, or from the needlemakers who had premises on the street. The work Pine Trees in Snow from the Mitsui family collection, who are co-developers on the site, was the starting point for developing the linear and organic form of a wall sculpture, which appears to 'stitch' itself into the fabric of the building and in space via three needles.

Selvedge with Dark, 2017, consists of woven and painted metal-mesh layers running the whole length of Throgmorton Passage. They appear as dyed hessian shapes, a large wall-weaving and parts of the loom's mechanics all at once. The layering of painterly coloured metals produces abstract forms and subtle colour shifts, creating different views from

each end of the passage, and textural detail up close.

Inside the building, Simon Callery has made a related pair of paintings on a huge scale in his first public commission. At almost 5 metres high, the two monolithic works are hung on either side of the atrium and mirror one another, echoing the formal symmetry of the architecture and containing elements of textiles and materiality that relate to the historical character of the site.

Taken as a whole, these commissions have created the largest publicly accessible collection of contemporary art in the City of London. The Sara Barker commissions in particular follow in the footsteps of renowned works such as Hepworth's Winged Figure for John Lewis and will become prominent landmarks in this part of the Square Mile, rooting Angel Court into its historic context as home to the Drapers Company and its proximity to Threadneedle Street.

## THE ENGINEER'S ACCOUNT BY MARK TERNDROP, DIRECTOR, WATERMAN GROUP



Waterman's multidisciplinary team was involved right from the project's inception in 2010. The retention of the 1970s tower core presented us with several unusual design challenges, from both a building services and a structural perspective.

Sustainability was a key priority for the design of Angel Court. The evolving energy targets of the London Plan were in a period of flux at the early stages of design. We had to anticipate these targets to ensure compliance and deliver a future-proofed building design that would remain ahead of the game when it hit the market.

The new building was designed to reduce CO2 emissions. We achieved a 66 per cent reduction through the inclusion of low-carbon technologies such as combined heat and power plant and we significantly reduced water consumption through rain and grey-water harvesting. The facade includes distinctive fritting on the 'sky floors' glazing to provide an optimum balance of solar-gain control and daylight penetration, while the garden floors have deep reveals and brise-soleil with a balanced proportion of glass and solidity.

Our approach to the facade strategy sets the project apart from so many others. We worked with Fletcher Priest Architects to conceive a solution that responded to the building's position and orientation from an energy perspective and the architects evolved all these ideas to create the stunning

building we see today.

The building achieved an EPC A-rating and was one of the first to get Design Stage BREEAM 2014 'Excellent' in the City. Achieving this on a building that was conceived seven years ago is testament to the teams 'future-proof strategies' adopted in the early design stages.

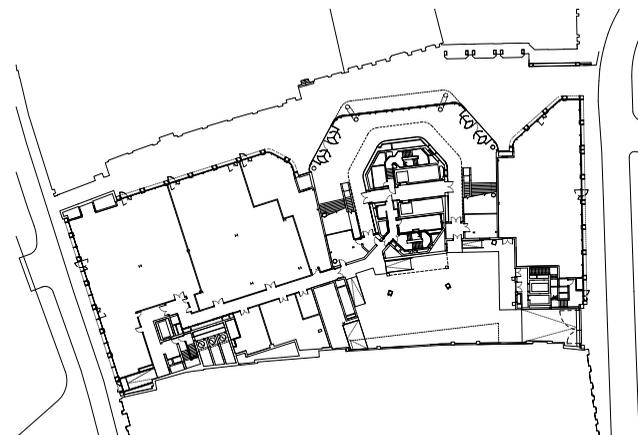
Structurally, the team led by Edwin Bergbaum evolved a design solution that required the octagonal tower floors to be stripped back to the core. These floors were replaced with new Holorib slabs, supported off a compositely designed steel frame allowing the tower's diameter to be increased by over 3 metres. This also meant that an integrated services and structure zone could be adopted, bringing the minimum clear floor-to-ceiling heights up to BCO market standards from the existing 2.6 to 2.7 metres, while achieving a gain in office space from 18,000 to 28,000 sqm. In addition to the obvious time and cost advantages of keeping the core and foundations, the sustainability aspects of this decision reduced the overall carbon footprint of the project.

The ingenious integration of engineering into the retained core

required our structural and M&E teams to work very closely using 3D design and drawing tools to assess the structural capacity and spatial fit of the new services systems. We integrated new air-distribution risers within the core, increased the toilet accommodation, and added an additional passenger lift into the core for the 'sky floors' while four low-rise lifts, serving levels 1 to 7, were added onto the side.

Another challenge we faced involved realigning the internal stairs and floors within the core to suit the new garden floors on levels 1 to 6. We had to integrate extensive new services penetrations through the core walls. This created stability issues which we overcame by designing a concrete jacket that encapsulated the core from basement to ground.

As well as delivering a future-proofed design that resulted in predicted carbon emissions of 35 per cent less than building regulations, the team focused on reducing the development's carbon footprint which was greatly assisted by the core retention and reuse of approximately 60 per cent of the existing foundations. ●

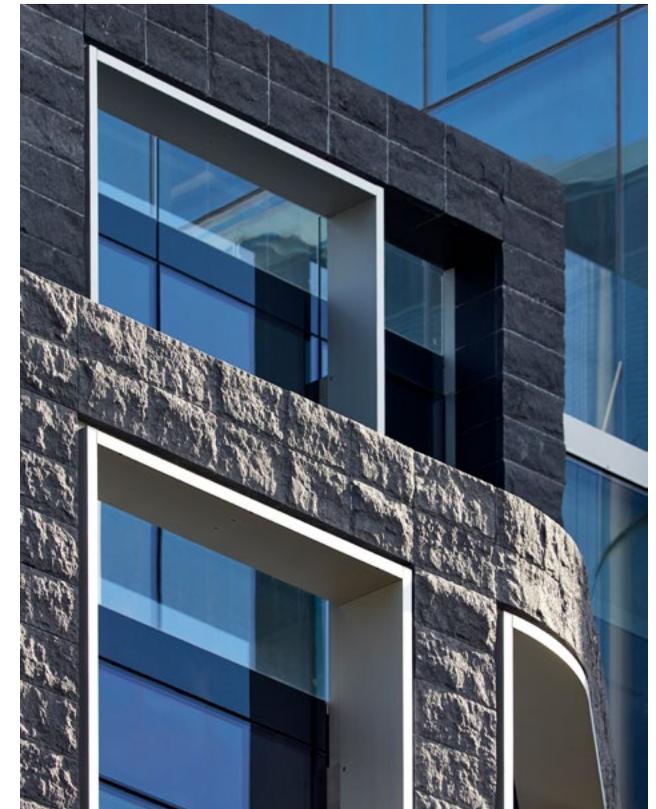


→ Ground floor plan, Angel Court, London

→ Rooms with a view - the Shard and beyond from the interior



↑ Making an entrance - the scheme at ground floor



→ The building's garden floors feature deep reveals and brise-soleil

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# NEW LONDON DEVELOPMENT DIRECTORY

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# OLD STREET, SHOREDITCH & WHITECHAPEL



**Jon Neale**  
Head of UK research,  
JLL

When the UK voted to leave the European Union last year, many thought it was the City market that would suffer the most. While few thought it would spell the end of its position as one of the world's financial capitals, the withdrawal of 'passporting rights' (allowing banks to offer services across the European Union) looked set to cause some significant problems for the offices sector.

This all proved wrong – or premature, at least. In 2016, there was some 5.3 million sq ft of office space taken up in the City market (which includes Shoreditch, Clerkenwell, South Bank and Midtown). Admittedly, this is lower than recent years, but is in line with the 10-year average. Despite Q1 take-up being slightly behind the 10-year average at around 1.1 million sq ft, prime rents have held firm at £70 per sq ft, although there has been pressure on incentives.

However, supply is beginning to increase, in both second-hand and new-build stock, and demand is likely to weaken slightly, particularly in the financial services sector. This will put pressure on rents in some parts of the City, but overall activity is likely to be in line with the average. A repeat, in all likelihood, of 2016.

The situation in areas such as Old Street, Shoreditch and Whitechapel – as well as the South Bank – is more buoyant. The tech and media sectors remain in expansionary mode – indeed, they have taken over from financial services as the main driver of London's office market – and these locations are one of their primary habitats. Schemes such as Derwent London's White Chapel Building have let up very quickly, while further north

Shoreditch rents are now in line with the City core – a sign of how demand for this fashionable submarket, from all sorts of occupiers, has outstripped supply. Take-up dropped in 2016 to 543,100 sq ft, but this reflects a lack of supply rather than demand; the vacancy rate for new-build stock in Shoreditch is precisely 0%.

While there is a lack of current supply, there is a significant pipeline in Shoreditch, with over 2.6 million sq ft that could potentially be built between now and 2021 (of which 25% has been pre-let). The key question for this market is whether its popularity remains strong enough to absorb this level of development, given increasing costs. It looks eminently plausible, given recent performance (2014-2016 saw more than 500,000 sq ft taken up each year), but it will face challenges from other areas – not least the City, which is seeing substantial improvements to its streetscape, public space and amenity offer, and is now comparable in terms of rents.

Meanwhile, the City's position as a more general business cluster – and London's general competitiveness – will be further supported by the arrival of Crossrail at Farringdon, Liverpool Street and Whitechapel.

Together, this means that it is markets such as Shoreditch which face the greater challenges, albeit those associated with success. Residential construction and sales continue to ramp up in this area, costs for office space have risen and more mainstream occupiers are eyeing new developments, given the attractiveness for staff. Can the innovative digital cluster it has become synonymous with remain here? And if not, where will it go?

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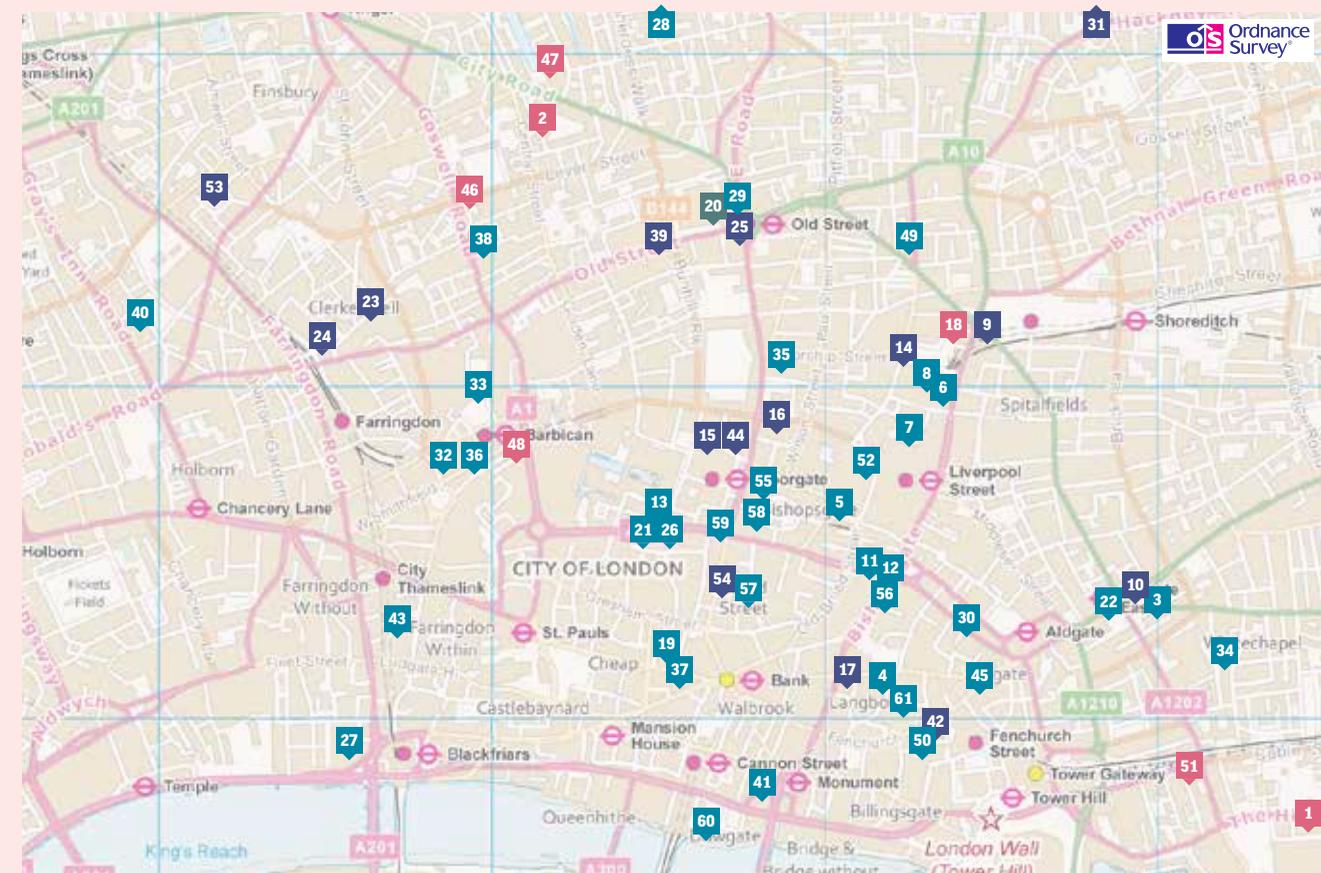
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**LONDON DOCK**

1,800 homes | Under Construction  
Developer: St George  
[www.berkeleygroup.co.uk/new-homes/london/wapping/london-dock](http://www.berkeleygroup.co.uk/new-homes/london/wapping/london-dock)

This 15 acre site in the heart of the city, once a former working dock, is being transformed into a new neighbourhood with 1,800 new homes, set amongst 6.5 acres of beautifully landscaped public squares and gardens containing shops, restaurants and offices.

St George has collaborated with Bow Arts to create studios in the listed Pennington Street Warehouse, which are currently home to more than 100 local artists and makers.

**250 CITY ROAD**

933 homes | Under Construction  
Developer: Berkeley Homes  
Architect: Foster and Partners  
[www.berkeleygroup.co.uk/new-homes/london/islington/250-city-road](http://www.berkeleygroup.co.uk/new-homes/london/islington/250-city-road)

Designed by Foster & Partners 250 City Road creates a new landmark for London located in a prime location between Angel and Old Street and within walking distance of the City of London. Phase one features 301 apartments in the 42 storey Carrara Tower as well as a 190 bed 4\* Nhow hotel. 2 acres of wi-fi enabled public space, expansive retail offering as well as Grade A office space make 250 City Road the perfect destination. First completions Winter 2018.

**ONE BRAHAM**

300,000 sq ft | Planning Granted  
Developer: Aldgate Developments  
Architect: Wilkinson Eyre  
[www.onebraham.com](http://www.onebraham.com)

Phase 2 of Aldgate Developments' redevelopment of Aldgate, the newly built One Braham will have triple access point floorplates of c.20,000 sq ft. It will incorporate exposed ceilings, two cafes in reception, large roof terraces and an internal winter garden/atrium, with stunning sunset views of nearly every conceivable London icon. The building will appeal to more creative companies or those seeking a contemporary fit out, whilst still availing of the outstanding transport connections. It will have two entrances and front onto the new Braham Park. Completion 2019.

**5 BROADGATE, EC2**

65,000 sq m | Existing  
Developer: British Land / GIC  
Architect: Make Architects  
[www.5broadgate.com](http://www.5broadgate.com)

5 Broadgate completed in early 2015, a new world class office building for financial services firm, UBS. 5 Broadgate provides approximately 700,000 sq ft floor space over 12 storeys, and includes four trading floors capable of accommodating approximately 750 traders per floor.

This new building represents a further stage in the successful evolution of Broadgate, which retains one of the world's leading investment banks in the heart of the City of London.

**THE BROADGATE TOWER, EC2**

400,000 sq ft | Existing  
Developer: British Land (GIC)  
Architect: Skidmore, Owings & Merrill  
[www.broadgatetower.com](http://www.broadgatetower.com)

The Broadgate Tower is one of London's tallest buildings at 165m (540ft). At 33 storeys and with floor-to-ceiling glazing, it offers expansive views across the capital.

Constructed to the highest specification, The Broadgate Tower is let to occupiers such as Reed Smith, Itochu, Hill Dickinson, Gill Jennings & Every LLP, Banco Itau, and William Blair.

**BLOSSOM STREET, E1**

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

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

**21 LIME STREET**

35,000 sq ft | Under Construction  
Developer: Aldgate Developments and The City of London  
Architect: Leach Rhodes Walker  
[www.21limestreet.com](http://www.21limestreet.com)

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

**100 LIVERPOOL STREET**

515,000 sq ft | Under Construction  
Developer: British Land & GIC  
Architect: Hopkins Architects

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 523,000 sq ft of office and retail space, refurbishing and extending the existing building to create three new floors, the 9th floor of the building including a spectacular restaurant with external terracing. Connections and public spaces between 100 Liverpool Street, Liverpool Street Station and Broadgate Circle will also be improved.

**199 BISHOPSGATE, BROADGATE EC2**

13,600 sq m | Existing  
Developer: British Land (GIC)  
Architect: John Robertson Architects

199 Bishopsgate is a 146,000 sq ft (13,600 sq m) Grade A office building with typical floors of 14,460 sq ft. A statement entrance leads to a light-filled and spacious double height reception. The building is now fully let to a diverse group of major occupiers including RBB Economics, Dorsey & Whitney LLP, JX Nippon, SAS Software and Allianz. The most recent letting is to U.S Co-working service provider, WeWork, who are taking 62,000 sq ft. 199 Bishopsgate draws great advantage from being part of Broadgate – one of the world's leasing business locations.

**ALDGATE TOWER**

320,000 sq ft | Existing  
Developer: Brookfield & China Life  
Architect: Wilkinson Eyre Architects  
[www.aldgatetower.com](http://www.aldgatetower.com)

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

**99 BISHOPSGATE**

400,000 sq ft | Existing  
Developer: Brookfield, China Life & QIA  
Architect: GMW Architects  
[www.99bishopsgate.com](http://www.99bishopsgate.com)

99 Bishopsgate provides 26 floors of high specification office accommodation totalling 340,000 sq ft. With its dramatic glazed facades and commanding presence, 99 Bishopsgate is a landmark building at the centre of Europe's financial capital. The building was extensively reconstructed in 1995, with further refurbishment in 2006. In 2012, 143,000 sq ft of vacant office space received a new CAT-A finish and in 2013, a stunning, new entrance façade and reception were completed. The building is 100% let.

**100 BISHOPSGATE**

900,000 sq ft | Under Construction  
Developer: Brookfield  
Architect: Allies & Morrison / Arney Fender & Katsalidis  
[www.100bishopsgate.com](http://www.100bishopsgate.com)

100 Bishopsgate is a 40-storey office tower providing highly efficient and flexible floor space in the heart of the City. The scheme will offer a 0.5 acre public realm to activate and enrich the environment adjacent to the 15,000 sq ft, double height reception. The development consists of five contiguous lower floors of 44,000 sq ft each, plus a further 32 upper floors that range from 19,000- 25,000 sq ft. RBC have pre-let levels 1-7 and Jefferies have pre-let levels 11-15.

**LONDON WALL PLACE**

500,000 sq ft | Under Construction  
 Developer: Brookfield / Oxford Properties  
 Architect: MAKE Architects  
[www.londonwallplace.com](http://www.londonwallplace.com)

London Wall Place is a new destination, offering an acre of landscaped public realm between two statement office buildings totalling 500,000 sq ft. LWP benefits from a close proximity to the City retail environment of Cheapside and sits adjacent to the Moorgate entrance to Crossrail, opening 2018. Schroders have pre-leased 1LWP (300,000 sq ft) as their new global headquarters, while Cleary Gottlieb have pre-let 60,000 sq ft at 2 London Wall Place. The scheme is due for completion Q1 2017.

**PRINCIPAL PLACE, EC2**

600,000 sq ft | Under Construction  
 Developer: Brookfield & Antirion  
 Architect: Foster + Partners  
[www.principalplace.co.uk](http://www.principalplace.co.uk)

Principal Place is where the City meets Shoreditch. The 600,000 sq ft, 15 storey office building offers Grade A space with typical floors of c. 45,000 sq ft and nearly an acre of roof terraces. The development will also feature a 50- storey residential tower and a 25,000 sq ft vibrant public piazza, activated by 20,000 sq ft of retail units. Amazon, the Fortune 100 online retailer, has pre-let 520,000 sq ft and will take occupation in 2017.

**CITYPOINT**

600,000 sq ft | Existing  
 Owner: Brookfield  
 Architect: Sheppard Robson

CityPoint is a 36 storey landmark tower in the City of London. Built in 1967, the building is one of the largest in the City and was subject to a comprehensive reconstruction in 2001. The building offers over 60,000 sq ft of retail including the largest health-club in the Square Mile operated by Nuffield Health with over an acre of public realm. Major tenants include SquarePoint, Mimecast, Ebiquity, Simon Thacher Bartlett LLP, Winston & Strawn, Regus and Simmons & Simmons.

**100 CHEAPSIDE, EC2**

9,000 sq m | Existing  
 Developer: City of London / Standard Life  
 Architect: EPR Architects

1,020 sq m floor plates will provide Grade A office space in the heart of the City of London, between the Bank of England and St Paul's Cathedral. This will be the last piece of Cheapside to be redeveloped and will include some prime retail space on the greatly improved public space on Cheapside initiated by the City Corporation. The joint venture will develop a new BREEAM 'Excellent' building with completion by the end of 2014. Completed.

**OLD STREET RETAIL PARADE**

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

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

**CITY TOWER, EC2**

140,000 sq ft | Existing  
 Developer: Great Portland Estates plc  
 Architect: ORMS  
[www.citytowerlondon.com](http://www.citytowerlondon.com)

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

**CITY GATE HOUSE**

170,000 sq ft | Status: Existing  
 Developer: Brookfield  
 Architect: John Robertson Architects

City Gate House occupies a prominent position on Finsbury Square and is close to both Moorgate and Liverpool Street Stations, both of which will benefit from the delivery of Crossrail in 2018. The building was designed in 1930 by Frederick Gould and Giles Gilbert Scott. Bloomberg undertook a comprehensive refurbishment of their London headquarters office building and won the BCO Best Fit-Out of Workplace Award in 2002. The entire property is let to Bloomberg L.P. until 2020.

**1 LEADENHALL**

400,000 sq ft | Planning consent granted  
 Developer: Brookfield  
 Architect: Brookfield  
[www.1leadenhall.com](http://www.1leadenhall.com)

1 Leadenhall will be a 36-storey tower adjacent to the historic Leadenhall Market. The new scheme will include over 400,000 sq ft of Grade A office space, significant retail over the ground, first and second floors, and a free public terrace overlooking the roof of Leadenhall Market. 1 Leadenhall is a carefully considered design that will complement the architecture of the surrounding buildings and embraces the heritage of its unique setting.

**PRINCIPAL TOWER**

250,000 sq ft | Planning Granted  
 Developer: Brookfield, Concord Pacific & W1  
 Architect: Foster + Partners  
[www.principaltower.com](http://www.principaltower.com)

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

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

270,000 sq ft | Existing  
 Developer: Derwent London plc  
 Architect: Fletcher Priest  
[www.whitechapelbuilding.london](http://www.whitechapelbuilding.london)

This office building was acquired in December 2015. A light touch refurbishment of 185,000 sq ft completed in October 2016 and a further 85,000 sq ft is due to be delivered in 2018. The first phase is 100% let or under offer and has remodeled and enlarged the reception area, refurbished floors one to seven and added a number of new amenities to the building including a lounge, café and terrace. The second phase will integrate the ground and lower ground floors.

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

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

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

**TURNMILL, 63 CLERKENWELL ROAD EC1**

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

This new, fully let office and retail scheme was delivered in January 2015. It occupies a major corner site in the heart of Clerkenwell and is close to Farringdon station, an important new Crossrail interchange.

In June 2013, the Group announced that the entire 58,200 sq ft of offices had been pre-let to Publicis Groupe at £3.1m pa. The retail units were let to two exciting new restaurants. Jason Atherton, the Michelin-starred chef behind Pollen Street Social, has opened his first Japanese style restaurant 'Sosharu', and Albion, part of the award winning Prescott & Conran stable, has opened its fourth London restaurant.

**WHITE COLLAR FACTORY EC1**

293,000 sq ft | Existing  
Developer: Derwent London plc  
Architect: AHMM  
[www.whitecollarfactory.com](http://www.whitecollarfactory.com)

This 293,000 sq ft office-led development is located at Old Street roundabout in the heart of London's Tech Belt. It has been developed using our 'White Collar Factory' principles and is a part refurbishment and part redevelopment.

It incorporates a new 16-storey office building, a blend of refurbished and new low-rise buildings incorporating offices, retail and residential and a new public square. The scheme completed in Q1 2017 and is 70% let.

**SKY LIGHT, CITY TOWER, EC2**

25,700 sq ft | Existing  
Developer: Great Star Partnership  
Architect: ORMS  
[www.citytowerlondon.com](http://www.citytowerlondon.com)

Situated adjacent to City Tower, Sky Light is a new self-contained 25,700 sq ft office. With its own 6m high glazed reception, bright double height spaces and feature roof lights, Sky Light is a unique office with a genuine 1 person per 8 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.

**VIEW58**

47,000 sq ft | Under Construction  
Developer: FORE Partnership / Kier Property  
Architect: tp bennett

VIEW58 is a grade-A office with a difference, a rare headquarter-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 bolts-ons. A vision focused on delivering tenants real cost savings.

**SOUTH GROVE**

473 new homes | Planning Granted  
Developer: Hadley Property Group  
Architect: Pollard Thomas Edwards  
[www.hadleypropertygroup.com](http://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.

**BARTS SQUARE**

Circa 450,000 sq ft | Under Construction  
Developer: Helical and Baupost Group LLP  
Architect: Sheppard Robson / Piercy and Co / Maccreanor Lavington  
[www.bartssquare.com](http://www.bartssquare.com)

Barts Square is the creation of a new urban quarter in the heart of the City. Contrasting historic character with elegant modern architecture, Barts Square stands apart from the crowd. Comprising 236 high quality apartments, 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.

**25 CHARTERHOUSE SQUARE**

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

Helical has recently completed a comprehensive refurbishment of 25 Charterhouse Square, a 43,500 sq ft office building immediately adjacent to the new Farringdon East Crossrail Station and overlooking the historic Charterhouse Square. 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. Floors 5 and 6 have been let to Anomaly, a global marketing agency.

**GREEN LANES**

Planning Granted  
Developer: Hadley Property Group  
Architect: Pollard Thomas Edwards  
[www.hadleypropertygroup.com](http://www.hadleypropertygroup.com)

A stand-out mixed-use development on Haringey's lively Green Lanes high street, this landmark PTE-designed scheme stands on a previously underused industrial site. Consisting of 133 homes, an 875m<sup>2</sup> NHS facility which will house 10 GPs and a large communal garden of 725m<sup>2</sup>, this brings high quality housing and clear community benefits to an area with a requirement for both.

**THE BOWER**

335,000 sq ft | Under Construction  
Developer: Helical plc  
Architect: AHMM  
[www.theboweroldst.com](http://www.theboweroldst.com)

The Bower is a dynamic, mixed use quarter adjacent to Old Street roundabout. With 320,000 sq ft of contemporary office space across three buildings, a new pedestrianised street and some of the UK's newest and best restaurants, the scheme is fast becoming a key new East London destination. Phase 1 is fully let. Phase 2, The Tower, comprising 170,000 sq ft of offices and 2 two retail units, will be completed in Q2 2018. 59,000 sq ft has been pre-let to WeWork.

**ONE CREECHURCH PLACE**

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

**THE LOOM**

110,000 sq ft | Existing  
Developer: Helical plc  
Architect: Duggan Morris  
[www.theloom-e1.com](http://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 lettable 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.

**C-SPACE**

62,000 sq ft | Existing  
Developer: Helical plc  
Architect: Buckley Gray Yeoman  
[www.cspacelondon.co.uk](http://www.cspacelondon.co.uk)

Formerly a carpet warehouse, Buckley Gray Yeoman have designed a simple yet elegant refurbishment scheme, keeping the best of the old and adding sensitively with striking new elements. Featuring a landscaped courtyard and an impressive 'pavilion' entrance, C-Space provides vibrant City Road with 62,000 sq ft of high quality, flexible office space, contributing to the wide scale regeneration of this area. The building is fully let to tenants MullenLowe, a leading advertising agency, and NeuLion, a US based technology product and service provider.

**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.onebartholomewclose.co.uk](http://www.onebartholomewclose.co.uk)

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 POULTRY**

110,000sqft | Under Construction  
Developer: Aermont & General Projects  
Architect: BuckleyGrayYeoman  
[www.onepoultry.com](http://www.onepoultry.com)

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.

**TECHNIQUE**

78,000 sq ft | Planning submitted  
Developer: Northern & Midland Holdings & General Projects  
Architect: BuckleyGrayYeoman  
[www.generalprojects.com](http://www.generalprojects.com)

A radical reinvention of a former printing press and brewery in the heart of Clerkenwell village. 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.

**160 OLD STREET**

160,000 sq ft | Under Construction  
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd).  
Architect: ORMS  
[www.spectrum-london.com](http://www.spectrum-london.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.

**NEW LUDGATE, EC4**

379,400 sq ft | Completed  
Developer: Land Securities  
Architect: Fletcher Priest / Sauerbruch Hutton  
[newludgate.com](http://newludgate.com)

One and Two New Ludgate are statement buildings united by new public space, designed to be individual yet harmonious. They were the only major new office buildings to complete in the City in 2015 and together offer outstanding work environments as well as generous open and green spaces.

The office space at Two New Ludgate was pre-let in its entirety to Mizuho Bank and with other recent lettings both One and Two New Ludgate are now 100% let.

**21 MOORFIELDS**

East Building 418,000 sq ft / West Building 94,944 sq ft | Proposed  
Developer: Land Securities  
Architect: Wilkinson Eyre

21 Moorfields was acquired in February 2015. The 1.9 acre site is located at the western entrance to the new Liverpool Street Crossrail station situated at Moorgate. Full planning consent has been granted for the scheme comprising two new buildings with unique commercial and retail opportunities. Not only will the development provide landmark office space but it will also improve pedestrian permeability and provide a lively public square.

**80 FENCHURCH STREET**

250,000 sq ft | Planning Granted  
Developer: Partners Group/Marick Real Estate  
Architect: T.P. Bennett  
[eightyfenchurch.co.uk](http://eightyfenchurch.co.uk)

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.

**ELM YARD**

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

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

**33 CENTRAL**

227,000 sq ft | Under Construction  
Developer: HB Reavis  
Architect: John Robertson Architects  
[www.33central.com](http://www.33central.com)

33 Central will provide 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, while making the most of the spectacular surrounding views. Features of the new eleven-storey building designed by John Robertson Architects include a double height reception and a quarter acre roof top garden offering panoramic views of London's most famous landmarks. 33 Central was awarded the CoStar Agency Award for 'Best Newcomer' in 2016.

**20 FENCHURCH STREET, EC3**

686,600 sq ft | Existing  
Developer: Land Securities / Canary Wharf Group  
Architect: Rafael Viñoly Architects

Land Securities and Canary Wharf Group have delivered 20 Fenchurch Street, EC3, in the City of London. The 160 m (525 ft) tower was designed by internationally acclaimed architect Rafael Viñoly. The largest floors are located at the top of the building and in total 20 Fenchurch Street provides approximately 670,000 sq ft of prime office accommodation.

The building is 100% let with the occupiers successfully moved in. The spectacular Sky Garden was opened to the public in 2015, offering restaurants and public realm on levels 35-37.

**CENTRAL SQUARE**

242,489 sq ft | Existing  
Developer: Mount Anvil in joint venture with One Housing Group

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

**LEXICON**

330,107 sq ft | Existing  
Developer: Mount Anvil in joint venture with Affinity Sutton  
Architect: Squire and Partners / SOM

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

**SEWARD STREET**

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

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



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

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



**70 MARK LANE, EC3**  
250,000 sq ft | Existing  
Developer: Mitsui Fudosan / Stanhope  
Architect: Bennetts Associates  
[www.70marklaneec3.com](http://www.70marklaneec3.com)

This island site, located on the Fenchurch Street Station forecourt, enjoys magnificent views over Tower of London and Tower Bridge.

The sixteen-storey building, offering 170,000 sq ft of prime offices, benefits from south facing terraces on seven of the upper floors (8th and 10th-15th inclusive). The scheme has achieved a BREEAM Excellent rating.

The building was pre-let during its construction to insurance companies Miller, Zurich and Crawford.



**DARBISHIRE PLACE**  
11,668 sq ft | Existing  
Developer: Peabody  
Architect: Niall McLaughlin  
[www.peabody.org.uk](http://www.peabody.org.uk)

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



**8 FINSBURY CIRCUS**  
160,000 sq ft | Existing  
Owner / Developer: Mitsubishi Estate London / Stanhope  
Architect: Wilkinson Eyre

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



**6-8 BISHOPSGATE,  
150 LEADENHALL STREET**  
770,000 sq ft | Planning Granted  
Developer: Mitsubishi Estate Company / Stanhope plc  
Architect: Wilkinson Eyre

Planning consent has been secured for a new £900m building in the heart of the City. The 40-storey office development will be built on a site currently occupied by 6-8 Bishopsgate, EC2 and 150 Leadenhall Street, EC3, next to the Cheesegrater Tower. The Wilkinson Eyre-designed building will provide 770,000 sq ft gross area and include ground floor shops and restaurants and a public viewing gallery at level 40.



**ONE ANGEL COURT, EC2**  
300,000 sq ft | Existing  
Developer: Stanhope / Mitsui Fudosan  
Architect: Fletcher Priest

The replacement of a 1970s building in the Bank Conservation Area in the heart of the City of London.

The scheme provides c.300,000 net lettable sq ft of high quality office accommodation over 24 levels, together with 20,000 sq ft retail/leisure and improved public realm.

The tower floors have 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 a new financial services trade association.



**70 WILSON STREET / 50 WORSHIP STREET, EC2**  
76,500 sq ft | Existing  
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust  
Architect: A Studio

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers.

Refurbishment and extensions with recladding of a 1980s office building. The project is BREEAM Excellent.



**ROSEBERY AVENUE, EC1**  
33,500 sq ft | Existing  
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust  
Architect: Buckley Gray Yeoman

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers.

Reconfiguration of three Victorian buildings into contemporary offices, fully let to Fred Perry and 8 residential units which have all been sold.



**THE BANKING HALL, EC2**  
155,000 sq ft | Existing  
Developer: Stanhope / Mitsui Fudosan  
Architect: Allies and Morrison  
[www.thebankinghall.com](http://www.thebankinghall.com)

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

Let to ING during construction.



**FINSBURY CIRCUS HOUSE,  
10 SOUTH PLACE, EC2**  
145,000 sq m | Existing  
Developer: Union Investment Real Estate GmbH / CORE  
Architect: Fletcher Priest  
[www.finsburycircushouse.com](http://www.finsburycircushouse.com)

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



**ONE COLEMAN STREET, EC2**  
16,649 sq m | Existing  
Owner: Union Investment Real Estate GMBH  
Developer: Stanhope and Bovis Lendlease  
Architect: Swanke Hayden Connell / David Walker

One Coleman Street, a 9-storey office building developed by Stanhope in conjunction with Bovis Lendlease, is located in the City of London on London Wall. Swanke Hayden Connell Architects worked with David Walker on the design of the building, which offers prime, fully air-conditioned office accommodation. The building comprises a total of 16,649 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.



**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.



### THE SCALPEL, 52 LIME STREET

400,000 sq ft | Under Construction  
 Owner/Developer: WRBC Development UK Limited  
 Architect: Kohn Pedersen Fox Associates (KPF)  
[www.thescalpelec3.co.uk](http://www.thescalpelec3.co.uk)

52 Lime Street will accommodate the European headquarters of the global insurance business W. R. Berkley Corporation, and is being developed by its UK-based development arm. The building, due for completion at the end of 2017, 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.

# CANARY WHARF, STRATFORD, GREENWICH & THE ROYAL DOCKS



**Hayley Blackwell**

Associate, Knight Frank

The commercial, residential and retail market in Docklands and its surrounding areas has seen an encouraging level of market activity over the last few years. There is evidence to suggest this location will not only continue to thrive, but future developments that are focused on genuine mixed-use environments will provide further opportunities to those seeking more than just a place to work. Central London commercial occupiers are increasingly footloose with 67% of 20,000+ sq ft occupiers relocating to a different submarket compared with only 36% five years ago, with the focus now much more on the delivered product and price.

In the last 12 months, Docklands take-up totalled nearly 1 million sq ft; furthermore, we have witnessed above-average office take-up for the last three consecutive years. The level of take-up in Q4 2016 was the highest quarterly figure recorded in the last six years, although the start of the year has been somewhat muted. Market confidence is reflected in the recent news that Cancer Research and the British Council have decided to relocate to Stratford, as well as the rumour that HMRC has also outlined Stratford for their 300,000 sq ft consolidation requirement. International Quarter has already pre-let circa 800,000 sq ft to major occupiers including FCA and TFL. Here East, the former Olympics press and broadcasting centres, is also over 60% let and proving a major attractor to the TMT sector increasingly being priced out of both Soho and Shoreditch.

Availability of office space continues to comprise second-hand stock, with no new or refurbished supply

on the market since Q3 2015. The current vacancy rate in Docklands is 6%, comfortably below the long-term average. Looking forward, the commercial pipeline is particularly tight with just 700,000 sq ft under construction and due for completion by the end of 2019; 280,000 sq ft is already pre-let to Société Générale.

Turning to the residential market, annual price growth in Canary Wharf was 1% in March, making it one of the few London markets to record positive growth. In a similar fashion to the rest of London, it remains a price-sensitive market and asking prices need to reflect higher levels of stamp duty. As seen in the commercial market, the transformation of the area as a residential market continues and a number of high-quality schemes will tap into the trend of buyers becoming increasingly focused on the best properties rather than the traditionally most popular postcodes.

The retail market in Canary Wharf caters for a more convenience-driven audience; with strong occupier demand, especially from A3 operators. The development of Crossrail Place in 2015 added a further 125,000 sq ft of retail/leisure space, expanding total retail provision in the Canary Wharf area to 740,000 sq ft. Westfield's Stratford City remains by far the most dominant retail destination in the eastern London area. At over 1.83 million sq ft, the scheme generates estimated annual turnover of some £1.3 billion. The current vacancy is virtually zero across the scheme.

Central London's traditional boundaries are expanding, and the Docklands, Stratford and Greenwich markets are in prime position to reap the benefits.

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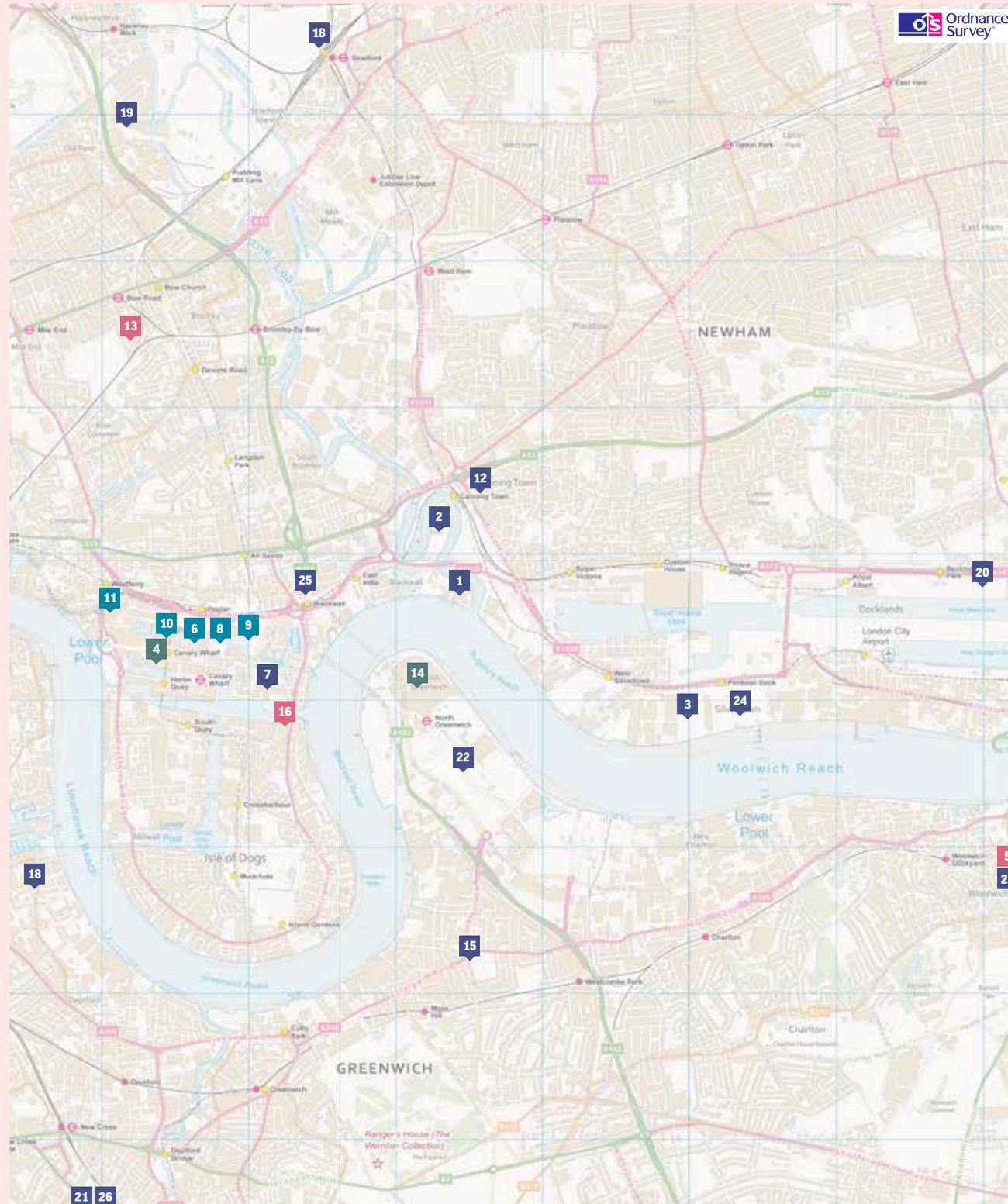
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Office Retail Mixed Use Residential

Ordnance Survey © Crown copyright 2011



**GOODLUCK HOPE**  
 2.7 ha | Planning Granted  
 Developer: Ballymore  
 Architect: • Allies and Morrison  
[www.goodluckhope.com](http://www.goodluckhope.com)

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**  
 503751 sq ft | Under Construction  
 Developer: Ballymore, with EcoWorld Ballymore for phase two  
 Architect: Glenn Howells  
[www.londoncityisland.com](http://www.londoncityisland.com)

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.



**ROYAL WHARF**  
 40 acres | Under Construction  
 Developer: Ballymore and Oxley  
 Architect: Masterplanned by Glenn Howells  
 Architects: WCEC are executive architects  
[www.royalwharf.com](http://www.royalwharf.com)

Royal Wharf will create an entirely new community, with a network of interconnected streets leading onto town squares and gardens, a market square, Sovereign Place, and Marylebone style high street. Royal Wharf is inspired by the area's maritime heritage and includes 500m of riverfront promenade, a 2.4 acre park and is bordered by two riverside parks, Lyle Park and Barrier Park. Royal Wharf also features a 20,000 sqft David Morley designed leisure facility and new school. First residents recently moved in to phase one.



**WARDIAN LONDON**  
 5500 sq m | Under Construction  
 Developer: EcoWorld Ballymore  
 Architect: Glenn Howells  
[www.wardianlondon.com](http://www.wardianlondon.com)

Taking its name from the traditional Wardian Case - first created in East London to transport botanical plants - Wardian London offers a sense of escape and tranquility in the heart of Canary Wharf. Overlooking South Dock, each apartment offers an extensive private 'sky garden', up to 37.2sqm 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**  
 88 Acres | Planning Granted  
 Developer: Berkeley Homes  
 Architect: Glenn Howells  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

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.



**ONE CANADA SQUARE**  
 1,220,500 sq ft | Existing  
 Developer: Canary Wharf Group  
 Architect: Pelli Clarke Pelli Architects  
[www.canarywharf.com](http://www.canarywharf.com)

Located at the centre of Canary Wharf, One Canada Square is designed by internationally famous Pelli Clarke Pelli Architects. This impressive London icon has 50 floors and is 800 feet (244 metres) high. Offices up to 82,786 sq ft available on flexible lease(s). The building is home to Level39, Europe's largest tech accelerator.



#### CANARY WHARF'S DISTRICT

4.8 million sq ft | Under Construction  
Developer: Canary Wharf Group  
Architect: Masterplanned by Allies and Morrison  
[www.canarywharf.com/residential/wood-wharf](http://www.canarywharf.com/residential/wood-wharf)

The New District 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.



#### 5 BANK STREET

700,000 sq ft | Under Construction  
Developer: Canary Wharf Group  
Architect: Kohn Pederson Fox Associates  
[www.canarywharf.com](http://www.canarywharf.com)

5 Bank Street is the latest office scheme to commence on the Canary Wharf estate, with the lower floors pre-let to Société Générale (280,000 sq ft). Completion is scheduled for Q2 2019 and up to 420,000 sq ft is available with flexible floor plates of approximately 27,000 sq ft. It will be one of the most striking, modern office buildings in London, benefiting from an enhanced Canary Wharf specification.



#### 10 BANK STREET

830,000 sq ft | Proposed  
Developer: Canary Wharf Group  
Architect: Kohn Pedersen Fox Associates  
[www.canarywharf.com](http://www.canarywharf.com)

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



#### LEOPOLD ESTATE

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

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



#### THE O2

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

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



#### GREENWICH SQUARE

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

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



#### 40 BANK STREET

607,400 sq ft | Existing  
Developer: Canary Wharf Group  
Architect: Pelli Clarke Pelli Architects  
[www.canarywharf.com](http://www.canarywharf.com)

40 Bank Street is a striking 32-storey tower fronting Jubilee Park, with typical floor plates of 19,000 sq ft (1,765 sq m). High quality, column free office accommodation up to 60,000 sq ft is available to let from on flexible lease(s).



#### THE COLUMBUS BUILDING

160,000 sq ft | Existing  
Developer: Canary Wharf Group  
Architect: Skidmore, Owings & Merrill  
[www.canarywharf.com](http://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 totaling c. 10,000 sq ft. Typical floor plates are c. 23,000 sq ft, with floor to ceiling glazing, which overlook the River and Columbus Courtyard.



#### CANNING TOWN (AREA 3)

396,112 sq ft | Existing  
Developer: Countryside  
Architect: Maccreanor Lavington / Shepherd Epstein Hunter  
[www.eastcitypoint.com](http://www.eastcitypoint.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 will delivered by 2019.



#### DOLLAR BAY

118,499 sq ft | Under Construction  
Developer: Mount Anvil in joint venture with One Housing Group  
Architect: Simpson Haugh and Partners

Dollar Bay's prime location at the foot of the South Dock, overlooking Canary Wharf, makes for spectacular views. Designed by international award-winning Ian Simpson Architects, and informed by a strong, contemporary design concept, paying homage to its waterside location, Dollar Bay is a striking, iconic addition to London's impressive skyline. The 31 storey tower offers 121 new homes, including 115 for private sale. Each of the studio, one, two and three bedroom apartments offer water views and winter garden.



#### INTERNATIONAL QUARTER LONDON

22 acres | Under Construction  
Developer: Lendlease and LCR  
Architect: Rogers Stirk Harbour + Partners  
[www.internationalquarter.london](http://www.internationalquarter.london)

International Quarter London is a £2.4 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, IQL 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

11.6 acres | Under Construction  
Developer: Lendlease  
Architect: Hawkins Brown  
[www.thetimberyard.london](http://www.thetimberyard.london)

The Timberyard Deptford will create 1,132 new homes across 11.6 acres, as well as flexible studio space, a range of shops and cafés and an incubator hub that will give smaller, independent businesses the chance to prosper. Each home and building is designed in a contemporary architectural style that reflects and adds to the area's rich industrial heritage, offering buildings of excellent design quality that will suit all tastes. Cedarwood Square, the first release of 203 homes is now launched.



**BREAM STREET WHARF**

Planning Granted  
 Developer: L&Qe  
 Architect: AHMM  
[www.breamstwharf.co.uk](http://www.breamstwharf.co.uk)

Our development in Bream 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.



**ROYAL ALBERT DOCK, E16**

4,700,000 sq ft | Planning Granted  
 Developer: ABP Investments Ltd / GLA / Stanhope  
 Architect: Farrells

A masterplan for the regeneration of the Royal Albert Dock to provide a new business district with a mix of uses including up to 850 residential units and 160,000 sq ft of retail and leisure uses.

Phase I will comprise up to 800,000 sq ft and is programmed to commence in 2017. Demand for the first phase is underpinned by demand from Chinese companies seeking to establish a headquarters here in the UK.



**RUSKIN SQUARE, CRO**

2.2m sq ft | Under Construction  
 Developer: Croydon Gateway Limited Partnership (Stanhope plc and Schroders Exempt Property Unit Trust)  
 Architect: Foster + Partners (masterplan) / AHMM / Shed KM  
[www.ruskinsquare.com](http://www.ruskinsquare.com)

Mixed use scheme comprising offices, residential, retail and external areas of new public realm along East Croydon Station. This site is at the centre of Croydon's Central Business District regeneration. The first phase comprised residential, developed in joint venture with Places for People, provides 170 units including affordable housing. The first office building of c. 200,000 sq ft designed by Shed KM has been pre-let to HMRC and completed in 2016. The second, designed by MAKE, has detailed planning permission.



**BLACKWALL REACH PHASE 1B**

8 Ha | Under Construction  
 Developer: Swan Housing Association / NU living  
 Architect: BPTW.  
[www.blackwallreach.co.uk](http://www.blackwallreach.co.uk)

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 premises and improved public realm. 98 homes, a community facility, extended school and replacement mosque have already been completed in Phase 1A.



**THE CROYDON PARTNERSHIP**

1.5 Million sq ft | Planning Granted / Proposed  
 Developer: Westfield / Hammerson  
 Architect: Leonard Design Architects working on the retail plan and Hawkins\Brown working on the residential.  
[www.thecroydonpartnership.com](http://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.



**GREENWICH PENINSULA**

150 acres | Under construction  
 Developer: Knight Dragon  
 Architect: Masterplanned by Allies and Morrison  
[www.greenwichpeninsula.co.uk](http://www.greenwichpeninsula.co.uk)

Greenwich Peninsula is London's largest single regeneration project. The £8.4 billion transformation of the Peninsula will over 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 Santiago Calatrava, SOM, Marks Barfield, Marks Barfield, DSDHA, Alison Brooks and Duggan Morris amongst others.



**THE REACH**

6,620m² | Planning Granted  
 Developer: Peabody  
 Architect: Pitman Tozer  
[www.thamesmeadnow.org.uk](http://www.thamesmeadnow.org.uk)

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



**SILVERTOWN**

7 Million sq ft | Planning Granted  
 Developer: The Silvertown Partnership / Greater London Authority  
[www.silvertownlondon.com](http://www.silvertownlondon.com)

SILVERTOWN is a £3.5billion scheme that will create a new piece of the city in London's Royal Docks. The scheme will create 3,000 new homes, up to 21,000 new jobs and contribute £260m 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, Broadgate, Stockley Park, The Treasury Building and Chiswick Park.

# WEST END, EARLS COURT & PADDINGTON



**Daryl Perry**  
Associate in research,  
GVA

After what was a quiet 2016, in the West End office market at least, the first quarter of 2017 saw a reassuringly steady stream of activity. While levels of take-up were not spectacular, merely in line with the five-year average, there was a marked upturn in what we had seen since June last year.

The two largest deals to complete during Q1 were pre-lets with McKinsey & Company taking 97,000 sq ft at The Post Building and Arup taking 133,600 sq ft at Derwent London's 80 Charlotte Street.

Another significant deal to complete during the quarter was at 84 Eccleston Square, where The Office Group took 70,000 sq ft on a 20 year lease, bringing the serviced office provider's London coverage to 1.2 million sq ft. This was one of three deals to this sector in Q1 at Victoria, with LEO taking 23,000 sq ft at Nova South and i2 Office acquiring 22,000 sq ft at Southside.

Availability increased to 3.8 million sq ft, the highest since Q4 2013 and 41%

## 'In the residential market, sales volumes during the first quarter were robust and up on the final quarter of 2016'

higher than Q1 2016. While this is a substantial increase, the availability rate is still low when compared with long-term historic levels.

After three quarters of rents fell, the quarter has by and large seen rents stabilise across the West End. However, there have been some examples of

record rents being achieved. At 30 Broadwick Street, GPE has achieved a new record rent for Soho of £110 per sq ft on the top floor, while at the Adelphi, Blackstone let the top floor to Finsbury PR at a rent in excess of £100 per sq ft. Meanwhile,

## 'The West End is now notably cheaper than this time last year'

OCUBIS's refurbishment of 5 St James's Square is rumoured to have a unit of approximately 2,000 sq ft under offer at a rent in the region of £190 per sq ft.

These three deals contrast enormously with the general tone of the market which has been one of stability and 're-based' pricing levels. The West End is now notably cheaper than this time last year with rent-free periods seeing further increases during Q1 and even examples of breaks being offered on 10-year leases on the top floors of brand-new developments.

In the residential market, sales volumes during the first quarter were robust and up on the final quarter of 2016, with pricing continuing to see growth – up around 10% on this time last year. With new supply continuing to be snapped up at a decent rate, and a reduction in new starts, we expect the market to continue to be robust, even if there are plenty of examples of buyers being more price-sensitive than previously.

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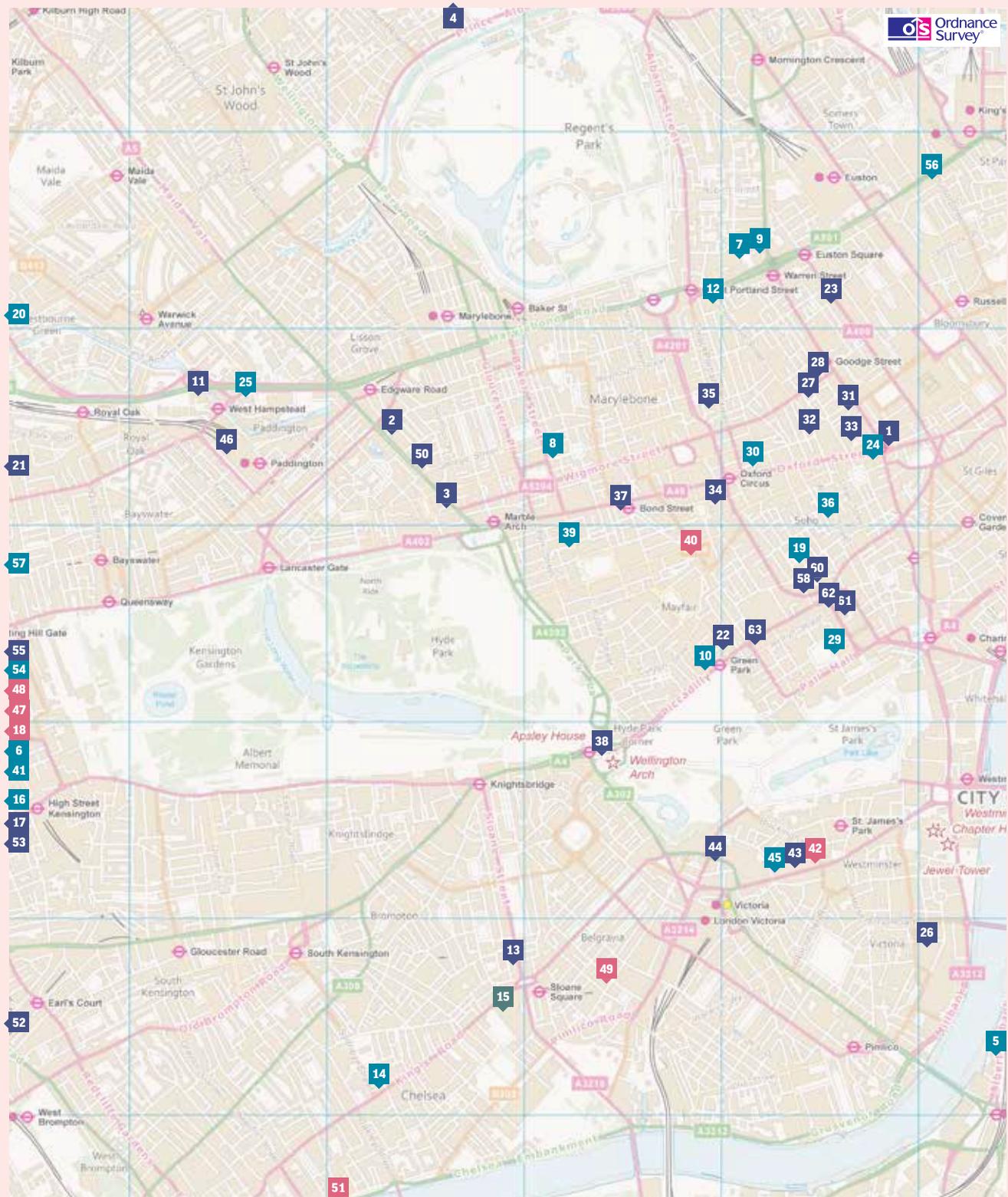
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Office Mixed Use Residential

Ordnance Survey © Crown copyright 2011



**CENTRE POINT**  
184,000 sq ft NIA | Under Construction  
Developer: Almacantar  
Architect: Conran and Partners / Rick Mather Architects

A landmark seen from every corner of the capital, this is a building that justifies its name and embodies the spirit of the sixties style. Standing at the junction of Oxford Street and Tottenham Court Road, the scheme offers 82 expansive apartments by Conran & Partners and a new pedestrian piazza surrounded by 39,000 sq ft of retail and 13 affordable homes by Rick Mather Architects. The piazza links Soho, Covent Garden, Fitzrovia and Bloomsbury with direct access to Tottenham Court Road Crossrail, reaffirming Centre Point's geographical and symbolic position at the heart of London.



**EDGWARE ROAD**  
73,400 sq ft NIA | Planning Granted  
Developer: Almacantar  
Architect: Farrells

Working with iconic architects Farrells, 466–490 Edgware Road will be developed by Almacantar to provide a high quality mix of 47 affordable homes, 29 private apartments, retail units along with the re-provision of a petrol station, creating a desirable and striking new building that connects Edgware Road and the surrounding residential streets of Little Venice and Maida Vale.



**MARBLE ARCH PLACE**  
272,007 sq ft NIA | Under Construction  
Developer: Almacantar  
Architect: Rafael Viñoly Architects

Designed by Rafael Viñoly, Marble Arch Place includes a spectacular 18-storey, 54 apartment residential building overlooking Hyde Park, Mayfair and beyond and a state of the art commercial building offering 95,000 sq ft of offices. The buildings are connected by a new public realm with 48,000 sq ft of retail. Redefining this corner of Mayfair by creating a clearer transition between Oxford Street and Hyde Park, Marble Arch Place is a striking new gateway to the West End.



**BRENT CROSS SOUTH**  
192 acre | Outline Planning Granted  
Developer: Argent Related  
Architect: Various  
[www.brentcrosssouth.co.uk](http://www.brentcrosssouth.co.uk)

A 192-acre area sitting alongside Hammerson and Standard Life Investments' redevelopment of Brent Cross shopping centre. The Brent Cross South masterplan includes 6,700 homes and workspace for over 25,000 new jobs; a new high street, with local shops and restaurants; improved transport connections with the new station serving the development and better walking and cycle routes; and new parks, squares and community facilities.



**ALBERT EMBANKMENT**  
550 new homes | Under Construction  
Developer: St James  
Architect: Foster + Partners, Rogers Stirk Harbour + Partners, David Walker Architects

Five years ago, this fantastic location had nothing but tired 1960s office buildings that offered little to the community. Now, with the help of a world-class design team, there will be 550 new homes, 174 of which are affordable, alongside restaurants, offices and welcoming public space.

The Merano, Dumont and Corniche buildings breathe new life into this whole area, funding family council housing, arts, and refurbishment of the Vauxhall City Farm. 50% of the site is public open space for everyone to enjoy.



**WARWICK ROAD MASTERPLAN**  
1,034 homes | Under Construction  
Developer: St Edward  
Architect: Squire and Partners  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

A major regeneration scheme in the Royal Borough of Kensington & Chelsea, the Warwick Road Masterplan will transform a run down, 3.9 hectare site through a £2 billion investment. The masterplan consists of: 375 Kensington High Street, Kensington Row and Kensington Primary Academy. When it completes in 2019, it will provide 1,034 homes, a primary school with community facilities, a linear park, public art, courtyard gardens, restaurant and retail space at ground level.



**10 BROCK STREET, NW1**  
29,729 sq m | Existing  
Developer: British Land  
Architect: Wilkinson Eyre Architects  
[www.regentsplace.com](http://www.regentsplace.com)

Designed by Wilkinson Eyre, 10 Brock Street is a new 320,000 sq ft office building that incorporates three glass towers of 8, 10, and 16 storeys, with floor to ceiling glazed external cladding. The building is now fully let to a diverse range of occupiers, including Debenhams, Facebook, Manchester City Football Club and Whitefoord LLP. The development completes Regent's Place, which is now 2 million sq ft of office, retail and residential space, providing accommodation for 15,000 workers and residents.



**10 PORTMAN SQUARE, W1**  
12,500 sq m | Existing  
Developer: British Land  
Architect: Jestico + Whiles

10 Portman Square is a 134,000 sq ft office building with retail units at ground and lower ground levels. A seven storey building, 10 Portman Square benefits from natural light on four sides, with typical floors of 18,500 sq ft. There are three 'trophy' floors at the top of the building, which enjoy large accessible terraces and dramatic views across London.

The building is fully let to Aspect Capital, Aramco, Arrowgrass, Independent Franchise Partners, Ardagh Glass, Ontario Teachers' Pension Plan and Weston Homes.



**30 BROCK STREET, REGENT'S PLACE, NW1**  
1,858 sq m | Existing  
Developer: British Land  
Architect: Stephen Marshall Architects / Tate Hindle  
[www.30brockstreet.com](http://www.30brockstreet.com)

Completed in Summer 2013, 30 Brock Street is the latest addition to Regent's Place, a 13 acre, fully managed campus in the heart of London. Developed alongside the larger 10 Brock Street and delivered as part of a mixed use scheme with 126,000 sq ft of residential apartments, 30 Brock Street provides 20,000 sq ft of new office space with 3,500 sq ft floor plates arranged over the 1st to 6th floors. The building is fully let.



**GEORGE HOUSE**  
294,555 sq ft | Completed  
Developer: Cadogan  
Architect: Stiff + Trevillion

Newly launched George House is the largest mixed use development to arrive on Sloane Street for a generation. It houses 43,000 sq ft of office space, luxury retail units (several already let to flagship stores for international brands such as Delpozo, RedValentino and Giorgio Armani) as well as boutique units to the rear on Pavilion Road for independent artisan food shops – including a butcher, baker, greengrocer and cheesemonger. It connects directly with a new public courtyard that features destination restaurant, Granger & 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.



**224-226 KINGS ROAD**  
16390 sq ft | Under Construction  
Developer: Cadogan  
Architect: Horden Cherry Lee

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 a street with varied townscape and seeks a BREEAM Very Good rating.



**CADOGAN CAFÉ**  
7900 sq ft | Planning Granted  
Developer: Cadogan  
Architect: NEX Architecture  
[www.cadogancafe.co.uk](http://www.cadogancafe.co.uk)

The Cadogan café will be located in the largely Grade II-listed Duke of York Square. Designed by NEX Architecture (following a design competition which attracted over 150 entries), it champions the best of modern design in harmony with its heritage and surroundings. The 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 al fresco dining. It is set to become a new landmark for the King's Road.



**7 CLARGES STREET, W1**  
51,000 sq ft | Existing  
Developer: British Land  
Architect: Squire and Partners  
[www.clargesmayfair.com](http://www.clargesmayfair.com)

7 Clarges Street is the office element of a wider mixed-use development, which also includes Clarges Mayfair, a luxury residential address overlooking Green Park and the new Kennel Club headquarters. 7 Clarges Street encompasses six floors of flexible triple-aspect office space, with private terraces on the three uppermost levels and views across Green Park to Buckingham Palace and Victoria. Encouraging a health-conscious approach to commuting, 7 Clarges Street has 55 bicycle spaces, 39 lockers for folding bicycles, and shower amenities.



**4 KINGDOM STREET**  
145,000 sq ft | Existing  
Developer: British Land  
Architect: Allies and Morrison  
[www.4kingdomstreet.com](http://www.4kingdomstreet.com)

4 Kingdom Street is a new 145,000 sq ft office building located in Paddington Central. The nine storey building will have typical floor plates of 15,000 sq ft, with the majority of floors having large corner terraces and each floor having a glass pod designed as a creative meeting space. The plant room has been located in the basement which frees up space for a roof terrace for the occupiers to use as outside space for meeting, entertaining and sporting activities.



**YALDING HOUSE, W1**  
290,000 sq ft | Existing  
Developer: British Land  
Architect: Buckley Gray Yeoman

Yalding House is located in Fitzrovia on Great Portland Street. The building underwent a major refurbishment and extension to the existing offices to create a remarkable six storey contemporary office building.

The development has a BREEAM 'Very Good' environmental rating and delivers 23,000 sq ft of exceptional quality office accommodation over 6 floors, with a new retail offer at ground floor level.



**LILLIE SQUARE**  
1,000,000 sq ft | Under Construction  
Developer: Capital & Counties Properties PLC

Lillie Square phase 1 was launched in Spring 2014 with exceptional demand establishing a positive pricing benchmark for the area. Phase 2 was launched in Autumn 2015 with over 70% of the initial release sold. First residents completed in December 2016.



**EARLS COURT**  
10,100,000 sq ft | Planning Granted  
Developer: Capital & Counties Properties PLC

The Earls Court Masterplan is the most exciting development opportunity in Central London, covering almost 70 acres of prime land and located across Chelsea and Fulham. The predominantly residential scheme is consented to provide over 7,500 new homes (including Lillie Square), creating 10,000 new jobs, and will deliver over £450 million of community benefits.



**ACTON GARDENS, W3**  
1,350,000 sq ft | Existing  
Developer: Acton Gardens LLP (Countryside and L&Q)  
Architect: HTA Masterplanners and PH 1 / Alison Brooks PH 2 / Stitch Studio PH 3.1 & 7.1 / Maccreevor Lavington PH 3.2 / PCKO PH 4 / HTA PH 5 / Levitt Bernstein PH 6  
[www.actongardens.co.uk](http://www.actongardens.co.uk)

An ambitious £600m 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.



**20 GOLDEN SQUARE**  
25,000 sq ft | Existing  
Developer: Crosstree Real Estate Partners  
Architect: Orms

20 Golden Square is a prime Grade II listed Victorian Warehouse building fronting a prestigious garden square in the centre of London's traditional cluster of media and creative industries. Crosstree fully refurbished the building in 2014 to create a mixture of high quality gallery and office space. The building is now fully let to a leading New York art gallery (Marian Goodman) and recording studio 750 mph.



**PORTAL WAY**  
800,000 sq ft | Planning Granted  
Developer: Crosstree Real Estate Partners  
Architect: Lifschutz Davidson Sandilands

Portal Way is a 4.5 acre freehold site located in North Acton, currently housing the 152,000 sq ft office headquarters of Dixons Carphone under a long term lease. A ten-year outline planning consent has been granted on the site for a 800,000 sq ft residential-led redevelopment across 8 buildings, ranging in height up to 32 storeys. The planned development comprises 764 residential units, 52,000 sq ft of retail and community space. The site was sold to Imperial College in Dec-16.



**THE BERKELEY ESTATE**  
400,000 sq ft | Planning Granted  
Developer: Crosstree Real Estate Partners  
Architect: Adjaye Associates

In Dec 2011 Crosstree acquired 1 Berkeley Street and subsequently acquired the adjacent 43-48 Dover Street in May 2013 to form The Berkeley Estate. The combined properties offer a rare 1.1 acre freehold redevelopment site in the heart of Mayfair opposite The Ritz. Planning consent has now been achieved for a David Adjaye-designed 400,000 sq ft mixed-use redevelopment, which comprises a 80-120 bed luxury hotel, 52 super-prime residential units and 40,000 sq ft retail accommodation.



**1 PAGE STREET SW1**  
127,800 sq ft | Existing  
Developer: Derwent London plc  
Architect: PLP Architecture

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 facade with brick detailing akin to that of the adjacent Horseferry House which Burberry also occupy. Burberry pay an initial rent of £5.3m pa, rising to a minimum of £5.7m pa after year five. The lease is for a 20-year term with a tenant-only break in year 10.



**THE COPYRIGHT BUILDING,  
30 BERNERS STREET W1**  
107,150 sq ft | Under Construction  
Developer: Derwent London plc  
Architect: Piercy & Company

This eight-storey, 107,150 sq ft office and retail development is progressing well and is due to complete in the second half of 2017. In February 2016 we announced the pre-letting of the entire office element, totaling 87,150 sq ft, to Capita at £7.4m pa (gross) on a 20-year lease with no breaks. There is strong interest on the retail units.



**1-2 STEPHEN STREET, W1**  
265,000 sq ft | Existing  
Developer: Derwent London plc  
Architect: ORMS  
[www.1and2stephenstreet.com](http://www.1and2stephenstreet.com)

This 265,000 sq ft freehold property is undergoing a phased refurbishment. The office refurbishment has so far delivered over 110,000 sq ft. This has remodeled the Stephen Street entrance and significantly enhanced the street level exterior. The 38,000 sq ft retail refurbishment and extension, Tottenham Court Walk, completed in May 2015 and has transformed the retail frontage along Tottenham Court Road. New occupiers include Acuitis, DF Mexico, Fabled by Marie Claire, Hotel Chocolat, Planet Organic, Oasis, T2 and Waterstones.



**80 CHARLOTTE STREET W1**  
380,000 sq ft | Under Construction  
Developer: Derwent London plc  
Architect: Make Architects  
[www.80charlottestreet.com](http://www.80charlottestreet.com)

This 380,000 sq ft mixed-use development is now on site. It will provide 321,000 sq ft of offices, 35,000 sq ft of private residential, 10,000 sq ft of affordable housing, 14,000 sq ft of retail and a new public park. In February 2017, 133,600 sq ft of the office space was pre-let. The scheme is a major step forward in the wider regeneration of the area. Completion is expected in H2 2019.



**1 OXFORD STREET W1**  
275,000 sq ft | Planning Granted  
Developer: Derwent London plc  
Architect: AHMM

Derwent London has planning permission for a 275,000 sq ft mixed-use scheme at Tottenham Court Road station. This includes 204,000 sq ft of offices, 37,000 sq ft of retail, a theatre and new public realm. With the 2018 arrival of Crossrail, this major new transport interchange is providing a much needed regeneration boost to the area. In July 2015, Derwent London signed an agreement with Crossrail to re-acquire the site on a new 150-year lease upon completion of the station works in late 2017. The scheme could complete in 2020.



**BRUNEL BUILDING, 55 NORTH  
WHARF ROAD W2**  
240,000 sq ft | Under Construction  
Developer: Derwent London plc  
Architect: Fletcher Priest  
[www.brunelbuilding.com](http://www.brunelbuilding.com)

Early in 2013, Derwent London secured an option to regear the leasehold structure at this site, thereby unlocking the office development. Following demolition the main build is now underway with scheme completion scheduled for H1 2019. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links in 2018.



**10 NEW BURLINGTON STREET, W1**  
130,000 sq ft | Existing  
Developer: The Crown Estate / Exemplar  
Architect: AHMM  
[www.10nbs.com](http://www.10nbs.com)

The Crown Estate and Exemplar 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 retained façade on Regent Street. The building is now fully let, with occupiers including J Crew, Watches of Switzerland, Ares Asset Management and Tudor Capital.



**WALMAR HOUSE, W1**  
50,000 sq ft | Existing  
Developer: Great Portland Estates plc  
Architect: RFK  
[www.walmarw1.com](http://www.walmarw1.com)

Walmar House is a 50,000 sq ft office and retail development situated yards from Oxford Circus with a prominent frontage onto Regent Street.

The building has undergone a comprehensive refurbishment to provide 6,000 sq ft office floors with light from all four elevations.



**55 WELLS STREET**  
34,000 sq ft | Under Construction  
Developer: Great Portland Estates plc  
Architect: Buckley Grey Yeoman  
[www.55wellsstreet.com](http://www.55wellsstreet.com)

Situated in a prominent position in the heart of Fitzrovia, this 34,000 sq ft new office building has a double height reception and typical floors of 5,000 sq ft. Completion is set for Q4 2017.

**1 NEW BURLINGTON PLACE, W1**

110,000 sq ft | Existing  
Developer: The Crown Estate / Exemplar  
Architect: AHMM  
[www.1nbp.co.uk](http://www.1nbp.co.uk)

The sister building to 10 New Burlington Street, 1 New Burlington Place is the latest project as part of The Crown Estate's investment programme on Regent Street. The scheme, designed by Stirling Prize winning architects Allford Hall Monaghan Morris, consists of two flagship stores fronting Regent Street, a comprehensively renovated Georgian townhouse, 80,000 sq ft of Grade A office accommodation, and an eye-catching public art installation designed by Turner Prize winner Keith Tyson. The development completed in April 2016 and is over 75% let.

**RATHBONE SQUARE**

2.3 acre site, 420,000 sq ft, 142 private residential units | Under Construction  
Developer: Great Portland Estates plc  
Architect: Make  
[www.rathbonesquare.com](http://www.rathbonesquare.com)

Located in the heart of the West End in close proximity to Crossrail's Tottenham Court Road Station, this 420,000 sq. ft. new development includes offices, retail, signature restaurant and premium residential all centred around a new garden square.

All 242,800 sq. ft. of offices at One Rathbone Square have been pre-let to Facebook ahead of the buildings completion in Q3 2017.

**HANOVER SQUARE**

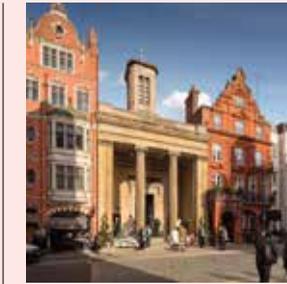
223,600 sq ft | Planning Granted  
Developer: Great Portland Estates 50/50 JV Hong Kong Monetary Authority  
Architect: Lifschutz Davidson Sandilands

Hanover Square will include high quality offices, international standard retail space on New Bond Street and six residential apartments on Brook Street. The scheme will also create a new public square. The development will be carried out around the Eastern Ticket Hall of the Bond Street Crossrail station on the north-west corner of Hanover Square. Our proposals will provide two new buildings, together with the refurbishment of the Grade II\* listed Georgian building at 20 Hanover Square.

**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.

**ST MARK'S, MAYFAIR**

14,500 sq ft | Planning Granted  
Developer: Grosvenor  
Architect: Donald Insall Architects

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

**33 GROSVENOR STREET, W1K**

11,437 sq ft | Existing  
Developer: Grosvenor  
Architect: Squire and Partners

33 Grosvenor Street is a highly specified, classical 'boutique' townhouse office building in Mayfair. The building meets the needs of prime West End office occupiers who seek contemporary finishes within a heritage setting. Taking advantage of its period Georgian features and incorporated within contemporary open plan offices, features include: a cantilevered stone stair set within a highly detailed ornate atria, VRF fan coil air conditioning, showers, bicycle storage and landscaped courtyards. EPC 'B' Rating and BREEAM 'Very Good' achieved.

**78/92 GREAT PORTLAND STREET**

18,000 sq ft office, 15 residential apartments and 5 retail units | Under Construction  
Developer: Great Portland Estates plc  
Architect: Lifschutz Davidson Sandilands

Located in the heart of Fitzrovia in a prominent position on the corner of Great Portland and Riding House Street, 78/92 Great Portland Street comprises 18,000 sq. ft. of extensively refurbished office space which has been pre-let in full, 15 couture residences and 12,000 sq. ft. of retail / showroom in five units on ground and basement levels. Due for completion Q1 2017.

**30 BROADWICK**

95,000 sq ft | Completed  
Developer: Great Portland Estates plc  
Architect: Emrys Architects  
[www.30broadwickstreet.com](http://www.30broadwickstreet.com)

Thirty Broadwick is a development by Great Portland Estates plc, located within the heart of Soho.

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

**65 DAVIES STREET, W1**

6,000 sq m | Planning Granted  
Developer: Grosvenor and Crossrail  
Architect: PLP Architecture

The 64,000 sq ft development will be located above the western ticket hall for Crossrail's new Bond Street Station. The contemporary office scheme has been carefully designed by PLP Architecture to be sensitive to the traditional architecture of Mayfair, incorporating high-quality natural materials with a highly detailed façade.

**119 EBURY STREET, SW1**

3,500 sq ft | Existing  
Developer: Grosvenor  
Architect: David Morley

119 Ebury Street has become the first Listed building to achieve an 'Outstanding' rating under BREEAM Domestic Refurbishment and achieved the highest ratings to date for a BREEAM Domestic Refurbishment.

The project challenges sustainable design, while maintaining the historic fabric of a Grade II Listed property.

Sustainable initiatives include: whole house ventilation and heat recovery, and photovoltaic and solar thermal panels

**62 BUCKINGHAM GATE, SW1**

275,300 sq ft | Existing  
Developer: Land Securities  
Architect: Pelli Clarke Pelli Architects / Swanke Hayden Connell

This landmark building, located on the north side of Victoria Street at the junction with Buckingham Gate, offers 259,700 sq ft of stunning office space over 11 floors and 15,600 sq ft of retail on the ground and upper basement floors. The building is 100% let to occupiers which include World Fuel Services, Rolls Royce, The Bill & Melinda Gates Foundation, OMV, Mediobanca, Chime Communications, Ciber UK and WorldRemit.

**KINGS GATE, SW1**

100 Apartments | Existing  
Developer: Land Securities  
Architect: Lynch Architects  
[www.kingsgatesw1.co.uk](http://www.kingsgatesw1.co.uk)

Kings Gate is the second significant residential addition to Victoria and Land Securities' residential portfolio. It offers 100 luxury apartments over 14 storeys, complemented by new public realm and Jamie's Italian on the ground and first floors. The majority of apartments benefit from private balconies offering breath-taking views of the Royal Parks and Westminster Cathedral. The interior architecture designed by Millier, uses a palette of natural materials whilst the exterior design by Lynch Architects features elegant balustrades and Jura limestone pillars.

**NOVA, VICTORIA SW1**

726,600 sq ft | Phase 1 - Complete  
 Developer: Land Securities & CPPIB  
 Architect: PLP Architects / Benson + Forsyth / Flanagan Lawrence / Lynch Architects  
[www.novasw1.com](http://www.novasw1.com)

Nova, Victoria is an architecturally daring development and has become a new food destination for London. The development of this 5.5 acre island site opposite Victoria station was a joint venture between Land Securities 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, gradually opening up to Autumn 2017.

**THE ZIG ZAG BUILDING, SW1**

232,900 sq ft | Existing  
 Developer: Land Securities  
 Architect: Lynch Architects  
[www.thezigzagbuilding.com](http://www.thezigzagbuilding.com)

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 'zig-zag', improving pedestrian flow at street level and creating terraces to seven 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.

**20 EASTBOURNE TERRACE**

91,800 sq ft | Existing  
 Developer: Land Securities  
 Architect: Fletcher Priest Architects  
[www.20eastbourneterrace.co.uk](http://www.20eastbourneterrace.co.uk)

20 Eastbourne Terrace is unique to Paddington as the only office tower in the area. The refurbishment is now complete and provides 91,800 sq ft of Grade 'A' office space, across 16 storeys with panoramic views of London, a substantial communal roof garden, a stunning in-house café and collaboration space at ground floor. Its enviable location, opposite the new Crossrail entrance at Paddington Station will offer businesses quick access to international and national transport hubs. It also recently won at the BCO regional awards in the refurbished / recycled workspace category and will now go forward for the national awards in October.

**KILMUIR HOUSE**

35,225-sq ft, 49 units | Existing  
 Developer: Native Land  
 Architect: LEEP Architects  
[www.kilmuirhouse.com](http://www.kilmuirhouse.com)

Native Land, alongside our JV partner Amcorp, completed the purchase of Kilmuir House in April 2016. This asset is a prime rental investment, which has undergone a total refurbishment by LEEP architects. The Build-to-Rent flats are available for private rental and the building is being actively managed. This building, which encompasses 49 two-bedroom flats, benefits from its prime location in the heart of Belgravia, with easy access to the renowned shops and amenities of Knightsbridge and the King's Road. The residents of Kilmuir House will enjoy 24-hour concierge and security and off-street car parking.

**REGENT HOUSE**

43,000 sq ft | Planning Granted  
 Developer: Native Land  
 Architect: Stiff + Trevillion

Native Land acquired Regent House, an existing 1960s building located within The Portman Estate and close to Oxford Street in April 2017. Regent House will be Native Land's first development on The Portman Estate. The site has a planning consent for a mixed-use scheme comprising 43,000 sq ft of grade A office accommodation over six floors as well as 24 private residential apartments. In addition, there will be four ground/lower ground retail units, which will be leased back and directly controlled by The Portman Estate as part of its retail strategy to reinvigorate Edgware Road and continue its investment in the thriving Marylebone area.

**HAMPSTEAD MANOR**

131,320 sq ft | Under Construction  
 Developer: Mount Anvil in joint venture with Ares Management  
 Architect: Scott Brownrigg

Hampstead Manor, located in leafy surrounds and close to London's most sought-after villages, centres around the Grade II listed Kidderpore Hall, which was built in 1843. It was historically part of King's College London portfolio since 1992. Hampstead Manor's 156 residences range from studio apartments to five-bedroom homes. Set over 13 distinct buildings along a handsome, historic avenue, the development is truly remarkable proposition – an intriguing mix of eras and architectural styles that begs to be explored.

**BURLINGTON GATE**

90,000 sq ft | Under Construction  
 Developer: Native Land in joint venture with Hotel Properties Ltd (HPL) & Amcorp Properties Berhad (Amcorp)  
 Architect: Rogers Stirk Harbour + Partners  
[www.native-land.com/development-portfolio/burlington-gate](http://www.native-land.com/development-portfolio/burlington-gate)

Native Land, in joint venture with HPL and Amcorp, acquired the property, situated in Mayfair, in 2012. Native Land secured planning permission in August 2013 to redevelop the existing 83,000 sq ft building into 42 private apartments with world class amenities, together with an arcade and significantly improved art gallery spaces. Delivery of what will be Mayfair's most sought after new apartment building is targeted for completion in Q2 2017.

**HOLLAND PARK VILLAS**

180,000 sq ft | Under Construction  
 Developer: Native Land in joint venture with Grosvenor  
 Architect: John McAslan + Partners  
[www.native-land.com/development-portfolio/campden-hill](http://www.native-land.com/development-portfolio/campden-hill)

Native Land purchased the site from the Royal Borough of Kensington & Chelsea (RBKC) in January 2010 in a 50/50 joint venture with Grosvenor. On behalf of the joint venture, Native Land delivered an enhanced planning permission in July 2011 for 72 private apartments, together with 96 affordable homes to be built on three separate sites across the Royal Borough. The development is set to become one of the most sought after new addresses in ultra-prime central London, with completion scheduled for Quarter 1 2017.

**CHEYNE TERRACE**

100,000 sq ft | Existing  
 Developer: Native Land in joint venture with Grosvenor and an international Family Office investor  
 Architect: MSMR Architects  
[www.native-land.com/development-portfolio/cheyne-terrace](http://www.native-land.com/development-portfolio/cheyne-terrace)

Cheyne Terrace was purchased by Native Land in a joint venture with Grosvenor and a Hong Kong based Family Office investor in early 2012. Cheyne Terrace is located in prime central London between the Kings Road and Cheyne Walk. The development comprises 26 private apartments with the benefit of a private swimming pool and leisure facilities, along with extensive car parking, 24 hour security and a concierge service. Cheyne Terrace completed in September 2014.

**QUEEN'S WHARF**

325,554 sq ft | Under Construction  
 Developer: Mount Anvil in joint venture with A2Dominion  
 Architect: Assael

Queen's Wharf is a pioneering new development located on the 'Surrey Bend' of the River Thames in Hammersmith. The 165 individual residences, ranging in size from studio to three bedrooms, have been carefully designed to maximise the panoramas of the river and to embody the best of British design. The site will also house the world-famous Riverside Studios, securing its future in the borough, and its many amenities including a new riverside walkway, theatre, café, restaurant, bar and cinema.

**5 HANOVER SQUARE, W1**

110,000 sq ft | Existing  
 Developer: Stanhope / Mitsui Fudosan  
 Architect: Squire and Partners  
[www.fivehanoversquare.com](http://www.fivehanoversquare.com)

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 Mountain.

**GROVE HOUSE HAMMERSMITH, W6**

65,000 sq ft | Existing  
 Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust  
 Architect: Bennetts Associates

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. The refurbishment and extension of a 1950s building has created contemporary office space with new entrance and entrance sequence canopy landscaping. BREEAM Excellent.

**TELEVISION CENTRE, W12**

2,300,000 sq ft | Under Construction  
 Developer: Stanhope / Mitsui Fudosan / AIMCo / BBC  
 Architect: AHMM / Maccreanor Lavington / Duggan Morris / Gillespies & DRMM  
[www.television-centre.com](http://www.television-centre.com)

The opening up and transformation of Television Centre into a mixed use development including new office and studio space for the BBC, complementary entertainment and leisure facilities, public open space, offices, a hotel and c. 950 residential units comprising apartments both converted and new build and town houses. Phase I construction commenced Q2 2015. Completion due Q4 2017. Includes c. 400 units, 300,000 sq ft offices and Soho House (hotel, restaurant, club and cinema) together with opening up the site for new public realm.

**THE HALO BUILDING**

120,000 sq ft | Existing  
 Developer: Stanhope  
 Architect: Bennetts Associates  
[www.thehalobuilding.com](http://www.thehalobuilding.com)

A high quality office refurbishment and extension of One Mabledon Place, a 10 storey, 90,000 sq ft net office building in the prime regeneration area of Kings Cross and St Pancras. The building overlooks the British Library and the newly refurbished St Pancras Station and hotel and has new entrances and panoramic views across the West End.

The building provides BREEAM Excellent space. The whole building has been let to TDL.

**WHITE CITY PLACE**

17 acres (2m sq ft offices) | Under Construction  
 Developer: Mitsui Fudosan / Stanhope plc / AIMCo  
 Architect: Allies & Morrison  
[whitecityplace.com](http://whitecityplace.com)

White City Place is adjacent to Imperial College campus, White City and Wood Land tube stations comprising 6 existing buildings of 950,000 sq ft and a 4-acre 'gateway' development site.

The total refurbishment is underway transforming the 3 existing buildings into modern working environments, as well as the development of new office buildings.

Planning application has been submitted for the Gateway site and pre-lets include YOOX Net-a-Porter, Royal College of Art and Huckletree.

**ST JAMES'S MARKET**

315,000 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.

**29-30 ST JAMES'S STREET AND 25-27 BURY STREET, ST JAMES'S**

35,000 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 roofscapes.

**1 EAGLE PLACE**

100,000 sq ft | Existing  
 Developer: The Crown Estate & Healthcare of Ontario Pension Plan (HOOPP) with Stanhope as Development Manager  
 Architect: Eric Parry Architects  
[www.stjameslondon.co.uk/portfolio](http://www.stjameslondon.co.uk/portfolio)

Situated in the St James's Conservation Area, the building blends contemporary modern façades with retained façades to provide a well-considered piece of commercial architecture occupying a prominent position on Piccadilly. The building has 60,000 sq ft of modern office accommodation, 20,000 sq ft of residential apartments and 20,000 sq ft of retail space on Piccadilly, Jermyn Street and Regent Street. The scheme also makes an important contribution to the public realm, introducing public art from Richard Deacon and Stephen Cox.

**7 AIR STREET AND 21 GLASSHOUSE STREET**

c 71,000 sq ft | Existing  
 Developer: The Crown Estate  
 Architect: Barr Gazetas

7 Air Street is the first West End office refurbishment to be BREEAM, 2011 'Outstanding' certified. A reception and façade adorned with commissioned artworks create a welcoming presence at street level and open floorplates, with raised floors, offer high quality office accommodation. The building was fully let within 9 months of completion. 21 Glasshouse Street, featuring retained façades to elevations above Regent Street and Glasshouse Street, benefits from a newly created entrance with bronze canopy on Glasshouse Street, taking advantage of the significant public realm improvements. The building was fully let within 4 months of completion.

**AIRW1**

280,000 sq ft | Existing  
 Developer: The Crown Estate  
 Architect: Dixon Jones

A redevelopment of the former Regent Palace Hotel, Quadrant 3 reworks an entire urban block, integrating historically important features with a mix of office, retail and residential uses. Breathing new life into a previously run-down quarter of central London, the dramatic new and renovated Art Deco interior spaces combine with a lively street scene. The building also features a central Energy Centre, serving all four Quadrant blocks, making it a leading example of sustainable urban development.

**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.

# KING'S CROSS, MIDTOWN & COVENT GARDEN



**Ben Raywood**  
Research analyst,  
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King's Cross, Midtown and Covent Garden are home to, and sit between, a number of key industry hubs. To the east is the Square Mile, where more than 160,000 people are employed in the financial and insurance sector and a further 110,000 are employed in the rapidly growing professional, scientific and technology sector. The area itself is also associated with the UK's prestigious legal profession and there are more than 675 legal businesses and firms in the wider area.

While the commercial offering has evolved considerably, with a number of global brands opening their flagship stores, the residential aspect of Covent Garden and surrounding area has remained limited. Residential developments have been characterised by small-scale boutique schemes, consisting of fewer than 10 private homes.

Looking forward, the development pipeline will help affirm the area as a place to live. There are 41 schemes with planning permission or under construction, in the Covent Garden area, 85% of which consist of fewer than 50 private homes.

Limited historical supply has meant that price growth has been very strong over the last 10 years, with prices nearly tripling over this period.

The rental market in Covent Garden has remained resilient, with the majority of households (42%) renting privately. Demand has largely been driven by affluent students and young professionals.

To the north, King's Cross, once

an industrial powerhouse, is still undergoing major regeneration. Throughout its 67 acres, 20 new streets and 10 open squares will be created. Nearly 2,000 homes and 500,000 sq ft of retail space will be delivered, benefiting from close proximity to the city's best transport links, including six Underground lines and access to the Eurostar.

At the end of Q1 2017, office take-up across King's Cross, Covent Garden and Midtown reached 513,585 sq ft, in line with the same point last year and 42% up on the 10-year average take-up for the first quarter. Notable deals include McKinsey acquiring 97,000 sq ft at The Post Building, 21-31 New Oxford Street, WC1 on a 15-year lease at a rent of circa £97.50 per sq ft. Also, ITV taking 88,801 sq ft of short-term space (five years) at 2 Waterhouse Square, EC1 while they are doing a rolling refurbishment on their current premises along the South Bank.

So far this year, the majority of demand across these three submarkets of London has come from the Tech & Media sector which has accounted for 36% of total take-up, they are followed by Business & Consumer services (20%) and Retail & Leisure (15%). These sectors have been some of the most dominant, consistently since 2010, along with both the Professional services sector and Public services, Education & Health.

At the end of March, 2.1 million sq ft of office space remains available across King's Cross,

Covent Garden and Midtown, which equates to a vacancy rate of 4.4%. This is in fact a record low vacancy rate, and down on the 10-year average by 100bps.

As a result of sustained high demand for office accommodation combined with a falling vacancy rate, King's Cross, Covent Garden and Midtown have all witnessed significant rental growth. For example, average grade A rents now stand at £69.48 per sq ft, 9.5% up on last year and 36% up on the 10-year average.

## 'The market is in a very good position going into the next 24 months as demand remains strong'

The market is in a very good position going into the next 24 months as demand remains strong, with a record low vacancy rate and a constrained development pipeline. There is just approximately 731,000 sq ft of new speculatively built office space expected to arrive in this submarket between 2018 and 2021, equating to circa 183,000 sq ft per annum. It is inevitable that there will be some 'grey' space returning to the market in this period, however this is unlikely to have a significant impact on vacancy rates to the point where rental values will be seriously hindered. The Midtown market's fundamentals are strong enough to shield it from any major rental falls.

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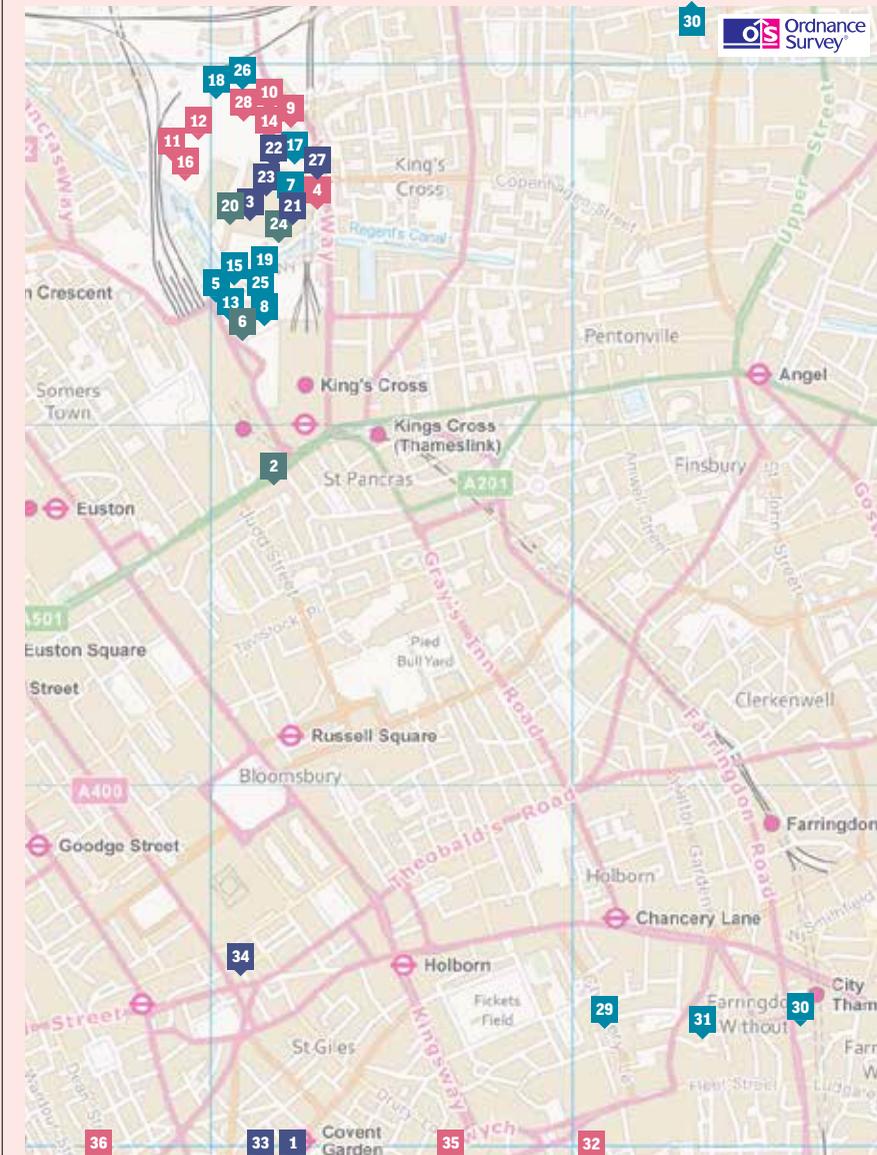
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### COVENT GARDEN

1.1m sq ft | Existing  
Developer: Capital & Counties Properties PLC  
[www.coventgarden.london](http://www.coventgarden.london)

Under Capco's stewardship and vision, Covent Garden has been transformed into a vibrant world-class destination. Through considered asset management, strategic investment and development, the estate attracts a strong line-up of international retailers and restaurants. Luxury brands 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

186,000 sq ft | Under Construction  
Developer: Crosstree Real Estate Partners  
Architect: Orms / Ian Chalk Architects / Archer Humphries

The Standard, London is the redevelopment of a Brutalist 1970's office building on a prominent 0.6 acre freehold site opposite St Pancras International station. Planning consent has been granted and construction commenced for its conversion into a 270-bed hotel including a 3-storey roof extension. Crosstree has partnered with world-renowned hoteliers The Standard to deliver a full-service luxury lifestyle hotel, their first outside the U.S.



### KING'S CROSS, N1C

67 acres | Under Construction  
Developer: King's Cross Central Limited Partnership  
Masterplanners: Allies and Morrison / Porphyrios Associates / Townshend Landscape Architects  
[www.kingscross.co.uk](http://www.kingscross.co.uk)

At 67 acres, King's Cross is the most significant development in central London. An extraordinary piece of city is taking shape; with a new postcode, N1C. With six tube lines, two mainline stations, Eurostar and direct links to London's main airports, it's the best connected part of London. The location, connections, canalside setting, rich industrial heritage, eclectic cultural scene and thriving community come together to make King's Cross a diverse and exciting destination, set around tree-lined streets and outstanding public spaces.



### 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](http://www.kingscross.co.uk/offices-midland-goods-shed)

This existing Grade II listed Victorian trainshed and railway canopy has undergone an extensive refurbishment and adaptation to house a new membership hub and events venue for The Guardian, and a new full size supermarket for Waitrose. In addition it houses a cookery school for Waitrose, allowing members of the public to come and take part in their renowned masterclasses.



### ONE PANCRAS SQUARE

55,120 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: David Chipperfield  
[www.kingscross.co.uk/one-pancras-square](http://www.kingscross.co.uk/one-pancras-square)

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 55,120 sq ft net over 8 floors. A typical floor is 7,050 sq ft net with 600 sq ft of balconies. Shops and cafés will be housed at street level. A public leisure centre with two pools and a public library are also located on Pancras Square.



### RUBICON COURT

95,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: PRP Architects

Of the 117 affordable homes in Rubicon Court, 78 are social rented apartments, 15 are supported housing apartments, and 24 are available as shared ownership homes. The apartments are arranged in small clusters, allowing communities to develop on each floor. More than half have generous balconies and many have stunning views across the city. All are designed to meet Lifetime Homes standards. Funding support for Rubicon Court was provided by the Homes and Communities Agency.



### ARTHOUSE

134,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: dRMM

ArtHouse comprises of 143 one, two, three, four-bed and penthouse residential units (including 29 Registered Social Landlord units) over eight floors. The building includes commercial units at street level and 37 basement parking spaces. ArtHouse is superbly located, looking out over Regent's Canal and Handyside Park. Designed by award-winning architects dRMM, the living spaces are bright and spacious, with a palette of quality materials and clever, integrated storage. Landscaped courtyards and glazed cloister corridors connect the building with Handyside Park.



### FIVE PANCRAS SQUARE

150,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Bennetts Associates

This building is the new headquarters for the London Borough of Camden. The facility houses a leisure centre, a library and café as well as the Council's customer access centre and administrative offices. The building is 150,000 sq ft and a typical floor is 16,000 sq ft. It is one of the first inner-city buildings in the UK to achieve a BREEAM 'Outstanding' sustainability rating. An energy efficient ventilation system and solar panels ensure low carbon emissions and reduced running costs.



### GERMAN GYMNASIUM

13,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Allies and Morrison / Conran & Partners Interior Architects  
[www.kingscross.co.uk/german-gymnasium-restaurant](http://www.kingscross.co.uk/german-gymnasium-restaurant)

Allies & Morrison are behind the refurbishment of the historic German Gymnasium, a new dining destination for D&D London. The Grade II listed building was built in 1865 for the German Gymnastics Society. The interior by Conran & Partners takes inspiration from the original gymnastic activities which took place inside. The building contains a grand café at ground level with a further dining area and bar upstairs overlooking the area below, outdoor terraces face King's Cross station and Battle Bridge Place.



### SAXON COURT AND ROSEBERRY MANSIONS

108,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Maccreeanor Lavington

Saxon Court and Roseberry Mansions are part of the second residential scheme to be delivered at King's Cross. Saxon Court provides 63 social rented apartments and 40 affordable shared ownership homes. Roseberry Mansions provides 40 apartments designed for the active elderly. These homes allow older people to live independently while also having access to the care and support services which they may need over time.



### TAPESTRY

125,500 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Niall McLaughlin Architects  
[www.kingscross.co.uk/tapestry](http://www.kingscross.co.uk/tapestry)

Tapestry brings 129 one, two and three bedroom apartments, townhouses and penthouses overlooking Gasholder Park. Niall McLaughlin Architects have achieved an incredibly considered and characterful residence, offering homes with breathtaking views over the canal and across London. The apartments offer waterside living in central London whilst also benefiting from a private, landscaped garden square in the sky designed by internationally respected Dan Pearson Studio. The building houses a multi-use game area, a multi-storey car park and the site's energy centre.



### THE PLIMSOLL BUILDING

244,500 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: David Morley Architects  
[www.plimsollkingscross.co.uk](http://www.plimsollkingscross.co.uk)

The Plimsoll Building brings 255 one, two and three bedroom apartments, duplexes and penthouses, of which 77 will be delivered as affordable rented homes. Situated alongside Regent's Canal overlooking Gasholder Park, a new public space set in the historic Gasholder No 8 guide frame, the building design references the Victorian industrial heritage of King's Cross. Also included in The Plimsoll Building are two schools – King's Cross Academy school for ages 5–11 and Frank Barnes' School for Deaf Children.



### THE STANLEY BUILDING, SEVEN PANCRAS SQUARE

29,700 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Studio Downie Architects

Seven Pancras Square was developed and is now occupied by The Office Group to provide boutique serviced offices, club rooms and meeting space. The building is approximately 29,700 sq ft net over 5 floors and typical floor is 3,900 sq ft. A striking lightwell links the old and new buildings and brings the original Victorian roof terrace back into use. The building meets BREEAM standard 'Excellent' and is connected to the site-wide district heating network.



### FENMAN HOUSE

109,000 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Maccreanor Lavington  
[www.kingscross.co.uk/fenman-house](http://www.kingscross.co.uk/fenman-house)

A 14 storey classic brick building, completing an 'urban block' also comprising Saxon Court and Roseberry Mansions. The principal façades are richly textured featuring a warm 'woven' glazed brick detail, pronounced brick piers, tall and elegant double windows and complementing dark metalwork. The building houses 75 apartments, all featuring outdoor space. The ground floor of the building, housing the residential lobby and a retail/commercial unit features a weighty reconstituted stone framing around each window or entrance bay.



### FOUR PANCRAS SQUARE

175,000 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Eric Parry Architects  
[www.kingscross.co.uk/four-pancras-square](http://www.kingscross.co.uk/four-pancras-square)

A Grade A office building, fully let to Universal Music, located on Pancras Square and Goods Way, with approximately 175,000 sq ft over 10 floors. A typical floor is 20,500 sq ft and premier retail space is housed at ground level. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.



### THREE PANCRAS SQUARE

158,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Porphyrios Associates  
[www.kingscross.co.uk/three-pancras-square](http://www.kingscross.co.uk/three-pancras-square)

A Grade A office building located on Pancras Square which has been let to global communications group, Havas. The building houses approximately 158,000 sq ft over 10 floors and a typical floor is 18,300 sq ft. The street level will house premier retail. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.



### COAL DROPS YARD

92,000 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Heatherwick Studio  
[www.kingscross.co.uk/coal-drops-yard](http://www.kingscross.co.uk/coal-drops-yard)

Built to receive and sort coal from the North of England, the Victorian Coal Drops buildings and Western Wharf Road Arches are being restored and adapted to a retail use – Coal Drops Yard, a curated mix of shopping and leisure – to a design by Heatherwick Studio. Construction is due to complete in autumn 2018.



### TWO GRANARY SQUARE

10,506 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: John McAslan + Partners  
[www.kingscross.co.uk/two-granary-square](http://www.kingscross.co.uk/two-granary-square)

A mixed-use heritage building from the 1850s adapted by architects John McAslan + Partners. Works to the outside of the building were kept to a minimum to preserve the historic fabric, in the same style as the Granary Building. Internally the building has been opened up through the creation of open plan floors. The building is a mix of restoration and new build and is now home to The Art Fund and House of Illustration.



### GASHOLDERS LONDON

21,569 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Wilkinson Eyre  
[www.gasholderslondon.co.uk](http://www.gasholderslondon.co.uk)

A residential scheme comprising 145 apartments in three separate buildings of differing heights built within a refurbished triplet of Grade II Listed cast-iron gasholder guide frames. The building includes ground floor retail space which opens out onto landscaped gardens. Residential building amenities include a gym and spa, a business lounge, private dining room, 14 seater screening room and a rooftop garden with panoramic views of London. Completion is anticipated in Summer 2017.



### R7

155,000 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Duggan Morris Architects  
[www.kingscross.co.uk/R7](http://www.kingscross.co.uk/R7)

A 155,000 sq ft Grade A office building with floor plates of 17,000 sq ft over 10 floors with retail space at the ground and mezzanine levels. Upper office levels have highly flexible floorplates, sub-divided into a variety of smaller or larger areas with the ability to link floors vertically via internal stairs. Each floor will have at least one terrace, with a shared roof terrace on the ninth floor. The building will meet the BREEAM standard 'Excellent' as a minimum.



### S2

190,000 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Mossessian Architecture  
[www.kingscross.co.uk/S2-handyside](http://www.kingscross.co.uk/S2-handyside)

A Grade A office building overlooking Lewis Cubitt Park and Handyside Street with approximately 190,000 sq ft net over 10 floors. A typical floor is 20,000 sq ft net and premier retail space is housed at ground level. The building is being designed to meet the BREEAM standard 'Excellent' and will be linked to the site-wide district heating network.



### R8

68,000 sq ft | Planning granted  
Developer: King's Cross Central Limited Partnership  
Architect: Piercy & Company  
[www.kingscross.co.uk/r8-handyside](http://www.kingscross.co.uk/r8-handyside)

R8 is a pair of 10-13 storey, mixed-use buildings designed around a central courtyard. The building features a textured brick facade and industrial style windows, echoing the King's Cross heritage. The building offers 68,000 sq ft of office space, 3,208 sq ft of retail and 151 residential units, of which 69 will be market and 82 affordable units. The building will meet the BREEAM standard 'Excellent' and will be linked to the site-wide district heating network.



### UNIVERSITY OF THE ARTS, LONDON

326,440 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Stanton Williams Architects  
[www.kingscross.co.uk/granary](http://www.kingscross.co.uk/granary)

Originally a store for Lincolnshire wheat, the Grade II listed building is the centrepiece of Granary Square and the front door to the new UAL campus that extends nearly 200m to the North, flanked on either side by the historic Transit Sheds. Internally, studios, workshops and lecture theatres are built around a broad, covered "street" with overhead walkways. The building also houses performance and exhibition spaces and the 350-seat Platform Theatre. The former stables now hold up to 275 bicycles.



### CANALSIDE PAVILION

9,200 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Stanton Williams Architects  
[www.kingscross.co.uk/eating-and-drinking/the-lighterman](http://www.kingscross.co.uk/eating-and-drinking/the-lighterman)

The three-storey building is a modern addition to the heritage buildings around Granary Square and is occupied by restaurant and bar, The Lighterman. The structure has an open sided basement which leads out onto the towpath of the adjacent Regent's Canal. Within this form, the building provides a gateway between Granary Square and the canal for both pedestrians and cyclists. The building has been awarded BREEAM 'Excellent'.



### TWO PANCRAS SQUARE

130,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Allies and Morrison

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



### 11-21 CANAL REACH

165,900 to 400,000 to sq ft | Planning granted  
Developer: King's Cross Central Limited Partnership  
Architect: Bennetts Associates  
[www.kingscross.co.uk/offices](http://www.kingscross.co.uk/offices)

Two Grade A office buildings, focused around two central atria, that can be let separately or together. The 'upside-down' design locates plant and mechanical services at ground and first floor level freeing up the top floors for expansive communal roof and garden terraces. The buildings benefit from district cooling, high floor-to-ceiling heights, and full-height glazing throughout providing maximum daylighting. The buildings are being designed to meet BREEAM 'Excellent' and will be linked to the site-wide district heating network.



### KING'S CROSS SPORTS HALL

23,000 sq ft (GEA) | Planning granted  
Developer: King's Cross Central Limited Partnership  
Architect: Bennetts Associates  
[www.kingscross.co.uk/q2-sports-hall](http://www.kingscross.co.uk/q2-sports-hall)

An indoor sports centre and health and fitness suite across two levels with modern changing facilities built to Sport England standards. The hall has been designed to be used as a combination of four badminton courts, a basketball court, a volleyball court or a five-a-side football pitch. Initially, the building will provide a temporary home for the Construction Skills Centre with a small fitness suite on the upper floor, before opening fully to the public as a community sports centre.



### ONE NEW STREET SQUARE, EC4

270,900 sq ft | Complete  
Developer: Land Securities  
Architect: Robin Partington Architects

One New Street Square was the final piece in the New Street Square jigsaw. The scheme delivers on so many levels; as a landmark for London and as a world-class office headquarters, whilst also contributing to the wider midtown plan. The building has been pre-let in its entirety to Deloitte LLP.

Now practically complete, One New Street Square includes two impressive entrances into one large reception and terraces to the upper floors.



### 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.



### THE LOXFORDS

129,489 sq ft | Existing  
Developer: Mount Anvil  
Architect: Metropolis

Mount Anvil acquired this historic three acre site in Spring 2011, and kept its promise to lovingly restore the 19th Century Loxford House. 143 new homes were created, comprising a mix of restored and new build apartments and townhouses. In addition the scheme provides a nursery and landscaped public garden.



### R3

85,078 sq ft | Planning granted  
Developer: King's Cross Central Limited Partnership  
Architect: Squire and Partners

R3 is a residential scheme made up of 61 open market housing units. 4,200 sq. ft. of retail space can be found at ground level, which will open directly onto the R3 colonnades along the north and south elevations. R3 faces Lewis Cubitt Park to the west and the Zone R Gardens to the east.



### 40 CHANCERY LANE WC2

102,000 sq ft | Existing  
Developer: Derwent London plc  
Architect: Bennetts Associates

This new-build 102,000 sq ft office and retail development provides eight floors of high quality offices, a retail unit and a publicly accessible passageway to a new courtyard that brings daylight to the office floors. The office element, totaling 97,400 sq ft, and the retail unit was pre-let to Publicis Groupe.



### 20 FARRINGDON STREET

83,500 sq ft | Under Construction  
Developer: HB Reavis  
Architect: Denton Corker Marshall  
[www.20farringdonstreet.co.uk](http://www.20farringdonstreet.co.uk)

20 Farringdon offers 83,500 sqft of brand new, user-focused office space in a vibrant central London location. This design-led workspace boasts a dramatic reception with bespoke lighting installation by Acrylicize and a fully glazed wrap allowing maximum natural light into the building. Six external terraces on the top floors offer views over the City and 136 cycle spaces with associated storage/changing facilities are provided. The development has recently been awarded an impressive score of 41/50 by the Considerate Constructors Scheme.



### 79 FITZJOHNS 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 each with its own transitional qualities. Two massive 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.



### 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.

# LONDON BRIDGE, SOUTHWARK, NINE ELMS & WATERLOO



**Michael Pain**  
Head of tenant advisory, Carter Jonas



**Tim Shaw**  
Head of central London development, Carter Jonas

The South Bank office market has gained hugely as tenants north of the Thames continue to migrate to the South Bank to benefit from lower rents and business rate overheads. Historically, low vacancy levels and healthy demand – Brexit notwithstanding – have propelled office rents for new and refitted Grade A space up to £70.00 per sq ft for mid-rise accommodation, and in The Shard rents of over £90.00 per sq ft are now well established for upper floors.

Regeneration initiatives in Waterloo are set to transform the area from a slightly down-at-heel corner of the South Bank to a new and vibrant residential and business district. The £800 million refurbishment of Waterloo station will include more than 130,000 sq ft of much-needed retail and restaurant space. Nearby, the redevelopment of Elizabeth House will provide 950,000 sq ft of offices as part of a mixed-use retail and residential scheme and will greatly improve the quality of the built environment around the station. The mixed-use Shell Centre redevelopment will also ease the shortage of Grade A office stock in Waterloo – providing 297,500 sq ft at No 2 Southbank Place – due for completion in 2018.

There are several new schemes in the Blackfriars and London Bridge areas, all of which are delivering new high-quality residential environments. Two such schemes are South Bank Tower, incorporating 191 apartments, as part of the mixed-use scheme, and the development of Native Land's scheme at Bankside Quarter close to Blackfriars, which is

anticipated to include more than 200 residential units.

The Vauxhall, Nine Elms and Battersea areas are being transformed with numerous high-rise residential and mixed-use schemes. We count 15 schemes currently under construction in this area with many new developments still set to be delivered. In total, some 20,000 new homes are anticipated as part of the masterplan. As an office location, these areas have traditionally underperformed, despite a proximity to London's West End, Westminster and Victoria. However, delivery of the new American Embassy is providing an additional impetus for business occupiers to consider the areas as viable locations.

The 42 acre Battersea Power Station site is the iconic development of the area with Phases 1, 2 and 3 currently on site. Some 6,000 new homes and 2 million sq ft of commercial space is consented within the site's masterplan. Over the last 24 months, residential values here have held up very well when compared with other major regeneration sites in and around the capital, due mainly to the clever placemaking and branding that has been central to getting the Power Station redeveloped.

Alongside that, the team at Battersea has managed to pull off a coup in achieving a 468,000 sq ft lease of the entire office space within the Power Station itself to the American tech giant, Apple. The letting to Apple is reported to have set new record rents for the area and is expected to act as a magnet to other office occupiers.

**'The letting to Apple is reported to have set new record rents for the area and is expected to act as a magnet to other office occupiers'**

## FEATURED PROJECTS

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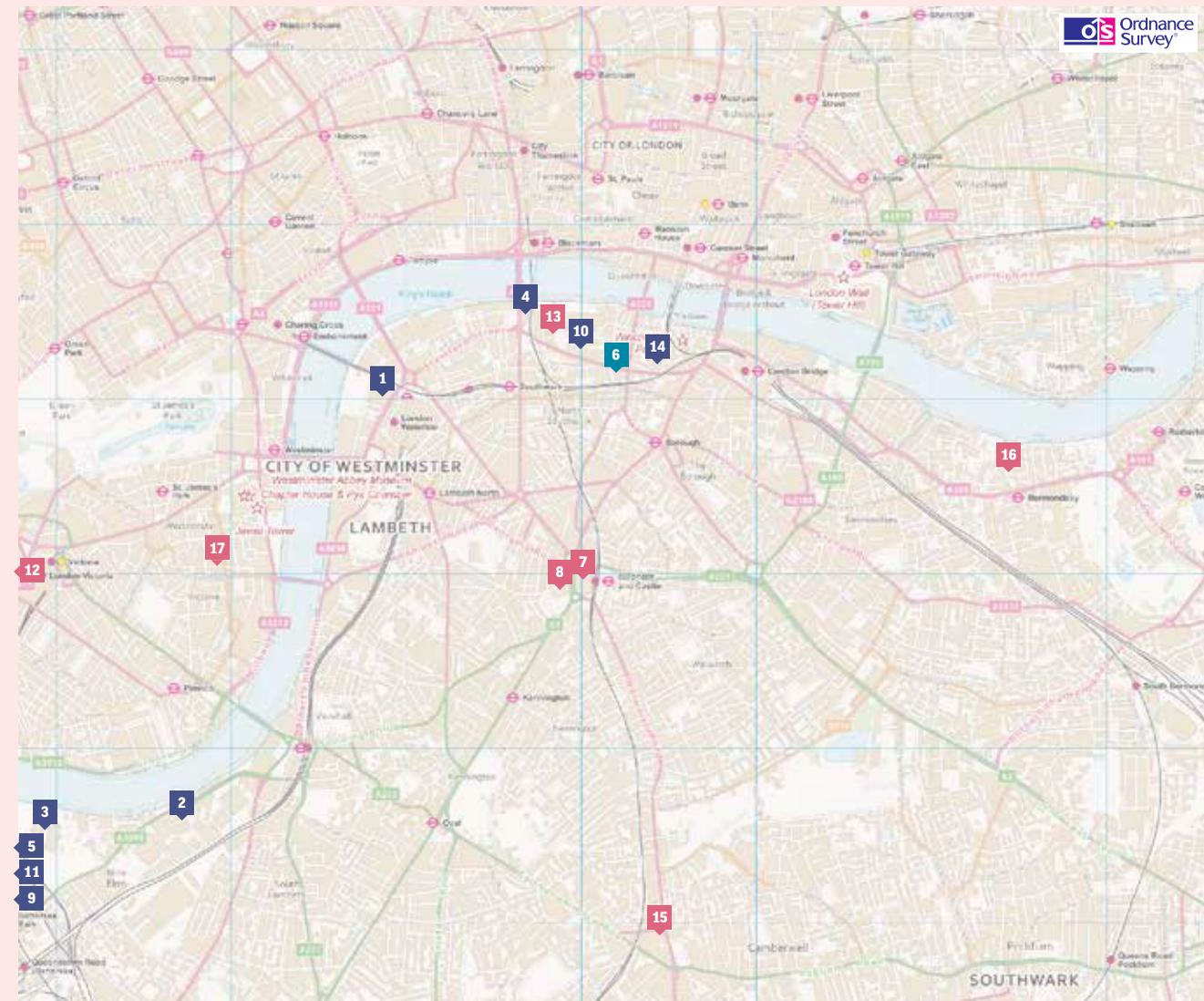
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Ballymore and EcoWorld
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PegasusLife





#### ONE AND TWO SOUTHBANK PLACE

572,327 sq ft | Under Construction  
Owner: Almacantar  
Architect: One Southbank Place, Squire and Partners, Two Southbank Place, Kohn Pedersen Fox Associates

One and Two Southbank Place will provide much need high-quality commercial space in this prominent part of Central London. Southbank Place is in a new development, creating London's newest district. Additionally, One and Two Southbank Place provides occupiers with enviable transportation links and the cultural offering of the South Bank. One Southbank Place has been pre-let to Shell International, while Two Southbank Place provides 283,000 sq ft of speculative offices completing in Q3 2018. The two buildings also feature around 25,000 sq ft of retail.



#### EMBASSY GARDENS

241,548 sq m | Under Construction  
Developer: Ballymore, EcoWorld Ballymore  
Architect: Sir Terry Farrell (masterplan) Allford Hall Monaghan Morris, Fielden Clegg Bradley and Arup Associates

Embassy Gardens, home to The Sky Pool, is a landmark development which will establish a totally new community within central London. The development includes nearly 2,000 new homes, stunning landscaped gardens, a section of the new Nine Elms park which connects the development to Battersea Park, vibrant new bars and restaurants providing al fresco spaces and 130,000 sq ft of shopping space. Residents have recently moved in to phase one.



#### BATTERSEA POWER STATION

42 acres | Under Construction  
Developer: Battersea Power Station Development Company  
Architect: Various  
[batterseapowerstation.co.uk](http://batterseapowerstation.co.uk)

Battersea Power Station is world famous as one of the finest surviving examples of art deco architecture and is at the heart of central London's most visionary and eagerly anticipated new development. The 42-acre former industrial site will be home to shops, offices, cafés, hotels, residential properties and public spaces, including the Power Station Park. Residential handovers in Circus West Village, the first phase of the development, have begun with commercial tenants following closely behind. It will be served by its own new Zone 1 tube station which opens in 2020.



#### ELEPHANT PARK

Circa 10ha, up to 2,988 homes | Under Construction  
Developer: Lendlease  
Architect: MAKE / Squire and Partners / dRMM Architects / Maccreanor Lavington / AHMM / Panter Hudspith Architects  
[www.lendlease.com/elephantandcastle](http://www.lendlease.com/elephantandcastle)

Lendlease is working in partnership with Southwark Council to deliver a transformative £2.3 billion regeneration project in Elephant & Castle, providing almost 3,000 homes, new shops and restaurants, and a brand new park right in the centre of the development. With a strong emphasis on energy efficient buildings, urban nature and new pedestrian and cycle paths it represents one of the world's most sustainable developments, and is one of only 19 founding projects globally to be part of the Clinton Climate Positive Development Program.



#### ONE THE ELEPHANT

Circa 0.56ha | Under Construction  
Developer: Lendlease  
Architect: Squire and Partners  
[www.onetheelephant.com](http://www.onetheelephant.com)

One The Elephant is a bold new development and part of an exciting longer term vision for the regeneration of Elephant & Castle, being driven by Lendlease in partnership with Southwark Council. Comprising an elegant 37-storey tower and a four-storey pavilion, One The Elephant's 284 homes sets new standards for sustainable, practical and contemporary London living. Every home benefits from a quality private outside space and is designed to make the most of London's spectacular skyline.



#### CAMBIUM

110 units | Planning Granted  
Developer: Lendlease  
Architect: Scott Brownrigg  
[www.cambium.london](http://www.cambium.london)

Cambium offers 55 apartments and 55 houses in the leafy setting of Southfields, carefully designed around a 200 year old oak tree to Code for Sustainable Homes Level Four. The development features 12 individual styles of townhouse across either three or four floors. Along with a private garden and off-road parking space or garage, some houses also feature rooftop terraces. The apartments offer open lateral living, each with a generously sized private terrace or balcony. All homes benefit from access to shared courtyard gardens.



#### 240 BLACKFRIARS ROAD, SE1

237,000 sq ft | Existing  
Developer: Great Ropemaker Partnership (a 50:50 JV between Great Portland Estates and Ropemaker Properties Ltd)  
Architect: Allford Hall Monaghan Morris  
[www.240blackfriars.com](http://www.240blackfriars.com)

An architecturally stunning 19 storey tower development designed by award winning architects. The building offers occupiers 11,000 square foot modern office floors with fantastic river views through the floor to ceiling glazing and a genuine 1:8 sq m occupancy capability. The building has achieved a BREEAM 2011 'Excellent' rating. New occupiers include professional services, Ramboll UK Ltd and Technology firm, Alternative Networks, media and publishing company UBM, Mayfair Law firm Boodle Hatfield and travel guide company Lonely Planet.



#### CHELSEA ISLAND

118,715 sq ft | Under Construction  
Developer: Hadley Property Group  
Architect: Arney Fender Katsalidis Architects  
[www.hadleypropertygroup.com/properties/chelsea-island](http://www.hadleypropertygroup.com/properties/chelsea-island)

Chelsea Island is a unique development of 89 high-end apartments in SW10. The development will introduce 1, 2, 3 and 4 bedroom apartments, private rooftop courtyards and outdoor spaces for residents to enjoy. AFK Architects have created an innovative build, with attention to detail at the forefront of its design inspiration. Generously proportioned apartments, flooded with natural light were created in each of Chelsea Island's apartments, generating the highest standards of living in one of the capital's most sought-after boroughs.



#### COOPER & SOUTHWARK

78,000 sq ft | Under Construction  
Developer: HB Reavis  
Architect: Tate Hindle Architects

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 office 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.



#### KEYBRIDGE

602,778 sq ft | Under Construction  
Developer: Mount Anvil in joint venture with A2Dominion  
Architect: Allies and Morrison

Located within the Vauxhall, Nine Elms and Battersea Opportunity Area, Keybridge House will be the tallest residential brick building in the UK. Keybridge boasts two towers of 22 storeys and 36 storeys, as well as mansion-block style homes. The scheme offers 441 new homes, one acre of public open space, more than 96,000 sq. ft. of commercial space and facilities including a 24-hour concierge, residents lounge, and luxury spa.



#### THE FILAMENTS

529,907 sq ft | Existing  
Developer: Mount Anvil  
Architect: Rolfe Judd

A pillar of Wandsworth's £1 billion regeneration, The Filaments is a new development of architecturally outstanding buildings. Set back from Wandsworth High Street, opposite King George's Park, the bold mixed-use development provided 416 new one to four bedroom homes, office and retail space and features beautifully landscaped podium gardens and bright pedestrian walkways.



#### THE LANDAU

160,802 sq ft | Existing  
Developer: Mount Anvil, in joint venture with Affinity Sutton  
Architect: David Wood Architects / Powell Dobson

A boutique collection of 108 of individually-designed luxury homes set in a secluded area of Fulham, SW6. The 90 duplex and lateral apartments for private sale offered one to three bedrooms and each features a balcony or outside space in which to relax and unwind. The elegantly designed building is constructed in warm Portland stones and Hammersmith London Stock, with contemporary windows and deep reveals. The Landau is quintessentially British taking its name from an elegant 'landau' carriage favoured by the Royal Family.

**NEO BANKSIDE**

390,000 sq ft | Existing  
 Developer: Native Land in joint venture with Grosvenor  
 Architect: Rogers Stirk Harbour + Partners  
[www.native-land.com/development-portfolio/neo-bankside](http://www.native-land.com/development-portfolio/neo-bankside)

A 50/50 joint venture with Grosvenor, NEO Bankside is a landmark scheme, making it one of the world's most desirable addresses. NEO is located beside Tate Modern on the South Bank of the Thames, the capital's 'ribbon of culture'. The development offers 217 private apartments and penthouses within four 'pavilions' rising in sequence with views towards The City and St Paul's Cathedral. NEO Bankside completed in November 2012.

**UNION STREET**

61,494 sq ft | Existing  
 Developer: Mount Anvil  
 Architect: MGM Architects

A stand-out mixed-use development in Southwark's heart, offering 85 homes, almost 30,000 sq ft of commercial space and parking for the nearby London Fire Brigade.

**CAMBERWELL ROAD**

5,580 sqm | Under Construction  
 Developer: Peabody  
 Architect: Weston Williamson  
[www.peabody.org.uk](http://www.peabody.org.uk)

Camberwell Road is situated close to Peabody's existing neighbourhood at Camberwell Green. The 66-home scheme is split between two sites: the main building will have commercial property and parking on the ground floor with a shared podium garden at the rear. There will also be a smaller site with a row of four bedroom townhouses, all with private roof terraces.

**CHAMBERS WHARF**

0.45 ha | Existing  
 Developer: Peabody/St James  
 Architect: Simpson Haugh & Partners  
[www.peabody.org.uk](http://www.peabody.org.uk)

Completed in less than two years through a pioneering partnership between Southwark Council, St James, Peabody and the Greater London Authority (GLA), this scheme includes 182 shared ownership and social rented homes set across two modern buildings. The affordable homes are in the first phase of a major regeneration project, which will transform the existing derelict brownfield site into a mixed-use riverside community.

**CHIMES, WESTMINSTER**

41,601 sq ft | Under Construction  
 Developer: PegasusLife  
 Architect: Mae Architects  
[www.chimeswestminster.co.uk](http://www.chimeswestminster.co.uk)

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 collonade. The courtyard creates a serene green centre for the residents and allows all the 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.

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# NEW LONDON COMPANY DIRECTORY

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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.

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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](mailto:aurelia.amantis@newlondonarchitecture.org)

**ACADEMIA**

University College London (UCL)  
3rd Floor, Bidborough House  
38-50 Bidborough Street  
London  
WC1H 9BT  
020 7679 2000  
www.ucl.ac.uk

**ARCHITECTURE AND DESIGN**

3DReid  
11 Hills Place  
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W1F 7SE  
020 7297 5600  
www.3dreid.com

3XN Architects  
Kanonbådsvej 8  
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Copenhagen  
+45 3264 2332  
www.3xn.com

5plus Architects  
25 Chart Street  
London  
N1 6FA  
020 7253 7644  
www.5plusarchitects.com

Adjaye Associates  
Edison House  
223-231 Old Marylebone Road  
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NW1 5QT  
020 7258 6140  
www.adjaye.com

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020 7089 1720  
www.adp-architecture.com

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5-8 Hardwick Street  
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EC1R 4RG  
020 7837 9789  
www.ahr-global.com

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020 7267 9777  
www.alisonbrooksarchitects.com

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1-5 Vyner Street  
London  
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020 7095 0500  
www.all-worldwide.com

Allford Hall Monaghan Morris  
Morelands  
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London  
EC1V 9HL  
020 7251 5261  
www.ahmm.co.uk

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85 Southwark Street  
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SE1 0HX  
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www.alliesandmorrison.com

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www.agarchitecture.net

Architecture for London  
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SO22 4NQ  
01962 622057  
www.urbancounsel.co.uk

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19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB  
020 7089 2121  
www.tibbalds.co.uk

Transport Planning and  
Infrastructure  
Surrey Technology Centre  
40 Occam Road  
Surrey Research Park  
Guildford,  
London  
GU2 7YG  
01483 685220  
www.transportpi.co.uk

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020 7433 1191  
www.vburbandesign.com

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www.camarguepr.com

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020 7434 1780  
www.coverdalebarclay.com

Cratus Communications  
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London  
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020 3697 4200  
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020 7636 6603  
www.hardhat.co.uk

ING Media  
44-46 Scrutton Street  
London  
EC2A 4HH  
020 7247 8334  
www.ing-media.co.uk

London Communications Agency  
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Berkshire House  
168-173 High Holborn  
London  
WC1V 7AA  
020 7612 8480  
www.londoncommunications.co.uk

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103-105 Blundell Street  
London  
N7 9BN  
www.produceuk.com

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London  
SE1 8TG  
020 7902 7600  
www.smallbackroom.com

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HP12 3QP  
www.airflow.com

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01633 810440  
www.aluk.co.uk

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www.atelje-lyktan.se/en

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www.ecocycle.co.uk

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Cheltenham,  
GL52 5EP  
www.kohlermira.co.uk

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Basingstoke  
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RG24 9JP  
01256 363090  
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RG27 9UP  
0800 953 0180  
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EC4M 7HP  
020 7182 2000  
www.cbre.co.uk

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London  
W1A 3BG  
020 7935 5000  
www.cushmanwakefield.co.uk

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66 Shoe Lane  
London  
EC4A 3BQ  
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London  
EC4A 1DZ  
020 7405 4545  
www.farebrother.com

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www.geraldeve.com

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www.glhearn.com

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65 Gresham Street  
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EC2V 7NQ  
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W1B 5NH  
020 7493 6040  
www.jll.co.uk

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W1U 8AN  
020 7629 8171  
www.knightfrank.co.uk

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www.batterseapowerstation.co.uk

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01277 237 968  
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020 7983 4641  
www.london.gov.uk/mayor-assembly/  
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Wilshire  
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www.historicengland.org.uk

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020 7391 4300  
www.lcrhq.co.uk

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www.londonlegacy.co.uk

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London  
SW1W 9SP  
02920 660185  
www.ordnancesurvey.co.uk

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London  
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020 3054 3883  
www.tfl.gov.uk

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www.westendpartnership.london

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Aldgate, London E1 8EP  
www.aldgatedevelopments.com

Aldgate Developments provides a full range of “cradle to grave” development services. The company has been the key office promoter of the significant new development cluster in Aldgate, E1. Aldgate Tower (completed Dec 2014) and One Braham (completing 2018) will provide 625,000 sq ft of Grade A headquarter office space. 21 Lime Street, completing in Q1 2017, will provide a high profile street frontage adjacent to Lloyds of London and The Leadenhall Market, in the heart of the insurance district.



#### ARGENT RELATED

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

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

almacantar

#### ALMACANTAR

Property Investment and Development Company  
3 Quebec Mews,  
London W1H 7NX  
www.almacantar.com

Almacantar is a property investment and development group. It specialises in large-scale, complex investments in Central London, with the potential to create long-term value through development, repositioning or active asset management. Almacantar launched in 2010 and owns over 1.5 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.

ballymore.

#### BALLYMORE

Developer  
161 Marsh Wall, London, E14 9SJ  
www.ballymoregroup.com

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



#### ARGENT

Developer  
4 Stable Street, King’s Cross,  
London N1C 4AB  
www.argentilp.co.uk

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



#### BAM CONSTRUCT UK

Contractor  
24 Chiswell Street, London EC1Y 4TY  
www.bam.co.uk

BAM Construction is one of the foremost contractors with an annual turnover in excess of £850m. We set high standards for everything we do and we have a reputation for providing lasting value for our customers by, Creating excellent working relationships, Listening to our customers, Exceeding our customers’ needs, aspiration and expectations, Delivering projects on time and on budget and being responsible. Our projects span seven main markets: office, education, retail, mixed use development, health, leisure and law & order.

## BARRATT — LONDON —

### BARRATT LONDON

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7th Floor, 1 Portsoken Street, London E1 8BT  
barrattlondon.com

Barratt London is a market-leading residential developer, with over 30 years' experience in the Capital, delivering over 2,000 new homes in London each year. Barratt London is committed to providing an unbeatable customer experience and developing exceptional homes for all Londoners – with the vision to make London an even better place to live. Barratt London's portfolio includes residential developments, from state-of-the-art penthouses in Westminster, riverside communities in Fulham, to complex, mixed-use regeneration schemes in Hendon.



### BATTERSEA POWER STATION DEVELOPMENT COMPANY

Development Manager  
188 Kirtling Street SW11 8BN  
batterseapowerstation.co.uk

Battersea Power Station is one of the world's most famous buildings and is at the heart of central London's most visionary and eagerly anticipated new development.

The redevelopment of the 42-acre site is being managed by Battersea Power Station Development Company (BPSDC).

The first phase of the redevelopment, Circus West Village, will open in Summer 2017.



### BERKELEY GROUP

Developer  
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Cobham KT11 1JG  
www.berkeleygroup.co.uk

The Berkeley Group builds homes and neighbourhoods across London and the South of England. It is made up of six autonomous companies: St George, St James, Berkeley Homes, St Edward, St William and St Joseph.

Berkeley creates about 4,000 homes a year. These are homes for everyone: from families to first time buyers, students to older people, and luxury living to affordable housing. Our focus is always on placemaking, not just housebuilding. It is about creating a neighbourhood where people from all walks of life can live comfortably together.



### CANARY WHARF GROUP PLC

Developer  
One Canada Square, Canary Wharf E14 5AB  
www.canarywharf.com

Canary Wharf is a major central business district in London. No other business district in a major European city offers occupiers the flexibility of design from a developer with an unsurpassed track record of delivering buildings. With over 17 million sq ft of office and retail space, a working population of over 105,000 people, 300 shops, bars, restaurants, health clubs and other amenities, 30 acres of intricately landscaped public spaces, and an extensive arts & events programme – Canary Wharf provides an unrivalled working lifestyle.



### CAPITAL AND COUNTIES PROPERTIES PLC

Property & investment  
15 Grosvenor Street, London W1K 4QZ  
www.capitalandcounties.com

Capital & Counties Properties PLC (Capco) is one of the largest listed property companies in central London. Our key assets are the Covent Garden and Earls Court estates – two of the capital's greatest destinations and addresses. We create and grow value through a combination of asset management, strategic investment and development.



### CITY OF LONDON

Local Government  
Guildhall, PO Box 270, London EC2P 2EJ  
www.cityoflondon.gov.uk

The City of London is a uniquely diverse organisation with three main aims: to support and promote the City as the world leader in international finance / business services; to provide high quality local services and policing for the Square Mile; and to provide valued services to London and the nation as a whole. The City Surveyor's Department manages commercial property in excess of £2bn. The City Property Advisory Team acts as a facilitator between internal departments, businesses and the property industry.



### BRITISH LAND

Developer  
York House, 45 Seymour Street,  
London W1H 7LX  
www.britishland.com

One of Europe's largest REITs, British Land owns and manages a portfolio of commercial property worth £19 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 330 million visits and are home to over 1,200 different organisations and retail brands.

## Brookfield

### BROOKFIELD PROPERTY PARTNERS

Owner, Developer and Asset Manager  
99 Bishopsgate, London, EC2M 3XD  
www.brookfield.com

Brookfield Property Partners (NYSE: BPY; TSX: BPY.UN) is one of the world's largest commercial real estate companies, with over \$66 billion in total assets. We are leading owners, operators and investors in commercial property assets, with a diversified portfolio that includes over 150 premier office properties and over 170 best-in-class retail malls around the world. We also hold interests in multifamily, triple net lease, industrial and hospitality assets. Brookfield Property Partners is the flagship listed real estate company of Brookfield Asset Management, a leading global alternative asset manager with over \$225 billion of assets under management.



### CADOGAN

Development, Investment and Asset Management  
10 Duke of York Square, London SW3 4LY  
www.cadogan.co.uk

Cadogan is a property manager, investor and developer – with a 300 year history that informs its modern and dynamic estate management approach today. As proud custodians of Chelsea, their long-term stewardship aims to safeguard the area's vitality and ensure that it remains one of the capital's most thriving and fashionable districts.

The Estate's 93 acres span a vibrant neighborhood renowned for its unique mix of cultural attractions, stunning homes, international flagship stores, independent boutiques and lively cafes, bars and restaurants.



### COUNTRYSIDE

Developer  
Countryside House, The Drive,  
Brentwood, Essex CM13 3AT  
www.countryside-properties.com

Countryside works in partnership with public and private sector organisations to regenerate housing estates and secure the provision of high quality mixed-use and mixed-tenure schemes. Our projects are developed in partnership with local authorities, housing associations and local communities. We have undertaken more than 40 estate regeneration schemes since the 1980s and we have been building new homes in London and the South East for more than 55 years.



### CROSSTREE REAL ESTATE PARTNERS

Owner, Investor and Developer  
1 Curzon Street, London W1J 5HD  
www.crosstree.com

Crosstree is a London-based and focused real estate investment and development company. Crosstree's portfolio includes over 1.5m sq ft of projects across the retail, office, hotel and residential sectors.



### THE CROWN ESTATE

Real Estate Investment Trust/Asset Manager  
16 New Burlington Place, London W1S 2HX  
www.thecrownestate.co.uk

The Crown Estate is a diverse property business with a capital value of £8.6 billion, and around £900m of joint venture partner funds under management. In 2012/13 we recorded record profits of £252.6m, up 5.2% year on year. This performance is underpinned by our strength in core sectors, particularly in prime retail across the UK and in London's West End.

## DERWENT LONDON

### DERWENT LONDON

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

Derwent London is the largest central London REIT with a portfolio of 6.0 million sq ft located predominantly in central London. We create value by developing, refurbishing and managing our assets well. We typically acquire properties off-market with low capital values and modest rents in improving locations. We take a fresh approach to the regeneration of each property with a focus on tenants and an emphasis on design. A strong balance sheet with modest leverage and flexible financing supports these activities.

## EPR Architects

### EPR ARCHITECTS

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

EPR Architects is an award-winning practice with a well-established reputation for quality architecture, masterplanning and interior design thanks to our extensive experience delivering an array of building typologies across workplace, lifestyle and leisure sectors. From our central London and Wrocław studios, our experienced team of over 170 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.



### FORBO FLOORING SYSTEMS

Manufacturer  
Forbo EC1 Showroom, 79 St John Street,  
Clerkenwell, London EC1M 4NR  
www.forbo-flooring.co.uk

A good interior starts from the floor up...

At Forbo, we like to think that the floor coverings we design and manufacture provide an inspirational basis for interior designs. Our extensive product range, which includes linoleum, vinyl, LVT's, flocked flooring, carpet tiles and entrance flooring systems allows you to create inspiring and high performing interiors which leave lasting impressions. Why not pop into our EC1 showroom to enjoy some hospitality while looking at our products or discussing a project with one of our advisors.



### GREAT PORTLAND ESTATES PLC

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

Great Portland Estates is a FTSE 250 property investment and development company owning more than £3.1 billion of office, retail and residential space in central London.

Our portfolio consists of 58 properties totalling 3.1 million sq. ft., with a development pipeline totalling c2.1 million sq. ft. of potential new space.

We aim to deliver superior returns to our shareholders by unlocking the often hidden potential in retail and office property in central London.

## GENERAL PROJECTS

### GENERAL PROJECTS

Developer  
2 Riding House St, Marylebone, London W1W 7FA  
www.generalprojects.com

Launched in 2016, General Projects is a developer that creates experiential, innovative and dynamic buildings, designed around the needs of the new economy. With a focus on the changing nature of the home and the workplace, General Projects collaborates with architects, designers, creatives and tech experts to deliver environments that inspire people and connect communities.

Prior to General Projects, founder and CEO Jacob Loftus was Head of UK at Resolution Property, where he led the development of the award-winning Alphabeta building.



### GENESIS HOUSING ASSOCIATION

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

Genesis Housing Association provides homes to over 100,000 tenants over 80 local authorities in London and the East of England. It owns or manages over 33,000 homes across a range of tenures including social and private rent, shared ownership and leasehold, and care and support. As one of the most diverse housing associations in the UK, Genesis' main aim is to provide great services, great homes, great places and great opportunities for its customers. For more information visit [www.genesisha.org.uk](http://www.genesisha.org.uk)



### FORE PARTNERSHIP

Investor / Developer  
18 Savile Row, London W1S 3PW  
www.forepartnership.com

FORE Partnership is a transformational real estate investment firm that addresses the specific needs of family offices and private investors for greater alignment with their property investments. FORE achieves this firstly through the direct co-investing platform it has developed which sources, manages and realises value through hands-on, creative real estate strategies in the UK and Western Europe. Via a principled investment approach, FORE drives returns with a holistic view on sustainability, design, occupational trends, community and the built environment.



### FIRST BASE

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

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

## Foster + Partners

### FOSTER + PARTNERS

Architect  
Riverside, 22 Hester Road, London SW11 4AN  
www.fosterandpartners.com

Foster + Partners is an architecture and integrated design studio. Over the past five decades the practice has pioneered a 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.



### GROSVENOR BRITAIN & IRELAND

Development, Investment & Asset Management  
70 Grosvenor Street  
www.grosvenor.com

Grosvenor Britain & Ireland creates and manages high-quality neighbourhoods across the UK and Ireland. The company's diverse property development, management and investment portfolio includes Grosvenor's London estate, comprising 300 acres of Mayfair and Belgravia, in which it has a £1bn rolling investment programme. Other developments are elsewhere in London and in Oxford, Cambridge, Edinburgh and Southampton. As at 31 December 2016, Grosvenor Britain & Ireland had £5.1bn of assets under management.



HADLEY PROPERTY GROUP

### HADLEY PROPERTY GROUP

Development  
16 Garrick Street, London WC2E 9BA  
www.hadleypropertygroup.com

Hadley Property Group is a privately-owned residential-led property developer, specialising in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London. With more than 1500 homes in the pipeline, the company is currently developing mixed-use schemes (circa 150-500 homes), large scale regeneration projects delivered in partnership with local authorities and the GLA, and luxury developments in central London.



### HB REAVIS

Developer  
5 Martin Lane, London EC4R 0DP  
www.hbreavis.com/en

HB Reavis is Europe's 3rd largest developer, operating in the UK and CEE while exploring development opportunities in Germany and Turkey. HB Reavis' UK development programme includes 20 Farringdon Street, Cooper & Southwark and 33 Central, which was recently sold in one of the first post-EU referendum commercial property transactions to Wells Fargo. HB Reavis has been shortlisted for MIPIM UK's 'Visionary Developer of the Year 2016' Award and has won the 'Best Newcomer' Award at 2016 CoStar Agency Awards.



## HELICAL

**HELICAL PLC**

Developer  
5 Hanover Square, London W1S 1HQ  
www.helical.co.uk

Helical are a UK based listed property company, focusing on design led London developments and high yielding regional investment holdings. Helical are currently on site with in excess of 750,000 sq ft of central London development, spanning contemporary offices to vibrant mixed use schemes featuring prime residential apartments. With a concentration around the EC1 area of both new developments and refurbishment projects, we create distinctive buildings with attractive public realm that provide occupiers with flexible and striking space.



## KNIGHT DRAGON

**KNIGHT DRAGON**

Developer  
Level 5, 6 Mitre Passage, Greenwich Peninsula,  
London SE10 0ER  
www.knightdragon.com

Knight Dragon is an entrepreneurial developer delivering London's largest single regeneration project, Greenwich Peninsula.

Its team balances an international approach and resources with expert local knowledge. With long-term vision and robust financial backing, it offers a rare combination of stability, flexibility, creativity and expertise.

Knight Dragon has completed developments in London, Asia and the USA. Its groundbreaking project in London, The Knightsbridge, was voted Residential Development of the Year and set a new standard for premium property in the capital.

**L&Q**

Housing Association and developer  
3 Maidstone Road, Sidcup DA14 5HU  
www.lqgroup.org.uk

L&Q is a leading residential developer and housing association. L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. L&Q leads major residential and mixed-use developments and provides rented homes that are genuinely affordable and help people onto the housing ladder through options such as shared ownership. We also rent and sell homes on the open market. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.



## THE MERCERS' COMPANY

**THE MERCERS' COMPANY**

Land Owner  
Mercers' Hall, Ironmonger Lane,  
London EC2V 8HE  
www.mercers.co.uk

The Mercers' Company is the Premier Livery Company of the City with over 700 years of history. The Company and its associated charities are active in supporting care for the elderly, education and general welfare. Its activities are funded from income derived from investments, primarily property in London's West End and the City. Having completed the St Martin's Courtyard development in 2010 in a joint venture with Shaftesbury PLC the Company continues to modernize and develop its Covent Garden estate.

**MITSUBISHI ESTATE**

Developer  
5 Golden Square, London W1F 9HT  
www.mec.co.jp/e/global/uk/index

Mitsubishi Estate is a leading international property development and investment company with a substantial commercial and residential portfolio in Japan, which includes more than 30 buildings in Marunouchi, Tokyo's central business district. Mitsubishi Estate is best known in the UK for its highly successful redevelopments of Paternoster Square, Bow Bells House in the City of London and also the Central Saint Giles development in London's West End.

London homes,  
the Mount Anvil way**MOUNT ANVIL**

Developer  
140 Aldersgate Street, London EC1A 4HY  
mountanvil.com

Mount Anvil is Central London's specialist multi-award-winning residential-led developer. Established in 1991, we have created more than 5,000 London homes. We are planning to create another 2,500 by 2018. An owner-managed organisation, we focus on the most desirable locations, work with internationally-acclaimed architects and search the world for the best materials – all to create homes which add to London's world-class reputation.

**LAND SECURITIES**

Developer  
100 Victoria Street London SW1E 5JL  
landsecuritieslondon.com

Land Securities is the UK's largest listed commercial real estate company. Our £14.4 billion portfolio totals 23.2 million sq ft and includes some of London's most desirable office buildings and the UK's most successful shopping and leisure destinations.

In London, we own and manage a portfolio totalling more than £8.3 billion. Our relentless customer focus delivers vibrant working environments, both in our developments and through thoughtful asset management, which resonate strongly with businesses looking to attract and retain top talent.

**LENLEASE**

Developer  
20 Triton Street, Regent's Place,  
London NW1 3BF  
www.lendlease.com

Founded in Australia in the 1950s and listed on the Australian Securities Exchange, Lendlease is a world leader in delivering end-to-end property solutions. Our fully integrated model is built on our core strengths in development, construction, infrastructure, fund management and asset management. Our vision is to create the best places. We specialise in developing large, complex, mixed-use regeneration schemes and have particular strengths in partnering with the public and private sector, naturally targeting projects with long term duration.

**MARICK REAL ESTATE LTD**

Developer  
Liberty House, 222 Regent Street,  
London W1B 5TR  
www.marickrealestate.com

Marick Real Estate Ltd is a multi-disciplinary organisation providing a range of 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.

**NATIVE LAND**

Developer  
The Pavilion, 118 Southwark Street,  
London SE1 0SW  
www.native-land.com

Native Land is one of London's leading mixed use and residential developers delivering homes for private sale, together with affordable housing, across central London. Coupled with a dedication to deliver design led buildings of the highest quality, Native Land is committed to the communities in which it develops, providing affordable housing and public realm improvements into many central London boroughs. Native Land's current portfolio of around 2 million sq ft includes the multi-award winning NEO Bankside and Burlington Gate, a new gallery and residential development in Mayfair.

**PEABODY**

Developer/Owner  
45 Westminster Bridge Road, London SE1 7JB  
www.peabody.org.uk

Peabody has been creating opportunities for Londoners since 1862. It owns and manages more than 29,000 homes, providing affordable housing for around 80,000 people. This is set to grow as Peabody plans to merge with Family Mosaic, creating a new organisation (still called Peabody) with more than 55,000 homes across London and the south east.

Peabody builds 1,000 new homes each year across a range of tenures, delivering high-quality homes in a range of developments, from small sites to large mixed tenure schemes.



## PegasusLife

**PEGASUSLIFE**

Developer  
Church Green Close, Kings Worthy,  
Winchester SO23 7TW  
www.pegasuslife.co.uk

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 U.K. 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, Tipi.

**SEGRO PLC**

Developer  
Cunard House, 15 Regent Street, London SL1Y 4LR  
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 £7.4bn serving 1200 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 450 businesses and supporting 25,000 jobs. SEGRO is the Mayor of London's development partner for the East Plus portfolio, which will deliver 1.4million sq ft of industrial space by 2024.

**SELLAR PROPERTY GROUP**

Developer/Asset Management  
110 Park Street, W1K 6NX  
www.sellarproperty.com

Founded by Irvine Sellar, Sellar Property Group operates across diverse sectors and services ranging from asset management to iconic development. Spanning all assets we have a current investment portfolio of £400m and a £3bn development programme. Globally recognised as the creator and mastermind behind the ground-breaking Shard and London Bridge Quarter development, in partnership with the State of Qatar, Sellar has a long and enviable track record in the property sector stretching back 35 years.

**UNION INVESTMENT REAL ESTATE GMBH**

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

Union Investment is a leading international investment company 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.

**U+I**

Regeneration developer and investor  
7A Howick Place, Victoria, London, SW1P 1DZ  
www.uandiplc.com

U+I is a specialist regeneration developer and investor. With a £6 billion portfolio of complex, mixed-use community-focussed regeneration projects including a £200 million investment portfolio, we are unlocking urban sites bristling with potential.

**WRBC DEVELOPMENT UK LIMITED**

Developer  
6th Floor, 40 Lime Street, London EC3M 7AW  
www.thescalpelec3.co.uk

WRBC Development UK Limited is the London property arm of quoted US insurance firm W. R. Berkley Corporation, developing 52 Lime Street in the City of London. The building, 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 Q4 2017.

**STANHOPE PLC**

Developer  
2nd Floor, 100 New Oxford Street,  
London WC1A 1HB  
www.stanhopeplc.com

We are developers with 30 years' experience and more than £20 billion of completed projects. Our successful track-record includes landmark projects such a 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.

**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.

**WHITBREAD**

Developer  
Whitbread Court, Houghton Hall Business Park,  
Porz Avenue, Dunstable, LU5 5XE  
www.whitbread.co.uk

Whitbread, which owns Premier Inn and Costa, is one of the UK's largest occupiers with around 2,800 hotels, restaurants and coffee shops in the UK. Backed by the strength and assurance of a FTSE 100 company with more than 275 years' trading history, both businesses are expanding and looking for more sites to support growth.

Premier Inn – together with the newly-introduced hub by Premier Inn format – has a growth target of 85,000 bedrooms by 2020 with requirements nationwide. Costa is actively seeking more excellent locations across the country.

## COVENT GARDEN

By *Victoria Wagner*, projects director, Publica



'Covent Garden is where I first felt like a Londoner, exactly a decade ago.'

Covent Garden has a weighty history but has never stood still. It encompasses the country's first example of formal town planning, it is the birthplace of modern spoken-word theatre, and in the 17th and 18th centuries its coffeehouses were host to impassioned political debates. Covent Garden went on to become the indisputable destination for the world's most exotic flowers and, for a while, it was home to a menagerie with two elephants, a lion, a zebra and a Bengal tiger (it closed after one too many horses on the street were scared by the roars). Resident Charles Dickens described Covent Garden as, 'a place of past and present mystery, romance, abundance, want, beauty, ugliness, fair country gardens, and foul street gutters; all confused together'.

As an export from the Canary Islands with a Swedish passport

and a French-Canadian grandmother, defining 'home' has never come easily to me. But London does feel like home, and Covent Garden is where I first felt like a Londoner, exactly a decade ago.

Through daily walks to and from dance classes on Langley Street I found my own version of London in Covent Garden, and became part of its elaborate ebb and flow. I learned the swift fluid moves needed to negotiate the crowds gasping at magicians on James Street. I found myself drawn through tiny, near-invisible openings on the Strand that spat me out with a jolt on Maiden Lane. I exchanged nods with theatre cast members with a smoking habit. I partook in the elaborate pas-de-deux encounters within the 90 centimetres of the Lazenby Court passage, where pedestrians must acknowledge each other with civility

in order to pass. Jane Jacobs likened the life of cities to an unrehearsed, intricate dance; in Covent Garden, performing its steps felt natural to me. I had finally become a Londoner.

Since joining Publica, a practice specialised in investigating urban conditions, I have been lucky enough to (obsessively) document Covent Garden. I have walked, measured, recorded and drawn every single passage; I've plotted the preferred routes of commuters and meticulously mapped window ledges used as seats; I've examined the intimately scaled shop fronts that draw in passers-by; and I've taken over 17,000 photographs in the process. We have recorded the extraordinary mix of uses supported within the area's streets, the fine grain and human-scale qualities of its built fabric, and of the often-spectacular conflicts of use in the public realm. It is only by becoming so intimately acquainted with a place that we are able to understand the nature of its civic identity.

The authentic character of Covent Garden is complex, nuanced and fragile. It is found in its softly lit streets and narrow passages, in the diverse communities of residents and creatives that occupy its buildings, and in the daily, noisy life of its dance studios, pubs, churches and theatres. Today, the conditions that enable the neighbourhood to thrive are increasingly threatened by homogenising forces and economic pressures. But Covent Garden has been resilient in the face of political and societal change for centuries, always springing back in innovative and unexpected ways. So for now, I remain hopeful for its future – convinced Covent Garden will find a way to surprise us once again. ●

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# EPR Architects

## 24 Savile Row, Mayfair

This building is a piece of art; it is a tribute to Savile Row's tailoring heritage, clad in 10,000 hand glazed ceramic tiles and positioned on a decorative sand-cast bronze plinth in collaboration with artist Kate Malone.

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

