

LONDON TALL BUILDINGS SURVEY 2020

EXECUTIVE SUMMARY - PIPELINE

Pre-Applications
3.7%
Down on last year



New Applications
1.3%
Up on last year



Permissions granted
7%
Up on last year



Starts on site
26%
Down on last year

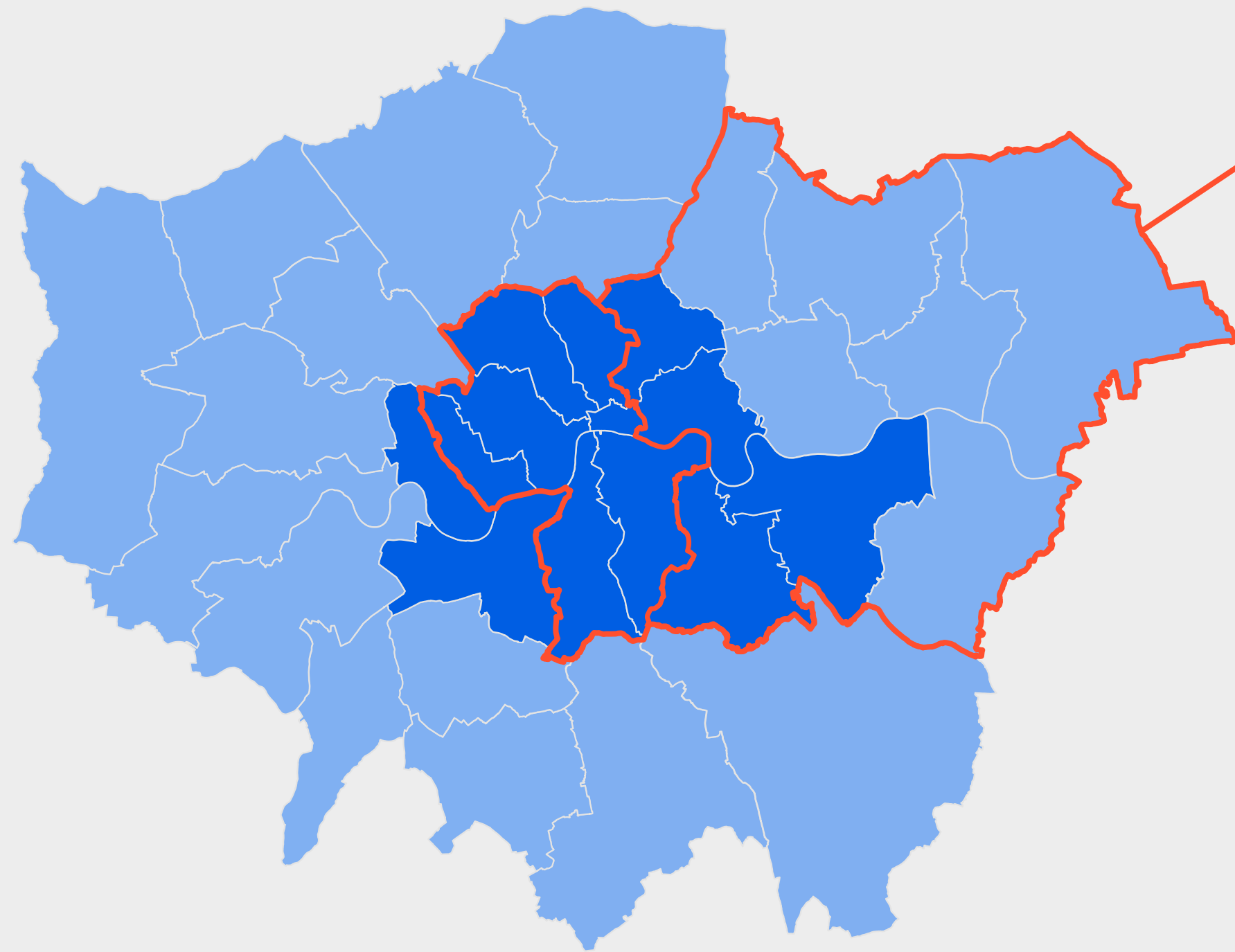


525

Total projects in the pipeline
3% down on last year



EXECUTIVE SUMMARY - PIPELINE

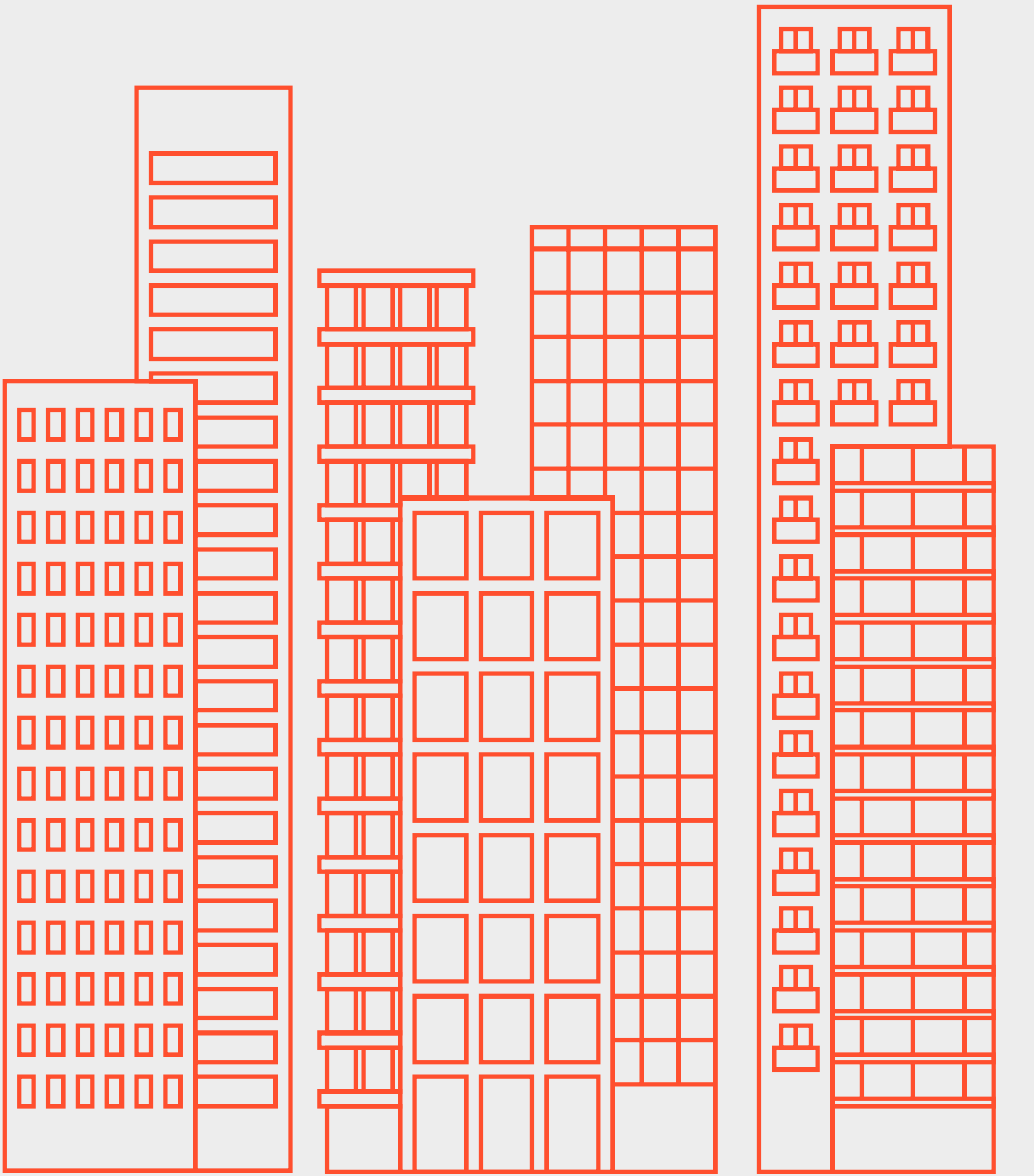


East and Central sub-regions remain the areas with the largest proportion of tall buildings in the pipeline

CENTRAL	EAST
20%	44%

66%
of tall building pipeline located in London's Opportunity Areas

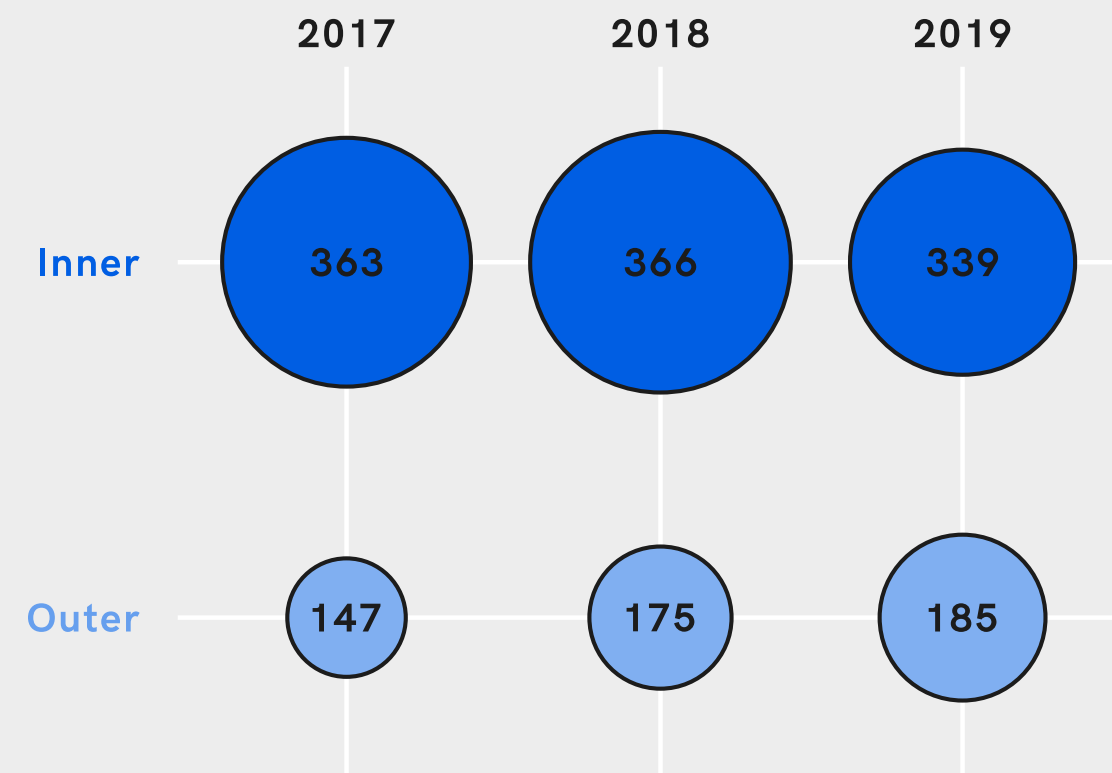
100,000
New homes in the pipeline



6% Increase in the number of tall buildings in the pipeline in outer London

OUTER
186

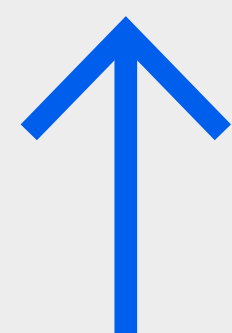
INNER
339



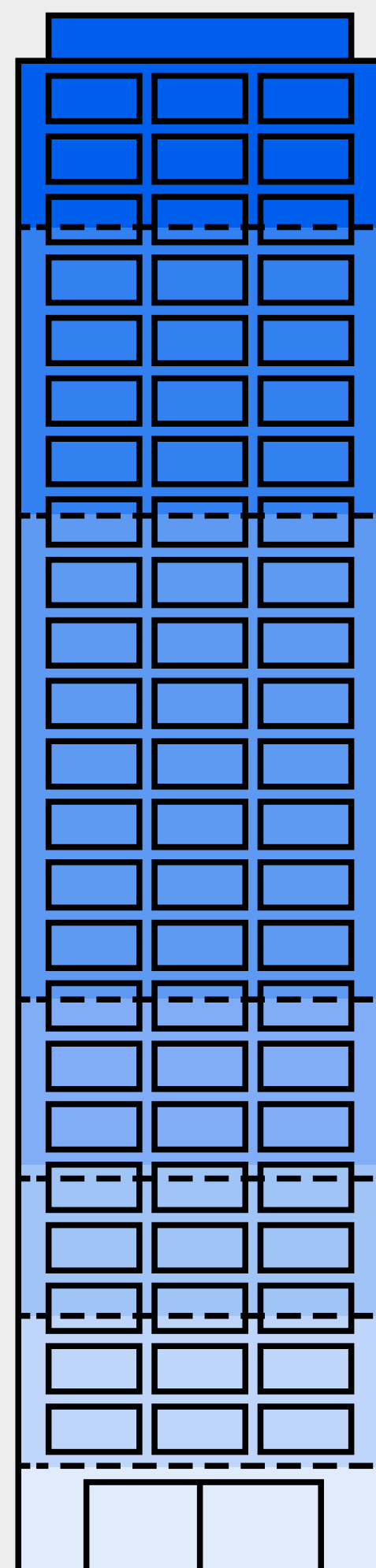
of tall buildings pipeline located in London's Opportunity Areas

EXECUTIVE SUMMARY - 2019 COMPLETIONS

60
Completions in 2019



140%
Increase on last year



88%
Include Residential

70%
Include Retail

38%
Include Offices

27%
Include D1 Use

17%
Include Leisure

7%
Include Hotels

18,154

Cycle spaces



£300 million

Towards local communities and infrastructure



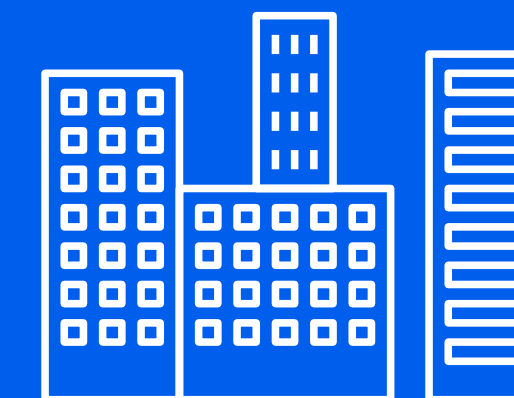
567,004

Sqm of office space



3,972

Affordable homes*



*Delivered in schemes with tall buildings completed in 2019

EXECUTIVE SUMMARY – POLICY AND REGULATION

Fire Safety: Grenfell changes everything

New rules and regulations are being introduced to make buildings safer in the wake of the Grenfell Tower fire, tackling building management, regulation and construction practices.

Planning: Power to the Boroughs

The new London Plan puts the power to decide what defines a tall building in a given area, where they can be sited, in the hands of the local authority.

Design Quality: It's more than just good looks

With a strengthened commitment to 'exceptional' design quality; the new Plan encourages further use of design review panels and review of designs at long-range, mid, and immediate views.

Better Neighbours: Social and environmental responsibility

Towers should strive to be good neighbours, not just visually but also in the impact they have on the environment, and the physical and mental health of those who inhabit them.

Net Zero: There's a new agenda

Tough new environmental regulations and targets emerge, to boost thermal performance and set buildings on the path to achieving net zero.