



LONDON'S
CENTRE FOR
THE BUILT
ENVIRONMENT

LONDON'S GROWING UP!



Project Showcase

CONTENTS

PROJECT SHOWCASE

Hounslow	03
Brent	03
Hammersmith & Fulham and Kensington & Chelsea	04
City of Westminster	05
Wandsworth	05
Lambeth	08
Camden	14
Islington	16
Croydon	17
City of London	18
Southwark	24
Hackney	32
Tower Hamlets	34
Lewisham	41
Greenwich	43
Newham	45
Redbridge	46



The following pages present a selection of tall building projects being delivered by or for NLA Partners across the capital. They are divided by borough – running west to east.

HOUNSLOW

The Tower at GWQ Brentford

Clayponds Lane, Middlesex, TW8 0BW

Status: Completion August 2014
Height: 100m
Floors: 29
Type: Mixed-use
Cost: £25 million

This 27-storey tower, with residential and hotel units, stands along the Golden Mile in Brentford and provides a public viewing gallery at the top. The complex design was wholly determined through extensive research into surrounding environmental factors, including the noise of the adjacent M4 motorway. The shape and orientation of the building minimises the impact of wind to the public piazza. The twin-skinned cladding protects the residents from prevailing winds – the outer skin creates an enclosure against noise, wind and rain, whilst the inner skin acts as a thermal barrier. Artistic light strategies are incorporated to create an active facade and illuminate the sky at night.

Developer: Barratt West London
Architect: Assael Architecture
Structural Engineer: David Dexter Associates
M&E Engineer: Buro Happold
Acoustic Consultant: Hann Tucker Associates



BRENT

Karma House Wembley

575 North End Road, HA9 0UU

Status: Planning granted August 2013, completion March 2015
Floors: 20
Height: 57.5m
Type: Student residential

Located at the northern edge of the Wembley Masterplan area, this 450-room student accommodation tower is designed to respond to Brent Council's ambition to improve and increase the student accommodation offer in the area. The three stepped volumes have been designed to resolve the massing constraints set by the immediate context of low-scale light industrial development. Projecting oriels, combined with hanging of rooms, create a rhythmic and textured facade. The scheme will be built using Donban's Vision Modular System – a prefabricated volumetric construction system which combines pre-cast concrete floors and steel panels that can be erected at the rate of eight modules a day.

Developer: Donban
Architect, Planning Consultant and Landscape Design: HTA Design LLP
Structural Engineer: Barrett Mahony Consulting Engineers (BMCE)
Contractor: Donban Contracting



Chelsea Waterfront

Chelsea

Lots Road, SW10

Status: Under construction, completion 2019

Floors: 25 and 37

Heights: 92m and 130m (AOD – Above Ordinance Datum)

Type: Residential

This residential-led mixed-use development incorporates 706 apartments within the refurbished iconic Lots Road Power Station. Two glass towers of 25 and 37 storeys will offer large lateral living space and views over the Thames and across London, while low-rise apartments are situated on the river's edge surrounded by landscaped gardens. The Power Station will become one of the largest residentially converted buildings in the UK, and will also offer some 70,000 square feet of commercial space including restaurants, bars, cafés and boutique shops, with ancillary health, spa and fitness facilities.

Developer: Hutchison Whampoa Properties (Europe) Ltd

Architect: Farrells

Structural Engineer: Buro Happold

M&E Engineer: Hoare Lea

Project Manager: Circadian

Cost Consultant: AECOM

Planning Consultant: DP9



1 Merchant Square

Paddington, W2

Status: Planning granted August 2011, completion 2018

Floors: 42

Height: 140m

Type: Mixed-use

Cost: £209 million

Clad in midnight blue and white ceramic cladding, this landmark will be visible from all over the capital, and will be the tallest building in Westminster. Offering 222 high quality apartments, a 90-room boutique hotel and sky bar overlooking the city, the scheme will also include a new garden square. Each home is proportioned to create a sense of space and light throughout.

Development Manager: European Land and Property Ltd

Architect: Robin Partington Partners

Structural Engineer: WSP

M&E Engineer: Hoare Lea

Project Manager and Cost Consultant: EC Harris

Planning Consultant: DP9

Residential Consultant and Sales Agent: Jones Lang LaSalle



Osiers Gate Tower

Wandsworth Town

Osiers Road, SW18 1NL

Status: Completed November 2013

Floors: 21

Type: Residential

Cost: £13.5 million

This landmark 21-storey residential tower sits within the Osiers Gate development on a former brownfield site alongside both the River Thames and River Wandle. Each elevation responds to its unique position, designed in reflection of its environment and orientation to sunlight, daylight and wind. This enables residents living within the tower and those using amenity spaces below to enjoy maximum sunlight with appropriate screening. The building's height is emphasised by a graduating intensity of colour ascending the tower from dark to light.

Developer: Barratt East London

Architect (Design): Assael Architecture

Architect (Implementation): Sprunt

Structural Engineer: URS / Walsh Associates

M&E Engineer: Hoare Lea / Whitecode

Environmental Consultant: ARM Environment

Wind Engineer: BMT Fluid Mechanics



Ram Brewery Regeneration Project Wandsworth

Wandsworth High Street, SW18 4LB

Status: Planning approved July 2013, completion 2018 / 2019
Floors: 36
Height: 115m
Type: Residential
Cost: £50.6 million

The Ram Brewery Regeneration Project will transform an industrial island site into a series of interlinked public urban spaces with retained heritage buildings. Strategically located at the northern end of the development, the 36-storey residential tower will signal the regeneration of Wandsworth Town and the rediscovery of the River Wandle. Its dynamic triangular form sits between the river, road and new pedestrian route, emerging with varying set back terraces. Dramatic angular corners emphasise the buildings verticality and address the three principle approaches. The glass and steel will be softened with timber screens and balconies, producing a defined residential character.

Architect: EPR Architects
Structural Engineer: ARUP
M&E Engineer: Hoare Lea
Cost Consultant: Gardiner & Theobald
Valuation and Development Consultants: Montagu Evans
Project Manager: Colliers International
Transport: WSP
Environmental and Flood Risk: Waterman Group
Landscaping: Patel Taylor
Residential Consultant and Investment Agent: Jones Lang LaSalle



Nine Elms Parkside Vauxhall Nine Elms

Nine Elms Lane, SW8

Status: Demolition and Enabling underway
Floors: 23
Height: c. 80m
Type: Mixed-use

Sitting at the heart of the Nine Elms regeneration area, Nine Elms Parkside is a residential-led mixed-use scheme of 1,870 units. Structured as a series of perimeter blocks with taller elements of 23 storeys, the scheme is set around a new public linear park. The development will provide leisure, cultural and retail uses as well as a new primary school.

Developer: Royal Mail Group
Architect: Allies and Morrison
Structural Engineer: Halcrow Yolles
M&E Engineer: AECOM
Cost Consultant: Gleeds
Development Manager: M3 Consulting
Planning Consultant: DP9



One Nine Elms Vauxhall Nine Elms

Nine Elms, SW8

Status: Section 106 Planning Consent granted with conditions – S73 applied and pending, completion 2018
Floors: 43 and 58
Heights: 164m and 203m
Type: Mixed-use

These prominent towers, situated at the gateway to the Nine Elms regeneration plan, includes a 200m tall residential building which will become the tallest residential tower in Western Europe. The 160 metre Wanda Vista Hotel, which will accommodate 180 guest rooms, will be the first world-class Chinese five star hotel brand in the UK. The design carefully considers future developments in the area, maintaining open views and maximising the potential of the site, thus enhancing the experience for hotel guests, residents, and occupants of the neighbouring structures. The exterior composition steps down in stages from the highest point on the complex, thereby relating comfortably in scale to lower elements in the surrounding neighbourhood.

Developer: Wanda ONE
Architect: Kohn Pedersen Fox Associates
Structural Engineer: AKT
M&E Engineer: Grontmij
Planning Consultant: Montagu Evans
Cost Consultant: Gleeds



The Atlas

Vauxhall Nine Elms

30 - 60 South Lambeth Road, SW8

Status: Under construction, completion September 2016

Floors: 32

Height: 96.5m

Type: Mixed-use

Cost: £30 million

Based on the site's irregular geometry, wedged between the railway viaduct and South Lambeth Road, the triangular shape emerged as an unusual but efficient building form, responding to the diverse context of the existing and emerging neighbourhoods in the Vauxhall area. The project will house two main uses: a fitness suite with swimming pool facility, and student accommodation including 553 en-suite bedrooms with communal kitchen and lounge facilities, as well as amenity and service spaces. The building will be clad in varied terracotta tiles to achieve a speckled effect, referencing the richly textured brick buildings in the local conservation area to the south of the site.

Developer, Project Manager, Contractor and Cost Consultant: Downing

Architect: Feilden Clegg Bradley Studios

Structural Engineer: Walsh Group

M&E Engineer: Hoare Lea

Planning Consultant: Rolfe Judd

Urban Townscape & Local Character Assessment: CityDesigner



Embassy Gardens

Vauxhall Nine Elms

51 Nine Elms Lane, SW8

Status: Under construction, completion January 2015

Floors: 19

Height: 63m

Type: Residential

Embassy Gardens will sit at the centre of the new riverfront district stretching from Vauxhall through to Battersea. Formed of a series of interconnected blocks of varying heights around a raised garden with retail and lobby functions at lower levels, the cluster will range from four to 19 storeys. The varied heights within the block respond to immediate context and to more distant views, with taller elements located at key corners marking views both from the River Thames and along the proposed Linear Park that will link the Vauxhall Nine Elms neighbourhood together.

Developer and Contractor: Ballymore Group

Architect: Feilden Clegg Bradley Studios

Structural Engineer: Walsh Group

M&E Engineer: OCSC

Cost Consultant: Gleeds

Project Manager: Acumen

Planning Consultant: CBRE

Landscape Architect: Camlins

Residential Consultant and Sales Agent: Jones Lang LaSalle



Keybridge House

Vauxhall Nine Elms

80 South Lambeth Road, SW8 1RG

Status: Planning pending (decision expected Q1 2014)

Floors: 22 and 36

Heights: 21m to 133m (AOD)

Type: Mixed-use

The existing 1.2 hectare site includes a large five-storey podium building and a 16-storey tower both built in the 1970s. The proposed redevelopment of the site will provide 415 residential units, employment and retail space, new open spaces and land for a two-form entry primary school. The existing two-level basement is retained for parking, servicing and storage. Two residential towers, extending to 22 and 36 storeys, will provide a transition between the tall towers proposed to the north of the railway and the lower rise development to the south of the tracks.

Architect: Allies and Morrison

Structural and M&E Engineer: Waterman

Planning Consultant, Strategic Communications and

Affordable Housing & Viability: GL Hearn

Cost Consultant: Mace

Landscape Architect: Townshend Landscape Architects



Merano
Vauxhall Nine Elms

Eastbury House, 30-34 Albert Embankment, SE1

Status: On site, completion 2017
Floors: 28
Height: 86m
Type: Mixed-use

Located on the Albert Embankment, opposite the Tate Britain and within sight of the Houses of Parliament, this scheme will offer a high quality, mixed-use development of apartments and offices. At the base of the building, a four-storey public space will be created, offering a café and access through to Vauxhall Pleasure Gardens via Tinworth Street. Formed of three stepped bays, the building will provide a dynamic skyline of varying heights in contrast to the existing 'wall' of neighbouring developments. It is designed to create a strong visual presence along the riverfront and act as a gateway to east Lambeth as well as a natural gathering space.

Developer, Project Manager, Contractor and Cost Consultant: St James Group
Architect: Rogers Stirk Harbour + Partners
Co-architect: EPR Architects
Structural Engineer: Ramboll
M&E Engineer: Hoare Lea
Planning Consultant: Boyer Planning
Landscape Architect: Gillespies
Townscape Consultant: Robert Taverna
Residential Consultant: Jones Lang LaSalle



Sainsbury's Nine Elms
Vauxhall Nine Elms

62 Wandsworth Road, SW8 2LF

Status: Planning granted November 2013
Floors: 37
Height: 129m
Type: Mixed-use

This mixed-use development will deliver a larger Sainsbury's store, 737 new dwellings (144 affordable and 593 private), flexible business and retail floorspace, public realm improvements and the premises for a new Northern Line underground station. The existing Sainsbury's store, located near to Vauxhall, is in need of refurbishment and features a surface level car park, which does not make the best use of the site. The designation of the Vauxhall Nine Elms Battersea Opportunity Area has provided a positive planning context to create a larger store on the site.

Developer: Sainsbury's Supermarkets Ltd
Architect: Rolfe Judd
Planning Consultant: Turley Associates



The Tower
Vauxhall Nine Elms

One St George Wharf, Nine Elms Lane, SW8 2LE

Status: Substantially complete, partially occupied
Size: 27,874 sqm GIA
Floors: 53
Height: 180.6m
Type: Residential
Contract Cost: £150 million

Located on a sharp bend of the River Thames, this cylindrical building provides 213 luxury apartments over 50 storeys and is currently the tallest residential tower in London. The unique floor plan concept, based on a Catherine wheel, is divided into five apartments per floor with separating walls radiating out from the central core. The building uses significantly less energy than that of a conventional tall building through the use of its ventilated cavity facade, with opening windows to reduce reliance on air conditioning. Renewable energy sources include heat exchange technology and a wind turbine generating power to light communal areas.

Developer: St George South London Ltd
Architect and Landscape Architect: Broadway Malyan
Structural Engineer: White Young Green / Robert Bird Group
M&E Engineer: Grontmij
Main Contractor: Brookfield Multiplex Construction Europe
Planning Consultant: Barton Willmore
Cost Consultant: AECOM
Cladding Consultant: Cladtech Associates
Acoustic Consultant: Cole Jarman
Facade Access Consultant: Reef Associates
Residential Sales Agent: Lang LaSalle



Vauxhall Square

Vauxhall Nine Elms
SW8 1SF

Status: Planning granted 2013, completion 2018
Floors: 50
Height: 168m
Type: Mixed-use

This project includes two new hotels, two office buildings, residential accommodation, student housing, a four-screen cinema and related retail, cafés and restaurants, alongside retained listed buildings. It also includes a new 50-bed homeless hostel, replacing the existing hostel on the site. Two residential towers, standing at 168m, will form part of the emerging Vauxhall Tall Buildings cluster. Over 50 per cent of the site has been given over to the public realm, including a large new public square in the centre of the development providing pedestrian routes through the site.

Developer: CLS Holdings PLC
Architect: Allies and Morrison
Structural Engineer: Waterman
M&E Engineer: Hoare Lea
Project Manager: INK Project Management
Planning Consultant: GL Hearn
Cost Consultant: Gardiner and Theobald
Development Consultant and Residential Sales Agent: Jones Lang LaSalle



© MillerPore

Vauxhall Cross

Vauxhall Nine Elms
SW8 1SJ

Status: Planning granted August 2012
Floors: 31 and 41
Height: 140m
Type: Mixed-use
Cost: £165 million

Comprising residential, hotel and office space, these two towers rise from a densely planted winter garden beneath a 20m high timber-framed glazed canopy. Cafés, bars, restaurants and shops surround the ground floors of the development. The taller of the two towers, at 41 storeys, is designed to act as a landmark for Vauxhall, marking the transport interchange at its foot and looking out towards the South Bank and West End; whilst the shorter tower, at 31 storeys, will serve as a local landmark linking Vauxhall to the river. It aims to become one of the most environmentally efficient multi-storey developments in London.

Developer: Kylon Ltd
Architect: Squire and Partners
Structural Engineer: Expedition Engineering
M&E Engineer: Grontmij
Valuation and Development Consultant: Montagu Evans
Cost Consultant: EC Harris
Landscape Architect: Land Use Consulting
Transport Engineer: TTP Consulting



Wayland House

Stockwell
Robsart Street, SW9

Status: Started on site September 2013, completion January 2015
Floors: 20
Height: 65.8m
Type: Residential
Contract Cost: £27.4 million

Forming part of the Stockwell Park Estate regeneration, this building will rise to 20 storeys and front onto Slade Gardens, accommodating both private and affordable homes within a tenure blind development. Spacious dwellings with large private balconies are designed to provide high quality living with views across London. Redevelopment creates a timely opportunity to address the failings of the existing building whilst creating a centre piece for Robsart Village that will meet current design standards and local housing needs, whilst inspiring a sense of place within a reinvigorated and balanced community.

Developer: Network Housing Group
Client: Community Trust Housing / Network Housing Group
Architect: PRP Architects
Structural Engineer: Conisbee
M&E Engineer: Calford Seaden
Contractor: Wates Construction
Planning Consultant: Jones Lang LaSalle
Cost Consultant: Mace



Maiden Lane

King's Cross

NW1 9YS

Status: Planning granted February 2013, completion January 2016**Floors:** 20**Height:** 65.8m**Type:** Residential**Cost:** £53 million

The regeneration of the Maiden Lane estate will provide an additional 265 new homes, all sensitively designed to blend with the renowned estate with a high quality approach to architectural design and detailing. The proposed scheme is designed to reconcile the low rise buildings to the north with the larger emerging buildings of the King's Cross masterplan, culminating in a 20-storey residential tower to complement the King's Cross cluster on the other side of York Way. The redevelopment also includes a mixed-use development of retail and workspace to front York Way, which will reanimate the street frontage.

Developer and Client: LB Camden**Architect:** PRP Architects**Structural and M&E Engineer, Project Manager and Cost****Consultant:** McBains Cooper**Planning Consultant:** CBRE**Plot T6**

King's Cross

Canal Reach, N1C 4BD

Status: Completed July 2013**Floors:** 14 and 27**Height:** 67m and 104.9m (AOD)**Type:** Student residential

Providing a marker for the northern edge of the King's Cross regeneration area, this design comprises a slender 27-storey tower on a prominent corner of York Way with a 14-storey shoulder creating a south-facing entrance courtyard. The scheme houses 669 student bedrooms through a mixture of cluster flats and self-contained studios, as well as generous terraces for communal areas. A double-height reception area with a café space offers an active frontage to York Way and a meeting place for students and visitors.

Developer and Project Manager: Urbanest Student

Accommodation

Architect: Glenn Howells Architects**Structural Engineer:** Ramboll UK Ltd**M&E Engineer:** URS Corporation**Contractor:** Mansell Balfour Beatty**Cost Consultant:** Sense Cost Consultancy (Mace)**Asset Manager:** Argent LLP**The Triton Building, NEQ**

Euston

20 Brock Street, Regent's Place, NW1 3DS

Status: Completed July 2013**Floors:** 26**Height:** 82.6m**Type:** Residential

This private residential development comprises 94 high quality residential apartments, including two penthouses and a two-storey basement with car parking. The building consists of concrete slab, columns, central core, outrigger walls and vierendeel frame construction. The cladding consists of a combination of an aluminium composite site built rainscreen cladding system (Basket Weave), and a proprietary aluminium glazed facade system with aluminium framed punched windows. The scheme achieved Code for Sustainable Homes level 4.

Developer: British Land**Architect:** Stephen Marshall Architects / Tate Hindle Architects**Structural Engineer:** Halcrow Yolles**M&E Engineer:** Watkins Paynes & Partners**Development Manager:** M3 Consulting**Construction Manager:** Lend Lease**Planning Consultant:** DP9**Cost Consultant:** AECOM**Development Consultant and Residential Sales Agent:**

Jones Lang LaSalle



Canaletto**Angel**

257 City Road, EC1V 1AD

Status: On site, completion 2015**Floors:** 31**Height:** 100m**Type:** Residential

This development consists of 190 luxury apartments over 30 storeys, with two basement levels containing plant and recreational facilities including a swimming pool, a gym and a cinema, as well as a residents' bar facility on the 24th floor. The building will be split into three levels of accommodation: standard, premier and penthouse, each with an increased level of fit-out to reflect the standard.

Developer: Groveworld**Architect:** UN Studio/Axis Architects**Structural Engineer:** URS**M&E Engineer:** Hoare Lea**Contractor:** Ardmore**Planning Consultant:** Gerald Eve LLP**Cost Consultant:** EC Harris**Residential Consultant and Sales Agent:** Jones Lang LaSalle**Lexicon****City Road Basin**

261 City Road, EC1

Status: Under construction, completion 2015**Floors:** 36**Height:** 138m**Type:** Residential

Situated in a prime location bordering Angel, Shoreditch, Clerkenwell, and Farringdon, this building will form a key part of the City Road Basin Masterplan, and aims to create a highly visible, positive landmark for Islington which will in turn provide a catalyst for the further uplift of the area. The scheme comprises 307 apartments – 200 for private sale and 107 affordable housing units, managed by Affinity Sutton. In addition the development includes 785 sqm of mixed-use commercial space, 52 car parking spaces as well as a private residents' spa and lounge.

Developer: Mount Anvil**Architect:** SOM**Structural and Civil Engineer:** WSP**Services Engineer:** Hoare Lea**Landscape:** Gillespies**Interior Design:** Brill**Ruskin Square (Phase 1)****West Croydon**

Lansdowne Road, CR0

Status: Tender, completion Q2 2016**Floors:** 22**Height:** 67m**Type:** Residential

This is the first of the three residential phases comprising the larger Ruskin Square masterplan. The first phase contains a landmark 22-storey building; housing 161 residential units, a roof garden on level nine, a 'podium' roof and a communal garden.

Developer: Places for People**Architect:** Allford Hall Monaghan Morris (AHMM)**Structural and M&E Engineer:** Arup**Project Manager and Cost Consultant:** AECOM**Planning Consultant:** DP9

St Georges House

East Croydon

Park Lane, CR9 1NR

Status: Planning approved March 2013, completion 2014

Floors: 24

Heights: 95m

Type: Residential

Cost: £40 million

Sited within the Mid Croydon Masterplan, this scheme hopes to act as a catalyst for the regeneration of the area. The former Nestle UK & Ireland Headquarters will be redeveloped, utilising the existing frame and adding an additional four storeys, along with a further three storeys atop the adjacent building. The change of use from office space to residential will provide 288 high quality apartments ranging from studios, one- to three-bedroom flats and duplexes with retail and residential amenity areas. Apartments will have individual balconies partly recessed within the structure and access to the rooftop garden space, affording views over Croydon.

Developer: Legal & General

Architect: EPR Architects

Structural and M&E Engineer, Environmental Consultant

and Transport: Waterman Group

Planning Consultant and Project Manager: CBRE

Cost Consultant: DBK

Landscape Architect: Charles Franke Associates



100 Bishopsgate

EC3

Status: Project currently on hold

Floors: 40

Height: 172m

Type: Mixed-use

This 40-storey commercial development will offer highly efficient and flexible floor space to meet the current and future demands of financial, insurance and legal occupiers. The development is in close proximity to Bank and Liverpool Street station, and will provide 900,000 square feet of office, retail and restaurant space, with an emphasis on tenant workspace and convenience. The building will include a prominent ground floor reception with multiple entry points, dedicated lifting to all floors for fast and effective travel throughout the building, and a new half-acre public realm.

Developer: 100 Bishopsgate Partnership

Architect: Allies and Morrison / Woods Bagot

Structural Engineer: Robert Bird Partnership

M&E Engineer: Hilson Moran

Contractor: Brookfield Multiplex Construction Europe

Project Manager: Brookfield Office Properties

Planning Consultant: GVA

Cost Consultant: AECOM

Landscape Architect: Hyland Edgar Driver



20 Fenchurch Street

EC3

Status: Under construction, completion March 2014

Floors: 37

Height: 155m

Type: Commercial

This 155 metre tall building will provide over 670,000 square feet of latest specification office accommodation across 32 upper floors and a three level Sky Garden – the highest public park in London. Future occupiers will enjoy largely uninterrupted views in every direction even from the lower levels. It has been designed for maximum efficiency with an occupational density for all services of one person per eight square metres.

Developer: Land Securities and Canary Wharf Group plc

Design Architect: Rafael Viñoly Architects

Executive Architect: Adamson Associates Architects

Structural Engineer: Halcrow Yolles

M&E Engineer: Hilson Moran

Project Manager and Contractor: Canary Wharf Contractors Limited



The Heron and Milton Court

EC2

Status: Completed July 2013

Floors: 35

Height: 115m

Type: Mixed-use

Cost: £150 million

The redevelopment of Milton Court, adjacent to the Barbican in the City of London, provides an educational facility on the first six floors topped by 285 luxury apartments. The new world-class performance facility for The Guildhall School of Music & Drama includes a new 625-seat concert hall, a 225-seat theatre, a 120-seat studio theatre and associated rehearsal, administrative and teaching spaces. A 28-storey private residential tower, The Heron, sits above the school at the eastern end of the site. Views across London have been maximised with balconies and terraces, as well as floor-to-ceiling glazed corners.

Developer: Heron International

Client: City of London Corporation and The Guildhall School of Music & Drama

Design Architect: David Walker Architects

Executive Architect: RHWL

Interior Architect: School RHWL Arts Team

Structural Engineer: WSP

M&E Engineer: Hoare Lea

Planning Consultant: DP9

Contractor: Sir Robert McAlpine

Quantity Surveyor: EC Harris

Development Consultant and Residential Sales Agent: Jones Lang LaSalle



© Morley von Sternberg

Heron Tower

110 Bishopsgate, EC2N 4AY

Status: Completed March 2011

Floors: 46

Height: 230m

Type: Commercial

Situated just 200 metres from Liverpool Street station, Heron Tower stretches 230 metres into the London skyline. The 46-storey building provides 36 storeys of office space, with two bars and restaurants on levels 38-40, along with a further bar on the ground floor. The building incorporates a number of unique features including a triple-height entrance hall containing Britain's largest privately owned aquarium, 10 high-speed double-deck lifts and a full-time five-star concierge service. A range of sustainable features led to the building being given a BREEAM environmental and sustainability rating of 'Excellent'.

Developer: Heron International

Architect: Kohn Pederson Fox Associates (KPF)

Structural Engineer: Arup

M&E Engineer: Foreman Roberts

Contractor: Skanska

Project Manager: Mace

Planning Consultant: DP9

Cost Consultant: AECOM



The Leadenhall Building

122 Leadenhall Street, EC3V 4AB

Status: Under construction, completion Summer 2014

Floors: 52

Height: 224m

Type: Commercial

The Leadenhall Building's distinctive tapering design provides a wide range of accommodation, and an unprecedented seven-storey high landscaped open galleria at ground level. Escalators take visitors from the galleria to the main building reception at level 2 from where high speed glazed lifts serve the office floors. At every level, natural light and views across the city have been maximised by the building core being offset to the north. This has created highly efficient and adaptable floor plates, allowing occupiers great flexibility in how they use the accommodation.

Developer: British Land and Oxford Properties

Architect: Rogers Stirk Harbour + Partners

Structural and M&E Engineer: Arup

Contractor: Laing O'Rourke

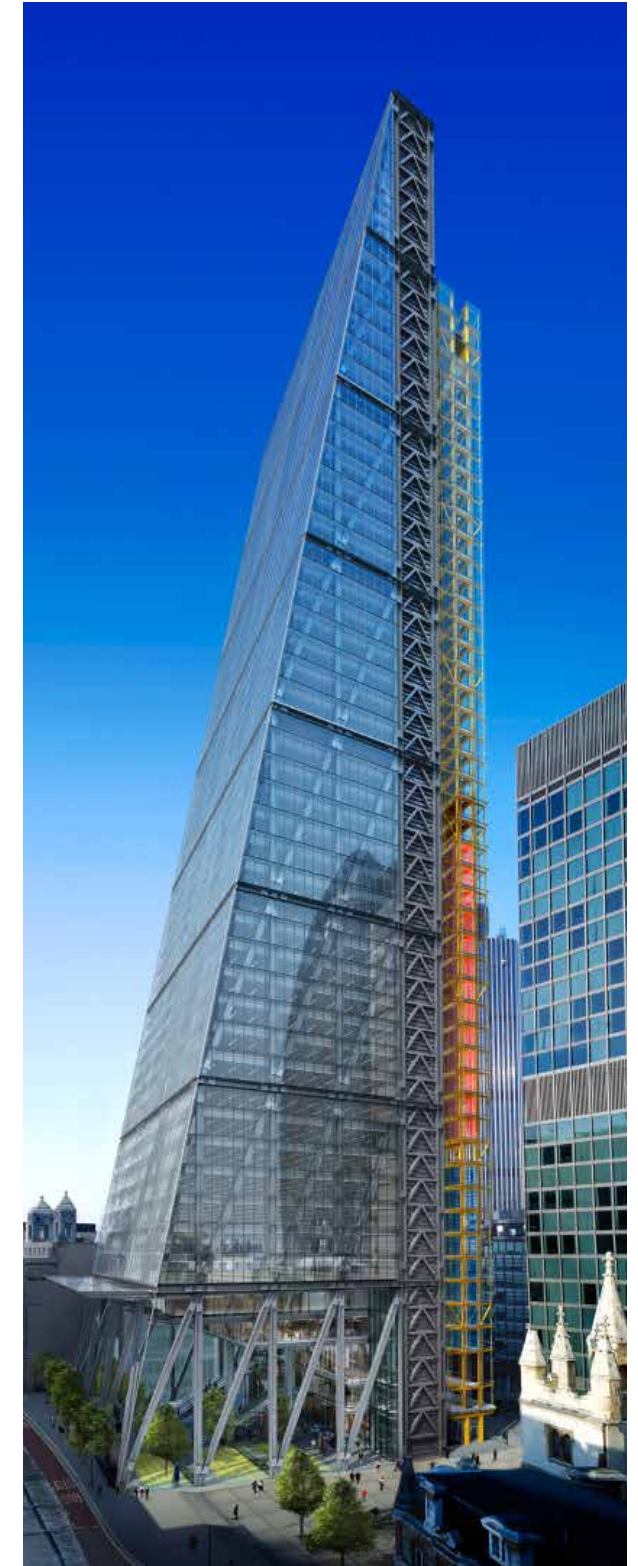
Development Manager: M3 Consulting

Planning Consultant: DP9

Cost Consultant: AECOM

Landscape Architect: Edco Design London

Office Leasing Agent: Jones Lang LaSalle



40 Leadenhall Street

EC3

Status: Design stage, completion 2019

Floors: 34

Height: 170m (AOD)

Type: Mixed-use

Cost: £391 million

Varying in height between 10 and 34 storeys, this building will offer 82,903 square metres of office space and 1,605 square metres of retail space, housing approximately 7,000 employees when complete. The Grade II listed building at 19-21 Billiter Street will be restored and integrated into the proposed scheme, with the vertical slices of the new building's form carefully arranged around it. The vertical composition is designed to complement the neighbouring curved and leaning buildings, whilst remaining hidden along the ceremonial route to St Paul's Cathedral. Ground floor frontages will be set back, creating generous pedestrian zones, wider pavements and spaces along key pedestrian routes on adjacent streets.

Developer: Henderson Global Investors

Architect: Make

Structural and M&E Engineer: WSP

Planning Consultant: DP9

Cost Consultant: ECH



52 Lime Street

EC3

Status: Planning granted, completion 2017

Floors: 38

Height: 190m

Type: Commercial

Providing 35 floors of offices above ground and mezzanine, the building's floor plates will range from 15,500 square feet to 6,500 square feet, all arranged around a southern core to maximise floor area and views while limiting solar gain. Adjacent to the office entrance will be a new public open space – the re-creation of the historic 'Lime Street Square' which was lost in the 1940s. This will include public seating, planting and public art, complementing the existing precinct around the Willis and Lloyd's Buildings.

Developer: WRBC Development UK Ltd

Architect: Kohn Pedersen Fox Associates (KPF)

Interior Architect: TP Bennett

Structural and M&E Engineer: Arup

Contractor: Skanska

Planning Consultant: DP9

Cost Consultant: EC Harris

Landscape Consultant: Gillespies



The Pinnacle

22-38 Bishopsgate

Status: Original planning consent 2007, completion 2017

Floors: 64 + 3 basement levels

Height: 288m

Type: Commercial

The 288m Pinnacle, with its cascading top and shingled facade, will form the centrepiece of towers in the heart of London's insurance district. The design features almost one million square feet of high quality office accommodation on 54 floors above Grade A standard. Targeting a BREEAM Excellent rating, it is designed to exhibit exceptional environmental credentials. The combination of a high performance floor-to-ceiling glazed facade and informed MEP equipment selection enables The Pinnacle to perform better than other comparable buildings. With full planning consent achieved, construction is set to commence in summer 2014, with practical completion due in 2017.

Developer: Arab Investments Ltd

Architect: Kohn Pedersen Fox

Structural Engineer: Arup

M&E Engineer: Hilson Moran

Contractor: Brookfield Multiplex

Planning Consultant: DP9

Cost Consultant: AECOM



One Blackfriars

Blackfriars Road

1 Blackfriars Road, SE1 9UF

Status: Under construction, completion 2017

Floors: 50

Height: 170m (AOD)

Type: Mixed-use

The tower's slender volume is designed to minimise the tower's footprint and maximise the extent of the public realm at street level, whilst providing 274 apartments, 152 hotel bedrooms and six retail units. In addition to the tower, the scheme affords a six-storey hotel on Rennie Street and a three-storey retail and amenity building on the corner of Stamford Street and Blackfriars Road, all arranged around a new public realm strategy that creates three new routes and a public plaza within the block. The double-skin facade includes a subtle variation of rendering that lightens as the building extends skyward.

Developer and Project Manager: St George South London

Architect: Ian Simpson Architects

Structural Engineer: WSP

M&E Engineer: Hoare Lea

Contractor: Laing O'Rourke [Sub-Structure], St George South London [Fit-Out]

Planning Consultant: CBRE

Cost Consultant: AECOM

Interior Designer: Tara Bernerd & Partner



© Hayes Davidson

240 Blackfriars

Blackfriars Road

240 Blackfriars Road, SE1 9UF

Status: Under construction, completion March 2014

Floors: 20

Height: 85m

Type: Commercial

Build Cost: £65 million

This 20-storey mixed-use development is set to provide 233,000 square feet of offices above 4,800 square feet of retail, along with a separate building providing 10 private market flats. Early, pre-completion, lettings to UBM and Boodle Hatfield totalling 129,000 square feet (representing 55 per cent of the offices) is testament to the quality and flexibility of the office floors which are capable of accommodating one person per eight square metres.

Developer: Great Ropemaker Partnership (Great Portland Estates + BP Pension Fund)

Architect: Allford Hall Monaghan Morris (AHMM)

Structural Engineer: AKT II

M&E Engineer: Hilson Moran

Contractor: Mace

Project Manager: Jackson Coles LLP

Planning Consultant: Montagu Evans

Cost Consultant: AECOM



© Visualisation One

Sampson House and Ludgate House

Blackfriars Road

Blackfriars Road & Hopton Street, SE1

Status: Resolution to grant October 2013, due to complete 2023

Floors: 48

Height: c. 170m

Type: Mixed-use

The redevelopment strategy for this South Bank site enables a multi-phased delivery of 1.4 million square feet. This will consist of nine buildings, producing 492 residential units and 300,000 square feet of commercial space including residential towers, offices, retail and new cultural and performance spaces, and new pedestrian routes through the site and public squares. The cluster will range in height from five to 48 storeys.

Developer: The Carlyle Group

Architect: PLP Architecture

Structural Engineer: WSP

M&E Engineer: Grontmij

Development Manager: M3 Consulting

Planning Consultant: DP9

Cost Consultant: Gardiner & Theobald



The Blades Elephant and Castle

Status: Design stage
Floors: 41
Type: Residential

These 40-storey towers – or ‘blades’ – lie within a challenging site, including a busy dense urban area, problematic environmental conditions, neighbouring residents and a large public piazza. The twin blades are devised to cut through the wind and are the result of meticulous wind tunnel testing which discovers methods of pushing adverse weather away from the soaring structures rather than below to pedestrian level and neighbouring streets.

Client: Ministry of Sound
Architect: Assael Architecture



Eileen House Elephant and Castle

80-94 Newington Causeway, SE1 6EF

Status: Planning granted January 2014, completion 2017
Floors: 41
Height: 125m
Type: Residential

Located at the northern edge of the Elephant and Castle, Eileen House comprises a 335-unit, 41-storey residential tower and an adjacent eight-storey office building. The scheme will bring significant new public spaces and improvements to the wider public realm, contributing to the ongoing regeneration project. Reflecting the geometry of the site, the building has a parallelogram-shaped footprint, allowing 10 residential units around a central core on a typical floor. The east and west of the tower top is sculpted by two triangular ‘cuts’, clad with a veil of photovoltaic louvres, contrasting with the stone of the tower body.

Developer: Merryvale no. 6 International Ltd
Architect: Allies and Morrison
Structural Engineer: McBains Cooper / Terrell International
M&E Engineer and Cost Consultant: McBains Cooper
Project Manager: South Central Management
Planning Consultant: DP9
Client’s Agent: Shaw Corporation



Newington Butts Elephant and Castle

86-88 Newington Butts, SE11 4QU

Status: Planning granted, starting on site spring 2014
Floors: 45
Height: 146.9m (AOD)
Type: Mixed-use

The development of the Newington Butts site in Elephant and Castle will deliver one of the largest private rental developments seen in the capital for decades, containing 462 units, 188 of which will be affordable. The design comprises a compact, slender tower, animated by suspended corner balconies and will offer panoramic views across London. The tower is accompanied by a seven-storey terrace building with multiple entrances to enliven the street. As well as these residential units, the site will also include a new theatre space for the Southwark Playhouse and a café with further retail and marketing spaces.

Developer: Mace / Essential Living
Architect: Rogers Stirk Harbour + Partners
Structural Engineer: AKT II Limited



89-93 Newington Causeway Elephant and Castle

SE1 6BN

Status: Under construction, completion December 2014
Floors: 22
Height: 67m
Type: Residential

Conceived as one of the gateway buildings into the regenerated Elephant and Castle area, the building is triangular in plan and consists of three separate vertical volumes that vary in height to better relate visually to the height of Metro Central Heights and surrounding context. The three volumes are constructed from an off-white precast concrete with solid infill panels of a contrasting hue and texture, giving the building’s elevations a civic quality. The building will contain 38 homes, offices and a small café / kiosk unit.

Developer, Project Manager and Cost Consultant: Neobrand
Architect: Panter Hudspith Architects
Structural Engineer: Robert Wynter & Partners
M&E Engineer: Evans Integrated Design
Contractor: Neobrand / Clarke Design & Build
Planning Consultant: Knight Frank / Daniel Watney LLP



One The Elephant

Elephant and Castle

SE1 6SQ

Status: Under construction, completion Q4 2015**Floors:** 37**Height:** 127m**Type:** Residential**Contract Cost:** £70-80 million

Incorporating a 37-storey tower, a four-storey pavilion, new local park and public leisure centre, One The Elephant is designed to become a new focal point for Elephant and Castle, and will offer 284 studio, one-, two- and three-bedroom homes. The tower exterior combines metallic detailing and vertical gardens created by optional planters on each balcony. When complete, it will be the UK's tallest Code for Sustainable Homes level 4 building.

Developer, Project Manager, Contractor and Cost Consultant:
Lend Lease

Architect: Squire and Partners**Structural Engineer:** Robert Bird and Partners**M&E Engineer:** Wallace Whittle**Planning Consultant:** DP9**Facade Engineers:** Wintech**Landscape Architects:** BCA Landscape**Architecture Interiors:** Tara Bernerd & Partners

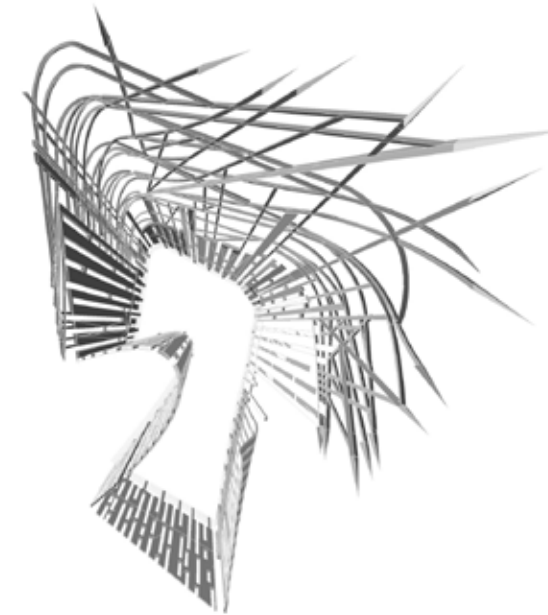
The Quill

London Bridge

40-46 Weston Street, SE1 3QD

Status: Planning granted 2011, completion Q3 2015**Floors:** 31**Height:** 109m**Type:** Student residential

Replacing an ineffective, outmoded and unsustainable 1960s building, this 31-storey tower is designed to achieve a BREEAM Excellent rating. A steeply sloping roof, varying between 58-degrees and 78-degrees, rises from the 10th floor fronting Melior Street to the 31st floor on St Thomas Street. The fifth elevation's apertures will morph into a series of directional curved structural components that are subtly fused into the surface of the external fabric, producing a distinctive silhouette. Particular attention has been given to the open space around the site, with the aim to provide a positive contribution to an area that is subject to significant transition.

Developer: Investream**Architect:** SPPARC Architecture**Structural Engineer:** Pell Frischmann**M&E Engineer:** Capita Symonds**Planning Consultant:** Deloitte Real Estate**Cost Consultant:** Gleeds**Heritage and Townscape Consultant:** Richard Coleman City Designer

The Shard London Bridge

32 London Bridge Street, SE1 9SG

Status: Completed September 2012
Floors: 87
Height: 310m
Type: Mixed-use

The Shard, the tallest building in Western Europe, is a mixed-use high rise tower, or more accurately, a 'vertical city'. The building consists of 28 stories of office space, 12 floors of residential, six mid-levels of public space, and 18 stories for the future European flagship hotel for Shangri-La. A four-storey viewing gallery offers 360-degree views of London. This distinctive addition to the London skyline is set to welcome more than 8,000 workers, residents and hotel guests a day and more than two million public visitors a year. The project also included a new concourse to London Bridge Station and external public realm works.

Developer: Sellar Property Group on behalf of LBQ Ltd
Architect: Renzo Piano Building Workshop
Structural Engineer: WSP Cantor Seinuk
M&E Engineer: Arup
Contractor: Mace
Project Manager: Turner and Townsend
Planning Consultant: CgMs
Cost Consultant: AECOM
Office Leasing Agent: Jones Lang LaSalle



© Sellar Group



Isis House Bankside

67 Southwark Street, SE1 0HX

Status: Planning pending February 2014, completion 2015
Floors: 18
Height: 53m
Type: Residential

Occupying a small, wedge-shaped site in Bankside, this residential tower is divided into one flat per floor, and provides an upper floor with panoramic views across the whole of London. The scheme also includes a retail unit at ground level and a communal belvedere at the top.

Developer, Architect, Project Manager and Planning Consultant: Allies and Morrison
Structural Engineer: Robert Bird & Partners
M&E Engineer: Atelier Ten
Cost Consultant: Jackson Coles
Landscape Architects: Townshend Landscape Architects



NEO Bankside Bankside

Holland Street, SE1 9FU

Status: Completed September 2012
Floors: 24
Height: 76.5m
Type: Mixed-use
Cost: £132 million

Comprising 217 residential units in four buildings ranging from 12 to 24 storeys, this residential scheme lies directly opposite the west entrance to Tate Modern and its new extension. Taking their cues from the immediate context, the four steel and glass hexagonal pavilions provide residents with generous accommodation, views and daylight. New public realm is animated by retail at ground level, with landscaped groves defining two clear public routes through the site, extending the existing riverside gardens and acting as a catalyst for a lively and vibrant environment around the base of the buildings.

Developer: GC Bankside LLP (a joint venture between Native Land and Grosvenor)
Architect: Rogers Stirk Harbour + Partners
Executive Architect: John Robertson Architects
Structural Engineer: Waterman Structures Limited
M&E Engineer and Fire Consultant: Hoare Lea
Contractor: Carillion Plc
Project Manager: EC Harris
Planning Consultant: DP9
Cost Consultant: W T Partnership
Landscape Architect: Gillespies
Residential Sales Agent (joint agent): Jones Lang LaSalle



South Bank Tower

South Bank

Stamford Street, SE1 9LS

Status: Under construction, completion 2015

Floors: 41

Height: 155m

Type: Mixed-use

Retaining and transforming a 1970s office tower, originally designed by Richard Seifert, this project will provide a residential-led development that incorporates retail, leisure and office accommodation, and an enhanced public realm. Residential units will be finished with full-height windows to maximise views, serviced by a range of on-site amenities including a swimming pool and roof gardens. The innovative scheme retains the existing exterior vertical expression and extends the 30-storey building by 11 floors. Targeting a BREEAM Excellent and Code for Sustainable Homes 4 rating, the reuse of the existing structure is anticipated to save in excess of 6,000 tonnes of CO₂.

Developer: King's Reach Estates Ltd / CIT Real Estate LLP

Architect: Kohn Pedersen Fox Associates (KPF)

Interior Architect: Johnson Naylor

Structural Engineer: AKT II

M&E Engineer: Grontmij

Contractor: Mace

Development Consultant: Montagu Evans

Cost Consultant: EC Harris



Eagle House

Old Street

161 City Road, EC1V 1NR

Status: Under construction, completion July 2015

Floors: 26

Height: c. 82m

Type: Residential

This mixed-use development retains an existing Art Deco building and adds a new residential tower. The project includes an arts courtyard surrounded by studio workshops and over 6,000 square metres of ground floor offices, restaurants and cafés, along with 276 units of high quality private and affordable housing and facilities for the locality. The building has been conceived as an elegant landmark, which will contribute positively to the streetscape by providing new frontages and a vibrant public space.

Developer, Project Manager, Contractor and Cost Consultant:

Mount Anvil

Architect: Farrells

Structural Engineer: Waterman Structures

M&E Engineer: Hoare Lea

Planning Consultant: Gerald Eve



The Stage

Shoreditch

Curtain Road, EC2

Status: Planning granted July 2013, completion 2015

Floors: 40

Height: 140.5m (AOD)

Type: Mixed-use

Contract Cost: £285 million

Offering residential, office, museum, shops, café and exhibition space, together with heritage assets and 1.3 acres of public space, the scheme aims to create a new and vibrant area in Shoreditch, providing thousands of jobs in the development itself and during construction. The development includes the introduction of an energy centre that shares heat and power evenly across the day, and will achieve a 34 per cent reduction in CO₂ emissions overall. Initial archaeological investigations have revealed the remains of the 'Curtain Theatre' on the site, home to Shakespeare's company of players until the completion of the Globe in 1599, which is being sensitively retained in collaboration with Museum of London Archaeology and English Heritage.

Developer: Plough Yard Developments Ltd

Architect: Pringle Brandon Perkins+Will

Structural Engineer: Buro Happold

M&E Engineer: Caterday

Planning Consultant: Montagu Evans

Cost Consultant: Gardiner & Theobald

Landscape Architect: Townshend Landscape Architects

Building Services, Sustainability and Vertical Transportation

Consultancy: Hilson Moran



Aldgate Place

Aldgate

35 Whitechapel High Street, E1 7PH

Status: Planning approved, completion January 2014, due to complete 2016

Floors: 21 to 25

Height: 70m to 82m

Type: Mixed-use

This scheme will introduce a cluster of brick-clad tall and lower buildings on an intensely constrained inner city site of only 0.764 hectare. The overall development consists of three residential towers of 21, 24 and 25 floors with retail units at ground floor level and a lower 160-bed hotel building. One tower also provides lower level office space. The 463 new residential units on the site offer mixed tenures of affordable and private units at a density of 606 units per hectare. A double basement under the eastern end provides a small number of car parking space, cycle parking and an energy centre.

Developer: Barratt London / British Land

Architect: Allies and Morrison

Structural Engineer: Walsh Group

M&E Engineer: Whitecode Design Associates

Project Manager, Contractor and Cost Consultant: Barratt London

Planning Consultant: Deloitte Real Estate

Landscape Architects: Townshend



© Moka

60 Commercial Road

Aldgate

E1 1LP

Status: Starting on site December 2013, completion July 2015

Floors: 19

Height: 54m

Type: Student residential

Build Cost: £26 million

Replacing an existing office building, this new-build student accommodation tower includes 417 student room units, all with self-contained kitchen and bathroom facilities. Communal spaces will be provided at ground and first floor, as well as a sky lounge and accessible terrace on the 18th floor, offering views across the London skyline. A new retail unit is also proposed at ground floor level. The building aims to reduce carbon emissions with energy efficient design and renewable technologies to meet BREEAM 'Excellent'.

Developer: Generation Estates

Architect: BuckleyGrayYeoman

Structural Engineer: AKT II

M&E Engineer: MTT Ltd

Contractor: Wates Construction Ltd

Project Manager: GVA Second London Wall

Planning Consultant: DP9

Cost Consultant: Beadmans LLP



© WillerHare

Goodman's Fields

Aldgate

Mansell Street, E1

Status: North west block under construction, all phases due to complete 2019

Floors: 18 to 21

Height: 60m to 73m

Type: Mixed-use

This masterplan for a seven-acre mixed-use scheme will provide 920 new homes, student housing, a hotel, and ground floor uses to include shops, restaurants, bars, offices, local training centre and new community space. It aims to create a high-density inner-city neighbourhood incorporating a renewable and sustainable energy strategy, including low energy cooling measures, green roofs and over 0.8 hectare of public space. Rising from the courtyard blocks, six slender towers share their cores with the lower blocks, in order to maximise plan efficiencies. A series of new public spaces and streets aim to improve the permeability of the area.

Developer: Berkeley Homes

Architect: Lifschutz Davidson Sandilands

Structural Engineer: PTA Consulting

M&E Engineer: Wallace Whittle

Planning Consultant: NLP

Landscape Architect: Murdoch Wickham

Transport Consultant: Arup

Residential Sales Agent: Jones Lang LaSalle



No 1 Plaza St Andrews Bromley-by-Bow

Manner Point, 1 Jefferson Plaza, E3 3QE

Status: Completed April 2013

Floors: 27

Height: 82.2m

Type: Residential

The St Andrew's tower forms part of a bigger masterplan with an overall of 964 residential units. This building comprises of two levels of undercroft parking, ground floor entrance lobby, residential gym, a small local supermarket and 24 floors of residential units. The 180 units are arranged around a central core and corridor with nine units per floor, all with a projecting balcony. The units are stacked to form a cluster of smaller 'towers' ending at different heights, creating private and communal roof terraces.

Developer, Contractor and Cost Consultant: Barratt London

Architect: Allies and Morrison

Structural Engineer: Walsh Group

M&E Engineer: Whitecode Design Associates

Civil Engineers: Brand Leonard

Project Manager: CBRE (Planning stage only)

Planning Consultant: CBRE

Landscape Architects: Townshend Landscape Architects

Acoustic Engineers: RBA



© Dennis Gilbert

Newfoundland Canary Wharf

1 Bank Street, E14

Status: Submitted for planning, decision due early 2014, completion December 2017

Floors: 60

Height: 220m

Type: Residential

Providing 575 high quality apartments, this scheme will also include retail, restaurant, bar and resident amenity spaces on the ground first and second floor levels, along with a leisure level on the 24th floor. An innovative structural form allows the building to span over the Jubilee Line tunnels that run directly beneath, generating the diamond fenestration design, which provides a striking appearance and a sense of enclosure for the balconies. The 40 per cent glass facade will optimise solar gain, and the building is set to perform 35 per cent above the standards set by Part L 2010 and Code for Sustainable Homes level 4.

Developer: Canary Wharf Group plc

Architect: Horden Cherry Lee Architects

Structural Engineer: WSP

M&E Engineer: Hoare Lea

Project Manager, Contractor and Cost Consultant: Canary Wharf Contractors Limited

Planning Consultant: DP9

Vertical Transportation Consultancy: Hilson Moran



Park Place Canary Wharf

West India Avenue, E14

Status: Submitted for planning, decision due early 2014

Floors: 32

Height: 167m

Type: Commercial

Occupying one of the last remaining undeveloped plots along West India Avenue, this office building aims to create a new pedestrian route as well as creating a new public open space at the west end of Middle Dock. The massing of the building, with two setbacks to the south elevation, will create three different office floorplates, served by low, mid and hi-rise lift banks. The building has been designed to be an exemplar scheme in terms of sustainability, minimising solar gains, and utilising a combined cooling, heating and power system (CCHP) and a number of other energy saving measures to target a BREEAM rating of 'Excellent'.

Developer: Canary Wharf Group plc

Architect: Squire and Partners

Structural Engineer: WSP

M&E Engineer: Hoare Lea

Project Manager, Contractor and Cost Consultant: Canary Wharf Contractors Limited

Planning Consultant: DP9



A2/A3 Wood Wharf Wood Wharf

E14 9SB

Status: Design stage/planning pending - subject to planning, completion 2018

Floors: 12 and 42

Height: 156.94m (AOD)

Type: Residential

Sited at the western end of Wood Wharf, these two buildings will deliver 432 new apartments, combined with new residential and public amenity spaces, setting a new benchmark for high quality housing. Extensive balconies and terraces take advantage of the range of views available from the site, over public gardens and the water's edge. Duplex and lateral penthouses are located on the upper levels of each volume, some with access to private roof gardens. Active frontages will be created at ground level, responding to the different characteristics of the neighbouring public realm and buildings, and will aid in promoting activity and permeability through the site.

Developer: Canary Wharf Group plc

Architect: Stanton Williams

Structural Engineer: AKT II

M&E Engineer: Grontmij

Planning Consultant: GVA

Project Manager and Contractor: Canary Wharf Contractors Limited

Cost Consultant: Gleeds



One Wood Wharf Wood Wharf

E14 9SB

Status: Design stage/planning pending - subject to planning, completion 2018

Height: 211.5m (AOD)

Type: Residential

Marking the start of a new chapter for the Canary Wharf Estate, this landmark, high-rise building will deliver a significant quantity of high quality new housing and will set a benchmark for future projects within the Wood Wharf masterplan. As a fundamental design objective, the goal of creating a design that is iconic in form whilst human in scale has been central to the ambition of the project. The overall composition of the building is an aggregation of three apartment typologies, creating a unique form with a clearly identifiable bottom, middle and top.

Developer: Canary Wharf Group plc

Architect: Herzog and de Meuron

Structural Engineer: AKT II

M&E Engineer: Grontmij

Planning Consultant: GVA

Project Manager and Contractor: Canary Wharf Contractors Limited

Cost Consultant: Gleeds



Wood Wharf Isle of Dogs

E14 9SB

Status: Design stage, planning pending, completion 2024 (Phase 1, subject to planning, due to complete Q4 2018)

Height: Up to 211.5m (AOD)

Type: Mixed-use

Wood Wharf is one of central London's largest development sites, and this high density, mixed-use development aims to maximise the potential of the waterfront and public realm, establish new connections to existing and planned public transport networks, and build on the success of the Canary Wharf estate. The masterplan creates a strong and complimentary mix of uses, providing over 3,000 new homes, nearly two million square feet of high quality commercial office space, and a further 250,000 square feet of retail uses.

Developer: Canary Wharf Group plc

Architect: Allies and Morrison

Structural Engineer: AKT II

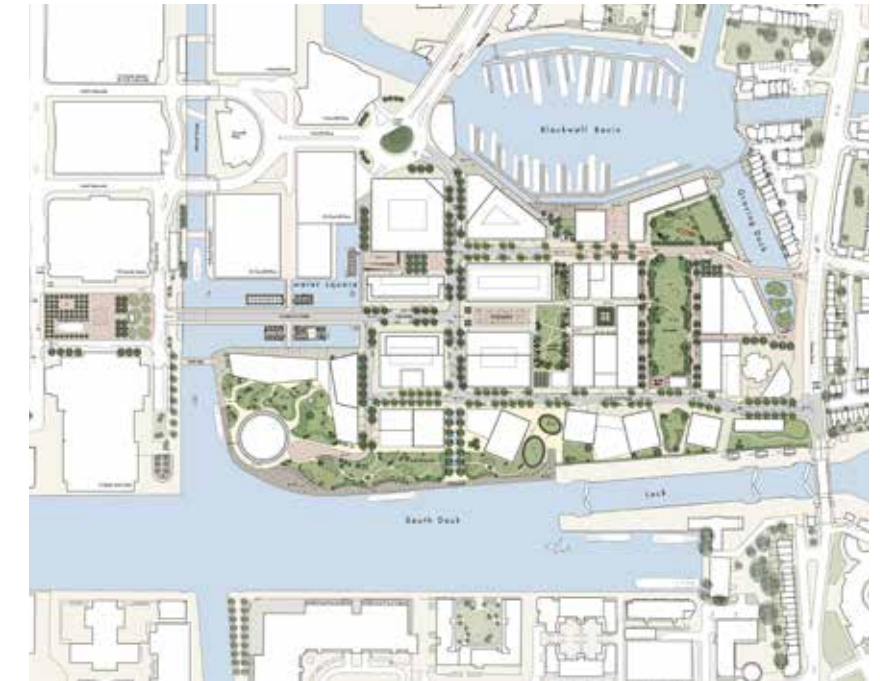
M&E Engineer: AECOM

Project Manager and Contractor: Canary Wharf Contractors Limited

Planning Consultant: GVA

Cost Consultant: Gleeds

Building Services, Sustainability and Vertical Transportation Consultancy: Hilson Moran



City Pride

Isle of Dogs

15 Westferry Road, E14 8JH

Status: Planning granted July 2013

Floors: 75

Height: 239m (AOD)

Type: Residential

Comprising 752 private residential apartments, 70 shared ownership apartments and 162 serviced apartments, this tower is located at the western end of South West India Dock and joins a group of consented tall buildings in the immediate vicinity, including Riverside South and Heron Quays West. The building is designed as a clean rectilinear form marking the termination of the dock. A triple-glazed facade provides a continuous skin behind which all apartments enjoy private winter gardens, shared amenity spaces and landscaped terraces. A separate single-storey building located on the dockside will provide a publicly accessible roof garden and outdoor areas as well as an indoor play space and café.

Developer: Chalegrove Properties Ltd

Architect: Squire and Partners

Structural Engineer: WSP

M&E Engineer: Hoare Lea

Planning Consultant: GVA

Landscape Consultant: Farrer Huxley Associates

Residential Consultant: Jones Lang LaSalle



Dollar Bay

Isle of Dogs

1-18 Dollar Bay Court, 4 Lawn House Close, E14 9YJ

Status: Planning granted March 2012, completion 2016

Floors: 31

Height: 114.5m (AOD)

Type: Mixed-use

This residential tower will contain 121 apartments, a gym and spa, ground floor commercial space and a courtyard garden, all set within a public realm strategy that opens up the dockside walkway. Its design addresses the two key aspects, east and west, by creating two crystalline forms, with the apartment plan driving the shaping of these forms. The widest elevations have a winter garden across their entire width, clad in horizontal glass louvres. On the western facade these louvres incline both outwards and inwards to create a cascade; a waterfall falling into the dock.

Developer, Project Manager and Cost Consultant: Mount Anvil

Architect: Ian Simpson Architects

M&E and Structural Engineer: WSP

Planning Consultant: Rolfe Judd



© MillerHare

Manilla Street

Isle of Dogs

E14 8GB

Status: Pre-planning

Floors: 30

Height: 82m

Type: Mixed-use

Offering serviced apartments and a hotel, this scheme, sited along Marsh Wall, marks a dramatic transition in scale between the high-rise towers of Canary Wharf to the north and the residential streets to the south. With a proposed height ranging from 30 down to eight storeys, the design seeks to mediate its surroundings and provide transitional relief for the skyline. To the north of the site the building dramatically steps up in height to emulate the high-reaching, slender proportions of surrounding tall buildings, whilst at the south, the form steps down to street level. The building is further linked to its residential surrounds with stonework sympathetic to the existing fabric.

Developer and Contractor: Ardmore Group

Architect: Dexter Moren Associates

Structural Engineer: Walsh Group

M&E Engineer: MLM

Project Manager and Cost Consultant: Tower 8

Planning Consultant: CgMs

Townscape Consultants: Tavernor

Landscape Consultants: PRP

Transport Consultants: RGP



Lewisham Gateway

Lewisham Town Centre

SE13

Status: Planning granted May 2013, completion January 2015

Floors: 22

Height: 77m

Type: Residential

This prominent roundabout site at the heart of Lewisham Town Centre will be redeveloped as a high-density mixed-use scheme comprising retail, leisure, office and residential with reconfigured infrastructure and road layouts masterplanned by Arup. The first phase of the development comprises 195 new homes for private sale and private rent together with concierge and retail uses at ground floor. The design works within the parameters of outline planning consent with 22- and 15-storey towers differing in character and materials. The landscape design celebrates the confluence of the Quaggy and Ravensborne Rivers, a key feature of the site, by creating a new public park at their meeting point.

Developer: Muse Developments

Architect: PRP Architects

Structural Engineer: BWB

M&E Engineer: Hoare Lea

Contractor: Sisk

Project Manager: TPS

Planning Consultant: Quod

Cost Consultant: Faithful and Gould



Renaissance Tower Lewisham Town Centre

Loampit Vale, SE13 7DJ

Status: Completed 2013 (All phases completing 2015)

Floors: 25

Height: 78.3m

Type: Residential

Cost: £17.4 million

This private residential 25-storey tower 'Sienna Alto' with 120 apartments, provides Code for Sustainable Homes level 4. Projecting 360-degree wraparound balconies allow views out whilst providing shade and privacy, as well as depth and interest to the elevation. The tower is pronounced by two fins, highlighting the verticality of the structure and framing the entrance overlooking the adjacent park. The total development will comprise 788 residential units (including 146 affordable units), a leisure centre and 1,700 square metres of commercial floor space, served by a community energy system incorporating a combined heat and power (CHP) plant and renewable energy technologies.

Developer, Contractor and Cost Consultant: Barratt Homes

Architect: Assael Architecture

Structural Engineer: Walsh Group / AKT II

M&E Engineer: Hoare Lea

Planning Consultant: bptw



© James Reid

Surrey Canal North Lewisham

SE15 1EP

Status: Planning granted March 2012, completion 2025

Floors: 21 to 27

Heights: c. 68m to 82m

Type: Residential

Build Cost: £1 billion

This landmark regeneration scheme aims to transform an overlooked 30-acre site on the edge of zone 1 into a 21st century village with 2,500 new homes and a mix of non-residential uses including sport, health, faith, business and creative uses. An array of tall towers ranging from 21 to 27 storeys provide symmetry and identity across the development, with carefully selected positioning to complement existing housing in the area. New transport infrastructure, including a new overground station, cycle and walking routes, a community park and vibrant open spaces, will connect the site to both the surrounding communities and the rest of London.

Developer: Renewal

Masterplanner: Studio Egret West

Planning: Signet Planning

Landscape Architect: Townshend Landscape Architects



Greenwich Peninsula Riverside, Phase 2 (Plot M0104) North Greenwich

Chandlers Crescent, SE10

Status: Design stage, completion October 2015

Floors: +27

Height: +90m

Type: Residential

This new development will provide 277 rented apartments over 33 floors. The project comprises a single-storey basement car park with a seven-storey podium and 25+ storey tower with associated external works and landscaping. It will deliver 113 private, 64 intermediate and 100 social rented apartments with a retail shell at ground floor level.

Developer: Knight Dragon

Architect: Pilbrow and Partners

Structural Engineer: CH2M Hill

M&E Engineer: Hoare Lea

Project Manager and Cost Consultant: AECOM



Paynes & Borthwick Tower Greenwich

Borthwick Street, SE8 3GH

Status: Completed October 2013

Floors: 17

Height: Residential

Type: £50 million (Entire scheme)

The landmark residential tower lies on a strategic riverside site in Greenwich and is adjacent to a sensitively restored Grade II listed building. The development brings together old and new in the form of the contemporary tower and the sympathetic conversion and restoration of the existing warehouse buildings, which retain their original facades. The slender tower structure, replacing the demolished Borthwick Wharf, has been carefully designed to act as a vertical glazed foil against the impressive horizontal masonry elevation of the historic facade.

Developer: United House

Architect: Assael Architecture

Structural Engineer: Walsh Group

Residential Consultant and Sales Agent: Jones Lang LaSalle



Royal Arsenal Riverside (Block C)

Woolwich

Plumstead Road, SE18

Status: Planning granted June 2013, completion January 2015**Floors:** 20**Height:** 69.2m**Type:** Residential**Cost:** £35 million

Within an 88-acre regeneration scheme, this project will provide 219 homes within two blocks of 10 and 20 storeys situated within the Royal Arsenal Conservation Area and bounded by numerous listed buildings. Inspired by these historic surroundings, the buildings are elevated in light buff stock bricks, accentuated with darker feature brickwork panels and punctuated with floor to ceiling windows and white stone effect cills. The proposed design complements the previous phase designs whilst allowing the towers to be expressed over a number of grouped floors, reducing the appearance of height. Southern orientated podium courtyards maximises sunlight, providing private gardens for residents.

Client, Developer, Project Manager and Contractor:

Berkeley Homes

Architect: PRP Architects**Structural Engineer:** Meinhardt / Waterman Transport & Development**M&E Engineer:** Buro Happold**Planning Consultant:** Barton Willmore**2 – 12 High Street Stratford**

Bromley-by-Bow

E15

Status: Planning granted 2011, completion 2016**Floors:** 35**Height:** 117m**Type:** Residential

These 35- and 15-storey buildings will be linked by a car park deck at the second and third floor, allowing for residential accommodation to be situated above the fourth floor away from the noise of the Bow Flyover. Landscaped public gardens meet the Bow Back River, while shared amenity space and children's play areas are provided on the fourth floor. The form of the building ensures that dwellings receive excellent sunlight levels, all with generous winter garden balconies commanding views across London and the Olympic Park. The project is to achieve Code for Sustainable Homes level 4 and Lifetime Homes standard.

Architect: Jestico + Whiles**Contractor:** Telford Homes**Planning Consultant:** Montagu Evans**Landscape Architect:** Standerwick Land Design**Quantity Surveyor:** Walker Management**Transport Consultant:** Paul Mew Associates

'Vermilion' Rathbone Market Phase 1 Canning Town

30 Barking Road, E16 1EQ

Status: Completed August 2012

Floors: 23

Heights: +75m (AOD)

Type: Residential

Build Cost: £46 million

This residential-led mixed-use development hopes to regenerate the local area and includes an eco-garden with an attenuation pond and a green wall to deflect noise and pollution from the adjacent A13, rooftop allotments for residents and 22,000 square metres of retail space alongside 271 residential units. Units comprise of 40 social rented and 28 shared ownership apartments, 35 Private Rental Sector Initiative apartments and 75 market rental apartments. The overall Rathbone Market development is planned over three phases, to provide 652 new homes, 48,000 square feet of retail space, a revitalised market, improved public realm and connections to the surrounding area and new council community facilities.

Developer: English Cities Fund (a joint venture between HCA, Legal and General and Muse Developments) in partnership with LB Newham

Architect: CZWG Architects

Structural, Sustainability and Facade Engineer: Ramboll

M&E Engineer: Hilson Moran / Haydon

Contractor: John Sisk & Son

Project Manager: Buro Four

Planning Consultant: Longboard Consulting

Cost Consultant: Rider Levett Bucknall

Landscape Architect: Churchman Landscape Architects

Transport and Environmental Consultant: Peter Brett Associates



© Tim Crocker

Pioneer Point Ilford

Winston Way, IG1 2ZG

Status: Completed October 2012

Floors: 25 and 33

Height: 105m

Type: Mixed-use

Offering a mix of residences and commercial space, along with a gym and restaurant, the design aims to produce a building of lightness and reflectivity that hopes to be a positive addition to the Ilford townscape and a source of civic pride. In order to dilute the perception of mass, the building has been broken down into three massing elements: a commercial-use podium and the main residential element consisting of 294 apartments arranged in two towers of varying heights. The podium, perceived by pedestrians at ground level, maintains the existing contextual street pattern, relating to adjacent building heights and alignment.

Developer: Empire Property Group

Architect: Haskoll

Structural Engineer: SKM / Anthony Hunts

M&E Engineer: BDSP

Consulting Engineer: Walsh Group

Contractor: London & Regent Ltd

Project Manager: Gateway Project Services Ltd

Planning Consultant: CgMs

Cost Consultant: Burnley Wilson and Fish



A

A2/A3 Wood Wharf - 38
Aldgate Place – Aldgate - 34
The Atlas – Vauxhall Nine Elms - 08

B

100 Bishopsgate - 18
240 Blackfriars – Blackfriars Road - 24
The Blades – Elephant and Castle - 26

C

Canaletto – Angel - 16
Chelsea Waterfront – Chelsea - 04
City Pride – Isle of Dogs - 40
60 Commercial Road – Aldgate - 35

D

Dollar Bay – Isle of Dogs - 40

E

Eagle House – Old Street - 32
Eileen House – Elephant and Castle - 26
Embassy Gardens – Vauxhall Nine Elms - 08

F

20 Fenchurch Street - 19

G

Goodman's Fields – Aldgate - 35
Greenwich Peninsula Riverside, Phase 2

(Plot M0104) – North Greenwich - 43

H

The Heron and Milton Court - 20
Heron Tower - 20
2 – 12 High Street Stratford – Bromley-by-Bow - 45

I

Isis House – Bankside - 31

K

Karma House – Wembley - 03
Keybridge House – Vauxhall Nine Elms - 09

L

The Leadenhall Building - 21
40 Leadenhall Street - 22
Lewisham Gateway – Lewisham Town Centre - 41
Lexicon, 261 City Road – Old Street - 17
52 Lime Street - 22

M

Maiden Lane – King's Cross - 14
Manilla Street – Isle of Dogs - 41
1 Merchant Square – Paddington - 05

N

Merano – Vauxhall Nine Elms - 10

NEO Bankside – Bankside - 31
Newfoundland – Canary Wharf - 36
Newington Butts – Elephant and Castle - 27

89-93 Newington Causeway – Elephant and Castle - 27
Nine Elms Parkside – Vauxhall Nine Elms - 06
No 1 Plaza St Andrews – Bromley-by-Bow - 36

O

One Blackfriars – Blackfriars Road - 24
One Nine Elms – Vauxhall Nine Elms - 07
One The Elephant – Elephant and Castle - 28
One Wood Wharf - 38
Osiers Gate Tower – Wandsworth Town - 05

P

Park Place – Canary Wharf - 37
Paynes & Borthwick Tower – Greenwich - 43
The Pinnacle - 23
Pioneer Point – Ilford - 46
Plot T6 – King's Cross - 14

Q

The Quill – London Bridge - 29

R

Ram Brewery Regeneration Project – Wandsworth - 06
Renaissance Tower – Lewisham Town Centre - 42

INDEX

Royal Arsenal Riverside (Block C) –
Woolwich - 44
Ruskin Square (Phase 1) – West Croydon
- 17

S

Sainsbury's Nine Elms – Vauxhall Nine
Elms - 11
Sampson House and Ludgate House –
Blackfriars Road - 25
The Shard – London Bridge - 30
South Bank Tower – South Bank - 32
St Georges House – East Croydon - 18
The Stage – Shoreditch - 33
Surrey Canal – North Lewisham - 42

T

The Tower – Vauxhall Nine Elms - 11
The Tower at GWQ – Brentford - 03
The Triton Building, NEQ – Euston - 15

V

Vauxhall Square – Vauxhall Nine Elms
- 12
Vauxhall Cross – Vauxhall Nine Elms - 13
Vermilion' Rathbone Market Phase 1 –
Canning Town - 46

W

Wayland House – Stockwell - 13
Wood Wharf – Isle of Dogs - 39

Sponsored by:



Supported by:



Associate sponsors:



Visual partners:



9 780992 718923 >