

London Tall Buildings Survey 2017

Research Results

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Methodology



Strategic Protected View of
St Paul's Cathedral
from Richmond Park

The tall buildings research

Methodology

- 4th year of research
- Buildings over 20 storeys
- Projects that are:
 - proposed (including pre application)
 - approved
 - under construction
 - completed since study started



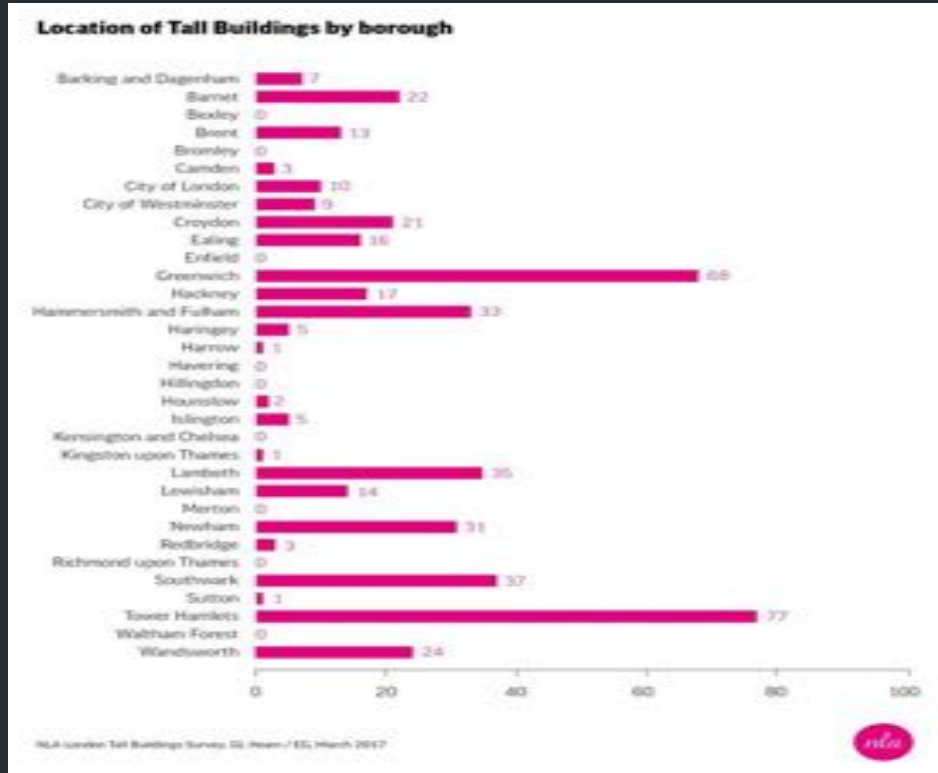
Analysis of the Results



**New Scotland Yard redevelopment
St James Park, Westminster**

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Location by Borough

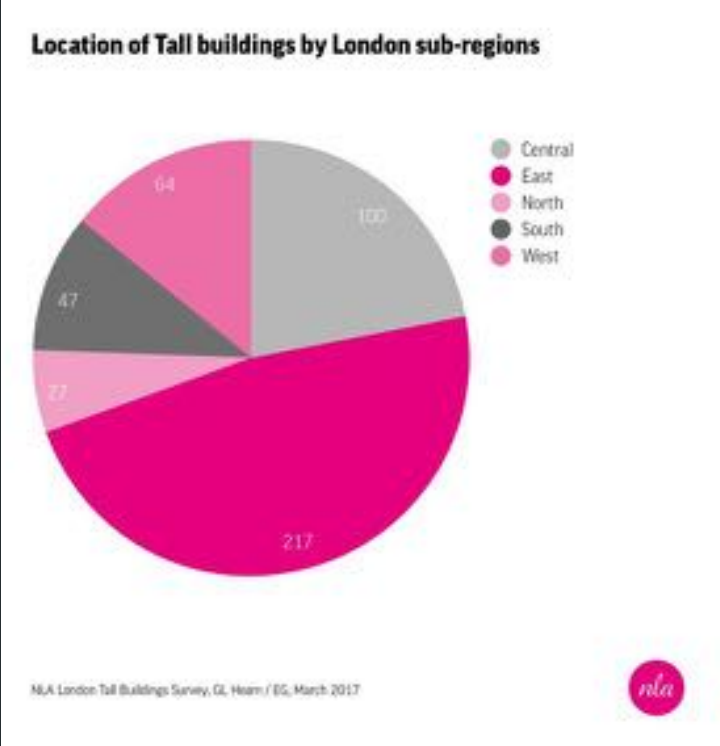


Shell Development, Lambeth



Harbour Central, IoDs

The tall buildings research Location by Sub Region

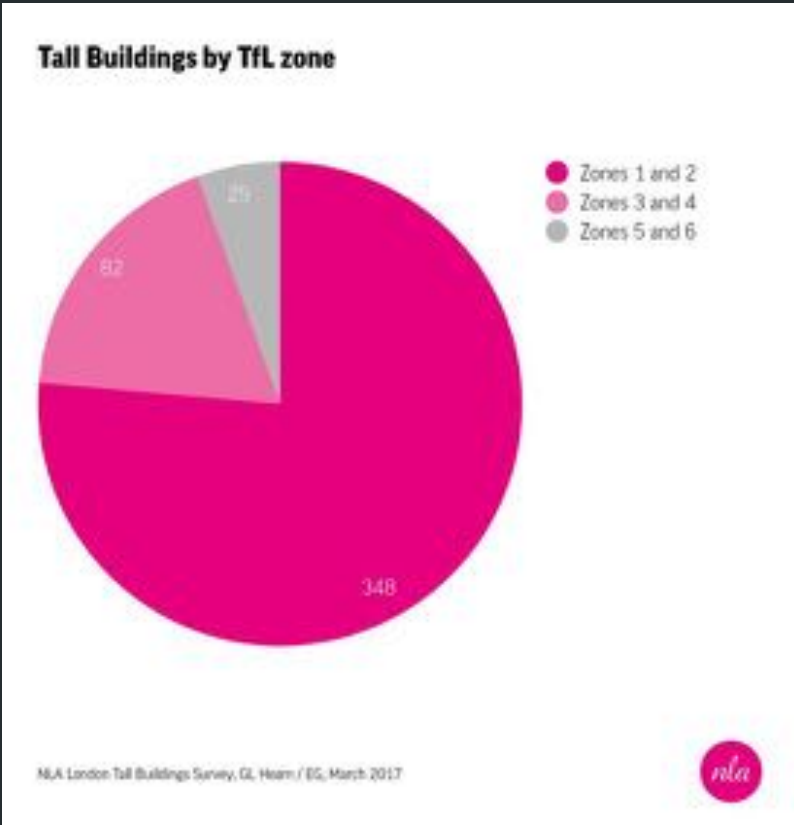


Marsh Wall, Isle of Dogs, Tower Hamlets




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Location by TfL zone



Harrow on-the-Hill Zone 5



HENDON
WATERSIDE NW9

One and two-bedroom
apartments located in Zone 3

The latest collection of homes at Hendon Waterside benefits from a daytime concierge service, private fitness suite (available in 2019) and landscaped gardens.

Located in Zone 3 and adjacent to the Welsh Harp Reservoir, Hendon Waterside is within walking distance of Hendon railway station.

Call 020 8012 0462 or
search Hendon Waterside

BARRATT
— LONDON —

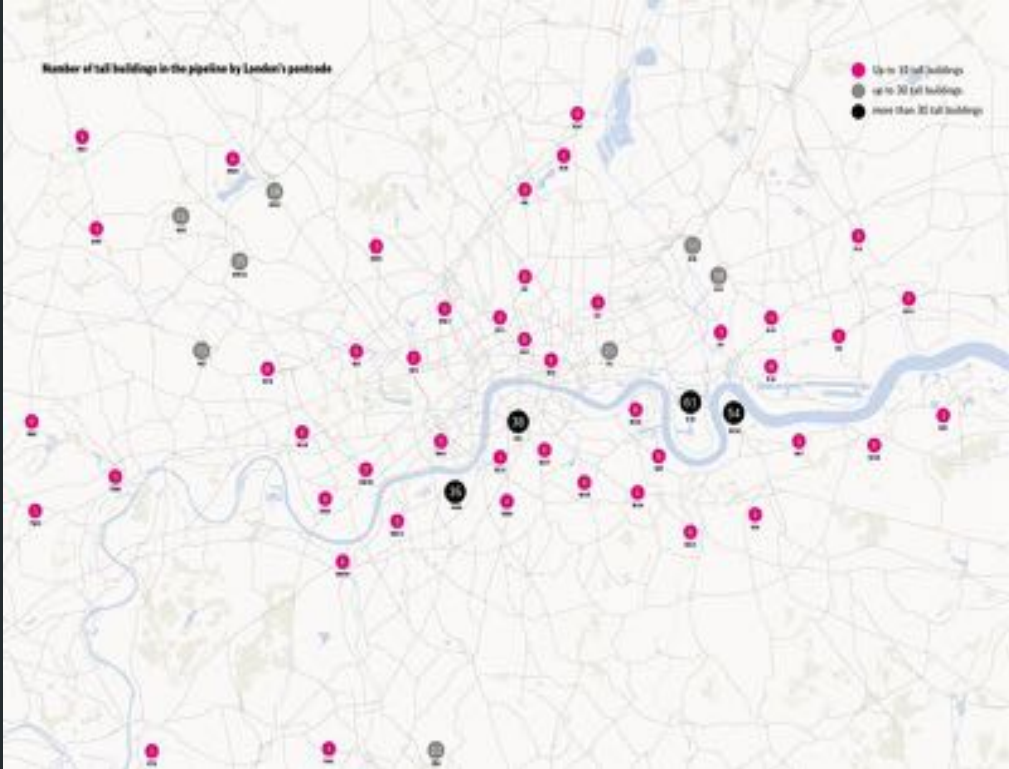


Hendon Waterside, West Hendon, LB Barnet - Zone 3

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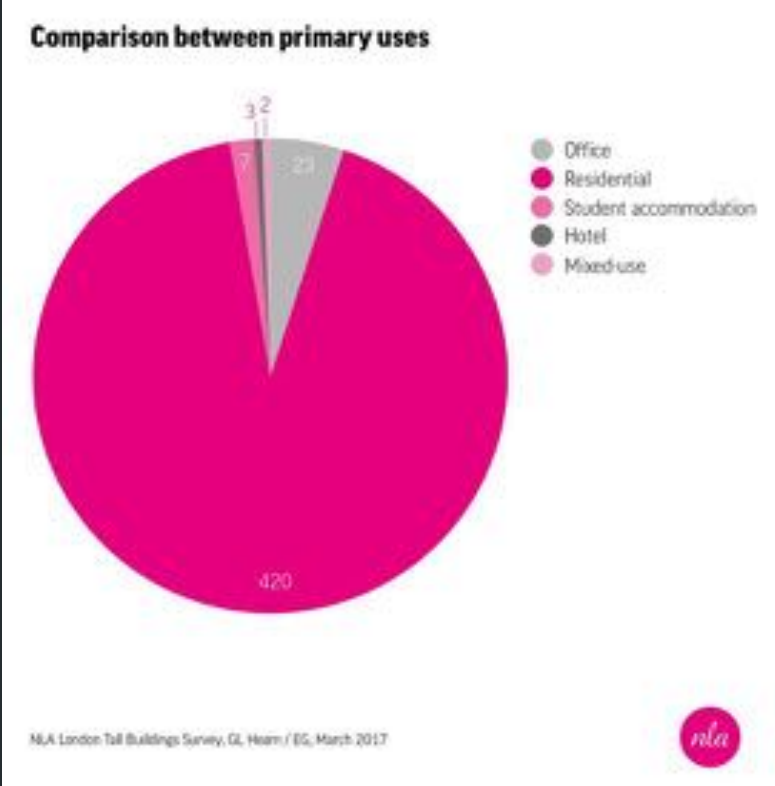
Location by postcode



City of London Cluster
London EC

The tall buildings research

Building use

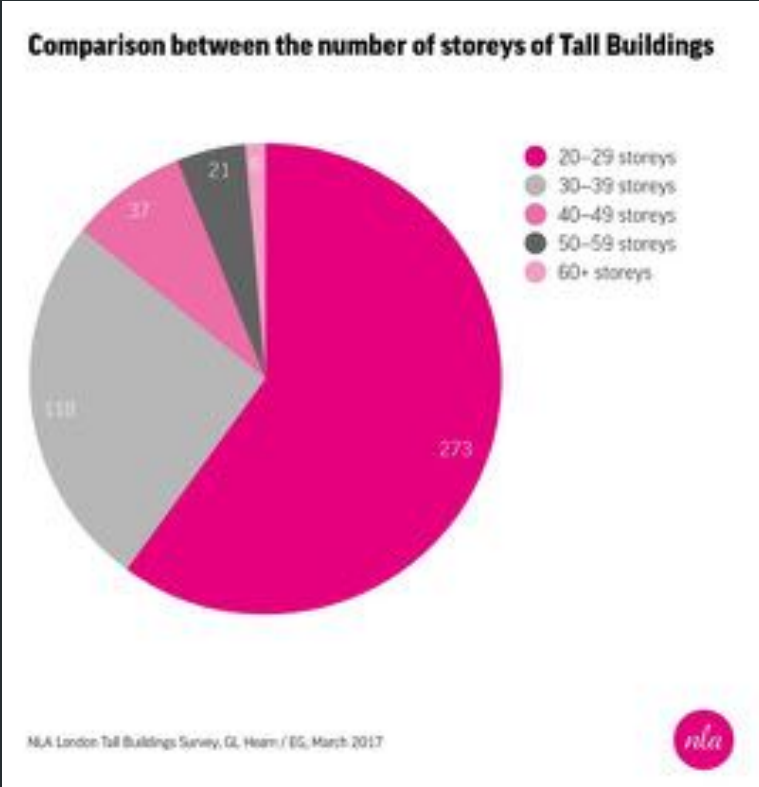


Poles or Cubes?
Resi vs Offices

Paddington,
Westminster

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Building Heights



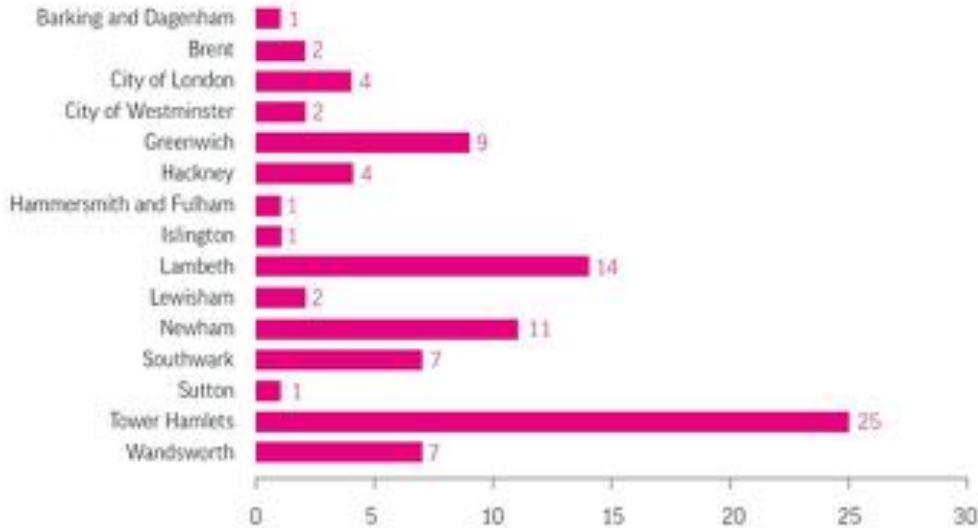
The Shard & Tower Bridge, LB Southwark



The tall buildings research

Under Construction

Under Construction – Location of Tall Buildings by borough

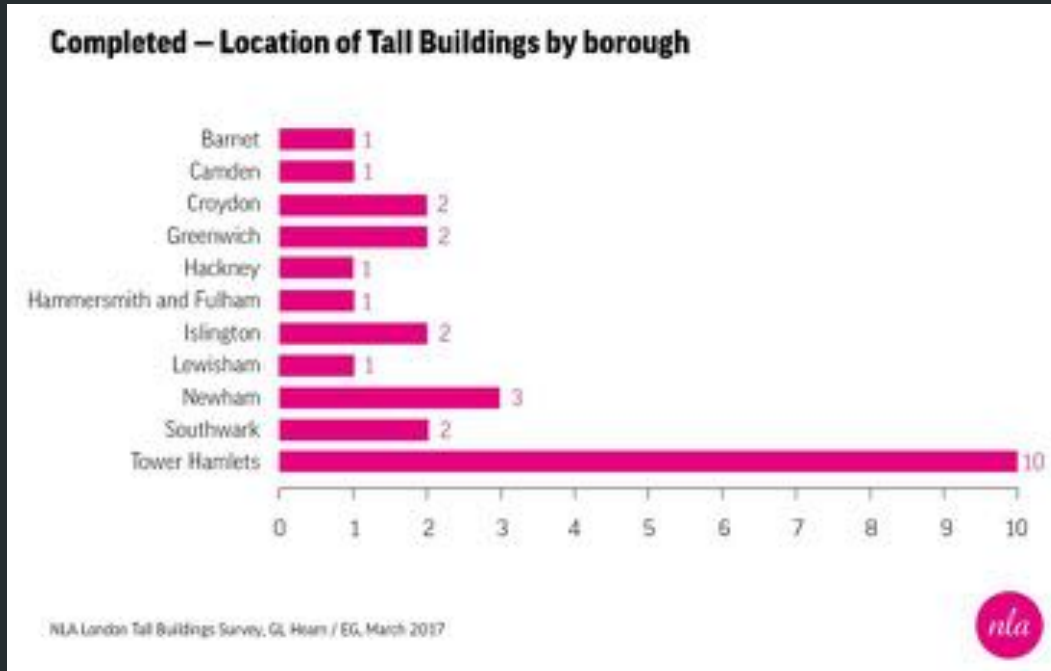


NLA London Tall Buildings Survey, GL Hearn / EG, March 2017



Blackfriars Bridge Cluster
LB Southwark

The tall buildings research Completed



Ruskin Square,
Croydon – Zone 5

Summary of Results

Canary Wharf, Isle of Dogs Cluster
Tower Hamlets



1, Undershaft & City
Eastern Cluster

Tall buildings research

Observations

- Opportunity Areas, strategic planning and New London Plan/Refresh LVMF – key
- Westminster – shift in policy!
- Higher Density in Suburbs (Zones 3-5)
- Market uncertainty/BREXIT?
- Housing numbers – a contribution or increasingly mainstream?
- “Paper Towers”?
- London Tall buildings influence the regions (Manchester 38-60+ storeys)



Beetham Tower,
Manchester - Zone 95?