Challenges for Tall Buildings in London

NLA half-day conference sponsored by GL Hearn
9th March 2016

Presented by Vince Ugarow
Executive Committee Member - CTBUH UK
Director - Hilson Moran
Council on Tall Buildings and Urban Habitat
Global Height Statistics

Number of buildings 200 metres high or taller from 1960 to 2017

Ref: Council of Tall Buildings and Urban Habitat
Projected World’s Tallest 10 Buildings in the Year 2020

Jeddah Tower, Jeddah 1000m

Burj Khalifa, Dubai 828m

Shanghai Tower, Shanghai 632m

Goldin Finance 117, Tianjin 597m

Lotte World Tower Seoul 555m
Comparison with London’s Tall Buildings

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Ref: Council of Tall Buildings and Urban Habitat
Technological Advances

Vertical Transportation

Fire Systems

On Site Energy Generation

Building Management System

Ref: Hilson Moran – 20 Fenchurch Street
Out of the 100 tallest buildings worldwide...

41% are mixed use

Ref: Council of Tall Buildings and Urban Habitat
The Challenge

Population

Density

8.6m
Now

10m
in 15 years
The Challenge

Be a part of London

not apart from London
The Risks – Global Lessons

Uncontrolled development

Abandoned

Segregation

Infrastructure Pressures
Requirement for Robust Environmental Impact Assessments

Wind Studies - using CFD analysis
Sun Path Analysis - using 3D interactive digital modelling
Air Quality Assessments - based on live data collection
Energy Strategy – based on in-use energy data
Call for a Tall Buildings Urban Framework

environment skyline ecology public realm water energy air quality

economic investment finance infrastructure government funding

social community media
A model example...

1. A robust urban framework
2. A lasting new place
3. Promote accessibility
4. A vibrant mix of uses
5. Harness the value of heritage
6. Work for King’s Cross, work for London
7. Commit to long term success
8. Engage and inspire
9. Secure delivery
10. Communicate clearly and openly

Does this timely prediction provide an opportunity to establish a Tall Buildings Urban Framework for London?