

Consultant Quantity Surveyors Association

High Rise Buildings in London An Overview

Presentation by John Harvey

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Timeline of tallest buildings in London

Free-standing structures that have at some time been the tallest structure in London

Name	Location	Years as tallest	Height metres / feet	Floors
<u>White Tower</u>	<u>Tower Hill</u>	1098–1310	27 / 90	N/A
<u>Old St Paul's Cathedral</u> ^[A]	<u>City of London</u>	1310–1666	150 / 493 ^[B]	N/A
<u>Southwark Cathedral</u>	<u>Southwark</u>	1666–1677	50 / 163	N/A
<u>Monument to the Great Fire of London</u>	<u>City of London</u>	1677–1683	62 / 202	N/A
<u>St Mary-le-Bow</u>	<u>City of London</u>	1683–1710	72 / 236	N/A
<u>St Paul's Cathedral</u>	<u>City of London</u>	1710–1939	111 / 365	N/A
<u>Battersea Power Station</u> ^[C]	Kirtling Street, Battersea	1939–1950	113 / 370	10
<u>Crystal Palace transmitting station</u> ^[D]	<u>Crystal Palace Park</u>	1950–1991	219 / 720	N/A
<u>One Canada Square</u>	<u>Canary Wharf</u>	1991–2010	235 / 771	50
<u>Shard London Bridge</u>	<u>Southwark</u>	2010—	306 / 1004	87

We have always liked towers



Centre Point



Nat West Tower 8th highest in City



HSBC HQ 8 Canada Square

Sir Norman Foster was appointed as architect. Arup became structural engineers for the project and Davis Langdon & Everest (now Davis Langdon) quantity surveyors.



Barclays HQ

136 metres/447 feet 32 floors (intended to be 50 but scaled down after 9/11)



Broadgate Tower

165 metres/541 feet



Gherkin (St Mary Axe)

41 storeys 180 metres (591 ft)



Walkie Talkie 20 Fenchurch Street

34-storey 160 m (525 ft) tall, fifth-tallest in London





Trellick Tower North Kensington 31 storey

completed in 1972; 98 metres or 322 feet high (394 feet including the comms mast)



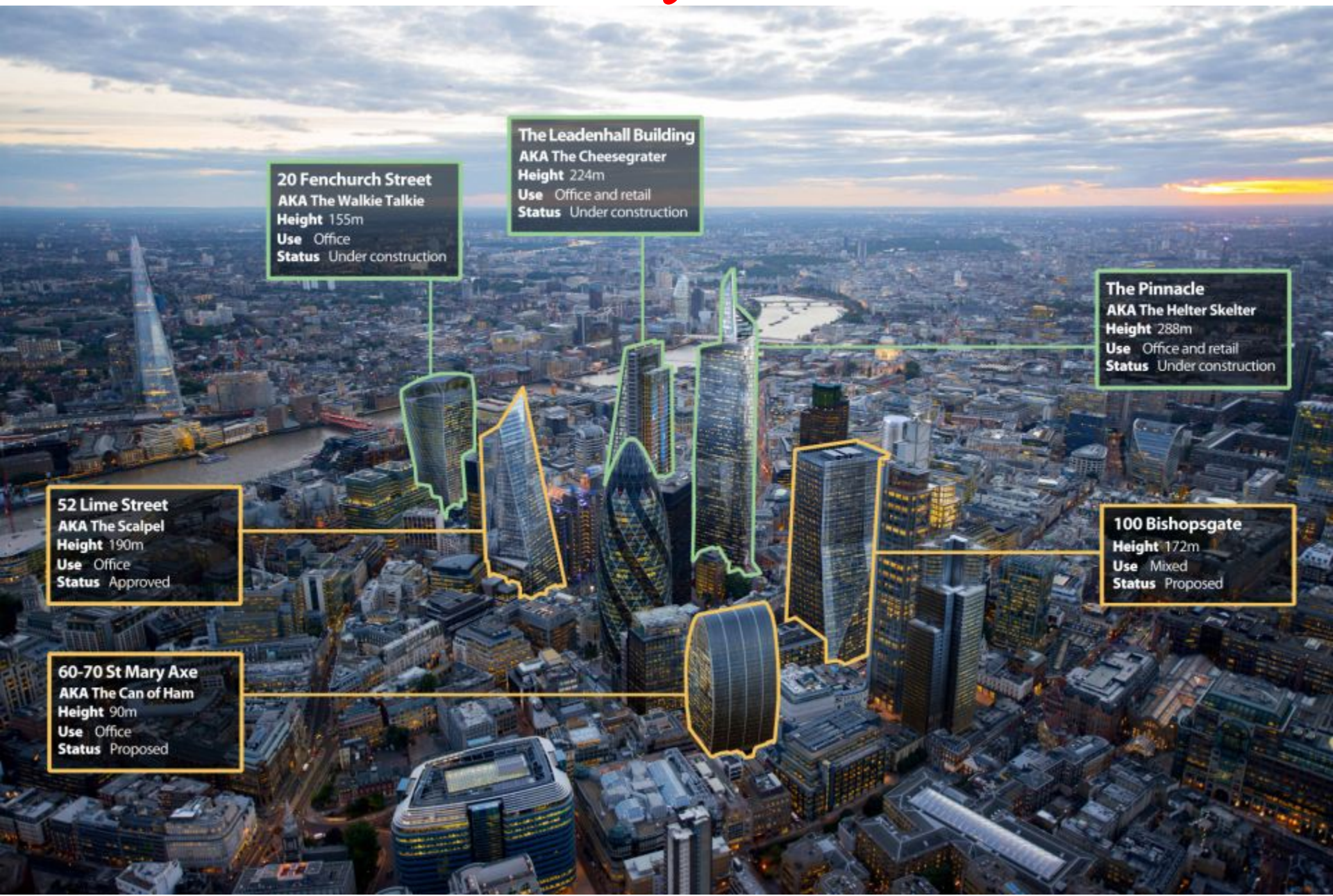
Is this the future or is it here already?



Can of Ham vision of the future skyline?



How they will look



20 Fenchurch Street
AKA The Walkie Talkie
Height 155m
Use Office
Status Under construction

The Leadenhall Building
AKA The Cheesegrater
Height 224m
Use Office and retail
Status Under construction

The Pinnacle
AKA The Helter Skelter
Height 288m
Use Office and retail
Status Under construction

52 Lime Street
AKA The Scalpel
Height 190m
Use Office
Status Approved

60-70 St Mary Axe
AKA The Can of Ham
Height 90m
Use Office
Status Proposed

100 Bishopsgate
Height 172m
Use Mixed
Status Proposed

London's new skyscrapers



Source: The London Tall Buildings Survey 2015, New London

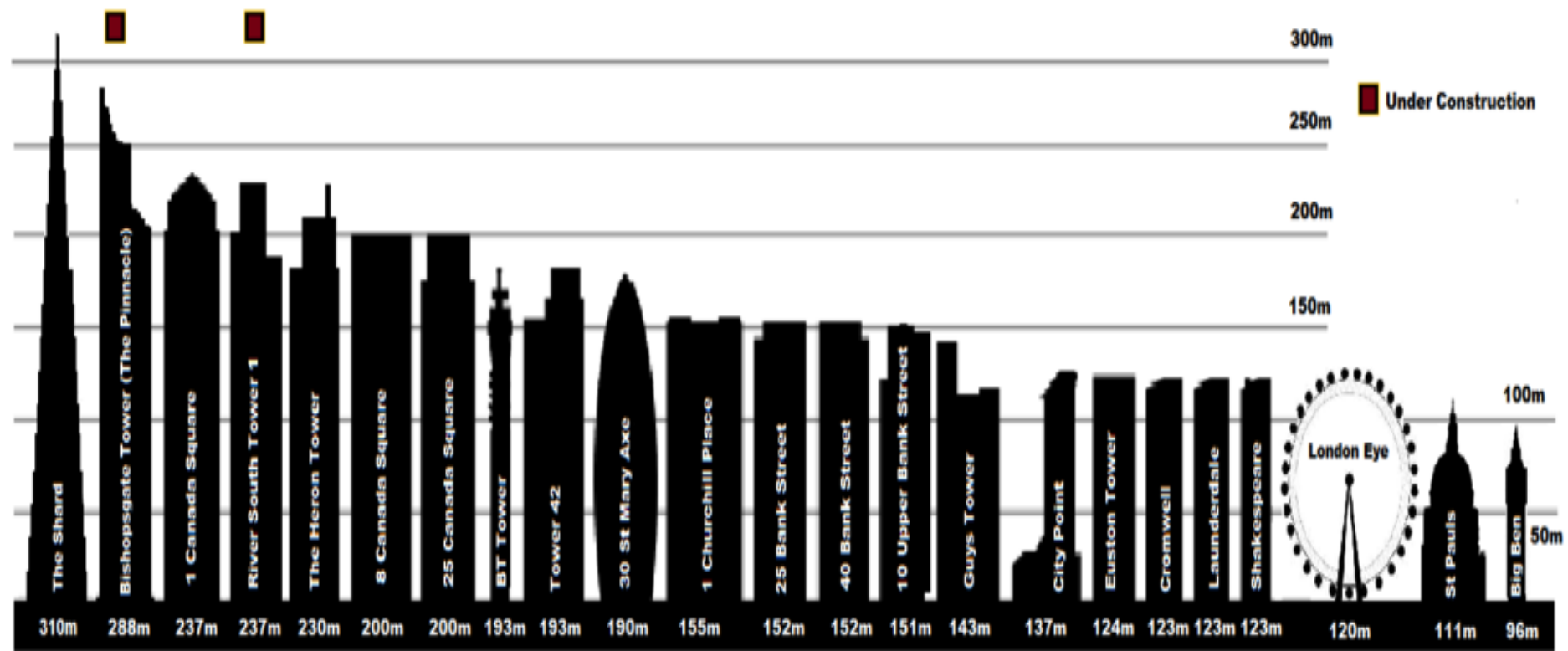
Locations for next skyscrapers

High rise currently under construction in London

Name	Height metres / ft	Floors	Year (est.)	Notes
Newfoundland (London)	212 / 696	58	2018	Canary Wharf
100 Bishopsgate	172 / 564	40	2018	City of London
1 Blackfriars	163 / 535	49	2018	1 Blackfriars Road, piling
Baltimore Wharf Tower	150 / 492	46	2016	Core completed, floors rising
South Bank Tower	150 / 492	45	2015	Height increase from 108m to 150m.
1 Merchant Square	150 / 492	42		Tallest building in the City of Westminster
Providence Tower	136 / 446	44	2015	Formerly The Quebec Building
Saffron Square	134 / 440	44	2015	Croydon
One The Elephant	124 / 406	37	2015	Formerly St. Mary's
Lots Road South Tower	122 / 400	37		
Lexicon Tower	116 / 380	36	2015	261 City Road
2–12 High Street, Stratford	105 / 345	35	2016	Capital Towers - Sky View Tower
One Angel Court	100 / 328	24		Refurbishment of 97m building.

This lists buildings that are under construction in London and are planned to rise to at least 328 feet (100m).

Tallest under construction, approved and proposed



Selection of buildings that dominate the London Skyline, including some still under construction or on hold.

London's Skyline, Views and High Buildings

For the Greater London Authority

SDS Technical Report Nineteen

August 2002

Quote from DEGW Report 2002

The Continental European approach to planning policy in general, and high buildings policy in particular, has been proactive and planning led; city strategies have been developed expressing a clear preference for particular locations as appropriate for high buildings.

By contrast the approach in the UK and London has traditionally been more reactive, with an absence of strategic policy in many cases and a reliance on the development control system to define appropriate locations. By implication this has resulted in fragmented decision making and a focus on control and preservation of the city character, with high building locations being determined derivatively. In London this has been exacerbated by the political structure of the city where most planning power and authority is in the hands of the individual boroughs, with little coordination of high building policy implementation from one to the next.