

Introduction

City Advocacy Panel

Speakers: Francisco Garcia, Peter Murray,
and Lay Bee Yap
Moderator: Steve Watts

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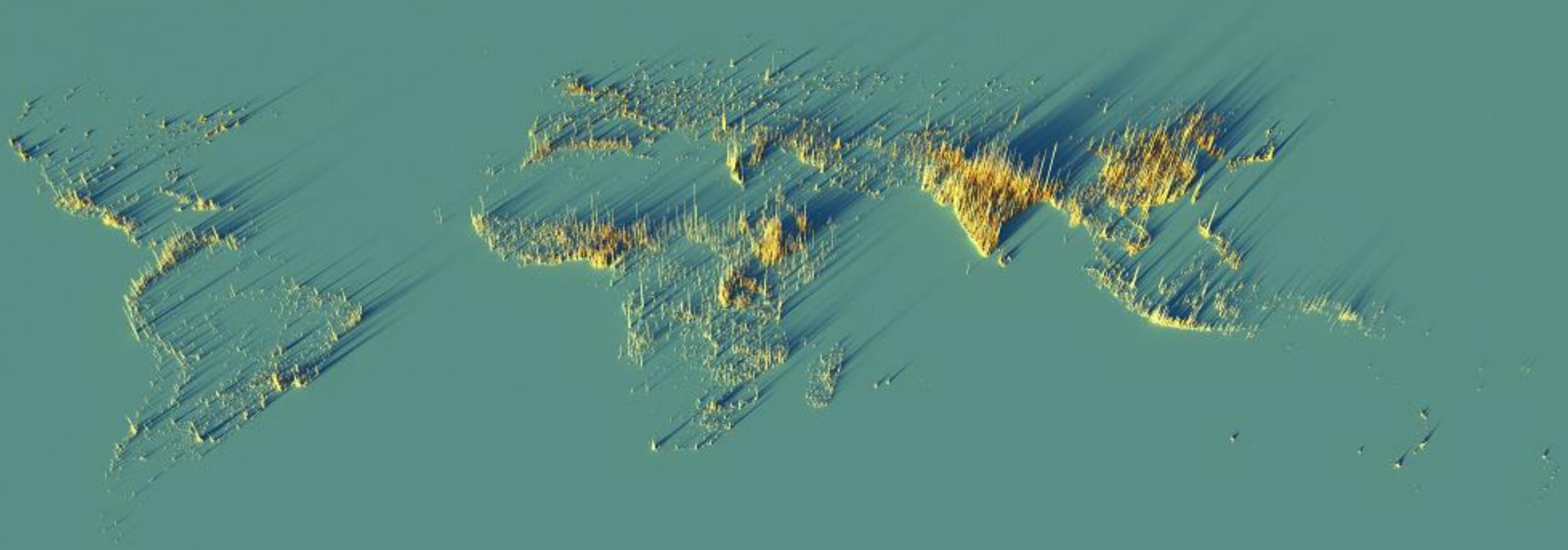
Turner & Townsend alinea

Legacy Projects

- | | | |
|---|-------------------------|----|
| 1 | 20 Fenchurch Street | 40 |
| 2 | 55 Gracechurch Street | 40 |
| 3 | 70 Gracechurch Street | 11 |
| 4 | 125 Old Broad Street | 12 |
| 5 | 1 Leadenhall | 13 |
| 6 | 8 Bishopsgate | 14 |
| 7 | 32 Lime Street | 15 |
| 8 | The Leadenhall Building | 16 |

* Feasibility through to planning

Tall buildings are just part of the story



An aerial photograph of a sustainable urban development. On the left, a row of tall, modern apartment buildings with white and orange facades stands adjacent to a lush green park. A winding river flows through the center of the park, crossed by a small bridge. The park is filled with dense greenery, including trees and grassy areas. In the background, a dense cluster of high-rise buildings forms a city skyline under a clear sky. The text "It's about sustainable density" is overlaid in the center of the image.

It's about sustainable density



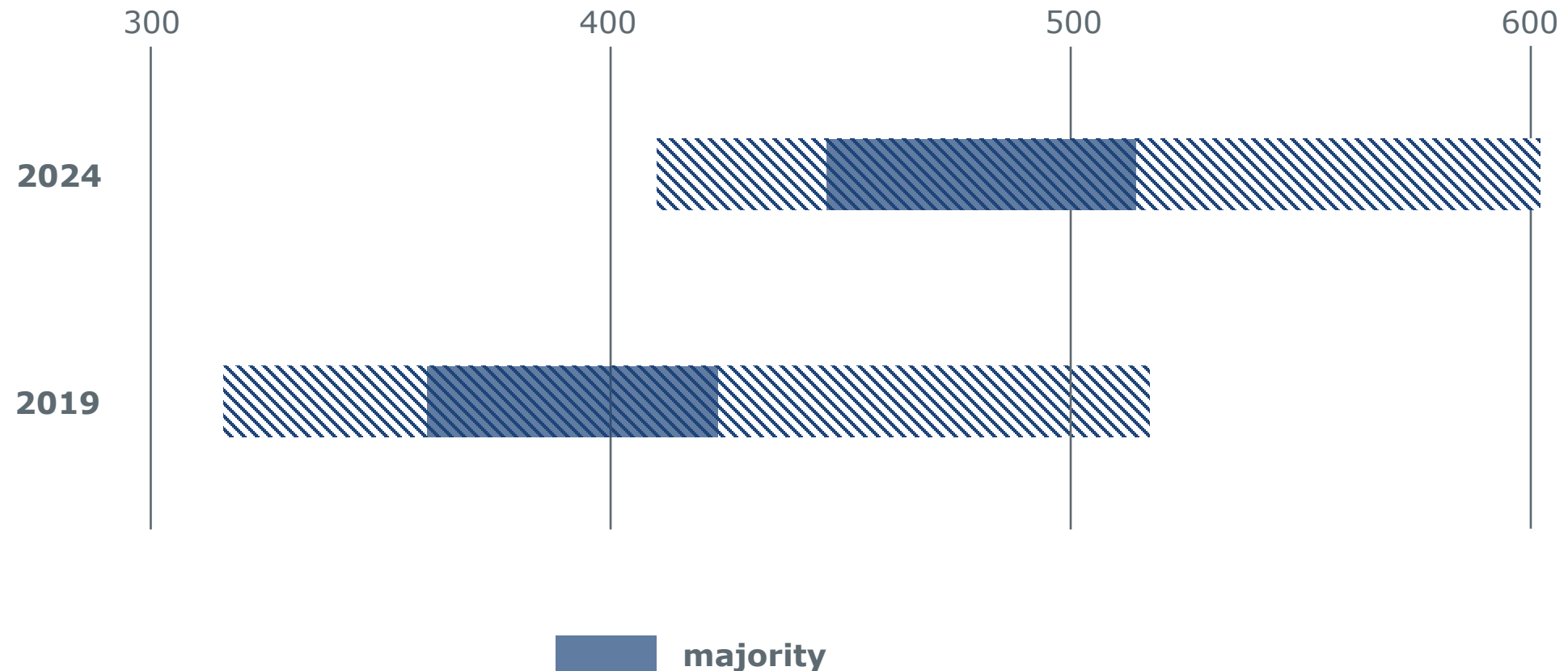
...and creating a community

...and resiliency



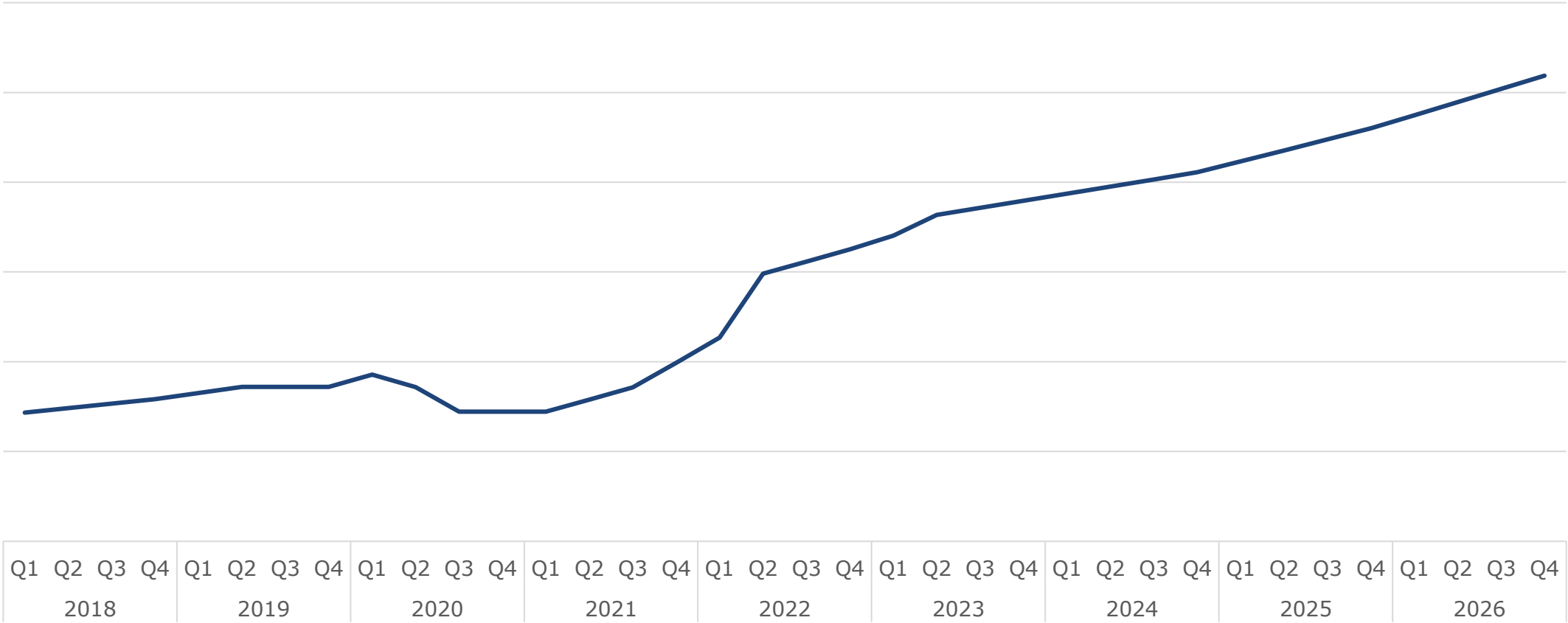
Tall buildings cost too much and take too long

London office towers – Shell and core costs (£/m² GIA)



Because of inflation

Turner & Townsend alinea’s Tender Price Index



Because the product has evolved

Offices

- End of trip facilities
- Terracing and greening
- Mix and quantum of amenities
- Underfloor fresh air
- All-electric buildings
- Fire safety
- Opening windows / venting facades
- Low carbon design

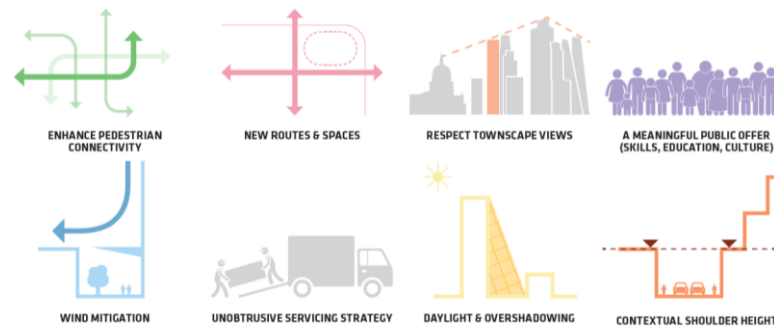
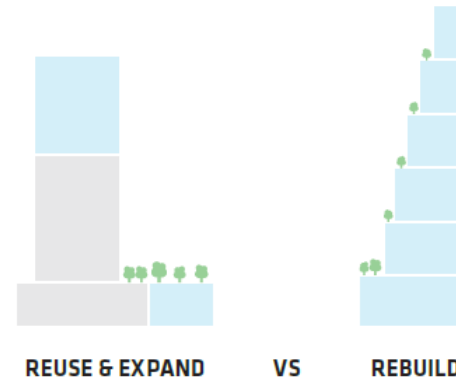
= +8% to +16% since 2018

Residential

- Dual aspect for natural light and ventilation
- Future homes provisions
- Building Safety Act
- Electric vehicle charging points
- Addressing overheating
- Sprinklers
- Second staircase
- Low carbon design

= +7% to +17% since 2018

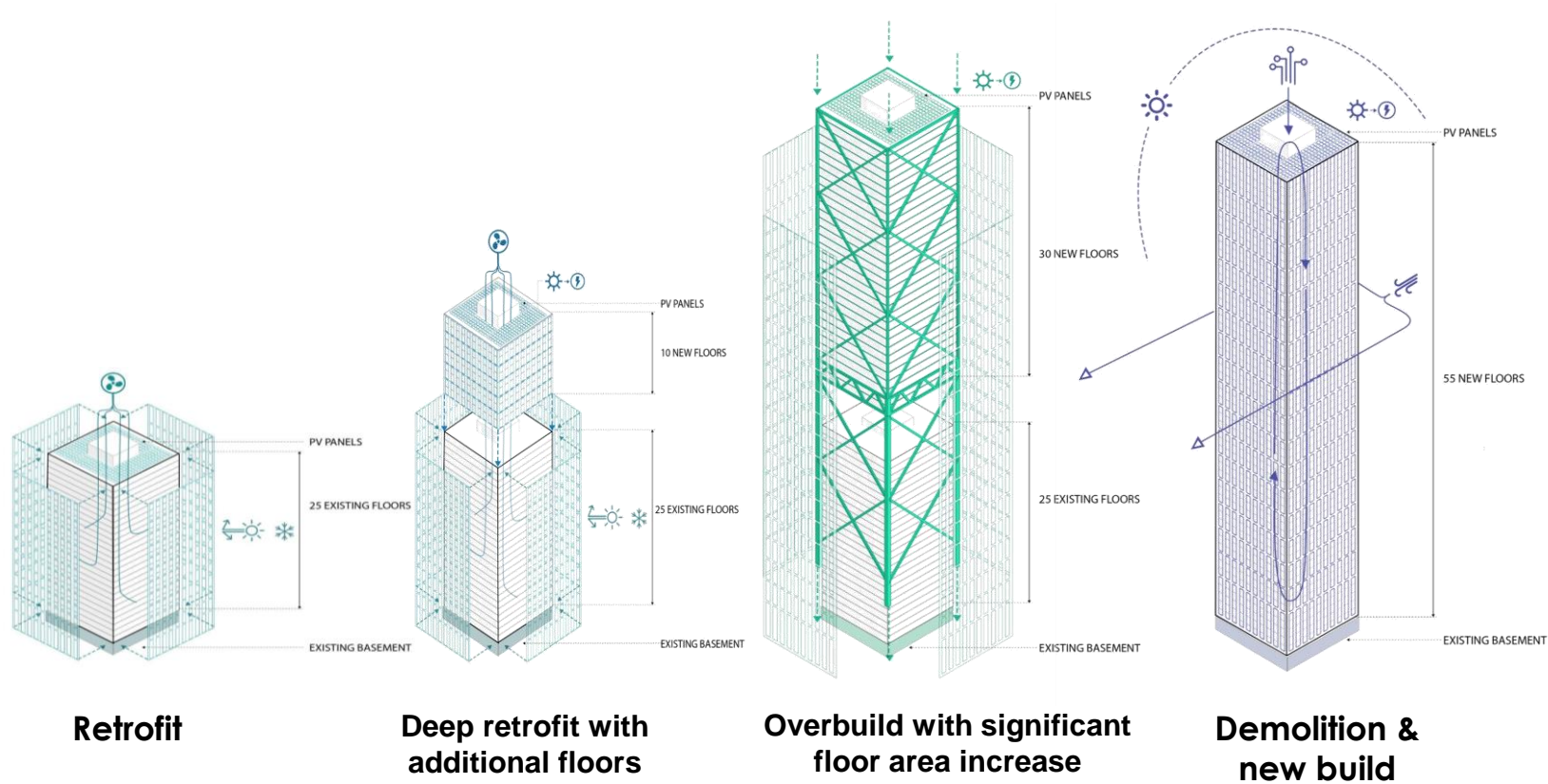
Who'd be a tall building designer?!





So we need new thinking

Re-use versus redevelop





New lives
for old
icons

An aerial, isometric view of a city skyline. The city is built on a peninsula or along a riverbank, with a wide river flowing alongside it. The skyline is composed of numerous skyscrapers of varying heights and colors, including shades of orange, grey, and blue. The foreground shows a mix of urban infrastructure, including roads, bridges, and smaller buildings. The text "Fit for the modern world" is overlaid in the center of the image in a white, serif font.

Fit for the modern world

The image shows a modern architectural complex with several tall, interconnected buildings. The buildings have a distinctive facade with a grid of square windows, some of which are colored in red, blue, and yellow. A prominent feature is a long, blue skybridge with a red underside that connects two of the buildings. Other similar skybridges are visible in the background, creating a sense of a continuous, interconnected structure. The sky is a clear, pale blue. The text "It's all about connections..." is overlaid in the center of the image.

It's all about connections...



...urban connections

