

# London SPUR Tour

Lessons learned:

1. Governance and regional planning
2. Transit and infrastructure
3. Dealing with London's housing crisis
4. London's skyline





Greater London

33 boroughs, 1 mayor  
Population: 8.3 m



The Bay Area

114 cities, 114 mayors  
Population: 8.3 m

1. Governance and Regional Planning:  
Scale comparisons

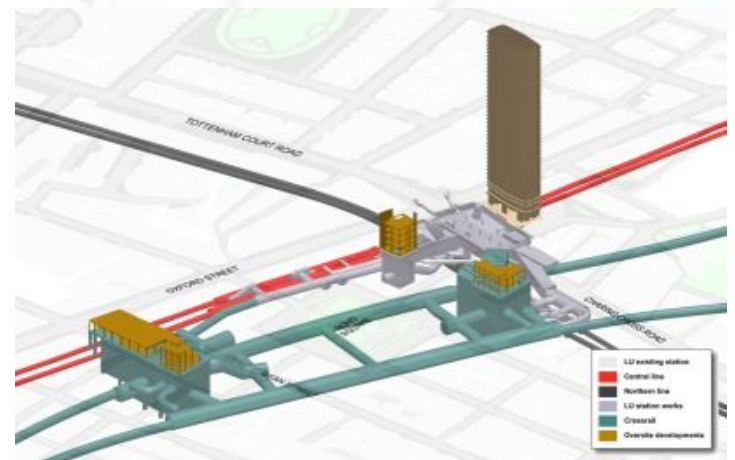
# City Hall, London

## Mayors Ken Livingstone and Boris Johnson



## 2. Transit and Infrastructure

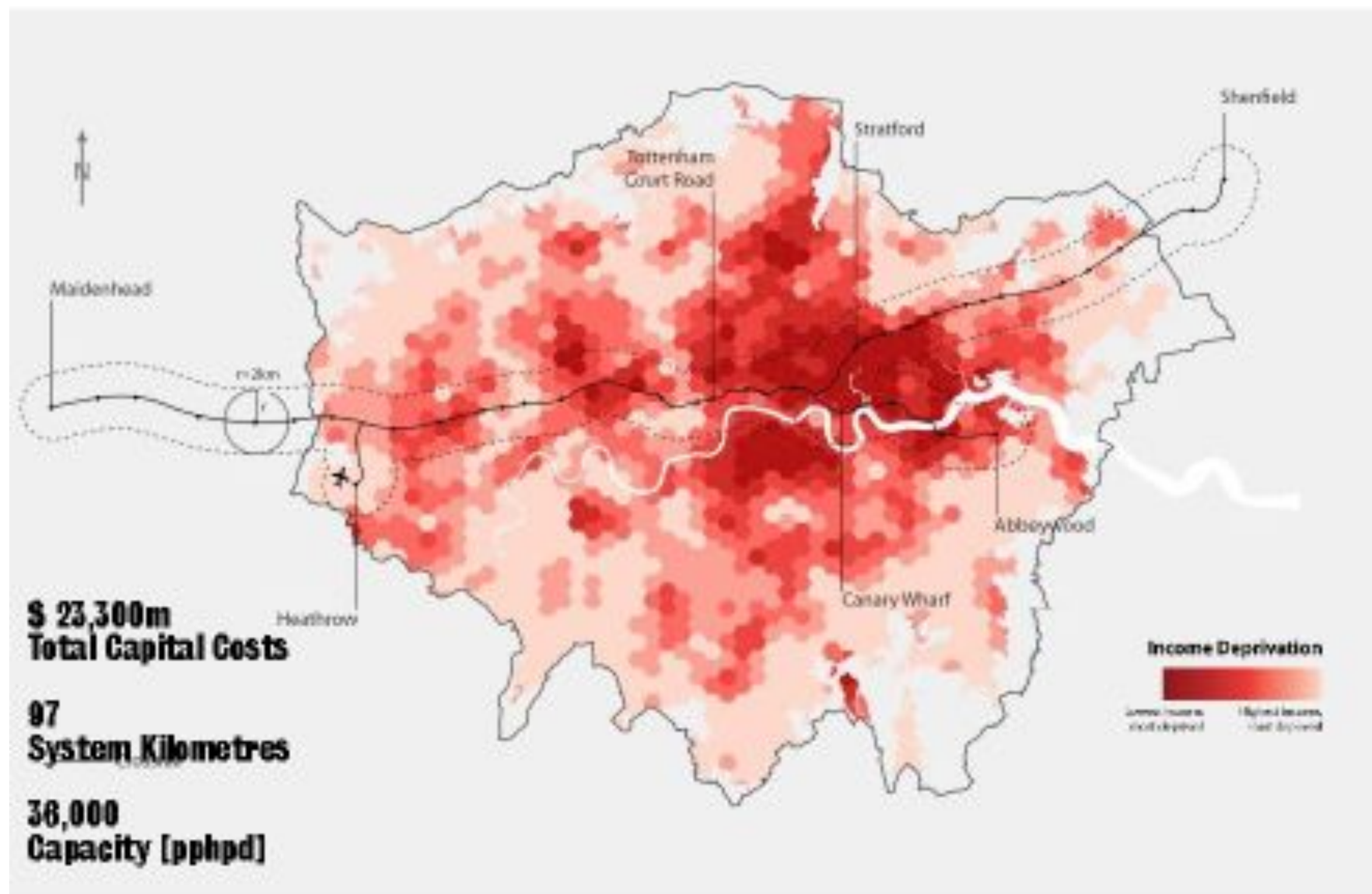
- Crossrail 1. a \$23bn project due for completion in 2018. 13 miles of tunneling under central London.
- A Bay Area equivalent would be a second Transbay Tube connecting Mission Bay and Oakland with tracks for both BART and a Caltrain/ Capitol Corridor/ HSR connection

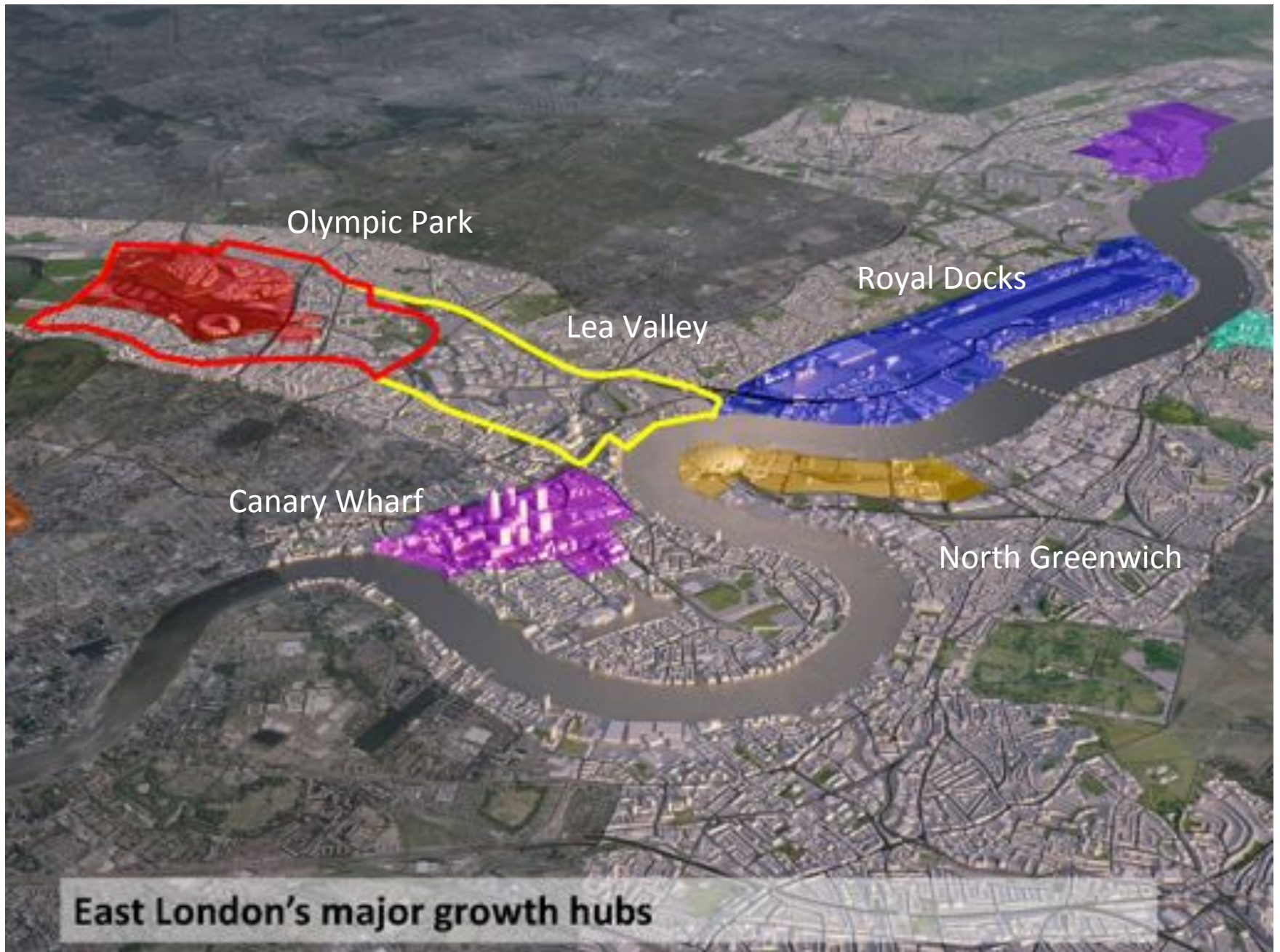


## 2. Transit and Infrastructure

Crossrail 1: \$23.3bn project, 13 miles of tunneling, capacity for 36,000 pphpd,

# LONDON – SOCIAL INEQUALITY AND CROSSRAIL





Olympic Park

Lea Valley

Royal Docks

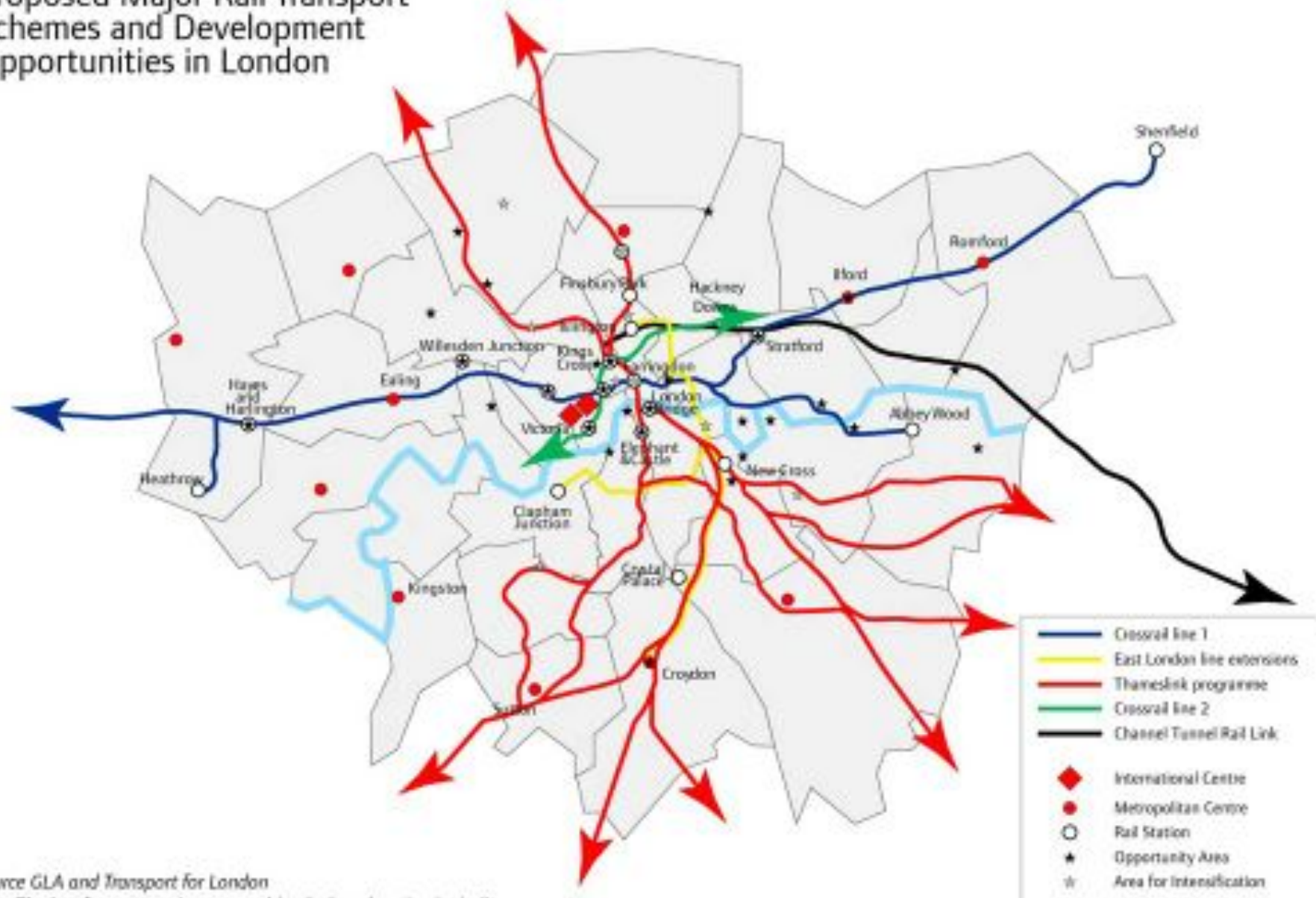
Canary Wharf

North Greenwich

**East London's major growth hubs**



# Proposed Major Rail Transport Schemes and Development Opportunities in London



source GLA and Transport for London  
 note The last four categories are combined where location is similar

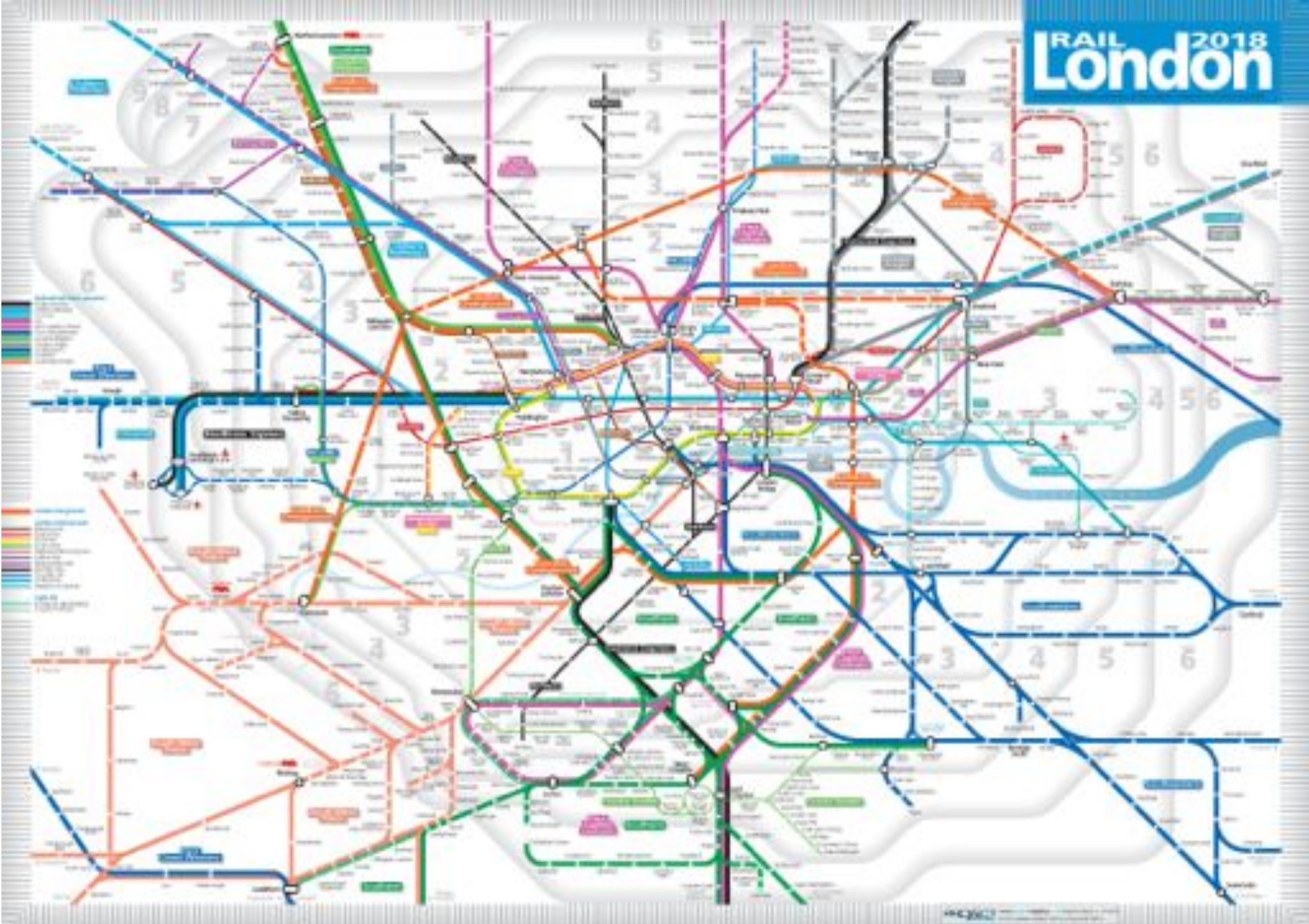


Central London's Congestion charging zone  
\$20 a day to enter  
Revenues support increased transit



Oxford Street: Buses and taxis only

London's prolific bus fleet and frequent service



London's extensive transit network: Underground, National Rail, Light Rail, High Speed Rail





# 3. A century of public housing in London

- 1893 Boundary Estate, Hackney. London's first public housing development
- 1924 Old Oak Common, Hammersmith. Arts and Crafts style public housing. 100,000 units built between WW 1 and WW 2
- 1956 Alton Estate, Roehampton. Le Corbusier inspired slabs in the park
- 1968-2012 Kidbrooke Estate, Greenwich. Demolished and rebuilt as a mixed-income neighborhood at double the density

- London's Housing crisis is similar to that in the Bay Area.
- London needs to build 42,000 dwellings a year and has at most built 20,000 a year
- San Francisco needs to build 5,000 units a year and has at most built 1,800 a year
- Affordable housing requirement in London is 40%
- Most future development will be on former brownfield sites in the Thames Gateway to the east





Pioneering public housing  
LCC Boundary Estate, Hackney 1893.



Inter-war public housing  
LCC Old Oak Common, Hammersmith, 1924.



Post-war Welfare State era public housing  
LCC Alton Estate, Roehampton 1956.



### 3. London's Housing Crisis

Kidbrooke Estate. 2,100 public housing units, built 1968-72, demolished 2009-12



Affordable units are indistinguishable from market rate units



Kidbrooke Village rebuilt, 2012-15: 4,800 units, mixed-income, 40% affordable



Olympic Park legacy project, Stratford Dwellings for up to 35,000 residents

## 4. London's skyline

- Until 1953 the maximum height allowed was 100'
- Unlike Paris which has concentrated towers at La Defense, London has allowed very tall buildings in multiple locations from Vauxhall to Canary Wharf
- 230 additional towers have been proposed for the next ten years



4. London's skyline  
St Paul's Cathedral and The Shard





City of London's changing skyline



Rafael Vignoli's 20 Fenchurch St building



Strata Tower, Elephant and Castle  
2007 Carbuncle Cup winner



Building Centre London model, showing proposed new towers

