

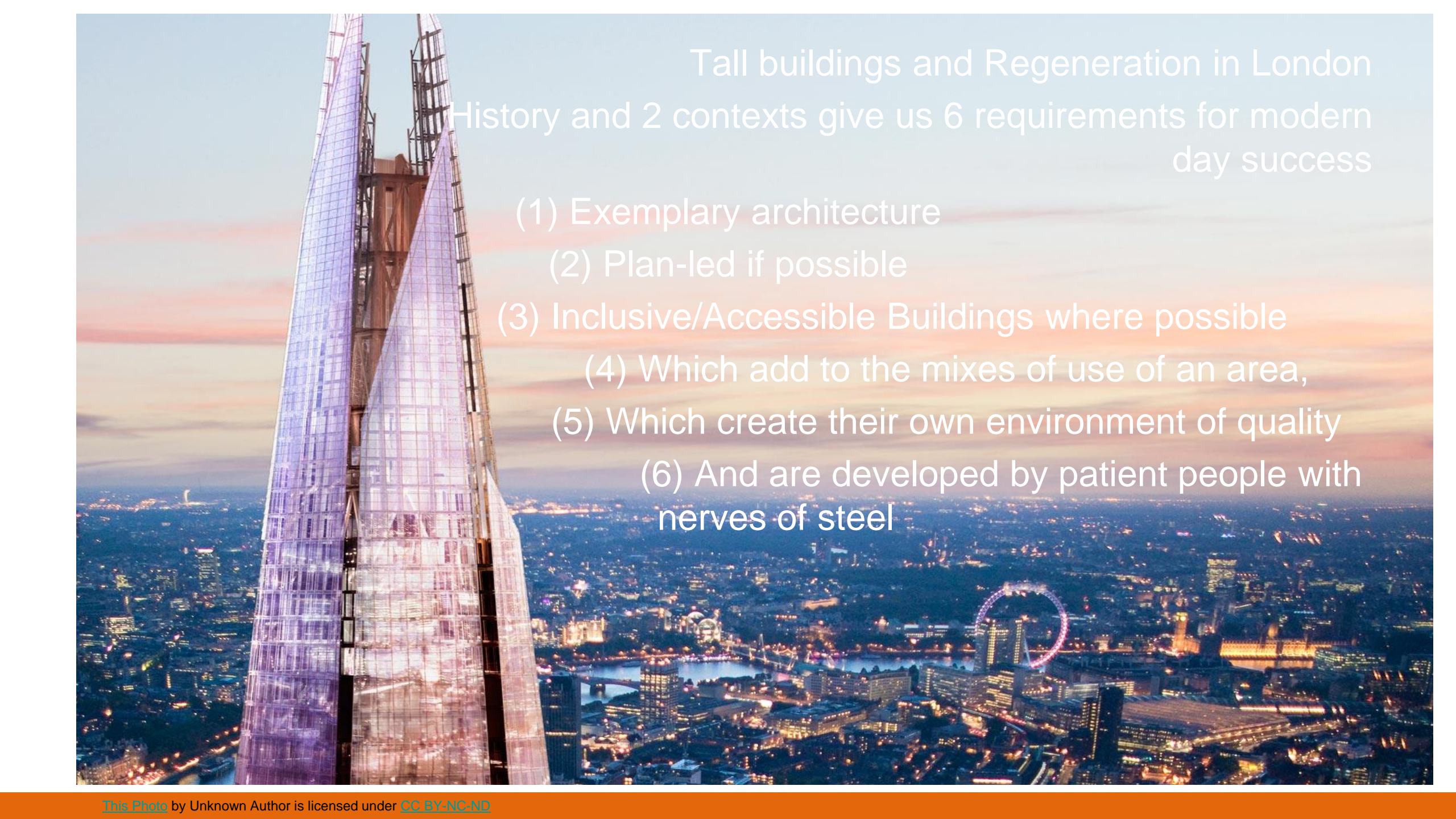


**Russell Harris QC**

Tall buildings and Regeneration in London







# Tall buildings and Regeneration in London

History and 2 contexts give us 6 requirements for modern day success

- (1) Exemplary architecture
- (2) Plan-led if possible
- (3) Inclusive/Accessible Buildings where possible
- (4) Which add to the mixes of use of an area,
- (5) Which create their own environment of quality
- (6) And are developed by patient people with nerves of steel

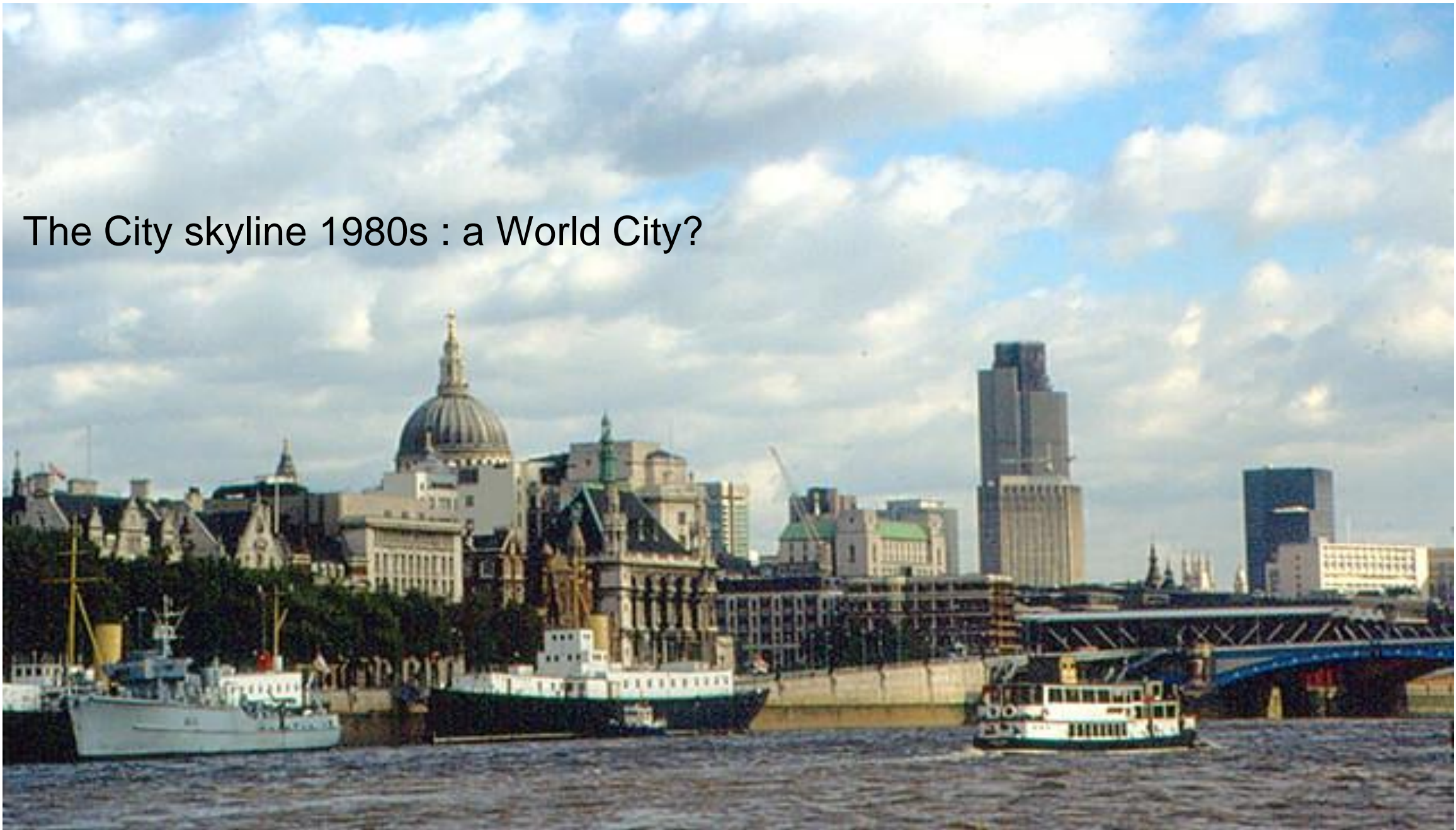


An aerial photograph of the London skyline at sunset. The sun is low on the horizon, casting a warm orange glow over the city. Several prominent modern skyscrapers are visible, including the Gherkin (30 St Mary Axe) with its distinctive diamond-patterned facade, the Lloyd's building with its curved, pod-like shape, and the Shard, which is the tallest building in the image. Other buildings with unique architectural features, like the curved, ribbed structure of the Bank of America Tower, are also visible. The city is densely packed with buildings, and the River Thames can be seen in the background. The overall scene depicts a vibrant, modern urban landscape.

## (1) Tall Buildings, Regeneration and the City of London



The City skyline 1980s : a World City?







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Exemplary Architecture





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Exemplary Architecture

Plan Led







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**Plan-led but not plan constrained- 1 Undershaft.**

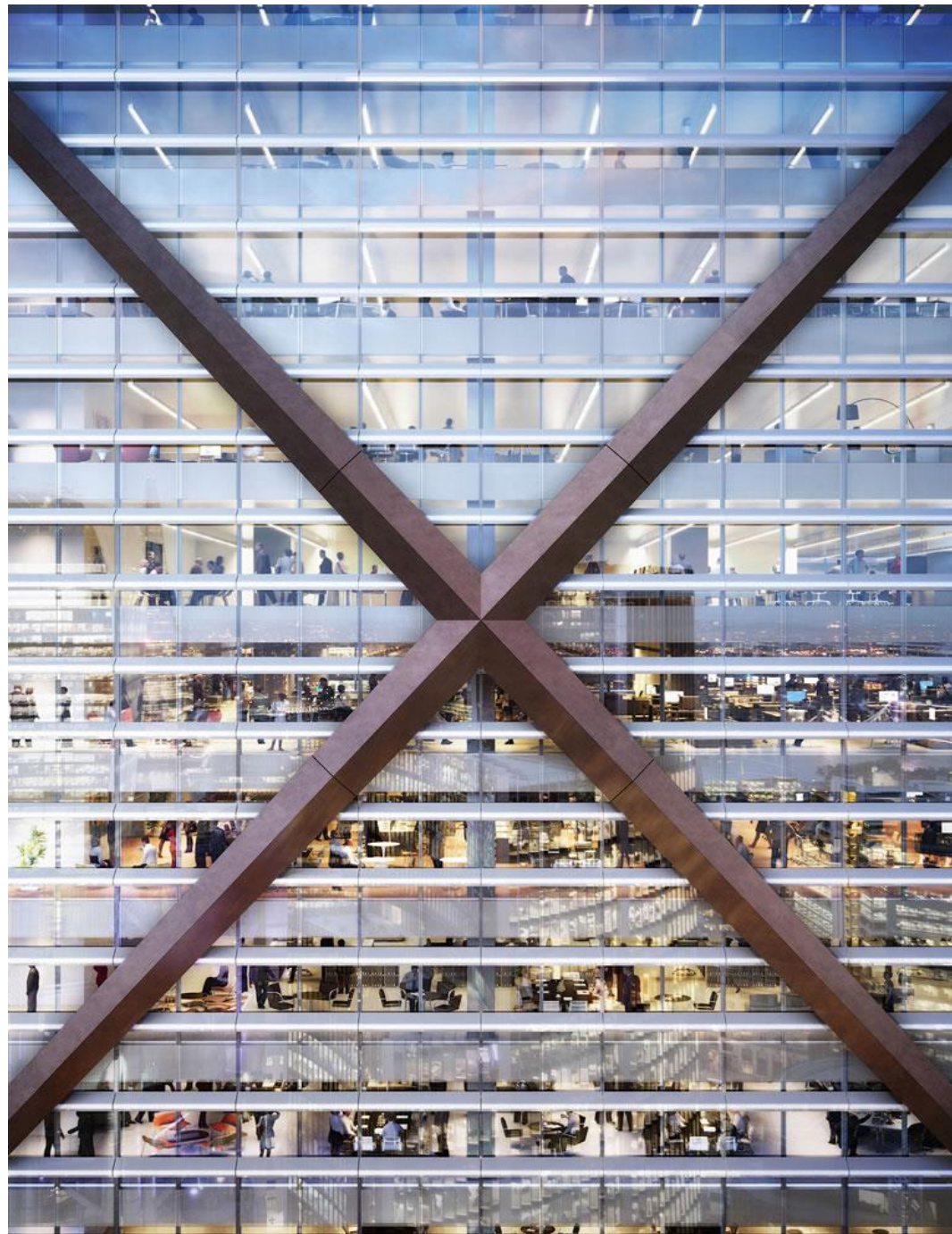






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Inclusive and accessible.....in part













Adding to mix of uses.  
The importance of the 24/7.













Exemplary Architecture  
Plan-Led if possible  
Accessible  
Mix of Uses





## (2) Residential Tall Buildings





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Using Tall Buildings as a catalyst for regeneration: “a badge of good change”





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# Thank you for listening

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