

London's new mega neighbourhoods

London's new mega neighbourhoods show that bigger is proving better when it comes to developing in the capital, so says *Property Week*, citing these examples



Brent Cross Town

"Our vision for Brent Cross Town is braver than ever, it's time to shake things up. The town will bring together 6,700 elegant new homes, over 50 locations for retail, food and drink, provide

best-in-class workspaces for over 25,000 people and build a community around health and wellness with fantastic new amenities."



Canada Water by British Land



>>> Canada Water

Real London, without compromise

The chance to reimagine an entire town centre – in the heart of London, surrounded by parks and waterways – comes once in a lifetime.

We're building a place for everyone, from all walks of life: office workers, families, students, retired people, and businesses big and small, international and local. Somewhere that makes a positive mark, but also treads lightly. With the perfect mix of homes, shops, offices, places to go and things to do and see that will make this a great place to live and work.

The Canada Water Masterplan

Canada Water will be the first new town centre in London in 50 years: a truly mixed-use new urban centre, built for the future.

Over the next twelve years, the 53 acre masterplan will deliver a new high

street and town square. Up to 3,000 new net zero carbon homes, and 2 million sq ft of workspace accommodating 20,000 workers. A new leisure centre, with swimming pools, sports courts and gym. And 35% of the masterplan will be public open space - that's 16 extra acres of parks and places to pause and relax.

Not only preserving but enhancing all of the local history, character and biodiversity that's already here, it's the UK's most sustainable regeneration scheme.





**53
acres**
*Delivered by British Land over
the next twelve years*

**650k
sq ft**
*Retail and leisure space, with a
new high street and town
square*

**3,000
homes**
*Net zero carbon homes for all
the stages*

**2m sq
ft**
*Highly sustainable workspace,
bringing 20,000 workers*

2 + 4
*Two new parks and four sports
grounds in a new community
leisure centre*

**12
acres**
*New public space, including a
3.5 acre park, revitalised
wetlands and a new town
square*



Earls Court

>>> Earls Court

The Earls Court Development Company have a bold and ambitious vision to bring the wonder back to Earls Court

The Earls Court Development Company (ECDC) is an Earls Court-based business responsible for driving forward the regeneration of the circa 40 acre former Exhibition Centre site. It was formed in December 2019, and operates on behalf of, Earls Court Partnership Limited, a joint venture between Delancey (on behalf of its client funds and the Dutch pension fund manager APG) and Transport for London.

In November ECDC published an updated masterplan for the redevelopment of Earls Court in London. ECDC intends to deliver around 4,000 new homes (35% affordable across all tenures) in addition to more than 2.5m sq ft of workspace and 200,000 sq ft of retail, F&B, leisure and cultural space.

The scheme will provide a number of venues for live events and there will be production and recording studios on site.

The site will have a zero carbon energy network and ECDC, which is a joint venture between Delancey, the Dutch pension fund manager APG and Transport for London, is targeting zero operational carbon for the development. Around 60% of the site will be unbuilt with more than 1,000 trees planted and a new urban park created called The Table.

ECDC intends to submit a planning application in mid-2024 and hopes to make a start on site with the first phase of development, which will comprise more than 1,000 homes, the first cultural and commercial buildings and the park, in 2026.

ECDC's revised proposals for the site include a 20% increase in open space and a 10% reduction in development space, with the number of tall buildings on the site also reduced. ■

