

**Van Alen**  
**International Council**  
LONDON, UK

15-17  
MAY 2019

Private Means to Public Ends:  
The Role of the Private Sector in City-Making

# ITINERARY

**VAN  
ALEN**

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**INSTITUTE**

<https://www.vanalen.org>

# PRIVATE MEANS TO PUBLIC ENDS

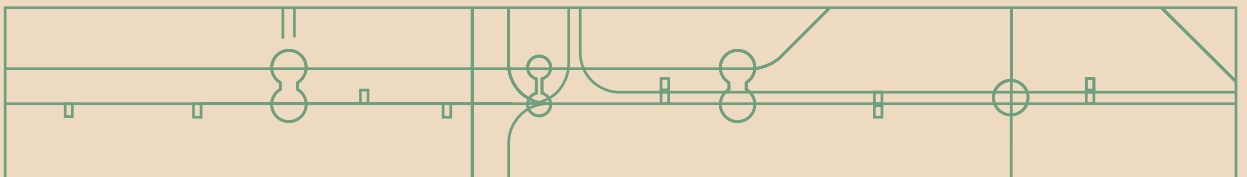
As global cities look for creative ways to keep pace with unprecedented growth, they are increasingly turning to private development to deliver on a host of public assets, from housing and open space to full-scale neighborhood regeneration. In New York City, recent contention around the opening of Hudson Yards thrust the topic of private sector investment in city-making to the forefront of public debate.

How do we reconcile this trend towards privatization with the goal of fostering inclusive growth in cities? What are best practices that can help guide collaboration across the public, private, and design sectors and ensure that the outcomes are inclusive and prosperous places for all?

As a catalyst for cross-cultural exchange, Van Alen Institute's International Council will look to London as a place that has long leveraged private actors in shaping urban regeneration, and by extension, public life. London is also a City with strong design ethos and a clear agenda for equitable growth, calling specifically upon designers to participate in responding to the current development boom. Mayor Sadiq Khan, in his initiative, "Good Growth by Design" appointed 50 built environment professionals to serve as Mayor's Design Advocates (MDAs) and help support London's ambitious growth strategy.

Through an intensive three-day programme, May 15–17, the Council will tackle the topic of private investment/public good by engaging in a time journey of London's architectural evolution and growth trajectory. Beginning in the historic center and progressing eastward, they will envisage the ways that private development can better serve the dynamic and evolving needs of urban residents, in London and beyond.

*Special thank you to our International Council Co-chairs, partners at New London Architecture and The Bartlett Real Estate Institute, as well as the many program participants, for contributing their time and expertise to the richness of this program.*



**D**rawing upon international precedents and deep local expertise, the Council will use two of the city’s most pivotal developments, King’s Cross and Olympic Park, to anchor their exploration. While each is singular in its history, context and design, both regeneration projects had social and economic benefits baked into their plans—how have those panned out and what can we learn from them? Together these projects tell the story of the private sector’s role in London’s ongoing evolution, offer a unique set of conditions to critique, and furnish lessons for the future.

The Council will examine these areas, interfacing with a range of key stakeholders along the way, to assess “what’s missing?” and derive best practices to inform the evolution of existing and new private development.

## Activity Outcome

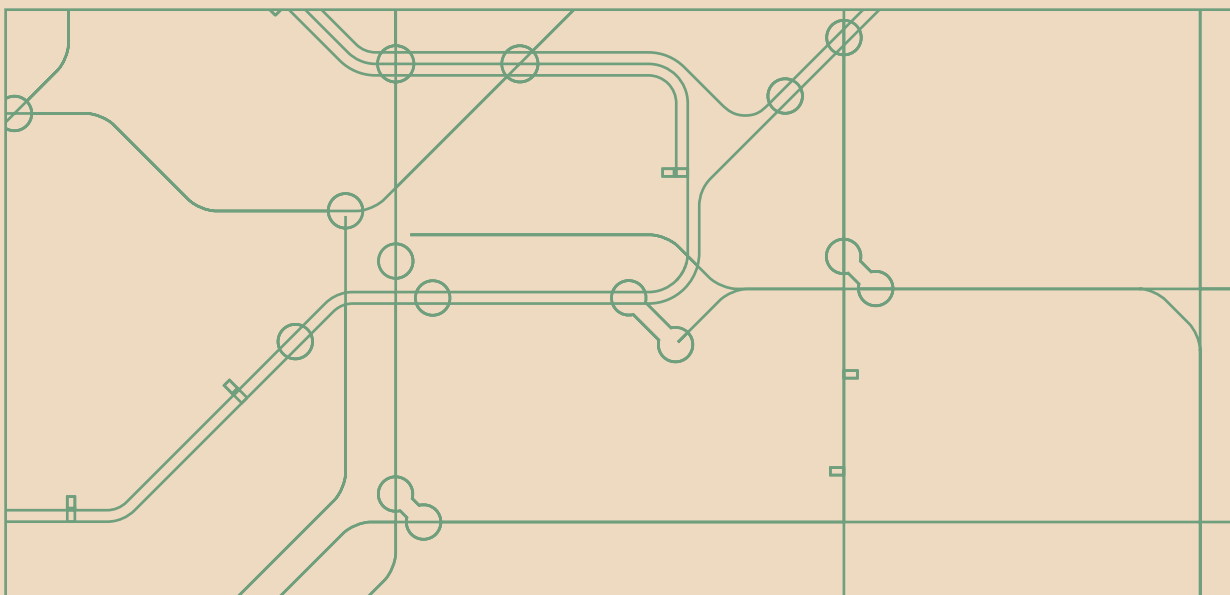
**Tours Assess** how these places are designed/operate

**Roundtables Critique** “What’s Working / What’s Missing”?

**Workshop Devise** recommendations across key imperatives

**Review Panel Discuss** how to realize them. What are the governance challenges across public / private?

**Output Disseminate** takeaways with key decision makers



# PARTICIPANTS

## International Council Attendees

Carl Bäckstrand (Co-Chair)  
White Arkitekter

Alfredo Caraballo (Co-Chair)  
Allies and Morrison

Daniel Elsea (Co-Chair)  
Allies and Morrison

Monica von Schmalensee  
(Co-Chair)  
White Arkitekter

Katrin Binder  
Henning Larsen

Jan Bunge  
Squint Opera

Niklas Carlen  
Wingardhs

Jonas Edblad  
Wingardhs

Erika Escalante  
Studio Saxe

Gabriela Frank  
Olson Kundig Architects

Karen Frome  
Rise Projects

Denzil Gallagher  
BuroHappold Engineering

Benjamin Garcia Saxe  
Studio Saxe

Hauke Jungiohann  
BuroHappold Engineering

Kevin Kudo-King  
Olson Kundig Architects

Alan Maskinz  
Olson Kundig Architects

Nat Oppenheimer  
Silman

Nick Taylor  
Squint Opera

Susanna Sirefman  
Dovetail Design Strategists

## Van Alen Board, Staff, & Guests

Elissa Black  
Interim Executive Director

Stacey Anderson  
Associate Director of Business  
Development and Special Initiatives

Marina Piedade  
Development Associate

Carla Swickerath  
Studio Libeskind, Board Member

Daniel Maldonado  
Skanska, Board Member

Jared Della Valle  
Alloy Development, Board Member

Carolina Della Valle

Mark Johnson  
Civitas, Board Member and  
Climate Council Co-Chair

## Partners

Christine Murray, *The Developer*  
Journalist-in-residence

New London Architecture  
Programming Partner

The Bartlett Institute for  
Real Estate  
Academic Partner

# WHERE WE'RE STAYING



**Lodging** Town Hall Hotel & Apartments  
8 Patriot Square London E2 9NF

**Room Block** Van Alen Institute

**Neighborhood** The East End neighborhood of Bethnal Green is one that sits on the cusp between old and new, undergoing changes as London expands eastward. Historically a working class area, it is now a haven for creatives and young professionals in search of affordable housing, and home to a sizable Bangladeshi community. It boasts a colorful mix of markets and bargain high streets, coupled with upscale cocktail bars and gastro pubs.





# CENTRAL LONDON

On Day 1, May 15, the Council will traverse a cross-section of Central London, beginning with the Bedford Estate area of Bloomsbury, heading north through Central Somers Town, and concluding at King's Cross—the Council's first case study.

## The Bedford Estate: Legacy & Principles of Large-Scale Land Ownership

The Bedford Estate is one of 16 Great Estates, the privately-owned swaths of Central London that serve as historic precedents to the city's new mixed-use developments. They provide insight into the strategies around investment, placemaking, regeneration, and management, that allow long-term, large-scale private land owners to shape and re-shape areas over time.

## Somers Town: Ripple Effect of Regeneration

Hemmed in by St. Pancras and Euston Stations, this slice of Central London is historically home to a lower-working class and ethnically diverse population. It is also one of the only substantial publicly-owned tracts of Central London and has undergone significant changes in recent years, in large part due to the regeneration of neighbouring King's Cross.

## King's Cross: London's Newest Neighborhood

Enmeshed in the dense urban fabric of the Borough of Camden, King's Cross is a sprawling 67-acre development spearheaded by Argent. With completion projected for 2020, the area has been transformed from post-industrial to a mix of housing, office space, shops, restaurants, and public space that has been the source of both celebration and critique.



# WEDNESDAY MAY 15 DAY 1

## 8:00 A.M. PRESENTATION New London Architecture

*London History & Context*

**Peter Murray** | Executive Director, New London Architecture

**Jason Hawthorne** | Director, VUCITY

The Bldg Centre, Store St. Bloomsbury, London WC1E 7BT

## 9:15 A.M. TOUR Bedford Estate

*Legacy & Principles of Large-scale Land Ownership*

**Lucy Musgrave** | Founding Director, Publica

**Simon Elmer** | Steward, The Bedford Estate

## 10:15 A.M. TOUR Somers Town, Camden

*The Ripple Effect of Regeneration*

**Deborah Saunt** | Director, DSDHA

**Ellen Hadden** | Senior Associate, DSDHA

**Edward Jarvis** | London Borough of Camden, Greater London Authority

**Esther Caplin** | Somers Town Community Organizer

## 11:45 A.M. LUNCH Caravan King's Cross

1 Granary Square, London N104A

## 1:00 P.M. TOUR King's Cross

*London's Newest Neighborhood*

**Bob Allies** | Founder, Allies and Morrison

## 2:30 P.M. PRESENTATION King's Cross

*Regeneration from Macro to Micro*

**Lee Mallett** | Founder, Urbik

**Nitasha Kapoor** | Anthropologist, UCL

Aga Khan Centre, 10 Handyside St. King's Cross, London N1C 4DN

## 3:30 P.M. STUDIO VISIT Heatherwick Studios

Willing House, 356-364 Grays Inn Rd. King's Cross, London WC1X 8BH

## 4:45 P.M. ROUNDTABLE London School of Economics

*Reflections on the Trend Towards Privatization*

**Ricky Burdett** | Director, LSE Cities (Facilitator)

**Peter Murray** | NLA (Guest)

Houghton St. Holborn, London WC2A 2AE

## 6:30 P.M. DRINKS & STUDIO VISIT Allies & Morrison

85 Southwark Street, London SE1 0HX

## 7:30 P.M. DINNER Duddell's

9a Saint Thomas St., London SE1 9RY

# EAST LONDON

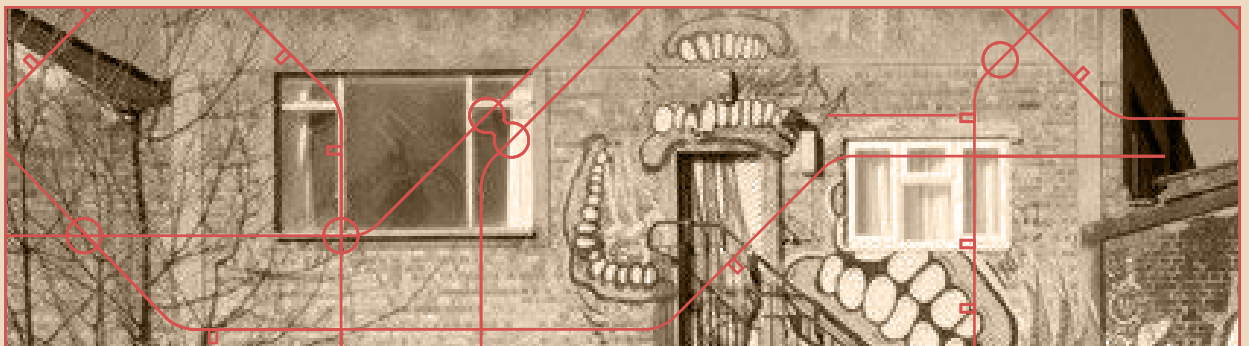
Day 2, May 16, the Council will shift focus from London's dense urban core, to the city's new frontier of development in the East End. Exploring Queen Elizabeth Olympic Park and the neighboring area of Hackney Wick, the Council will hear about the well-laid plans for leveraging the 2012 Olympic Games to bring social and economic benefits to East London and see how they are playing out on the ground.

## Olympic Park: London's Eastward Expansion

Central to the City's Olympic bid was an ambitious strategy for ensuring the "legacy" of lasting investment in the area and its residents. The London Legacy Development Corporation (LLDC), a mayoral development corporation established in 2012, is responsible for overseeing East London's transformation. Beginning in Here East, the former Olympic Press Centre turned creative tech hub, the Council will explore the Park and visit key development sites that have arisen from the legacy plan, including Sugarhouse Island, Chobham Manor, and East Wick & Sweetwater.

## Hackney Wick & Fish Island: Exploring the Creative Enterprise Zone

Hackney Wick is a neighborhood that borders Olympic Park and was once a thriving Victorian industrial suburb. It now has one of the highest concentrations of artists and creative practitioners in Europe. With the ongoing development of the Park, there have been efforts on the part of LLDC and the local community to strike a careful balance between the influx of new development and retention of creative sectors and industrial character.





# THURSDAY MAY 16 DAY 2

## 8:30 A.M. PRESENTATION Here East Campus

*London's Eastward Expansion*

**Yolande Barnes** | Chair, The Bartlett Institute

**Eleanor Fawcett** | Head of Design, OPDC

UCL Queen Elizabeth Olympic Park, London E15 2GW

## 10:00 A.M. TOUR Stratford, Olympic Park, East Village

*Olympic Park: Legacy Playing Out for Public Benefit?*

**Esther Everett** | Design Principal, London Legacy Development Corporation

**Steve Tomlinson** | Senior Designer, LLDC

**Valli van Zijl** | Regeneration Manager, Vastint UK

**Emily Gilchrist** | Sales Manager, Taylor Wimpey East London

**Hanna Osundina MRICS** | Balfour Beatty Investments, East Wick and Sweetwater

## 1:30 P.M. LUNCH Crate Brewery/The White Building

Unit 7 Queen's Yard, Hackney Wick, London E9 5EN

## 2:30 P.M. TOUR Hackney Wick and Fish Island

*Exploring the Creative Enterprise Zone*

**William Chamberlain** | Creative Wick

**Adam Walked** | Director, Hackney Wick Arts Club

**Stuart "Tommo" Thomson** | Barge East

**Charles Armstrong** | CEO, The Trampery

**Wilf Meynell** | Director, Studio Bark Architects

**Yvonne Martin** | Operations Manager, Aitch Group/The Wickers

## 4:00 P.M. ROUNDTABLE The White Building

*Designing for Inclusion*

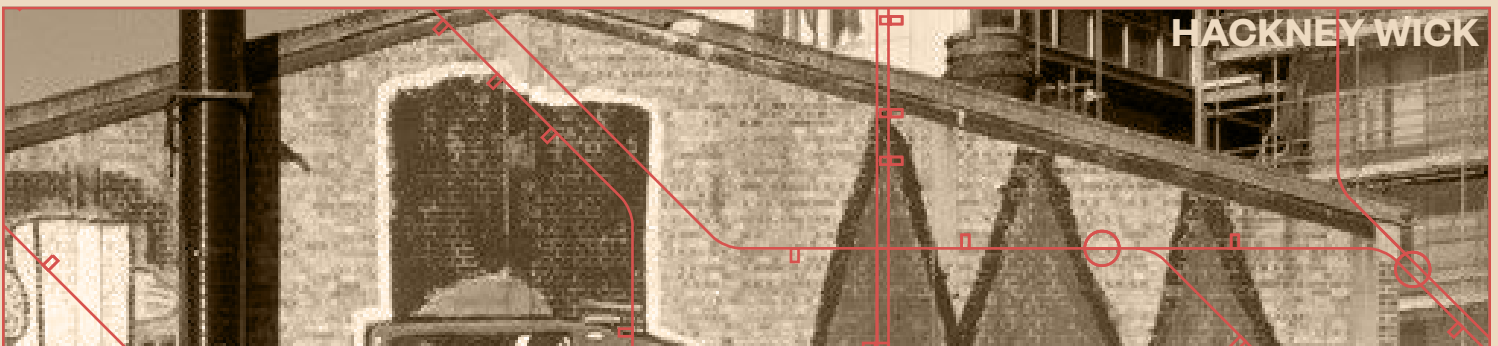
**Yolande Barnes** | Chair, Bartlett Real Estate Institute (Facilitator)

**Selina Mason** | Director of Masterplanning, Lendlease (Guest)

## 5:30 P.M. BOAT RIDE Regent's Canal to Bethnal Green

## 7:30 P.M. DINNER AND DRINKS Squint/Opera Offices

1-5 Vyner St., London E2 9DG





# WORKSHOP AT NLA

## FRIDAY MAY 17

# DAY 3

Day 3, May 17, will culminate in a mega-workshop, in partnership with New London Architecture and facilitated by Paul Finch of *Architectural Record*. The Council will be joined by a group of key London players from across the public, private, and design sectors, including select MDAs. Drawing upon the learnings and observations of the previous two days, the goal will be to derive a set of best practices that can help inform the next generation of private development in London and beyond.

9:30 A.M. ARRIVAL AND NETWORKING

10:00 A.M. WELCOME AND INTRODUCTIONS

**Stacey Anderson** | Associate Director of Business Development and Special Initiatives, Van Alen Institute  
**Elissa Black** | Interim Executive Director, Van Alen Institute  
**Jared Della Valle** | Board Member, Van Alen Institute  
**Paul Finch** | Editorial Director, *Architectural Review* (Facilitator)

10:15 A.M. WORKSHOP BEGINS Breakout Groups

12:30 P.M. NETWORKING LUNCH

1:30 P.M. PRESENTATIONS AND FEEDBACK

*Ideas for the Next Generation of Private Development*

**Daniel Moylan** | Chairman, Urban Design London  
**Peter Bishop** | Professor in Urban Design, The Bartlett  
**Alison Brooks** | Principal and Creative Director, Alison Brooks Architects  
**Roger Madelin CBE** | Head of Canada Water Development, British Land

2:30 P.M. ROUNDTABLE Big Takeaways

3:30 P.M. PROGRAM CONCLUDES



# WORKSHOP PARTICIPANTS

Peter Bishop Professor in Urban Design, The Bartlett (Panelist)

Alison Brooks Principal and Creative Director, Alison Brooks Architects (Panelist)

Liza Foir Founding Partner, muf architecture/art

Scott Grady Director, Haptic Architects

Paul Karakusevic Partner, Karakusevic Carson Architects

Madeleine Kessler Associate Architect, Haptic Architects

Lara Kinneir Director, New London Architecture

Jonathan Leah Principal and Sector Leader for Education in Europe, Woods Bagot

Roger Madelin CBE Head of Canada Water Development, British Land (Panelist)

Craig Miller Partner, Heatherwick

Daniel Moylan Chairman, Mayor's Design Advisory Group (Panelist)

Sowmya Parthasarathy Urban Design Leader, Integrated City Planning, Arup

Manisha Patel Senior Partner, PRP

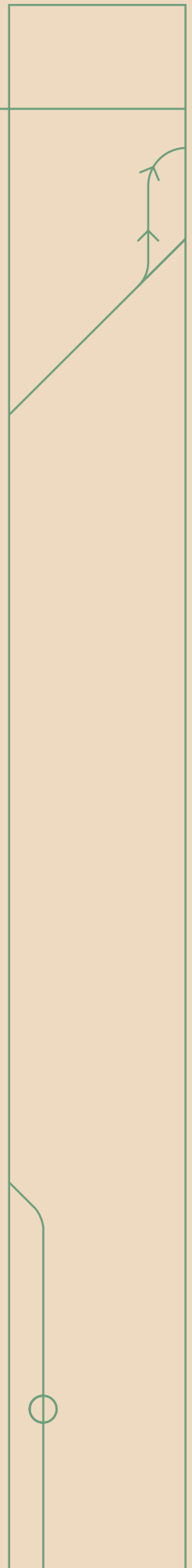
Alen Penn Professor in Architectural and Urban Computing, Dean of Faculty, The Bartlett

Tim Rettler Principal Project Manager Regeneration, Greater London Authority

Dr. Bridget Snaith Senior Lecturer landscape architecture, University of East London

Tomas Stokke Director, Haptic Architects

Manijeh Verghese Public Programming Director, Architectural Association



# ABOUT

## International Council

Van Alen's International Council brings thought leaders from across the globe together to enhance dialogue about cities and create new collaborations across disciplines. With a shared commitment to envisioning urban futures, the Council travels twice annually to apply their international expertise towards investigating pressing urban issues and testing ideas in a global context. The learnings derived and ideas generated serve to inspire Council members, inform the work of Van Alen, and contribute to a shared body of knowledge and best practices for growing, global cities.

The Council was developed in 2014 with founding chair Kai-Uwe Bergmann (BIG), as a way to expand Van Alen's mission to improve cities globally. The Council's current chairs are Alfredo Carabello and Daniel Elsea of Allies and Morrison, and Carl Bäckstrand and Monica von Schmalensee of White Arkitekter. For more details, visit [our website](#).

## Van Alen

Van Alen Institute is a 125-year-old not-for-profit based in New York City that uses design to catalyze positive change in cities. We collaborate with communities, scholars, policymakers, and professionals on local and global initiatives to rigorously investigate the most pressing social, cultural, and ecological challenges of tomorrow.







## Bob Allies

Partner at Allies and Morrison

Bob Allies trained at the University of Edinburgh and was awarded the Rome Scholarship in Architecture. He was a lecturer at the University of Cambridge and has held visiting professorships at the University of Edinburgh, the University of Bath and the University of Maryland. He has served on the Council of the Architectural Association and the Faculty of the British School in Rome, chaired the annual Brick Awards and was a member of the Advisory Board for the CABE/DETR document 'By Design'. He is currently a member of the London Mayor's Design Advisory Group and is chair of the South-east Design Review Panel.



## Yolande Barnes

Chair of Bartlett Real Estate Institute

Yolande has studied and commented on UK real estate markets for over 30 years and on world cities and global real estate trends for the last 11 years. Her specialties in the past have been residential markets, regeneration, land, urbanism, and mixed-use neighborhoods. Her new remit is to explore and understand how real estate contributes to all types of value: social, environmental and economic.



## Peter Bishop

Professor of Urban Design at The Bartlett School of Architecture

For 25 years Peter was a planning director in four central London Boroughs working on major projects including Kings Cross. In 2006, he was appointed as the first Director of Design for London and, in 2008, the Deputy Chief Executive at the London Development Agency. In 2011, carried out a policy on behalf of the Government on the quality of design in the built environment. He also examined the political processes behind major developments in "Planning, Politics and City Making - a case study of King's Cross."



## Alison Brooks

Principal and Creative Director of Alison Brooks Architects

Alison is one of the leading architects of her generation. She has developed an international reputation for a multi-award winning body of work since founding the practice in 1996. Named in 2012 by Debrett's as one of 'Britain's 500 Most Influential', Alison Brooks is the only British architect to have won all three of the UK's most prestigious awards for architecture: the RIBA Stirling Prize, Manser Medal and Stephen Lawrence Prize.

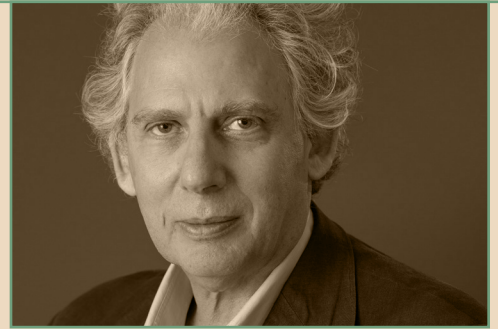


# BIOS

## Ricky Burdett

Professor of Urban Studies at the London School of Economics and Political Science (LSE)

Ricky is the Director of the Urban Age and LSE Cities, a global center of research and teaching which received the Queen's Anniversary Prize for Higher and Further Education 2016-18. He also acts as a consultant to national and city governments, private companies and philanthropic agencies.



## Esther Caplin

Local Activist

Esther's entire professional life has been spent in publishing and urban regeneration. She now operates in a voluntary capacity as a social entrepreneur and artist. She is committed to opening up opportunities for all children as a step in breaking cycles of deprivation.



## William Chamberlain

Founder of Creative Wick

William is a geographer, lawyer, sponsorship consultant, and social entrepreneur with an interest in urban regeneration. He founded Creative Wick, a creative regeneration consultancy seeking to facilitate a sustainable, creative economy for local residents, businesses, and institutions and continued authenticity of the arts, culture, and creativity in Hackney Wick, Fish Island, and the wider East London area.



## Simon Elmer

Steward of The Bedford Estates

In his role as Steward of The Bedford Estates, Simon is responsible for running all aspects of The Bedford Estates' historic Central London Estate and directing investment, leasing, and development programmes across the Estate's office, retail, residential and educational portfolios.



## Esther Everett

Design Principal at London Legacy Development Corporation

Esther is a qualified architect and experienced regeneration client with expertise in urban design, public realm, architecture and project management. After working as an architect in the private sector, she joined Design for London in 2010 and has since been ensuring high-quality design across significant regeneration projects including at the London Legacy Development and the Old Oak & Park Royal Development Corporations.





## Eleanor Fawcett

Head of Design at Old Oak and Park  
Royal Development Corporation

Eleanor's background is in architecture and urban design. She worked on the regeneration of the Lea Valley and delivering the Olympic Legacy on behalf of the Mayor of London for over a decade, most recently at LLDC. She champions the role of excellent design to enable successful regeneration and establish good places via strategy, policy and project delivery. is chair of the South-east Design Review Panel.



## Paul Finch

Editorial Director of *The Architectural Review*  
and *The Architects' Journal*

Paul Finch is programme director of the World Architecture Festival, and editorial director of *Architects' Journal/Architectural Review*. A former deputy editor of *Estates Times*, he has contributed to *Estates Gazette*, and is an occasional columnist for *Property Week*. He is a former chairman of the Commission for Architecture and the Built Environment.



## Ellen Hadden

Senior Associate at DSDHA

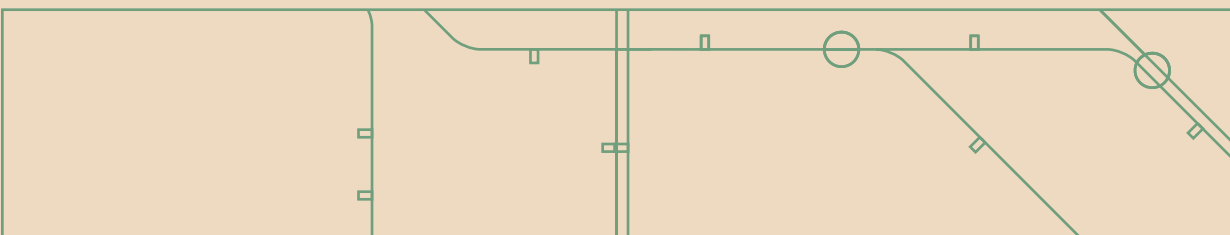
Ellen has worked on a number of high profile projects as lead architect at DSDHA, including a high specification residential scheme in Marylebone and a new masterplan for Central Somers Town. Ellen has significant experience in education projects and holds a particular interest in developing projects that help to build better communities.



## Jason Hawthorne

Director at VUCITY

Jason is one of the founding Directors of the pioneering interactive smart city platform, VUCITY, a highly accurate and revolutionary tool which promises to transform the planning and communications process around proposed and new developments. Combined with his 30 years at Wagstaffs work in Virtual reality and Augmented reality, Jason is helping to shape the transformation of planning and design through the latest digital tech.



# BIOS

## Nitasha Kapoor

Anthropologist and Social Researcher

Nitasha has worked extensively with Transport for London on communications and behavior change initiatives and completed her MSc in Digital Anthropology at UCL, where she studied urban life in greater depth, including how and why people use digital technologies to move through the city. She is a regular contributor to *The Developer* magazine.



## Roger Madelin

Head of the Canada Water Development

As Argent's CEO, Roger expanded the company's development activities with major projects in Manchester and further projects in Reading, Birmingham and the City of London. In 2000 he led the company to be selected and then to take forward the development of the 56 acres of 'railway lands' between and to the north of King's Cross and St Pancras Stations.



## Lee Mallett

Director at Urbik

Lee is an urbanist and writer. He helps shape and communicate ideas, strategies and development projects in the built environment for developers, architects, and public sector agencies. He qualified and worked as a chartered surveyor before editing weekly industry magazines Property Week and Building Design, and he is co-editor and publisher of Planning in London magazine.



## Selina Mason

Director of Masterplanning, Lendlease

Selina leads masterplanning across Lendlease UK and Europe urban regeneration portfolio. Before joining Lendlease she led LDA Design's urban regeneration masterplanning team in London. Prior to this she was responsible for the delivery of the post-games Transformation Masterplan for the Olympic Delivery Authority.



## Daniel Moylan

Co-chairman of Urban Design London

Daniel has been politically active in the London government for thirty years. He has also had extensive involvement with the planning system and with urban design, being an early promoter of a shared space approach to the public realm. He led on award-winning streetscape improvements in Exhibition Road and drove the restoration of two-way working in Piccadilly and Pall Mall.







## Christine Murray

Editor-in-chief of *The Developer*

Christine is the founder of the Women in Architecture Awards. She was formerly editor-in-chief of the *Architects' Journal* and *The Architectural Review*. Recently, Christine founded The Developer, an independent media brand covering the user experience of place, bringing together developers, investors, designers, academics and the public sector to define what makes a city worth living in.



## Peter Murray

Chairman of New London Architecture

Trained as an architect, Peter was an editor of Building Design and RIBA Journal before starting Blueprint in 1983. He has curated a number of major architectural exhibitions and is Chairman of the communications consultancy Wordsearch. He is the founder of both NLA and the London Festival of Architecture and is the author of various architectural books.



## Lucy Musgrave

Director of Publica

Lucy is the founder of Publica, a London-based practice that specializes in strategies and design for public space, urban design, and master planning, integrating social, spatial and cultural values within urban change. Current work includes an ambitious placemaking strategy for The Crown Estate's London portfolio.



## Deborah Saunt

Director of DSDHA

One of the leading women of her generation, as DSDHA Director, Deborah has led several mixed-use, residential and cultural schemes, as well as a number of significant public spaces in the UK. She has worked on the rejuvenation of Camden's West End in London and is currently leading the restoration of Alison & Peter Smithsons' Economist Plaza.

