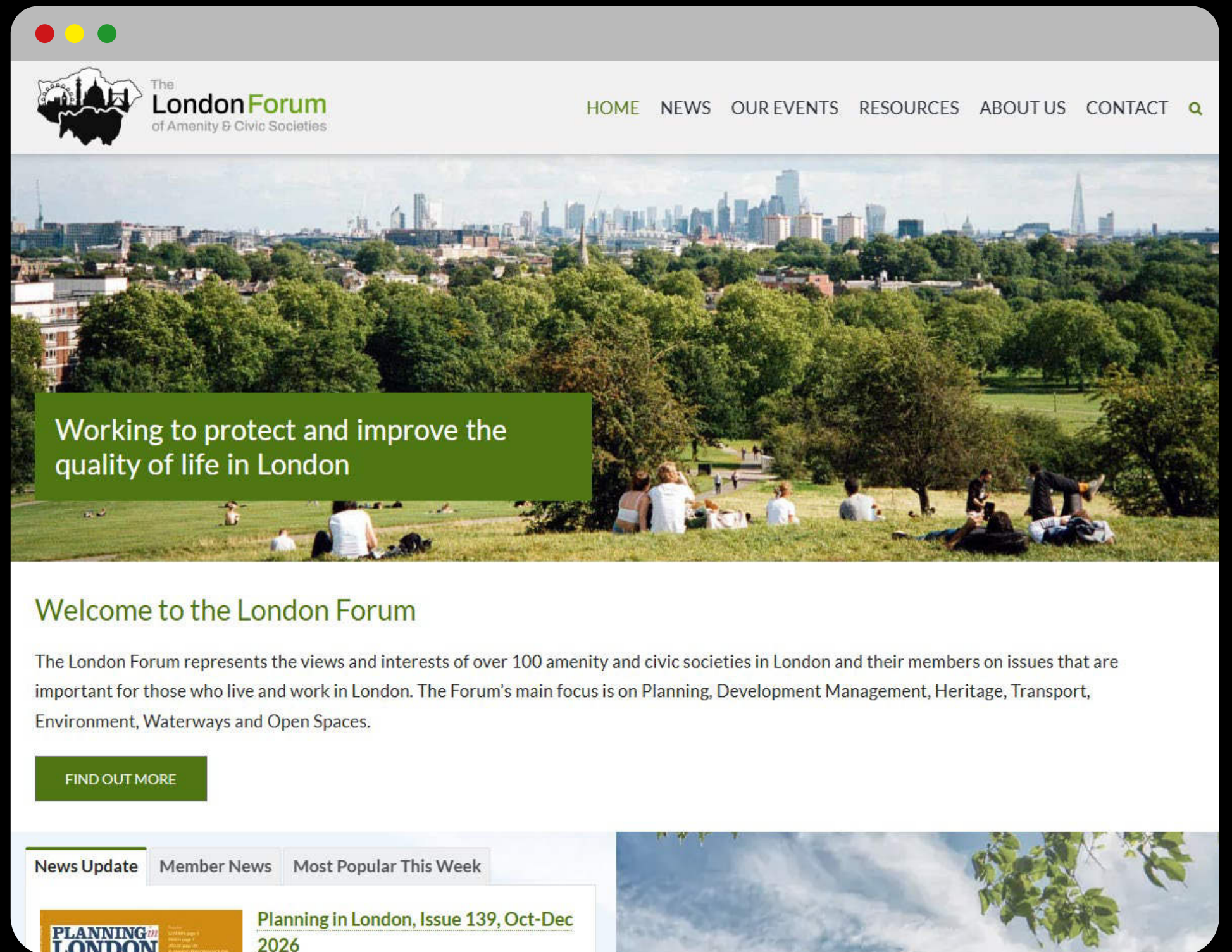


More, Better Housing

Ben Derbyshire

President, London Forum
of Amenity and Civic Societies

AGM 28th October 2026



About Me

- Chair – HTA Design LLP
- Commissioner – Historic England
- Trustee – SAVE Britain's Heritage
- Council member – National Home Building Council
- Past president – RIBA



Employer of the Year
2022, 2023, 2024

Certified



Corporation



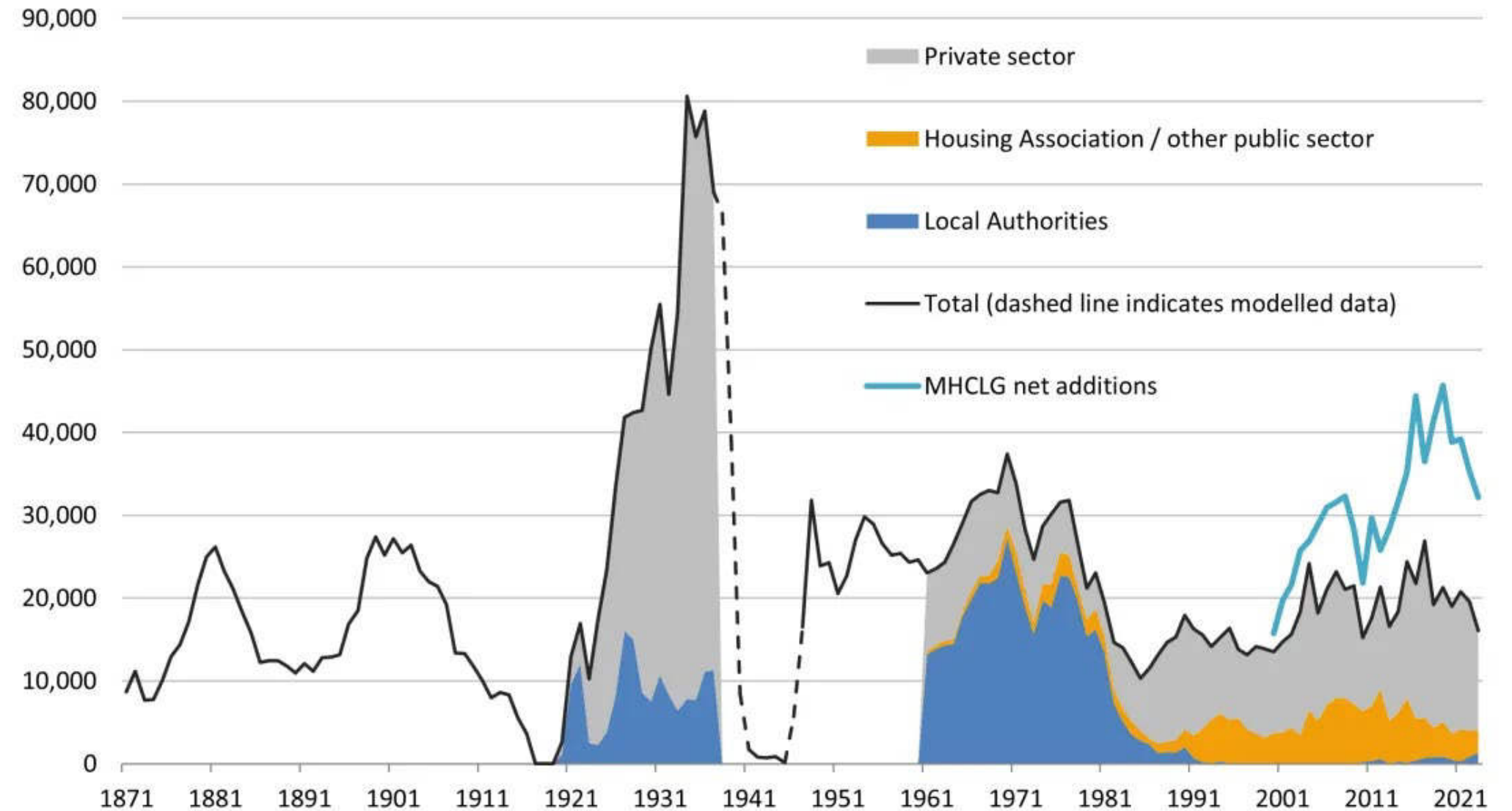
Practice of the Year
2025



The Challenge

- **Target:**
88,000 homes per year
- **Delivery:**
31,000 in 2024/25

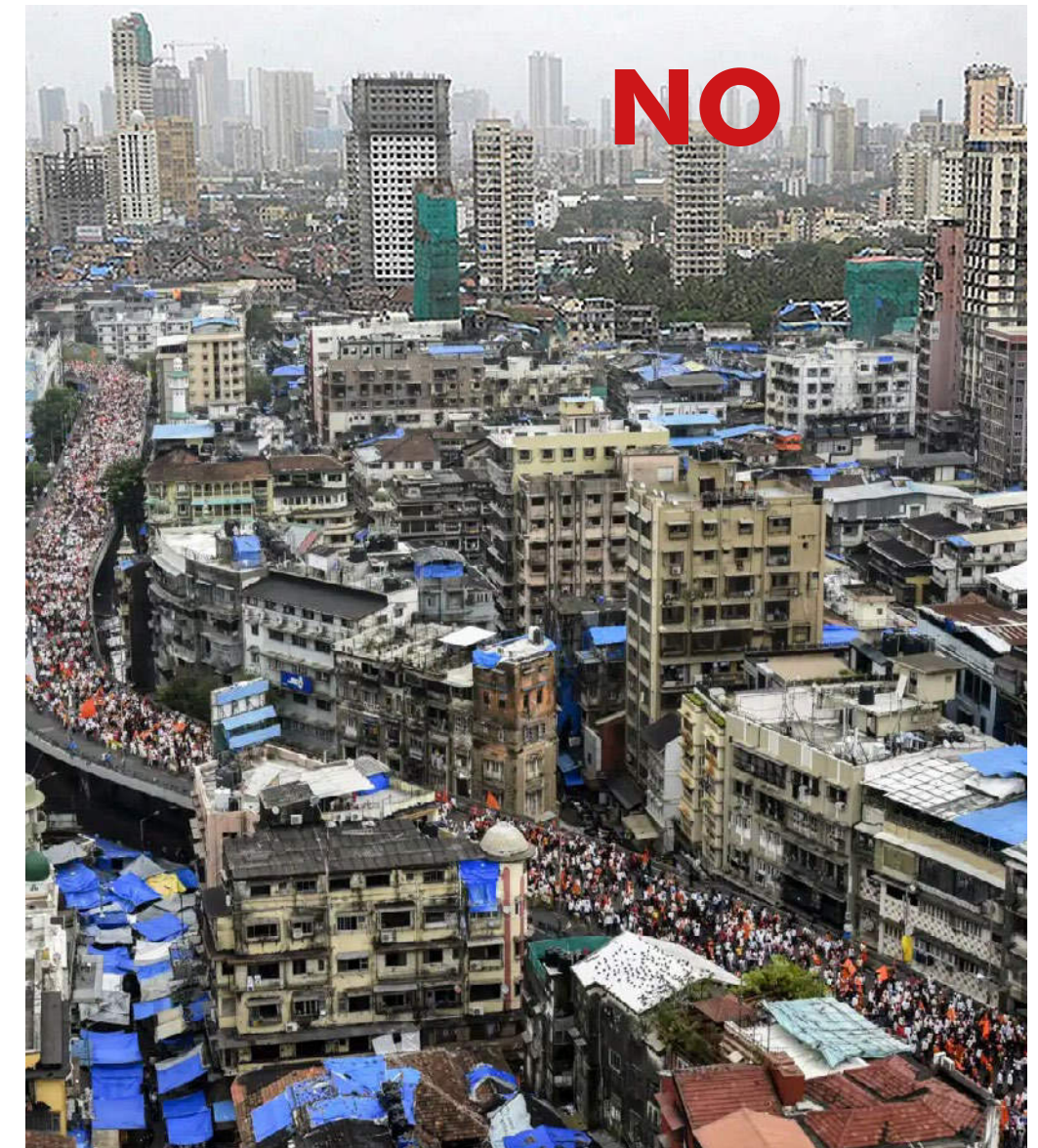
Estimated number of homes built per year in London
(1871 to 2023/24)



Source: Between skyscrapers and semis: London's missing mid-rise housing, March 2026

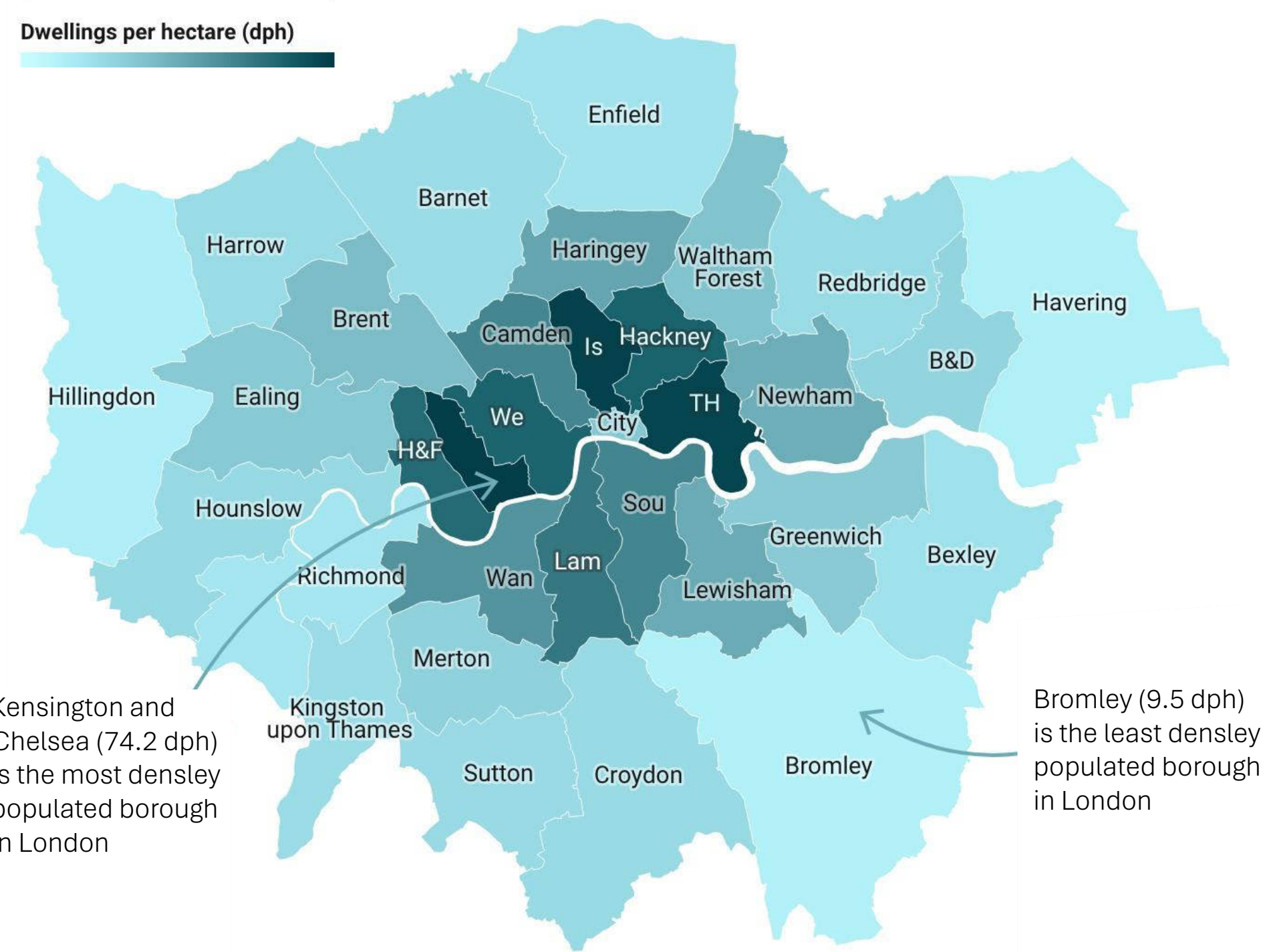
The Headwinds

- Land value speculation.
- Escalating house prices.
- High interest rates.
- Low consumer confidence.
- Supply chain inflation.
- Labour shortages.
- Regulatory costs.
- Viability issues.
- Withdrawal of investor capital.
- The planning system.
- NYMBYism.



We have capacity

London Density Map (March 2026)



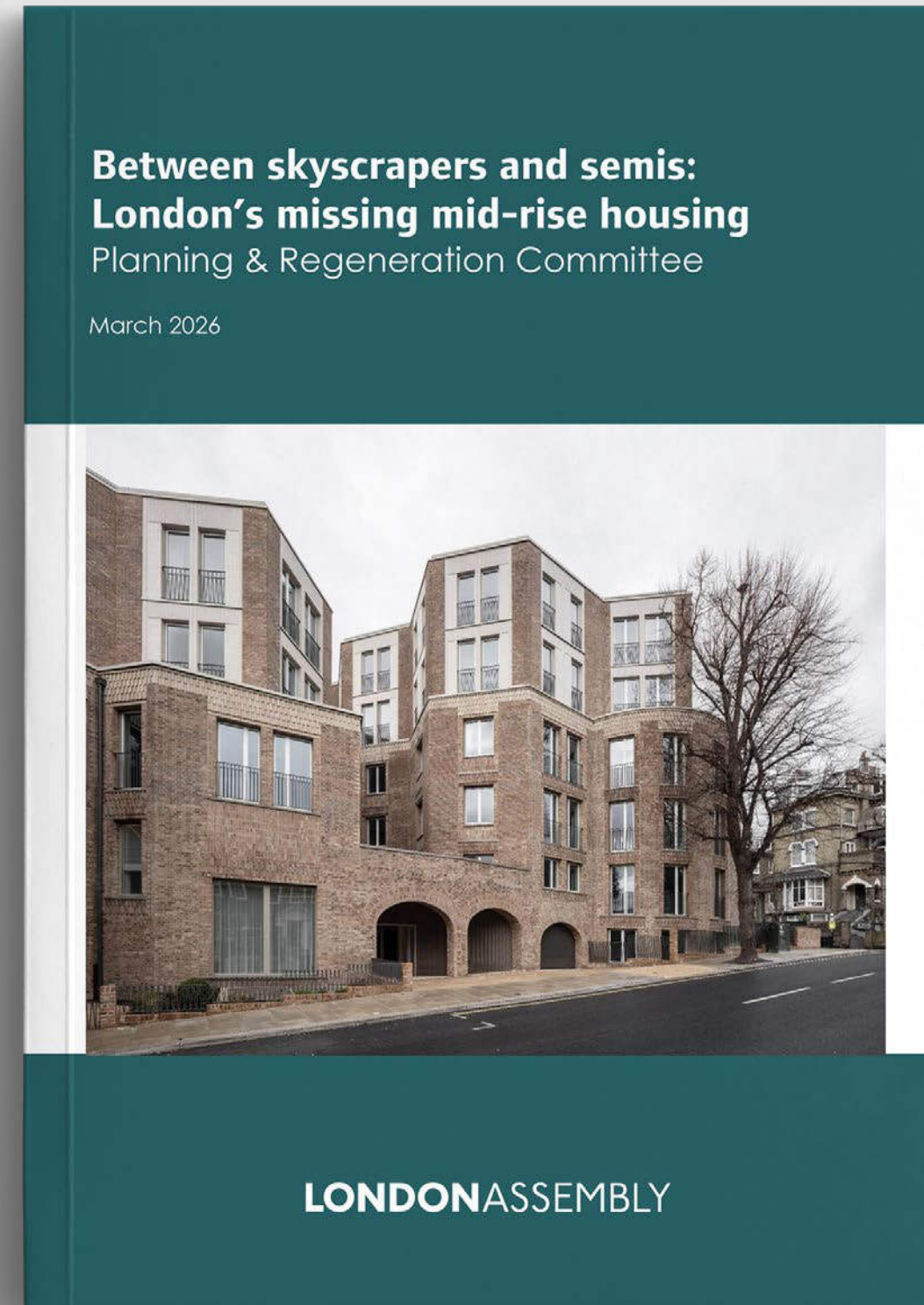
Source: Between skyscrapers and semis: London’s missing mid-rise housing, March 2026

GLA Planning & Regeneration Committee

**Between skyscrapers and semis:
London's missing mid-rise housing**
March 2026

Recommendations:

1. Favour mid-rise development
2. Define mid-rise development
3. Reinstate the Density Matrix
4. Co-produce popular design codes
5. Pilot ways to involve local communities



Historic England Research Report

Good Growth, Heritage & Housing: Investigating Approaches to Future Housing in London June 2026

Adaptive re-use:
Prioritising the creative adaptation of existing buildings to embrace heritage while significantly reducing embodied carbon.

Sensitive intensification:
Delivering new homes in under-optimised parts of the city while creating, or sustaining, cohesive urban fabric.

Contextual transformation:
Championing new developments that are dense and contextual, yet remain human in scale.



Mews: Moray Mews by Peter Barber, Finsbury Park



Terraces: Aikin Terrace by Stephen Taylor Architects, Hackney



Villa: Kidderpore Green by Allies and Morrison, Hampstead



Maisonettes: Rowan Court by Satish Jassal, Haringey



Townhouses: Chobham Manor by Make Architects, Stratford



Deck access flat: Chatto Court by Henley Halebrown, Hackney



Parade: Swain's Lane by Tasou Architects, Highgate



Almshouse: Appleby Blue by Witherford Watson Mann, Southwark



Mansion: Hampstead mansion block by Sergison Bates



- Central
- Urban
- Suburban
- Transformational

Adaptive Reuse

Historic England research suggests there is potential for 67,000 additional homes in re-use of heritage buildings nationwide.

Less intervention required

- More regular internal layout
- More suitable floor to floor heights



Banks: The Old Bank House, Hertfordshire



Schools: Minstrel Court on Teesdale Close, Bethnal Green



Town halls: Acton Town Hall Apartments



Warehouses: Hanover House, Bradford



Colleges: 1 Prince of Wales Road, Kentish Town



Police stations: Former Allerton Fire and Police Station, Liverpool



Fire stations: Belsize Park Fire Station



Bath and washhouses: Prince of Wales Baths, Kentish Town

More intervention required

- Variable and high floor to floor heights
 - Larger building depths
- More complex daylight and ventilation strategies required



Churches: Steeple Court, Bethnal Green



Department stores: Ivor House, Brixton



Cinemas: Lumiere Apartments, Clapham



Leisure facilities: Former Highbury Stadium, Highbury Square

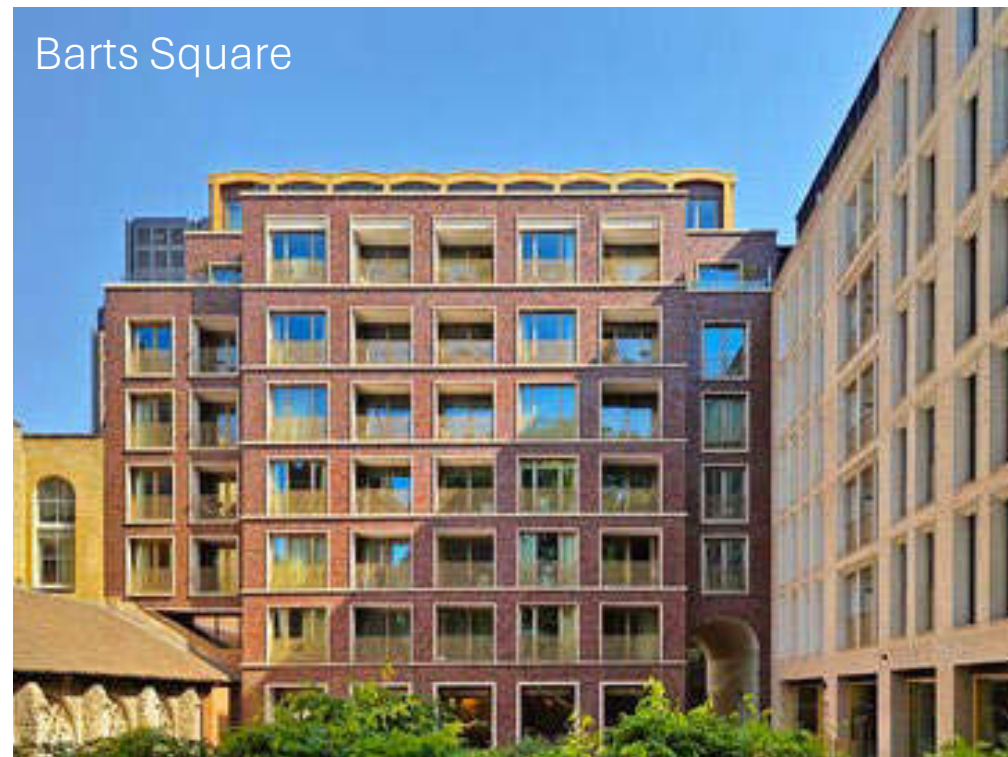
Sensitive Intensification

Mid-rise housing

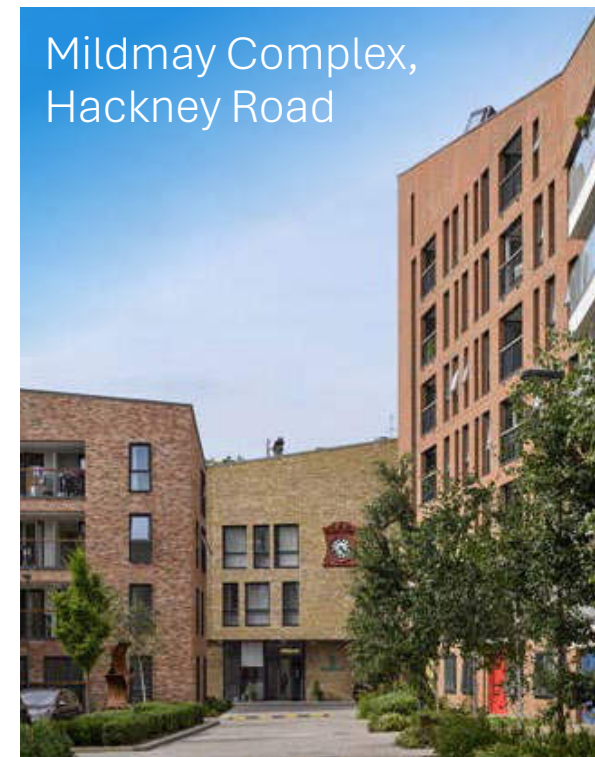
Antony House and Roderick House, Bermondsey



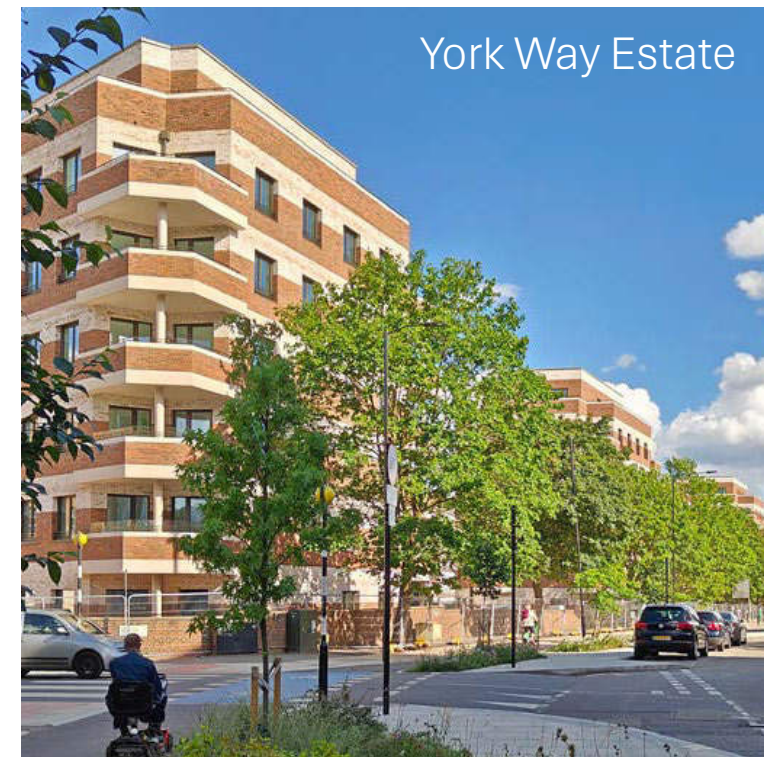
Barts Square



Mildmay Complex,
Hackney Road



York Way Estate



Sensitive Intensification

Small Sites

Extrapolating from precise geospatial AI mapping data, Architects RCKa estimate that London has the capacity to deliver a minimum of 350.000 new homes.



1.
Augumenting
local parades



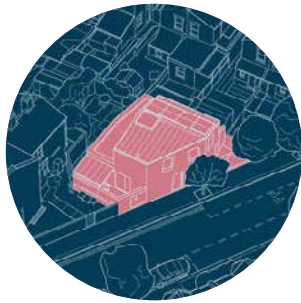
2.
Reclaiming land along
arterial roads



3.
Enhancing
residential estates



4.
Subvion of houses
into flats



5.
Single plot
development:
Backland



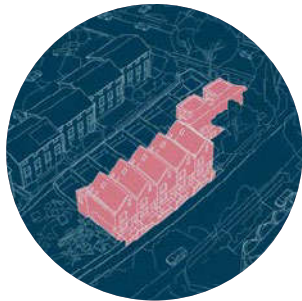
6.
Single plot
development:
Redevelopment



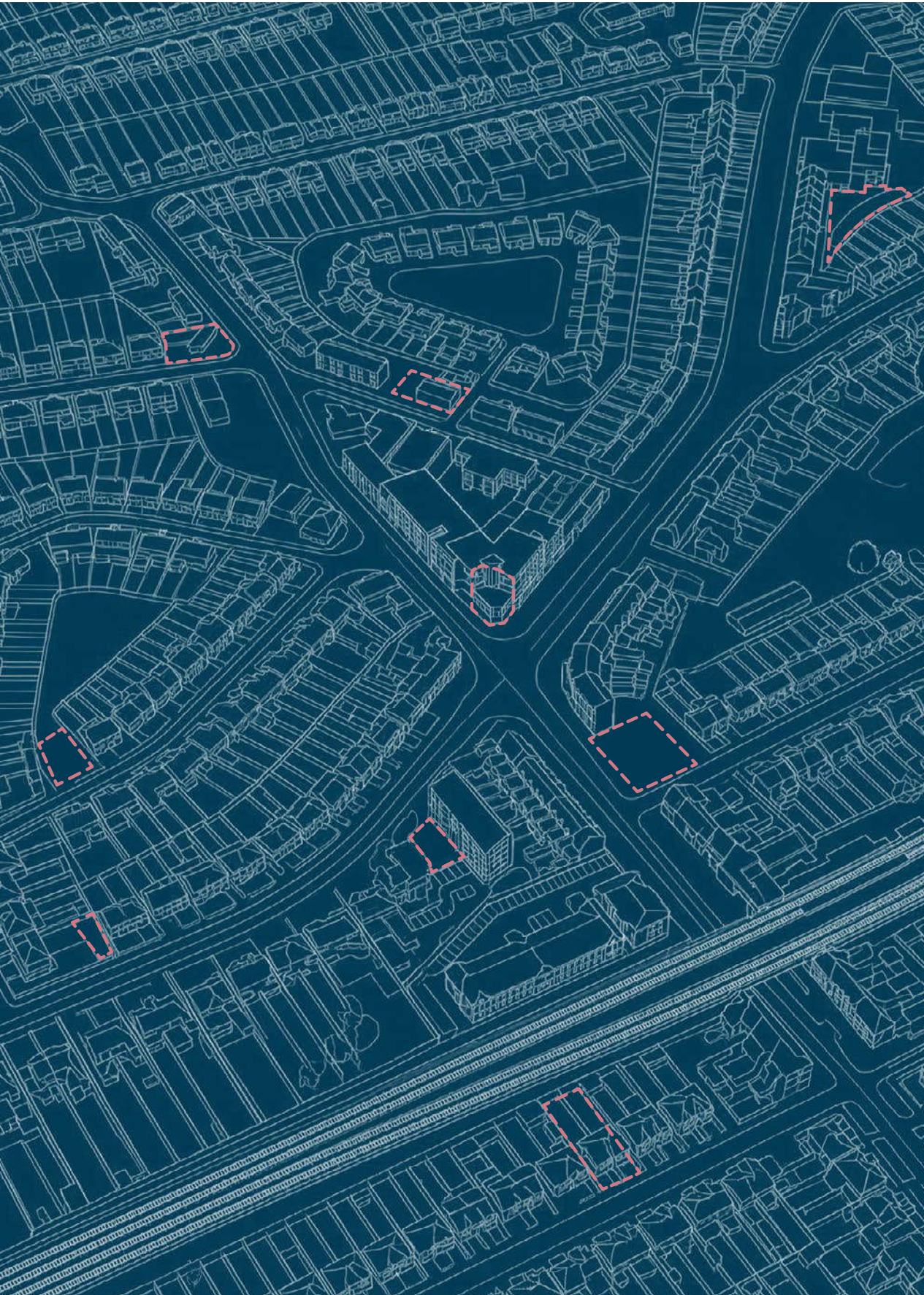
7.
Combined plot:
Backland



8.
Combined plot:
Redevelopment



9.
New infill
development



Contextual Transformation

By drawing inspiration from London's high density historic neighbourhoods and enduring building typologies, large sites and areas identified for transformational change can evolve into successful new places that accommodate high densities while remaining liveable and distinct.



The Wallis,
by Stockwool



Goodluck Hope,
by Allies and Morrison



Brentford Lock,
by Mae Architects



Lampton Road,
by Allies and Morrison

Let's be Positive!

Historic England believes that the development of the new London Plan, responsive to the capital's identified need for 880,000 new homes, is an opportunity to reinforce London's identity by learning from its high-density historic places.



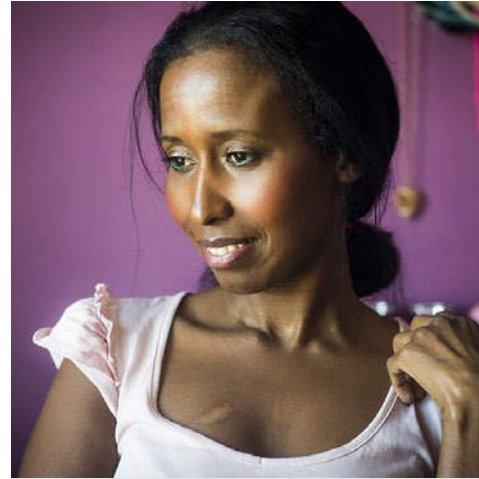
The Park, Elephant Park,
by Gillespies

High Rise?

*Portrait of a tower block,
Inside Housing*

Simon Brandon

Winterton House was built in 1968 and rebuilt in 1999 with heavier floors and partitions, along with a load-bearing brick exterior to accommodate them.



Honda, 32

“
It’s quiet here. It feels quite safe – I travel a lot and don’t have to worry about coming back at night because there is a security guard downstairs between 4pm and 8am.



Paul, 57

“
I’ve got a neighbour from Luxembourg, one from Thailand, and there are lots of locals living here too.

The people are wonderful.



Roy, 54

“
My son is staying with me. I had to fight for visiting rights – we’ve always been close.

He’s seven now. I see him every other weekend. Everyone in the block knows him.



Melvyn, 71

“
We started the garden from scratch about five years ago.

It was a dog toilet back then; now we have ducks and chickens, and we’ve won awards from Tower Hamlets in Bloom, the Royal Horticultural Society and the East London Garden Society.

Let's celebrate the best

The best new housing, celebrated in The London Forum Awards?

Oxford Preservation Trust

Join us

Donate

Log in

OPT Awards

We champion the best in conservation and new design through our annual OPT Awards scheme, which was established in 1977. Every year we consider projects of every size and type from across our city. We celebrate those which make a significant contribution to Oxford's character, streets, green spaces and communities.

Entries for the OPT Awards 2026 are now closed.

See 2026 shortlist

→

OPT Awards 2025

In 2025 we celebrated another fantastic year of projects that contribute to Oxford's rich heritage and unique setting. Over two days in the summer, the judging panel had the pleasure of visiting 29 wide-ranging entries, reflecting the creativity and commitment of those working to enhance our city.

Eight projects were awarded plaques, with thirteen worthy runners-up. It was particularly encouraging to see a significant number of refurbished buildings, highlighting the growing commitment to preserving Oxford's historic fabric. Refurbishment and adaptive reuse should always be the preference to demolition, which is a major source of carbon emission. The sustainability credentials of this year's entries were stronger than ever, showcasing innovative approaches to conservation, energy efficiency, and environmental responsibility.



Thank you!

