




The New London Standard

The obvious thing to suggest when asked “How to Design London?” would be plenty more bridges (preferably living) across the Thames, complemented by a water based public transport network.



This should be linked into a plethora of high quality public spaces (child, teenager and elderly friendly) seamlessly connected by shared surface “slow” streets. Allowing pedestrians and cyclists easy and safe transition from London’s compact living and working fabric to natural play spaces and the countryside beyond. And whilst we are at it lets put all car parking underground and start using London roofscape as amenity space!

BUT we have heard this all before.

All these ambitions are well documented and to some extent being delivered.

So the Studio Egret West vote went to something we can change right now.

Something that would impact on the wellbeing of London's burgeoning population who increasingly have no choice but to live in new built flats...

(Flats? Whoever thought of such a word to describe a home. Homes should be designed to allow their owners to enjoy an everyday spatial high!)

As more and more apartments are built on tighter urban sites squeezed into stringent floorplates the need for a Georgian generosity height is ever more pressing.

And as our new mayor, Boris Johnson said when setting out his housing vision for London

“I salute you on all you do to raise standards through the roof. And, indeed, raise the standard of roofs!”

This is a call to arms to make sure that this city has higher ambitions than “decent” and “appropriate” housing for our people.

“No more rabbit hutches!”



All architects want to offer taller.

Most developers want to build lower (often to squeeze that extra floor in or to duck a meeting with the GLA).

Low ceilings are not only restrictive to the occupant, they are restrictive to a buildings longevity.

A 2400mm floor to ceiling building will always remain a residential building, whereas a more generous 2800mm building can adapt to become an office, hotel, art gallery, restaurant, shop or even a school. We need only look at our Georgian and Victorian building stock to see sustainability at work.

So... similar to the overnight introduction of at least 35% affordable housing within any new development we would introduce a rule that...

Every new home should have a floor to ceiling height of at least 2800mm and even more generous on the ground floor.

Taller ceilings are clinically proven to improve well being.

Numerous authors have theorized that when reasonably salient, ceilings of over 8ft stimulate more creativity, more free thinking.

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Surely this is an economic must for a city that aspires to be the most creative city on the planet?

Freedom versus confinement; Nurturing optimistic rather than pessimistic views.

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would lead to a new generation of London stock that is more robust, more flexible and more liveable than the previous generation, giving Londoners

room to grow, room to store and room to breathe.



2800mm

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