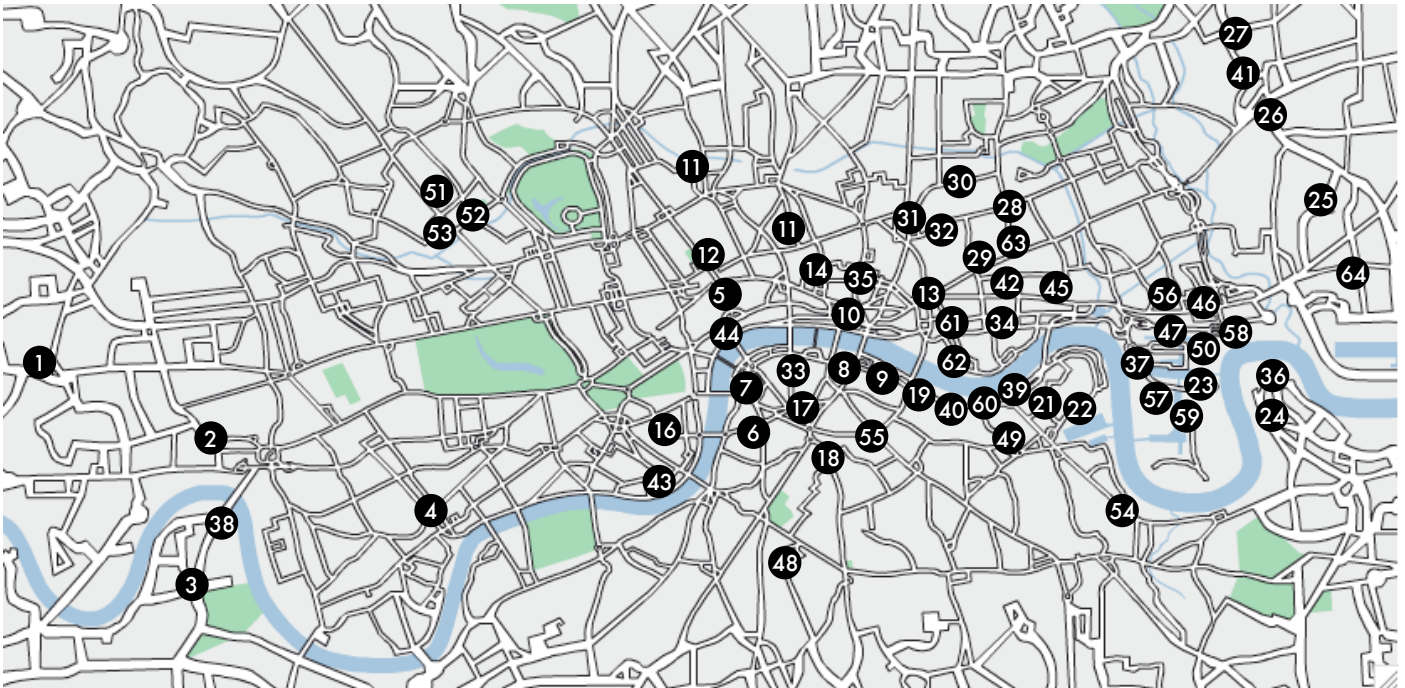


Londra ,itinerario contemporaneo



- | | |
|--|------------------------------------|
| 1.The London Ark | 25.Canning Town station |
| 2.Chelsea and Westminster Hospital | 26.West Ham station |
| 3.Montevetro | 27.Safford station |
| 4.Channel head quarters | 28.Broadgate |
| 5.Royal Opera House Covent Garden | 29.Deutsche Bank |
| 6.Waterloo International terminal | 30.Milton Gate |
| 7.British Airways London | 31.100 Wood Street |
| 8.Bankside Lofts | 32.88 Wood Street |
| 9.Tate Modern | 33.IMAX Cinema |
| 10.Milenium Bridge | 34.Minster Court |
| 11.The British Library | 35.Bracken House |
| 12.The Great Court at the British Museum | 36.Milenium Dome |
| 13.No.1 Poultry | 37.Canary Wharf Masterplan |
| 14.Ludgate | 38.Norman Foster Studios |
| 15.Startford Market Depot | 39.Desing Museum |
| 16.Westminster station | 40.Greater London Authority |
| 17.Waterloo station | 41.Stratford Bus Station |
| 18.Southwark station | 42.Swiss Reinsurance Tower |
| 19.London Bridge station | 43.Portcullis House |
| 20.Bermondsey station | 44.Hungerford Bridge |
| 21.Canada Water station | 45.Lloyds Register of Shipping |
| 22.Canada Water bus station | 46.Docklands light Railway Station |
| 23.Canary wharf station | 47.HSBC Headquarters |
| 24.North Greenwich | 48.Horniman Museum |

49. St. Saviour Dock Bridge
50. Docklands Light Railway
51. Media Center at Lord's Cricket Ground
52. Grand Stand at Lord's Cricket Ground
53. Mound Stand Lord's Cricket Ground
54. Laban Centre
55. 85 South wark
56. North Quay Foot Bridge
57. South Quay Foot Bridge
58. Citybank Headquarters
59. Canary Wharf FC4 & FC6
60. North Greenwich Bus Station
61. Lloyds 1986 Building
62. AIG Europe Headquarters
63. Liverpool Street Station
64. Hauer-King House
65. City Islington Collage, Lifelong Learn, Center
66. St. Katherine's Estate

- 1
project: The London Ark
typology: office
completion: 1991
address: Tolgarth Road
- 2
project: Chelsea and Westminster Hospital
typology: Hospital
completion: 1993
address: Fulham Road
- 3
project: Montevetro
typology: dwelling
completion: 2000
address: Battersea Church Road, Vicarage Crescent, Battersea High
- 4
project: Channel head quarters
typology: dwelling and office
completion: 1991/1994
address: Horseferry Road
- 5
project: Royal Opera House Covent Garden
typology: theatre
completion: 1984/2000
address: Bow street
- 6
project: Waterloo International Terminal
typology: railway station
completion: 1991/1993
address: Waterloo station
- 7
project: British Airways London
typology: panoramic wheel
completion: 1999/2000
address: Jubilee Garden, York Road
- 8
project: Bankside Loft
typology: dwellings
completion: 1998
address: Hopton Street, Holland Road
- 9
project: Tate Modern
typology: museum
completion: 2000
address: Bankside
- 10
project: Millennium Bridge
typology: bridge
completion: 2000/2001
address: Approach from Bankside to Queen Victoria Street, EC4
- 11
project: The British Library
typology: library
completion: 1997
address: Euston Road
- 12
project: The Great Court at The British Museum
typology: museum's court
completion: 2000
address: Great Russell Street
- 13
project: No.1 Poultry
typology: bank offices and shops
completion: 1998
address: Poultry
- 14
project: Ludgate
typology: office Building
completion: 2000
address: Ludgate Hill
- 15
project: Stratford Market Depot
typology: trains depot
completion: 1997
address: Angel Lane
- 16
project: Westminster station
typology: tube station
completion: 2000
address: Westminster
- 17
project: Waterloo station
typology: tube station
completion: 2000
address: Waterloo
- 18
project: Southwark station
typology: tube station
completion: 1999
address: Southwark

19
project: London Bridge station
typology: tube station
completion: 1999
address: London Bridge

20
project: Bermondsey station
typology: tube station
completion: 1998
address: Bermondsey

21
project: Canada Water station
typology: tube station
completion: 1999
address: Canada Water

22
project: Canada Water bus station
typology: bus station
completion: 1999
address: Canada Water

23
project: Canary Wharf station
typology: tube station
completion: 1999
address: Canary Wharf

24
project: North Greenwich
typology: entrance to the tube station
completion: 1998
address: North Greenwich

25
project: Canning Town station
typology: tube station
completion: 1998
address: Canning Town

26
project: West Ham station
typology: tube station
completion: 1998
address: West Ham

27
project: Stratford station
typology: tube station
completion: 1999
address: Stratford

28
project: Broadgate
typology: office building
completion: 1992
address: Liverpool Street

29
project: Deutsche Bank
typology: dwellings and offices
completion: 1990
address: London Wall

30
project: Milton Gate
typology: commercial building
completion: 1998
address: Chiswell street

31
project: 100 Wood Street
typology: office building
completion: 1999
address: Wood Street

32
project: 88 Wood Street
typology: office building
completion: 1999
address: Woods Street

33
project: IMAX Cinema
typology: Cinema
completion: 1999
address: Waterloo Bridge

34
project: Minster Court
typology: minster court
completion: 1991
address: Mark Lane

35
project: Bracken House
typology: offices
completion: 1991
address: Friday Street

36
project: Milenium Dome
typology: multifunctional space
completion: 2000
address: London Greenwich

- 37
project: Canary Wharf Masterplan
typology: masterplan
completion: 1992
address: London Canary Wharf
- 38
project: Norman Foster Studios
typology: office building
completion: 1990
address: Battersea
- 39
project: Design Museum
typology: museum
completion: 1989
address: Shad Thames
- 40
project: Greater London Authority Headquarters
typology: town hall
completion: 2001
address: The Queen's Walk
- 41
project: Stratford Bus Station
typology: bus station
completion: 1994
address: Great Eastern Road
- 42
project: Swiss Reinsurance Tower
typology: office
completion: 2003
address: 30 St. Mary Axe
- 43
project: Particell House
typology: houses of Parliament
completion: 2000
address: Corner of Bridge Street and Victoria Embankment
- 44
project: Hungerford Bridge
typology: bridge
completion: 2000
address: Connects the Embankment with the South Bank
- 45
project: Lloyds Register Of Shipping
typology: office building
completion: 1999
address: Lloyds Ave
- 46
project: Docklands Light Railway Station
typology: train station
completion: 1993
address: 11 station comprising the Beckton Extension to the Docklands Light Railway from Poplar to Beckton including major pedestrian bridges at Poplar and East Ind
- 47
project: HSBC
typology: office building
completion: 2002
address: DS2 Canary Wharf
- 48
project: Harniman Museum
typology: Museum
completion: 2002
address: 100 London Road
- 49
project: St. Saviour Dock Bridge
typology: foot bridge
completion: 1997
address: St. Saviour's Dock, Thames upper pool
Shad Thames
- 50
project: Docklands Light Railway
typology: station
completion: 1987
address: Canary Wharf
- 51
project: Media Center at Lord's Cricket Ground
typology: media center
completion: 1999
address: between Cavendish Place and St. Johns Wood Road
- 52
project: Grand Stand at Lord's Cricket Ground
typology: sport stand
completion: 1998
address: Cavendish Place
- 53
project: Mound Stand Lord's Cricket Ground
typology: sports stand
completion: 1987
address: St. Johns Wood Road

54

project: Laban Centre
typology: dance centre
completion: 2002/2003
address: Deptford

55

project: 85 Southwark
typology: office, appartement building
completion: 2003
address: 85 Southwark Street

56

project: North Quay Foot Bridge
typology: foot bridge
completion: 1985
address: Canary Wharf

57

project: South Quay Foot Bridge
typology: foot bridge
completion: 1995
address: Canary Wharf

58

project: Citybank Headquarters
typology: office buildings
completion: 2000
address: Cheapside

59

project: Canary Wharf FC4 & FC6
typology: office buildings
completion: 1992
address: FC4-FC6 Canary Wharf

60

project: North Greenwich Bus Station
typology: Bus station
completion: 1994
address: Shad Thames

61

project: Lloyds 1986
typology: office building
completion: 1986
address: Lime Street

62

project: AIG Europe headquarters
typology: office building
completion: 2002
address: Fenchurch Street

63

project: Liverpool Street Station
typology: station
completion: 1991
address: Liverpool Street

64

project: Hauer-King House
typology: house
completion: 1994
address: 40 Douglas Road

65

project: City Islington College, Kifelong Learn,
Center
typology: educational
completion: 2004
address: Blackstock Road, Finsbury Park

66

project: St. Katherine's Estate
typology: office
completion: 2005
address: junction of East Smithfield and Tower
Bridge

London: Politics + Finance = Architecture

In dealing with the task to take a picture of contemporary architecture in London, we come across the dynamism with which sometimes whole areas become subject to radical changes. Besides, in historic periods like the one as is getting outlined in the last fifteen years, during which the representation tools themselves have changed, the difficulty to distinguish reality from 'photo-reality' for sure does not help us in this search. The use of software, made increasingly more fit to prefigure a project in materic and spatial terms, offers the advantage that projects can be understood also by non-experts and can be used for the communication strategies of architectural offices and administrations. The London Plan itself, real political manifesto with which Ken Livingstone, mayor of London, conveyed his vision of the future city development, builds on an advertising logic that has the aim to draw and invest capitals to implement the plans. In order to get a more thorough understanding of how politics can make use of finance to generate architecture, we need to analyze some aspects that are characteristic of this city. In time, the low dwelling density has favoured the growth of suburban areas provided of own centres varying in size and function that stress the multi-centric character of this city. Among those that have a long history, whose importance for the respective communities should not be disregarded, we can mention the boroughs of Hampstead and Richmond. The centres of power and finance have always been housed in central areas between Westminster and the City, culturally influenced by international forces. Vice-versa, the South Thames London opposes its residential character to the decisively industrial one to the east, that has a history of harbour's activities, and affected, following the industrial crisis, by social disadvantage and low income. One event in particular has triggered the crisis of the British river transport system, active until the seventies, and as a result of the whole area to the east of London: transport via container. As Brian Hatton has well described in an article on the development of London's Docklands for issue n. 67 of "Lotus International" in 1990, the choice of shutting down the complex basin system of London to privilege moorings located more to valley and specifically arranged to the use of these new instruments, not only put an end to the commercial life of the river and consequently to the activity of thousand of workers, but also caused changes in the landscape and in the spatial conception of these areas. Also, the reclamation of these sites met many difficulties due to lack of coordination between the different administrations in the respective local boroughs. Starting from 1970, the Greater London Council had already planned the reconversion of these areas to be destined for dwellings, shops, hotels and offices. But the major problem consisted in the fact that, despite the attractiveness of these sites, the costs of transformation were high, since they had to be provided with new railways linked to the subway. In 1982 London provided itself with a tool, for some aspects incredible but efficacious, called Enterprise Zone. Through this tool, since it was evident that the transformation could not take place only through public funds, entrepreneurs were given ten years' incentives, like no interest rates and local building taxes, tax allowances up to 100% of the invested capital, absence of certification for industrial development, no obligation to present an actual project and project's tax exemption.

It was with these assumptions, but not without criticism, that in 1985, in less than two weeks, the required approval was obtained for a huge plan of 1,000,000 square meters for offices distributed in twenty four towers, three of which with a height of more than 250 meters: the Canary Wharf plan. Guaranteeing a quality architecture, that seemed impossible for the absence of planning, became a certainty as soon as the big multinationals chose to entrust some of the best architects to build their own image and to convey it to the rest of the world. London, together with Tokyo and New York, assumed the role of financial capital and began to play a strategic role in this field, thanks to its geographic position in Europe and for its language, officially spoken in the whole world of finance. So far the City has provided and continued to provide spaces sought after by bank offices, insurance companies, legal offices and related services providers. Despite the use of avant-garde technologies for fast data and information transfer, it has not been possible to meet the need for human contact in business relations, other than by gathering activities in the same place. This is the reason why the Canary Wharf plan, for the world of finance, was a success. Also, the estimated income from residential tenancies and collateral activities such as fitness centres, gyms and similar, did not prove correct, due to the high costs of utilization.

The manager who spends the whole day in his office is not willing to hang around there if prices are too high, and for his leisure activities he will prefer to go to more attractive places just a few minutes away by tube and closer to the centre. Finally, we should add that the forecast of new jobs has actually benefited only building enterprises and business concerns dealing with the sale and management of computer and telephone systems, leaving once again the door open to conditions of social disadvantage and unbalance.

Text by Sandro Maggi