

TfL Property Development pipeline

30/05/2019

Please note this table is indicative only. Numbers and dates are subject to change following internal discussions and through consultation with our development partners

WBS Project name	Borough	Area Size (ha)	Brought to market pre-May 2016 or post May 2016?	Development partner	Planning status
12-22 Finchley Road	Westminster	0.09	Pre-May 2016	Marcus Cooper Group	Detailed planning approval granted
Bond Str OSD (354 Oxford St)	Westminster	0.10	Pre-May 2016	Hines European Value Fund	Detailed planning approval granted
Seven Sisters	Haringey	0.24	Pre-May 2016	Grainger	Detailed planning approval granted
Holloway Road	Islington	0.02	Pre-May 2016	Tide Construction/Greystar	Detailed planning approval granted
Dean Street (TCR W)	Westminster	1.09	Pre-May 2016	Not selected yet	Detailed planning approval granted
A40 Site 4	Ealing	0.85	Pre-May 2016	Cleanview Homes	Detailed planning approval granted
Ferwick Estate (NLE OSD)	Lambeth	0.21	Post-May 2016	Lambeth Council	Detailed planning approval granted
A40 Sites 1,2,3,11,12	Ealing	2.20	Pre-May 2016	Notting Hill	Detailed planning approval granted
Blackhorse Road car park	Waltham Forest	0.83	Post-May 2016	BLLQ LLP	Detailed planning approval granted
Nine Elms (NLE OSD)	Lambeth	0.75	Pre-May 2016	Grainger	Detailed planning approval granted
Woolwich	Greenwich	0.84	Pre-May 2016	Grainger	Detailed planning approval granted
EC Partnership Earls Court JV	LBHF and RBKC	10.76	Pre-May 2016	Capco	Outline planning approval granted
Colindale OSD	Barnet	1.31	Post-May 2016	Not selected yet	Planning application submitted
Kidbrooke	Greenwich	1.73	Post-May 2016	Triangle London Developments	Planning application submitted
Landmark Court	Southwark	0.70	Post-May 2016	Triangle London Developments	Planning application submitted
Sudbury Town (Pocket Homes)	Brent	0.22	Post-May 2016	Pocket	Planning application submitted
Woodside Park (Pocket Homes)	Barnet	0.20	Post-May 2016	Pocket	Planning application submitted
Barking Bus Stand (London rd)	Barking & Dagenham	1.07	Post-May 2016	London Borough of Barking & Dagenham	Planning application submitted
Amos Grove	Enfield	0.13	Post-May 2016	Grainger	
Canons Park Car Park	Harrow	0.60	Post-May 2016	Catalyst	
Cookfosters	Enfield	1.16	Post-May 2016	Grainger	
Finchley Central	Barnet	3.64	Post-May 2016	Taylor Wimpey UK Limited	
High Barnet	Barnet	1.68	Post-May 2016	Taylor Wimpey UK Limited	
Limmo (Canning Town)	Newham	4.60	Post-May 2016	Grainger	
Montford Place, Kennington	Lambeth	0.40	Post-May 2016	Grainger	
Northwood Town	Hillingdon	1.01	Post-May 2016	Triangle London Developments	
Rayners Lane Car Park	Harrow	0.97	Post-May 2016	Catalyst	
Small Sites (17/18)	Various	3.60	Post-May 2016	Various	
Osterley	Hounslow	0.95	Post-May 2016	Apartments for London	
South Kensington Station	Kensington and Chelsea	0.77	Post-May 2016	Native Land	
Southall Sidings	Ealing	1.19	Post-May 2016	Grainger	
Stanmore Car Park	Harrow	1.77	Post-May 2016	Catalyst	
Fisher Street (FIS)	Camden	0.08	Post-May 2016	IDE Real Estate	
Small Sites (18/19)	Various		Post-May 2016	Not selected yet	
Morden Town Centre	Merton	8.10	Post-May 2016	Not selected yet	

Affordable housing percentage excludes pre-May schemes, this may be calculated as habitable rooms as a proxy dependant on site

Small Sites (17/18) project breakdown

WBS Project name	Borough	Area Size (ha)	Brought to market pre-May 2016 or post May 2016?	Development partner	Planning Status
Land at Beechwood Avenue, Finchley, Barnet, N3 3BB	Barnet	1.42	Post-May 2016	Kuropatwa	Detailed planning approval granted
Land at Albany Road, Edmonton, Enfield, N18 2DY	Enfield	0.13	Post-May 2016	House of Tuesday	Pre-application discussions
46 Brentmead Place, Brent Cross, Barnet, NW11 9LJ	Barnet	0.09	Post-May 2016	Metro Properties	Planning application submitted
Land at Aylesbury Street, Neasden, Brent, NW10 0LU	Brent	0.3	Post-May 2016	Innisfree	Pre-application discussions
Land at Cable Street, Shadwell, Tower Hamlets, E1 0DR	Tower Hamlets	0.51	Post-May 2016	London CLT	Pre-application discussions
Land at Christchurch Road, Streatham Hill, Lambeth, SW2 4AP	Lambeth	0.8	Post-May 2016	London CLT	Pre-application discussions
194-196 High Street, Colliers Wood, Merton, SW19 2BN	Merton	0.05	Post-May 2016	Broadhaven Estates	Pre-application discussions
Land at 286 Long Lane, Finchley, Barnet, N2 8JP	Barnet	0.1	Post-May 2016	In procurement	Pre-application discussions
Land at Portree Street, Poplar, Tower Hamlets, E14 0HT	Tower Hamlets	0.08	Post-May 2016	Gpad	Pre-application discussions

Small Sites (18/19) project breakdown

WBS Project name	Borough	Area Size (ha)	Brought to market pre-May 2016 or post May 2016?	Development partner	Planning Status
Wapping Site A	Tower Hamlets	0.42	Post-May 2016	Kuropatwa	Pre application discussions
Wapping Site B	Tower Hamlets	0.12	Post-May 2016	Kuropatwa	Pre application discussions
Wapping Site C	Tower Hamlets	0.07	Post-May 2016	Kuropatwa	Pre application discussions
424 Upper Richmond Road West	Richmond	TBC	Post-May 2016		Launched to market
Western Avenue (Site 13)	Ealing	TBC	Post-May 2016		Launched to market
Newham Way	Newham	TBC	Post-May 2016		Launched to market
60-66 Arbutnot Lane	Bexley	TBC	Post-May 2016		Launched to market
Chiswick High Road	Hounslow	TBC	Post-May 2016		Launched to market
Atkins Road	Lambeth	TBC	Post-May 2016		Launched to market
Land at Leyton Road (TfL Land)	Waltham Forest	TBC	Post-May 2016		Launched to market
North Ealing (car park)	Ealing	TBC	Post-May 2016		Launched to market