



TOWERING AMBITION

Developer Stuart Lipton is among the biggest names in the business – and has no intention of leaving it any time soon. There's 22 Bishopsgate to finish first, of course, but after that he'd like to build one more tower – and revolutionise housebuilding to drive social change, he tells **Dave Rogers**. Photography by **Tom Campbell**

Sir Stuart Lipton wants people to know he's not finished with this industry just yet. He turned 76 two weeks ago, prompting inevitable questions about when he might pack it all in. But the veteran developer behind the City of London's soon-to-be tallest tower, 22 Bishopsgate, is not quite ready to call it a day. "My mentor is [US developer] Gerry Hines and he's 93. He's still going strong. He came to 22 Bishopsgate a few months ago and he said one word: 'winner'. There is something in this industry called experience."

Tall and imposing – the photographer thinks he must have a good osteopath – Lipton whips out a note sent by a friend. "I have a wonderful quote a pal at Imperial College gave me the other day. I think it's a Bernard Shaw quote: 'We don't stop playing because we get old, we get old because we stop playing.'"

Lipton's right – it is George Bernard Shaw – and the developer has at least two big games left to play before he quits the field. One is that he wants to build another tower in the City of London. "The City is a very good place to work. They're real pros in the planning department; they're decent and they listen."

His other big ambition is that he wants to start building homes.

Seeking social change

Lipton is scathing about housebuilders, suggesting the Romans did a better job and demonstrably angry about the Persimmon bonus scandal and the Help to Buy initiative: "The government buying private jets for housebuilders is rather naive."

He thinks housebuilders are failing left, right and centre. "Have you seen what housebuilders are building in the suburbs and provinces? They are reincarnating Victorian workhouse houses. Shameful. If people had better homes, if they had

better conditions, their aspirations would be greater, their medical bills would be less, their educational standards would be higher and they wouldn't be going around knifing people."

His ire and desire to do something stems from his time heading a taskforce set up by then mayor of London Boris Johnson in the wake of the Tottenham riots seven summers ago.

Called the Independent Panel on Tottenham, it reported in December 2012 after Lipton and his team spent 18 months looking at ways to improve the prospects of people living and working in the north London borough.

"Tottenham taught me a lot," he admits. "Got to get into the real world." He's now involved with the XLP charity – "I'm just a helper" – which is aimed at helping youngsters on deprived inner-city estates eschew gangs and a life of crime. He says he's driven by social issues and admits that, like the housebuilders, developers have been failing too.

"We need decent conditions for our kids to work in. We need housing where people are motivated, invigorated, have aspirations in life [but] we read about kids being killed. This comes from living in awful conditions, conditions where there's no fun, nothing to do. A roof over your head should be a basic tenet of life. We as developers, in my view, are at fault."

Lipton says that in the next three or four months Lipton Rogers – the firm he set up with his Stanhope co-founder Peter Rogers five years ago – will team up with First Base, the mixed-use developer run by his son Elliot, to look at building flats on brownfield sites in and around London.

"[Housebuilding] requires a lot of energy," he says. "It's an interesting piece of turf. It's a personal interest; I've done my bit on commercial. This is the field where demand is unlimited. Social change is the great thing for me." »

LIPTON ON THE NEW HOUSING COMMISSION: BRING BACK CABE

Stuart Lipton, who was the first chair of architecture watchdog Cabe when it was set up in 1999, has no truck with the recent appointment of classicist Roger Scruton to head up a new government housing commission called Building Better, Building Beautiful. "I don't welcome it," he says. "I welcome the government sponsoring quality, not style." Cabe was merged into the Design Council in 2011 as part of the government's so-called Bonfire of the Quangos, but Lipton said it should have been revived instead of calling in Scruton, a longstanding critic of modern architecture. "I think the government interest is great but why on earth can't they reincarnate Cabe? Instead they go and hire a Georgian revivalist. If I'd been in government I'd have looked for somebody who was really skilled. Ask the clients, the architects. This is typical government. Somebody comes along, they want to win votes and they [hire someone who] want[s] to take us back two centuries."

» **Thinking big**

Lipton is not done with commercial just yet, though. When 22 Bishopsgate is completed – which Lipton says is likely to be in November next year – it will be the tallest tower in the Square Mile, at 278m.

It's not only in terms of height that Twentytwo looms large. It has a construction cost of £600m and a gross floor area of 2 million ft². Lipton admits he had hoped the job would be finished next summer but says the *bête noir* of high-rise towers, wind, has meant the completion date has slipped a few months.

“This is a very big chap. Wind is the predominant factor [for the delay]. Every contractor makes a calculation with wind.” Any contractor cursed by the wind and wind-related wrangles with demanding clients might take comfort by the following assertion from Lipton: “This idea we can define dates on a high-rise is a misunderstanding.” In other words, mother nature makes delays on high-rises inevitable.

The first tenants have been signed up for Twentytwo, with three insurance firms – French giant Axa, which is helping bankroll the scheme, plus Hiscox and Beazley – taking 10 floors between them. Lipton says he expects up to half of the 62-storey tower to be let by the time it opens, with the first tenants moving into the building in early 2020.

Brexit, he admits, is putting the brakes on some firms' decision-making. Following the referendum result in June 2016, work on the scheme stopped for a couple of months before restarting. The team, says Lipton, were emboldened to do so because the tower “has virtually no competition”. He adds: “Brexit isn't affecting demand; it's just making things slower. What tenant is going to sign up at the moment?”

An even more pressing concern is who will be working on the site next March once the UK leaves the EU. Around 1,200 staff are on site round the clock, for five days a week. Lipton says he doesn't know exactly how many EU nationals are among them but hazards: “I guess about half. I don't know who's going to be working here after March.

“There are undoubtedly a lot of foreign people on sites. I am presuming that Brexit will be some kind of soft Brexit and I'm not expecting a cliff edge in March. But I am aware that people are going home. The value of the pound is affecting people. I can obviously see [that with] a hard Brexit, there will be problems.”

Once it is completed, Lipton says he will be proud of the building, which has been designed by PLP, the firm set up nine years ago by five former directors of Kohn Pedersen Fox – the practice behind the original proposal for the site, the so-called Helter Skelter.

He knows Twentytwo has its critics, mainly because of its height and bulk. And as an architecture patron – he was the first chair of

**LIPTON ON SPURS' STADIUM**

As an Arsenal fan, Lipton's interest in the late-running football stadium in N17 is understandable, but he questions Spurs' decision to use a construction management (CM) contract for the project – because, in his view, it lacks the necessary experience.

Lipton worked with Tottenham Hotspur chair Daniel Levy on the report he drew up following the summer 2011 riots in the area, and Levy was among those in attendance for its launch at Tottenham town hall at the end of the following year. Lipton clearly valued this working relationship and acknowledges Levy is an astute businessman.

But Lipton says Spurs did not have enough knowledge of CM to use it effectively to build its new stadium: “If you are experienced in CM you can do CM. If you are not experienced [it's difficult] because you are taking on some of the role of the contractor. If you are a client doing a CM project and you've never done one [before], you wouldn't start [your first] on a 62,000-seat stadium.”

He adds: “CM is the right route” but he cautions it isn't for everyone.

Lipton says: “Mace are building [the Spurs stadium] – they're good people – but it's a question of: are the drawings there completed and co-ordinated, are the packages complete, are the materials fit for purpose, do they fit together? Something has gone wrong and I would surmise it's a risk issue.”

architecture watchdog Cabe (see Bring back Cabe, previous page) – he is more aware than most that high-rises divide opinion.

“I think this is a decent building. I wouldn't personally have put my name to it [if it wasn't],” he says. “The City wanted this building to be calm; this building is not shouting. You have Richard [Rogers' Cheese Grater building] on one side and Tower 42. I don't actually agree with the fact that this is anything but an interesting building. Yes, it is tall, but if I look around me I'm seeing nothing but Plain Jane buildings apart from 42.”

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Controversy

While at Stanhope, Lipton worked on another building that divided opinion at the time: the Central Saint Giles scheme, which was Italian architect Renzo Piano's first major scheme in London and is known for its bright colours. Lipton had his doubts about some of the palettes. “I said: ‘Why are these colours being used?’ He [Piano] said: ‘This is an area where change is required; it's a depressed area’. I think it's a great building.”

Lipton asserts that 22 Bishopsgate is driven by changes in the way people work nowadays. “Work and home have merged. We have to distinguish between office buildings which are decent workplaces and workhouses which are old-style.”

Lipton reckons he will be most proud of One Finsbury, the building designed by Peter Foggo from Arup Associates at the 1980s Broadgate office campus, which he and Rogers developed behind Liverpool Street station. Parts of it have already been demolished, and a few years ago Lipton was involved in a spat with Make founder Ken Shuttleworth after he described the latter's plan to replace 4 and 6 Broadgate with a new building, called 5 Broadgate, for banking giant UBS as “the worst large building in the City for 20 years”.

Broadgate is now being redeveloped by British Land. Lipton gives his blessing to the work going on there and to the architects – AHMM and Hopkins among others – hired to draw up plans. “They're all very good.” He adds: “I've had several buildings demolished. Buildings in my book are like children. You start them out in life, you try and bring them up properly and you hope that when they grow up they will be looked after.”

But, seven years on, he hasn't changed his mind about UBS' 5 Broadgate. “I only have one sadness, that was number 5, Ken Shuttleworth's building. The building doesn't work. The ultimate test is: will UBS be in that building in 10 years' time? I wouldn't be surprised if they found it not a successful building.”

He says he's got another good five years in him. Why keep doing it? “I do it because it's demanding, it's emotional, it's worthwhile, there's a lot of good people. Some of the people I don't necessarily like, I end up liking. I think that what matters is that we all do our best.”

He's got another reason for carrying on, too: “It's the poetry of the ordinary we have to worry about,” he says. “Those boxes built by housebuilders.”

Kier woes deepen as British Land drops it for London job

Developer puts £300m Norton Folgate mixed-use scheme out to tender

By Dave Rogers

British Land has dealt a huge blow to Kier after deciding not to stick with the struggling firm on a major mixed-use scheme in London called Norton Folgate.

Kier had long been tipped to land the £300m main contract after being appointed to carry out pre-construction work at the Shoreditch site on the City fringe.

But in a statement, British Land said it was now opening up the job to other firms: "Kier has done a fantastic job leading the pre-construction phase and supporting the enabling works for our Norton Folgate development and we're very grateful for their hard work.

"However, in agreement with Kier, we will be commencing a tender process for the main build contract to find a new partner to take the

development forward."

Kier, which is due to announce its full year results on 19 September, has faced months of damaging headlines about its financial situation with new chief executive Andrew Davies beginning a cost-cutting drive which will see 1,200 jobs go by the middle of next year. The firm has also put a number of its businesses up for sale, including its housebuilding arm.

Its share price, which at the start of

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INDUSTRY SOURCE

this week last year closed at 924p, has borne the brunt of flagging investor confidence in recent months. At the start of this week, it closed at 81p, a fall of 912%, giving the £4.5bn turnover contractor a market cap of just £127m.

In a statement Kier, whose other major developments in the capital include a building for Facebook at Argent's King's Cross site, said: "We have mutually agreed not to proceed with the main build element of [Norton Folgate]."

Rivals said British Land's decision was indicative of the sort of issues now facing Kier as it attempts to keep worried clients on side.

One said: "If I was on the pre-construction phase of a job and then it came out to tender like this, I'd be peeved. But if I was facing Kier's financial problems, I'd understand British Land's position."

And one major London developer added: "When you've shareholders to answer to [like British Land], do you really want to work with [Kier], given all the problems they've got?"

Last month Kier, along with Interserve, lost its spot on Scape's new slimmed down framework for public private partnership work.

Building understands that Bam, Skanska and Multiplex are all looking at the Norton Folgate scheme which has attracted opposition from conservationists who are concerned over the impact on the area's historic warehouses.

Demolition contractor Cantillon is on site carrying out work to make way for the 335,000 ft² development.

The Norton Folgate proposals, which have been drawn up by an AHMM-led design team were given the green light in January 2016 by then London mayor Boris Johnson.



Capital gains

Former foreign secretary and London mayor Boris Johnson, pictured, was this week elected as the new leader of the Conservative party and with that, into the role of prime minister. Johnson beat rival, foreign secretary Jeremy Hunt, by a majority of two to one in the vote of Tory party members. Industry figures immediately told him to get on and build schemes such as HS2, the Heathrow airport expansion and Crossrail 2.

For reaction to Johnson's win, see P11

MEN UNITED

With work on the Bloomberg building and the Television Centre redevelopment now complete, Stanhope's Paul Lewis and Tony Wall are preparing for the next phase in the firm's three-decade history. **Dave Rogers** spoke to them about upcoming projects and safeguarding the firm's reputation. Photography by **Tom Campbell**

I looked the surgeon in the eye and said to him: 'I'd better be one of the 1 to 5 per cent, then.' Stanhope director Paul Lewis is talking about the moment he was given his odds of surviving cancer by a surgeon nearly six years ago.

Diagnosed a few months after completing a bike ride from London to Paris with his son Miles to raise money for the 353 charity he and his brother Tony had set up in memory of his 22-year-old nephew, Conrad, who was the 353rd British soldier to lose his life in Afghanistan when he was killed in February 2011, Lewis had gone along to Addenbrooke's hospital in Cambridge to find out what his chances of survival were.

"It was a very nasty cancer in a very nasty place," he says. It turned out it was pancreatic cancer and Lewis, fatigued and continuing to lose weight after the ride, knew his ongoing lethargy was due to more than his initial belief that he had simply overtrained for his ride.

The surgeon who saved his life said he would be lucky to see the following year.

"He told me he was only prepared to operate on me because I was very fit. He said he thought I'd survive the operation but he said there could be problems afterwards because of the replumbing he had to do." He'd be doing well to last beyond three months, he was told.

Lewis' wife had been busily taking notes until the surgeon delivered his assessment of her husband's survival chances. "Her pen just hung in the air at that point," Lewis laughs.

He'd just recruited Tony Wall (pictured, on the right of Lewis) as the developer's new construction director at the time of his operation in October 2013. "He then legged it for a year," Wall says, dryly.

The pair are preparing to talk about what



Wall says is the next phase in the firm's 30-plus years history. Best known for its recently completed work on the Bloomberg building as well as the first phase of the Television Centre redevelopment at White City, Stanhope is now looking ahead to a spread of projects Wall and Lewis say will help define the company in the next 10 years.

Lewis says Stanhope's history can be broken down into decade-long chunks starting with the Broadgate development behind Liverpool Street station in the mid-1980s.

"Broadgate was a big one, a game-changer for all sorts of reasons, it was being built ahead of the Big Bang [when trading on the London Stock Exchange became electronic in 1986] and helped establish a lot of the things we do," he adds.

"Bloomberg has been a fantastic calling card, an amazing experience. We had that and the TV Centre, our first venture into the residential world at the same time, as well. Those two projects were defining schemes for Stanhope but that period has come to a close."

Lewis joined the firm - which had been set up by Sir Stuart Lipton in 1983 - at the end of 1985, and has been there ever since. "I had five interviews," he recalls.

Wall joined from More London and before that was at Mace where he worked on extending the Boots headquarters in Nottingham. Known as the D90, the building, completed in 1968 by US practice SOM, is an architectural exemplar and listed at grade II*.

According to Historic England's citation, "the building was extremely influential [and] marked the way for a younger generation of architects (Foster and Rogers were experimenting with steel at this time) to develop the 'high tech' steel office buildings for which Britain is now internationally-renowned".

"That was a great project," Wall says, although he admits he's never been back to see it. But it did teach him one thing. "We're proud of the fact that we promote good architecture. We like to give people a chance, to give them a go. The practices we've used of late, it's quite a long list. Some small, some new, some who we've worked with before."

Library renewal

The firm is working with Richard Rogers on a new building for the British Library, a 700,000ft² mixed-use building that will sit on a plot of land between the existing library, the grade I-listed building off the Euston Road, and the Francis Crick Institute over the road from John McAslan's extension of King's Cross railway station. "The British Library is going to be a fantastic building," Wall says.

He's equally enthusiastic about Royal Street, a life sciences scheme near St Thomas' hospital masterplanned by AHMM. The firm beat Canary Wharf Group and Landsec to the

1.8 million ft² deal which Wall says has 10 years' worth of work ahead of it. "We were over the moon winning that."

And Wall says the next phase of work at White City is the third part of Stanhope's next 10 year chapter. "We're probably in the middle of a purple patch."

With his cancer scare behind him - the monthly hospital check-ups have now progressed to annual visits - Lewis remains a director but says his main role is a senior adviser to the business. For someone, who was the sixth or seventh member - he can't remember which - to join Stanhope, he wants to make sure the firm is around for another 30 years.

"One major issue with a lot of businesses, certainly ones built up from scratch, is that you need to be able to pass the experience and knowledge on to other people. People like me who have been around a long time, you want to keep that going, to keep the reputation up and let the next group take it on again. You don't just want it to sit."

Reputation counts for a lot at Stanhope. Bloomberg is a case in point. "They contacted us on the back of our work," Lewis says. "Word of mouth is very important for us, we work hard to keep our reputation. A lot of our business comes from those contacts."

He says the firm is both a developer and a partner to those, primarily, overseas firms which are looking to invest and set up in the UK. "Quite often they're pointed in our direction as one of the first doors to knock on," Lewis adds.

Making things happen

It helped out on the Tate Modern extension when, in Wall's words, the scheme "got itself into a pickle". Clad in over 300,000 bricks of more than 200 different types, the job became mired in project delays and overruns. »

BLUE-CHIP CLIENTELE

Based in New Oxford Street, Stanhope has developed 27 million ft² of buildings in its lifetime and has a further 8.6 million ft² - including its British Library and White City schemes - at pre-development phase. Its roll-call of blue chip clients reads like a who's who - the BBC, the Tate, Selfridges, Rothschild are just some of the firms it has worked with.

It recruited a new managing director Stuart Grant from Blackstone a year ago to work alongside chief executive David Camp who joined the firm in 1987. With 65 employees, the firm's shareholders include Canadian pension fund AIMCo and Japanese developer Mitsui Fudosan which between them own a 55% stake in the company. The remainder is owned by Camp and the management board.



» He adds: “They phoned us and asked to see if we could help, which we did. We advised them on the way through. I think that’s a good example of where we can bring an expert client voice to the table.” The Tate’s then director, Sir Nicholas Serota, is so grateful he’s provided a testimonial for Stanhope’s latest corporate brochure. “Stanhope,” he says, “is the partner that makes things happen.”

Lewis says its business is split between developing schemes for itself and the development manager role it took on at Bloomberg. What it is not interested in is working with firms that will trash its hard-earned reputation. Broadgate, Lewis says, helped set in stone the belief that partnerships work – with consultants, contractors and trade contractors, owners and occupiers.

“It’s very much a relationship-based approach. We spend quite a lot of time to get to know somebody before we take the leap. If people have performed excellently, we like to keep that relationship going by giving them more work.”

Lewis admits to a touch of nostalgia about the current redevelopment of Broadgate which is being masterminded by its new owner British Land.

Lipton has gone on record to make clear he is no fan of Make’s design for Swiss bank UBS’ offices at 5 Broadgate and Lewis says of the wider Broadgate scheme: “I’d like to have seen it stay longer [like it was] but this is a commercial business and buildings done later than that are being repositioned. It’s going to happen. The City has got to keep evolving to keep the major occupiers it’s got.”

Wall picks up on the theme. “There’s a lot of buildings in the mid-to-late 1990s that are still in good shape but maybe they need reconfiguring. Occupiers want more environmental performance out of a building. People want their

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office to be a pleasant place to work. People are picking and choosing where they want to work.”

Before Stanhope, Lewis spent a number of years at Laing rubbing shoulders with the likes of Oliver Whitehead, a future chief executive of Alfred McAlpine, Sir John Armit, a future chief executive of Costain and Network Rail, and Norman Haste, the project director in charge of the second Severn Crossing, T5 and Sizewell B.

“It was an amazing business,” he says.

Against the odds

He credits the industry for helping him overcome his biggest struggle six years ago.

“I never, ever thought ‘that was that’,” he says when the surgeon gave him his survival odds.

“I think that’s partly from where I was brought up but, secondly, I think working in this industry, where there is a we can do it environment. I applied that to this.”

But what was his reaction when the surgeon gave him such low odds? “I honestly believed I was going to get through it,” he replies.

“I had no choice, did I? You just have to get stuck into it, like everything else.”

THE TEAM THAT WINS THINGS

Tony Wall, born in Salford 54 years ago, describes himself as a Londoner, though his Mancunian accent is still very much intact.



He moved to the capital in 1987 having started out as a site engineer for Wimpey, working on Liverpool’s International Garden Festival, which took place in 1984. It was the brainchild of then environment secretary Michael Heseltine and its aim was to revive a city which had been hit by riots and cutbacks. It proved hugely popular attracting more than three million visitors during its five months run.

He was a decade at More London, the development on the south bank near Tower Bridge that sprang up in the early 2000s, before joining Stanhope in 2013.

Coming from Manchester, music, inevitably, remains a passion and he lists Joy Division as the band that changed his life. The photoshoot for the magazine is carried out to the soundtrack of the band’s debut single Transmission and Wall recalls the late 1970s in Manchester with fondness. “I was just coming out of school and there was the emerging Hacienda [the nightclub part-owned by Joy Division’s successor band New Order] and we used to go down there a lot.”

He’s still seeing bands and recalls being “blown away” by the Prodigy a few years ago. But it is space rockers Hawkwind who he has a soft spot for – he has seen them more than 80 times. “I lugged some of their gear about in the early 1980s,” he says, proudly.

Paul Lewis comes from a mining town called Staveley, north of Chesterfield in Derbyshire. “My dad



went to war when he was 18,” he says. “He was a tank driver. His education got stopped but he was a very smart guy, my dad.”

Now living near Cambridge, the 63-year-old has dropped down to three days a week but has no thoughts about retirement. “I’ll know when the time is right,” he adds. “It’s a fabulous team here, we’ve got some amazing projects and we’re entering a brand new phase.”

Both he and Wall are Manchester United fans. “That’s why we look somewhat miserable,” Wall quips.

The glory days of the Sir Alex Ferguson era seem some way away but Lewis, a season-ticket holder, goes whenever he can. A Bobby Charlton fan, George Best, he concedes, is the greatest player to pull on a red shirt for the club. But he eschews the 1960s vintage when asked for his favourite team. “The 99 one,” he says straightaway. Not surprising, really. That, unlike the current vintage, was a team that won things.