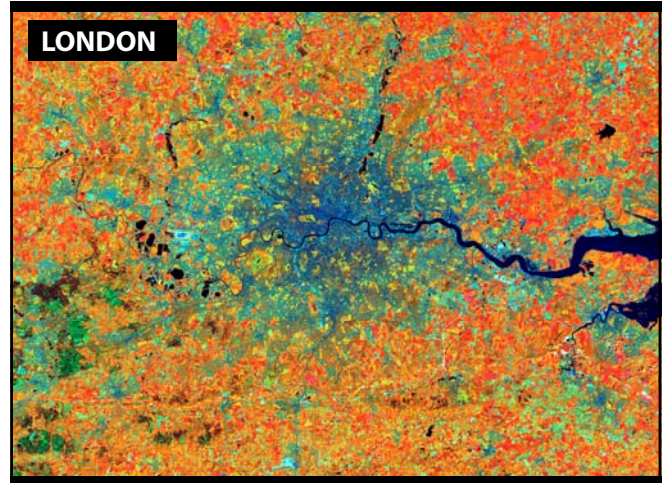


# URBAN INTERGRATION, DEVELOPMENT AND GROWTH The London Model

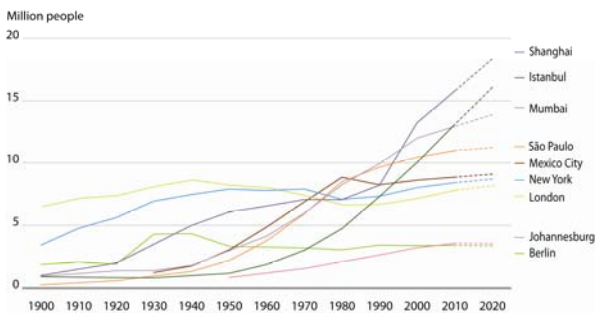
Professor Ricky Burdett  
London School of Economics  
Santiago October 2014



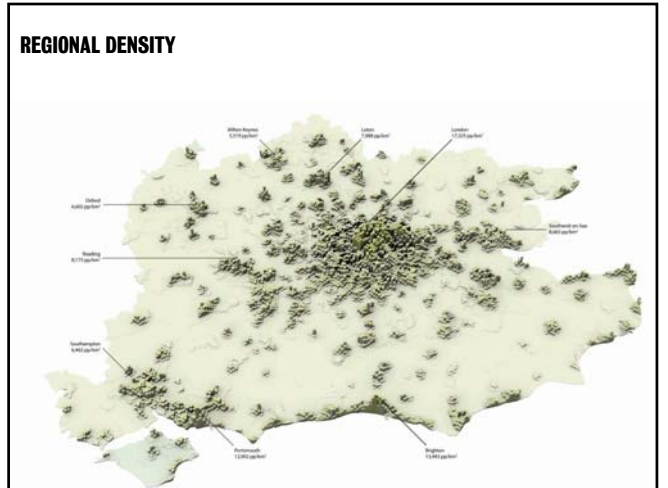
LONDON, 4 October 2014



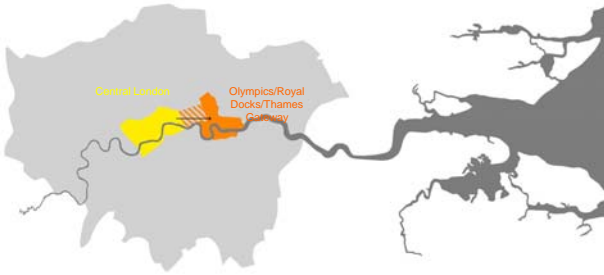
## POPULATION GROWTH IN GLOBAL CITIES



**8, 174, 100**  
**(400,000 more than projected)**



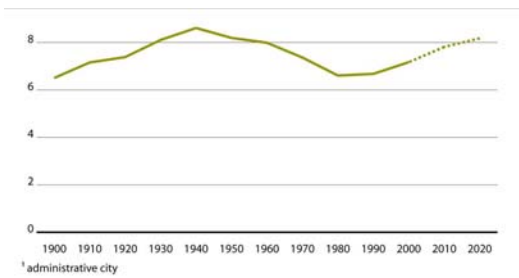
**LONDON GOING EAST 2012-2030**



25% of London's growth is likely to be housed in East London over the next 20 years.



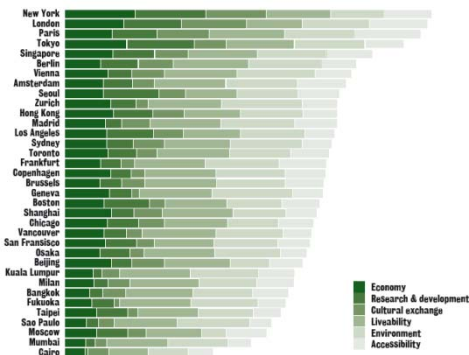
**LONDON POPULATION OVER TIME**



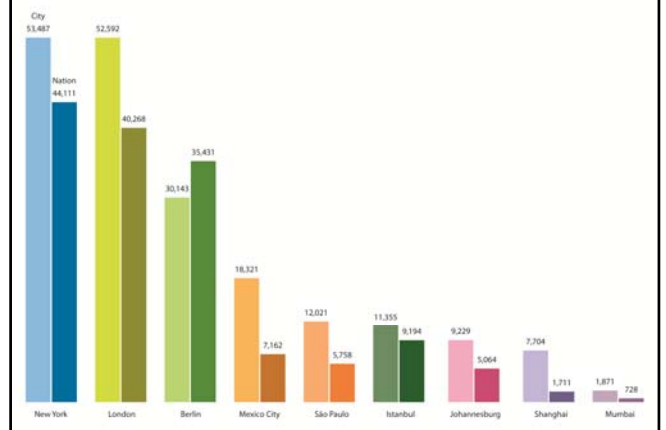
**GLOBAL FINANCE CIRCUIT**

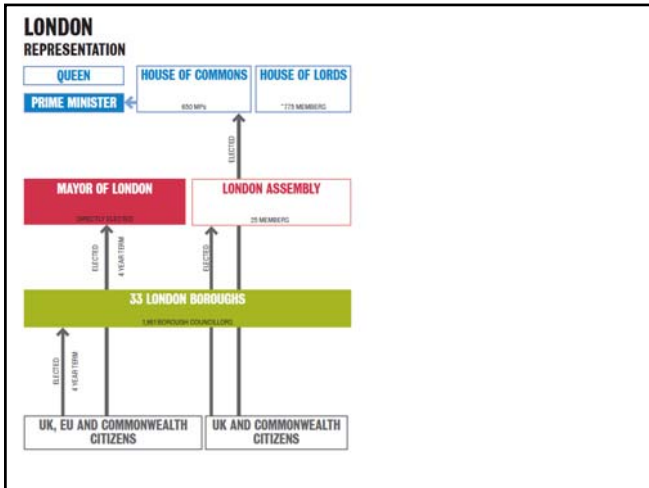
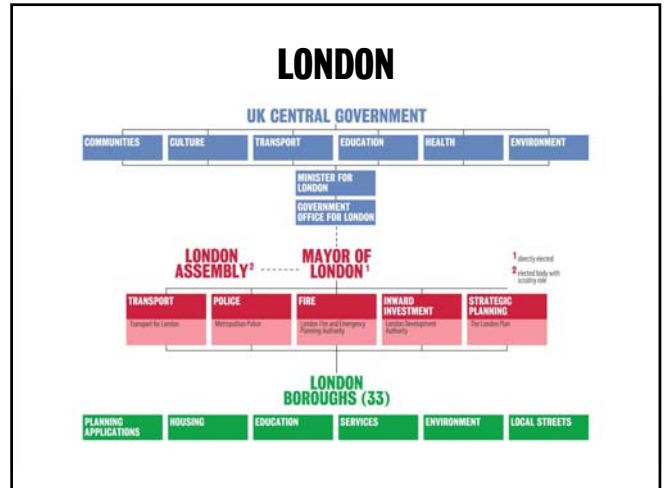
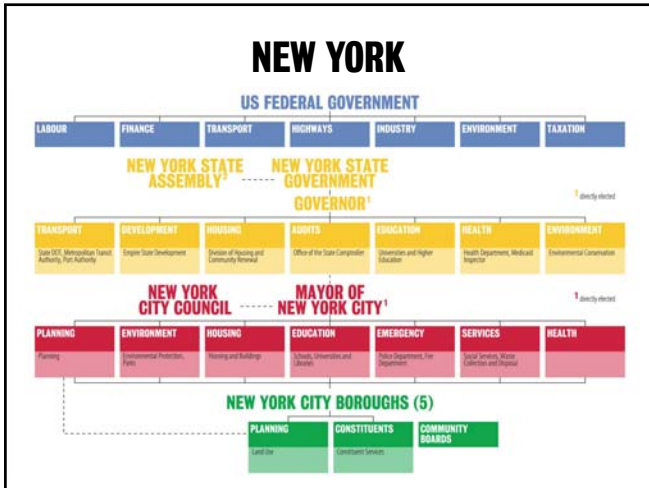


**GLOBAL CITY RANKING**

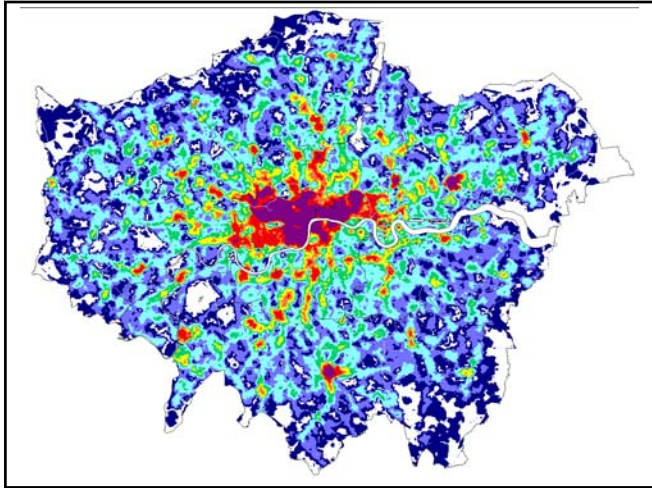
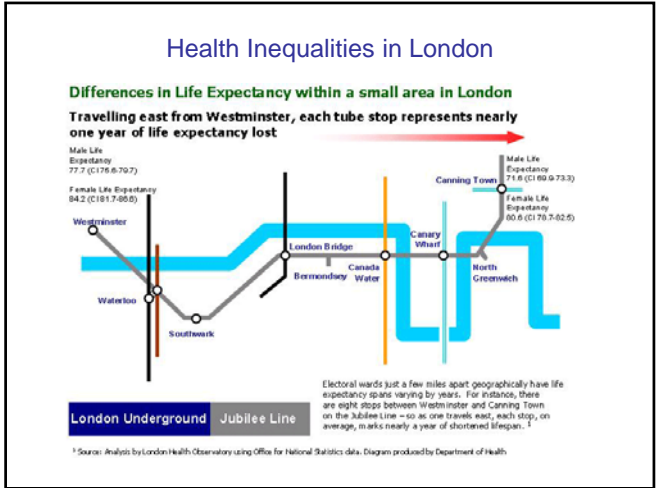
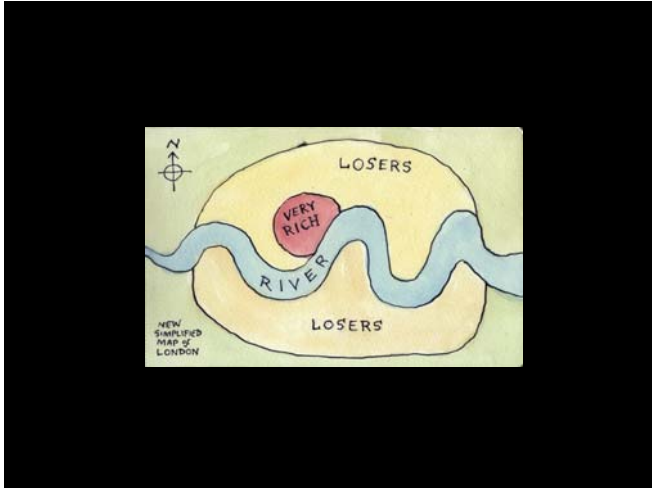
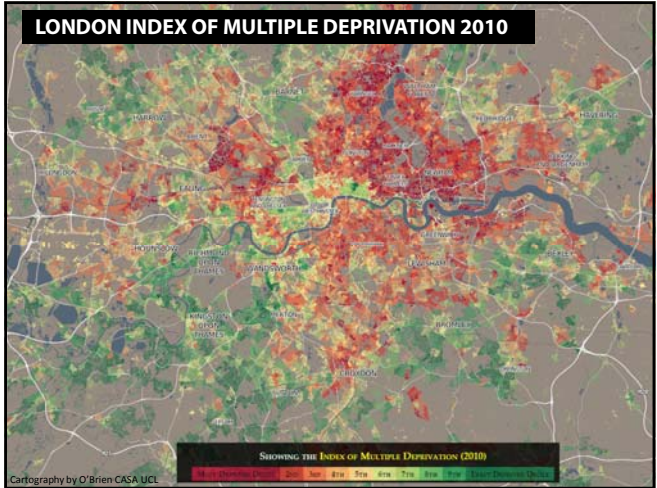


**CITY vs. NATIONAL GDP per capita**





**MAYOR OF LONDON POWERS**  
**TRANSPORT**  
**ENVIRONMENT**  
**POLICE/FIRE/AMBULANCE**  
**INWARD INVESTMENT**  
**PLANNING DIRECTION**  
**HOUSING**  
**THE 'LONDON PLAN'**



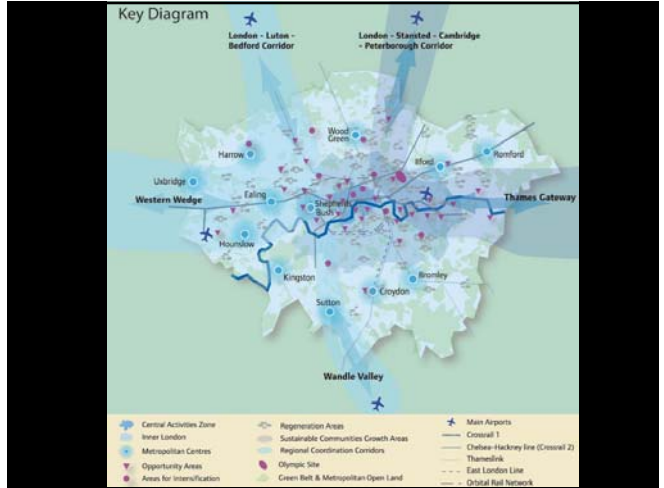
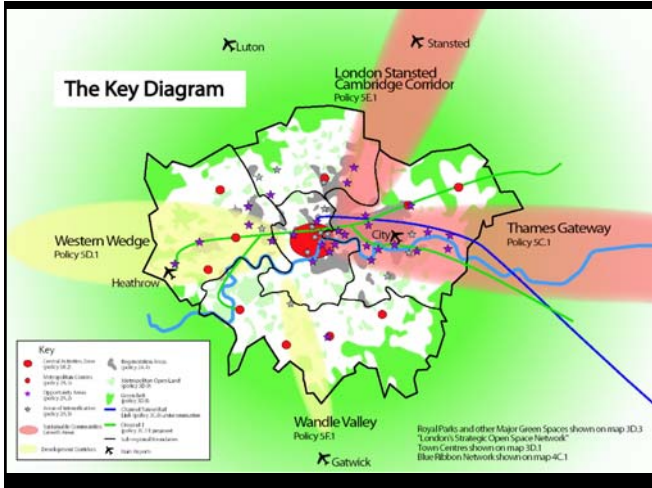
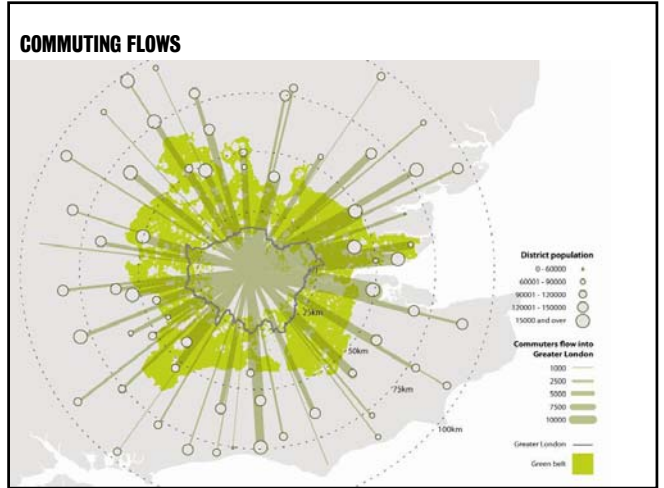
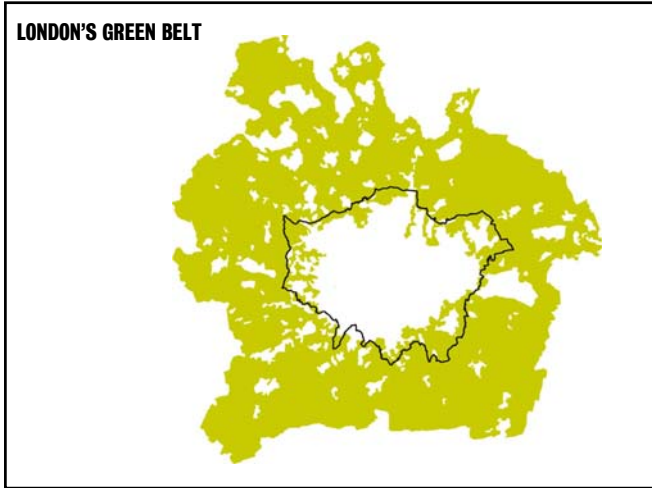
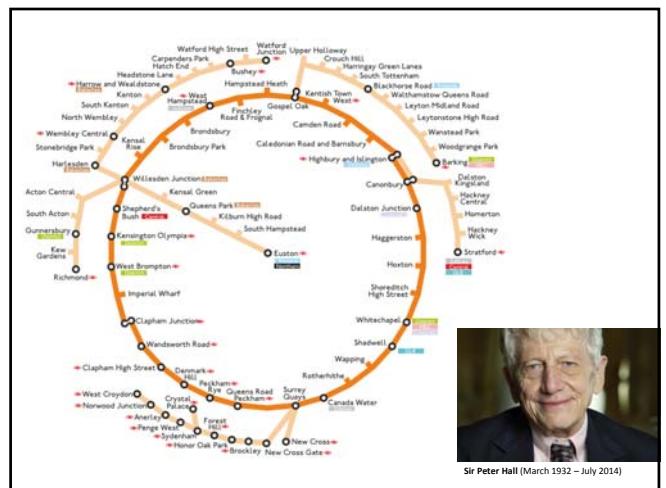
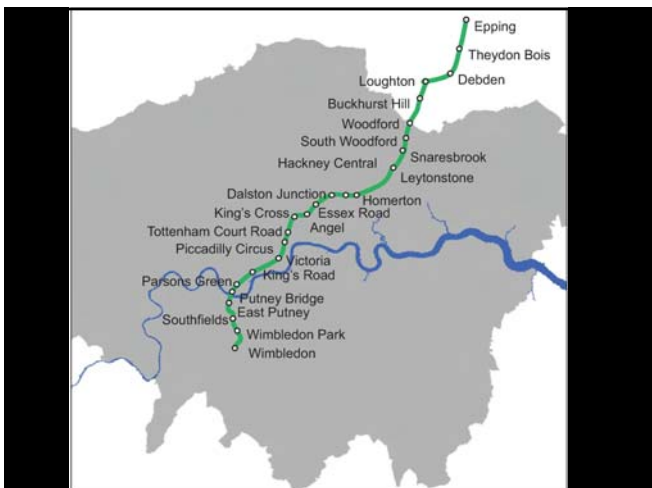
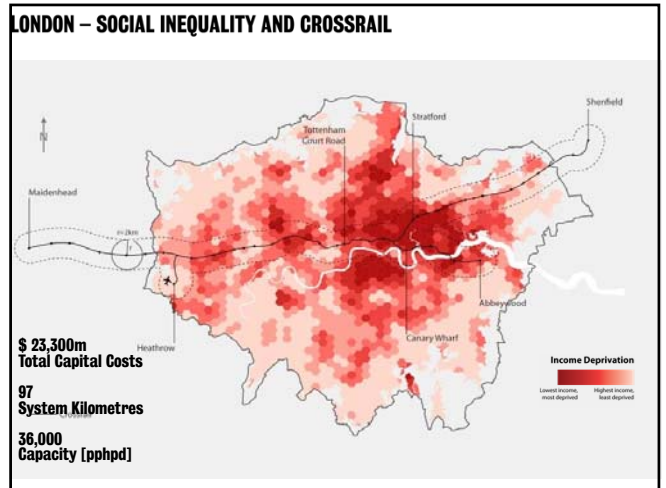
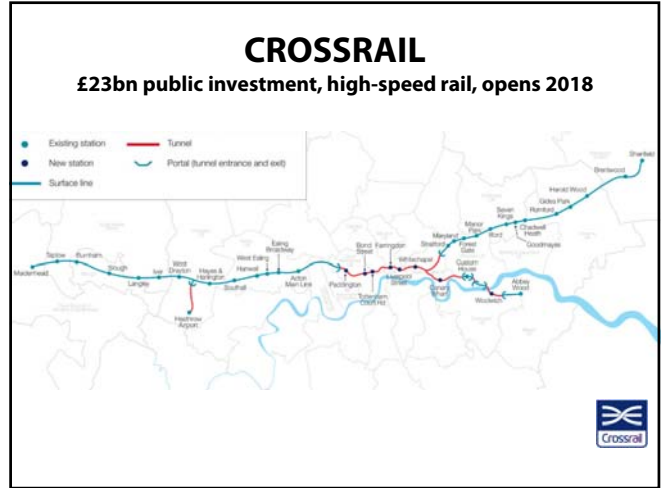
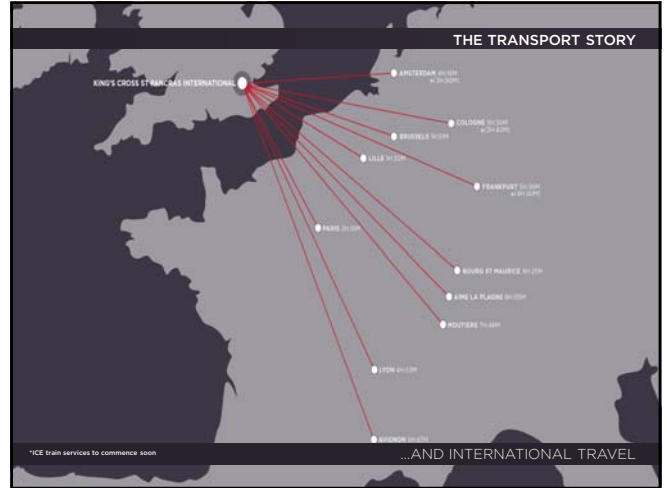
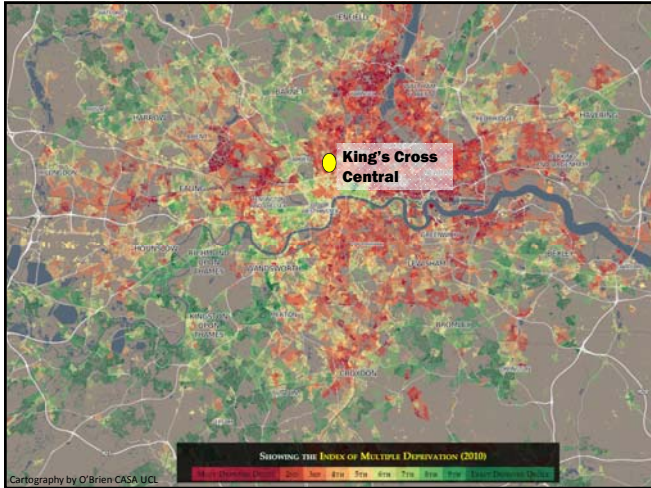


Table 3A.2 Density matrix (habitable rooms and dwellings per hectare)

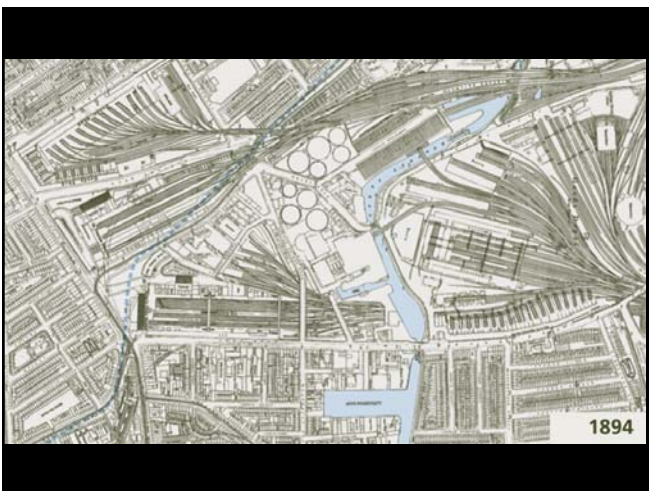
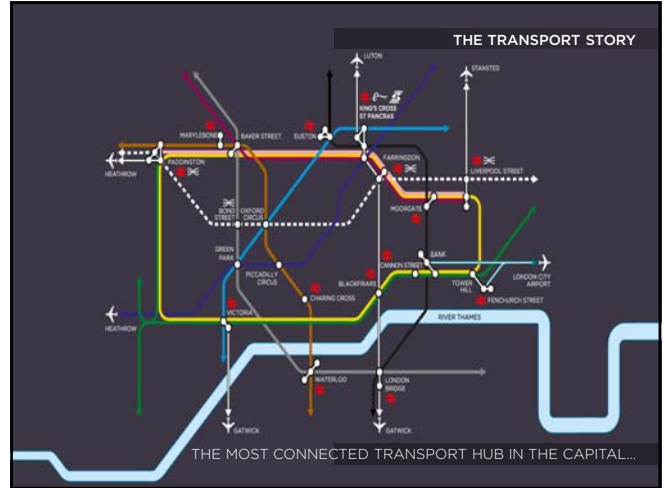
Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
<b>Suburban</b>	<b>150-200 hr/ha</b>	<b>150-250 hr/ha</b>	<b>200-350 hr/ha</b>
3.8-4.6 hr/unit	35-55 u/ha	35-65 u/ha	45-90 u/ha
3.1-3.7 hr/unit	40-65 u/ha	40-80 u/ha	55-115 u/ha
2.7-3.0 hr/unit	50-75 u/ha	50-95 u/ha	70-130 u/ha
<b>Urban</b>	<b>150-250 hr/ha</b>	<b>200-450 hr/ha</b>	<b>200-700 hr/ha</b>
3.8-4.6 hr/unit	35-65 u/ha	45-120 u/ha	45-185 u/ha
3.1-3.7 hr/unit	40-80 u/ha	55-145 u/ha	55-225 u/ha
2.7-3.0 hr/unit	50-95 u/ha	70-170 u/ha	70-260 u/ha
<b>Central</b>	<b>150-300 hr/ha</b>	<b>300-650 hr/ha</b>	<b>650-1100 hr/ha</b>
3.8-4.6 hr/unit	35-80 u/ha	65-170 u/ha	140-290 u/ha
3.1-3.7 hr/unit	40-100 u/ha	80-210 u/ha	175-355 u/ha

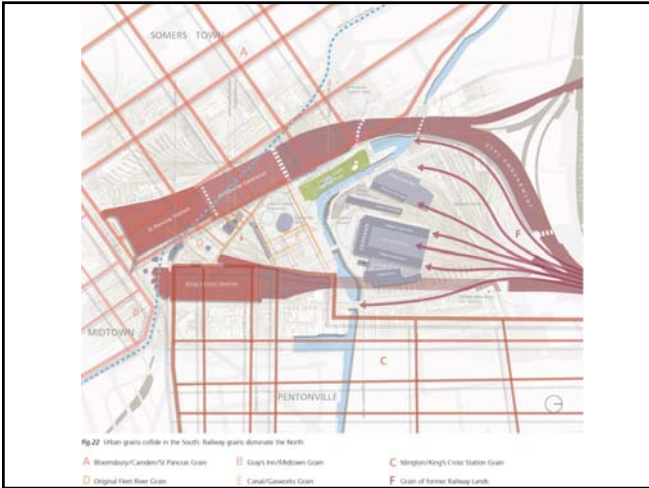


Sir Peter Hall (March 1932 – July 2014)



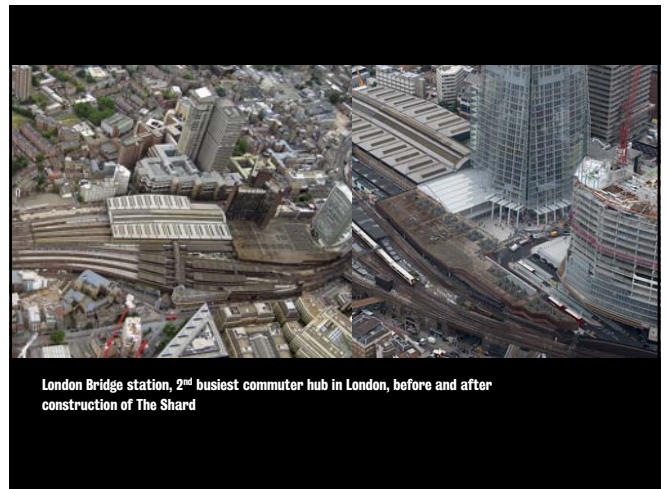
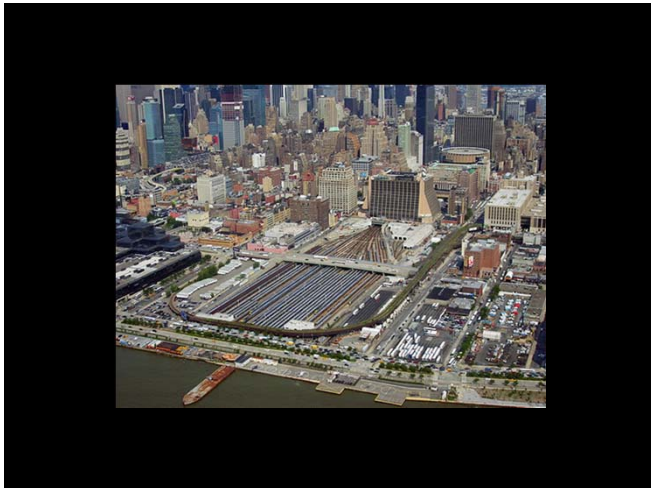


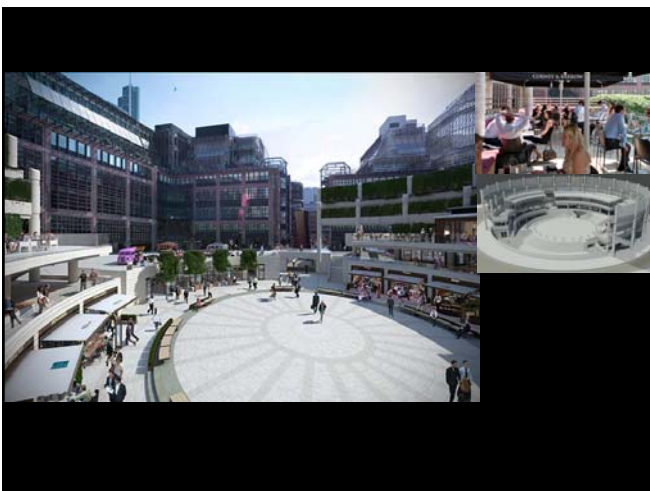
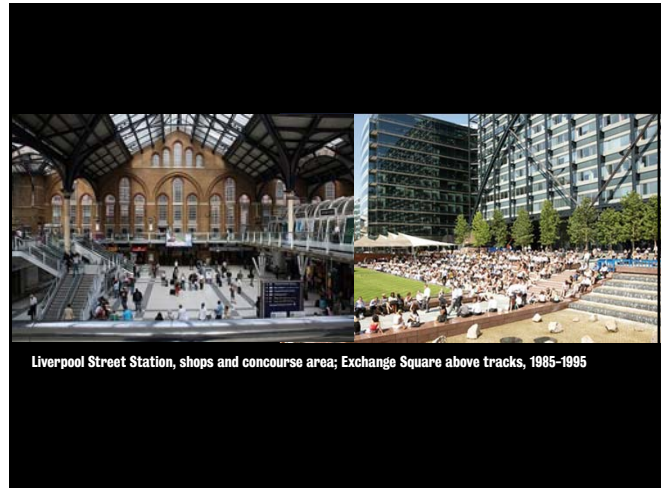
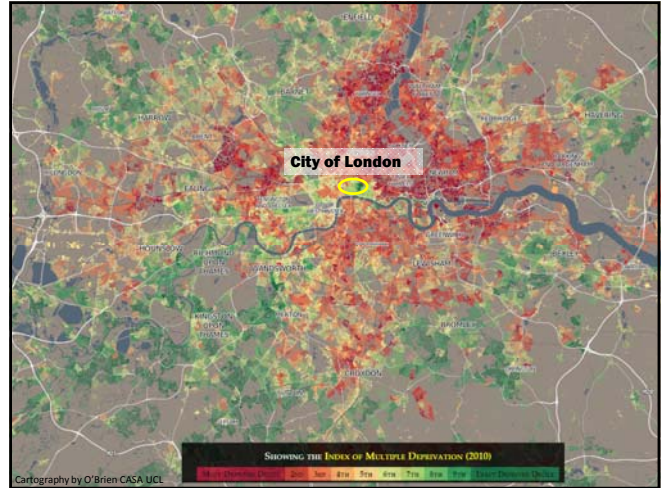




- King's Cross - in numbers**
- 50 new buildings
  - 2,000 new homes
  - 20 new streets
  - 10 new public squares
  - 67 acres
  - 8 million square feet
  - 3.4 million sq ft of workspace
  - 500,000 sq ft of retail
  - 26 acres of public space
  - 45,000 people

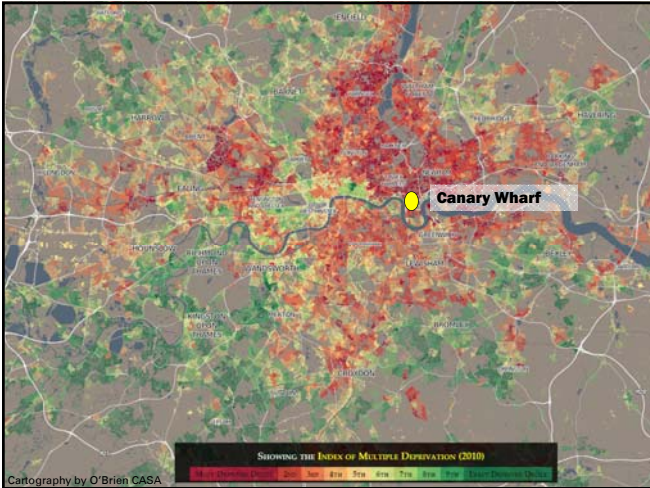




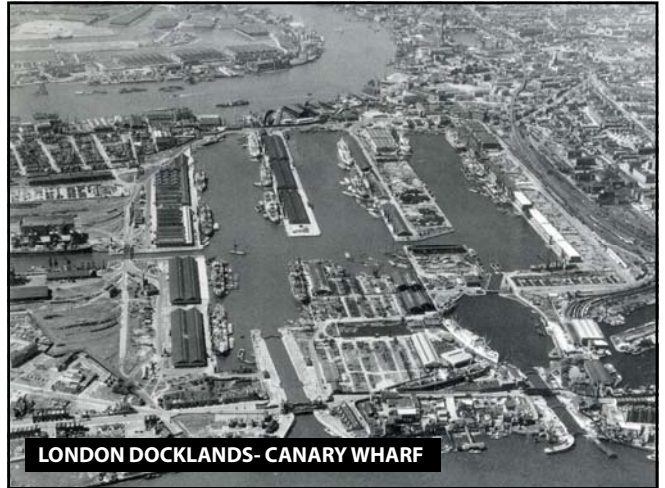




Richard Rogers, RSH-P, Leadenhall Street, London



Cartography by O'Brien CASA

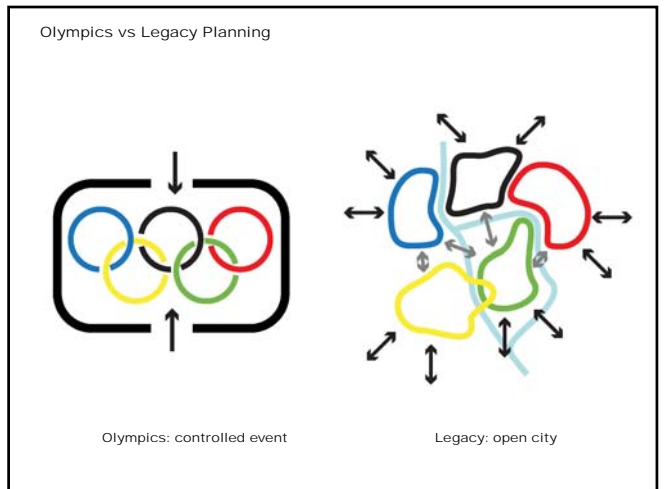
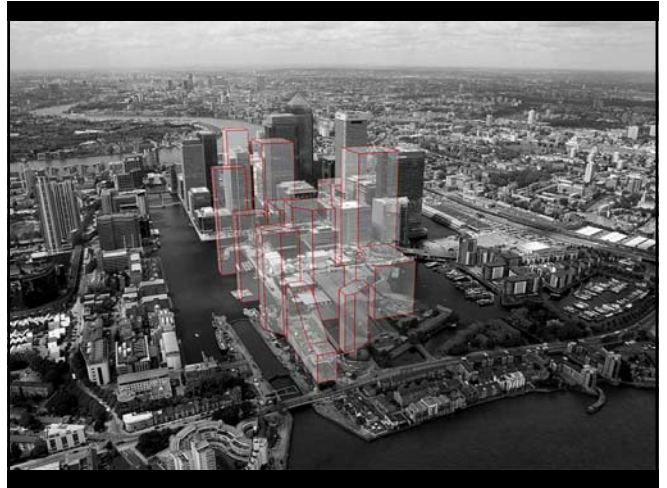


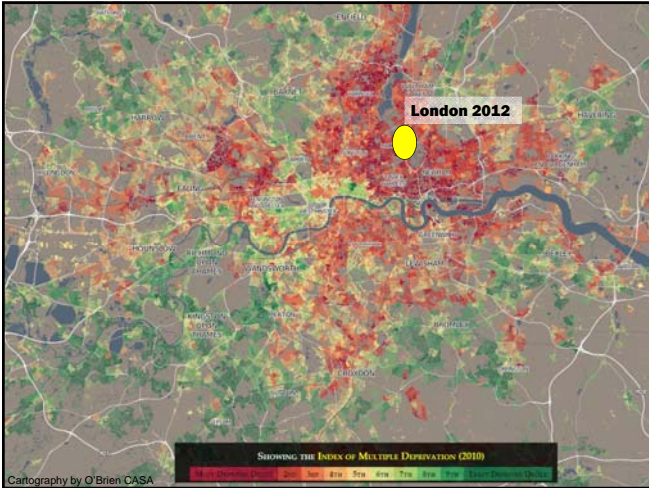
LONDON DOCKLANDS- CANARY WHARF



LONDON DOCKLANDS- CANARY WHARF

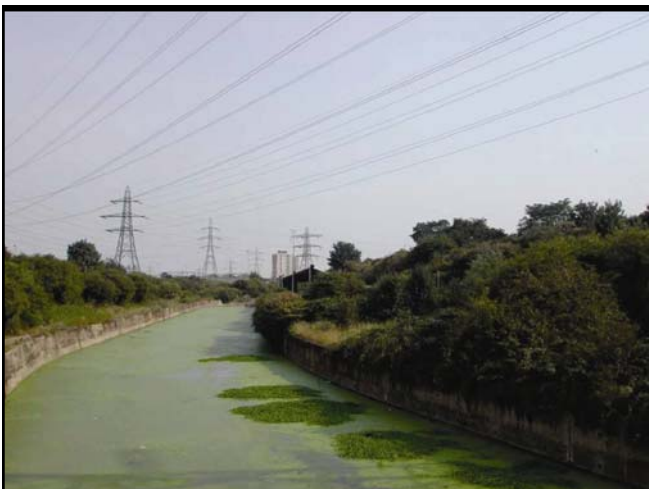


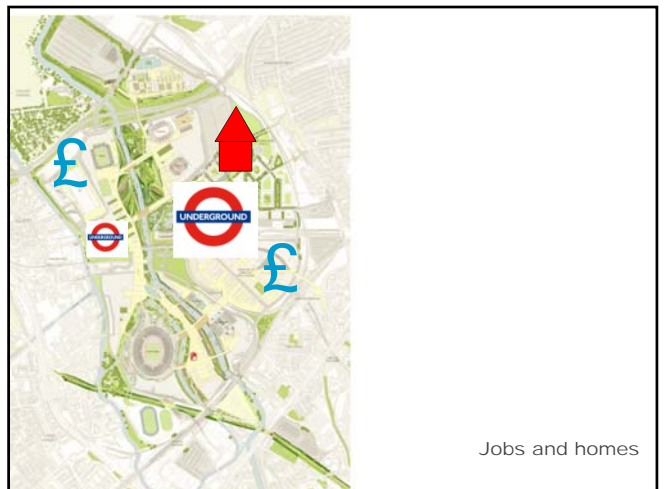
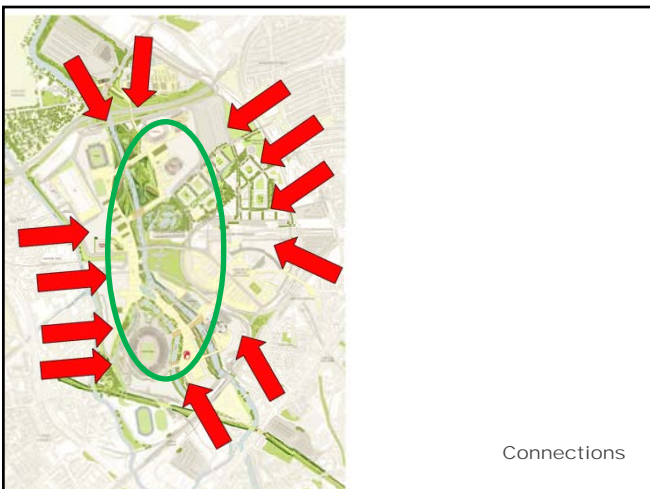
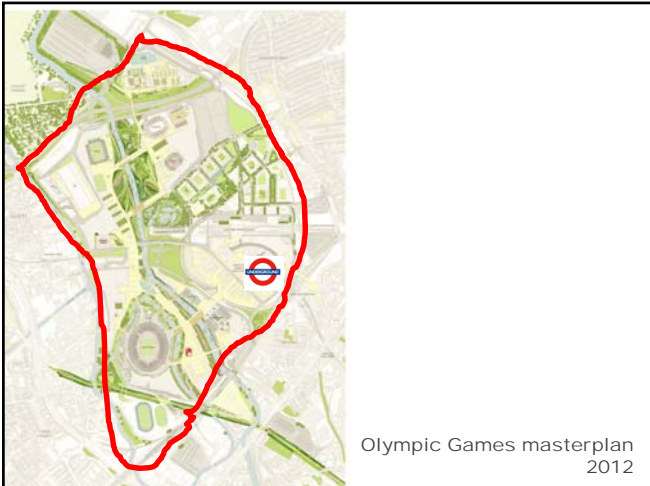
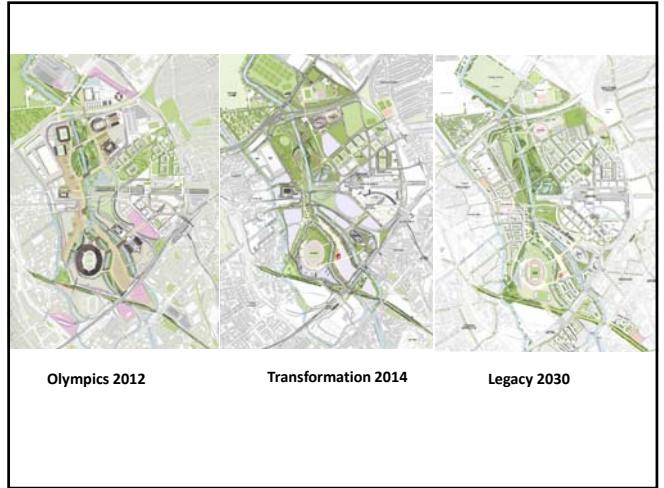




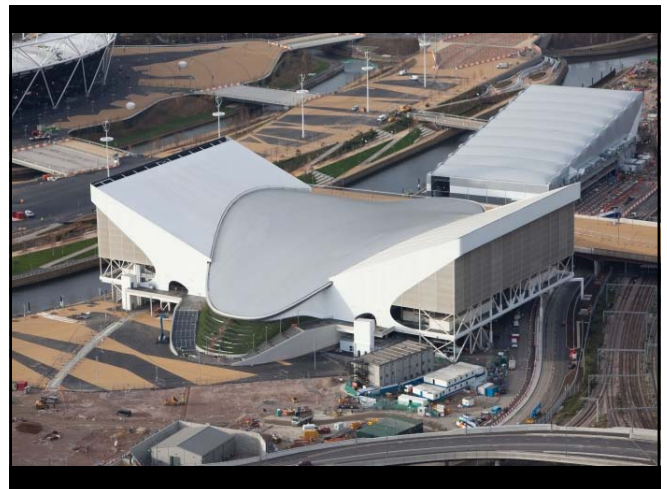
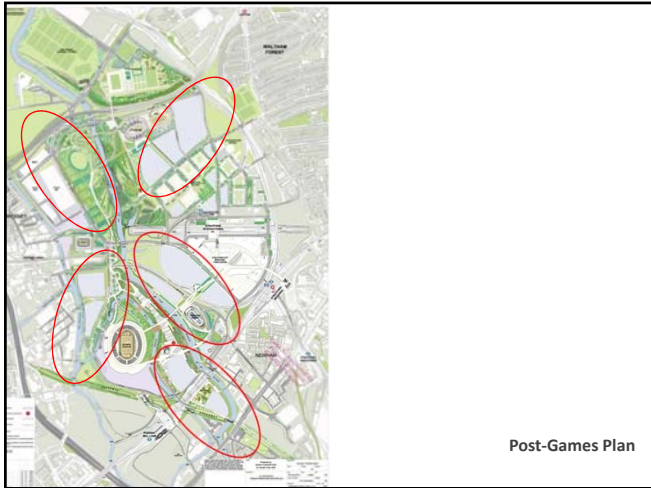
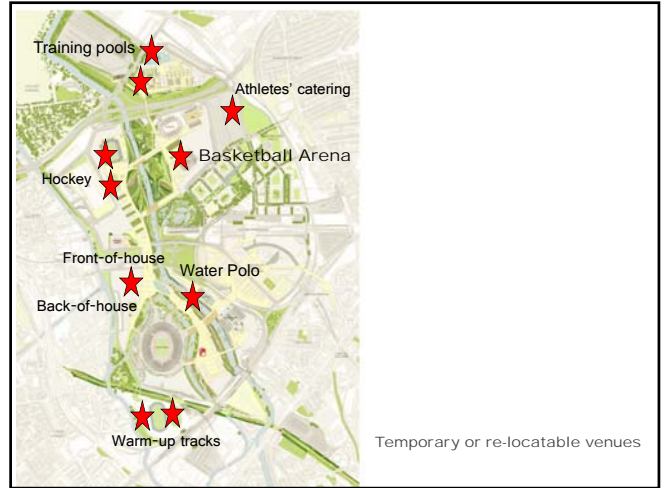
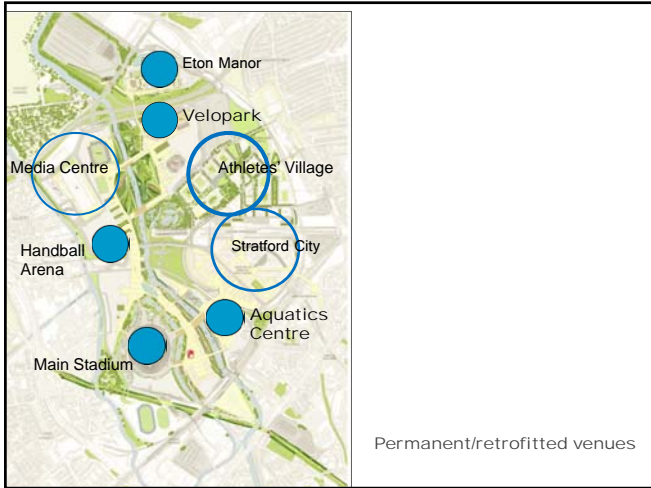
**LONDON 2012: FACTS AND FIGURES**

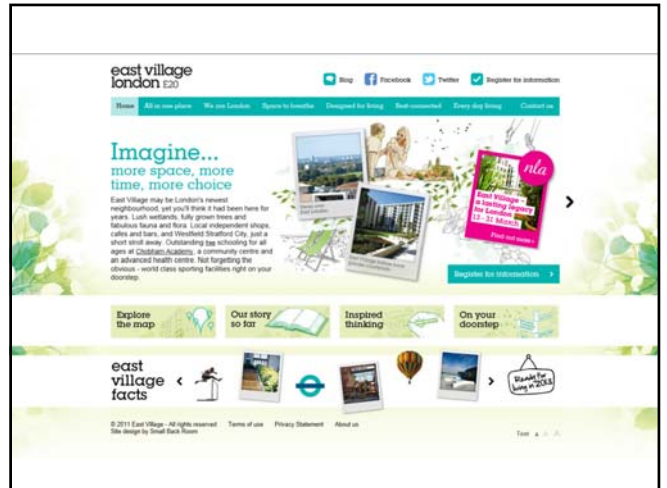
**CORE BUDGET: £7.8 BN (\$13 BN)**  
**(30% REGENERATION; 30% VENUES & INFRASTRUCTURE; SECURITY, LAND, ETC)**  
**TRANSPORT INVESTMENTS: £5BN (\$7 BN)**  
**TOTAL INVESTMENT: 1-2% OF LONDON'S GDP**













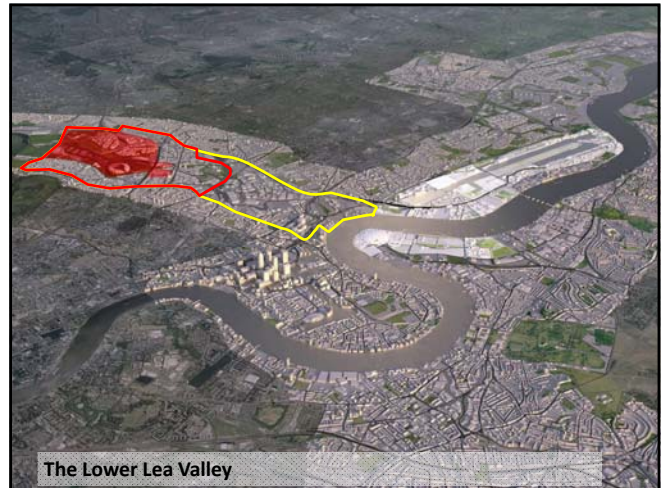
Oxford Economics has predicted that by 2030 the area will be one of the UK's most important growth drivers, and a net contributor to public finances worth £5.4 billion a year. East London is also expected to accommodate half of London's population growth and nearly a quarter of its growth in jobs to 2031.



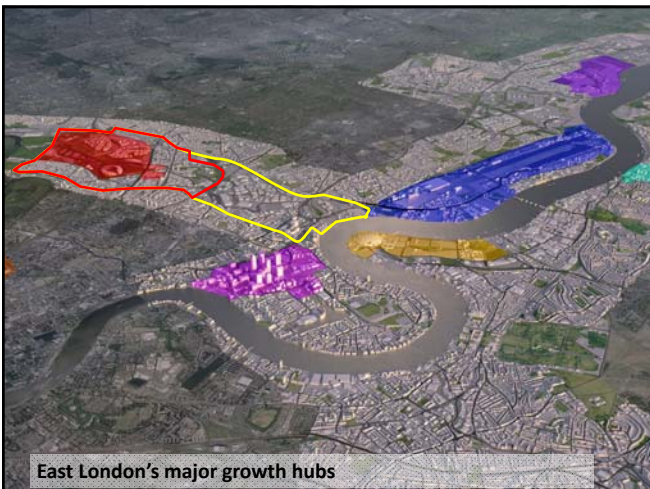
The Queen Elizabeth Olympic Park



The Development Corporation area



The Lower Lea Valley



East London's major growth hubs



**PLAN CREO  
ANTOFAGASTA**  
Taller 3 Plan Maestro 25 de Septiembre 2014

**PLAN MAESTRO INTEGRADO - ANTOFAGASTA 2035**



**668.280 MM**  
**INVERSIÓN 1.215 MM US\$**

**205 INICIATIVAS**

- 113 INICIATIVAS 1ERA ETAPA (2018)
- 45 INICIATIVAS 2DA ETAPA (2025)
- 41 INICIATIVAS 3ERA ETAPA (2035)



**THE HUMANIST CITY  
THE DIVIDED CITY**

**PARKS AND THE GREAT ESTATES  
AGGREGATIVE AND ORGANIC**

**MERCANTILE AND PRO-MARKET  
TOLERANT AND PUBLIC SPIRITED**

**FRAGMENTED URBAN FORM  
FRAGMENTED GOVERNANCE**

**RESILIENT**

**TO DELIVER SUSTAINABLE URBAN  
CHANGE:**

- Long-term vision + short-term projects
- Continuity beyond political cycles
- Engagement and participation
- Consensus and buy-in
- Public + Private collaboration
- Good design = Value