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Mapped: London's skyline to be transformed into Manhattan with a record 510 skyscrapers



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London's skyline is set to be transformed into a dense knot of skyscrapers over the next decade with a record 510 tall towers currently in the pipeline.

Work has started on 115 of them, which is also a record, according to new research by New London Architecture (NLA) and GL Hearn, which records planned buildings with at least 20 floors.

The tallest of these buildings is the Landmark Pinnacle (also known as City Pride Public House) in Canary Wharf. With construction beginning in 2016, the 75-floor project by Chalegrove Properties is set to be the tallest residential building in Europe upon its completion, which is forecast for 2019.

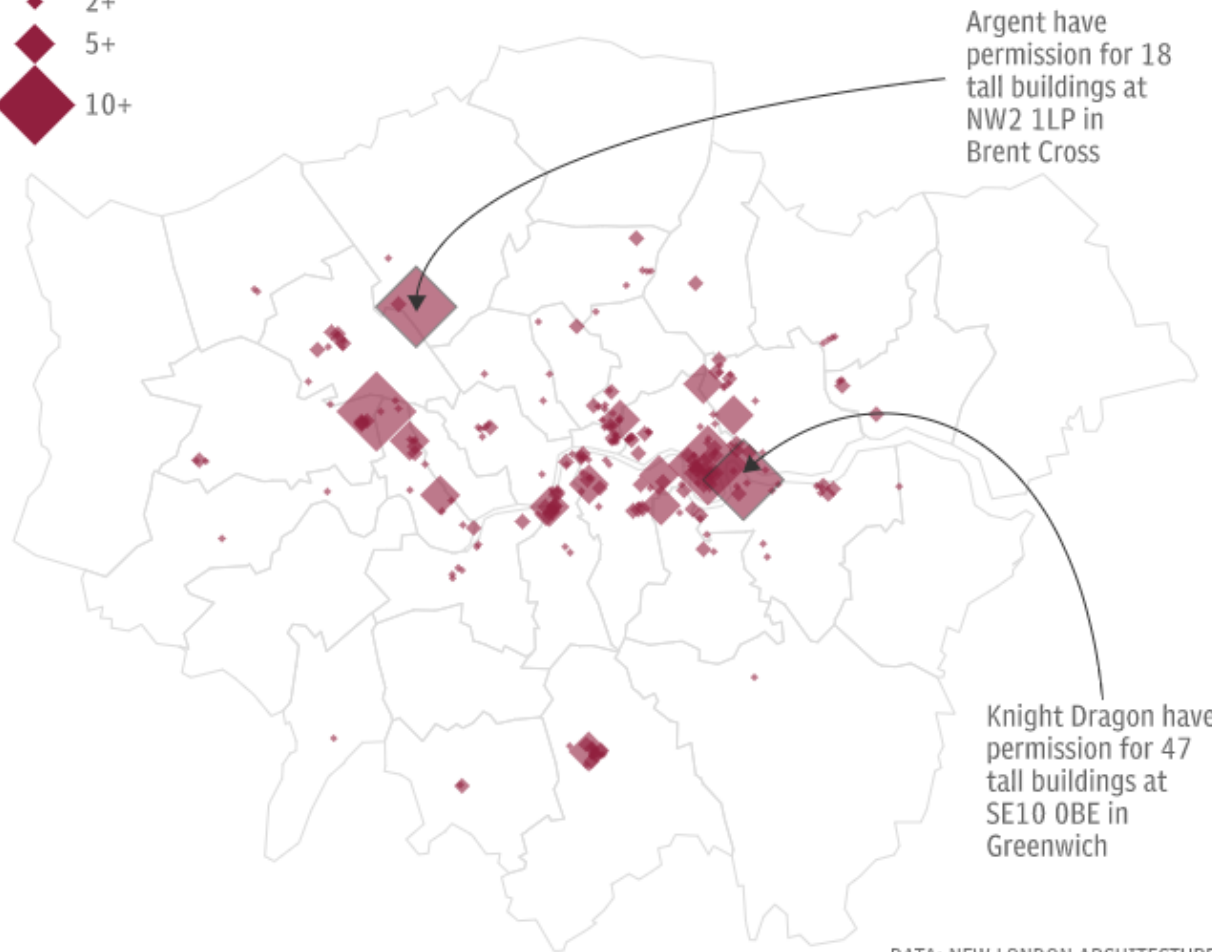
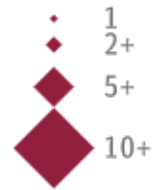
While the majority of the planned buildings will have 30 floors or fewer, as many as 28 will have 50 floors or more, making a significant impact on the capital's skyline.

Canary Wharf and the Docklands continue to be development hotspots, with 70 towers in the pipeline in Greenwich and 85 in Tower Hamlets.

A record 510 new skyscrapers are planned for London

Number of planned tall buildings (20+ floors) by postcode

Number planned per postcode



The majority of London's boroughs have at least one tall building in the pipeline; just seven of the 32 boroughs have no skyscrapers in development.

Some 458 of the towers have been earmarked solely for residential use. Peter Murray, the chairman of NLA, said: "With London's population continuing to increase and the demand for new homes only getting higher, our view remains that well designed tall buildings, in the right place, are part of the solution."

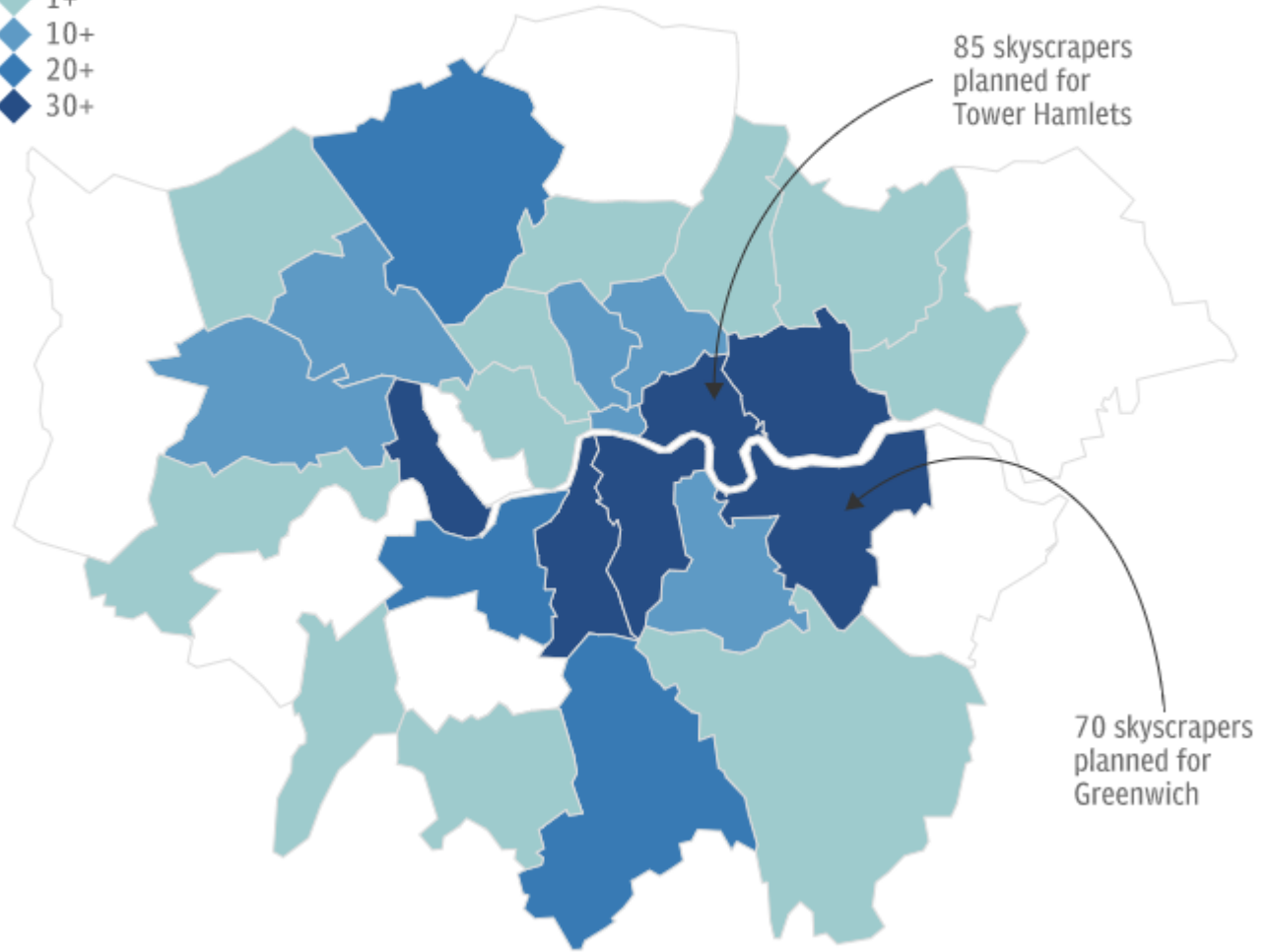
The skyscrapers are set to provide up to 106,000 new homes in London in the coming years.

Knight Dragon, Berkeley, and the Canary Wharf Group are the three property developers with the most towers in London under development, with 106 projects between them, most of which are in east and south London.

East London is a hotspot for planned skyscrapers

Number of planned tall buildings (20+ floors) by borough

Number planned per borough



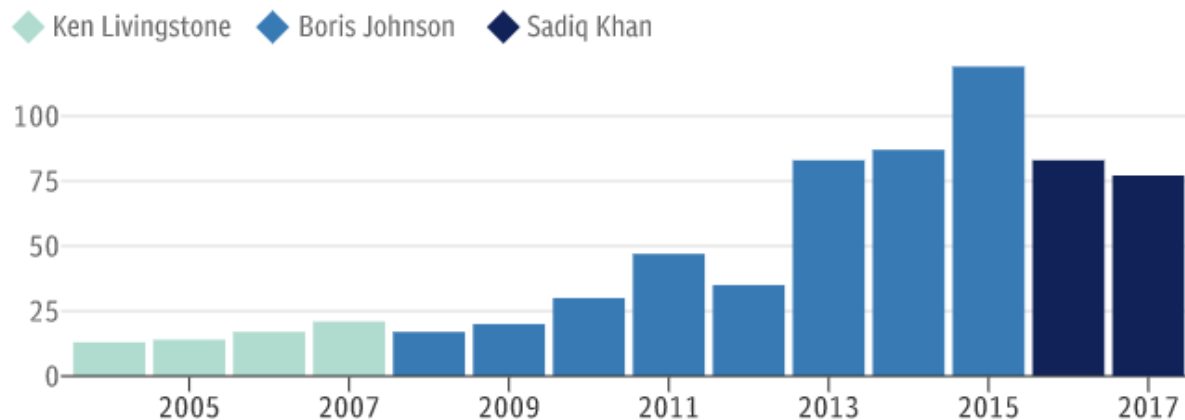
DATA: NEW LONDON ARCHITECTURE

Applications for towers are on the wane

Thee research suggests there are signs of a slowdown in the number of skyscrapers being planned, which NLA has linked to the political and economic uncertainty brought about by the Brexit vote. The number of new applications lodged is down 10pc on 2016 and 35 per cent on 2015, and fewer buildings are being completed: only 18 tall buildings were finished in 2017, down from 26 in 2016.

There was also a fall in the number of towers on which construction began last year, with just 40 projects getting underway in 2017, compared with 48 in the previous year. Most will be completed over the next decade, with 50 expected to be finished this year.

Applications for skyscrapers waned slightly last year *Number of applications annually, under each mayor*



DATA: NEW LONDON ARCHITECTURE

According to the report, it takes on average 2.4 years from planning permission to starting construction on skyscrapers, and a further 2.5 years to build them.

Of the 510 towers, 128 are in the application phase, 267 have received planning permission, and 115 are under construction.