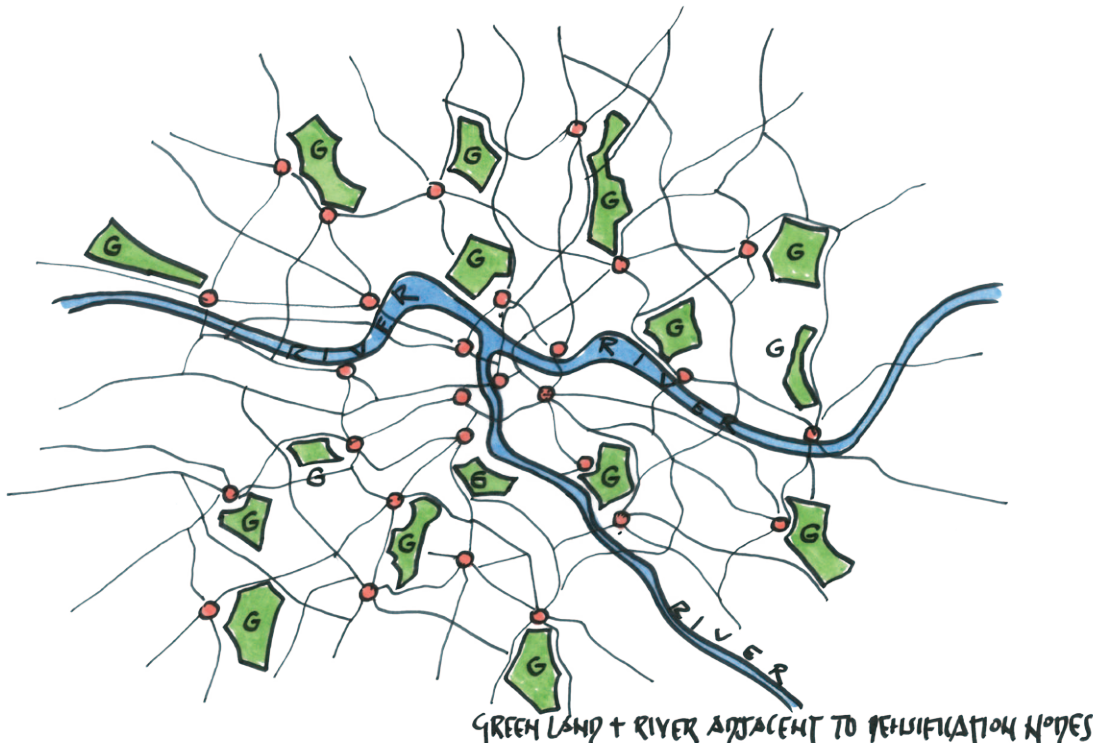




## Urbanisation and Densification

There is now an increasing pressure for global cities like London to respond to a current and urgent momentum of urbanisation as well as the demand for increasing efficiency. Aedas' Chairman Keith Griffiths recently wrote *CITY*, a short summary in which he presented his thoughts on urbanisation and densification of cities.

He believes that cities may best respond by densification at existing transport nodes where the infrastructure can be readily upgraded. It is always easier to develop manageable tracts of land around transport interchanges at high density than it would be to spread medium density across the entire city.



Click here to download *CITY*

Around these major transport nodes with upgrading capacity, we can build to greater density to alleviate population pressure. Modern mixed-use development models that integrate open space with mixed commercial, residential and recreational usages can be the new urban model. As an international city where time is of the essence and accessibility is key, clusters of building types that are necessary for everyday living within a relatively small site can significantly shorten journey times to work and play.

We can also explore the advantages of porous mixed-use developments with multiple ground planes that promote activities and life at all levels of the buildings. Even within a single high-density building, it is possible to cluster multiple complimentary and symbiotic uses around environmentally protected public spaces. These multilevel public spaces are additions to traditional streets and provide an enhanced and extended public realm, which in turn lead to an intense and invigorating city.

Aedas' experience designing for the many new and urbanising cities of Asia convinces us of the urgent reality of densification whilst warning us of the limitations to change our existing urban infrastructure. We are convinced through experience that densification is best achieved by well planned interventions at existing robust hubs able to accommodate and to maximise the value of such change. We are similarly convinced that densification is a complex exercise requiring a city's central planning, analysis and support.



*The Architectural Review's* October issue reported his view on how the Far East style urbanisation might enrich London.

*"Griffiths has deep-rooted knowledge of the politics and performance of urbanisation because his practice has done more than 100 million square feet of it in 100 projects for developers and city planners from Dubai to Beijing via Singapore and Chengdu. His critics will point out that London is not the Middle East and China. But he is not so sure that is as true as it was a decade ago. London, he says, has been urbanising and consolidating, densifying if you prefer, for a couple of centuries."*

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### Event

#### Office reception @ London



Aedas' relocated London office in Covent Garden was officially unveiled on 25 September. Artworks by London urban artists Phlash, Xenz and Mr Jago were commissioned, reflecting Aedas' philosophy to embed its offices within the local culture. Aedas' senior management, clients, partners and media representatives gathered at a cocktail reception to celebrate and connect.

"In view of the increasing globalisation of property development and number of Aedas' Asian clients investing in Europe, the new London office is well positioned to offer what we do best," said Chairman Keith Griffiths. "Our network of global offices and 1,400 staff offer global expertise to design locally sensitive buildings."

The London office will carry out UK and international work and act as a showcase for Aedas' international projects, targeting overseas investors and developers active in the London market.

### Awards 07-09 2014

#### International Architecture Awards 2014

##### Guangzhou Commercial Showcase Complex, Guangzhou, China



##### Center 66, Wuxi, China



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### Awards 07-09 2014

#### 2014 Cityscape Awards for Emerging Markets

##### Nanfeng Commercial, Hospitality and Exhibition Complex, Guangzhou, China

Winner, Mixed-use Project (Built)

##### Center 66, Wuxi, China

Winner, Retail Project (Built)

##### Sinarماس Land Plaza, Jakarta, Indonesia

Winner, Commercial Project (Built)

#### International Design & Architecture Award 2014

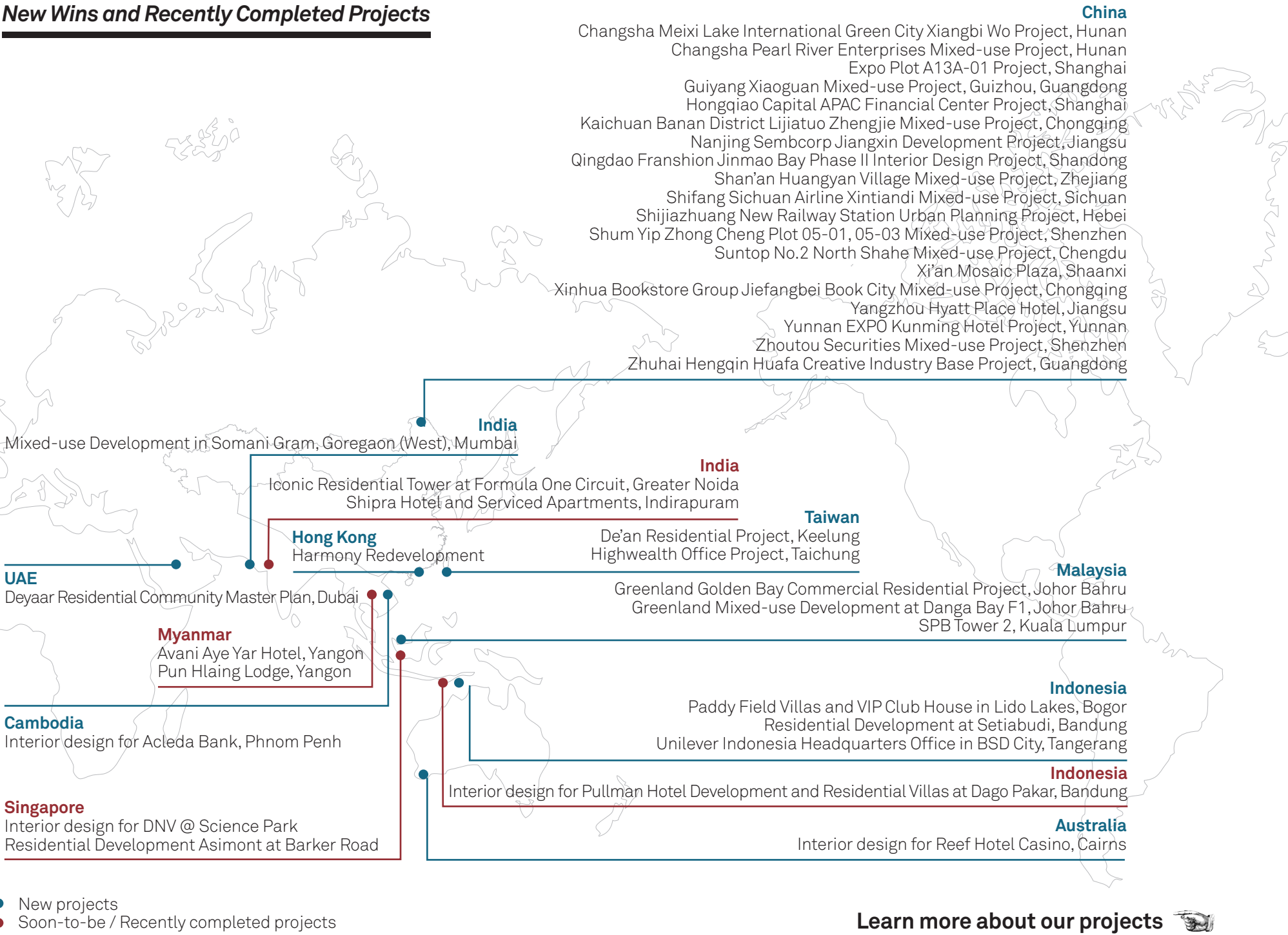
##### THR350, Hong Kong

Residential £15 Million Plus



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### New Wins and Recently Completed Projects



● New projects  
● Soon-to-be / Recently completed projects

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