



NEW LONDON

2018/2019

NEW LONDON 2018/2019

A selection of the best newly completed and upcoming projects in the capital, chosen for their architectural quality and wider contribution to London’s built environment.

02 **The selection process**

04 **Foreword and New Londoner**

06 **Special Prizes**

12 **Conservation & Retrofit**

24 **Culture & Community**

34 **Education**

46 **Homes**

54 **Hotels & Hospitality**

60 **Housing**

74 **Masterplans & Area Strategies**

82 **Meanwhile**

88 **Mixed-Use**

100 **Offices**

110 **Public Spaces**

118 **Retail**

124 **Transport & Infrastructure**

130 **Wellbeing**

136 **Workplaces**

146 **Sponsors**

155 **Index**

This catalogue is published by NLA to coincide with the New London Awards 2018

Category intros by David Taylor, editor, New London Quarterly

Editorial Team: Barbara Chesi, Mark Cox, Lucie Murray, Merry Arnold, Jenine Hudson, Molly Nicholson

Design: 401

© New London Architecture, July 2018
NLA, The Building Centre, 26 Store Street, London WC1E 7BT
www.newlondonarchitecture.org
[@nlalondon](#)
[#NLAwards2018](#)

The selection process

The New London Awards, launched eight years ago by New London Architecture (NLA), is London’s annual celebration of the best architecture, planning and construction projects that enhance the capital’s wider social and economic wellbeing, supported by the Mayor of London.

From green spaces and small community projects, to major housing schemes and masterplans, this year’s shortlist showcases schemes at a variety of scales that respond to the needs of a global city. The shortlist, spanning 15 categories, includes projects that best reflect high-quality design and exemplar contribution to placemaking, improving the social, cultural and economic character of places across the capital.

The Mayor’s Prize this year has been awarded by the Mayor of London to the scheme that best reflects the Mayor’s ambition for ‘Supporting Diversity’, as expressed through the Good Growth by Design programme – where schemes are actively designed for different needs. Additional accolades include the Sustainability Prize, awarded to an exemplar project in creating a more sustainable low-carbon city, and the People’s Choice, voted for by Londoners.

Selected projects, both built and unbuilt, were chosen from 400 entries by an international jury advised by a group of London-based expert assessors.

Expert Assessors



Gordon Adams
Head of Planning,
Battersea Power
Station



Tom Alexander
Director, Aukett
Swanke



Joanna Averley
Head of Urban
Design & Integration,
HS2 Ltd



Ashley Bateson
Partner, Hoare Lea



Simon Bayliss
Managing Director,
HTA Design LLP



Claire Bennie
Director, Municipal



Linzi Cassels
Design Director,
Perkins & Will



Leigh Dennis
Director,
CallisonRTKL



Louise Mansfield
Director, Allies and
Morrison



Natalia Ford
Sustainability
Advisor, UKGBC



Ed Garrod
Principal, Elementa



Clare Goggin
Partner, Jakson Coles



Barry Jessop
Director, First Base



Alex Lawrence
Divisional Director,
Ramboll



Esther Everett
Joint Chief
Principal Designer,
London Legacy
Development
Corporation



Alex Russell
Joint Chief
Executive, Director
of Engagement,
Westway Trust



Lucy Shomali
Director,
Regeneration and
Growth, Waltham
Forest



Catherine Staniland
Director, New
London Architecture



Nick Rayner
Director, EPR



Sophie Thompson
Director, LDA Design



Sarah Wigglesworth
Director, Sarah
Wigglesworth
Architects



© Agnese Sanvito - backdrop: Semblir by Ivo Tedbury

The International Jury

Dominique Alba
Director, Atelier
Parisien d'Urbanisme,
Paris

David J Burney
Professor of Planning
and Placemaking,
Pratt Institute School
of Architecture,
New York City

Riccardo Marini
Founder,
Marini Urbanismo

Peter Murray
Chairman,
New London
Architecture (Chair)

**Monica von
Schmalensee**
Senior Partner,
White Arkitekter

Debbie Whitfield
Deputy Chair,
New London
Architecture

Our international jury was once again formed by a prestigious panel of architecture and urban planning experts, who brought their experiences from New York, Paris, Copenhagen and Edinburgh to provide an objective viewpoint and ensure that the projects presented compared well with overseas standards. All projects were reviewed for their quality of design, innovation and longevity, and wider contribution to placemaking in the city. This international dialogue provided a fascinating discussion around the delivery of high-quality, sustainable architecture and urban environments.

Foreword by Peter Murray, NLA Chairman

The success of London Bridge Station, this year overall winner, highlights some of the key issues that are embedded in the assessors’ briefs for the New London Awards. This is not just a beauty parade of elegant forms - although aesthetic quality is a key consideration, our winners have to illustrate a wider contribution to the environmental, social and economic quality of the capital.

This new station permits huge improvements in the efficiency of travel, enhances the quality of millions of daily lives and creates spaces that uplift the travellers’ spirits. Those delivering the new station had to operate within the constraints of an operating station, an historic building and a complex local environment. The end result nicely marries the old with the new - it is a quintessentially London building.

The Awards do of course highlight a few winners, but this book celebrates the depth and breadth of the quality of new buildings that is going on in the capital today. The Mayor Sadiq Khan’s key environmental strategy embedded in the new London Plan - Good Growth by Design - similarly promotes the essential ubiquity of design as a key component of city making. As a Mayor’s Design Advocate I have been impressed by the importance this now plays in the commissioning of projects, particularly in TfL’s major development programme bringing public land around its stations into public use. This bodes well for London’s growth, as well as the future of the New London Awards.

NEW LONDONER OF THE YEAR

JO NEGRINI

Jo Negrini is a doughty champion of Croydon. Her enthusiasm, positive manner and force of personality have transformed the image and speeded up the rate of change in this outer London borough. She was Director of Strategic Regeneration, Planning and Olympic Legacy at Newham in the build up and delivery of the 2012 Games. She moved to become head of Planning, Regeneration, Housing, Development and Environmental services at Croydon before being elevated to Chief Executive in 2016.

Croydon has been reinventing itself for years, but under Jo’s leadership the pace has quickened with the borough well on its way to becoming London’s biggest growth centre with a £5.25 billion investment programme.

29,490 new homes are planned over the next 10 years while construction on the £1.4 billion Westfield/Hammerson retail scheme is due to start in 2019. Brick by Brick, the Council’s housing delivery company is building around 2,000 new homes on sites throughout the borough and the iconic Fairfield Halls are undergoing a £30 million facelift. Croydon has become cool, attracting tech companies and start ups; the ‘Silicon Valley of south London’ has a vibe which is reflected in the massive success of the meanwhile Boxpark development next to Croydon East station. Her championship of equal rights, diversity and breaking barriers make her the ideal New Londoner for 2018.



OVERALL WINNER

London Bridge Station

Grimshaw for Network Rail
Southwark, SE1

As a key node in Network Rail's Thameslink Programme, the redevelopment of London Bridge station is one of the most complex and ambitious rail station redevelopments in the UK. The station is set to accommodate a significant increase in passenger numbers with the addition of three 'through' platforms and a grand, spacious concourse. Its impressive scale and unique heritage context have

informed the design which complements both its Victorian heritage and newer developments such as The Shard. Judge David Burney said London Bridge Station is a 'truly public project', while Peter Murray described it as an 'amazing piece of new infrastructure delivered in a complex site, that is transformational for London'.

BUILT
Completion:
January 2018
Client & Cost
Consultant:
Network Rail
Architect:
Grimshaw
Structural Engineer,
M&E & Sustainability
Engineer, Project
Manager:
Arcadis WSP JV

Planning Consultant:
CgMs Ltd
Contractor:
Costain
Value: **£1 billion**
Size: **51,000 sqm**



MAYOR’S PRIZE

Supported by Mayor of London

WINNER

BUILT

Completion:
September 2017
Client:
LB Hackney
Architect:
Karakusevic Carson Architects, Henley Halebrown
Landscape Architect:
muf architecture/art
Planning Consultant:
Tibbalds Planning
Engineer &
Sustainability
Consultant:
Peter Brett Associates
M&E Engineer:
Burgin
Project Manager:
Potter Raper Partnership
Contractor:
Higgins
Value: **£68 million**
Size: **19,200 sqm**

Kings Crescent Estate – Phases 1 & 2

Karakusevic Carson Architects, Henley Halebrown and muf architecture/art for LB Hackney
Green Lanes, Stock Newington, Hackney, N16

Providing an alternative model to large-scale estate regeneration, Kings Crescent Estate responds to a brief from Hackney Council to create a tenure-blind scheme integrating rejuvenated existing housing and new buildings within an ambitious public realm strategy. The residents were heavily engaged throughout the design process from the site planning of new streets right through to the internal specifications with regular steering group meetings and public consultation events.

The Mayor of London, Sadiq Khan, said: ‘I am delighted to award my annual prize to Karakusevic Carson, Henley Halebrown and muf architecture/art for the London Borough of Hackney for their Kings Crescent Estate scheme. This year my prize focuses on celebrating diversity and promoting a built environment for all Londoners. The Kings Crescent Estate is a great example of how estate regeneration can preserve existing diverse communities and support them through periods of change. The project team has rejected the ‘knock it all down and start again’ approach in favour of meaningful local engagement, combining sensitive refurbishment together with new buildings and great design, which has created a neighbourhood local people can be proud of.’

Shortlisted schemes for the Mayor’s Prize are listed on the following pages: 32, 40, 49, 68, 73, 79, 87, 115, 140.



SUSTAINABILITY PRIZE

Sponsored by Hoare Lea

WINNER

BUILT

Completion:
January 2018
Client & Cost
Consultant:
Network Rail
Architect:
Grimshaw
Structural Engineer,
M&E & Sustainability
Engineer, Project
Manager:
Arcadis WSP JV
Planning Consultant:
CgMs Ltd
Contractor:
Costain
Value: **£1 billion**
Size: **51,000 sqm**

London Bridge Station

Grimshaw for Network Rail
Southwark, SE1

The redevelopment of London Bridge station is one of the most complex and ambitious rail station redevelopments in the UK, that included wholesale complex multi-staged infrastructure re-alignment and the complete rebuild of London Bridge station. A thorough sustainability strategy delivered carbon reductions measures, such as through the use of reinforcement steel with 98% recycled content that allowed for 8,353 tonnes of CO2 saving. In addition, intelligent control escalators allow to reduce energy use during off-peak hours with annual savings of 36.46

tonnes of CO2 and over £9,000 in operational costs. Active energy efficient measures in the final build include efficient lighting controls, high efficiency heat recovery, efficient air and water distribution, and regenerative technology and efficient control gear systems for lifts. The judges said the scheme has ‘sustainability as a driving factor in both design and construction, mitigating carbon at each stage and introducing strategies such as natural ventilation, that are unusual for such large public space’.



Shortlisted schemes for the Sustainability Prize are listed on the following pages: 16, 28, 72, 81, 95, 103, 105, 126.



PEOPLE'S CHOICE

WINNER

BUILT
Completion:
December 2017
Client:
LB Waltham Forest
In association with
Thames Water and
London Wildlife Trust;
Supported by the
Heritage Lottery Fund
Architect:
Witherford Watson
Mann Architects
Landscape Architect:
Kinnear Landscape
Architects
Structural Engineer
Entuitive
M&E Consultant: **P3R**
Quantity Surveyor
& Cost Consultant:
CINNS
Exhibition Designer:
Real Studios
Signage:
Polimekanos
Business Plan
Consultant:
Counterculture
Project Manager
& Contract
Administrator:
Jackson Coles
CDM Co-ordinator:
NPS
Approved Building
Inspector:
Waltham Forest
Building Control
Main Contractor:
Roo Ltd
Value: **£6.9 million**
Size:
738 sqm (buildings);
200 hectares
landscape

Walthamstow Wetlands

Witherford Watson Mann Architects and Kinnear Landscape Architects
for LB Waltham Forest, Thames Water and London Wildlife Trust
Forest Road, Waltham Forest, N17

Whilst the dream of opening Walthamstow Reservoirs to wider public access had been around for several decades, it wasn’t until a few years ago that the aspiration became a viable proposition, creating a powerful shared vision by the many stakeholders. Receiving an overwhelming number of votes, Walthamstow Wetlands won this year People’s Choice award, demonstrating the success of the intervention in creating free public access, new facilities such as pedestrian entrances and bridges, and a foot- and cycle- path through the site connecting to the wider Lea Valley.

Two disused infrastructure buildings have been adapted for visitor use, providing an exhibition space, an education room, café, toilets, and a viewing platform. This project conserves and enhances the natural and built heritage, maintaining the distinctive character of the place.





CONSERVATION & RETROFIT

Sponsored by Urban Space Management

Conservation and retrofit are always strong features in a city imbued with so much history and heritage buildings, and perhaps especially now, with the kind of good growth projected in the draft new London Plan expected to take place in the capital.

A key historic milestone occurred this year, honoured in the historic fabric: 100 years on from when the first women were granted the right to vote, Historic England recognised 41 places across England that were at the centre of suffragette action. This included Emmeline Pankhurst’s tomb in Brompton Cemetery, designed by female sculptor Julian Phelps, upgraded to Grade II* listed. In terms of key conservation projects, work began on one of the highest profile of all – scaffolding going up around the Big Ben (The Elizabeth Tower), with the Houses of Parliament one of the biggest conservation jobs in the world. Meanwhile, Donald Insall Associates’ work on restoring the world’s largest 19th century glasshouse, the Temperate House at Kew Gardens, completed. The Decimus Burton-designed scheme first opened in 1863 and figures as the latest Donald Insall Associates project at Kew since it was appointed as conservation architects in 2012.

The projects selected in the conservation and retrofit category this year show as a common theme the retention of original features that reveal the ‘life of the building’ while honouring the architects’ original interior.

The shortlist is wide and varied, from a sustainable infill project to help fund a corrugated iron church hall – a building-new-to-fund-repair principle that Historic England is encouraging – to the updating of the Media Centre at Lord’s to bring it into line with the original intentions, and by its original architect, notably for a suspended camera gantry.

But another encouraging sign was the pair of town halls on the list, examples of good civic restoration and renewal that led to one of them – Hackney Town Hall by Hawkins/Brown – clinching the main built award. The judges praised the decision by local authorities to put money into their civic historic fabric at a time when budgets are being squeezed, with Hackney in particular creating new space sensitively with a new atrium, and with an attention to detail on the scheme’s Art Deco features. Judge Riccardo Marini said the moves were commendable in terms of reusing and reinforcing civic buildings, rather than selling them off. Dominique Alba added that the scheme was one of the best seen by the judges across the whole of the awards shortlist.

Painted Hall Phase 2

Hugh Broughton Architects for Greenwich Foundation for the Old Royal Naval College
King William Walk, The Old Royal Naval College, Greenwichm, SE10

The Painted Hall is the jewel of the Old Royal Naval College, described as ‘the Sistine Chapel of the UK’. To conserve this internationally important masterpiece to the highest standards the project addressed the environmental issues which damage the paintings by introducing control measures

including new heating, solar shading and dust exclusion. A new visitor centre within the King William Undercroft will promote a sustainable approach to participation, diversity and access – promoting skills, dialogue, and independent discovery to new audiences.



WINNER

UNBUILT
Completion: **January 2019**
Status: **Under construction**
Client: **The Greenwich Foundation for the Old Royal Naval College**
Architect: **Hugh Broughton Architects**
Surveyor of the Fabric: **Martin Ashley Architects**
Structural Engineer: **SFK Consulting**
Services Engineer: **QODA**
Contractor: **Coniston**
Cost Consultant: **Huntley Cartwright**
Lighting Designer: **Sutton Vane Associates**
Acoustic Designer: **Ramboll Acoustics**
Value: **£8.5 million**
Size: **2,100 sqm**

BUILT
Completion: **June 2017**
Client: **LB Hackney**
Architect: **Hawkins/Brown**
Structural Engineer: **Warehams**
M&E & Sustainability Engineer: **Jacobs**
Project Manager & Cost Consultant: **Ridge & Partners**
Contractor: **Osborne**
Design Consultant: **Turnerbates**
Lighting Designer: **DPA Lighting Consultants**
Value: **£16 million**
Size: **12,500 sqm**

Hackney Town Hall

Hawkins\Brown for LB Hackney
Mare Street, Hackney, E8

WINNER

Repairing, restoring and renovating the 1937 Grade II listed Hackney Town Hall, this project sought to enhance the functionality and performance of the building, and was delivered with overlapping phases to allow the Town Hall to remain functional throughout. Working with specialist craftspeople to restore original

Art Deco features, the scheme has carefully blended state-of-the-art technology, services and bespoke joinery into the original fabric, with the original palette of bronze, marble, walnut and oak retained.



Garden Museum

Dow Jones Architects for The Garden Museum
Lambeth Palace Road, Lambeth, SE1

Following a successful intervention in 2008, this project formed the second phase to extend the museum both within the existing building and out into the churchyard. Creating a dramatic street presence, the new bronze-clad garden pavilions provide a large and a small education room for learning and community activities, and a café, connected by a glazed cloister structure that frames a new garden. The lapped bronze tiles are designed to reflect the scale-like quality of the bark of the plane trees that surround the building.



© Anthony Coleman

No1 New Oxford Street

Orms for TH Real Estate and BA Pension Fund
Camden, WC1

Referencing the Art Deco and Art Moderne periods, this scheme brings a 1930s building up to date to create a flexible Grade A Office building for the next generation of occupier. Maximising the tight floor to floor heights of 2.95 meter, this BREEAM ‘Excellent’ refurbishment and extension utilised a rich materials palette of solus stone, brass, dark stained timber and ribbed glass, alongside green pyrolave hexagonal glazed tiles which have been added to the exterior façade of the prominent prow Clock Tower and oriel windows on New Oxford Street.

BUILT
Completion: **2017**
Client: **TH Real Estate and BA Pension Fund**
Building Owner: **Henderson Central London Office Fund**
Architect: **Orms**
M&E Engineer: **Long And Partners**
Structural Engineer: **AKT II**

Quantity Surveyor & Project Manager: **Arcadis**
Contractor: **Mace**
Planning Consultant: **DP9**
Landscape Architect: **Robert Myers Associates**
Value: **£35 million**
Size: **8, 825 sqm (office); 1, 140 sqm (retail)**



© Timothy Soar

COMMENDED

SUSTAINABILITY PRIZE SHORTLISTED

BUILT
Completion: **May 2017**
Client: **Trustees of the Garden Museum**
Architect: **Dow Jones Architects**
MEP Engineer: **OR Consulting**
Structural Engineer: **Momentum**
Quantity Surveyor: **Pierce Hill**
Project Manager: **Gardiner & Theobald**
Approved Building Inspector: **Assent Building Control**
Landscape Design: **Dan Pearson & Christopher Bradley Hole**
Conservation Consultant: **Neil Burton**

Lighting Designer: **DHA**
Tree Consultant: **Root Cause**
Audio/Visual: **ASI**
Archeology Consultant: **Archaeology South-East**
Catering: **Ben Benton**
CDM: **BBS**
Funding: **Heritage Lottery Fund, Sackler Trust, Clore Duffield Foundation, City Bridge, Wolfson Foundation**
Value: **£4.5 million**
Size: **1,530 sqm; 563 sqm new-build**

Academy House

John Robertson Architects for Morgan Capital/Sports Direct
161-167 Oxford Street, Westminster, W1

Repositioning this prominent 1980s building, the scheme creates Sports Direct’s London office headquarters and fashion flagship store. The new cladding is formed of glazed architectural terracotta, a modern and sustainable material that reinforces the diversity of neighbouring Grade II-listed buildings. The design has increased the gross internal floor area to approximately 5,000 square meters – and, by reusing the existing concrete structure, have done so whilst promoting a sustainable built environment, achieving BREEAM ‘Excellent.’



© Matt Livey

BUILT
Completion: **February 2018**
Client: **Morgan Capital/ Sports Direct**
Architect: **John Robertson Architects**
Structures Engineer: **Lucking and Clarke**
M&E/Sustainability Engineer: **Watkins**
Payne Partnership
Planning Consultant: **DP9**
Project Manager: **Morgan Capital Partners**
Contractor: **ISG**
Developer: **Sports Direct**
Value: **£13 million**
Size: **15,000 sqm**

Cambridge Hall

Stephen Davy Peter Smith Architects for Genesis Housing Association
12-16 Cambridge Avenue, Brent, NW6

Occupying underutilised space next to the ‘At Risk’ Cambridge Hall, this scheme seeks to create three new-build homes to fund the Hall’s vital repair works. Drawing from the adjacent tin-clad church, the design is a modern interpretation with a zinc-clad facade and roof wrapping around the new building. The new homes are set back from the road as not to interrupt views towards Cambridge Hall, whilst the roof design reflects the Hall’s profile.

UNBUILT
Status: **Planning granted**
Completion: **March 2020**
Client: **Genesis Housing**
Architect: **Stephen Davy Peter Smith Architects**

Structural Engineer: **Conisbee**
Project Manager/ Cost Consultant: **Capita/ Daniel Connoll Partners**
Sustainability Consultant: **Price & Myers**

Heritage Consultant: **Montague Evans**
Value: **£340,000 - Repair works to tin tabernacle, £240,000 - New Build**
Size: **865 sqm**



© SDPSA

The Department Store

Squire & Partners
248 Ferndale Road, Lambeth, SW9

Guided by the narrative of the derelict Edwardian building – from highly crafted Edwardian elements up to evidence of squats and raves – the design revealed these elements and made sensitive interventions to repurpose the building as an inspiring modern workspace. Retained original elements include parquet floors, windows and cast iron radiators. The development additionally established amenities for the local community including a coffee roastery, delicatessen, vinyl shop, restaurant and Post Office.

BUILT Completion: June 2017 Client and Architect: Squire and Partners Structural Engineer: Davies Maguire	M&E/ Sustainability Engineer: DSA Engineering Planning Consultant: Jon Dingle Ltd	Project Manager/ Cost Consultant: Colliers Contractor: Stoneforce Size: 6,147 sqm
--	--	--

© James Jones



The J.P. Morgan Media Centre

David Miller Architects for Marylebone Cricket Club
Lord's Cricket Ground, Westminster, NW8

The Media Centre, originally designed by Future Systems, is a highly unusual building, an all-aluminium semi-monocoque shell that hovers above Lord's cricket ground, designed specifically for the world's press. However, the game has moved on and the broadcasting of the sport has grown considerably since it was built in 1999 and major changes were needed to keep the building in use. Utilising advanced digital design, this project enabled comprehensive refurbishment, increasing the usable internal floor area by 15 per cent.



© MCC

BUILT
Completion: **April 2017**
Client: **Marylebone Cricket Club**
Architect: **David Miller Architects**
Structural Engineer: **Elliott Wood**
M&E: **Long and Partners**
Contractor: **Knight Harwood**
Project Manager: **Gardiner & Theobald**
Cost: **£4 million**
Size: **900 sqm**

Lamb's Conduit Street

Benedetti Architects for Connock and Lockie
33 Lamb's Conduit Street, Camden, WC1

Comprehensively refurbishing and restoring a 1765 Grade II listed property in the Bloomsbury Conservation Area, this scheme preserves and restores the fabric enhancing the building's conservation by expansion into the basement. Creating a hierarchy in how the spaces function and how they feel, the use of bespoke joinery and lighting responds to the tailor's making process. The careful choice in finishes, together with control of light, creates the atmosphere and progression from open street front, to intimate consultation, to concentrated workspace.



© StåleEriksen

BUILT
Completion: **September 2016**
Client: **Connock & Lockie Ltd.**
Architect: **Benedetti Architects Ltd, McDowell+Benedetti (to July 16)**
Structures Engineer & Heritage Consultant: **Alan Baxter**
Building Contractor: **Rise Contracts**
Quantity Surveyor & Cost Consultant: **Nick James Associates**
Lighting Consultant: **Skia Light**
Value: **£2 million**
Size: **355 sqm**

Lambeth Town Hall

Cartwright Pickard for LB Lambeth
1 Brixton Hill, Lambeth, SW2

Driven by the council's ambition to provide a modern, energy efficient workspace, increased public access and community use, the refurbishment reinvigorated a Grade II listed Edwardian landmark, bringing it back to its former glory. Modern alterations that masked original character were stripped out, the atrium was reinstated making the highly contextual original building form legible again. With the addition of modern services, mechanical heating, cooling and ventilation to improve indoor air quality and acoustics, the refurbishment achieved BREEAM 'Excellent'.

BUILT Completion: December 2017 Client: LB Lambeth Architect: Cartwright Pickard Structural Engineer: Curtins M&E / Sustainability Engineer: Chapman BDSP Planning Consultant: GL Hearn Project Manager: Marick	Cost Consultant: Faithful+Gould Contractor: Morgan Sindall Developer: Muse Developments Value: £25 million Size: 8,503 sqm
--	---



© Hundven-Clements

One Paved Court

Allies and Morrison
Richmond Green, Richmond upon Thames, TW9

Repurposing an early Georgian building into an artist-led art space, home to three resident artists, this project sought to limit new interventions – repairing the fabric and nudging it into its new role whilst revealing the shell of the original building and exposing the layers of its eighteenth and nineteenth century history. The building is set over four levels: a basement workspace with WC and kitchenette (linked to a heat-recovery system); an attic level studio; and a ground and first floor open and flexible exhibition space.



© Nick Guttridge

BUILT
Completion:**2017**
Architect:
Allies and Morrison
Structural Engineer:
Fluid Structures
Services Engineer:
DM Spragg Limited
Fire Engineer:
The Fire Surgery
Lighting:
Spiers + Major
Main Contractor: **DM Spragg Limited**
Brick Restoration:
Erlon Monteiro
Size: **78 sqm**

Record Store at The Old Vinyl Factory

Allford Hall Monaghan Morris for U+I
The Old Vinyl Factory, Blyth Road, Hayes, UB3

The Record Store in Hayes is the place where EMI mastered ground-breaking albums by The Beatles and The Rolling Stones. Taking inspiration from the building’s musical past, this scheme reimagines the derelict shell to bring new life into the landmark art deco building. The revived building offers striking multi-purpose workspaces which are being filled with new businesses keen to create more history in the inspiring space.



© U + I

BUILT
Completion:
August 2017
Client:
U + I Group
Architect:
Allford Hall Monaghan Morris
Structural
Engineer: **Alan Baxter Ltd**
CHP-DH Technical
Review Team:
Buro Happold
Inspector:
Butler & Young
Contractor:
Charles Edward Limited
Legal: **Fladgate**
Specialist Lighting
Designer:
Gravity Design Associates
Project Manager
and Quantity
Surveyor:
Jackson Coles

Planning
Consultant:
Lichfields
Consultant:
MTT Consulting
CDM Co-ordinator:
P H Warr
Statutory Services
Consultant:
Premier Energy Services
Agent: **Savills**
Landscape
Architect: **Studio Egret West**
Fire Consultant
(Sub MTT): **The Fire Surgery Ltd (London)**
District Heating:
Vital Energi
Value: **£40 million**
Size: **7,860 sqm**

The Record Hall

Karakusevic Carson Architects for Workspace Group PLC
16-16A Baldwin’s Gardens, Hatton Garden, Islington, EC1

Situated in a tight site on a narrow street, this design reorganises the interior of an outmoded industrial building into affordable workspaces and studios. Creating generous and legible circulation around a singular lightwell to connect the two buildings, the project also delivered a new public face and welcoming central entrance.

BUILT
Completion: **July 2017**
Client:
Workspace Group PLC
Architect: **Karakusevic Carson Architects**
Planning Consultant:
Tibbalds / Lichfield
Structural and M&E
Engineering:
Thornton Tomasetti

Sustainability:
Max Fordham
Contractor:
HG Construction
Value: **£20 million**
Size: **8.500 sqm**



© Mark Hadden

Republic Phase 1, The Import building

Studio RHE for Trilogy
2 Clove Crescent, Poplar, Tower Hamlets, E14

Originally built in 1990, this redevelopment has seen the office building revived with the insertion of a nine-storey timber structure to add commercial floorspace and create new spatial connections between floors. Constructed from engineered timber in combination with modularised timber framed glazed façade, the new natural material palette contrasts with the rawness of the exposed existing concrete structure. The ground floor has been redesigned to incorporate reception, retail, and leisure spaces to reactive the site.



© Hundven-Clements

BUILT
Completion:
December 2017
Developer:
Trilogy Property
Architect:
Studio RHE
Structural Engineer:
Heyne Tillett Steel
M&E / Sustainability
Engineer:
Watkins Payne
Planning Consultant:
Savills
Project Manager /
Cost Consultant and
Contractor:
Quartz
Main Contractor:
Galliford Try
Contractor:
Morgan Sindall
Value: **£21 million**
Size: **26,106 sqm**

The Sammy Ofer Centre, London Business School

Sheppard Robson for London Business School

Marylebone Road, Westminster, NW1

Transforming the iconic Old Marylebone Town Hall into a major new facility for the London Business School, this project refurbished the Council House and Annexe buildings, using the excavated space between these to create a bold new glass and steel entrance and link structure. Working closely with leading craftspeople, the design also incorporated a new lecture theatre block to the rear of the building.



© Nick Guttridge

Southbank Centre

Feilden Clegg Bradley Studios for Southbank Centre

Belvedere Road, Southwark, SE1

Southbank Centre is one of the great buildings of the last century and holds a unique place in the London arts scene. Restoring and redesigning the Queen Elizabeth Hall, Purcell Room and Hayward Gallery to transform and modernise them for generations to come, this conservation project sought to replace building services, improve environmental performance, upgrade infrastructure to support an ever-widening artistic programme, and improve disabled access. This foundation of renewal and upgrading of the existing buildings has given them a new lease of life and a low maintenance future.



© Richard Battye

BUILT

Completion:2017

Client:

London Business School

Architect:

Sheppard Robson

Structural Engineer:

Ramboll

Interior Designer:

Id:Sr Sheppard Robson

M&E/Sustainability

Engineer:

Long & Partners

Planning Consultant:

Dp9

Project Manager:

Colliers

Contractor: Wates

Value: £80 million

Size: 12,000 sqm

South Stables

Studio Mackereth for Sally Mackereth and Julian Vogel

7B St Pancras Way, Camden, NW1

Transforming two derelict Victorian brick-built stable buildings, this project has renovated the front building, facing the street, to become a house and two floors of office space, whilst redeveloping the rear building through façade retention to create a new five-bedroom house, approached via a cobbled walkway through a secret garden. The new additions are designed to deliberately contrast with the Victorian brick, using a reduced palette of two industrial materials – blackened metal panels and cast glass.

BUILT

Completion: April

2017

Client: Sally Mackereth and Julian Vogel

Architect: Studio

Mackereth

Structural Engineer:

Eckersley O'Callaghan

M&E / Sustainability

Engineer: EEP

Planning Consultant:

DP9

Project Manager / Cost

Consultant: MPA

Contractor: Famella

Value: £2 million

Size: 422 sqm



© Kim Romain



<
Royal Academy of Music
Theatre and new
Recital Hall
© Adam Scott

CULTURE & COMMUNITY

London has always been a city imbued with culture and blessed with some of the best institutions in the world. And this year, some of its most famous unveiled transformations will take them into the decades to come.

The first was the V&A, whose project to revitalise its courtyard by this year’s NLA annual lecturer Amanda Leveté, was hailed as a triumph in terms of attracting new faces to this revered institution, and with a scheme that marked, Leveté felt, the end of the era of building as icon. The Royal Academy of Art, meanwhile, unveiled its own reworking by Sir David Chipperfield, a scheme providing more space to make, debate and exhibit art to celebrate its 250th anniversary. The project allows the new, remodelled RA to link its Burlington House and Burlington Gardens sites for the first time, to create one unified cultural ‘campus’. And ‘East Bank’ is the new name for Olympicopolis – the £1.1 billion cultural quarter at the Queen Elizabeth Park that will provide homes for the BBC, a theatre for Sadlers’ Wells and the V&A’s partnership with the Smithsonian Institution.

But it wasn’t only at the grand level – this year’s NLA awards shortlist exemplifies the way in which smaller outfits across the capital have also sought to inspire the communities in which they sit, as well as those from further afield.

‘This is a very diverse and interesting category’ said assessor Alex Russell, joint chief executive, director of engagement at the Westway Trust. ‘It ranged from community centres to sports facilities, cinemas and arts centres to a memorial, and from all across London, which will ‘make a significant difference to the landscape and the communities they serve at a regional level in London as well as at a hyperlocal level.’

The judges felt that the Royal Academy of Music Theatre and new Recital Hall was a worthy winner, challenging architecturally but really well executed, according to David Burney.

Commended schemes included Herne Hill and Phoenix Garden Community Building, but in a strong field judges also felt that the Walthamstow Wetlands project was due a mention, along with the admirable notion of private developer money going towards delivering more cultural assets for the capital, as with the Bridge Theatre in SE1. ‘That’s a big financial gamble’, said Riccardo Marini. ‘I want more private developers to spend more on culture’. The unbuilt category was clinched by the ‘architecturally challenging’ Sands End Arts and Community Centre, with a commendation going to the ‘very elegant’ Montrose Café Hub.

Sands End Arts and Community Centre

Mæ for LB Hammersmith & Fulham
South Park, Peterborough Road, Hammersmith & Fulham, SW6

Providing spaces for educational functions, clubs, art exhibitions and community events with an ancillary café and children’s day nursery, this project will deliver a new creative Arts and Community Centre for Hammersmith and Fulham Council. Designed to be sustainable, both in terms of

the construction approach and the potential for ongoing revenue generation, the Centre is designed to be fully accessible and caters for all user groups, with consideration of the young and older people, promoting social integration within the community and providing a local focus to combat social isolation.



WINNER

UNBUILT
Status: **Starting on site**
Completion: **Summer 2019**
Client: **LB Hammersmith & Fulham**
Architect: **Mæ**
Structural Engineer: **Elliot Wood**
M&E / Sustainability Engineer: **Max Fordham**
Planning Consultant: **CMA Planning**
Landscape Designer: **J&L Gibbons**
Quantity Surveyor: **Baillie Knowles**
Acoustic Consultant: **Mach Acoustics**
Size: **660 sqm**

BUILT
Completion: **January 2018**
Client: **Royal Academy of Music**
Architect: **Ian Ritchie Architects**
Structural Engineer: **WSP Structures**
M&E / Sustainability Engineer: **Atelier Ten**
Cost Consultant: **Equals Consulting**
Client Advisor / Project Manager: **RISE**
Acoustic Consultant: **Arup Acoustics**
Stage Theatre Consultant: **Fisher Dachs Associates**
Lighting Consultant: **Ulrike Brandt Licht**
Fire Engineer: **WSP Fire**
Approved Inspector: **Approved Inspector Services Ltd**
Main Contractor: **Geoffrey Osborne Ltd**
Value: **£12.2 million**
Size: **3,390 sqm**



© Adam Scott

Royal Academy of Music Theatre and new Recital Hall

Ian Ritchie Architects for Royal Academy of Music
Marylebone Road, Westminster, NW1

WINNER

Creating two new distinct performance spaces for Britain’s oldest conservatoire, this project seamlessly integrates these exceptional performance spaces within the historic context of the Academy site. The Theatre, designed for both opera and musical theatre, now forms the heart of the Academy, and was

realised within the gutted shell of a 1970’s fan-shaped auditorium and stage. The 100-seat Recital Hall provides 230 square-meters of additional space for student rehearsal, performance, public events and recording.



Herne Hill Velodrome

Hopkins Architects for Herne Hill Velodrome Trust
104 Burbage Road, Dulwich, Southwark, SE24

Delivering extra space within a tight budget, the pavilion boasts a load bearing timber structure which reuses six of the cast iron columns from the original 1891 Velodrome to support the grandstand roof. New changing rooms and a generously sized club room has been added to the venue; the upper level is accessed from the top of the grandstand and provides panoramic views around the track. A kitchen, servery and meeting room can be hired out for community use.



© Adam Scott

COMMENDED

SUSTAINABILITY PRIZE
SHORTLISTED

BUILT
Completion: **March 2017**
Client: **Herne Hill Velodrome Trust**
Architect: **Hopkins Architects**
Structural Engineer: **Heyne Tillett Steel**
M&E / Sustainability Engineer: **Bailey Gomm**
Project Manager: **Buro Four**
Cost Consultant: **Deloitte Real Estate**
Contractor: **Conamar Building Services**
CDM Co-ordinator: **Jackson Coles LLP**
Acoustic Engineer: **Arup Acoustics**
Fire Engineer: **Arup Fire**
Value: **£1.36 million**
Size: **300 sqm**

Phoenix Garden Community Building

Office Sian Architecture + Design for Phoenix Garden Trust
21 Stacey Street, Camden, WC2

Developed from a concept of ‘garden walls’ as a metaphor for ideas of enclosure, secrecy, and boundaries, the building comprises of many uses: from school visits, to weekly over-60s yoga classes and even weddings. The construction was funded by a mixture of council funding and funding applications. With a strong emphasis on context, local materials and sustainable design, the building features robust brickwork detailing, off-site pre-fabricated framework, super-insulating materials, air-source heat pumps, water-harvesting, and green roofs, increasing the level of biodiversity of the area.



© Richard Chivers

COMMENDED

BUILT
Completion: **October 2017**
Client: **The Phoenix Garden Trust**
Architect, Project Manager & CDM: **Office Sian Architecture + Design**
Cost Consultant: **Robert Martell + Partners**
Structural Engineer: **Carter Clack Wilde**
Contractor: **Orsman Construction**
Value: **£289,000**
Size: **90 sqm**

COMMENDED

Montrose Café Hub

Tonkin Liu for LB Barnet
Camden, WC1

Situated within the greenery of Montrose Playing Fields, the building accommodates a café, community events space and changing facilities for the local youth sports programme. The brief called for a truly modular building, requiring an innovative timber portal frame system, allowing for complete flexibility for future expansion. The radial plan, with the axial rotation of the portal frames, generates a system where the buildings form is its structure. High level openable windows passively ventilate the building throughout, optimised by the undulating green roof.



UNBUILT
Status: **Planning pending**
Completion: **September 2019**
Client: **LB Barnet**
Architect: **Tonkin Liu**
Structural Engineer: **Structure Mode**
M&E Engineer: **Integration**
Value: **£1.3 million**
Size: **250 sqm**

The Bethnal Green Memorial

Arboreal Architecture for Stairway to Heaven Memorial Trust
Bethnal Green Gardens, Bethnal Green, Tower Hamlets, E2

Built to commemorate the tragic WWII disaster that occurred at the entrance to the underground station on the 3rd March 1943, this memorial has been designed with bronze plaques set into a polished precast concrete plinth rising out of the park landscape to support a hollowed-out teak stairway with the same physical dimensions as the adjacent entrance stair where the disaster took place. The cantilevered stairway powerfully evokes the space where 300 people were trapped and where sadly 173 men, women and children died.



© Arboreal

BUILT
Completion: **December 2017**
Architect and Designer: **Arboreal Architecture**
Client: **The Stairway to Heaven Memorial Trust**
Structural Engineer: **The Morton Partnership**
M&E Engineer: **Max Fordham**
Main Contractor: **Coniston Ltd**
Specialist Timber Design and fabrication: **The Greenoak Carpentry Company**
Typography: **Atelier Dreiholz**
Access Consultant: **Access=Design**
Value: **£457,000**
Size: **98 sqm**

The BridgeTheatre

Haworth Tompkins for London Theatre Company
3 Potters Fields Park, Southwark, SE1

Located between City Hall and Tower Bridge, this theatre, with a 935-seat flexible auditorium, is London’s first new commercial theatre of scale to be built for 80 years. Completed in just over 2 years from inception using cutting edge prefabrication techniques, the design aims to provide maximum adaptability of format without losing the intimacy and density associated with the best historic theatre spaces. The bright, generous, transparent new public lobby with super graphic external signage faces directly out to the Tower of London over the Thames.

BUILT Completion: September 2017 Client: London Theatre Company Architect: Haworth Tompkins Technical Design Manufacturer: Tait Stage Technologies Ltd	Structural Engineer: Momentum Engineering M&E & Services Engineer: Skelly & Couch Ltd Project Manager & Cost Consultant: Plann Bristow Johnson & Partners	Contractor: Rise Contracts Limited Acoustic Engineer: Gilleron Scott Acoustic Design Fire Engineer: Trenton Fire Limited Value: £10 million Size: 2,042 sqm
--	---	--



© Philip Vile

Byron Quarter Park Front Leisure

Karakusevic Carson Architects for LB Harrow
Christchurch Avenue, Harrow, HA3

Harrow Leisure Centre and Byron Recreation Ground are part of the Byron Quarter masterplan – a long-term council-led framework for delivering and funding new leisure facilities, park improvements and mixed-tenure housing in an integrated, workable and inspiring way. Providing new state-of-the-art park-front leisure and community facilities for the Borough, the new residential neighbourhood will cater to healthy and active lifestyles, and celebrate the area’s heritage, delivering an updated ‘metroland’ vision fit for the 21st century.



© Karakusevic Carson Architects

UNBUILT Status: Pre-planning Completion: 2024 Client: LB Harrow Masterplanner, Lead Consultant & Leisure and Community Architect: Karakusevic Carson Architects Phase 1 Residential Architect: Karakusevic Carson Architects, Duggan Morris Architects, Gort Scott Architects Landscape and Public Realm Architects: Mark Projects, Periscope	Planning Consultant: Tibbalds Cost Consultant: Faithful+Gould, Stace Sport Consultant: The Sport Consultancy Structural Engineering: Elliot Wood M&E Engineering & Sustainability: Max Fordham, Lewis Hubbard Engineering Value: £60 million Size: 19,500 sqm
---	--

Tower Hamlets Civic Centre

Allford Hall Monaghan Morris for LB Tower Hamlets
Whitechapel Road, Tower Hamlets, E1

Tower Hamlets Civic Centre will provide a more accessible home for Tower Hamlets Council at the Grade II listed former Royal London Hospital. The project encompasses the restoration of the former hospital building and the addition of a new build extension along its southern edge to provide six upper levels of open plan office accommodation for 2,470 council staff and partner organisations. At ground level, a new council chamber and associated meeting spaces will form the borough’s democratic focus, including a library, café and reception facilities.



UNBUILT Status: Design stage Completion: 2021-22 Client: LB Tower Hamlets Architect: Allford Hall Monaghan Morris Landscape Architect: Kinnear Landscape Architects Planning Consultant: Gerald Eve Structural Engineer: Elliott Wood	M&E Consultant: Atelier Ten Cost consultant: Exigere Main Contractor: Bouygues UK Historic Building Consultant: Richard Griffiths Associates Acoustic Consultant: Gillieron Scott Access Consultant: Probyn Gibbs Value: £90 million Size: 26,727 sqm
--	--

Walthamstow EMD Cinema

Pilbrow & Partners for Downing
186 Hoe Street, Waltham Forest, E17

Restoring a Grade II* listed cinema which has remained derelict for a decade, this scheme will create a new live performing arts venue that will be the centrepiece of the Waltham Forest’s cultural regeneration strategy. The cinema is recognised to be of national significance as a rare surviving example of the extravagant and flamboyant work of the Granada Group and their famed designers Cecil Aubrey Masey, and Theodore Komisarjevsky, working at the height of the cinema boom of the 1930s.



© Pilbrow&Partners

UNBUILT Status: Design stage Client: Downing Architect: Pilbrow & Partners Value: 21.9 million Size: 5,663 sqm
--

Walthamstow Wetlands
Witherford Watson Mann Architects and Kinnear Landscape Architects
for LB Waltham Forest, Thames Water and London Wildlife Trust
Forest Road, Waltham Forest, N17

MAYOR'S PRIZE
SHORTLISTED

Opening Walthamstow Reservoirs to free public access, this project provides new facilities such as pedestrian entrances and bridges, a foot- and cycle- path through the site connecting to the wider Lea Valley, signage and interpretation, and a small car park. Two disused infrastructure buildings have been adapted for visitor use, providing an exhibition space, an education room, café, toilets, and a viewing platform. This project conserves and enhances the natural and built heritage, maintaining the distinctive character of the place.



BUILT
Completion: **December 2017**
Client: **LB Waltham Forest in association with Thames Water and London Wildlife Trust; Supported by the Heritage Lottery Fund**
Architect: **Witherford Watson Mann Architects**
Landscape Architect: **Kinnear Landscape Architects**
Structural Engineer: **Entuitive**
M&E Consultant: **P3R**
Quantity Surveyor & Cost Consultant: **CINNS**

Exhibition Designer: **Real Studios**
Signage: **Polimekanos**
Business Plan Consultant: **Counterculture**
Project Manager & Contract Administrator: **Jackson Coles**
CDM Co-ordinator: **NPS**
Approved Building Inspector: **Waltham Forest Building Control**
Main Contractor: **Roo Ltd**
Value: **£6.9 million**
Size: **738 sqm (buildings); 200 hectares landscape**

>
The Bethnal Green Memorial
© Arboreal





<
Kingsgate Primary
School
© TimCrocker

EDUCATION

Sponsored by International Fire Consultants (IFC Group)

Education is another burgeoning sector that is being asked to respond to the growth of London’s population, with the NLA’s ‘Knowledge Capital’ exhibition and series of events in spring 2018 demonstrating the continuing strength of the capital’s education and medical sector estates.

London’s shift east continued, with Allies and Morrison’s complete redesign of ‘East Bank’ - a cultural quarter formerly known as ‘Olympicopolis’ and including a new campus for the University of the Arts’ London College of Fashion – set to be the subject of a hybrid planning application later this autumn.

But in the wider sector, and outside of London, the year included the upsetting fire at the Mackintosh Glasgow School of Art building, just four years on from another fire that prompted a reconstruction.

The category in this year’s awards – about enhancing learning through design – was a large and diverse one, ranging from nurseries to primary, secondary, higher education and universities, as well as libraries.

Ramboll divisional director Alex Lawrence described how, as well as the general judging criteria, the assessors looked at the 14 shortlisted schemes in terms of their local context, equal opportunity, the quality of design, materials, and longevity.

In a closely fought competition, the unbuilt winner went to the Marshall Building by Grafton Architects for the London School of Economics & Political Science, and the built to LAMDA by Niall McLaughlin Architects, which judges felt was an excellent scheme delivered on one of the most unforgiving sites in London.

In addition, the judges felt that a special prize for the social contribution should be awarded to the Link Special Needs School, a parent-led initiative where DSDHA designed a school that fits into the residential street and displays a civic and dignified character.

The Marshall Building

Grafton Architects for LSE
44 Lincoln's Inn Fields, Westminster, WC2

Aiming to create a world-class estate, the LSE's Marshall Building will provide first-rate teaching and research accommodation combined with excellent student sports and arts facilities. The new buildings have been conceived as a welcoming and public-facing place, designed to inspire future generations

– a seminal piece of university architecture in an historic neighbourhood overlooking Lincoln's Inn Fields. The design follows environmental sustainability principles and carbon minimisation.



WINNER

UNBUILT
Status:
Under construction
Completion: **June 2021**
Client:
London School of Economics & Political Science (LSE)
Architect: **Grafton Architects**
Structural Engineer: **AKT II**
M&E / Sustainability Engineer:
ChapmanBDSP
Planning Consultant, Heritage, Townscape and Visual Impact Assessment:
Turley Associates
Project Manager/Cost Consultant:
Gardiner & Theobald
Contractor: **Mace**
Developer: **LSE Estates Division**
Demolition Contractor: **McGee**
Value: **£142 million**
Size: **18,141 sqm**

BUILT
Completion:
July 2017
Client: **London Academy of Music and Dramatic Art (LAMDA)**
Architect: **Niall McLaughlin Architects**
MEP Consultant:
Max Fordham
(Stage C and D),
Pell Frischmann
(Stage E - L)
Quantity Surveyor, Project Manager & CDM Coordinator:
Baqus
Acoustic Consultant:
Gillieron Scott
Acoustic Design
Theatre Consultant:
Charcoalblue
Approved Building Inspector:
Bureau Veritas
Main Contractor:
Volker Fitzpatrick
Value: **£18.9 million**
Size: **5,500 sqm**



© Nick Kane

LAMDA

Niall McLaughlin Architects for LAMDA
155 Talgarth Road, Hammersmith & Fulham, W14

Part of the challenge of moving LAMDA to a new site was to make the building functional, without losing the spirit of the place. This scheme relishes the gritty urban qualities of its location, including problems with traffic noise and pollution, to produce a robust, calm shed for learning, in a high-profile

location with great visibility. The building houses 10 new flexible drama/dance studios, a black-box studio theatre, a training theatre, foyer, meeting rooms, offices and ancillary accommodation.



© Nick Kane

WINNER

Link Special Needs School

DSDHA for Link Day Schools
138 Croydon Road, Croydon, CR0

Link Day Schools is a charity set up by parents to provide schooling for pupils with learning difficulties, including autism. The charity’s building stock wasn’t meeting the needs of these high-performing schools, so a phased masterplan strategy was created for the school’s development. Phase One has provided a new

learning centre with occupational therapy - a contemporary building in dialogue with its mid-century surroundings. It responds to the residential context, whilst giving a civic and dignified character to the educational complex.



WINNER
SPECIAL PRIZE

BUILT
Completion: **March 2016**
Client: **Link Day Schools**
Architect: **DSDHA**
Structural Engineer: **Price & Myers**
M&E Consultant: **Max Fordham**
Contractor: **Jerram Falkus**
Main Contractor: **Philiam Construction**
Planning Consultant: **Turley Associates**
Cost Consultant: **Stockdale**
Service Engineer: **Max Fordham**
Value: **£1.2 million**
Size: **550 sqm**

Marlborough Primary School

Dixon Jones for RB Kensington & Chelsea
Draycott Avenue, Kensington and Chelsea, SW3

This redevelopment creates an inclusive 21st Century learning environment, with a commercial building and pedestrian link. The scheme replaces a Victorian school so a key challenge was to achieve an increase in density on the restricted site whilst creating a fitting, sustainable replacement for the original school. The project features a series of cascading playgrounds which step across the site and a rich palette of materials which seamlessly blend modern detailing with the historic local context.



COMMENDED

BUILT
Completion: **September 2017**
Client: **RB Kensington and Chelsea**
Architect: **Dixon Jones**
Structural Engineer: **Waterman**
M&E/Sustainability Engineer: **Arup**
Landscape Architect: **Macgregor Smith**
Acoustic Consultant: **Sandy Brown**
Fire Engineering: **Exova Warrington Fire**
Planning Consultant: **CBRE**
Main Contractor: **Mace (SCF Framework)**
Project Manager: **Lendlease**
Cost Consultant: **Gleeds**
Value: **£21 million**
Size: **5,670 sqm**

Streatham and Clapham High School

Cottrell and Vermeulen Architecture for The Girls' Day School Trust
42 Abbotswood Road, Lambeth, SW1

COMMENDED

Enhancing the original 1930s building, this project extended and upgraded Streatham and Clapham High School’s Abbotswood Road campus. A new rooftop pavilion with timber interiors have been created for a sixth form centre, while a ground floor extension includes a new entrance and improved dining facilities. The project combines architectural coherence and imagination, while providing outstanding new facilities for both pupils and staff.

BUILT
Completion: **March 2018**
Client: **The Girls' Day School Trust**
Architect: **Cottrell and Vermeulen Architecture**
Structural Engineer: **engineersHRW**
M&E / Sustainability Engineer & Services Engineer: **OR Consulting**
Project Manager & Cost Consultant: **Woodley Coles LLP**
Contractor: **Rooff Limited**
Size: **1,625 sqm**



University of Roehampton Library

Feilden Clegg Bradley Studios for University of Roehampton
Roehampton Lane, Wandsworth, SW15

Delivering over 1,200 study spaces, work areas, specialist digitisation and collection management over five floors, this new library has been conceived as the centrepiece of an ambitious campus masterplan including a park and garden landscape. Study spaces within the library are intended to support a variety of group sizes and work intensities, from individual silent study to medium-sized group collaboration, while making use of visual connections to the garden landscape.

BUILT
Completion: **September 2017**
Client: **University of Roehampton**
Lead Architect: **Feilden Clegg Bradley Studios**
Structural Engineer, M&E/Sustainability Engineer and BREEAM Assessor: **BDP**
Planning Consultant: **Boyer Planning Ltd**

Project Manager & Cost Consultant: **Gardiner & Theobald**
Contractor: **Osborne**
Landscape Architect: **Gross Max**
Access Consultant: **David Bonnett Associates**
Fire Engineer: **Jeremy Gardner Associates**
Value: **£24.5 million**
Size: **6,708 sqm**

COMMENDED



Ada – The National College of Digital Skills
Architecture 00 for Ada – National College of Digital Skills
Ashley Road, Haringey, N17

MAYOR'S PRIZE
SHORTLISTED

Ada, the National College for Digital Skills, is a new FE College established as the centre of excellence in the delivery and learning of digital skills. The building will act as a beacon for those working in the digital technology field, providing identity to the local area through the programming of publicly accessible spaces and events. The form stems from negotiating the complex subterranean environment whilst the materiality and spatial strategy provides hard wearing, flexible ‘platforms’ that can adapt and evolve.

UNBUILT
Status: **Starting on site**
Completion: **September 2019**
Client: **Ada – National College of Digital Skills**
Architect: **Architecture 00**
Structural Engineer: **HTS Structural Engineers**

Project Manager & Quantity Surveyor: **Cushman & Wakefield**
CDM Coordinator: **Pierce Hill**
Building Control: **Approved Inspector Services Limited**
Acoustic Engineer: **Sandy Brown**
BREEAM Consultant: **Alphcello Ltd**

Contractor: **Kier Group**
Value: **£18 million**
Size: **6,000 sqm**

Bobby Moore Academy Primary School

Penoyre & Prasad for David Ross Education Trust
23 Marshgate Lane, Stratford, Newham, E20

The Bobby Moore Academy is a primary school and small pavilion located alongside the Lee Navigation Canal in the Queen Elizabeth Olympic Park. The school provides a unique learning environment, maximising its relationship with the water on one side and the stadium on the other. Providing education, social and sports facilities for the growing local community, the building is a result of genuine collaboration between the design team, school, contractor and LLDC, with a design and construction programme of 24 months.



© Dennis Gilbert

Graduate Centre, Queen Mary University of London
WilkinsonEyre for Queen Mary, University of London
404 Bancroft Road, Tower Hamlets, E1

Contributing to wider urban improvements, such as a new landscaped quadrangle, courtyard, café and CHP energy centre, this graduate centre comprises a glass-sided lecture theatre with flexible study areas on the ground floor, and graduate services, seminar rooms and a ‘Harvard-style’ teaching facility upstairs. The School of Economics and Finance is housed over four floors and provides space for 60 academic offices, computer laboratories and a trading room. At the top, a floating glass box contains reading rooms and a terrace. The building achieved BREEAM rating excellent.

BUILT
Completion: **October 2016**
Client: **Queen Mary, University of London**
Architect: **WilkinsonEyre**
Structural and Services Engineer: **BuroHappold**
Executive Architect: **ECE Architects**

Landscape Architect: **COE Design**
Value: **£39 million**
Size: **7,700 sqm**



© Jack Hobhouse

BUILT
Completion: **August 2017**
Client: **David Ross Education Trust**
Architect: **Penoyre & Prasad**
Structural Engineer: **Terrell Ltd**
M&E / Sustainability Engineer: **MZA Consulting Engineers**
Landscape Architect: **Fabrik**
Planning Consultant: **Savills**
Project Manager: **MACE**
Acoustic Consultant: **HRS Services**
Fire Strategy & Approved Inspector: **Tenos Ltd**
Transport Consultant: **Momentum Transport Consultancy**
BREEAM Assessor: **Method Consulting**
Contractor: **Balfour Beatty**
Value: **£6.5 million**
Size: **2,250 sqm**

Hawley Primary School

Allford Hall Monaghan Morris for Stanley Sidings Limited, LB Camden and Hawley Infant School
Hawley Road, Camden, NW1

Following extensive consultation with local residents, the existing school and the local authority, this project creates a new, enlarged and fully accessible home for the much-loved Hawley Infant School – a single-form entry school that educates 236 children from nursery to year six. The project comprises a new three storeys building and the conversion of a Grade II listed building.



Kingsgate Primary Lower School

Macreanor Lavington for LB Camden
1 Liddell Place, Camden, NW6

This school is the first phase of a masterplan designed for Camden’s Community Investment Programme. The school accommodates 420 pupils and is designed to sit harmoniously in its context, with community accessible facilities and a welcoming entrance creating a green link to the neighbouring park. The saw-tooth roofs maximise calm north light to the teaching spaces. The classrooms were tailored to each year group, supporting needs for young children, highlighting the importance of a positive, playful introduction to school.



© TimCrockier

BUILT

Completion: **October 2016**
Client: **Stanley Sidings Limited, LB Camden, Hawley Infant School**
Architect: **Allford Hall Monaghan Morris**
Main Contractor: **McLaughlin and Harvey**
Structural Engineer: **Walsh**
Services Engineer: **Waterman Group**
Planning Consultant: **Gerald Eve**
School Client Design Advisor: **SCABAL**
Landscape Architect: **Fabrik**

Access and Transport: **Arup**
Cost and Project Management: **Gardiner and Theobald**
CDM: **MSA Safety**
Value: **£7.2 million**
Size: **1,693 sqm**

Olga Primary School

Architecture Initiative for Tower Hamlets Schools Ltd and LB Tower Hamlets
Lanfranc Road, Tower Hamlets, E3

Centred on the concept of a ‘garden’ school – the youngest learners start on the ground floor before continuing to the higher levels as they grow – the design creates unconventional learning and play spaces by stacking accommodation vertically over three storeys. The school’s philosophy is to do more than just encourage creativity and collaboration, to also rethink the role of educational buildings to produce long-lasting community value. It has been rated as BREEAM ‘Excellent’.



BUILT

Completion: **November 2017**
Client: **Tower Hamlets Schools Limited / LB Tower Hamlets**
Architect: **Architecture Initiative**
Structural Engineer: **CTP**
M&E Consultant: **Kaizenge**
Project Manager: **Tower Hamlets Schools Limited**
Main Contractor: **Higgins Construction**
Value: **£11 million**
Size: **3,200 sqm**

The Sammy Ofer Centre, London Business School

Sheppard Robson for London Business School
Marylebone Road, Westminster, NW1

Transforming and refurbishing the Old Marylebone Town Hall into a major new facility for the London Business School, this project creates a new glass and steel entrance and link structure using excavated space. A new lecture theatre block has also been created - broadcasting the ambition of the School with a strong urban presence along Marylebone Road. Whilst most of the building is dedicated to education – including six lecture theatres, 32 seminar spaces, library and student lounge – the project also accommodates civic and political uses.

BUILT

Completion: **2017**
Client: **London Business School**
Architect & Interior Designer: **Sheppard Robson**
Structural Engineer: **Ramboll**

M&E/Sustainability Engineer: **Long & Partners**
Planning Consultant: **Dp9**
Project Manager: **Colliers**
Contractor: **Wates**
Value: **£80 million**
Size: **12,000 sqm**



© Pilbrow&Partners

Southwark Schools - six schools

Maccreeanor Lavington, Cottrell & Vermeulen and Haverstock
for LB Southwark
Southwark

2017 saw the completion of the first wave of Southwark Council’s ambitious school expansion programme. ‘Package B’ provides 1,150 additional primary and 75 nursery places, across six schools. The schemes provide engaging buildings that have transformed the schools and their communities through sensitive, contextual designs. The expansion programme demonstrates a commitment to durable civic architecture that builds on Southwark’s valuable legacy of London Board Schools. The designers have demonstrated the success of cross-practice collaboration in sharing knowledge to improve design quality.

BUILT
Completion: **2017-2018**
Client: **LB Southwark**
Architect: **Cottrell & Vermeulen; Haverstock; Maccreeanor Lavington**
Landscape Architect: **Cottrell & Vermeulen; Wynne Williams Associates**

Structural and Services Engineer: **Waterman Structural Services**
Project Manager: **MACE Group**
Cost Consultant: **Keegans**
Main Contractor: **Morgan Sindall**

Technical Advisor: **Haverstock; Waterman Building Services**
Refurbishment Contractor: **Dickens: Bewley Contracts; Grange: Graeme Ash**
Value: **£50 million**



>
University of
Roehampton
© Hufon+Crow



HOMES

Sponsored by designjunction

The housing crisis in London is well known, and the capital needs to up its supply to some 66,000 units per year. The GLA is pushing that London diversifies its offer, rather than just rely on the same big housebuilders to meet that need. Thus, it has looked to smaller sites, and smaller builders to take up some of the slack, along with making noises about using more in the way of off-site and modular construction methods.

Furthermore, London has undergone a ‘seismic shift’ in its build to rent sector, and yet it must still work hard to lose its obsession with home ownership if it is to make a dent in numbers towards housing its growing population.

The shortlist in the Homes category of this year’s New London Awards, which includes schemes up to 5 units, exemplified some of this, including projects on difficult sites backing onto railway lines for example, and others being the result of local authorities identifying small sites on which to create residential projects. Assessor Sarah Wigglesworth of Sarah Wigglesworth Architects said ‘there is still more to say about the way people want to live, especially in an era where we’re all exploring ways of living in the city.’

Nevertheless, there were good examples of clever plans, accommodating older people, unusual construction techniques and low energy considerations as well as projects which looked at other key trends such as live/work, flexibility and adaptability.

Judges gave the award to Gospel Oak Infill Sites by Burd Haward Architects for LB Camden. ‘These small infill projects, if they would be more common in the future, it will help the situation a lot’, said Monica von Schmalensee. ‘It’s a very important contribution.’ Ricardo Marini added: ‘I like the idea that in London and any big city these sites go for high premium and people get the benefit from wonderfully designed places. This is social housing delivering the same kind of living environment that a millionaire has.’

Gospel Oak Infill Sites

Burd Haward Architects Ltd for LB Camden
Lamble Street, Camden, NW5

Commissioned under Camden Council’s Community Investment Programme, these five new homes reutilise infill sites to provide two homes for private sale and three for social rent. Designed as a recognisable family of buildings, they seek to reinforce, animate and stitch together the local streetscape, with all sharing a

palette of materials and details, but each precisely tailored to their immediate individual context in their massing and layout.



WINNER

BUILT
Completion: **March 2018**
Client: **LB Camden**
Architect: **Burd Haward Architects Ltd**
Cost Consultant: **Moulton Taggart**
Structural Engineer: **Ellis & Moore**
M&E/Sustainability Consultant: **Ingleton Wood**
Contractor: **Boxmoor Construction Ltd.**
Value: **£2.22 million**
Size: **591 sqm**

Multi Generation House

PRP for Chobham Manor LLP
Queen Elizabeth Olympic Park, Stratford, Newham, E20

Drawing upon historical London references, this house is embedded as an integral component of the Chobham Manor masterplan; the first new neighbourhood at the Queen Elizabeth Olympic Park. The challenge of designing an innovative home started as an aspiration to address modern family demands through promotion of social interaction and wellbeing. Many families want to live together over several generations or next door to relatives. Focussed around a shared courtyard, this home is inclusive, facilitating family longevity to establish roots in the community.



COMMENDED
MAYOR'S PRIZE
SHORTLISTED

BUILT
Completion: **December 2017**
Client, Developer and Contractor: **Chobham Manor LLP (Taylor Wimpey + L&Q)**
Architect & Sustainability Consultant: **PRP**
Joint Masterplanner: **PRP, Make, Muf**
Structural Engineer: **Stephen Wilson Partnership**
M&E Consultant: **Kaizenge**
Planning Consultant: **Quod**
Project Manager & Cost Consultant: **Taylor Wimpey**
Landowner: **London Legacy Development Corporation (LLDC)**
Value: **£900,000**
Size: **192 sqm**

All Saints Rectory

Metropolitan Workshop for Diocese of London
Newby Place, Tower Hamlets, E14

This project, located in the garden of the stunning Grade II-listed Rectory, comprises of five new terraced homes within an L-shaped cloistered form. The new homes are fronted with a glazed terracotta loggia which frames the new landscaped setting. Drawn from the proportions of the nearby Church, the loggia is aligned with the stone banding of the Rectory and functions not only as a device to reduce the perceived scale of the building, but also to conceal binstores and first floor terraces.

UNBUILT
Status: **Planning granted**
Completion: **June 2020**
Client: **Diocese of London**
Architect: **Metropolitan Workshop**
Landscape Architect: **ME Landscape**
M&E/Sustainability Engineer: **XC02**
Planning Consultant: **Maven Plan**
Project Manager: **David Gregory**
Heritage Consultant: **Peter Stewart Consultancy**
Value: **£1.6 million**
Size: **658 sqm**





© Johan Dehlin

Black Stone Building

6a architects

Wilberforce Road, Hackney, N4

Nestling tightly into an irregular corner plot, the complexity of these three apartments are masked from the street by a stucco façade. Each apartment is approximately 100 square metre, yet each has its own distinct world. Loggias and terraces form external rooms and large sliding windows allow a diverse array of views – of sky and garden, wider vistas and street scenes below. The concrete frame and slabs are the raw canvas on which lime-slurried walls, Douglas-fir plywood and ceramics add informal texture and warmth.

BUILT

Completion: **February 2017**

Client: **Jess Blackstone**

Architect: **6a architects**

Structural Engineer: **Price and Myers**

M&E Consultant: **Max Fordham**

Quantity Surveyor:

Artelia UK

CDM Coordinator:

MLM Group

Contractor: **John Perkins Projects**

Size: **313 sqm**



126 Pavilion Road

Latitude Architects for Cadogan

Chelsea, Kensington and Chelsea, SW1



© Emanuelis Stasaitis

Located in the Hans Town conservation area, this mews house was identified as an ideal example to transform an historic building into a future-proofed, ultra-low-energy home with a contemporary interior. The historical importance of the elevation was retained along with the rear elevation, however the interior had limited original fabric and was demolished and rebuilt behind the façade. The scheme has achieved BREEAM Outstanding, with PassivHaus retrofit.

BUILT

Completion: **June 2017**

Client: **Cadogan**

Architect: **Latitude Architects**

Structural Engineer: **Conisbee**

M&E Engineer: **Hitek Consultants**

Planning Consultant: **Gerald Eve**

Energy Consultant: **Sturgis carbon profiling**

PassivHaus Certifier: **CoCreate**

Quantity Surveyor:

Trevor Patrick Partnership

Historical Consultant:

Donald Install Associates

Transport Consultant:

Alan Baxter Associates

Contractor:

Richardsons (Nyewood) Ltd

Value: **£950,000**

Size: **152 sqm**

Gate House

Henning Stummel Architects

Devonport Road, Shepherds Bush, Hammersmith and Fulham, W12

Occupying an awkward infill site, this scheme closes a gap in an otherwise continuous Victorian terrace, leaving a space just big enough for a car to allow additional habitable space to each side. The brick street façade mirrors the materiality and proportion of its neighbours, whilst the remaining building is constructed from a highly insulated timber structure, with walls and roof clad in a standing seam colour-coated metal. The main room above the arch provides a bright open space, opening onto a west-facing balcony.

BUILT

Completion:

April 2016

Client: **Alice Dawson**

And **Henning Stummel**

Architect: **Henning Stummel Architects**

Structural Engineer:

Michael Hadi Associates

Contractor: **Art N Design Ltd**

Value: **£335,000**

Size: **117 sqm**

Red House

31/44 Architects for Arrant Land

St. Aidans Road, Southwark, SE22

Revitalising a Victorian end-of-terrace house, this three-bedroom, three-storey split-level dwelling occupies a tight, overlooked site. Humble and deferential to its context, referencing existing forms and patterns, it is also bold and highly individual. The red brick creates a striking façade, paired with a high-relief load-bearing concrete panel pigmented to match. Internally, carefully curated spaces and views ensure light and greenery permeate at all levels.



© RGardiner

BUILT

Completion:

April 2017

Client:

Arrant Land

Architect:

31/44 Architects

Structural Engineer:

Elite Designers

Structural Engineers

Contractor: **Studio PL**

Value: **£465,000**

Size: **137 sqm**

Vex
Chance de Silva and Scanner
Maury Road, Hackney, N16

Vex is a unique architecture/sound collaboration, creating a bold addition to a conservation area. Music and architecture take as their starting point Erik Satie’s ‘Vexations’ – a looping piano work – with concrete cast in-situ against profiled steel. The interior has a warm, cave-like feel – paradoxically very light with window positions responding to Satie’s musical score. Where a floor ‘recedes’ from one below a crescent-shaped rooflight results; where projecting there is a reflective soffit of galvanised steel.

BUILT
Completion:
March 2017
Client:
Stephen Chance and Wendy de Silva
Architect:
Chance de Silva
Sound & Music Consultant:
Robin Rimbaud (Scanner)
Artist:
Carl Nordbruch (blown glass)

Energy/Ecology Consultant, and Structural and Civil/ Drainage Engineer:
Price and Myers
Building Control Consultant & PCC Consultant: **Assent Building Control**
CDM: **Flood Partnership**
Party Wall Surveyor:
Watkinson & Cosgrove

Quantity Surveyor:
Richard Keat Associates
Contractor: **TBA Contractors Ltd**
Value: **£700,000**
Size: **115 sqm**



>
Vex
© Hélène Binet



HOTELS & HOSPITALITY

London’s hotels and hospitality sector this year has continued to move away from established brands and into an evolving market that involves lifestyle and boutique hotels. This is at both the luxury and budget ends of the spectrum, and this year’s awards submissions encapsulate a move away from core hotel matters, with extended stay and aparthotels and also members clubs coming to the fore.

In this sector one of the most eagerly awaited hotels is The Standard London, which will open later in the year in the former Camden Council building opposite St Pancras. This will be its first European scheme, which will include around 250 rooms. The project from Crosstree Real Estate Partners will include a three-storey roof extension including a restaurant, bar, observation area and top-end suites.

The awards shortlist this year, meanwhile, ranged from the reinvention of the Devonshire Club – a members club and hotel in warehouse buildings on the edge of the City, with ‘playful, eclectic and vibrant’ mid-20th century interiors – to the growing area of apart hotels in the South Point Suites, mixing the need to be an exciting ‘wow moment’ environment with one which users need to be able to live with for an extended stay. London has until now been slow to adopt and embrace this extended stay market compared to the rest of Europe, partly because of the space-take required.

But the winner was Nobu Hotel by Ben Adams Architects for Willow Corp, a ‘piece of Japan coming to London’ with a sense of drama around the ‘fragmentation’ of the building but carving out for itself a moment of tranquillity in a rugged back street in Shoreditch. Judge Riccardo Marini particularly commended the scheme’s restaurant connection to the street, using the basement into the sunken garden.

A commendation went to The Ned, a scheme which has transformed the former Midland Bank Lutyens building in the City. ‘Taking a bank building and making that conversion is not as easy as it looks’, said judge David Burney. ‘It’s a real stand-out project’.

<
Nobu Hotel

Nobu Hotel
Ben Adams Architects for Willow Corp
10-50 Willow Street, Shoreditch, Hackney, EC2

Designed to match the creative energy of the location, with a façade that descends into a new pocket park, this hotel accommodates suites, luxury apartments, gym, spa and a state-of-the-art restaurant. The palette of concrete, bronze, timber and glass, overlaid with textiles create a simple, raw aesthetic.



A garden at basement level provides natural light to the triple-height restaurant and bar space below the hotel. Large pieces of glass were also used to maximise daylight in the bedrooms, due to the location on a narrow street.

WINNER

BUILT
Completion: **June 2017**
Client: **Willow Corp**
Architect: **Ben Adams Architects**
Contractor: **MTD Contractors**
Value: **£25 million**
Size: **9,400 sqm**



The Devonshire Club
SUSD
5 Devonshire Square, City of London, EC2

The Devonshire Club is a private members' club in the heart of the City – converging workplace with members' club and hotel, with the site and services adapted to support the ways in which people work, live and socialise. The club is housed in an 18th Century warehouse and joined to a large Georgian townhouse with a suspended glass walkway. The club offers F&B spaces, co-working and private meeting areas, guestrooms, fitness and wellness facilities, courtyard and a cultural events programme.



The Ned
EPR Architects for The Ned
27-35 Poultry, City of London, EC2

COMMENDED

The Ned is a sensitive refurbishment of the former Midland Bank designed by architect Sir Edwin Lutyens – known to his friends as ‘Ned’ – into an iconic hotel comprising 252 diverse guest rooms, restaurants, bars and extensive leisure and spa facilities. The scheme has been praised for its holistic approach in successfully transforming a challenging historic building into a unique guest destination.

BUILT Completion: April 2017 Client: Poultry Tennant Limited (Soho House and Sydell Group JV) Architect: EPR Architects Structural Engineer: Elliott Wood Partnership	M&E/Sustainability Engineer: Norman Disney & Young Planning Consultant: DP9 Planning Consultants Project Manager/Cost Consultant: Gardiner & Theobald Contractor: Ardmore Construction Limited	Historic Building Consultant: Turley Associates Interior Designer: Soho House Value: £95 million Size: 32,000 sqm
--	---	--

BUILT
Completion: **July 2016**
Client, Architect & Development Manager: **SUSD**
Structural Engineer: **KMGP**
M&E / Sustainability Engineer: **RED Engineering**
Planning Consultant: **CBRE**
Project Manager / Cost Consultant: **SUSD/ Arcadis**
Value: **£45 million**
Size: **5,743 sqm**

Kettner’s Townhouse + Soho House, 40 Greek Street

SODA for Soho Estates / Soho House

Romilly Street, Westminster, W1

Restoring and expanding a sensitive site in the West End, which remains largely invisible from the street, this project has brought the iconic Kettner’s restaurant back to life with 33 new exclusive suites, and has refurbished and revitalised the Soho House club. A bronze-clad pavilion has been inserted into a hidden central courtyard and the clean lines of its undulating pitched roofs offset the surrounding historical context.



BUILT

Completion:

February 2018

Client: Soho Estates /

Soho House

Architect: SODA

M&E Engineer:

Thornton Renyolds

Planning Consultant:

Gerald Eve

Project Manager: DML

Structural Engineer:

EngineersHRW

Value: £20 million

Size: 5,380 sqm

Upstairs at The Department Store

Squire and Partners

Stockwell Avenue, Brixton, Lambeth, SW9

Creating a new rooftop space for dining, drinking and socialising to serve both the practice and the local community, this project is part of the redevelopment of The Department Store for the architecture practice. The roofline is expressed as a series of copper clad roof lanterns supported by a solid oak frame, while a landscaped external terrace houses a variety of plants and mature trees. Inside, the bar is a continuous run of untreated pewter. A mixture of banquettes and high solid oak tables provide relaxed areas for eating and drinking.



© James Jones

South Point Suites

EPR Architects, Willmott Dixon and Aedas for Starwood Capital

190 Bermondsey Street, Southwark, SE1

These Aparthotel properties have been transformed by a full refurbishment and conceptual re-think on the quality of guest experience for an extended stay in the vibrant and diverse Bermondsey area. The layout re-planning brought about operational efficiencies and released new areas for collective resident spaces to encourage an interactive community among the longer stay guests.

BUILT

Completion: October

2017

Client: Starwood

Capital

Architect: EPR

Architects

Structural Engineer:

Fairhurst GGA

M&E/Sustainability

Engineer: MHBC

Planning Consultant:

DP9

Cost Consultant:

Cumming Europe LTD

Project Manager:

MHBC

Contractor: Willmott

Dixon Interiors

Interior Designer:

Aedas

Hospitality Consultant:

Cycas

Value: £7 million

Size: 5,800 sqm



© Michael Whitestone



<
Rathbone Market
Phase 3
© Jack Hobhouse

HOUSING

Sponsored by WICONA

Clearly, housing is just about at the top of the agenda for London and Londoners, especially given the perception of a growing disparity between rich and poor, the need for numbers, and the ongoing fallout from the Grenfell fire last year.

Beyond the official assessment that London needs 66,000 homes a year, and the new draft London Plan identifying land for 65,000, a good deal of debate has been about the quantum of affordable housing required within that. In late 2016, mayor Sadiq Khan secured £3.15 billion funding from central government to start 90,000 ‘genuinely affordable homes by 2021’, including ones based on social rent levels, ones for shared ownership and ones at the London Living Rent – a scheme allowing renters to save for a deposit while paying reduced rent. Tall buildings were also again acknowledged as having the potential to provide some of the needed homes, with new research from NLA and GL Hearn showing that residential makes up 90% of a pipeline of over 500 schemes for the capital.

But with the oft-stated aim for the GLA and other stakeholders being to increase density towards these goals, it was satisfying to see so much of the shortlist correspond and further that charge, particularly in mid-rise, and newly, in outer London. All of which, said assessor Claire Bennie, means that landscape and ground floors matter more than ever. Another emerging

trend in the collection this year was for more pavilions rather than perimeters – felt to be because of a requirement for more dual aspect homes, or perhaps management issues – and there was a lot more purpose build-to-rent. And finally, there was further evidence of a growing trend right across the capital of councils doing it for themselves – a commendable drive from local authorities to set up their own vehicles to create some of the housing they and the city need. ‘They’re doing just as well as, and sometimes better than, their private sector counterparts’, said Bennie.

Other recurring themes in the shortlisted projects included councils employing interesting, young architects, high density near transport hubs, the rebirth of the mansion block, and estate infill. But it is still difficult to see evidence of concern for ‘real people, living real lives’.

This notwithstanding, the judges opted to make the unbuilt winner Vaughan Road by Adam Khan Architects for the way that it addressed the street, and for being in a suburban area which will be one of the ‘key battlegrounds of the future’, said Peter Murray. The built winner, moreover, was The Bourne Estate by Matthew Lloyd Architects for LB Camden, demonstrating another key issue that will be important for London going forward – effective estate regeneration.

Vaughan Road
Adam Khan Architects for LB Harrow
Harrow, HA1

Vaughan Road is a pilot private rented project for Harrow which is part of the Building a Better Harrow Regeneration Programme. The massing forms new gardens and courtyards which energise pedestrian connections to the town centre, shelter the neighbouring houses and create high quality new homes for rent.



WINNER

UNBUILT
Status: **Planning granted**
Completion: **December 2019**
Client: **LB Harrow**
Main Consultant & Lead Architect: **Adam Khan Architects**
Landscape Architect: **Adams & Sutherland**
Consultation Consultant: **Daisy Froud**
Planning Consultant: **Tibbalds Planning & Urban Design**
Structural, M&E Engineer, Sustainability, Acoustics, Air quality Consultant: **MLM**
Quantity Surveyor: **Rooff**
Value: **£8 million**
Size: **3,115 sqm**

BUILT
Completion: **October 2017**
Client: **LB Camden**
Architect: **Matthew Lloyd Architects LLP**
Planning Consultant: **Tibbalds Planning & Urban Design**
Contractor: **Higgins Construction**
Quantity Surveyor: **CPC Project Services**
Structural Engineer: **Campbell Reith, Walker Associates**
M&E & Sustainability Engineer: **TGA Consulting Engineers, Higgins**
Landscape Architect: **Dally Henderson, MCA**
Value: **£19 million**
Size: **7,338 sqm**

The Bourne Estate
Matthew Lloyd Architects LLP for LB Camden
Portpool Lane, Clerkenwell, Camden, EC1

WINNER

The regeneration of the Grade II listed Bourne Estate provides 75 new mixed-tenure flats together with a community hall and landscaping. Key aspirations of Camden were that the new flats be tenure-blind with the successful integration of social rented and private leasehold residents. The footprints

of the new blocks respond to the existing buildings to create a positive hierarchy of spaces. Building scale, elevational treatment, access balconies. Details and materials were discussed with residents and were inspired by the inherent qualities of the existing buildings.



Moray Mews

Peter Barber Architects for Roberto Caravona
Islington, N7

Moray mews is a terrace of eight courtyard houses laid out along a new cobbled street. Each house is entered through a wooden gate, leading to a private courtyard. Large glazed screens lead to an open plan living area and study bedroom, and timber stairs lead to two further bedrooms and a green roof terrace on the floor above. The buildings are constructed in a rustic yellow brick with some detailing, such as filigree timber screens and frame-less oriel windows overhanging the mews.

BUILT
Completion:
February 2017
Client & Contractor:
Roberto Caravona
Architect: **Peter Barber Architects**
Structural Engineer:
BCS Consulting
M&E Engineer: **Energy Calculations Ltd**

Acoustic Consultant:
Acoustic Associates
Value: **£1.6 million**
Size: **850 sqm**



COMMENDED

West Green Place

HTA Design LLP and Dyvik Kahlen Architects for Pocket Living
Haringey, N17

Unlocking a heavily constrained site with poor access through land swap that increased the adjacent Metropolitan Open Land and enabled re-provision of an existing community centre, West Green Place delivers new housing, additional amenities and enhanced natural assets, thanks to the creative partnership between the designers and client.



UNBUILT
Status: **On Site**
Completion:
September 2020
Client & Developer:
Pocket Living
Architect: **HTA Design LLP (residential) & Dyvik Kahlen Architects (community centre)**
Landscape Architect:
BD Landscape Architects
Structural Engineer:
Parmarbrook
M&E & Sustainability Engineer:
XC02
Planning Consultant:
Rolfe Judd Planning
Project Manager & Cost Consultant:
Tower 8
Contractor: **HG Construction**
Value: **£25 million**
Size: **6,860 sqm**

COMMENDED



© Andy Stagg

Camden Courtyards

Sheppard Robson for Barratt London
Camden Road, Camden, NW1

A high-density, low rise solution, Camden Courtyards is seven storeys at its highest with a density of 1,142 habitable homes per hectare. A split of 50% private and 50% affordable housing led to a double courtyard scheme with the building in the form of an S shape. The site is bound on two sides by busy roads and therefore a calm quiet courtyard ensures better quality outlook for the apartments, which are conceived like a mansion block, a vertical rhythm punctuated by recessed balconies.



© Simon Kennedy

White Lion House, Centre Point

MICA Architects for Almacantar Ltd
St Giles High Street, Camden, WC2

Containing 13 social and affordable rented homes, on the corner of St. Giles High Street and Denmark Street, this building was the key to unlocking the redevelopment of the Grade II listed Centre Point complex, located at the threshold of the new public square. Negotiating the constraints of the complex site, extending the exuberant modernism of Centre Point, it contributes a civic scale to the site providing density through interlocking units around a highly-efficient single-core, raised on a three-storey shop-front to a ground floor retail space.

Client: **Almacantar**
Architect: **MICA Architects**
Structural Engineer:
Pell Frischmann
M&E Services,
Fire Engineering
& Environmental
Consultant:
Sweco
Planning Consultant:
Gerald Eve
Project Manager and
Quantity Surveyor:
WT Partnership

Main Contractor:
Multiplex
CDM Consultant: **Lend Lease Consulting**
Lighting Consultant:
Speirs + Major
Transport Consultant:
Steer Davies Gleave
Acoustic Consultant:
Sandy Brown
Pattern Designer:
Eley Kishimoto
Value: **£6.5 million**
Size: **1,700 sqm**

BUILT
Completion: **January 2018**
Client, Project Manager & Contractor: **Barratt London**
Architect: **Sheppard Robson**
Structural Engineer:
Walsh Group
M&E & Sustainability Engineer:
Whitecode Design Associates
Planning Consultant:
CBRE
Value: **£40 million**
Size: **17,400 sqm**

Chadwick Hall
Henley Halebrown for University of Roehampton
Grove House, Roehampton Lane, Wandsworth, SW15

Commissioned by the University of Roehampton, these student residences are situated in the grounds of the Grade II* listed 18th Century Georgian villa, Downshire House and adjacent to the London County Council’s world-renowned Grade II* listed Alton West Estate. The façades pay homage to both the Georgian and the post-war architecture through use of materials, proportions and detail. The redevelopment of the site included the restoration and reworking of the landscaped gardens, now enjoyed by the student residents, staff and local community.



© Nick Kane

BUILT
Completion: **September 2016**
Client: **University of Roehampton**
Architect: **Henley Halebrown**
Structural Engineer: **Cambell Reith**
M&E & Sustainability Engineer: **Skelly & Couch**
Planning Consultant: **Boyer Planning**
Project Manager & Cost Consultant: **Gardiner & Theobald**
Contractor: **Morgan Sindall**
Heritage Consultant: **Urban Counsel**
Building Inspector: **MLM**
Landscape Architect: **Gross Max**
Value: **£12.5 million**
Size: **6365 sqm**

Glasshouse Gardens
Allies and Morrison for Stratford City Business District
Westfield Avenue, Stratford, Newham, E20

Forming a key component of the new International Quarter in Stratford, part of the London 2012 Olympic Games legacy, this scheme provides residential accommodation complemented by commercial, retail, and community uses to form a vibrant new destination. The buildings create 333 homes, across two residential towers in close proximity to the Olympic Stadium.



© Andy Stagg

Gasholders London
WilkinsonEyre and Jonathan Tuckey Design for King’s Cross Central Limited Partnership
1 Lewis Cubitt Square, Camden, N1

The regeneration of a unique triplet of Grade II-Listed gasholder guide frames has created 145 apartments, roof gardens, a private gym, a spa, a business lounge and an entertainment suite. Three residential buildings are housed within newly refurbished, elegant, cast iron frames. Each is set at a varying height to suggest the movement of the original gasholders, which would have risen up or down depending on the pressure of the gas within.

BUILT
Completion: **January 2018**
Client & Developer: **King’s Cross Central Limited Partnership**
Architect: **WilkinsonEyre**
Interior Architect (Apartments): **Jonathan Tuckey Design**
Services & Sustainability Engineer: **Hoare Lea**
Structural & Façade Engineer: **Arup**
Quantity Surveyor: **Gardiner & Theobald**
Contractor: **Carillion**
Landscape Architect: **Dan Pearson Studio**
Size: **23,950 sqm**



© Peter Landers

Imperial Street
bptw partnership and Pitman Tozer Architects for Lindhill Properties Ltd.
Land at Imperial Street, Bromley-by-Bow, Tower Hamlets, E3

Regenerating a former scaffolding yard at Bromley-by-Bow, these proposals will create 407 new dwellings across five apartment blocks and six mews houses. The dwellings, which are across a range of tenures, are proposed across two plots within the framework of the wider collaborative masterplan. Organised as a new city quarter, the buildings’ design draws attention to the streetscape, the river bank and local heritage, and are united by materiality and the generous public landscaping.

UNBUILT
Completion: **2021**
Client: **Lindhill Properties Ltd.**
Architect: **bptw partnership & Pitman Tozer Architects**
Structural Engineer: **Tully De’Ath**
M&E & Sustainability Engineer: **Envision Energy**
Planning Consultant: **Simply Planning**
Landscape Architect: **East Landscape Architects**
Townscape & Heritage Consultant: **Peter Stewart Consultancy**
Transport Consultant: **Steer Davis Gleave**
Fire Consultant: **JGA Fire**
Daylight, Sun & Overshadowing Consultant: **GIA**
Environmental Impact Assessor: **AECOM**
Value: **£100 million**
Size: **35,802 sqm**



Kings Crescent Estate – Phases 1 & 2

Karakusevic Carson Architects, Henley Halebrown and muf architecture/art for LB Hackney

Green Lanes, Stock Newington, Hackney, N16

Kings Crescent Estate responds to a brief from Hackney Council to create a tenure-blind scheme integrating rejuvenated existing housing and new buildings within an ambitious public realm strategy, informed by an extensive engagement programme. The masterplan will provide 765 new and refurbished homes, representing an intelligent alternative model to large scale estate regeneration, demolition and rebuild. Phases 1 & 2 have delivered 273 new and 101 refurbished homes, 41% of which are for social rent and 10% are shared ownership, achieving 50% affordable housing.

BUILT

Completion: September 2017
Client: LB Hackney
Architect: Karakusevic Carson Architects, Henley Halebrown
Landscape Architect: muf architecture/art
Planning Consultant: Tibbalds Planning & Urban Design
Structural Engineer & Sustainability Consultant: Peter Brett Associates
M&E Engineering: Burgin
Project Manager: Potter Raper Partnership
Contractor: Higgins
Value: £68 million
Size: 19,200 sqm



© Mark Hadden

MAYOR'S PRIZE
WINNER

Maiden Lane

PRP for LB Camden

Maiden Lane Estate, Camden, NW1

Providing 273 new homes, with 45% for affordable rent, as well as new retail and workspace, this regeneration of Maiden Lane effectively completes the original 1970's masterplan of Benson & Forsyth. New buildings complement the Corbusian geometry and tight urban grain of the existing, continuing the rectilinear form eastwards. An extended and improved network of private and public open spaces has improved permeability and legibility for pedestrians, and the dramatic York Way frontage gives the estate the public face that it deserves.



© Richard Chivers

BUILT

Completion: November 2017
Client & Developer: LB Camden
Architect, Landscape Architect & Sustainability Engineer: PRP
Structural Engineer: WSP
Building Services Engineer: Building Services Design
Planning Consultant: CBRE
Project Manager & Cost Consultant: McBains Cooper
Contractor: John Sisk & Son Ltd
Value: £60 million
Size: 26,000 sqm

Paxton House

alma-nac for Joseph Homes

Cargreen Road, Croydon, SE25

Renovating and extending a derelict 1960s concrete frame building, this project creates 43 homes and a series of shared spaces. Flats are arranged as couplets; neighbours thus share private lobbies, allowing for slim proportioned flats without constraining any key living spaces. These paired flats re-introduce the neighbour relationship into multi-unit design, aiming to foster a sense of community within the building. All apartments were created as dual aspect, ensuring privacy from neighbouring apartments and adjoining gardens alike, while maximising the open view visible from the interior.



© Jack Hobhouse

Pedro Street

Ash Sakula Architects for LB Hackney

Boiler House, Belper Court, Hackney, E5

Pedro Street is one of the first sites part of the new Hackney Council's programme to create more than 3,000 new council homes across the borough on under-used council-owned land, such as car parks and garages. This building will replace a disused boiler house to provide 26 new homes – a mix of social rent and shared ownership homes – making a significant addition to the local townscape by drawing on a palette of simple, high quality, materials, and creating an active frontage which enlivens the street scene and adjacent square.



BUILT

Completion: October 2017
Client: Joseph Homes
Architect: alma-nac
Structural Engineer: Civic engineers
Mechanical and Electrical Engineer: Integration Uk
Planning Consultant: Rolfe Judd
Value: £5 million
Size: 2,495 sqm

UNBUILT

Status: Planning granted
Completion: May 2020
Client & Developer: LB Hackney
Architect: Ash Sakula Architects
Structural Engineer: Civic Engineers
M&E & Sustainability Consultant: Couch Perry Wilkes
Planning Consultant: CMA Planning
Project Manager & Cost Consultant: Potter Raper
Fire Consultant: Zeta Services
Daylight & Sunlight Consultant: Right of Light Consultin
Size: 2,480 sqm

Phase 4a, Battersea Power Station

Patel Taylor Architects for Battersea Power Station Development Company and Peabody Housing Association
Wandsworth, SW8

The Phase 4 of the Battersea Power Station’s masterplan will deliver 100% affordable housing, that will be completed three years earlier than required. The buildings’ design echoes the style of London’s grand redbrick mansion blocks, all with private outdoor space – balconies, terraces, access to private residents’ gardens and 98% will be dual aspect. The homes will be ready for local residents to move into in 2020.



UNBUILT
Status:
Planning granted
Completion:
December 2020
Client & Developer:
Battersea Power Station Development Company and Peabody Housing Association
Architect: **Patel Taylor**
Planning Consultant:
DP9
Structural Engineering:
Peter Brett Associates
M&E Engineering:
Burgin
Sustainability:
Robert Bird Group
Contractor: **TBA**
Size: **10,400 sqm**

Pinnacle N10

pH+ Architects for SCARSEC Developments LLP (SAS)
54 Muswell Hill, Haringey, N10

With a contemporary and modular reinterpretation of the surrounding housing stock, this housing scheme in the heart of the Muswell Hill conservation area, is composed of three buildings which utilise the challenging, sloped and linear site. Each section has its own character whilst retaining a unified palette and design ethos. Striking a balance between luxury, affordability and craft, the scheme provides a case study in how unused urban edge or gap sites can be creatively explored for housing projects.

BUILT
Completion:
April 2017
Client:
SCARSEC Developments LLP (SAS)
Architect:
pH+ Architects
Structural Engineer:
MNP
M&E: **Sweco**
Planning Consultant:
Savills
Project Manager:
Jackson Coles
Contractor: **Gilbert Ash**
Value: **£14 million**
Size: **4,218 sqm**



© Tim Soar

Rathbone Market Phase 3

Project Orange for English Cities Fund
1-23 Maud Street, Newham, E16

Rathbone Market provides 216 homes with a tenure mix of 25% affordable, 25% private, and 50% for private rent. Three linked blocks sit open to the southerly aspect with a single entrance for all residents. Access to the four cores is via day-lit double height hallways approached through the landscape. The cascading composition of windows and balconies allows for a multitude of conditions and expressions in the facade, whilst the informal profile at roof level integrates the new housing with the neighbouring traditional housing.



© Jack Hobhouse

Royal Albert Wharf (Phase 1)

Maccreeanor Lavington for Notting Hill Housing Group
1 Shackleton Way, Newham, E16

This new waterside community forms part of the Albert Basin area in the historic Royal Docks and takes advantage of the remarkable river and dockside setting with residential blocks opened up toward the dockside to create courtyard gardens. Homes are triplexes with adaptable ground level spaces and street-facing front doors, whilst an active waterfront is encouraged through the provision of creative workspaces and pop-ups at lower levels. The semi-wild landscape gives access to views along the river towards the Thames estuary.



© Tim Crocker

BUILT
Completion:
April 2017
Client & Developer:
English Cities Fund
Architect: **Project Orange**
Structural Engineer:
Ramboll
M&E Engineer & Sustainability Consultant:
Hilson Moran
Planning:
Longboard Consulting
Project Manager:
Buro Four
Cost Consultant: **Rider Levett Bucknall**
Contractor: **John Sisk & Son Ltd.**

Landscape:
Churchman Landscape Architects
Lighting Consultant:
Studio Fractal
Public Consultation:
Local Dialogue LLP
Approved Inspector:
Premier Guarantee Surveyors
Value: **£42 million**
Size: **18,029 sqm**

BUILT
Completion:
June 2017
Architect:
Maccreeanor Lavington
Client: **Notting Hill Housing Group**
Contractor:
Galliford Try
Landscape Architect:
Grontmij
Planning Consultant:
DP9
Structural & Civil Engineer:
Cambellreith
Sustainability, Energy, Services & CfSH Consultant:
Calford Seaden
Transport Consultant:
JMP Consultants Ltd
Geoenvironmental & Geotechnical Consultant:
Hydrock
Environmental Impact Assessment:
Entran

Quantity Surveyor:
EC Harris
CDM Coordinator:
Tweeds
Commercial Consultant:
Savills and Neptune Land
Acoustic Consultant:
Bickerdike Allen Partnership
Access Consultant:
Jayne Earncliffe
Waterspace Consultant:
Smaller World
Size: **62,000 sqm**

Ruskin Square

Allford Hall Monaghan Morris for Stanhope, Shroders and Places for People
Caithness Walk, Croydon, CRO

Part of Ruskin Square masterplan, which creates a new urban quarter between East Croydon station and the town centre, this ‘L-shaped’ building’s character derives from a strong civic intent. Its ‘frame and infill’ external envelope establishes a unified façade, both emphasising the verticality of the tower and expressing the variety of components within its mass. The scheme provides 161 apartments with weather-protected external rooms as well as outdoor spaces including a roof terrace with views of the London skyline.

BUILT Completion: July 2016 Client: Stanhope, Shroders and Places for People Architect: Allford Hall Monaghan Morris Contractor: Midgard Project Manager, Cost Consultant: AECOM CDM Coordinator: Mace Structural/Civil Engineer: Arup, Powell Tolner & Associates	MEP/Lift Engineer: Arup, ARK M&E Planning Consultant: DP9 Fire Engineer: Arup, FDS Consult Landscape Architect: muf architecture/art, BBUK Transport Consultant: Vectos Daylighting Consultant: Gordon Ingram Associates	Acoustic Consultant: ARUP, Cass Allen Environmental Consultant: Waterman Group Access Consultant: David Bonnett Associates Value: £34 million Size: 14,700 sqm
---	---	---



© Tim Soar

South Gardens, Elephant Park

Maccleanor Lavington for Lendlease
Wansey Street, Elephant & Castle, Southwark, SE17

South Gardens is a significant chapter of the Elephant Park masterplan. Nine buildings total 360 new homes with a diverse mix of three-storey townhouses, seven- to ten-storey mansion blocks, and a 16-storey tall building, set among courtyards and community amenities. One of the most sustainable districts in London with fifteen townhouses built to Passivhaus standard, new public realm, cycle storage, electric vehicle charging points, and a net-zero carbon district heating network. New retail will soon activate streets, creating a more sociable place for the community.

BUILT Completion: September 2017 Client & Regeneration Partner: Lendlease & LB Southwark Architect: Maccleanor Lavington Structural Engineer: Robert Bird Group & Eurban M&E: Peter Brett Associates & TUV SUD Wallace Whittle Sustainability: Warm & RSK	Planning Consultant: DP9 Project Manager, Cost Consultant, Contractor & Developer: Lendlease Landscape Architect: Churchman Landscape Architects and Gillespies Acoustics Consultant: Sandy Brown Fire Consultant: Buro Happold Community Consultation: Soundings	Value: £2.3 billion (Elephant Park) Size: 35,841 sqm
--	--	---



© Tim Crocker

SUSTAINABILITY PRIZE
COMMEDED

Tower Court

Adam Khan Architects and muf architecture/art for LB Hackney
Clapton Common, Hackney, E5

Tower Court sits amongst a busy, culturally diverse neighbourhood, home to Europe’s largest Haredi community. This Hackney Council owned scheme will provide 132 high-quality, modern homes for social rent, shared ownership and sale. Rigorous site analysis and deep community engagement led to a design that creates foundations for a mixed, integrated community. Buildings flex around existing mature trees and open out onto Clapton Common. Public realm is intensively shaped as a social place of encounter and play.

UNBUILT Status: Planning granted Completion: 2021 Client: LB Hackney Main Consultant & Lead Architect: Adam Khan Architects Collaborating Architect: muf architecture/art, Cathy Hawley, Tom Stebbing, Bernd Schmutz Landscape Architecture: muf architecture/art, J&L Gibbons	Engagement Consultant: Daisy Froud Planning and Heritage Consultant: Tibbalds Planning and Urban Design Structural Engineer: Ellis + Moore Services & Sustainability Engineer: MLM Fire Engineer: Exova Transport Consultant: Project Centre Access Consultant: Withernay Projects	Arboricultural Consultant: Crown Consultants Ecology Consultant: Greengage Employer’s Agent & Cost Consultant: Potter Raper Partnership Contractor: Countryside Value: £37 million Size: 7,200 sqm
---	---	---



Weston Street

Allford Hall Monaghan Morris for Solidspace
Southwark, SE1

This scheme comprises of eight apartments of two or three bedrooms above a ground-floor office space arranged in two staggered blocks with a stair and lift core running up the middle of each cluster. The split-section, dual-aspect apartments benefit from north and south light. The interlocking volumes of the apartments are expressed through large L or T-shaped windows set into deep reveals. Each apartment is split across several floors and centred around a double-height space which forms the heart of the home, lit by a large full-height window or rooflight.

BUILT Completion: February 2018 Client: Solidspace Architect: Allford Hall Monaghan Morris Landscape Architect: Coe Design Structural & Civil Engineer: Form Structural Design MEP Engineer: Desco Planning Consultant: AZ Urban Studio Fire Engineer: Optimise Europe	Acoustic Consultant: Sandy Brown Associates Environmental Consultant: Hilson Moran Contractor: Bryen & Langley Concrete frame: Oliver Connell & Son Size: 1,926 sqm
---	--



<
Eastfields
© Levitt Bernstein

MASTRPLANS & AREAS STRATEGIES

Sponsored by London Communications Agency

Masterplans and area strategies, and how they impact on the local community, have become a key issue for London as the city grapples with the problem of how to provide enough homes and jobs for its growing population.

This is particularly the case over intensifying the capital's estates, which are being reassessed for the contribution they can make to this cause, whilst retaining their essential character, all in line with a general thrust of 'good growth' from the GLA.

This year's selection under this heading involved a wide range of submissions; from area action plans covering 20,000 new homes to smaller ones of 190, a thorough characterisation study, a masterplan based around leisure and even one looking at green roofs across the City.

Projects on the shortlist included one of the key players in this movement, Brick by Brick, and its area strategy for Coulsdon by Mary Duggan Architects and Pitman Tozer, rated for being a true example of getting the community involved over a 10-year period. The scheme reconfigures three different sites, working together in an 'exciting' way, according to assessor Esther Everett. Others included schemes which looked at the important current issue of careful infill on existing housing estates, adding new housing and affordable workspace and providing examples of

residents-led grassroots approaches, with topics such as car parking and their usage cropping up alongside housing typologies, high streets, Green Belt and permeability. Many of the projects were clustered in the north west of London, some looking at reinventing transit-oriented high density and drawing on traditions of mansion blocks and terraced housing, others at creating new public spaces and 'stitched in' vehicular and pedestrian routes.

Monica von Schmalensee said there was an evident need at different levels for more competence within the boroughs over planning. But this may be helped by the launch this year of Public Practice, a new social enterprise which seeks to place planning professionals in local authorities.

The jury felt that the winning scheme should be Old Kent Road Area Action Plan for the way it worked with an area undergoing major change and in preparation for a number of tall building applications to come. 'Old Kent Road is doing something really important, for the local authority to be able to enforce things it has not been able to do until now', said Riccardo Marini. Judges also gave an award to the Andover Estate Phase One by Studio Partington for the way it addressed a global issue – 'Health and wellbeing are critically important in terms of the future of all of us', said Marini.

Andover Estate Phase One

Studio Partington for LB Islington

Islington, N7

This community-led regeneration project, will provide new, mixed-tenure, high quality homes to Islington’s largest estate, which has been suffering from poor natural surveillance, a maze-like layout and overcrowding. The project will also improve public realm, open spaces and play areas, without the loss of existing

homes. Architectural interventions, with carefully considered massing and fenestration, have been designed to complement the surrounding buildings, addressing blank frontages and ‘dead’ spaces. Garages will be converted into new homes and community workspace.



WINNER

UNBUILT

Status:

Planning granted

Completion:

September 2020

Client:

LB Islington

Architect:

Studio Partington

Structural and Civil Engineer:

MLM

M&E / Sustainability Consultants:

Ingleton Wood

Planning Consultants:

HTA Design LLP

Employer's Agent / Rights of Light Surveyor:

Calford Seaden

Landscape Architect:

Fabrik

Transport Consultant:

Lime Transport

Arboricultural Consultant:

Sharon Hosegood Associates

Value:

£18 million (phase one)

Size:

18,000 sqm

UNBUILT

Status:

Design stage

Completion:

2036

Client:

LB Southwark

Architect:

Maccleanor Lavington, Patel Taylor, Stitch, Makower, Allies and Morrison, Biespeil (Gemma Hamblin and Amy O'Shaughnessy)

Sustainability Consultant:

AECOM

Viability Consultant:

GVA

Retail Consultant:

Lichfields

Employment Strategy Consultant:

GVA/00 Architects

Daylight/Sunlight Consultant:

GIA

Transport Consultant:

Project Centre

Planning/Urban Design/Heritage Consultant:

LB Southwark

Value:

10.2 billion

Size:

2,820,000 sqm

Old Kent Road Area Action Plan

LB Southwark

Old Kent Road, Southwark, SE1

WINNER

Supported by the Bakerloo line extension, this area strategy is an ambitious 20-year plan for the delivery of 20,000 homes, 10,000 new jobs and a revitalised town centre. The plan will create an innovative blend of industrial uses alongside new homes to provide truly mixed use neighbourhoods and deliver a

minimum of 35% affordable housing. The plan is divided into a framework of area-wide policies and five master-planned sub areas with bespoke guidance for land use, building typologies and servicing.





Barking & Dagenham Character Study

Allies and Morrison for LB Barking & Dagenham

Barking & Dagenham, IG11

COMMENDED

Barking and Dagenham has been identified as ‘London’s growth opportunity’, with scope for 50,000 new homes and 20,000 new jobs in the borough. This character study interrogates the social and physical evolution of the borough and today’s challenges and opportunities. With input from residents and a holistic review of the functional and cultural attributes, the study identifies drivers of change; positions the borough to create mixed, liveable neighbourhoods; highlights means of improving the functioning of building typologies; and provides guidance for key areas of growth.

UNBUILT

Status:

Design stage

Completion: 2033

Client: LB Barking and Dagenham

Architect:

Allies and Morrison

Socio-economic

Data Provider:

New Policy Institute

Artist and Engagement:

Verity-Jane Keefe

Byron Quarter

Karakusevic Carson Architects for LB Harrow

Harrow, HA3

COMMENDED

Byron Quarter is a new a new leisure-led mixed-use residential quarter of 820 homes situated on the edge of Byron Recreation Ground in Harrow. The masterplan reimagines the park-edge with a variety of new, well-integrated leisure facilities with legible routes to cycle-friendly residential streets, commercial and civic amenities. Views over the park are maximised ensuring that park is visible from all streets in the neighbourhood and all of the courtyards in each residential block.

UNBUILT

Status: Planning

pending

Completion: 2028

Client: LB Harrow

Architect: Karakusevic

Carson Architects

Cost Consultant:

Faithful+Gould, Stace

Phase 01 Residential

Architect: Karakusevic

Carson Architects,

Duggan and Morris

Architects, Gort Scott

Architects

Landscape and Public

Realm Architect : Mark

Projects, Periscope

Planning Consultant:

Tibbalds Planning

Sport Consultant:

The Sport Consultancy

Structural Engineering:

Elliot Wood

M&E & Sustainability

Engineer: Max

Fordham, Lewis

Hubbard Engineering

Value: £250 million

Size: 82,000 sqm

(residential); 19,500

sqm (community &

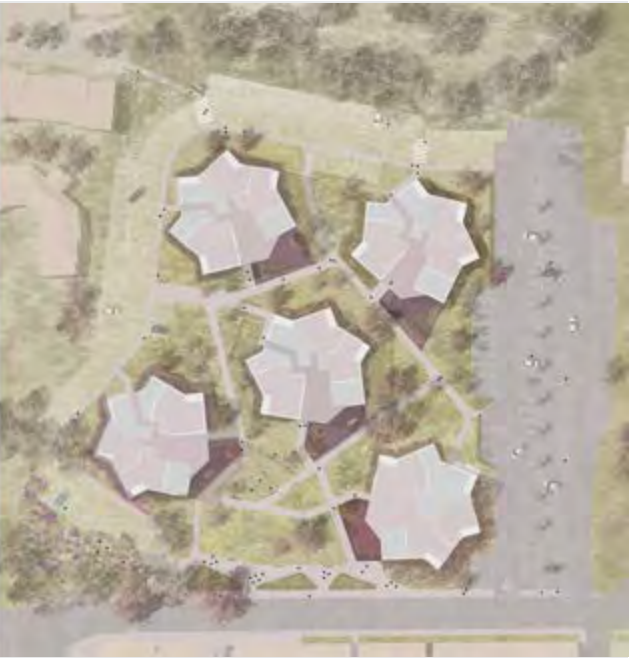
leisure); 1,500 sqm

(retail & commercial)



© KCA

MAYOR'S PRIZE
SHORTLISTED



© Forbes Massie

Colindale Gardens

Feilden Clegg Bradley Studios for Redrow Homes

Barnet, NW9

Colindale Gardens is a mixed-use masterplan for approximately 2,900 residential units, combining a variety of private, PRS and social residential units, a school, a nursery, a health centre and commercial space. The vision for this site and the wider area was to create a community that reflects the traditional London village neighbourhood with a hierarchy of major public spaces and squares, a network of connected streets, new homes, new jobs, public realm, and community facilities set within a high-quality environment.



An area Strategy for Coulsdon

Pitman Tozer Architects, Mary Duggan Architects for Brick by Brick

Croydon, CR5

Transforming dormant and underused sites owned by Croydon Council, this strategy for Coulsdon is an exemplary multi-site scheme which will create 190 much needed new homes with over 50% being affordable alongside a new community hall, theatre, nursery, NHS facility and improved access to a Scheduled Ancient Monument. This was all made possible from listening and working with local residents and community groups as well as working closely with the council.

UNBUILT

Status: Planning

granted

Completion:

2019/2020

Client: Brick by Brick

Croydon Limited

Architect:

Pitman Tozer

Architects, Mary

Duggan Architects

Structural Engineer:

Wardell Armstrong,

Symmetrys

MEP Engineer:

Sweco, Max Fordham

Fire Engineer: Tenos

Planning Consultant:

Carter Jonas, DP9

Engagement

Consultant: Newman

Francis

Project Manager:

Gleeds

Cost Consultant:

Ian Sayer & Co / Gleeds

Value: £45 million

Size: 190 new

homes; 1,436 sqm

(healthcare); 1,214

sqm (community

centre)

UNBUILT

Status:

Under construction

Completion: 2025

Client: Redrow Homes

Architect:

Feilden Clegg Bradley

Studios

Structural Engineer:

JSA Consulting

Planning Consultant:

GVA

Contractor: Redrow

Homes

Plot Architect:

Studio Egret West

Landscape Architect:

Grant Associates

Transport Engineer:

WSP

Public Engagement:

London

Communications

Agency

Size: 191,700 sqm

Eastfields

Levitt Bernstein, Cullinan Studio and Proctor & Matthews for Clarion Housing Group
Merton, CR4

Turning the existing estate inside out to reduce the current feeling of isolation, this masterplan retains the central green while recreating the architectural monolith as smaller buildings with a number of routes through it. Of the 773 homes, many will now front onto this central green space, enabling it to be better used and more secure. By reinstating a more traditional street pattern, the density on the site will increase while providing a better integration of the neighbourhood within its context.



© Cullinan Studio

UNBUILT
Status:
Planning granted
Completion: **2028**
Client:
Clarion Housing Group
Architect: **Levitt Bernstein, Cullinan Studio and Proctor & Matthews**
Landscape Architect: **Levitt Bernstein**
Structural Engineer: **Ellis & Moore**
M&E Engineer: **MLM**
Planning Consultant: **Savills**
Project Manager: **MACE**
Transport Consultant: **WYG**
Ecology Consultant: **Greengage**
BREEAM Communities Consultant: **HTA**
Value: **£130 million**
Size: **68,832 sqm**

The Peel Redevelopment

Penoyre & Prasad for LB Brent
South Kilburn, Brent, NW6

UNBUILT
Status:
Planning granted
Completion:
November 2021
Client & Project Manager:
LB Brent
Architect:
Penoyre & Prasad
Structural Engineer: **Price & Myers**
M&E Engineer: **XC02**
Public Realm & Landscape Architect: **East architecture, landscape, urban design**
Planning Consultant: **Turley Associates**
Quantity Surveyor: **Deloitte**
Size: **25,000 sqm**

Creating a new Market Place promenade as the neighbourhood heart of the ongoing South Kilburn Regeneration programme, this scheme will create an inviting, active and safe place that will attract people to the site and encourage them to spend time there. Five new buildings, including a landmark 16-storey tower and 226 private and affordable residential apartments are layered with a combination of retail, healthcare, pharmacy and café to maximise the regeneration of the estate.



SUSTAINABILITY PRIZE
SHORTLISTED

Planning and Delivering Green Roofs in the City of London

City of London Corporation
City of London, EC2

UNBUILT
Completion:
Ongoing
Client: **City of London Corporation**

The City of London Corporation has promoted ‘green’ roofs in the City for more than a decade through planning policy initiatives, partnership working and development management, delivering over 60 green roofs in the City’s Square Mile to date. Continued policy support calls for “high quality green roofs, particularly those which are publicly accessible”, meeting the need for quality design, flood alleviation, biodiversity enhancement and amenity. Alongside other strategies, such as the ‘Free Public Viewing Galleries for All’, this initiative contributes to reinforce the City as a for all sections of society.



© CoL

Scrubs Lane Development Framework

East architecture, landscape, urban design for Old Oak Park Royal Development Corporation (OPDC)
Hammersmith and Fulham, NW10

The development framework was prepared to help guide early regeneration projects and shape policy objectives within the Old Oak and Park Royal Development Corporation (OPDC) Local Plan. The document develops a spatial urban strategy for new developments along Scrubs Lane. The framework tests new ways to achieve good height and density and deliver mixed of uses; carefully considers the preservation and enhancement of conservations areas; provides high quality pedestrian and cycle spaces within the public realm; enhances east west connectivity and ensures required numbers of housing units are met.



UNBUILT
Staus: **Design stage**
Client:
Old Oak and Park Royal Development Corporation (OPDC)
Architect:
East architecture, landscape, urban design
Movement and Transport Engineer: **Alan Baxter & Associates**
Cost Consultant: **Appleyard & Trew**
Graphic Designer: **Europa**
Value: **£110,000**
Size: **250,000 sqm**



<
Blue House Yard
© Jan Kattein Architects

MEANWHILE

With so much construction work in London going on, the culture of creating and curating interesting and popular ‘meanwhile uses’ for sites that are preparing for the larger development to come has continued to mature and grow.

Whether it’s an empty shop on the high street or a stalled development site, goes the thinking, it doesn’t have to mean a blight on the local area, and can in fact be a positive force in preparing for future character or needs, perhaps even diminishing the NIMBY effect in the process. Public bodies, in particular, are exploring the potential for such meanwhile uses to provide space for uses that are often squeezed out of high value areas, including artist studios and affordable retail space, while developers can animate new spaces and secure valuable early income with temporary attractions.

This year’s collection of entries was a reflection of the way in which meanwhile uses are spreading into many different sectors of the development industries. ‘I think what was interesting was that there was a really broad range, almost from the sublime to the ridiculous’, said assessor Barry Jessop, director at First Base.

This included an audacious bid to form a temporary parliament, a proposition to save billions of pounds that demonstrated that meanwhile uses do not always have to be a small-scale, low-budget affair.

But the winner went to Peckham Levels by Carl Turner Architects, adjudged as a clever and ground-breaking reactivation of a car park site with creative work areas, bars, restaurants, a creche and other spaces that may have ramifications in terms of a future with autonomous vehicles bringing focus on other such sites. It has also helped to reposition Peckham as a ‘cool’ location and helped to drive other investment into the area. ‘It’s interesting and a nice showcase on what you can do with old car parks’, said Monica von Schmalensee.

Peckham Levels

Carl Turner Architects for Make Shift and LB Southwark
Peckham Town Centre Car Park, Rye Lane, Southwark, SE15

Peckham Levels has transformed an underused multi-storey carpark into a range of creative workspaces for hundreds of local people and independent businesses. The project was designed in response to local demand for affordable workspace and reflects the wide variety of creative and cultural enterprises in

the local area. It provides workspace and shared facilities for artists, makers and entrepreneurs with 50 private studios, and a 70 desk co-working space. It also offers affordable commercial space to independent businesses.



© Tim Crocker

© Tim Crocker

WINNER

BUILT
Completion: **December 2017**
Client: **Makeshift**
Architect: **Carl Turner Architects**
Structural Engineer: **Eckersley O'Callaghan**
M&E Engineer: **PSH**
Acoustician: **Hann Tucker**
Approved Inspector: **Harwood Building Control**
Planning Consultant: **Nicholas Taylor and Associates**
Project Manager: **Haig**
Cost Consultant: **Christopher Smith Associates**
Contractor: **Titan & Haig**
Value: **£4.43 million**
Size: **8,800 sqm**

BLUE HOUSE YARD

Jan Kattein Architects for LB Haringey
5 River Park Road, Wood Green, Haringey, N22

BUILT
Completion: **June 2017**
Client: **LB Haringey**
Architect: **Jan Kattein Architects**
Structural Engineer: **Structuremode**
Contractor: **High Street Works & McElligott Building**
Developer: **LB Haringey & High St. Works**
Value: **£210,000**
Size: **588 sqm**



© Jan_Kattein

Kolider – A speculation on the future of London’s High Streets

Teatum + Teatum for Noiascape
83 Askew Road, Hammersmith & Fulham, W12

Kolider started as an experiment, a speculation on the future of London’s High Streets, on new uses that include making and learning and uses that could replace retail. The aim being to encourage local communities, who don’t normally go to galleries, to experience art, photography, reggae, boxing, etc. All of the participants have been asked to interact with the local community, to invite them in, provide free workshops and describe what they do. This interaction allows local people to learn – informally, and in a social setting.

BUILT
Completion: **March 2018**
Client & Developer: **Noiascape**
Architect: **Teatum + Teatum**
Collaborator: **Hywel Pratley, Kite Studios (Auriol Hereford), John Whapham & Franco Chen, Katie Leamon – Stationery, Help Refugees (Phili Boyle), Max Wallace & The Masbro Centre, I AM A - Stationery**

& Gifts, Peckings Records (Chris & Duke Price), Lets Play Vinyl (Mandy Samra), UAL: London College of Fashion, Goldsmiths University, Westminster University- Black Music Research Unit, Lets Go Yorkshire, Alison Heath
Value: **£3,500**
Size: **40 sqm**



© Noiascape

The Magistrates

Gort Scott for LB Waltham Forest
1 Farnan Ave, Walthamstow, E17

This project re-purposes the disused Waltham Forest Magistrates Court into temporary offices for the Council, while the Council embarks on an ambitious project to consolidate all operations onto its Town Hall Campus from other sites. The Magistrates will act as test-bed for new working methods. The building offers a wide range of work settings, with informal meeting areas, collaborative working zones and quiet working desks. A colourful and stripped back aesthetic is carried through the open spaces, celebrating the existing light-filled brutalist architecture.



© Dirk Lindner

BUILT

Completion: **March 2018**
Client: **LB Waltham Forest**
Architect: **Gort Scott**
Contractor: **Mitre**
Quantity Surveyor, Structural & M&E Engineer:
NPS
Value: **£860,000**
Size: **3,100 sqm**

Temporary Parliament

Gensler and Royal Haskoning DHV
Westminster, SW1

The temporary Houses of Parliament proposal provides a solution for the long overdue refurbishment of the historic Palace of Westminster. The revolutionary modular structure would provide a flexible and secure home that recreates the essential organisational components of Parliament, while saving the British taxpayer more than £1.8 billion. The scheme means that a full six decant, the fastest and cheapest refurbishment option, can occur while a new powerful symbol of the continuity of Parliament is in place.



© Gensler

UNBUILT

Status: **Design stage**
Architect: **Gensler**
Consultant: **Royal Haskoning DHV**
Value: **£160 million**
Size: **10,500 sqm**

Pentagon Petal

Casper Mueller Kneer Architects and Fran Cottell for Chelsea College of Art and Design
Rootstein Hopkins Parade Ground, 16 John Islip Street, Westminster, SW1

Paying tribute to the vanished Milbank prison, a collaboration between artist and architect, named Pentagon Petal, used the prison’s plan to create an ambitious piece of urban furniture that immediately resonated with recognition for the local population. The 120-metre bench makes use of an underused urban space, which can be used for events and exchange, gathering the local, otherwise disparate, communities.

BUILT

Completion: **July 2016**
Client: **Chelsea College of Art and Design**
Architect: **Casper Mueller Kneer Architects**
Artist: **Fran Cottell**
Fabrication: **Dexter Dymoke**
Value: **£6,905**
Size: **335 sqm**



© Terry Watts

Waterloo Community Farm

Feilden Fowles for Jamie's Farm and Oasis Hub Waterloo
18 Carlisle Lane, Lambeth, SE1

MAYOR'S PRIZE
HIGHLY COMMENDED

Established in 2014 on a formerly neglected plot located to the south of Westminster Bridge, leased from Guy’s and St. Thomas’ Hospital, this is London’s most central urban farm. Since this time the site has been transformed into a collective home for a trio of organisations with a shared focus on education and belief that spaces for learning should be aspirational and uplifting. The temporary nature of the site’s lease has driven the barn, pens and studio buildings to be constructed from demountable timber frames.

BUILT

Completion: **October 2017**
Client: **Jamie's Farm Oasis Hub Waterloo**
Architect: **Feilden Fowles**
Structural Engineer: **Structure Workshop**
Landscape Designer: **Dan Pearson Studio (Walled Garden)**

Lighting Designer: **Re-Lit (Michael Grubb Studio)**
Contractors: **Nick Dowling, Timber Workshop, Mansel Land & Miles Builders**
Value: **£343,000**
Size: **1,600 sqm**



© Feilden Fowles



MIXED-USE

Sponsored by Savills

London’s ongoing quest for intensification and vitality has meant that projects are increasingly embracing mixed-use. But where once this tended to be a cursory addition of ground floor retail to housing blocks, the approach has matured to a situation where schemes often include richer mixes – with industrial and affordable workspaces now a common component amongst the cafés, restaurants, gyms and residential. ‘There’s a big thing in London about intensification’, said assessor Tom Alexander, director at Aukett Swanke, with projects increasingly focused on retaining employment. Mixing workplace and residential is in its infancy in the capital, but is a growing trend now showing in schemes as a result of the Mayor’s policies, especially after the GLA discovered that the capital had lost more industrial land than it had previously thought.

Deputy Mayor for planning, regeneration and skills Jules Pipe has said that the policies on mixed-use as set out in the draft London Plan give councils the ability to take advantage of an innovative situation, with the onus on local authorities to identify eligible sites. ‘City Hall is firmly committed to supporting councils and their drive to increase the use of mixed-use models in their boroughs’, he said. ‘The draft Plan sets ambitious targets for housing supply from 2020 and the Mayor and I strongly believe mixed-use developments will play a crucial role in delivering these targets. Mixed-use will also help to prevent the loss of business space in London, another key priority for the Mayor’.

The shortlist this year contained good examples of this principle, in line with Mayoral policy on integrating what can often be, what Peter Murray called, ‘untidy’ industrial spaces with residential accommodation – one even including a waste transfer centre on site, another ‘maker space’, with artists’ studios and offices also part of the wider mix.

Judges felt that the winner, Caxton Works by Studio Egret West for U+I, was an excellent example of the principle as a ‘proper’ mixed-use scheme blending light industrial on ground floors and residential, without ‘shying away’ from its industrial aesthetic.

‘Clearly this new paradigm of mixed residential and workplace is where we’re going’, commented David Burney.

<
Rathbone Square
© Make Architects

Bernard Works

Duggan Morris Architects for Empyrean/GCAP Investments

Bernard Road, South Tottenham, Haringey, N15

Seeking to enhance the relationship between residential and commercial uses to reinforce ideas of street, community, and public space, this project enables the development of a creative community that lives and works together. The scheme will provide 2,443 sqm of affordable commercial workspace, 12

tethered affordable residential units for those renting workspace and 89 market residential units. A new public park, pavilion, and café will also provide an interface between local residents and the creative community.



WINNER

UNBUILT
Status: **Planning granted**
Completion: **March 2020**
Client: **Empyrean/GCAP Investments**
Architect: **Duggan Morris Architects**
Structural Engineer: **Michael Barclay Partnership**
Sustainability Engineer: **Long & Partners**
Planning Consultant: **Urbanissta**
Contractor: **Polyteck**
Developer: **Empyrean Developments Ltd**
Affordable Workspace Provider: **The Mill Co. Project**
Fire Consultant: **Chapmans BDSP**
Acoustic consultant: **Sandy Brown**
Principle Designer: **HSWS**
Value: **£27 million**
Size: **2,443 sqm**

BUILT
Completion: **December 2017**
Client & Commercial Developer: **U+I**
Architect & Landscape Architect: **Studio Egret West**
Administrator: **Cardoe Martin**
Agent: **CF Commercial and Cherryman**
Housing Developer: **Galliard Homes**
Executive Architect: **Tooley Foster Partnership**
Planning Consultant: **NTR Planning Ltd**
Cost Consultant: **PH Warr**
Sustainability and Building Services Engineer: **MTT**
Structural Engineer: **PEP Civil and Structural Ltd**
Transport Consultant: **Royal Haskoning**
Sunlight and Daylight Consultant: **GL Hearn**
Accessibility Consultant: **Buro Happold Ltd**
Commercial Facade Shutters: **Hunter Douglas Architectural**
Commercial Facade Cladding: **Facade Concepts Ltd**
Value: **£55 million**
Size: **35,000 sqm**

Caxton Works

Studio Egret West for U+I plc

Caxton Street North, Canning Town, Newham, E16

Combining dwellings with light industrial uses, this project provides 336 homes arranged above light industrial spaces designed to attract businesses in need of affordable work space. Caxton Works reinstates Hoy Street as a ‘pedestrian first’ working alley where workshops have a strong

positive presence. Low-rise buildings help to blend the massing with the contextual fabric, while four taller buildings address the need for new homes and express their presence with a distinctive scalloped skyline.



WINNER

Plot 1, London Square Bermondsey

Coffey Architects for London Square
Crimscott Street, Southwark, SE1

Part of a larger masterplan for London Square Bermondsey, this project comprises 70 new flats, Tannery Arts’ gallery and maker studios. The design completes the perimeter block of terraced housing to the north, adding a new route into the site that is lined with affordable commercial space for a gallery, artists’ studios and display cases for designers and makers on the site. A central hub of circulation is accessed from the east, linking the with other new and existing buildings.



© Coffey Architects

COMMEDED

UNBUILT
Status: **Under construction**
Completion: **September 2020**
Client, Project Manager, Cost Consultant & Contractor:
London Square
Architect: **Coffey Architects**
Structural Engineer: **Waterman Group**
M&E / Sustainability Engineer: **Descos**
Planning Consultant: **DP9**
Masterplanner: **Allford Hall Monaghan Morris**
Landscape Architect: **Townshend Landscape Architects**
Interior Designer: **SUNA**
Transport Consultant: **WSP**
BREEAM Consultant: **Hilsdon Holmes**
Value: **£15 million**
Size: **9,500 sqm**

Brickfields

Rolfe Judd for Access Storage
Silverdale Road, Hayes, Hillingdon, UB3

Bringing the area back to life with 122 apartments in two contrasting building styles, this scheme includes new homes, public realm and commercial facilities, and a canoe club alongside the Grand Union Canal and Shackles Dock, near Hayes town centre. The dock will be extended and a new home provided for the local canoe club as well as improved landscape amenity along the towpath. The vision is to reinvigorate the dock and the canal, creating a new community connected to its past and its location.

UNBUILT
Status: **Planning granted**
Completion: **2020**
Client: **Precis / Access Storage**
Architect: **Rolfe Judd**
M&E / Sustainability Engineer: **Chapman BDSP**
Cost Consultant: **Christopher Smith Associates**
Planning Consultant: **Savills**
Environmental Consultant: **Mayer Brown**
Landscape Architect: **Outerspace**
Value: **£30 million**
Size: **122 new homes (26 affordable), 154 sqm canoe club, 76 sqm workspace**



© Gensler

Clockhouse and Access House, Bromley-by-Bow

Assael Architecture for Danescroft Land Ltd
Bromley-by-Bow, Tower Hamlets, E3

As one of the most significant regeneration schemes as part of Bromley-by-Bow South masterplan, this development will create 491 new homes designed specifically for the rental sector. Residents will benefit from shared amenity spaces including a lounge, gym and rooftop gardens with panoramic views of London and the Olympic Park. Flexible community facilities, affordable workspace and retail units designed around a new public urban square will create a thriving new cultural district for the area and open up the site to the River Lea, transport links and neighbouring schemes.



Clapham Southside

Rolfe Judd for London Realty
Clapham Common South Side, Lambeth, SW4

Clapham Southside is a residential-led, mixed-use scheme which transforms an enclosed, industrial site into a new neighbourhood. The development will create 297 new homes, a public square and flexible office space. The design opens up the site creating accessible and welcoming spaces and new routes. The new vibrant neighbourhood will reflect the surrounding context in its footprint, layout, scale and material use.

UNBUILT
Status: **Planning granted**
Completion: **2020**
Client: **London Realty**
Architect: **Rolfe Judd**
Planning Consultant: **Rolfe Judd Planning**
Project Manager: **The Harrabin Consultancy**
Structural Engineer: **Fairhurst**
M&E / Sustainability Engineer: **Building Services Design**
Transport: **Caneparo Associates**
Landscape Architect: **Fabrik**
Value: **£75 million**
Size: **297 residential units, 117 sqm café, 3,696 sqm office, 1,164 sqm waste transfer facility**

UNBUILT
Status: **Planning granted**
Completion: **January 2022**
Client: **Danescroft Land Ltd**
Architect: **Assael Architecture**
Structural Engineer: **Waterman Group**
M&E / Sustainability Engineer: **Hoare Lea**
Planning Consultant: **GL Hearn**
Project Manager / Quantity Surveyor: **Arcadis**
Landscape Architect: **East architecture, landscape, urban design**
Interior Designer: **Assael Interiors**
Value: **£150 million**
Size: **50,000 sqm**

Iceland Wharf

pH+ for City & Suburban Homes

Hackney Wick, Tower Hamlets, E3

Forming an integral part of the proposals for the Queen Elizabeth Park regeneration strategy, the scheme challenges the density guidelines to celebrate and instigate the physical and programmatic blurring which is fundamental to the identity and character of the locale. The project delivers layers of housing, industrial and maker space alongside more flexible tethered living and working environments. These are linked by shared yards and amenity spaces to facilitate the exchanges required to allow emerging communities to form.



© Darc Studio

Lower Marsh

Conran and Partners for LB Lambeth

Lambeth, SE1

Demolishing and replacing the existing single-storey building with a flexible mixed-used scheme that will introduce office and retail to the area, the project also includes additional public space and improves pedestrian connectivity between Lower Marsh and the station. The new building comprises a basement area, four principal storeys and a fifth storey set back from the main building. The ground floor will be for retail use, reinforcing Lower Marsh’s distinctive streetscape.

UNBUILT

Status: **Planning granted**
Completion: **April 2020**
Client: **LB Lambeth, Investment and Growth**
Base Build Architect: **Conran and Partners**
Structural Engineer: **Engenuiti**

M&E Engineer: **Thornton Reynolds**
Planning Consultant: **Iceni Projects Ltd**
Project Manager & Cost Consultant: **Jackson Coles**
Viability Consultant: **Daniel Watney**
Transport Consultant: **MLM**

Daylight/ Sunlight/ Rights of Light Consultant: **Waldrams**
Archaeological Consultant: **MOLA**
Value: **£4.6 million**
Size: **630 sqm**



UNBUILT

Status: **Planning pending**
Client: **City & Suburban Homes**
Architect: **pH+**
Landscape Architect: **BD Landscape Architects**
Planning Consultant: **CMA**
Sustainability & Daylighting Consultant: **XC02**
Commercial Space Strategy Consultant: **Beispiel**
Ecology Consultant: **MKA**
Archaeology Consultant: **CgMs**
Transport Consultant: **Phil Jones Associates**
Value: **£30 million**
Size: **11,568 sqm (120 New homes; 3,700 sqm commercial space)**



© Will Pryce

One Tower Bridge

Squire and Partners for Berkeley Homes and LB Southwark

Tower Bridge Road, Southwark, SE1

Conceived as a lasting new piece of the city which articulates the transition between More London’s contemporary architecture and the warehouse vernacular of Shad Thames, this project delivers 419 private and affordable apartments, a major new cultural facility, The Bridge Theatre, a hotel and a variety of retail and leisure uses. New landscaped public spaces are central to the design, with pedestrian connections which visually and physically link Tower Bridge with Tooley Street.



New Mildmay

Feilden Clegg Bradley Studios and Matthew Lloyd Architects for Genesis

Austin Street, Shoreditch, Tower Hamlets, E2

SUSTAINABILITY PRIZE SHORTLISTED

A range of 139 dwellings form an integral component of the mixed-use New Mildmay development, of which 104 are intertwined with ground level commercial space, while the remaining 35 dwellings form part of a distinctly hybrid building containing a three-storey Church at lower level.

BUILT

Completion: **July 2017**
Client: **Genesis**
Architect: **Feilden Clegg Bradley Studios and Matthew Lloyd Architects**
Structural Engineer: **AECOM**
M&E/Sustainability Engineer: **MLM**

Planning Consultant: **DP9**
Project Manager/Cost Consultant: **Philip Pank Partnership**
Contractor: **Ardmore**
Landscape Architect: **Ireland Albrecht Landscape Architects**

ES/EIA Consultant: **Richard Coleman / City Designer**
Rights of Light Consultant: **GVA Schatunowski-Brookes**
Value: **£30 million**
Size: **19,575 sqm**

BUILT

Completion: **September 2017**
Client: **Berkeley Homes, LB Southwark**
Architect: **Squire and Partners**
M&E/Sustainability and Structural Engineer: **Meinhardt**
Planning Consultant: **Barton Wilmore**
Project Manager/Cost Consultant: **Anstey Horne**
Contractor & Developer: **Berkeley Homes**
Landscape Architect: **Gross Max**
Theatre Architect: **Haworth Tompkins**
Size: **50,400 sqm**

Rathbone Square

Make Architects for Great Portland Estates plc
Westminster, W1

Rathbone Square is a mixed-use, people-focused development that stitches into the Fitzrovia vernacular. Two L-shaped buildings step from seven to nine storeys around a central public garden designed for the local community. These blocks reinforce the old street pattern that was lost in the previous development. The site is home to Facebook’s new BREEAM ‘Excellent’ London HQ and includes 160 apartments, retail, and the new garden – accessed by jade-coloured ceramic passageways that add a sense of discovery.



© Make Architects

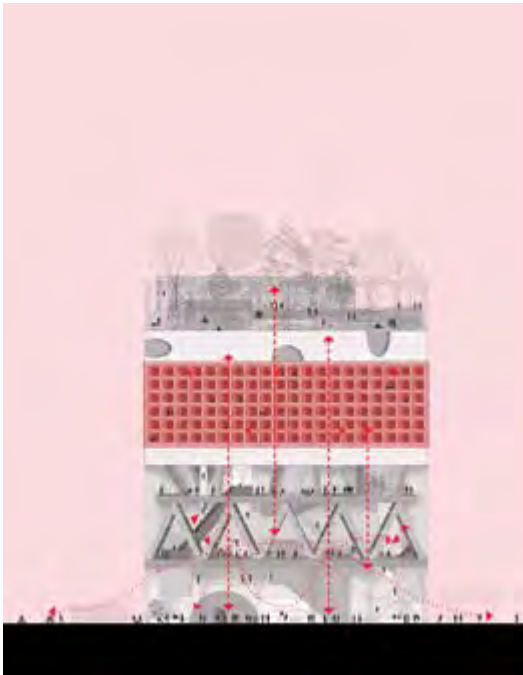
BUILT
Completion: **November 2017**
Client: **Great Portland Estates plc**
Architect: **Make Architects**
Structural Engineer: **AKT II**
M&E Engineer: **Hilson Moran**
Contractor **Lendlease**
Development Manager: **Buro Four**
Cost Consultant: **Arcadis**
Planning Consultant: **Gordon Ingram Associates**
Public Realm Consultant: **Publica**
Landscape Architect: **Gustafson Porter + Bowman**
Lighting Designer: **Speirs + Major**
Size: **38,925 sqm**

Red House - A prototype for Modern Urban Renting

Teatum + Teatum for Noiascape
Rowley Industrial Estate, Ealing, W3

Organised to facilitate start-ups and self-employed people, Red House is a prototype for a new modern urban community. An open and active ground floor creates 600 square meters of low cost workspace, while interaction between members is encouraged through flexible leases and a range of costs to create a dynamic workplace. 125 homes are organised over seven levels creating efficient studios and flats for modern living. Cleaning, bills, wi-fi and access to the shared rooftop space are all included. The rooftop is a social and communal space organised around an external garden.

UNBUILT	Sustainability, Daylight & Sunlight Consultant:
Status: Design stage	EB7
Completion: October 2019	Value: £14.5 million
Client: Noiascape	Size 6,050 sqm
Architect: Teatum + Teatum	
Community Engagement & Economic Studies Consultant: Turley	



Shoreditch Exchange

Allford Hall Monaghan Morris and Scott Brownrigg for Regal London
Hackney Road, Hackney, E2

Creating a lively street frontage to a redundant brownfield site, this new mixed development will provide employment space, shops, cafes, bar, restaurants, pedestrianised public space, cycle parking and 190 new homes. The commercial space, totalling over 30,000 square metre, includes a new WeWork premises and affordable workspace aimed at creative occupiers. It will offer a range of spaces to suit employment needs. Influenced by the area’s rich industrial heritage, it will seamlessly blend into its surroundings and continue the ongoing rejuvenation of the City Fringe.



© Blackpoint Design

UNBUILT
Status: **Under construction**
Completion: **July 2020**
Developer & Contractor: **Regal London**
Architect: **Allford Hall Monaghan Morris (planning) / Scott Brownrigg (delivery)**
Planning Consultant: **DP9**
Structural Engineer: **Pringuer James / WSP**
M&E / Sustainability Engineer: **FHP**
Value: **£1.2 million**
Size: **51,000 sqm**

Snowsfields Yard

Flanagan Lawrence and Shaw Corporation Limited for Crest Nicholson
Snowsfields & Melior Street, Southwark, SE1

Providing six separate use types into three different street frontages, this scheme contains private and on site affordable residential, commercial enterprise and start up space, cafes and retail to the Melior Street and Snowsfields frontages, and enhanced community facilities for the Church. The Manna Centre has been re-locating and expanded in a purpose designed new facility to provide much needed assistance and support for 150 homeless and rough sleepers daily.



© Crest Nicholson

BUILT	Environmental Services Engineer:
Completion: 2017	CPWP
Client: Crest Nicholson, Addition Land Southwark Limited, Roman Catholic Diocese of Southwark, The Manna Society	Heritage Consultant: KMHeritage
Architect: Flanagan Lawrence	Daylight and Sunlight Consultant: Drivers Jonas Deloitte
Strategic Project Coordinator: Shaw Corporation Limited	Fire Consultant: BB7
Planning Consultant: DP9	Landscape Consultant: Allen Pyke Associates
	Structural Engineer: Reuby & Stagg Ltd
	Size: 2,000 sqm

Spray Street Quarter

Panter Hudspith Architects and Glenn Howells Architects for Spray Street Quarter LLP
Woolwich, Greenwich, SE18

The scheme draws heavily on the rich range of brickwork craftsmanship displayed throughout the listed buildings within the Royal Arsenal and Victorian Woolwich. The building massing will be broken down into distinct volumes, forming more natural and varied streetscapes culminating in a vibrant new public square surrounded by new bars and restaurants. Varying from three to 21 storeys in response to heights of the surrounding buildings, Spray Street Quarter will provide 742 homes, 35% of which are affordable.



© Glass Canvas

UNBUILT

Status:
Planning pending
Completion:

2024
Client: **Spray Street Quarter LLP**

Developers:
St Modwen Properties, Notting Hill Housing Trust

Principle Architect:
Panter Hudspith

Architect:
Glenn Howells

Landscape Architect:
HTA Design LLP

Structural Engineer:
WSP Group
MEP / Sustainability Consultant:

Calford Seaden
Planning Consultant:
Lichfields

Cost Consultant:
RPS Group
Transport Consultant:
SWECO
Value: **£210 million**
Size: **23,000 sqm**

Television Centre

Allford Hall Monaghan Morris for Stanhope, Mitsui Fudosan, AIMCo, BBC Studioworks
Wood Lane, Hammersmith and Fulham, W12

BUILT

Completion: **2018**
Client:
Stanhope, Mitsui Fudosan, AIMCo, BBC Studioworks
Masterplan/Phase 1 Architect:
Allford Hall Monaghan Morris
Phase 2 Architect:
Plot D - Duggan Morris; Plot E - De Rijke Marsh Morgan; Plot F - Mikhail Riches; Plot G1 - Allford Hall Monaghan Morris; Plot H - Maccleanor Lavington
Multidisciplinary Engineer:
ARUP
Planning Consultant:
Gerald Eve
Cost Consultant:
Deloitte

Landscape Architect:
Gillespies
Construction Management Contractor
MACE
Lighting:
Pritchard Themis
Size:
37,889 sqm (residential area); 25,645 sqm (office area); 2,555 sqm (retail area)

Reinventing the Grade II, first purpose built television studio in the country, this project transforms the site into a new, fully mixed-use development, opening it up to the public for the first time. New buildings of a variety of residential typologies and the creation of a ‘media cluster’ for creative media companies build a new destination of work and leisure places around an already iconic brand, while offering a continued presence of the BBC for studio and workspace use.



© Tim Soar





OFFICES

The offices category is one of two this year dealing with the places in which Londoners work, with the other, ‘Workplaces’, being more to do with interiors and fitouts as well as co-working hubs and makers spaces.

But the rise of technology, co-working and flexible working is arguably affecting both, with key players such as WeWork disrupting the market considerably.

The idea of remodelling and reinventing buildings was a prevalent one in this year’s shortlist, and has only increased in London over the last 12 months, according to assessor Clare Goggin of Jackson Coles. Design trends in the category include the use of more terraces and other outside amenity spaces, as well as the provision of unusual facilities such as on-site cinemas. All, of course, to help win the ongoing ‘war for talent’.

In property terms, the central London office market continued to experience a comparatively low vacancy rate, currently standing at 5.9% and well below the 15-year average of just under 8 per cent. But, as was reported by Cluttons, landlords have been generally more responsive to the downturn than in previous cycles, not only in relation to rent but also to lease flexibility and showing a willingness to cap service charges and dilapidations with older style buildings. At the same time, however, there has been what we could call the WeWork effect, with the volume of flexible office space in London rising by 20 per cent last year, as smaller firms sought to move into serviced or managed offices. This has tended to place people at the heart of building design, ushering out the corporate feel, and in with the contemporary.

But one of the biggest and most anticipated arrivals in the offices scene came in the shape of Bloomberg’s new European headquarters in the City of London, whose significance was borne out by its being unveiled by Sadiq Khan, Michael Bloomberg and the project’s architect, Lord Foster. The scheme – which features 9,600 tonnes of Derbyshire sandstone – has been designed to facilitate collaboration and communication across its 3.2-acre site, with three public plazas, new public art and space for 4,000 London-based employees. Judges praised its significance as a commitment to London and its sustainable measures, David Burney in particular hailing a financial organisation for creating such an ‘exemplary’ development.

Elsewhere, King’s Cross’ prominence in awards continued with Duggan Morris Architects’ distinctive, pink powder-coated aluminium-clad R7 building taking a commendation this year. Riccardo praised the way the project opened up new routes through the building: ‘It’s blurring in a good way the public and private relationship, and the fact that they are going to allow St Martin’s to stage exhibitions there is a very good move.’

1 Finsbury Avenue
Allford Hall Monaghan Morris for British Land
Broadgate, City of London, EC2

Refurbishing 1 Finsbury Avenue to create a new office building with a range of contemporary uses, this project will provide leisure uses and cycle parking in the basement, a ground floor with potential for retail, leisure and restaurants,



and on the upper floors a variety of office spaces surrounding the central atriums. On the roof, a new open-sided pavilion and associated amenity space are proposed for use by the occupiers.

WINNER

UNBUILT
Status: **Under construction**
Completion: **January 2019**
Client: **British Land**
Architect: **Allford Hall Monaghan Morris**
Project Manager: **M3 Consulting**
SMEP, Façade, Transport/Acoustic/ BREEAM Engineer:
Arup
Cost Consultant: **Equals**
Construction Manager: **Sir Robert McAlpine**
Planning Consultant: **DP9**
Heritage & Townscape Assessment: **Tavernor Consultancy**
Access Consultant: **David Bonnett Associates**
Value: **£45 million**
Size: **35,955 sqm**

Bloomberg, London
Foster + Partners for Bloomberg LP
3 Queen Victoria Street, City of London, EC1

Bloomberg’s new European headquarters is respectful of its location in the heart of the City of London, close to the Bank of England and St. Paul’s Cathedral. In its form, massing and materials, the new building is uniquely of its place and time – an extension of the City that will endure and improve the surrounding public realm. It is an exemplar of sustainable development, with a BREEAM ‘Outstanding’ rating, and the highest design-stage score ever achieved by any major office development.



WINNER
SUSTAINABILITY PRIZE
SHORTLISTED

BUILT
Completion: **November 2017**
Client: **Bloomberg LP**
Architect: **Foster + Partners**
Development Manager: **Stanhope**
Development Advisor: **BNP Paribas**
Construction Manager: **Sir Robert McAlpine**
Structural Engineer: **AKT II**
Services ,Fire Engineer & Lift Consultant: **Sweco**
Cost Consultant: **AECOM**
Lighting Designer: **Tillotson Design Associates**
Planning Consultant: **DP9**
Size: **107,297 sqm**

R7, Kings Cross

Duggan Morris Architects for King’s Cross Central Limited Partnership
Handyside Street, King’s Cross, Camden, N1

On track to achieve BREEAM ‘Outstanding’, this highly flexible mixed-use office building provides a welcoming environment with a variety of supporting spaces such as a restaurant, cinema, terraces and balconies. Rather than only serve a large corporate office space, the ground floor spaces have been designed specifically to engage with the surrounding buildings and public realm. Working within daylight constraints, the design creates a sculptural form, with stepped massing and set-backs to take advantage of expansive views whilst creating valuable external amenity space.

BUILT
Completion: **June 2017**
Client: **King’s Cross Central Limited Partnership**
Architect: **Duggan Morris Architects**
Structural Engineer: **AKT II (Basement enabling - Arup)**
M&E / Sustainability Engineer: **Sweco (Formerly Grontmij)**

Planning Consultant & Developer: **Argent LLP**
Project Manager & Cost Consultant: **Faithful + Gould**
Contractor: **Kier Construction**
Executive Architect: **Weedon Architects**
Fire Consultant: **The Fire Surgery**
Façade Consultant: **FMDC**

Façade Contractor: **Lindner Facades**
Landscape Architect: **Tom Stuart-Smith**
Size: **22,913 sqm**



© Jack Hobhouse

COMMENDED

7 Aylesbury Street

Atum Design Lab for Meritcape Ltd
Farringdon, Islington, EC1

Woven into a dense commercial urban block in Clerkenwell, this 1920’s styled, six storey office building seeks to paying homage to the significance of artisan craftsmanship and industrial heritage in the surrounding area. With a focus on modern standards of sustainability, efficiency and comfort, the scheme features iridescent blue-glazed faience tiles, frame steel ‘Crittall’ windows, alongside shuttered concrete soffits, curtain wall glazing and clay engineering bricks.



© Hassan Ali

SUSTAINABILITY PRIZE
SHORTLISTED

BUILT
Completion: **August 2017**
Client, Interior Designer, Project Manager, Quantity Surveyor & Cost Consultant: **Meritcape Ltd**
Architect: **Atum Design Lab**
Structural Engineer: **PJCE Consulting Engineers**
Environmental / M&E Engineer: **ENG Design**
Acoustic Engineer: **RBA Acoustics**
Building Control Inspector: **SALUS Ltd**
Consulting Engineer: **Hockley and Dawson**
Glazing Consultant: **Chris Davis**
Value: **£10 million**
Size: **3,500 sqm**



© Edmund Sumner

Angel Court

Fletcher Priest Architects for Mitsui Fudosan Ltd with Stanhope Plc
City of London, EC2

Angel Court is an elegant, transformative tower in the Bank Conservation Area. With a technologically advanced envelope the building resolves significant environmental challenges while delivering 40% additional public realm and over 100 linear metres of retail frontage, transforming what was previously an alleyway into a lively pedestrian street. New entrances at the base of the tower lead to a generous double-height reception lobby complete with a woodland diorama which is complemented by a communal mature English garden on the 7th floor.

BUILT
Completion: **February 2017**
Client: **Mitsui Fudosan Ltd with Stanhope Plc**
Architect: **Fletcher Priest Architects**
Structural Engineer: **Waterman Structures Ltd**
M&E/Sustainability Engineer: **Waterman Building Services**

Planning Consultant: **DP9**
Project Manager & Cost Consultant: **RPM**
Contractor: **Mace**
Developer: **Stanhope Plc**
Quantity Surveyor: **Alinea Consulting**
Value: **£118.2 million**
Size: **150,876 sqm**

The Copyright Building

Piercy&Company for Derwent London
25-33 Berners Street, Westminster, W1

Activating the streetscape and introducing depth and articulation, this scheme seeks to rectify the problems caused by previous buildings through raising the office floors and providing c.20,000 square feet of restaurant and retail uses – creating a permeable, active ground floor. The new building has a significant presence on both Berners Mews and Berners Street, each with their own distinct contextually-driven character, whilst internally the focus is on creating light-filled characterful office space with amenity areas.



© Jack Hobhouse

Herbal House

BuckleyGrayYeoman for Allied London
10 Back Hill, Camden, EC1

Reinventing a former print works, the design celebrates the heritage and character of the building whilst bringing the space up to contemporary standards and adding an additional two storeys. The scheme includes repairing and refurbishing the original brickwork and stone detailing as well as replacing the original Crittal windows with modern equivalents. The internal arrangements were reconfigured and areas of existing slab removed to get light to the lower levels.

BUILT
Completion: **October 2017**
Client: **Allied London**
Architect: **BuckleyGrayYeoman**
M&E / Sustainability & Structural Engineer:: **Waterman Building Services**
Planning Consultant: **Montagu Evans**

Cost Consultant: **GVA**
Second London Wall
Contractor: **Leslie Clark Construction Consultants**
Developer: **McLaren Construction Group**
Approved Inspector: **MLM**
Value: **£29.4 million**
Size: **14,080 sqm**



© Peter Landers

150 Holborn

Perkins + Will for Dar 150 Holborn Real Estate Ltd
Camden, EC1

Replacing a 1980’s office block to create a new nine-storey HQ for international consultancy Dar Group, this scheme comprises ground floor retail and an adjacent residential block comprising 13 apartments. The building has been designed to bring a number of the group’s companies together under the same roof, and it is designed to encourage collaboration and exchange of ideas between the Group’s member companies.

UNBUILT
Status: **Planning granted**
Client & Developer: **Dar 150 Holborn Real Estate Ltd**
Architect: **Perkins+Will**
Structural Engineer: **Clarke Nicholls Marcel**
M&E / Sustainability Engineer: **Elementa**
Planning Consultant: **DP9**
Project Manager & Cost Consultant: **Currie and Brown**
Contractor: **TBA**
Specialised Structure Consultant: **Maffei**
Acoustic Engineer: **Sandy Brown**
Lighting Consultant: **EQ2**
Fire Consultant: **Exova**
Size: **17,000 sqm**



33 King William Street

John Robertson Architects for HB Reavis/ Wells Fargo
City of London, EC4

Situated on the northern approach to London Bridge, this project increased the NIA by 65% compared to the previous building, providing a variety of office depths and a double height entrance. Achieving BREEAM ‘Excellent’ and with a 1,500 square metre landscaped roof garden open to occupiers, the structure includes the reuse of the existing foundations combined with a new lightweight steel frame. Externally, the distinctive colours of the bespoke, large-scale faience extrusions pick up on the palette and materiality of the surrounding buildings.



© Jason Hawkes

BUILT
Completion: **December 2017**
Client: **HBReavis/ Wells Fargo**
Architect: **John Robertson Architects**
Structural Engineer: **Watermans Structure**
M&E / Sustainability Engineer: **Hilson Moran**

Planning Consultant: **DP9**
Project Manager: **CORE**
Cost Consultant: **AECOM**
Contractor & Developer: **HBReavis**
Value: **£78 million**
Size: **20,950 sqm**

160 Old Street

Orms for The Great Ropemaker Partnership
Islington, EC1

Transforming an uninspiring building nearing the end of its lifespan, this BREEAM ‘Excellent’ project has created a contemporary, flexible and collaborative office space with four new retail units. The scheme retains the structural frame and creates extra space by extending outwards and upwards, with basement carparks and plant rooms converted into offices with affordable workspace provided to meet client and community needs. The new massing and elevations provide a contextual response to the neighbouring buildings, utilising high quality materials such as glazed brick, glass and zinc cladding.

UNBUILT
Status: **On site**
Completion: **2018**
Client: **The Great Ropemaker Partnership - Great Portland Estates and Ropemaker Properties JV**
Architect: **Orms**
Structural Engineer: **HTS**
M&E / Sustainability Engineer: **Hilson Moran**
Planning Consultant: **DP9**

Project Manager: **Jackson Coles**
Cost Consultant: **Exigiere**
Contractor: **Wates**
Size: **15,000 sqm**





© DBOX

1 Undershaft
Eric Parry Architects for Aroland Holdings Ltd
City of London, EC3

Upon completion, at 73 storeys, 1 Undershaft will become the tallest building in the City of London crowning the new cluster of planned skyscrapers in the Square Mile. The proposal includes a large public square at the base of the tower, new retail spaces around a sunken court, and a public viewing gallery, education centre and public restaurant at the top.

UNBUILT
Status: **Planning granted**
Client: **Aroland Holdings Ltd**
Architect: **Eric Parry Architects**
Structural Engineer, M&E / Sustainability Engineer: **WSP**

Planning Consultant: **DP9**
Cost Consultant: **AECOM**
Size: **154,000 sqm**

Warwick Street
Squire & Partners for Royal London Mutual Insurance Society
Soho, Westminster, W1

A 1980s building has been extensively remodelled to create high quality office and retail spaces within the existing structure behind a new façade. A new top floor is expressed as an irregular folded mansard, offering better lighting and working conditions for the users, while respecting and responding well to their contextual surroundings. The new façade is animated with vertical bands featuring ‘woven’ green tiles that pay tribute to the area’s textile history, and relate to the glazed tiles which define the surrounding streets.



© Gareth Gardner

BUILT
Completion: **March 2018**
Client: **Royal London Mutual Insurance Society**
Architect: **Squire & Partners**
Structural Engineer: **Heyne Tillett Steel**
M&E/Sustainability Engineer: **MTT**
Planning Consultant: **CBRE**
Project Manager/ Cost Consultant: **APS Chartered Surveyors**
Contractor: **Virtus**
Size: **2,046 sqm**



© Tim Soar

White Collar Factory
Allford Hall Monaghan Morris for Derwent London
1 Old Street Yard, Islington, EC1

White Collar Factory is the result of an eight-year research project and comprises a complex of six buildings with a 16-storey tower at its heart. Featuring long spans, flexible floor plates, operable windows, generous volumes and robust construction, this scheme represents a new type of office building that takes its cue from the multi-level factory typology, and uses concrete in several innovative ways – providing the thermal mass, carrying the servicing, and creating a highly expressive finish both inside and out.

BUILT
Completion: **February 2017**
Client: **Derwent London**
Architect: **Allford Hall Monaghan Morris**
Landscape Architect: **BBUK**
Project Manager: **Jackson Coles**

Quantity Surveyor: **AECOM**
Structural Engineer: **AKT II**
MEP Engineer & Environmental Consultant: **Arup**
Planning Consultant: **Tibbalds**
Main Contractor: **Multiplex**
Size: **27,220 sqm**

Verde, SW1
Aukett Swanke for Tishman Speyer
10 Bressenden Place, Victoria, Westminster, SW1

Completely reimagining the identity and functionality of the former Eland House, while retaining 80% of its structure, this project places occupants’ wellbeing at its centre and achieves significant carbon emission reductions, resulting in a BREEAM ‘Excellent’ rating. Verde has six generous roof terraces that gradually step up from the surrounding Royal Parks conservation area to the high-rise developments of Victoria, bridging the two contrasting environments. A dedicated cycle ramp leads from a prominent street level entrance to generous facilities in the basement.



BUILT
Completion: **January 2017**
Client: **Tishman Speyer**
Architect: **Aukett Swanke**
Structural Engineer, M&E / Sustainability: **WSP**
Planning Consultant: **Gerald Eve**
Project Manager: **Gardiner & Theobald**
Cost Consultant: **Mace**
Façade Consultant: **Arup**
Rights of Light Consultant: **Gva Schatunowski Brooks**

Landscape Architect: **Bowles & Wyer**
Lighting Designer: **Spiers & Major**
Value: **£70 million**
Size: **41,147 sqm**



<
Canal Corridor,
King's Cross
© John Sturrock

PUBLIC SPACES

Public spaces are being viewed as of key importance, especially in a rapidly growing city where intensification is making any open space even more precious and an important factor in terms of health and air quality.

In recent years there has been a growing debate about public space, private space, and POPS – privately owned public spaces. This prompted The Guardian's Cities section to undergo an investigation to map what it called the 'startling spread of pseudo-public spaces across the UK capital', which it said revealed 'an almost complete lack of transparency over who owns the sites and how they are policed'. However, such places have grown in number as local authorities have found their budgets under pressure, and the new London Plan will provide guidelines on open spaces to enable planners to establish potential restrictions at the application stage for new developments.

The shortlist ranged from clever use of railway arches without gentrifying the area too much to town centre improvements and small-scale seating interventions.

The judges gave a prize to the Goodluck Hope project in the unbuilt category, with the built award going to the Canal Corridor in King's Cross. 'I used to go for jogs along there before King's Cross kicked off and it was scary' said Riccardo Marini. 'It's a real place to be, it's wonderful' said Dominique Alba. The King's Cross area was a wider 'showcase' to the rest of the world, said Monica von Schmalensee. Commendations went to the low-cost but high quality Connecting Colliers Wood scheme and Leake Street Arches of cafes and bars.

Goodluck Hope
Allies and Morrison and Spacehub for Ballymore
Orchard Place, Poplar, Tower Hamlets, E14

Goodluck Hope is a mixed-use development situated at the confluence of the River Thames and the River Lea. The new public realm seeks to combine the energy of the neighbouring artist community at Trinity Buoy Wharf with the site’s rich history of ship building. The

architectural language of warehouses and industrial buildings is complemented by a series of flexible yards and ‘slips’ that reveal the historic narrative of the place. The public realm will feature recycled material from site, a feature bench, and refurbished listed caisson.



WINNER

UNBUILT
Status: **Under construction**
Completion: **2021**
Client: **Ballymore**
Architect: **Allies and Morrison**
Design Consultant: **Studio Huw**
Landscape Architect: **Spacehub**
Structural, MEP & Sustainability Engineer: **O’Conor Sutton Cronin**
Planning Consultant: **Rolfe Judd**
Project Manager: **Gardiner & Theobald**
Quantity Surveyor: **Bruceshaw**
Contractor: **Roundstone Development Service Ltd**
Ecologist: **Waterman Group**
River Wall Engineer: **HOP Consulting**
Civil and Structural Engineers: **Transport Planning Practice**
Acoustic Engineer: **WSP**
Interior Designer: **Brinkworth**
Fire Engineer: **Trenton Fire**
Health and Safety Consultant: **Riskwise/Plan A**
Size: **22,990 sqm**

BUILT
Completion: **February 2017**
Client, Planning Consultant & Project Manager: **King’s Cross Central Limited Partnership**
Landscape Architect: **Townshend Landscape Architects & Bell Phillips Architects**
Planting Designer: **Dan Pearson Studio**
Structural Engineer: **Arup & Peter Brett Associates (PBA)**
M&E Engineer: **Hoare Lea, Peter Brett Associates (PBA)**
Cost Consultant: **Gardiner & Theobald**
Contractor: **Carillion, BAM, BAM Nuttall, Kier**
Detail Designer: **Applied Landscape Design (ALD)**
Main Subcontractor: **Maylim, Willerby Landscapes, Miller Druck, SH Structures, Littlehampton Welding**
Value: **£35 million**
Size: **20,900 sqm**

Canal Corridor, King’s Cross
Townshend Landscape Architects and Dan Pearson Studio
for Kings Cross Central Limited Partnership
Camden, N1

WINNER

Creating a series of interlocking spaces along the Regent’s Canal, the Canal Corridor extends through the historic core of King’s Cross. The corridor was conceived as part of the site-wide masterplan to open up the site to the canal with a series of active public

spaces. Breaking through the boundary wall to reconnect the canal and knit in with its surrounding neighbourhoods, this project successfully brings together the diverse communities of the area.



Connecting Colliers Wood

Gort Scott and Jonathan Cook (JCLA) for LB Merton and GLA
Colliers Wood, Merton, SW19

As a series of public realm enhancements, this project improved Colliers Wood Town Centre’s connectivity, addressing the high street, the river Wandle and Wandle Park. Large, out-of-town retail developments with no street frontage had fragmented the high street, making it inhospitable and acted as a contributing factor to the 2011 rioting that took place. This project draws on Colliers Wood’s natural assets and rich cultural history to provide strategic interventions, with hard and soft public realm and landscaping, new routes and improved streetscapes.



© Jakob Spristersbach

COMMENDED

BUILT
Completion: **September 2016**
Client: **LB Merton & GLA (Outer London Fund)**
Architect: **Gort Scott**
Landscape Architect: **Jonathan Cook (JCLA)**
Structural Engineer: **Civic Engineers**
Artist: **Ashley McCormick**
Contractor: **FM Conway**
Value: **£850,000**
Size: **16,000 sqm**

Eltham High Street

East architecture, landscape, urban design for RB Greenwich
Eltham High Street, Greenwich, SE9

MAYOR’S PRIZE
SHORTLISTED

This scheme aimed to support the diverse economy of Eltham High Street by helping to link up its different parts, smooth traffic and enhance character at all scales. The outcome is a robust and pedestrian-friendly high street environment, carefully animated with site-specific details which relate to its history and ultimately enhance the identity of the place. Along it, key high visibility moments relate to its history and enhance the identity of the place.

BUILT
Completion: **December 2017**
Client & Project Manager: **RB Greenwich**
Architect: **East architecture, landscape, urban design**
Civil, Transport & Structural Engineer: **Arcadis**
Cost Consultant: **Appleyard & Trew**
Soft Landscape: **JCLA**
Contractor: **JB Riney**
Value: **£7 million**
Size: **32,000 sqm**



© Nik Klahre

Grosvenor Hill Public Realm

BDP for Grosvenor Britain & Ireland
Mayfair, Westminster, W1

As part of Grosvenor’s ongoing programme of public realm enhancements, Grosvenor Hill has been transformed from a quiet, neglected backwater to a reimagined creative district. The transformation builds upon the characteristics of the site, its cultural and historic associations and its wider context to provide a high-quality ‘place for people’, supporting pedestrian priority and allowing nearby world-class art institutions to flourish. Local distinctiveness, social connectivity and a sense of place are reinforced through improvements to the public realm.



BUILT
Completion: **October 2016**
Client: **Grosvenor Britain & Ireland**
Landscape Architect: **BDP**
Project Manager & Cost Consultant: **Gardiner & Theobald**
Structural Engineer: **WSP**
Contractor: **FM Conway**
Transport & Movement Consultant: **Urban Flow**
Gallery Architect: **TateHindle, Caruso St John**
Value: **£5 million**
Size: **5,100 sqm**

Leake Street Arches

Corstorphine + Wright and Nulty for LCR
Leake Street, Waterloo, Southwark, SE1

BUILT
Completion: **Spring 2018**
Client: **LCR**
Project Architect: **Corstorphine + Wright**
Lighting Consultant: **Nulty**
Project Manager: **RPS**
M&E Services: **QODA**
Principal Contractor: **ITC Concepts**
Leasing Agent: **Union Street Partners**
Value: **£4.3 million**
Size: **2,100 sqm**

Transforming and bringing eight former railway arches back to life to provide a collection of independent bars and restaurants, this project retains the authenticity of the area whilst encouraging a wider audience to celebrate urban culture. To preserve the adjoining graffiti tunnel, a bespoke lighting system was created to match art gallery conditions whilst maintaining its urban character. Improved access, better connectivity, a street art gallery and free public events have all contributed to benefit the local community.



COMMENDED

Wilkins Terrace

Levitt Bernstein for UCL
Gower Street, Camden, WC1

Located at the heart of UCL’s estate, Wilkins Terrace delivers a historically sensitive, yet innovative new amenity space. Enclosing the existing service yard as an undercroft has transformed the space into a flexible courtyard terrace. A new ‘fourth façade’ completes the classical composition, whilst concealing the plethora of services required for neighbouring buildings. Constructed using Portland stone and designed to Georgian proportions, it is a contemporary interpretation of the surrounding historic architecture and helps to tie the courtyard elements together.

BUILT
Completion:
August 2017
Client: **University
College London (UCL)**
Architect & Landscape
Architect:
Levitt Bernstein

Structural Engineer:
Curtins
M&E Consultant: **BDP**
Project Manager: **WSP**
Landscape Contractor:
idverde
QS/Cost Consultant:
**Potter Raper
Partnership**

Stonework: **Szerelmey**
Planning Consultant:
Deloitte
Value: **£9.3 million**
Size: **1,300 sqm**

© Ben Blossom



>
Connecting
Colliers Wood
© Gort Scott



<
MALIN+GOETZ
Upper Street
© Dirk Lindner

RETAIL

Retail in London is, as it is nationally, a fast-changing affair, not least with the so-called ‘death of the high street’ never far from newspaper headlines.

Faced with rapidly rising business rates and employment costs, retailers this year witnessed a number of big name closures and restructurings nationally, such as at Toys ‘R’ Us, Maplin, Poundland and Carpetright, leading some to presume that the days of major store shopping on the High Street are on the wane. According to the Grimsey Review team, ‘more stores have closed and more jobs lost in the first half of 2018 than at any time in the past’.

In London’s outer suburbs, high streets continued to envisage new futures less dependent on shopping, with more residential components, thus contributing to housing targets at the same time. But in addition to closures announced by restaurant chains including Jamie’s Italian and Prezzo, New Look and House of Fraser shoring up their finances, and even Marks & Spencer announcing it would close over 100 stores, a trend towards more niche and lifestyle shopping has emerged in its stead.

The growth of online has been another big driver, with some consumers seeing it as cheaper and easier than travelling to the shops. And yet, at the same time, there has been a rise in ‘experiential’ shopping, with some retailers ‘flexing’ to become different things at different times of the day, and companies like BoxPark seeing

growth, its pipeline including a new site in Wembley Park after the success of Croydon. A case in point is retail’s main winner this year, Spiritland in King’s Cross, which uses this ‘elasticity’ during the day to good effect, morphing from food and beverage venue to vinyl sellers to recording studio and live music venue. A destination, rather than just a shop. ‘It’s a huge diversity which I think is important in the future of retail’, said assessor Leigh Dennis of CallisonRTKL. The combination of food with retail and other uses is ‘definitely the future’, said David Burney.

The commended scheme Holcombe Market by Adams and Sutherland, meanwhile, shows that there is still a space for more traditional market stalls. This one emerging from the recent history of the Tottenham riots with a £750,000 refurbishment funded by the Mayor of London. ‘I feel very strongly that the market is as important because of the contribution it will make to the community’, said Monica von Schmalensee.

Spiritland
Fraher Architects for Spiritland
9-10 Stable Street, Camden, N1

Situated on a double ground floor unit within the listed Granary Building in King’s Cross, Spiritland is a new music brand which re-frames the bar and listening experience, offering a bar, restaurant, retail, outdoor seating and recording studio. The design takes inspiration from the warm and atmospheric

listening environments of Japanese vinyl music rooms. Guided by an ethos that encourages music lovers to explore records and new music, the informal space includes imposing floor-standing speakers that resemble sculptures.



WINNER

BUILT
Completion:
September 2016
Client: **Spiritland**
Architect: **Fraher Architects**
Joinery: **Shape London**
Contractor:
Slate Design
Size: **213.7 sqm**

Holcombe Market
Adams & Sutherland for LB Haringey
Holcombe Road, Haringey, N17

Holcombe Market was in poor condition and had a layout that attracted anti-social behaviour. Three new market buildings, set against neighbouring walls, now create a generous, and over-looked, central through-fare. Stalls are visible from the High Road, and the scheme has led to the market being extended into a dedicated food hub with a patisserie and Caribbean food outlet joining the original fishmonger and greengrocer. The project supports local independent traders, creating a distinctive place for the market, bringing an identity to Bruce Grove and enhancing the quality of the public realm of an everyday high street.



© Anthony Coleman

Connock and Lockie
Benedetti Architects for Connock and Lockie
33 Lamb's Conduit Street, Camden, WC1

BUILT
Completion:
September 2016
Client: **Connock & Lockie Ltd**
Architect: **Benedetti Architects Ltd, McDowell+Benedetti (to July 16)**
Structural Engineer & Heritage Consultant:
Alan Baxter
Building Contractor:
Rise Contracts
Quantity Surveyor & Cost Consultant::
Nick James Associates
Lighting Consultant:
Skia Light
Value: **£2 million**
Size: **355 sqm**

As an innovative take on the tailor shop, this scheme allows a connection from Lamb’s Conduit Street to the craft of tailoring. This refurbishment and restoration of a 1765 Grade II-listed property in the Bloomsbury conservation area preserves the fabric, exhibiting a porosity between ‘front’ and ‘back’ of house, allowing for degrees of privacy and views through. The design perfectly accommodates the skill of making which underlines the ethos of the business.



© Stale Eriksen

COMMENDED

BUILT
Completed:
December 2016
Client & Project Manager: **LB Haringey**
Key Stakeholders:
Market Traders, Local Community Forum, GLA
Architect: **Adams & Sutherland**
Structural/Civil Engineer:
Civic Engineers
M&E Engineer:
Freeman Beesley
Cost Consultant:
Sweett
Contractor: **Cosmur**
Specialist Supplier:
Prestige
Value: **£700,000**
Size: **128 sqm**

MALIN+GOETZ Upper Street

Jonathan Tuckey Design for Malin + Goetz Limited
146 Upper Street, Islington, N1

Drawing on Victorian principles of shop design, this apothecary has reinstated a sense of completeness at this prominent corner site. The original store proportions have been revealed by removing a nondescript shopfront and plasterboard-lined interior. The grid showcases products and evokes the experience of the traditional cabinet-filled apothecaries of old, with curtains and ‘found’ shop display cabinets continuing this sensation of discovery.

BUILT
Completion: **June 2016**
Client: **Malin + Goetz Limited**
Principal Designer: **Jonathan Tuckey Design**
M&E Consultant: **Mayfair Environmental**
Quantity Surveyor: **Change Project Consulting**

Contractor: **Connaught Construction Ltd**
Building Inspector and CDM Coordinator: **Shore Engineering**
Value: **£218,000**
Size: **75 sqm**



© Dirk Lidner

63 Pall Mall

by Mowat & Company for Berry Bros. & Rudd
Westminster, SW1

Situated in St. James’s conservation area and comprising Grade II and II* listed buildings, this project has expanded London’s oldest wine and spirits merchant store, upgrading cellars and restoring consultation spaces to ensure this special place can continue into the future. To create an open and welcoming environment, the circulation of the retail space has been designed with central tills. This allows customers to stand side by side with the shop attendant. The fine wines are placed in the centre at the rear of the room, and are kept secure behind bronze framed glazed doors.



© Joakim Blockstrom

BUILT
Completion: **April 2017**
Client: **Berry Bros. & Rudd**
Architect & Structural Engineer: **Mowat & Company**
M&E Engineer: **Michael Popper Associates (Ingenie)**
Planning Consultant: **CMA Planning**
Project Manager/Cost Consultant: **Jackson Coles**
Contractor: **Cumberland Group**

Building Control: **MLM**
Lighting Consultant: **LAPD**
Graphic Designer: **Pentagram**
Decorative Accessories & Finishes: **Sibyl Colefax & John Fowler**
Barrel Ceiling: **Young & Norgate**
Value: **£600,000**
Size: **118 sqm**





<
Greenwich Peninsula
Low Carbon
Energy Centre
© Mark Hadden

TRANSPORT & INFRASTRUCTURE

London is about to get one of the most significant additions to its transport system in decades, with the opening of Crossrail later this year.

The line – billed as ‘a world class new railway for London and the south east’ and running from Reading and Heathrow in the west to Shenfield and Abbey Wood in the east, has meant the building of 10 new stations and upgrades to 30 more. Currently Europe’s largest infrastructure project, and to be known as the Elizabeth Line when services begin, the new railway will carry an estimated 200 million passengers per year, increase central London’s rail capacity by 10% and bring an extra 1.5 million people to within 45 minutes of central London. But crucially it will also add considerably to London’s built environment, with the new stations, public space and associated development catalysed by a transport project. Transport for London is hoping that this backbone to the business case for Crossrail 2 can hold water in a similar way. But it is not only rail – London has witnessed MPs giving their backing to a third runway at Heathrow, after decades of stasis in the aviation debate, and the Mayor’s cycle superhighway programme has continued.

The shortlisted Transport & Infrastructure projects this year showed new kinds of thinking, said assessor Joanna Averley, head of urban design and integration of HS2.

By putting in cycling provision and more attractive public realm, the unbuilt Mini Holland scheme at Waltham Forest was helping to change behaviours, and across the capital when taken together with the other, similar projects reallocating road space. ‘It’s simple on the face of it, but dramatic in terms of effect’, said Averley. At the other end of the spectrum, projects like Crossrail will also make a major difference to the way the capital handles its transport issues, Paddington being a good example of reworking the station through a key move of reordering its taxi drop off.

The judges felt that the Greenwich Peninsula Low Carbon Energy Centre was worth commending, not least for the fact that such projects normally tend to hide their existence. This was the reverse. And the Mini Holland scheme was similarly to be applauded for the impact it will have across the wider city. But the winner was London Bridge, a long running project whose scale and complexity were almost as impressive as the improvement it has made for passengers.

‘This is a truly public project’, said David Burney, ‘very significant for London’.

London Bridge Station

Grimshaw for Network Rail
Southwark, SE1

As a key node in Network Rail’s Thameslink Programme, the redevelopment of London Bridge station is one of the most complex and ambitious rail station redevelopments in the UK. The station is set to accommodate a significant increase in passenger numbers with

the addition of three ‘through’ platforms and a grand, spacious concourse. Its impressive scale and unique heritage context have informed the design which complements both its Victorian heritage and newer developments such as The Shard.



OVERALL WINNER

SUSTAINABILITY PRIZE WINNER

BUILT
Completion: **January 2018**
Client & Cost
Consultant: **Network Rail**
Architect: **Grimshaw**
Structural Engineer, M&E & Sustainability Engineer, Project Manager: **Arcadis WSP JV**
Planning Consultant: **CgMs Ltd**
Contractor: **Costain**
Value: **£1 billion**
Size: **51,000 sqm**



Greenwich Peninsula Low Carbon Energy Centre

C.F. Møller Architects for Pinnacle Power and Knight Dragon Developments
Millennium Way, Greenwich, SE10

Providing sustainable and affordable energy for one of London’s major urban development areas – the Greenwich Peninsula, with over 15,700 new homes and 300,000 square meter of office space – this 49 meter-tall landmark is turned into a place-making statement for the gateway to the Peninsula. Situated at the entrance to the peninsula, the building houses technically advanced boilers and a combined heat and power plant that distribute heat energy via a District Heating Network from the Energy Centre to each plot across the development.



© Mark Hadden

COMMEDED

BUILT
Completion: **January 2017**
Client: **Pinnacle Power & Knight Dragon Developments**
Architect: **C.F. Møller Architects**
Artist: **Conrad Shawcross**
Landscape: **C.F. Møller Landscape**
Client Consultant: **RPS Group & Atlas Commercial Consultants Limited**
Environmental Engineer: **Buro Happold**
Infrastructure Engineer: **Arup**
Structural Engineer: **Price & Myers**
Collaborators: **Futurecity & Structure Workshop**
Value: **£23 million**
Size: **3,000 sqm**

Mini Holland, Waltham Forest

what if: projects for LB Waltham Forest
Waltham Forest, E10, E11, E17

A series of gentle interventions delivered as part of the Mini Holland programme, demonstrates how a crowded and polluted city can persuade people to get on their bikes. Focused on re-balancing transport corridors and traffic-choked neighbourhoods, environments have been adjusted around pedestrians, bicycles and green infrastructure. The whole streetscape is treated as a unified piece of design to create coherent and calm spaces where highway engineering is integrated with the public realm.



© Alex Christie

UNBUILT

Status: **Under construction**
Completion: **2015-ongoing**
Client: **LB Waltham Forest**
Architect: **what if: projects**
Highway Engineer: **Project Centre & LB Waltham Forest**
Online Engagement: **Commonplace**
Contractor: **JB Riney, Gristwood and Toms, & Urbaser**

Collaborators: **Waltham Forest Cycling Campaign, Transport for London, Walthamstow Village Residents Association, Orford Road businesses, Stoneydown Park Friends Group, Stoneydown Park Primary School, Greenleaf School**
Value: **£30 million**
Size: **110,000 sqm**

Paddington Elizabeth Line Station

Weston Williamson + Partners for Crossrail Ltd
Eastbourne Terrace, Paddington, W2

The Paddington Elizabeth line station is a celebration of Brunel’s original Grade I masterpiece. A radical proposal to move the taxi rank enabled the new station entrance to be positioned directly above the station box and is central to the creation of more pedestrian space, which connects and engages with the established urban realm and the wider Paddington community. The unique 90-metre opening creates a cathedral like atmosphere of light, space and symmetry seven floors below ground.



© Weston Williamson + Partners

UNBUILT
Status:
Under construction
Completion:
September 2018
Client & Developer:
Crossrail Ltd
Architect:
Weston Williamson + Partners
Structural Engineer:
AECOM
M&E, Fire & Sustainability Engineer & Lead Consultant:
WSP
Highway Engineer & Facade Engineer:
Ramboll UK
Contractor:
Costain Skanska JV
Planning Consultant:
Schofield Lothian Limited
Value: **£220 million**
Size: **1,797 sqm**



>
Mini Hollan
© Alex Christie



<
Noah's Ark
Children's Hospice

WELLBEING

Sponsored by Airflow

A contribution to furthering the idea of wellbeing is now firmly established on the wish list – even the must-do list – of most developers, and across most sectors. Rating systems such as that created by the Well Building Institute are a signal to the world, they say, that the building in question puts people first. The Well Building standard explores how design, operations and behaviours within the places where we live, work, learn and play can be optimised to advance human health and well-being, covering some seven core concepts of health. And the issue is also valued by the subjects of the so-called ‘war for talent’, adding further weight to its inclusion for those who want to attract and retain the best staff or create the right conditions for schools, hospitals and so on.

Shortlisted projects in this category this year, such as the London Animal Hospital and Maggie’s at St Bartholomew’s Hospital, were considered to have been designed well with daylight in mind, the latter also framing views out effectively from its roof terrace, with other schemes showing ongoing wellbeing trends such as openable windows and prominent active staircases.

The winner in the unbuilt category, Noah’s Ark Children’s Hospice in Barnet provides sheltered spaces and uses the philosophy of biophilia, with a sense of dignity and joy in the space that also provides comfort for the children and their families at a difficult time of their lives, said the assessor.

The White Collar Factory was named the winner for its important moves towards wellbeing, including openable windows, active design and even that running track on its roof. ‘The idea of promoting active design in an office building is really important’, said David Burney.

‘Within the GLA everybody talks about health’ said Monica von Schmalensee, ‘as for everybody. Health is the word at the top of the mind. It’s how you transform that into physical buildings and ideas’.

Noah's Ark Children's Hospice
Squire and Partners for Noah's Ark Children's Hospice
Byng Road, Barnet, EN5

Noah's Ark is a care facility for children with life-threatening conditions. The new building creates an inspiring space for palliative care, allowing the young patients to be children and to connect with others facing similar

challenges. A vaulted hall is flanked by two protective 'wings'— housing therapy, bedrooms and family rooms. Bereavement suites, a multi-faith room and staff facilities are at lower ground.



WINNER

UNBUILT
Status: **Under construction**
Completion: **March 2019**
Client: **Noah's Ark Children's Hospice**
Architect: **Squire and Partners**
Landscape Architect: **Gensler**
Structural Engineer: **Ramboll**
M&E/Sustainability Engineer: **KUT**
Planning Consultant: **JLL**
Project Manager/Cost Consultant: **JLL/DBK**
Contractor: **Build 8**
Size: **2,500 sqm**

BUILT
Completion: **February 2017**
Client: **Derwent London**
Architect: **Allford Hall Monaghan Morris**
Landscape Architect: **BBUK**
Project Manager: **Jackson Coles**
Quantity Surveyor: **AECOM**
Structural Engineer: **AKT II**
MEP Engineer & Environmental Consultant: **Arup**
Planning Consultant: **Tibbalds**
Main Contractor: **Multiplex**
Size: **27,220 sqm**

White Collar Factory
Allford Hall Monaghan Morris for Derwent London
1 Old Street Yard, Islington, EC1

WINNER

The result of an eight-year research project, this scheme is a complex of six buildings at Old Street Yard with a sixteen-storey tower at its heart. Featuring long spans, flexible floor plates, operable windows, generous volumes and robust construction, the White Collar Factory is a “long life, loose fit, low energy”

office building that uses concrete in several innovative ways. The concrete provides the thermal mass, carries the servicing, and creates a highly expressive finish both inside and out, while board-shuttered concrete wraps the building at pavement level.



The London Animal Hospital

alma-nac for The London Animal Hospital
Kenbury Works, Kenbury Street, Lambeth, SE5

Housed in a converted print works, the London Animal Hospital offers around the clock care and emergency services to all pets, including the first CT scanner of its type in Europe, X-ray facilities, isolation ward, and two surgeries as well as dedicated dog and cat wards. The interiors are designed to feel welcoming while being hardwearing and meeting clinical requirements. The rich blue stained plywood is offset against crisp white walls and elegant plywood furniture.



COMMENDED

BUILT
Completion: **October 2017**
Client: **The London Animal Hospital**
Architect & Furniture Designer: **alma-nac**
Structural Engineer: **Constant SD**
Contractor: **Alchemist**
Value: **£550,000**
Size: **450 sqm**

Quadra

PRP for Hanover Housing Association
91 Lansdowne Drive, Hackney, E8

Set in one of London’s most vibrant districts overlooking the picturesque London Fields, Quadra is a mix of 29 private and affordable one- and two-bedroom apartments for the over-55s. Designed to meet and exceed the recommendations of the HAPPI report, all apartments are either dual- or triple-aspect with gallery access to avoid internal corridors. The apartments are arranged in two clusters varying in height and are built around a landscaped, open courtyard. The stepped layout provides every apartment with a south-facing park view.



Richard Chivers

BUILT
Completion: **March 2017**
Client: **Hanover Housing Association**
Architect, Landscape Architect & Planning Consultant: **PRP**
Structural Engineer: **Walker Associates Consulting Ltd**
MEP Engineer, Contractor & Developer: **Hill**
Sustainability Consultant: **NRG Consulting**
Project Manager & Cost Consultant: **Philip Pank Partnership**
Value: **£7.45 million**
Size: **2,500 sqm**

Maggie’s, St Bartholomew’s Hospital

Steven Holl Architects for Maggie’s and City of London Corporation
West Smithfield, City of London, EC1

BUILT
Completion: **December 2017**
Client: **Maggie’s**
Local Planning Authority: **City of London Corporation**
Lead Architect: **Steven Holl Architects**
Project Architect: **JM Architects**
Planning Agent: **DP9**
Heritage Consultant: **Donald Insall Associates**
Contractor: **Sir Robert McAlpine**
Structural/M&E/Sustainability Engineer: **Arup**
Size: **586 sqm**

The Barts Maggie’s Centre uses bold architecture to provide community benefit by offering free support to people affected by cancer. Designed as an antidote to the traditional hospital environment, the building’s innovative design employs unique, opalescent glazing, tactile materials and accessible spaces to offer 21st-century pastoral care. Precisely slotted into a highly sensitive Georgian hospital complex, the scheme contrasts with its venerable neighbours while demonstrating a new way of conceiving hospital architecture.





WORKPLACES

In the last 25 years there has been a dramatic change in the world of the workplace, not only in the way in which spaces are designed but in the wider world of work itself.

Corporations are increasingly lean and agile, looking to tap talent when they can rather than employing a bloated workforce, and today, most businesses are technology businesses. Companies are also finding that they are employing four generations of workers, who want flexibility, the ability to learn and grow and feel that their employer cares about their wellbeing. Much of this is down to the blurring of barriers between living, working and learning, with the result being more firms seeking access to nature and collaborative space that can in turn contribute to reduce absenteeism. In the future, moreover, increased automation will have a considerable effect on the workplace design sector.

Assessor Linzi Cassels of Perkins & Will said that we are now seeing the advent of the next generation of workspaces, with the end of the ‘one-size-fits-all’ model and creative industries coming to the fore, as well as the ‘prolific’ co-working area now also attracting large corporates. Companies are now ‘desperately’ trying to attract talent, with the crop on the shortlist demonstrating fewer of the corporate interiors of a few years ago and instead the rise of the adaptive reuse building and clustering of areas and businesses. ‘There was quite a lot to debate’, she said, including whether the project fitted into ‘office’ or ‘workplace’, with both exhibiting similar themes.

The unbuilt winner was awarded to a masterplan for a cluster of creative industries at Tileyard Studios by Pilbrow and Partners which has collaboration and chance encounters at its heart, as well as good ‘placemaking principles’ that will ‘help keep the energy going’.

The built winner, though, was The Department Store by Squire & Partners – the Brixton building completely refurbished by the architects for their own use, but also including a public bar and restaurant. ‘Lovingly put together’, the scheme was a good example of the creation of a wonderful set of highly bespoke studio spaces in a beautiful building that keeps some of the glory of the original department store and involves the community well. ‘It’s an amazing space’, said Peter Murray.

Tileyard Studios
Pilbrow & Partners for City and Provincial Properties
Tileyard Road, King's Cross, Camden, N7

Enabling future growth of this cluster of 150 leading businesses in music performance, management, production and technology, the new Tileyard Studios building is designed to accommodate specialist uses such as recording studios and event spaces for writing, workshops and performance. A new home for Tileyard's iconic Vinyl Cafe activates the

building's Yorkway frontage, while Tileyard's industrial requirements are accommodated in street-fronted independent units. Complementing these specialist spaces, the building also provides highly flexible open workspace. The building has achieved BREEAM Excellent and the International WELL Building Standard.



WINNER

UNBUILT
Status: **Design stage**
Client: **City and Provincial Properties**
Architect: **Pilbrow & Partners**
Structural Engineer: **Campbell Reith**
MEP: **Atelier Ten**
Planning Consultant: **DWD**
Size: **11,433 sqm**

BUILT
Completion: **June 2017**
Client and Architect: **Squire and Partners**
Structural Engineer: **Davies Maguire**
M&E/Sustainability Engineer: **DSA Engineering**
Planning Consultant: **Jon Dingle Ltd**
Project Manager/Cost Consultant: **Colliers**
Contractor: **Stoneforce**
Size: **6,147 sqm**

The Department Store
Squire & Partners
Ferndale Road, Brixton, Lambeth, SW9

WINNER

Reimagining a dilapidated Edwardian department store, the project created a new office for 220 staff. Collaborating with craftspeople, the restored and extended building provides an array of workspaces which define the many facets of design

undertaken by the practice and expose the process of craft and making. Staff facilities include a bike store, showers and changing areas, a multipurpose event space and a rooftop restaurant and bar with outside terrace.



© James Jones



© James Jones



© James Jones

The Forge

Emrys Architects for Craft Central

Westferry Road, Isle of Dogs, Tower Hamlets, E14

Creating a new headquarters and exhibition space for Craft Central – a charity promoting craftsmanship and providing affordable studio space for crafts professionals in London’s Isle of Dogs – this project has been conceived as a bold contemporary intervention within the historic Grade II listed former Millwall Ironworks. The scheme sees design and making reintroduced to the Isle of Dogs district, an area historically associated with traditional industry currently dominated and characterised by larger, more commercially-focused firms.

BUILT

Completion:

September 2017

Client: Craft Central

Architect:

Emrys Architects

Contractor/Surveyor:

iSpace Corporate

Interiors

Value: £1 million

Size: 1,700 sqm



© Alan Williams

COMMENDED

Alex Monroe Workshop

DSDHA for Alex Monroe

Tower Bridge Road, Southwark, SE1

Wrapped in a veil of Cor-ten horizontal slats, the façade of this workshop reinterprets shutters pulled over shopfronts and establishes a rhythmic harmony with the composition of the surrounding gritty streetscape. The façade’s moiré-like appearance acts as a protective shield, whilst offering passers-by tantalising glimpses of the activities inside, hinting at a world of creativity and artistry within the city fabric.

BUILT

Completion: October

2016

Client: Alex Monroe

Architect: DSDHA

Structural Engineer:

Structure Workshop

M&E Consultant:

Integration

Quantity Surveyor &

Cost Consultant:

PT Projects

Main Contractor:

Philiam Construction

Value: £1.44 million

Size: 200 sqm



© Luca Miserocchi

Here East

Hawkins\Brown for Innovation City (London) Ltd

Queen Elizabeth Olympic Park, Stratford, Hackney, E20

Creating a 102,500 square meters of innovation hub for the creative tech community within the former Olympic Press and Broadcast Centres, the buildings were re-purposed to provide spaces ranging from broadcast studios and innovation centre to small independent cafés and artists’ studios. Flexible workspace was designed to promote collaboration between start-ups and established businesses, with universities co-located to stimulate innovation through their R&D programmes. The innovations developed seeks to further the London 2012 legacy by fostering growth and diversity across the UK.



© Rory Gardiner

COMMENDED

MAYOR'S PRIZE
SHORTLISTED

BUILT

Completion:

July 2016

Client: Innovation City

(London) Ltd

Architect &

Interior Designer:

Hawkins\Brown

Structural Engineer:

Buro Happold

M&E & Sustainability

Engineer: Cundall

Project Manager: Colliers

International

Cost Consultant:

Gardiner and Theobald

Contractor:

Laing O'Rourke

Development Advisor:

Delancey Real Estate and

Asset Management

Agent: Cushman

& Wakefield and Knight

Frank

Value: £93.7 million

Size: 102,536 sqm

BUILT

Completion: April

2018

Client: Boden, UK

Architect: SpaceLab

Structural Engineer:

Clarke Bond

M&E/Sustainability

Engineer: Elementa

Consulting

Planning Consultant:

DP9

Project Manager

& Cost Consultant:

Cushman & Wakefield

Contractor:

21Construction

Size: 8,500 sqm

Boden, UK

SpaceLab and Elementa Consulting for Boden, UK

Victoria Road, Ealing, NW10

Promoting communication and staff integration through flexible, open-plan spaces, this refurbished office is unrecognisable from its previous existence as a 1960’s building and rear disused warehouse – home to the infamous “Nice Clothes, Ugly Building” tagline. Aiming to improve on previous energy consumption whilst focusing on wellbeing, measures included greater access to daylight, increasing fresh-air rates and providing good levels of temperature comfort. This will lead to increased staff productivity, reduced absenteeism and staff churn over time.



De Beauvoir Block

Henley Halebrown for The Benyon Estate
De Beauvoir Road, Islington, N1

Reshaping a terrace of industrial buildings within a conservation area, this project combines careful restoration with new construction, with a new roofscape of timber structures wrapped in EPDM rubber. Creating a network of 33 workspaces, ranging from 300 to 2,500 square foot around a central yard, the workspaces have been designed and equipped to support individuals and businesses in the creative industries with daylit and naturally ventilated interiors that open to the new yard, decks and terraces, and views of the City.

BUILT
Completion: **July 2017**
Client: **The Benyon Estate**
Architect: **Henley Halebrown**
Structural Engineer: **MMP Design**

M&E / Sustainability Engineer: **AJ Energy**
Planning Consultant: **CMA Planning**
Quantity Surveyor: **Castle-Davis**
Contractor: **Sullivan Brothers Construction**

Developer: **The Benyon Estate**
Approved Inspector: **Salus AI**
Value: **£5 million**
Size: **2,495 sqm**



The Nest

Gensler for Cherryduck Studio's
2-4 Sampson Street, St Katharine's, Wapping, Tower Hamlets, E1

To meet an increasing demand for affordable creative spaces in London, this project creates an exclusive co-workspace tailored to meet the unique needs of the production industry. Building upon the unique industrial past of the locality, the Wapping area quickly became a big influence on the overall concept. The materiality of historical maritime trade was weaved throughout the space through the innovative and cost-effective reuse of materials like old scaffolding planks for flooring, wall cladding and bespoke joinery pieces.



BUILT
Completion: **December 2017**
Client: **Cherryduck Studio's**
Architect: **Gensler**
Planning Consultant: **HGH Consulting**
Contractor: **Paul Hood**
Consultant: **Osel Architecture**
Size: **650 sqm**

Plexal Innovation Centre

Grimshaw for Plexal
East Bay Lane, Newham, E15

Located within the Here East campus, Plexal facilitates technological innovation, business ideation, product development and entrepreneurship training. Housing up to 800 people, it has been designed as a 'mini city', with a main 'high street' running through the building linking offices and spaces situated along upper/lower and east/west axes. Communal and civic spaces include 'Monument Square', a 'Makers' Yard', events stage and 'Plexal Park'. An active events programme links the building's innovators with a variety of industries and local initiatives.



© Quintin Lake

BUILT
Completion: **June 2017**
Client: **Plexal**
Architect and Interior Designer: **Grimshaw**
Developer: **Delancey**
Structural Engineer: **Buro Happold**
M&E / Sustainability Engineer: **Cundall**
Planning Consultant: **Deloitte**
Project Manager: **Colliers International**
Cost Consultant: **Gardiner & Theobald**
Contractor: **Paragon Interiors Group**
Value: **£11 million**
Size: **6,700 sqm**

25 Savile Row

Piercy&Company for Derwent London
Westminster, W1

Refurbishing an Art Deco office building, the project sought to create additional space within the constrained site whilst being sympathetic to the building's heritage, creating a new office that expresses the ethos of the client.. The primary spatial move was to cut a three-storey high atrium and to suspend a sculptural stair from the third-floor slab – connecting departments and encouraging movement between floors. Highly engineered and fabricated with less than 0.5 square meter of steel, the delicate stair appears to float in the void, drawing light into the ground floor space.

BUILT
Completion: **June 2017**
Client & Developer: **Derwent London**
Architect: **Piercy&Company**
Structural Engineer: **Akera Engineers**

M&E Consultant & Sustainability Engineer: **Hilson Moran**
Planning Consultant: **Hillebron Consulting**
Project Manager: **Blackburn & Co**

Cost Consultant: **Exigere**
Contractor: **Knight Harwood**
Lighting Consultant: **Pritchard Themis**
Size: **3,527 sqm**



© Jack Hobhouse

The Vertical Village

CoveBurgess Architecture

Colechurch House, 1 London Bridge Walk, Southwark, SE1

Responding to the lack of affordable, flexible space for creative businesses in central London, this scheme seeks to create ‘21st Century warehouse space’ specifically aimed at start-ups and small business. Designed to meet the WELL standard and be energy neutral, the building is suspended 15 metre above Tooley Street and is entered via a first floor concourse which includes cafés, social spaces, meeting rooms and a linear courtyard. The studios are simple and flexible rectangular spaces, with three meter soffits and high levels of daylighting.

UNBUILT

Status: **Design Stage**

Architect:
**CoveBurgess
Architecture**

Structural Engineer:
Watermans

Planning Consultant:
Treanor Consulting

M&E / Sustainability
Engineer:
Hilson Moran

Value: **£250,000**

Size: **45,000 sqm**



>
Alex Monroe
Workshop
© Luca Miserocchi



Mayor of London

Supporter of the Mayor's Prize



The Mayor of London sets the budget and is responsible for making London a better place for everyone who visits, lives, or works in the city. The current Mayor is Sadiq Khan, elected in 2016.

The Mayor’s role is to promote economic development and wealth creation, social development, and improvement of the environment. He also has other duties relating to culture

and tourism, including responsibility for Trafalgar Square and Parliament Square.

The Mayor is the elected voice of the capital and champions London and Londoners at home and abroad.

Address
City Hall
The Queen’s Walk
London, SE1 2AA
Phone
020 7983 4000
Website
london.gov.uk

SUPPORTED BY
MAYOR OF LONDON

Airflow

Sponsor of the Wellbeing Category



Airflow have been designing and manufacturing air movement solutions in the UK since 1955. From a quiet, stylish extractor fan to an air handling unit with over 90% heat recovery for a tower block we have an answer for energy efficient ventilation and improving London’s indoor air quality. High profile projects

this year include the Battersea Power Station redevelopment, Putney Plaza and the landmark Sugar Quay revival.

Address
Aidelle House
Lancaster Road
Cressex Business park
High Wycombe
Bucks
HP12 3QP
Phone
01494 525252
Website
airflow.com



designjunction

Sponsor of the Homes Category



Launched in 2011 by a team of industry experts, designjunction connects the world’s most renowned design brands, with some of the world’s leading architects, interior designers, specifiers and buyers. Since its inception, designjunction has continued to break the mould of the traditional trade show by presenting more than 200 brands in a series of inspiring, centrally-located venues. Alongside its core trade brands,

designjunction presents a unique experience by curating a host of design led pop-up shops, bespoke installations and PR savvy features - all of which attracted more than 28,000 visitors in 2017. This year, designjunction transports to the cultural hub of London’s South Bank.

Address
5 Howick Place
Victoria
SW1P 1WG
Phone
0207 017 5097
Website
thedesignjunction.co.uk

designjunction

Hoare Lea

Sponsor of the Sustainability Prize



Southbank Place © Canarywharf

Hoare Lea is an award-winning engineering consultancy with a creative team of engineers, designers and technical specialists. We provide innovative solutions to complex engineering and design challenges for buildings. Irrespective of the scale, or complexity, of a project, we provide a full range of Mechanical, Electrical,

Public Health, environmental and sustainability services, bringing buildings to life and ensuring that they perform in operation as well as they look.

Transformations in London include One New Change, The International Quarter and the Kings Cross development.

Address
Western Transit Shed
12-13 Stable Street
London,
N1C 4AB
Phone
020 3668 7100
Website
hoarelealea.com

HOARE LEA

International Fire Consultant (IFC Group)

Sponsor of the Education Category



The Hackitt Report rightly highlights the urgent need for an increased focus on expertise in fire safety within construction. This includes ensuring that the design is right, but also that the fire precautions are installed correctly. Pressure on densification on London housing means higher rise, with the use of new and innovative materials and construction methods. These all impact fire safety, unless dealt with correctly.

IFC Group are independent fire safety engineers and specialists delivering quality, fire safe solutions for over 30 years.

Address
**20 Park Street
Princes Risborough
Bucks,
HP27 9AH**
Phone
01844 275500
Website
ifcgroup.com



London Communications Agency

Sponsor of the Masterplans & Area Strategies Category



LCA is an intelligence-led PR company which is trusted to deliver by developers, occupiers, land owners, house builders, local authorities, registered providers, NHS organisations, transport bodies, education providers, cultural institutions, major businesses, sports clubs and charities.

We offer four core services; Consultation & Planning Permission, Placemaking & Media Relations, Corporate & Public Affairs and Design for Print & Digital.

Our team brings together more than 30 talented professionals with experience of journalism, politics, business and government, with a dedicated research function producing regular, tailored briefings to our clients and the LCA team.

We have worked on projects in every London Borough and also handle schemes across the South East of England.

Address
**8th Floor
Berkshire House
168-173 High Holborn
London WC1V 7AA**
Phone
020 7612 8480
Website
londoncommunications.co.uk



Sponsor of the Mixed-use Category



Television Centre London - Savills was appointed to provide pre-development consultancy services and is a joint agent for the £500m residential-led transformation of one of London's most iconic buildings.

Savills is one of the UK’s leading multi-sector global property advisors with an international network of more than 35,000 professionals and 600 offices and associates throughout the world.

With landlords, occupiers and visitors expecting more and more from property, we understand mixed-use development like no one else.

In London, through its RISE initiative, Savills Property Management team seeks to engage with clients and customers to build a sense of community and ensure the management of buildings continuously evolves and embraces innovation, while maintaining the best environmental, health and wellbeing standards in the delivery of cutting edge property management.

Address
33 Margaret Street
London,
W1G 0JD
Phone
020 7499 8644
Website
savills.co.uk



Sponsor of the Conservation & Retrofit Category



USM creates interesting places. Its projects include Camden Lock Market, Gabriel’s Wharf, Spitalfields Market, Merton Abbey Mills, Greenwich Market, Bishopsgate Goodsynd, Roof East and Trinity Buoy Wharf where USM have just installed a new pier. The company developed its innovative

Container City™ scheme to provide sustainable modular buildings from schools and nurseries to offices and live/work studios. Awards include NLA 2016 “Office” and London Planning Awards, 2016 “Best New Place to Work” for the Roundhouse Arts Centre, Administration Building.

Address
Trinity Buoy Wharf
64 Orchard Place
London, E14 0JW
Phone
020 7515 7153
Website
urbanspace.com
trinitybuoywharf.com
containercity.com





WICONA operates internationally to provide market leading solutions in both unitised and standard curtain walling, supported by an extensive range of door and window systems.

An established global player in façade design and development for over 50 years WICONA provides local expertise to London construction utilising its extensive UK and International project support network.

With its rich culture of innovation, WICONA has positioned itself as a leader in providing highly energy-efficient aluminium solutions for sustainable, urban design.

Address
**Albert Drive
Silkwood Park
London, WF5 9TG**
Phone
01924 232323
Website
wiconaco.uk

A note on project credits and index

Project credits throughout are as provided in the submissions to the New London Awards.

The index references submitter organisations as well as the project client and architect, where different.



17	Academy House, W1 John Robertson Architects for Morgan Capital/Sports Direct	63	The Bourne Estate, EC1 Matthew Lloyd Architects LLP for LB Camden
		92	Brickfields, UB3 Rolfe Judd for Access Storage
40	Ada - the National College of Digital Skills, N17 Architecture 00 for Ada – National College of Digital Skills	30	The Bridge Theatre, SE1 Haworth Tompkins for London Theatre Company
141	Alex Monroe Workshop, SE1 DSDHA for Alex Monroe	30	Byron Quarter Park Front Leisure, HA3 Karakusevic Carson Architects for LB Harrow
49	All Saints, E14 Metropolitan Workshop for Diocese of London	78	Byron Quarter, HA3 Karakusevic Carson Architects for LB Harrow
76	Andover Estate Phase One, N7 Studio Partington for LB Islington		
104	Angel Court, EC1 Fletcher Priest Architects for Mitsui Ltd with Stanhope Plc	17	Cambridge Hall, NW6 Stephen Davy Peter Smith Architects for Genesis Housing Association
79	An area strategy for Coulsdon, CR5 Pitman Tozer Architects, Mary Duggan Architects for Brick by Brick	65	Camden Courtyards, NW1 Sheppard Robson for Barratt London
104	7 Aylesbury Street, EC1 Atum Design Lab for Meritcape Ltd	113	Canal Corridor, King's Cross, N1 Townshend Landscape Architects for Kings Cross Central Limited Partnership
		91	Caxton Works, E16 Studio Egret West for U+I plc
78	Barking & Dagenham Character Study, IG11 Allies and Morrison for LB Barking & Dagenham	66	Chadwick Hall, SW15 Henley Halebrown for University of Roehampton
90	Bernard Works, N15 Duggan Morris Architects for Empyrean/GCAP Investments	93	Clapham Southside, SW4 Rolfe Judd for London Realty
29	The Bethnal Green Memorial, E2 Arboreal Architecture for Stairway to Heaven Memorial Trust	93	Clockhouse and Access House, Bromley-by-Bow, E3 Assael Architecture for Danescroft Land Ltd
50	Black Stone Building, N4 6a architects	79	Colindale Gardens, NW9 Feilden Clegg Bradley Studios for Redrow Homes
103	Bloomberg, London, EC4 Foster + Partners for Bloomberg LP	114	Connecting Colliers Wood, SW19 Gort Scott and Jonathan Cook (JCLA) for LB Merton
85	Blue House Yard, N22 Jan Kattein Architects for LB Haringey	121	Connock and Lockie, WC1 Benedetti Architects for Connock and Lockie
41	Bobby Moore Academy Primary School, E20 Penoyre & Prasad LLP for David Ross Education Trust	105	The Copyright Building, W1 Piercy&Company for Derwent London
141	Boden, UK, NW10 SpaceLab and Elementa Consulting for Boden, UK		

142	De Beauvoir Block, N1 Henley Halebrown for The Benyon Estate		
18,139	The Department Store, SW9 Squire and Partners		
57	Devonshire Club, EC2 SUSD		
80	Eastfields, CR4 Levitt Bernstein, Cullinan Studio and Proctor & Matthews for Clarion Housing Group		
115	Eltham High Street, SE9 East architecture, landscape, urban design for RB Greenwich		

140	The Forge, E14 Emrys Architects for Craft Central		
102	1 Finsbury Avenue, EC1 Allford Hall Monaghan Morris for British Land		

16	Garden Museum, SE1 Dow Jones Architects for The Garden Museum		
66	Gasholders London, N1 WilkinsonEyre and Jonathan Tuckey Design for King's Cross Central Limited Partnership		
50	Gate House, W12 Henning Stummel Architects Ltd.		
67	Glasshouse Gardens, E20 Allies and Morrison for Stratford City Business District (Lend Lease Development & LCR JV)		
112	Goodluck Hope, E14 Allies and Morrison and Spacehub for Ballymore		
48	Gospel Oak Infill Sites, NW5 Burd Haward Architects ltd for LB Camden		

41	Graduate Centre, Queen Mary University of London, E1 WilkinsonEyre for Queen Mary, University of London		
127	Greenwich Peninsula Low Carbon Energy Centre, SE10 C.F. Møller Architects for Pinnacle Power and Knight Dragon Developments		
115	Grosvenor Hill Public Realm, W1 BDP for Grosvenor Britain & Ireland		

15	Hackney Town Hall, E8 Hawkins\Brown for LB Hackney		
42	Hawley Primary School, NW1 Allford Hall Monaghan Morris for Stanley Sidings Limited, LB Camden and Hawley Infant School		

140	Here East, E20 Hawkins\Brown for Innovation City (London) Ltd		
106	Herbal House, EC1 BuckleyGrayYeoman for Allied London		
28	Herne Hill Velodrome, SE24 Hopkins Architects for Herne Hill Velodrome Trust		
150	150 Holborn, EC1 Perkins + Will for Dar 150 Holborn Real Estate Ltd		
121	Holcombe Market, N17 Adams & Sutherland for LB Haringey		

94	Iceland Wharf, E3 pH+ for City & Suburban Homes		
67	Imperial Street, E3 bptw partnership and Pitman Tozer Architects for Lindhill Properties Ltd.		

18	The J.P. Morgan Media Centre, NW8 David Miller Architects for Marylebone Cricket Club		

58	Kettner's Townhouse + Soho House, 40 Greek Street, W1 SODA for Soho Estates / Soho House		
8,68	Kings Crescent Estate, N4 Karakusevic Carson Architects, Henley Halebrown and muf architecture/art for LB Hackney		
42	Kingsgate Primary School, NW6 Maccreanor Lavington for LB Camden		
107	33 King William Street, EC4 John Robertson Architects for HB Reavis / Wells Fargo		
85	Kolider – A speculation on the future of London's High Streets, W12 Teatum + Teatum for Noiascape		
19	Lamb's Conduit Street, WC1 Benedetti Architects for Connock and Lockie		
19	Lambeth Town Hall, SW2 Cartwright Pickard for LB Lambeth		
37	LAMDA, W14 Niall McLaughlin Architects for LAMDA		
114	Leake Street Arches, SE1 Corstorphine + Wright and Nulty for LCR		
38	Link Special Needs School, CR0 DSDHA for Link Day Schools		
134	The London Animal Hospital, SE5 alma-nac for The London Animal Hospital		
6,9, 126	London Bridge Station, SE1 Grimshaw for Network Rail		
94	Lower Marsh, SE1 Conran and Partners for LB Lambeth		
134	Maggie's, St Bartholomew's Hospital, EC1 Steven Holl Architects for Maggie's and City of London Corportation		
86	The Magistrates, E17 Gort Scott for LB Waltham Forest		
68	Maiden Lane, NW1 PRP for LB Camden		

122	Malin+Goetz Upper Street, N1 Jonathan Tuckey Design for Malin + Goetz Limited		
39	Marlborough Primary School, SW3 Dixon Jones for RB Kensington & Chelsea		
36	The Marshall Building, WC2 Grafton Architects for LSE		
127	Mini Holland, Waltham Forest, E10 & E17 what if: projects for LB Waltham Forest		
28	Montrose Cafe Hub, NW9 Tonkin Liu for LB Barnet		
64	Moray Mews, N7 Peter Barber Architects for Roberto Caravona		
49	The Multi Generation House, E20 PRP for Chobham Manor LLP		

57	The Ned, EC2 EPR Architects for The Ned		
142	The Nest, E1 Gensler for Cherryduck Studio's		
95	New Mildmay, E2 Feilden Clegg Bradley Studios and Matthew Lloyd Architects for Genesis		
132	Noah's Ark Children's Hospice, EN5 Squire & Partners for Noah's Ark Children's Hospice		

16	No1 New Oxford Street, WC1 Orms for TH Real Estate and BA Pension Fund		
56	Nobu Hotel, EC2 Ben Adams Architects for Willow Corp		

77	Old Kent Road Area Action Plan, SE1 LB Southwark		
107	160 Old Street, EC1 Orms for The Great Ropemaker Partnership		

43	Olga Primary School, E3 Architecture Initiative for Tower Hamlets Schools Limited, LB Tower Hamlets		
----	---	--	--

20	One Paved Court, TW9 Allies and Morrison	143	Plexal Innovation Centre, E15 Grimshaw for Plexal	22,43	The Sammy Ofer Centre, NW1 Sheppard Robson for London Business School	98	Television Centre, W12 Allford Hall Monaghan Morris for Stanhope, Mitsui Fudosan, AIMCo, BBC Studioworks	108	Warwick Street, W1 Squire & Partners for Royal London Mutual Insurance Society
95	One Tower Bridge, SE1 Squire and Partners for Berkeley Homes	92	Plot 1, London Square Bermondsey, SE1 Coffey Architects for London Square	26	Sands End Arts and Community Centre, SW6 Mæ for LB Hammersmith & Fulham	87	Temporary Parliament, SW1 Gensler and Royal Haskoning DHV	87	Waterloo Community Farm, SE1 Feilden Fowles for Jamie's Farm and Oasis Hub Waterloo
	P		Q						
128	Paddington Elizabeth line Station, W2 Weston Williamson + Partners for Crossrail Ltd	135	Quadra, E8 PRP for Hanover Housing Association	143	25 Savile Row, W1 Piercy&Company for Derwent London	138	Tileyard Studios, N7 Pilbrow and Partners for City & Provincial Properties PLC	64	West Green Place, N17 HTA Design LLP and Dyvik Kahlen Architects for Pocket Living
14	Painted Hall Phase 2, SE10 Hugh Broughton Architects for Greenwich Foundation for the Old Royal Naval College	71	Rathbone Market Phase 3, E16 Project Orange for English Cities Fund	81	Scrubs Lane Development Framework, NW10 East architecture, landscape, urban design for Old Oak Park Royal Development Corporation (OPDC)	73	Tower Court, E5 Adam Khan Architects and muf architecture/art for LB Hackney	73	Weston Street, SE1 Allford Hall Monaghan Morris for Solidspace
122	63 Pall Mall, SW1 Mowat & Company for Berry Bros. & Rudd	96	Rathbone Square, W1 Make Architects for Great Portland Estates plc	97	Shoreditch Exchange, E2 Allford Hall Monaghan Morris and Scott Brownrigg for Regal London	31	Tower Hamlets Civic Centre, E1 Allford Hall Monaghan Morris for LB Tower Hamlets	109, 133	White Collar Factory, EC1 Allford Hall Monaghan Morris for Derwent London
51	126 Pavilion Road, SW1 Latitude Architects for Cadogan	20	The Record Hall, EC1 Karakusevic Carson Architects for Workspace Group plc	97	Snowsfields Yard, SE1 Flanagan Lawrence and Shaw Corporation Limited for Crest Nicholson			65	White Lion House, Centre Point, WC2 MICA Architects for Almacantar Ltd
69	Paxton House, SE25 alma-nac for Joseph Homes	21	Record Store at The Old Vinyl Factory, UB3 Allford Hall Monaghan Morris for U+I	22	Southbank Centre, SE1 Feilden Clegg Bradley Studios for Southbank Centre			116	Wilkins Terrace, WC1 Levitt Bernstein for University College London
84	Peckham Levels, SE15 Carl Turner Architects for Make Shift and LB Southwark	51	Red House, SE22 31/44 Architects for Arrant Land	72	South Gardens, SE17 Maccreanor Lavington for Lendlease	108	1 Undershaft, EC3 Eric Parry Architects for Aroland Holdings Ltd		
69	Pedro Street, E5 Ash Sakula Architects for LB Hackney	96	Red House - A prototype for Modern Urban Renting, W3 Teatum + Teatum for Noiascape	58	South Point Suites, SE1 EPR Architects, Willmott Dixon and Aedas for Starwood Capital Europe Ltd	40	University of Roehampton Library, SW15 Feilden Clegg Bradley Studios for University of Roehampton		
80	The Peel Redevelopment, NW6 Penoyre & Prasad for LB Brent	21	Republic Phase 1, E14 Studio RHE for Trilogy Property	23	South Stables, NW1 Studio Mackereth for Sally Mackereth and Julian Vogel	59	Upstairs at The Department Store, SW9 Squire and Partners		
86	Pentagon Petal, SW1 Casper Mueller Kneer Architects and Fran Cottell for Chelsea College of Art and Design	104	R7, Kings Cross, N1 Duggan Morris Architects for King's Cross Central Limited Partnership	44	Southwark Schools (six schools) Maccreanor Lavington, Cottrell & Vermeulen and Haverstock for LB Southwark				
70	Phase 4a – Battersea Power Station, SW8 Patel Taylor Architects for Battersea Power Station Development Company and Peabody Housing Association	27	Royal Academy of Music Theatre and new Recital Hall, NW1 Ian Ritchie Architects for Royal Academy of Music	120	Spiritland, N1 Fraher Architects for Spirtland	109	Verde, SW1 Aukett Swanke for Tishman Speyer	144	The Vertical Village, SE1 CoveBurgess Architecture Ltd
29	Phoenix Garden Community Building, WC2 Office Sian Architecture + Design for Phoenix Garden Trust	71	Royal Albert Wharf, E16 Maccreanor Lavington for Notting Hill Housing Group	98	Spray Street Quarter, SE18 Panter Hudspith Architects and Glenn Howells Architects for Spray Street Quarter LLP	52	VEX, N16 Chance de Silva and Scanner		
70	Pinnacle, N10 pH+ Architects for SCARSEC Developments LLP (SAS)	72	Ruskin Square, CR0 Allford Hall Monaghan Morris for Stanhope, Shroders and Places for People	39	Streatham and Clapham High School, SW16 Cottrell and Vermeulen Architecture for The Girls' Day School Trust	31	Walthamstow EMD Cinema, E17 Pilbrow & Partners for Downing		
81	Planning and Delivering Green Roofs in the City of London, EC2 City of London Corporation					10,32	Walthamstow Wetlands, N17 Witherford Watson Mann Architects and and Kinnear Landscape Architects for LB Waltham Forest, Thames Water and London Wildlife Trust		



NLA is London’s independent centre for debate, discussion and information about the future shape of the capital with a membership representing all those with a role to play in London’s built environment.

Our year-round programme of high-quality events, exhibitions and research brings together all those with a stake in London’s built fabric – professionals, politicians and the public – and provides a platform for our broad network to share knowledge, make connections, challenge thinking, inform decision-making and promote positive physical change.

We’re London’s greatest advocates, sharing our passion and knowledge about the capital. The breadth of our network and the extent of our reach means we can respond quickly to the needs of the built environment professions and the city as they evolve.

We’re based at The Building Centre in central London with public galleries housing our giant scale model showing the future of the capital. We bring people and ideas together to help shape a better city and allow voices to be heard.

Address
The Building Centre
26 Store Street
London, WC1E 7BT
Phone
020 7636 4044
Website
newlondonarchitecture.org
[@nlalondon](https://twitter.com/nlalondon)



