



NEW LONDON

Best Buildings and Projects
2019/2020

NEW LONDON 2019/2020

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.

- 2 The selection process
- 4 Foreword and New Londoner of the Year
- 6 Special Prizes
- 14 Conservation & Retrofit
- 26 Culture
- 38 Education
- 46 Health & Care
- 52 Homes
- 60 Hotels & Hospitality
- 68 Housing
- 86 Masterplans & Area Strategies
- 96 Meanwhile
- 102 Mixed-Use
- 116 Public Spaces
- 126 Retail
- 132 Transport & Infrastructure
- 140 Workplaces
- 157 Sponsors
- 164 Index

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THE SELECTION PROCESS

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

From small community projects and public spaces, to major housing schemes and masterplans, this year's shortlist shows a variety of projects that respond to the needs of a global city. The shortlist, spanning 14 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 to the scheme that best reflects the Mayor's ambition for 'Commissioning Quality', as expressed through the Good Growth by Design programme, demonstrating how design quality can be safeguarded throughout the commissioning process. Additional accolades include a new Community Prize, celebrating a

scheme that demonstrates community-driven design and collaboration; the Sustainability Prize, awarded to an exemplar project in creating a more sustainable low-carbon city; the Wellbeing Prize, awarded to the scheme that best shows how design can aid mental and physical wellbeing, and the People's Choice, voted for by Londoners.

Selected projects, both built and unbuilt, were chosen from over 350 entries by an international jury advised by a group of London-based expert assessors.

Expert Assessors



Tom Alexander
Director,
Aukett Swanke



Ashley Bateson
Partner, Head of
Sustainability,
Hoare Lea



Claire Bennie
Director,
Municipal



Rupert Cook
Director,
ArchitecturePLB



Alison Darvill
Associate Director,
Bennetts
Associates



Neil Deely
Partner,
Metropolitan
Workshop



Mary Duggan
Founder,
Mary Duggan
Architects



Sara Grohmann
Partner,
Feilden Clegg
Bradley Studios



Claire Haywood
Partner,
Sheppard Robson



Benjamin Lesser
Development
Manager, Derwent
London plc,
BCO Board of
Management,
Developer



**Rosemarie
MacQueen**
former Strategic
Director for Built
Environment,
Westminster City
Council



Sue Morgan
Director of
Architecture
and the Built
Environment,
Design Council



**Sowmya
Parthasarathy**
Director,
Urban Design,
Arup



Rob Partridge
Director,
AKT II



Bill Price
Director,
Strategic Growth,
WSP



Clare Richards
Founder and
Director,
ft'work



Heinz Richardson
Board Director,
Jestico+Whiles



Anna Strongman
Partner,
Argent



Matt Webster
Head of Wellbeing
and Futureproofing,
British Land



Alex Wraight
Partner,
Allies and Morrison

The International Jury

Our international jury is formed by a prestigious panel of architecture, urban design and planning experts, who bring 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 inclusive urban environments.

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
Managing Director, New London
Architecture

Lara Kinneir
Director, New London Architecture



FOREWORD

By Peter Murray, NLA Chairman

Every project listed in this book is worthy of celebration.

We present New London Awards to selected schemes, but the quality of architecture and planning that is displayed here, and in the associated exhibition in the NLA galleries, is worthy of commendation. Our international jury, which has been reviewing London projects for nearly a decade, is agreed that the overall quality of projects has been getting better year on year. This is good for London, good for built environment professionals and good for clients.

Through these awards, NLA not only commends excellence, it also promotes both good design and those who deliver it. In this way it sets a standard for others to match as well as providing the link to practitioners who might be commissioned by future patrons.

The New London Awards selection reflects not just quality of design: projects are selected because they also deliver something positive for their local area or for London.

The Mayor has placed design at the centre of his agenda. His Good Growth strategies use some 50 Design Advocates to assess the quality of public sector projects, assist the Mayor in decisions about quality as well as deliver capacity for proactive planning within local authorities. We are grateful for the Mayor's support of the New London Awards and glad to provide the opportunity for him to publicly commend projects of high quality.



© Agnese Sanvito

NEW LONDONER OF THE YEAR

John Burns

John Burns, with Simon Silver, set up Derwent Valley Holdings as a property company in 1984. John was the financial brain, Simon the creative. They found run-down industrial buildings and turned them into designer workspace. They led the market in building refurbishment, discovering areas of growth like Fitzrovia, Clerkenwell, City Road, Shoreditch, Portobello and Whitechapel before the rest of the market. Morelands in Old Street and the Tea Building on Shoreditch High Street are iconic examples of this period of the company's growth.

They grew and rebranded themselves as Derwent London. Then, in 2007, John led the merger with London Merchant Securities, which set up Derwent London as the largest specialist REIT in the capital. LMS brought with it a pipeline of potential sites and the company moved more into new build. The White Collar Factory, designed by

AHMM, used DL's experience of warehouse refurb to create a whole new office typology. Other new build projects include The Brunel Building in Paddington, which is currently being fitted out, and 80 Charlotte Street in Fitzrovia, which is nearing completion. Soho Place, above Crossrail at Tottenham Court Road, is under construction and a 293,000 sq ft scheme by Hopkins Architects at 19-35 Baker Street is in planning.

John's selection as New Londoner of the Year 2019 marks his retirement from Derwent London as Chief Executive, although he will remain Chairman. We recognise his contribution to the delivery of high-quality design and his commercial brilliance, but most of all his—and Simon's—dedication to and faith in London, its character, its villages, its emerging businesses—particularly in design and tech—and its people.



© Matt Chisnall

OVERALL WINNER

Agar Grove Phase 1a

14-16 Wrotham Road, LB Camden, NW1

Part of a masterplan of 493 homes for new and existing tenants, Agar Grove Phase 1a delivers 38 social rented homes and is the largest of LB Camden's community investment projects. All existing tenants are being offered a home in the new development. Existing residents, stakeholders and statutory bodies were consulted at all stages in order to create a place where people want to live. Social interaction is encouraged through short communal corridors that are naturally lit and a generous residents garden.

The first phase of this masterplan in Camden, was praised for the extent to which the architects have used passive design to reduce energy demands, with all new homes built to the Passivhaus standard. With community regeneration and social sustainability at the heart of this project, the International Jury praised Agar Grove Phase 1a and said the scheme's 'radical' nature, particularly for social housing, can not only save its residents money on energy bills but also encourage them to live sustainably.

BUILT | Completion: **April 2018** | Client: **LB Camden** | Architect: **Hawkins\Brown** | Masterplan: **Hawkins\Brown with Mae Architects** | Passivhaus Architect: **Architype** | Structural Engineer: **Peter Brett Associates** | M&E / Sustainability Engineer: **Max Fordham** | Planning Consultant: **CMA Planning** | Project Manager / Cost Consultant: **Arcadis** | Contractor: **Hill Partnership** | Landscape Architect: **Grant Associates** | Value: **£9 million** | Size: **4,265 sqm**



© Jack Hobhouse



© Jack Hobhouse

MAYOR’S PRIZE
Supported by the Mayor of London

Chobham Manor
10 Olympic Park Avenue, LB Newham, E20

WINNER

The Chobham Manor masterplan was structured around three principles: living by the green, designing for families and building communities. The first neighbourhood delivered as part of the Olympic Legacy, it is developed around three shared 'greens' that incorporate play with a wide choice of houses and apartments set within tree-lined avenues. Transitioning from the blocks of East Village to the historic street grain of nearby Leyton, a hierarchy of streets has been defined, each with a different but complimentary character. The scheme provides 859 new homes (75 per cent designed for families) a new nursery, community centre and shops to serve local residents. Various projects were organised as residents moved in, enabling them to engage with one another

in an informal way whilst getting immersed into the community. Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills, said: 'At Chobham Manor, the London Legacy Development Corporation went above and beyond in demonstrating their commitment to good design and in creating high quality places for London. Quality of life was considered and embedded throughout all stages of the project's development, delivery and legacy. It is an excellent example of how strategic decision making at an early stage, an ongoing commitment to good design throughout, and the right approach to procurement, engagement and inclusion create developments of which Londoners can be proud.'

Shortlisted schemes for the Mayor's Prize are listed on pages 22, 75, 77, 79, 81, 129, 135.

BUILT | Completion: December 2018 | Client: Chobham Manor LLP (Taylor Wimpey & L&Q) and LLDC | Masterplan Architect: Make, muf architecture/art and PRP | Architect: AHMM, Haworth Tompkins, Karakusevic Carson Architects, Make, Nord and PRP | Landscape: muf architecture/art and PRP | Structural Engineer: Stephen Wilson Partnership | M&E: Venables Associates | Sustainability: PRP Design Consultancy | Geotechnics & Environment: RSK | Planning Consultant: Quod | Cost Consultant: Chobham Manor LLP | Contractor: Taylor Wimpey | Value: £270 million | Size: 116,500 sqm



© Richard Chivers

COMMUNITY PRIZE
Sponsored by ft'work

The Granville
140 Carlton Vale, LB Brent, NW6

WINNER

Housed in a historic Edwardian building owned by Brent Council, The Granville provides affordable workspace to local entrepreneurs, spaces for events, training and charitable activities, and incorporates existing uses including a children's centre and community kitchen. The project demonstrates what can happen when different parts of the community come together for a common goal: to save a much-loved building and bring it back into full use, while developing local capacity, skills and know-how for the future. The project used a collaborative design process involving six community groups, responding to its

social context by clearly addressing a local need, using a well-loved existing building and enhancing an already valuable resource at the heart of the community. 'The South Kilburn Trust is committed to creating a space for local residents, business and organisations, now and for the long term. People tell us that the space matters. We worked closely with RCKa to come up with a concept that would take into account a wide range of uses, for a wide range of people, and the initial feedback is that together we have come up with something that really works', said Mark Allen, CEO, South Kilburn Trust.

Shortlisted schemes for the Community Prize are listed on pages 31, 48, 72, 99.

BUILT | Completion: April 2018 | Client: LB Brent | Architect: RCKa | Key Stakeholder: South | Kilburn Trust | Capital Funding: GLA London | Regeneration Fund | Structural Engineer: Conisbee | M&E Engineer: Milieu Consult | Cost | Consultant: Measur | Graphic Design: Europa | Contractor: Quinn London and Surecast | Value: £650,000 | Size: 1,250 sqm



© Kit Dates

SUSTAINABILITY PRIZE
Sponsored by Hoare Lea

Agar Grove Phase 1a
14-16 Wrotham Road, LB Camden, NW1

WINNER

The largest of Camden Council's community investment projects, this scheme delivers 38 social rented homes as the first phase of a masterplan of 493 homes in total. Existing residents, stakeholders and statutory bodies were consulted at all stages in order to create a place where people want to live. All new homes are built to the Passivhaus standard, with an estimated 90 per cent energy bill reduction. Apartments were designed to balance high levels of dual aspect for good ventilation and views with high build efficiency.

All homes achieve Lifetime Homes Standards and are designed to Code for Sustainable Homes Level 4. As residents are supported to live sustainably, their Home User Guide has details of how to get the best out of their Passivhaus homes. 'To see affordable housing with Passivhaus is really good' said the jury, pointing out to the way the design deliberately makes streets active and pays good attention to issues like daylight. Introducing passive design on a social housing scheme can save residents' money on energy bills.

Shortlisted schemes for the Sustainability Prize are listed on the pages 45, 74, 149.

BUILT | Completion: **April 2018** | Client: **LB Camden** | Architect: **Hawkins\Brown** | Masterplan: **Hawkins\Brown with Mae Architects** | Passivhaus Architect: **Architype** | Structural Engineer: **Peter Brett Associates** | M&E / Sustainability Engineer: **Max Fordham** | Planning Consultant: **CMA Planning** | Project Manager / Cost Consultant: **Arcadis** | Contractor: **Hill Partnership** | Landscape Architect: **Grant Associates** | Value: **£9 million** | Size: **4,265 sqm**



WELLBEING PRIZE
Sponsored by Airflow

Aldgate Highway Changes and Public Realm Improvements Project
Aldgate Square, City of London, EC3

WINNER

One of the project's aim was to allow visitors and local residents feel safer. By removing the unappealing Aldgate gyratory system, two new public spaces were created while cycling and pedestrian routes were improved. Sitting on the western side of the former gyratory, between the Grade II-listed Primary School and Grade I-listed Church, and providing formal seating for over 45 people along with planters and grassed areas, the square is the centrepiece of this

scheme and has become a popular meeting place for local workers, parents and children. The school's air pollution has fallen down for the first time since 2003 and the new trees already provide a sanctuary for urban wildlife. 'It's a real example of how to retrofit and actually reclaim space in the city into a walkable type of park', said the jury, 'it's a scheme that will improve people's experience, making the city more enjoyable and improving people's wellbeing'.

Shortlisted schemes for the Wellbeing Prize are listed on pages 118, 121, 151.

BUILT | Completion: **June 2018** | Client: **City of London Corporation** | Principal Contractor: **JB Riney** | Portsoken Pavilion architect: **Make Architects** | Portsoken Pavilion structural engineer: **Fluid** | Portsoken Pavilion M&E engineer: **AECOM** | Landscape Architects: **Gillespies** | Restoration: **Rupert Harris Conservation** | Value: **£23.4 million** | Size: **36,000 sqm**



PEOPLE’S CHOICE

The Aga Khan Centre

Handyside Street and Southwark Street, LB Camden, N1C

WINNER

The Aga Khan Centre is a centre for dialogue and cultural exchange. It gives a public presence in the city to three institutions: the Aga Khan Foundation, the Aga Khan University and the Institute of Ismaili Studies. A hybrid building that gives tangible form to the values it represents, this hub for education and discovery unites classroom, exhibition, office and event spaces with a public programme. Embodied in the pluralistic architecture

of this ten-storey building wrapped in Andalusian stone are design gestures fusing cosmopolitan influences with Islamic sensibilities. The Aga Khan Centre has received an overwhelming number of votes from people who praised the building’s exceptional attention to detail and beautifully designed gardens. Londoners celebrated this building for its cultural and historical significance, and for promoting pluralistic values.

BUILT | Completion: **July 2018** | Client: **Aga Khan Development Network** | Architect: **Allies and Morrison and Maki & Associates** | Contractor: **BAM** | Structural Engineer: **Expedition** | Service Engineer: **Arup** | Landscape Architect: **Madison Cox, Nelson Byrd Woltz and Tom Stuart-Smith** | Size: **10,173 sqm**



Both images © John Sturrock





CONSERVATION & RETROFIT

Sponsored by Urban Space Management

Skills and knowledge in conservation and retrofit are definitely on the up, with plenty of London exemplars abounding in this category. But the threats here are also ever present—diminishing grants, the National Lottery’s reconfiguration and the fact that hardly any local authorities give any money at all to this area. And there’s also something else, said category expert assessor Rosemarie MacQueen, formerly Strategic Director for Built Environment at Westminster City Council: the principle of densification, in cities where the only way to go is up, is putting pressure on conservation areas and listed buildings because owners feel that they are getting a big increase in viability and value on those sites. And that in turn is putting pressure on buildings where you really can’t get further accommodation.

The category here demonstrated a wide mix of projects funded through various means including private donors, government funding, lottery money or through a partnership with a private company, as with the West Norwood Library and Cinema between LB Lambeth and Picturehouse Cinemas. But any money found for conservation and retrofit from within local authorities will have been a ‘battle’ since councils are seeing shrinking resources and the primary political objectives are social services for adults and children’s services. ‘These kinds of projects are really difficult for officers to get through’, said MacQueen. ‘It also means that on a lot of these smaller projects cost becomes a really important constraint’, added expert assessor Rob Partridge, Director at AKT II.

In a shortlist that could be split between grand schemes, projects from the 1960s and local developments, the winners in this section were Pitzhanger Manor and Gallery and Great Arthur House. Judges praised the former as an ‘amazing’, ‘brave’ and ‘really beautiful’ piece of work with modern touches. Monica von Schmalensee in particular commended the Great Arthur House scheme for its complexity, Riccardo Marini adding his praise for working with the tenants in situ ‘which can be a nightmare’.

Pitzhanger Manor and Gallery
© Dirk Lindner

Pitzhanger Manor and Gallery

Mattock Lane, LB Ealing, W5

The Pitzhanger Manor, one of the most influential buildings by Sir John Soane, has been restored back to the jewel that Soane designed and lived in during the 19th Century. Having been adapted over two centuries, the task of restoring the manor was painstaking and at times forensic. Missing architectural elements of Soane's designs were restored using archive material and site evidence. Repairs were designed to match materials, detailing and construction of Soane's original build, with only subtle differences between new and existing.

BUILT | Completion: **July 2018** | Client: **LB Ealing and Pitzhanger Manor and Gallery Trust** | Architect: **Jestico + Whiles with Julian Harrap Architects** | Structural Engineer: **Ellis & Moore** | M&E / Sustainability Engineer: **King Shaw Associates** | Planning Consultant: **Jestico + Whiles** | Project Manager / Cost Consultant: **LB Ealing, Huntley Cartwright, Focus / Artelia / DR Nolans & Co** | Contractor: **Quinn** | Acoustic Engineer: **Robert Adnitt Associates** | Landscape Architect: **J & L Gibbons** | Lighting Design: **Sutton Vane Associates** | Exhibition Designer: **Ralph Appelbaum Associates** | Historic Landscape Consultant: **Sarah Couch Historic Landscapes** | Value: **£9.3 million** | Size: **1,640 sqm**



© Dirk Lindner

Great Arthur House

Golden Lane Estate, City of London, EC1

The Grade II-listed Great Arthur House, iconic centrepiece of the Golden Lane Estate, was originally designed by Chamberlin Powell and Bon. The Corbusier-influenced design was regarded as a model of social integration with an emphasis on one-bedroom flats for single people, couples and essential workers. John Robertson Architects' design for the replacement for the building's deteriorating 1950s single-glazed curtain wall system with a matching, bespoke double-glazed facade, dramatically improves the comfort of the 120 flats for residents.

BUILT | Completion: **August 2018** | Client: **City of London Corporation** | Architect: **John Robertson Architects** | Structural Engineer & M&E: **Mott MacDonald** | Quantity Surveyor: **Currie and Brown** | Contractor: **Engie** | Size: **7,108 sqm**



© Peter Cook

Alexandra Palace East Wing
Restoration Project

Alexandra Palace Way, LB Haringey, N22

COMMENDED

The regeneration of the East Wing of the ‘People’s Palace’ has breathed new life into a cultural icon, bringing spaces that have been inaccessible to the public for 80 years back into use. Some far-reaching interventions focussed on the Victorian theatre, East Court and adjoining spaces and the preservation of their unique character; a fragile quality risked being destroyed by well-meaning repair. The East Wing now supports a diversity of uses and a programme of cultural and community events.

BUILT | Completion: **December 2018** | Client: **Alexandra Palace** | Architect: **Feilden Clegg Bradley Studios** | Structural Engineer: **Alan Baxter & Associates** | M&E and Acoustic Engineer: **Max Fordham** | Quantity Surveyor: **Mott MacDonald** | Contractor: **Willmott Dixon Construction** | Theatre Design: **Charcoalblue** | Surveyor: **John Burke Associates** | Fire Engineer: **The Fire Surgery** | Value: **£26.7 million** | Size: **6,000 sqm**



© Lloyd Winters

The Painted Hall

King William Walk, LB Greenwich, SE10

COMMENDED

The Painted Hall is part of the assembly of buildings designed for Greenwich Hospital by Sir Christopher Wren in 1696 and comprises one of the most important Baroque painted interiors in Europe decorated by Sir James Thornhill. Sunlight and temperature and humidity fluctuations had caused damage to the painted surfaces. The paintings have been painstakingly conserved. Control measures have been introduced such as new heating, solar shading and dust exclusion and a new visitor centre created within the undercroft below.

BUILT | Completion: **January 2019** | Client: **Old Royal Naval College** | Architect: **Hugh Broughton Architects** | Structural Engineer: **SFK Consulting** | Services Engineer: **QODA** | Quantity Surveyor: **Huntley Cartwright** | Contractor: **Coniston** | Surveyor of the Fabric: **Martin Ashley Architects** | Painting Conservator: **Paine and Stewart** | Environmental Consultant: **Tobit Curteis Associates** | Interpretation Designer: **Simon Leach Design** | Lighting Designer: **Sutton Vane Associates** | Value: **£8 million** | Size: **2,100 sqm**



© James Brittain

West Norwood Library
and Cinema

1-5 Norwood High Street, LB Lambeth, SE27

COMMENDED

This Ted Hollamby-designed 1969 building had suffered a spiral of decline which necessitated a major refurbishment to suit the West Norwood community’s needs. The library space with its original timber ceiling has been retained and remodelled. The imaginative partnership with Picturehouse has transformed the Nettlefold Hall into a large cinema auditorium and three auditoria replace old back-of-house accommodation. The entrance has been reimagined as shared foyer and café space, and a new community room provides a kitchenette and a courtyard.

BUILT | Completion: **November 2018** | Client: **LB Lambeth and Picturehouse Cinemas Ltd** | Architect: **Panter Hudspith** | Contractor: **R Durtnell And Sons** | Quantity Surveyor: **W Hiles Partnership Ltd** | Value: **£4.5 million**



Barbican Art Gallery

Silk Street, Barbican, City of London, EC2

Refurbishing the Grade II-listed Barbican Art Gallery, the scheme restores and upgrades the exhibition space, part of the iconic Chamberlin, Powell and Bon-designed Barbican Arts Centre. Key improvements ensure that the continuity and integrity of the interventions at the centre are maintained. Accessibility for all gallery visitors is being enhanced through the provision of a new increased capacity lift. Display walls, lighting and flooring are also being refurbished throughout the space, enhancing rationalised wayfinding for all visitors to the gallery.

BUILT | Completion: **April 2019** | Client: **City of London Corporation** | Architect: **RUFFarchitects** | Structural & Fire Engineer: **Arup** | M&E / Sustainability Engineer: **Cundall** | Project Manager & Cost Consultant: **Exigere** | Contractor: **QOB Interiors** | Value: **£650,000** | Size: **1,600 sqm**



© Rob Parrish

**Bethnal Green Library
Historic Restoration**
Cambridge Heath Road, LB Tower Hamlets, E2

The restoration of the Grade II Bethnal Green Library brings it up-to-date while maintaining its unique charm and restoring original historical features. The building, originally an asylum, which was converted into a library by A.E.Darby, had become dilapidated and was underused, partly due to the lack of lift access to the first floor. The library now has a new roof, refurbished windows and a lift to enable access to the first floor with new electrics and security throughout.

BUILT | Completion: **June 2018** | Client: **Tower Hamlets Idea Stores** | Architect: **Tower Hamlets Architecture Team & Donald McCrory** | Structural Engineer: **Chamberlain Consulting LLP** | M&E / Sustainability Engineer: **Tower Hamlets Technical Services Team** | Planning Consultant: **Andrew Hargreaves Tower Hamlets Borough Conservation Officer** | Contractor: **Ollie Construction** | Roof Glazing: **Brett Martin** | Glazing: **Ventrolla** | Value: **£850,000** | Size: **1,900 sqm**



© Tim Crocker

The Bower
207–211 Old Street, LB Islington, EC1

The Bower reinvents a collection of underperforming 1960s buildings into a coherent mix of workspace, ground floor retail spaces and a new public realm. Addressing the 60s-slab architecture, the tallest building is stripped back, extended and given a new facade. Two large volumes are added to its sides rescaling the building in relation to the city and providing double-height zones to augment the office floor plates. On the ground floor, a portion of the building is cut out creating a pedestrian link to a new public space.

BUILT | Completion: **August 2018** | Architect: **Allford Hall Monaghan Morris** | Client: **Helical** | Structural Engineer: **Waterman Group** | M&E Consultant: **Sweco** | Facade Engineer: **Arup** | Quantity Surveyor: **Arcadis** | Accessibility / Equality Consultant: **David Bonnet Associates** | Lighting Consultant: **Lighting Design International** | Landscape Consultant: **Townshend** | Acoustic Consultant: **Sandy Brown** | Project Manager: **GVA Second London Wall** | CDM Coordinator: **Orsa** | Approved Building Inspector: **HCD Group** | Main Contractor: **SISK and Skanska** | Planning Consultant: **DP9** | Value: **£115 million** | Size: **43,445 sqm**



© Tim Soar

Kew Gardens Great Pagoda
Royal Botanic Gardens Kew,
LB Richmond upon Thames, TW9

The Great Pagoda is the most important Chinoiserie-style building in Europe. Five years of research and restoration have returned it to architect Sir William Chambers' original 1762 vision, which includes the reintroduction of 80 dragon sculptures on the roofs—eight hand-carved in timber and 72 SLS laser 3D printed. Now re-opened to the public for the first time it is managed under the care of Historic Royal Palaces. For the first time, visitor interpretation displays within the building explain the building's historic significance and Royal links.

BUILT | Completion: **July 2018** | Client: **Historic Royal Palaces** | Architect: **Austin-Smith:Lord** | Structural Engineer: **Hockley & Dawson** | M&E / Sustainability Engineer: **Chapman BDSP** | Cost Consultant: **Morham & Brotchie** | Contractor: **Blue Sky Building** | Master Carver: **Paul Jewby** | Value: **£5 million** | Size: **226 sqm**



© Robin Forster

The Kimpton Fitzroy
1–8 Russell Square, LB Camden, WC1

The 1898 Grade II-listed building was originally designed by Charles Fitzroy Doll as one of the first purpose-built hotels in London, with much of its interior design later inspiring his design for the Titanic. Over the years a number of interventions had destroyed many of the building's original features. Bringing this 'grande dame' back to its former glory, the renovation includes a hard refurbishment of 334 individual custom finished guestrooms and the reconfiguration of public areas improving the guest experience with a diverse mix of social spaces.

BUILT | Completion: **October 2018** | Client: **Starwood Capital / Principal Hotels** | Architect: **EPR Architects Ltd** | Structural Engineer: **Simpson Associates** | M&E / Sustainability Engineer: **Elementa Consulting** | Planning Consultant: **CgMs Ltd** | Project Manager / Cost Consultant: **MHBC / Arcadis LLP** | Contractor: **S&T Interiors Ltd** | Developer: **Starwood Capital** | Lighting Designer: **Lighting Design International** | Principal Interior Designer: **Tara Bernerd & Partners** | Interior Designer: **Russell Sage Studio (Food & Beverage Spaces), Principal Hotels Design Team** | Value: **£85 million** | Size: **21,210 sqm**



© Morley Van Sternberg

20A Northburgh Street
20A Northburgh Street, LB Islington, EC1

MAYOR’S PRIZE SHORTLISTED

Commissioned by CABU, a company specialising in prefabricated modular buildings, for their new London headquarters, the new addition to the building was conceived as a sculptural pavilion celebrating the qualities of prefabricated timber structures. The proposal is at once a striking contrast to the existing building but having a degree of affinity with the host building, now stripped back to its former, albeit modest, glory. The once neglected ancillary building thrives again almost a century after it was first built.

BUILT | Completion: **December 2017** | Client: **CABU and Silvertown Properties** | Architect: **kennedytwaddle** | Engineer: **Byrne Looby** | Contractor: **Cowley Timber** | Value: **£220,000** | Size: **137 sqm**



© kennedytwaddle

Old Sessions House
22 Clerkenwell Green, LB Islington, EC1

To revive and repair the Grade II-listed Old Sessions House (1778–82, Thomas Rogers), detrimental accretions were removed, and the building opened, retrieving original volumes and floorplans and maximising usable space. The courthouse was updated with heating/cooling, a rooftop extension with a swimming pool, and a DDA compliant lift. The historic plaster and paint are left deliberately exposed, contrasting the conserved and reinstated plaster work, joinery, metalwork and leadwork, and clean, modern finish of the new WCs and support areas.

BUILT | Completion: **February 2019** | Client: **Satila Studios** | Architect and Lead Consultant: **Feilden+Mawson LLP** | Structural Engineer: **Furness Partnership** | M&E Engineer: **Burke Morrison Consulting Engineers** | Drainage Design: **Royela Design Services** | Planning Consultant: **Vail Williams** | Contractor: **IPOS Ltd** | Size: **1,644 sqm**



© Neil Waving

Shaftesbury Hall
Herbert Road, LB Haringey, N11

Haringey's 'Tin Tabernacle' has been fully reconstructed to re-establish a contemporary Community Hall and a purpose-built helpline facility for the North London Samaritans. Once a chapel for railway employees during the development of London in the 1880s, the building had deteriorated to the point of total decay. Shaftesbury Hall now reinstates itself as a local hub in the exact footprint of the original structure, anchoring the integral, lifesaving role of the North London Samaritans within the community.

BUILT | Completion: **October 2018** | Client: **Samaritans** | Architect: **Mulroy Architects** | Structural Engineer: **The Morton Partnership** | Project Manager: **Nick Moore** | Cost Consultant: **Potter Raper Partnership** | Contractor: **T&B Contractors** | Landscape Design: **Laura Ormerod** | Value: **£550,000** | Size: **318 sqm**



© Dan Glasser

Smithson Plaza
25–27 St James's Street, City of Westminster, SW1A

Completed by the Smithsons in 1964, The Economist Plaza is a milestone in modern architecture. In 2016, when the magazine departed, the complex was acquired by Tishman Speyer and renamed 'Smithson Plaza'. Office and residential floors have been refurbished and the plaza was restored along with its cultural programme. The street frontage has been improved with a new gallery space, with plans to remove car-parking and create additional art space. DSDHA's conservation framework is an exemplar for future interventions in 20th century architecture.

BUILT | Completion: **July 2018** | Client: **Tishman Speyer** | Architect and Spatial Strategist: **DSDHA** | Structural Engineer: **Campbell Reith** | Cost Consultant: **Mace** | Planning Consultant: **DP9** | Contractor: **Como** | Services Engineer: **Sweco** | Historians: **Max Risselada (TU Delft); Susannah Hagan (Westminster University); Dirk van de Heuvel (TU Delft); Ana Ábalos Ramos (AbalosIlopis Arquitectos)** | Size: **10,361 sqm**



© Luca Miserocchi

**The South London Gallery
Fire Station**

82 Peckham Road, LB Southwark, SE15

In 2018 the South London Gallery opened a new annexe in a formerly derelict Fire Station. The restoration of the 1867 Grade II-listed building created a light-filled cultural centre over four floors, incorporating gallery spaces, a new archive room, education space, communal kitchen and artists’ studio. The Fire Station significantly adds to the unique combination of contemporary and historic spaces with interlinking gardens and it has completely transformed the organisation’s reach and impact.

BUILT | Completion: **September 2018** | Client: **South London Gallery** | Architect: **6a Architects** | Structural Engineer: **Eckersley O’Callaghan** | M&E / Sustainability Engineer: **Serge Lai Engineers Ltd** | Contractor: **Lengard** | Quantity Surveyor: **Stockdale** | Access Consultant: **Earncliffe, Making Access Work** | Sustainability Consultant: **Greengage** | Garden Design: **Non Morris at Fraser & Morris** | Signage: **OS-B design** | Value: **£3 million** | Size: **410 sqm**



© Johan Dehlin

**St Augustine’s Church
Hammersmith**

55 Fulham Palace Road,
LB Hammersmith and Fulham, W6

The aim of this scheme was to re-order, re-use and adapt a family of buildings on a congested site in West London. An example of a sensitively crafted design with an emphasis on sustainability, conservation and restoration, the project includes the restoration of the existing historic church and priory (1914-1916) and the erection of a new Augustinian Centre. The refurbishment of the church creates a more uplifting and optimistic place for contemplation and spirituality for the Order of St Augustine and their diverse community.

BUILT | Completion: **January 2018** | Client: **The Order of St Augustine** | Architect: **Roz Barr Architects** | Structural Engineer: **Smith and Wallwork** | M&E / Sustainability Engineer: **Richtie+Daffin** | Project Manager & Cost Consultant: **Andrew Dufty, Castle Davis** | Contractor: **Clive Graham Associates**



© John MacLean

Stukeley Street

15 Stukeley Street, LB Camden, WC2

The refurbishment and extension of this central London office building, designed in the 1980s by Richard Seifert, provides 12,650 sq ft of Grade A office space. Designed to champion health and wellbeing, it has been updated to provide accessible, spacious and naturally lit office space. Great care has been taken to respect the original building; an elegant glazed box roof extension subtly increases floor space by providing new work and events space with panoramic views of the surrounding cityscape.

BUILT | Completion: **January 2019** | Client: **GMS Estates** | Architect: **Emrys Architects** | Structural Engineer: **Sinclair Johnston & Partners** | M&E: **Milieu Consult** | Main contractor: **DDC** | Quantity Surveyor: **Project Focused** | CDM Co-ordinator: **Vey Consulting** | Value: **£3.9 million** | Size: **1,175 sqm**



© Alan Williams

Whitehall Museum, Cheam

1 Malden Road, LB Sutton, SM3

Whitehall Museum, now renamed Whitehall Historic House, is a Heritage Lottery funded project. Originally conceived as a repair, access improvement and museum interpretation project, the brief evolved significantly into a substantial reconfiguration and restoration project. As well as conserving, repairing and rearranging the Grade II-listed Tudor building, the project transforms it using sensitive insertions and extensions to create a modern interpretive museum environment.

BUILT | Completion: **January 2018** | Client: **LB Sutton** | Architect: **Curl la Tourelle Head Architecture** | Structural Engineer: **Elliott Wood Partnership Ltd** | M&E / Sustainability Engineer: **Method Consulting** | Cost Consultant: **Synergy Construction and Property Consultants LLP** | Contractor: **R Durnell & Sons Ltd** | CDM Principal Designer: **PFB Construction Management Services Ltd** | Conservation Architect: **Burrell Foley Fischer LLP** | Value: **£1.1 million** | Size: **400 sqm**



© Kilian O'Sullivan



CULTURE

'Culture' is clearly a broad principle spreading its tentacles into many aspects of modern life, and with a whole host of different buildings forming its make-up across the capital. This year's New London Awards shortlist was no different, ranging from a football stadium to strategic public realm projects to a floating church.

There is no doubt, however, said category expert assessor Alex Wraight of Allies and Morrison, that our fascination with 'found space' continues unabated as the setting for cultural space, and even the creation of new space that feels like found space. On the downside, some of the schemes exemplified that procurement had got in the way of quality, even with buildings that are supposed to last generations. But there was a welcome theme of widening public participation, removing barriers to entry and recognising the important part that public realm has to play. These are not simply containers, but parts of the fabric of the city. 'On the whole the range, design quality and ambition indicate a sector in really rude health, despite a decade of austerity. It's great to see projects of all scales, all varieties and all sources coming to the fore. That is very encouraging from an architect's point of view, but also a Londoner's perspective', said Wraight.

Judges praised the ambition of the unbuilt winner – the Illuminated River – and its wide impact on London's bridges and night-time vistas. 'It celebrates the river', said judge David Burney. While there was some discussion over whether religious buildings constitute culture in its traditional sense, they felt that the Drayton Green Church was a beautifully crafted project and worthy winner.

WINNER

Illuminated River

The River Thames

This extraordinary project encompasses large scale public art, urban design and architecture, the environment, public realm and local communities. When complete, the free and publicly accessible artwork will span up to 15 central London bridges, unifying and defining them as a sculptural and symbolic link across the capital. Illuminated River will act as a catalyst to improve public realm around the river, lighting conditions, cultivate new opportunities for use of the riverscape, and define the bridges as renewed civic spaces for Londoners.

UNBUILT | Status: **Under construction** | Client: **Illuminated River Foundation** | Architect: **Lifschutz Davidson Sandilands** | Artist: **Leo Villareal Studio** | Lighting / MEP Engineer: **Atelier 10** | Structural Engineer: **Price and Myers** | Contractor: **FM conway** | Lighting Supplier: **Signify** | Value: **£45 million**



© Leo Villareal Studio

WINNER

Drayton Green Church

Drayton Green, LB Ealing, W12

The new church for Drayton Green, West London provides new worship space, community meeting rooms, flexible function space and offices for the International Presbyterian Church (IPC). The new space wraps the original Grade II Chapel, which had a capacity of 80 people, retaining its integrity, whilst creating a vibrant, warm, light-filled space that now fits 250 people. A dramatic, pleated roof mimics the pitched roofs of the local streetscape.

BUILT | Completion: **November 2018** | Client: **IPC Ealing** | Architect: **Piercy&Company** | Structural Engineer: **Heyne Tillett Steel** | M&E / Sustainability Engineer: **Arup** | Project Manager: **Brendan Hennessy Associates and Appleyard & Trew LLP** | Lighting Designer: **18 Degrees Below Ltd** | Value: **£2.2 million** | Size: **754 sqm**



© Noel Read

Revitalise Peckham Rye
Straker's Road, Peckham, LB Southwark, SE15

COMMENDED

The scheme is designed to bring improved public facilities to Peckham Rye, and takes its aesthetic cues from London's Victorian park pavilions with a pitched roof and overhanging eaves. Structured in engineered timber to ensure an environmental 'carbon-sink', the front elevation is clad in ceramic tiles with inlaid typography. Internally the building offers clear layouts for two groups of users, the first being changing spaces for footballers and the playroom adjoins with bright timber lined spaces and views overlooking the landscape.

BUILT | Completion: **December 2017** | Client: **LB Southwark** | Architect: **Curl la Tourelle Head Architecture** | CLT Structural Engineer: **Furness Partnership** | Foundation Structural Engineer: **MLM Group** | M&E & Sustainability Engineer: **BSE3D** | Project Manager / Cost Consultant / CDM Principal Designer: **Faithful + Gould** | Engagement Consultant: **The Building Exploratory** | Contractor: **Neilcott Construction Ltd** | Landscape Architect: **Turkington Martin** | Zink Supplier: **VM Building Solutions** | Graphic Designer: **Fraser Muggeridge** | Professional Photographs: **Killian O'Sullivan** | Value: **£2.2 million** | Size: **310 sqm**



© Killian O'Sullivan

Royal Opera House 'Open Up'
Bow Street, City of Westminster, WC2

COMMENDED

The transformation of the Royal Opera House reimagines the world-renowned home of opera into a new cultural hub for London. The result is a revitalised venue that encourages increased public engagement through greater street presence and transparency. New world-class performance and public facilities enhance the experience for visitors, staff and performers alike, while extending the life of the building outside of performance hours. The project aims to attract new audiences for ballet and opera whilst respecting the ROH's renowned heritage.

BUILT | Completion: **September 2018** | Client: **Royal Opera House** | Architect: **Stanton Williams** | Restaurant Interior Designer: **Studio Linse** | Retail Interior Designer: **Drinkall Dean** | Project Manager: **Equals Consulting** | Cost Consultant: **Gardiner & Theobald** | Construction Manager: **Rise** | Retail & Clore Contractor: **3 Interiors** | Lighting Designer: **Studio Fractal** | Wayfinding & Signage: **Endpoint** | Services Engineer / Crowd Movement / Acoustic Engineer / Fire Engineering: **Arup** | Structural Engineer: **Arup & Robert Bird Group** | Theatre Consultant: **Charcoalblue** | Access Consultant: **All Clear Designs** | Planning Consultant: **Gerald Eve & The Planning Lab** | Heritage Consultant: **Donald Inshall Associates** | Catering Consultant: **Kendrick Hobbs** | Approved Inspector: **AIS** | IT Consultant: **Fixation Networks** | Value: **£50.7 million** | Size: **3,862 sqm**



© Hutton+Crow

Above The Stag Theatre
Albert Embankment, LB Lambeth, SE1

COMMUNITY PRIZE SHORTLISTED

A pair of creatively retrofitted railway arches in Vauxhall have provided a spacious new home for the award-winning LGBT+ theatre, which had outgrown its previous venue. A 100-seat auditorium, studio, rehearsal space, exhibition facilities and bar, together with set-building workshops and production offices provide a state-of-the-art facility and social space, at a time when many of the community's traditional bars are closing. Celebrating the proportions and heritage of the long brick arches, a 9-metre scaffolding-board-clad bar, polished concrete floors and galvanised fittings create a robust industrial chic aesthetic.

BUILT | Completion: **June 2018** | Client: **Above The Stag Theatre** | Architect: **FORMstudio** | Structural Engineer: **Turn2 Ltd** | M&E / Sustainability Engineer: **P3r Engineers Ltd** | Project Manager / Cost Consultant: **PT Projects** | Contractor: **DK2 Building Services Ltd** | Fire Consultant: **Fire Resolutions (UK) Ltd** | Theatre Lighting Advisor: **Weird Lighting** | Sound Designer: **James Nicholson Sound** | Acoustic Consultant: **Acoustic design Technology Ltd** | Value: **£738,000** | Size: **742 sqm**



© PBG Studios

The Aga Khan Centre
Handyside Street and Southwark Street, LB Camden, N1C

PEOPLE'S CHOICE

The Aga Khan Centre is a hybrid building that gives tangible form to the values it represents. It provides a new home for three resident organisations; the Aga Khan Foundation, the Aga Khan University and the Institute of Ismaili Studies. As a hub for education and discovery, it unities classroom, exhibition, office and event spaces with a public programme. Embodied in the pluralistic architecture of this ten-storey building wrapped in Andalusian stone are design gestures fusing cosmopolitan influences with Islamic sensibilities.

BUILT | Completion: **July 2018** | Client: **Aga Khan Development Network** | Architect: **Allies and Morrison and Maki & Associates** | Contractor: **BAM** | Structural Engineer: **Expedition** | Service Engineer: **Arup** | Landscape Architect: **Madison Cox, Nelson Byrd Woltz and Tom Stuart-Smith** | Size: **10,173 sqm**



© Edmund Summer

BAFTA

195 Piccadilly, St James's,
City of Westminster, W1

A comprehensive improvement and expansion to the British Academy of Film and Television Arts, Grade II-listed headquarters, the scheme includes a new top floor by restoring, raising and reintegrating two large Victorian rooflight spaces and decorative plasterwork, lost for 40-years, from the original 1883 galleries. Facilities include cinema theatres, banqueting hall, multipurpose event and exhibition spaces, members' bars, restaurant/club, roof-terraces, meeting rooms and staff offices. The scheme sensitively balances BAFTA's members' needs with public access and revenue, ensuring the charity's long-term sustainability.

UNBUILT | Completion: **November 2021** | Client: **BAFTA** | Architect: **Benedetti Architects Ltd** | Structural Engineer: **Price and Myers** | M&E Services Engineer: **Harley Haddow** | Project Manager / Quantity Surveyor: **Jackson Coles** | Lighting: **LAPD** | Audio/Visual: **Charcoal Blue** | Planning Consultant: **DP9** | Building Control: **MLM** | Contractor: **Knight Harwood** | Value: **£18 million** | Size: **2,480 sqm**



© Benedetti Architects

Cromwell Place

Cromwell Place,
RB Kensington and Chelsea, SW7

The project will see a cluster of up to 30 galleries operating in five Grade II-listed terraced houses. The gallery hub of over 35,000 sq ft has been designed to provide its members with offices, flexible exhibition spaces, viewing rooms and art storage. The scheme consists of sensitive remodelling and intelligent re-use of the listed buildings with the addition of a new gallery to the rear. The new extension is conceived as a dark metal box that is a striking counterpoint for the Victorian brick and stucco buildings.

UNBUILT | Completion: **January 2020** | Client: **South Kensington Estates** | Structural Engineer: **Heyne Tillett Steel** | Services Engineer & M&E: **GDM Partnership** | Planning Consultant: **Gerald Eve** | Project Manager: **Jackson Coles** | Quantity Surveyor: **Rex Procter & Partners** | Main Contractor: **Gilbert Ash** | Approved Inspector: **MLM** | Value: **£18 million** | Size: **3,250 sqm**



© Denizen Works

Culture Mile 'Look and Feel' Strategy

City of London, EC1

Culture Mile is an initiative to transform the north-west corner of the Square Mile. The 'Look and Feel' strategy aims to improve public spaces to provide an enhanced environment for visitors to cultural institutions, animating the public realm as a destination in itself. The strategy will create a linear public space stretching from Farringdon to Moorgate and bring the activity of cultural institutions to the streets. It will reinforce the area's social, cultural and architectural history and be a place where culture is produced as well as consumed.

UNBUILT | Completion: **November 2033** | Client: **City of London Corporation** | Architect / Public Realm / Wayfinding: **Fluid** | Place Activation: **Contemporary Art Society** | Lighting Design: **SEAM** | Transport and Movement / Heritage: **Alan Baxter** | Green Infrastructure / Public Information / Security: **Arup** | Public Engagement: **Soundings** | Value: **£20 million** | Size: **1 km**



© Fluid Design Ltd

Floating Church and Community Hub

LB Hackney, E15

A unique team of boatbuilders, sailmakers and naval architects have been assembled to realise a bespoke, wide-beam narrowboat featuring a large pop-up roof. A modern-day mission, the floating hub will navigate the canals of London, developing links with emerging communities in the London Mayor's Opportunity Areas. Mobility and flexibility of programme will ensure lasting benefits to these communities at key regeneration sites. The roof mechanism transforms the barge from being compact and low-lying, to pass beneath bridges, to an illuminated beacon with a dramatic interior.

UNBUILT | Completion: **June 2019** | Client: **Diocese of London** | Architect: **Denizen Works** | Naval Architect: **Tucker Designs** | Boatbuilder: **Turks, ANR Developments** | Bellows Fabricator: **Jeckells of Wroxham** | Roof Fabricator: **Townsend's Engineering** | Value: **£300,000** | Size: **45 sqm**



© Denizen Works

Pitzhanger Manor and Gallery

Mattock Lane, LB Ealing, W5

Restoring one of the most influential buildings by Sir John Soane is no light undertaking. With support from Ealing Council and the Pitzhanger Manor & Gallery Trust, Pitzhanger Manor has been made accessible to the wider public and restored back to the jewel that Soane designed and lived in during the 19th Century. A new cultural landmark for West London, Pitzhanger's enhanced gallery will feature work from contemporary artists, architects and designers, shining a new light on Soane's legacy.

BUILT | Completion: **July 2018** | Client: **LB Ealing and Pitzhanger Manor and Gallery Trust** | Architect: **Jestico + Whiles and Julian Harrap Architects** | Structural Engineer: **Ellis & Moore** | M&E / Sustainability Engineer: **King Shaw Associates** | Planning Consultant: **Jestico + Whiles** | Project Manager / Cost Consultant: **LB Ealing, Huntley Cartwright, Focus, Artelia, DR Nolans & Co** | Contractor: **Quinn** | Acoustic Engineer: **Robert Adnitt Associates** | Landscape Architect: **J&L Gibbons** | Lighting Design: **Sutton Vane Associates** | Exhibition Designer: **Ralph Appelbaum Associates** | Historic Landscape Consultant: **Sarah Couch Historic Landscapes** | Value: **£9.3 million** | Size: **1,640 sqm**



© Dirk Lindner

Science Gallery London

Great Maze Pond, LB Southwark, SE1

Housed within a wing of the original Guy's Hospital, opposite London Bridge Station, the space provides galleries, a lecture and performance theatre, events facilities, a café, shop and a newly restored Georgian courtyard. The architectural response opens up the building, positioning the main entrance within the streetscape, rather than inside the courtyard, and carving out a large glazed opening from the masonry facade to act as a 'shop front' revealing the exhibitions and activities within.

BUILT | Completion: **August 2018** | Client: **King's College London and Science Gallery London** | Architect: **LTS Architects** | Landscape Architect: **LDA Design** | Structural Engineer: **WSP Group** | MEP Engineer: **WSP Group** | Planning Consultant: **Deloittes** | Project Manager: **Lend Lease (Design), GCSI (Construction)** | Cost Consultant: **Turner & Townsend** | Contractor: **Deconstruct (Enabling Works), Paragon/Interserve (Fitout)** | Heritage Consultant: **Alan Baxter Associates** | Lighting Design: **Arup** | Fire Engineer: **Astute Fire** | Approved Inspector: **MLM** | Value: **£13 million** | Size: **4,330 sqm**



© Peter Landers

The South London Gallery Fire Station

Peckham Road, LB Southwark, SE15

The restoration of a formerly derelict fire station into an inspiring new annexe has enhanced the gallery's position both internationally and locally. The ambitious programme is free and welcoming to all, whether visitors seek the very best in contemporary art or family-friendly creative sessions. The uplifting building has animated previously barren stretch of road in Peckham and enables the SLG to make distinctive cultural experiences available to an ever-increasing audience, including those with little or no prior experience of contemporary art.

BUILT | Completion: **September 2018** | Client: **South London Gallery** | Architect: **6a Architects** | Structural Engineer: **Eckersley O'Callaghan** | M&E / Sustainability Engineer: **Serge Lai Engineers Ltd** | Contractor: **Lengard** | Quantity Surveyor: **Stockdale** | Access Consultant: **Earncliffe, Making Access Work** | Sustainability Consultant: **Greengage** | Garden Design: **Non Morris at Fraser & Morris** | Signage: **OS-B design** | Value: **£3 million** | Size: **410 sqm**



© Dan Well

Tottenham Hotspur Stadium

High Road, Tottenham, LB Haringey, N17

Tottenham Hotspur Stadium heralds a new era for stadium design and creates a major new landmark for both Tottenham and London. The 62,000-seat stadium is the second largest club stadium in the country and will be the world's first custom-built stadium to stage football and NFL games. The Tottenham Experience, a new visitors centre with a museum and club shop, drives year-round public engagement. Once complete, the full development scheme will support 3,500 jobs and include 222 affordable homes, a primary school and a gym.

BUILT | Completion: **April 2019** | Client: **Tottenham Hotspur** | Architect: **Populous** | Structural Engineer, M&E & Sustainability Engineer: **BuroHappold** | Planning Consultant: **DP9** | Project Manager & Cost Consultant: **EC Harris** | Contractor: **MACE** | Crowd Movement: **Movement Strategies** | Heritage Architect: **Donald Insall Associates** | Acoustic Engineer: **Can Guardia** | Catering Strategy: **KCCJ Ltd** | Rights of Light Surveyor: **Gordon Ingram Associates** | Value: **£850 million** | Size: **120,000 sqm**



© Populous

V&A Photography Centre

Cromwell Road,
LB Kensington and Chelsea, SW7

The new V&A Photography Centre more than doubles the space to display photography at the V&A. A sensitive refurbishment of three Grade I-listed galleries has improved the way photography is presented through a contemporary and compelling display environment. A blend of old and new successfully presents carefully refurbished traditional interiors as a backdrop for interactive displays and new commissions that invite interaction and explore photography from the origins of the medium to the digital technology of the present day.

BUILT | Completion: **October 2018** | Client: **V&A** | Architect: **David Kohn Architects** | Structural / M&E Engineer: **Arup** | Project Manager: **Gardiner and Theobald** | Quantitiy Surveyor: **Currie & Brown** | Main Contractor: **ME Construction** | Dark Tent Specialist Subcontractor: **2D:3D** | Exhibition cases: **Florea** | Furniture: **Tom Graham Workshop** | AV Consultant: **Hawthorn** | Size: **600 sqm**



© Will Pryce

Drayton Green Church
© Simone Bossi





EDUCATION

Sponsored by International Fire Consultants (IFC Group)

The education category was another wide-ranging affair, with university buildings, independent schools, primary and secondary schools, a real mix of refurb, major transformational re-use, new builds and regeneration including housing provision as well as the insertion of schools. This last is something of a trend nationally too, but we are probably coming to the end of a period in education of ‘drop-in demographics’, said category expert assessor Rupert Cook of ArchitecturePLB, so by 2021–2022 the numbers are coming up again. Thus, an expansion of primaries in the capital to accommodate young people will result in more coming into FE and higher education—by 2026 up to 10 per cent more than the last peak in 2009. ‘There will be major investment coming through’, he said. But a recent review of higher and FE education, bringing them together and changing the funding mechanisms involved, will also see some big changes in the sector over the next few years. The other noticeable thing from the shortlist was that LB Southwark appeared multiple times—including the first three of a batch of 19 schools, many of them designed by Hawkins\Brown—indicating a strong approach to all kinds of educational buildings and commendable ‘Timber First’ policy. ‘Southwark is an example of doing a lot with not much money’, said judge David Burney.

Commendations went to The Belham Primary School, a scheme using corten steel that was praised for its simple moves on a tight urban site, and the Music School, King’s College School Wimbledon, praised for being beautifully made, its hand-made tile roof, craft and community outreach proposals, even if its budget reflected a stark contrast with state sector projects.

But the ‘standout’ winning scheme this year was The Royal College of Pathologists in Tower Hamlets, which judges praised for its sustainability, flexibility and crafted finishes. ‘It is a really rather lovely thing’, said Cook. ‘It’s nicely put together’, Burney agreed.

The Royal College of Pathologists

6 Alie Street, LB Tower Hamlets, E1

The completion of this project marks the final step in the College’s move from a traditional Grade I-listed building to sustainable, contemporary purpose-built premises. The new building accommodates the college’s changing space requirements with flexible educational, workplace, social spaces and areas for visiting members which reference the college’s history whilst also looking to its future. The building had to be worthy of the College’s past whilst equally creating an inclusive and welcoming place for people to share ideas.

BUILT | Completion: **November 2018** | Client: **Royal College of Pathologists** | Architect: **Bennetts Associates** | Structural Engineer: **Waterman Group** | Project Manager: **CBRE** | Cost Consultant: **Equals Consulting** | Contractor: **Gilbert Ash** | Fire Consultant: **Fire Surgery** | Lighting Consultant: **Pritchard Themis** | Acoustics: **Sandy Brown Associates** | Value: **£16 million** | Size: **4,500 sqm**



© Peter Cook

The Belham Primary School

165 Bellenden Road, LB Southwark, SE15

COMMENDED

This new primary school centres around the sensitive restoration and extension of the Grade II-listed Old Bellenden School, which had not functioned as a school for years. Essential remedial works have restored the listed fabric, safeguarding the building’s future and the character of the area, and provided a 3-storey new build extension for a modern learning environment. This project balanced the needs of conservation, development, sustainable design, stakeholder engagement and outstanding architecture for the benefit of its diverse community.

BUILT | Completion: **March 2018** | Client: **LB Southwark and The Belham Primary School** | Architect: **Haverstock** | Structural Engineer / M&E / Sustainability Engineer: **Watermans Group** | Planning Consultant: **Peter Langford** | Project Manager: **Mace** | Cost Consultant: **Keegans** | Contractor: **Morgan Sindall** | Acoustic Engineer: **Hann Tucker** | Landscape Architect: **Wynne Williams Landscape** | Value: **£10.3 million** | Size: **2,306 sqm**



© Simon Kennedy

Music School, King’s College School Wimbledon

Wimbledon Common, LB Merton, SW19

COMMENDED

The Music School consolidates teaching, practice and performance space. Three buildings are linked by an L-shaped foyer. A triple-height Concert Hall seating 200 people plus 70-piece orchestra is wrapped on two sides by classrooms, practice and rehearsal space and porters’ facilities. Both performance spaces express their triangulated timber structure with bespoke oak lined ceilings and external handmade clay roof tiles on handmade brick walls, with glazing to admit views, natural daylight and ventilation into this BREEAM Very Good building.

BUILT | Completion: **April 2018** | Client: **King’s College School Wimbledon** | Architect: **Hopkins Architects** | Structural Engineer: **Cundall** | M&E / Sustainability Engineer: **Chapman BDSP** | Planning Consultant: **CgMs Consulting Ltd** | Project Manager / Cost Consultant: **Equals Consulting** | Contractor: **Interserve** | Acoustic Engineer: **Adrian James Acoustics** | Clay Tile / Brickwork Specialist Consultant: **Arup Materials** | Approved Inspector: **JM Partnership** | Specification Consultant: **SCL Schumann Consult** | CDM Consultant: **Currie & Brown** | Value: **£9.9 million** | Size: **2,160 sqm**



© Mike Taylor

Channing School Arundel Centre

The Bank, Highgate, LB Haringey, N6

Within a Conservation Area and next to several listed buildings, the site is extremely sensitive and has limited space. The Performing Arts Building is a fully-functioning 300-person theatre, concert hall and teaching space. It is a 4-storey building which is 'cut into' the topography of the site to reduce the external effect of massing onto neighbouring properties. The visible element of the building is conceived as a masonry extrusion.

BUILT | Completion: **June 2018** | Client: **Channing School** | Structural Engineer: **Heyne Tillett Steel** | Services Engineer & M&E: **Henshall Mechanical Services** | Planning Consultant: **Rolfe Judd** | Project Manager: **WT Partnership** | Quantity Surveyor: **Stace** | Main Contractor: **Curo Construction** | Approved Inspector: **MLM** | Value: **£6 million** | Size: **790 sqm**



© James Jones

Erith School

Fraser Road, LB Bexley, DA8

Erith School is the focal point of Erith Quarry: an ecological, residential-led development set to breathe new life into a disused quarry. Located at the entrance into this new community, the 3-form primary school builds on the wider masterplan aspirations where sustainability is at its heart, encouraging nature and biodiversity of the site. The school's circular shape maximises natural daylight and ventilation and provides flexibility that will allow a wide curriculum of teaching areas, multipurpose halls and music/drama studio.

UNBUILT | Status: **Under construction** | Completion: **October 2020** | Client: **Anderson Group with L&Q** | Architect / Landscape Architect: **Studio Egret West** | Structural Engineer: **Walker Associates** | Sustainability Consultant: **MLM Group** | M&E Consultant: **Munro Services** | Planning Consultant / Project Manager / Constructor / Cost Consultant: **Anderson Group** | Civil Engineer: **Stomor** | Facade Consultant: **Fluid Group** | Acoustic Consultant: **Sharps Redmore** | Fire Engineer: **BWC Fire Limited** | Value: **£13 million** | Size: **4,900 sqm**



Faculty of Laws

4-8 Endsleigh Gardens, LB Camden, WC1

Since 1965, UCL's Faculty of Laws has been housed at Bentham House (a Grade II-listed former Union Headquarters) and the adjacent Gideon Schreier Wing. These buildings were never intended for educational use, nor to function together, and over time it became more evident that they did not support the Faculty's work. This design unifies the previously disparate buildings, creating a state-of-the-art environment for learning and teaching. The Faculty has been extended to provide 1,000 sqm of additional floor area.

BUILT | Completion: **February 2018** | Client: **University College London** | Architect: **Levitt Bernstein** | Structural Engineer: **Curtins Consulting** | Services Engineer: **Buro Happold** | Energy Consultant / Project Manager: **Parsons Brinckerhoff** | Planning Consultant: **Deloitte** | Cost Consultant: **AECOM** | Acoustic Consultant: **Sandy Brown** | Inclusive Design: **Arup Associates** | Value: **£16.5 million** | Size: **6,092 sqm**



© Tim Cracker

Mountview Academy of Theatre Arts

120 Peckham Hill Street, LB Southwark, SE15

Mountview Academy of Theatre Arts is a purpose-built education facility, consisting of two interlocking buildings that provide the public and private spaces required for the school. It opened in September 2018, creating state of the art performance and educational facilities for existing students, industry professionals, and a new arts and vocational training programme for the local community. Linking into Southwark's 'Creative Enterprise Zone', this project expands the borough's cultural offering with a new and valuable resource for local people.

BUILT | Completion: **September 2018** | Client: **Mountview Academy of Theatre Arts** | Architect: **Carl Turner Architects** | Structural Engineer: **Eckersley O'Callaghan** | MEP Engineer: **Skelly&Couch** | Quantity Surveyor / Cost Consultant: **Rex-Procter&Partners** | Theatre Consultant and Acoustician: **Charcoalblue** | CDM Coordinator / BREEAM: **Focus** | Project Manager: **Baqus** | Main Contractor: **Gilbert-Ash** | Planning Consultant: **Rolfe Judd** | Fire Consultant: **Astute Fire** | Transport Consultant: **Motion** | Ecology Consultant: **Ramm Sanderson** | Daylight / Sunlight / Rights of Light Consultant: **Malcolm Hollis** | Building Control: **LB Southwark** | Value: **£ 21 million** | Size: **10,180 sqm**



© Tim Cracker

Neuron Pod
4 Newark Street, LB Tower Hamlets, E1

Neuron Pod is an extension to Centre of the Cell's community engagement programme at the Blizard Institute. Raised above an existing mews on three legs, it was constructed offsite from a weathering steel monocoque shell with a fibre optic facade. Like the pods inside the institute, its design visual references a cell. Inside it offers an 84 sqm versatile space to house the full range of CotC's activities to widen participation and raise aspirations in the local community.

BUILT | Completion: **January 2019** | Client: **Queen Mary University London** | Architect: **aLL Design** | Structural Engineer: **AKT II** | M&E / Sustainability Engineer: **Waterman Group** | Project Manager: **Queen Mary University London Capital Projects** | Contractor: **Total Construction** | Contractors Architect: **To-Do Design** | Steel Sub-contractor: **Littlehampton Welding** | Lighting Consultant: **Sutton Vane Associates** | Cost Consultant: **Turner & Townsend** | Employers Agent: **Gardiner & Theobald** | Fire Consultant: **The Fire Surgery** | Value: **£1.4 million** | Size: **84 sqm**



© Jonathan Cole

St John's Primary School
Green Man Gardens, West End, LB Ealing, W13

Incorporated into a broader regeneration masterplan, this scheme ties into the ongoing transformation of the Green Man Lane Estate. An exchange of land provided opportunity to replace, with direct decant, the inefficient and outdated, existing two form entry school building with a new three form entry, three storey, energy efficient building. The redundant buildings are making way for new homes, assisting funding for the school development. The completion of the new school highlights the importance of education within the holistic regeneration of a community.

BUILT | Completion: **September 2018** | Client: **Green Man Lane LLP** | Architect: **Conran and Partners** | Structural Engineer: **Ridge and Partners** | M&E / Sustainability Engineer: **Aecom** | Planning Consultant: **Savills** | Project Manager / Cost Consultant: **John Rowan & Partners** | Contractor: **Rydon Construction** | Developer: **A2Dominion** | Executive Architect: **Gibberd** | Acoustic Consultant: **Sharps Redmore** | Landscape Designer: **Broadway Malyan** | Ecological Consultant: **Middlemarch Environmental** | Transport Consultant: **Project Centre** | Value: **£12.3 million** | Size: **3,640 sqm**



© Luke Hayes

The Student Centre
27-28 Gordon Square, LB Camden, WC1

SUSTAINABILITY PRIZE SHORTLISTED

This project is at the heart of UCL's Bloomsbury campus. The building provides a progressive and inspiring environment, supporting the lives of students with 1,000 spaces for individual and collaborative study, a student enquiries centre, and a café. It provides a new gateway into the campus, extending the accessible public realm from Gordon Street through to the UCL main quad on Gower St The Student Centre is designed to achieve exemplary sustainability targets including BREEAM Outstanding.

BUILT | Completion: **December 2018** | Client: **University College London** | Architect: **Nicholas Hare Architects** | Structural Engineer: **Curtins** | Services Engineer / Acoustics / Lighting Design: **BDP** | Energy and Sustainability Consultant: **Useful Simple Trust** | Planning Consultant: **Deloitte Real Estate** | Project Management: **Arcadis** | Cost Planning: **AECOM** | Contractor: **Mace** | Fire Engineer: **Arup** | Landscape Architect: **Colour UDL** | Health & Safety: **Faithful & Gould** | Value: **£38.5 million** | Size: **5,765 sqm**



© Alan Williams

Three Southwark Schools
LB Southwark, SE15

The borough's ambitious primary expansion programme saw the additional provision of 19 forms of entry across 12 primary schools. The work was procured as two batches of six schools – Hawkins\Brown was successful in securing one batch. The schools were both new build and refurbishment, and included a new build SEN primary school, a new build 2FE primary school and four expansion projects of existing school premises. Four of the schemes are now complete.

BUILT | Client: **LB Southwark** | Architect: **Hawkins\Brown** | Structural Engineer: **Elliott Wood Partnership Ltd** | M&E / Sustainability Engineer: **Max Fordham LLP** | Project Manager: **Mace Group Ltd** | Cost Consultant: **The Keegans Group** | Contractor: **Galliford Try (Southern) Ltd** | Landscape Architect: **BD Landscape Architects** | Value: **£27 million** | Size: **8,195 sqm**



© Jack Hobhouse



HEALTH & CARE

This category targets projects that are designed to improve the health and wellbeing of Londoners, young and old, from healthcare facilities to housing for an ageing population. But it yielded very few projects this year. And, what is more, said category expert assessor Sara Grohmann of Feilden Clegg Bradley Studios, none are what you might think of when you consider a traditional health scheme. All are in fact residential projects, the majority joint ventures between housing providers or trusts and a private developer and all have a percentage reserved for 'older' citizens – over 55, with some reserved for what are branded 'active downsizers'. 'It's an interesting trend', said international jury member Monica von Schmalensee.

The winning project was adjudged to be Burbridge Close by Peter Barber Architects for LB Barking and Dagenham which has successfully tempted older people to downsize. The international jury praised the distinctive form of this row of eight social rent homes for people over 60 that creates a new through route, inspired by Victorian precedents. The assessors felt it was 'exemplary' in its response to its social context, successfully demonstrating how to provide well designed housing on a small infill site. Judges also commended how the scheme was devised with the isolation of older people in mind, instead creating a new 'micro community' where people have their own front doors in a pedestrian mews that encourages residents to interact on a daily basis. 'It revives a sense of the old East End', they said. It was a good example of how to use frontages and allow neighbours to get to know each other and be more 'stimulated', said von Schmalensee. Judge Riccardo Marini agreed, saying it was a testament to the scheme that the residents said they now dance together. 'It fulfils social need', added judge David Burney.

Colby Lodge
© Tim Crocker

Burbridge Close
Dagenham, LB Barking and Dagenham, RM8

COMMUNITY PRIZE SHORTLISTED

Burbridge Close is a row of eight socially rented cottages for people over 60. The site was previously a group of disused garages which blocked the urban grain. Loneliness can be a problem for older residents. Burbridge Close is designed to address this concern with an emphasis on the social life of the cottages. Rather than the standard flats in blocks of sheltered housing, it offers a congenial environment where everyone gets a front door and front yard facing directly a cheerful little street.

BUILT | Completion: **June 2018** | Client: **LB Barking and Dagenham** | Architect: **Peter Barber Architects** | Structural Engineer: **Cook Associates** | M&E / Sustainability Engineer: **M+C Environmental Services** | Project Manager / Cost Consultant: **Artelia UK** | Contractor: **Mulalley Construction** | Value: **£1.2 million** | Size: **468 sqm**



© Morley von Sternberg

Colby Lodge
The Drive, Walthamstow,
LB Waltham Forest, E17

This new sheltered housing scheme will provide 20 generously sized, dual aspect one bedroom flats with communal facilities, designed to embody HAPPi principles. Communal facilities for residents of the new development include a large garden room with kitchen and hearth, dining and meeting spaces adaptable for activities such as aerobics and dance, a therapy room, laundry and accessible gardens. The design enables these facilities to be made available to the neighbourhood, while preserving residents' privacy.

BUILT | Completion: **March 2018** | Client: **Walthamstow & Chingford Almshouse Charity (WCAC)** | Architect: **Pollard Thomas Edwards** | Structural Engineer: **Ellis and Moore** | M&E / Sustainability Engineer: **Peter Deer & Associates** | Planning Consultant: **Rolfe Judd** | Project Manager / Cost Consultant: **Calfordseaden** | Contractor: **Kind & Co** | Value: **£5.4 million** | Size: **1,500 sqm**



© Tim Crocker

Lodge Road
Lodge Road, City of Westminster, NW8

Central and Cecil Housing Trust (C&C) is working in collaboration with Regal London to bring forward the redevelopment of the former Dora House site in St John's Wood. In total, the development will now provide 170 homes for the over 55s and 112 homes for sale. 153 of the later living homes within the Lodge Road development will be affordable with priority going to previous residents of Dora House who wish to return to the new building and to other elderly Westminster residents.

UNBUILT | Completion: **December 2020** | Client: **Central and Cecil Housing Trust (C&C) and Regal London** | Architect: **Ryder Architecture** | Landscape: **Me-Landscape** | Structural Engineer: **Bradbrook Consulting** | M&E Engineer: **FHP** | Value: **£60 million** | Size: **16,000 sqm**



The Landsby
Merrion Avenue, Stanmore, LB Harrow, HA7

The Landsby comprises 101 generous and easily adaptable apartments for the over 65s, with extensive facilities carefully designed to keep residents healthy, active, and living as independently as possible. The building, designed in accordance with the HAPPI principles, offers 24 hour on-site care staff and luxury hotel-style services. Apartments range in size from one-bedroom apartments up to large two-bedroom and penthouse apartments, each with larger than standard private amenity balcony or terrace with ample space for residents to sit.

UNBUILT | Completion: **October 2019** | Client: **Elysian Residences** | Architect: **ColladoCollins Architects** | Landscape Architect: **Bradley-Hole Schoenaich Landscape Architects** | Structural Engineer: **WSP** | M&E / Sustainability Engineer: **Hoare Lea** | Planning Consultant: **DP9 Ltd** | Project Manager / Cost Consultant: **Cast Consultancy** | Contractor: **Henry Construction Projects Ltd** | Principal Designer: **PB Safety Ltd** | Size: **14,650 sqm**



Woodside Square
Woodside Avenue, Muswell Hill,
LB Haringey, N10

A redundant hospital site has been transformed into homes for downsizers integrated with restored heritage buildings, grand town-houses and affordable family homes. Accommodating these different age and income groups on a complex site has required intricate placemaking and a commitment to retaining and enhancing the existing landscape and historic buildings. The scheme occupies the former St Luke's Hospital site set within the Muswell Hill Conservation Area, with its well-preserved streets of Edwardian houses and mansion blocks.

BUILT | Completion: **April 2018** | Client: **Hanover and Hill** | Architect: **Pollard Thomas Edwards** | Structural Engineer: **Conisbee** | M&E / Sustainability Engineer: **Hoare Lea** | Planning Consultant: **Savills** | Contractor: **Hill** | Landscape Architect: **Farrer Huxley Associates** | Size: **78,084 sqm**



© Marley von Sternberg





HOMES

The design of homes in London—at least according to those shortlisted in the New London Awards 2019—showed a continued use of brick, with a majority of entries in the private domain, and under the 14-unit maximum before social housing requirements kick in.

They also continued a theme for homebuilders and designers unearthing small backland sites and even reusing other building types in which to carve out living spaces.

A commendation went to 13 Alwyne Place, a single, high spec brick family house praised for its beautiful series of internal spaces and courtyards. 'It just has a very nice atmosphere', said Monica von Schmalensee. 'I thought it was very beautiful as an infill but still very private', she added, commending its use of daylight and the organisation of the plan.

The judges praised the very elegant and cleverly worked details in the winning scheme, the part-social housing scheme Aikin Villas by Stephen Taylor Architects for LB Hackney. Category expert assessor Mary Duggan pointed particularly to the side elevation, the use of pre-cast panels, the very well-detailed brickwork and a very clever repeated bay module. 'What I really like is the take on the bay window', she said. 'It's well done, has a social housing component and LB Hackney are doing really good work', said judge David Burney. Judge Dominique Alba agreed; 'it is the best one', she said.

Aikin Villas

Barbault Road, LB Hackney, N16

Part of Hackney Council’s programme to deliver high-quality, design-focused council housing, these four family houses for social rent are cross-subsidised by three for private sale, on a site previously occupied by a subsidence-damaged building. Occupying a corner site, surrounded by brick-built terraced streets, the material homogeneity of the design is in keeping with the character of the neighbourhood. The design seeks to adhere to these principles, whilst adapting to make a building with a strong character of its own.



© David Grandorge

BUILT | Completion: **October 2018** | Client: **LB Hackney** | Architect: **Stephen Taylor Architects** | Structural Engineer: **Engineers HRW** | Services Engineer: **Robinson Associates** | Contractor: **Quadrillion Construction** | Employers Agent: **Calfordseaden** | Approved Building Inspector: **NHBC Building Control** | Value: **£2.6 million** | Size: **920 sqm**

13 Alwyne Place

13 Alwyne Place, LB Islington, N1

COMMENDED

Replacing an awkwardly sited post-war house, the new building sits unobtrusively behind what seems to be a garden wall along the street. Along the back edge of the site is a two-storey bedroom wing, which overlooks the garden across a central courtyard and a single-storey wing with the living and dining spaces. The garden extends visually into this sheltered courtyard, which brings abundant light into the centre of the house. The house was prefabricated in timber to reduce build time and clad in brick on-site.

BUILT | Completion: **December 2017** | Architect: **Mitzman Architects LLP** | Structural Engineer: **Concept Consultancy Ltd** | M&E Engineer: **Boom Collective** | Quantity Surveyor: **PT Projects** | Contractor Prefabricated Element: **RIKO d.o.o** | Contractor Fit Out: **Philiam Construction Ltd** | Value: **£1.8 million** | Size: **315 sqm**



© Richard Chivers

Aperture House

44 Ecclesbourne Road, LB Islington, N1

A modern new home for artist and interior designer Zoe Papadopoulou, this house fits discreetly into an Islington conservation area. Situated on a restricted plot, the key challenge was to maintain a sense of privacy, while creating internal spaces filled with natural light. Both are achieved through a collection of skylights, large glazed doors and perforated brick openings. The ground floor with two courtyards, mostly hidden from the street, occupy the whole site; while the facade of the top floor relates directly to its urban context.

BUILT | Completion: **April 2017** | Client: **Zoe Papadopoulou** | Architect: **Paul Archer Design** | Contractor: **B&A Woodworking** | Interior Design: **Zoe Works Indoors** | Structural Engineer: **Hardman Structural Engineers** | Value: **£499,000** | Size: **90 sqm**



© Kilian O'Sullivan

Chapel

18A Grove Park, LB Southwark, SE5

'Chapel' is a family home carved from a derelict religious building. Volumes and scale overlap so there are rooms within rooms, micro and macro spaces working simultaneously under an embodied roof. The use of cross-laminated timber in the construction of the staircase, kitchen and mezzanine allowed for off-site manufacturing and rapid on-site installation. The majority of the external brickwork is constructed of bricks reclaimed from the existing chapel and the roof slate is reclaimed from locally demolished buildings.

BUILT | Completion: **April 2018** | Architect / Interior Designer: **Craftworks Architects** | Engineer: **Cooper Associates** | Contractor: **Habitat Construction LLP** | Landscape Architect: **Jane Brockbank Gardens** | Value: **£725,000** | Size: **225 sqm**



© Edmund Sumner

The Interlock

35 Riding House Street & 18 Coronet Street, City of Westminster, W1

This new build five-storey mixed-use development absorbs Fitzrovia's rich history taking the proportions of the neighbouring 19th century terrace and recasting its brick facade to create a building of uncertain heritage. A collection of 44 misshapen and seemingly unstackable clay blocks were developed. The result is 5,000 bespoke bricks which appear to twist like cogs, lapping up against glazing, swelling and bowing between floors. Behind the facade, sit three new residential units and a street level café with a gallery beneath.

BUILT | Completion: **November 2018** | Client: **HGG London** | Architect: **Bureau de Change Architects** | Engineer: **HRW** | M&E: **MWL** | Contractor: **Phillip Banks** | Facade Contractor: **Irvine Whitlock** | Brick Supplier: **Forterra** | Size: **300 sqm**



© Gilbert McCarragher

Kenwood Lee House

1B Sheldon Avenue, LB Haringey, N6

This large family dwelling sits modestly within its site, with an ordered front elevation greeting the street. Behind the facade, a considered composition of concrete, steel and timber rises up from the basement courtyard, lit by the glazed rear facade addressing the north westerly aspect and lightwells above. These defining features combine, connecting the family with their environment and create beautifully bright, contemporary and dynamic spaces.

BUILT | Completion: **September 2017** | Architect: **Cousins & Cousins Architects** | Structural Engineer: **FORM SD** | M&E / Sustainability Engineer: **Mendick Waring Ltd** | Planning Consultant: **Montagu Evans** | Concrete Consultant: **David Bennett Associates** | Glazing Consultant: **Patrick Ryan Associates** | Landscape Architect: **LaDellWood** | Value: **£4 million** | Size: **600 sqm**



© Alan Williams

Soboro

1 Southborough Road, LB Hackney, E9

Soboro is a new-build house designed for a young family with adaptable spaces allowing flexibility. It was built on the site of a former garage using similar materials to those found on the original site. Pre-fabricated, thermally insulated ecocrete panels were made off-site and craned into place. Bespoke joinery and shuttering throughout the rest of the house complements the factory-made panels. With a very small footprint the house manages to accommodate outside space on all three levels.

BUILT | Completion: **December 2018** | Client: **Stephen Breen** | Architect: **kennedytwaddle** | Engineer: **Glass Engineers** | Contractor: **Life Construction** | Sub-contractor: **Cornish Concrete** | Photographer: **Henry Woide, David Bennet, Techniker, Moulton Taggart** | Size: **130 sqm**



© Henry Woide

St Thomas Apartment

7A St Thomas Street, LB Southwark, SE1

The project converts the disused belfry at St Thomas’ Church into a residential unit. The Grade II-listed church is over 200 years old, so the challenge was to deliver a characterful, modern apartment within the building’s constraints, while celebrating and enhancing the existing fabric. The team worked closely with Historic England to mediate heritage requirements with current regulatory standards. The result is a modern apartment which respects the local context while retaining and enhancing the atmosphere of the belfry.

BUILT | Completion: **July 2018** | Architect: **Alford Hall Monaghan Morris** | Executive Architect: **Gibson Thornley** | Project Manager & Quantity Surveyor: **Beadmans** | Mechanical & Electrical Engineer: **Skelly & Couch** | Structural Engineer & Below Ground Drainage: **Elliott Wood** | Contractor: **DF Keane** | Archaeology: **CgMS** | Party Wall & Rights of Light Surveyor: **GL Hearn** | Principal Designer: **MLM** | Size: **150 sqm**



© Tim Soar

77A Stanbury Road

77A Stanbury Road, LB Southwark, SE15

The project re-works a former back-lands builders’ yard, surrounded on all boundaries by gardens of Victorian terraced houses and high brick walls, to create four two-storey detached dwellings with private and shared garden spaces. A linear arrangement was the only feasible approach to placing multiple dwellings on such a narrow and physically challenging site. The plan and cross section of each dwelling is a response to the needs of future occupants and driven by the contextual relationship with its neighbours.

UNBUILT | Status: **Under construction** | Completion: **November 2019** | Client: **Emerson Property Ltd** | Architect: **Williams Griffiths Architects** | Structural Engineer: **Techniker** | M&E Consultant: **Inginer** | Planning Consultant: **Gary Rice (Interpolitan)** | Contractor: **Roskerry Ltd** | Landscape Designer: **Thrift Landscapes** | Value: **£130 million** | Size: **750 sqm**



© Williams Griffiths Architects

Villa Volta

Anson Road, LB Brent, NW2

The high-quality residential infill building is the reimagining of a redundant electrical substation site. The design represents a considered approach to the provision of well-designed housing on a complex and constrained ‘small site’, which will be of ever-increasing importance across London if it is to meet its targets for housing delivery. The proposal offers high-quality private amenity space, far exceeding the minimum stipulated by the London Plan, to the benefit of the wellbeing of its residents.

UNBUILT | Status: **Planning pending** | Architect: **Novak Hiles Architects** | Client: **Arrant Land** | Planning Consultant: **Wildstone Planning** | Size: **484 sqm**



© Novak Hiles Architects

Wittering House, Adolphus Road

Adolphus Road, LB Hackney, N4

The site had been previously overlooked due its tiny size; however, clever design allowed the dilapidated garage site to have a new use as a home for a young couple. Surrounded by Victorian terraces, materials were chosen to fit with its small scale as well as complement its neighbours. This delivers a contemporary design without overpowering other buildings in its vicinity and provides a positive contribution to the existing built form. The house is both sympathetic to its location and individual in its identity.

BUILT | Completion: **April 2017** | Client: **Charles Bettes and Vicky Lim** | Architect: **gpad London ltd** | Structural Engineer: **Mason Navarro Pledge** | Contractor: **MD Construction** | Value: **£240,000** | Size: **77 sqm**



© Tim Crocker



 The Kimpton Fitzroy
© Morley Von Sternberg

HOTELS & HOSPITALITY

This year's awards shortlist in Hotels & Hospitality exemplified a wider trend – the growth in London of new private clubs.

Partially, explained category expert assessor Heinz Richardson from Jestico+Whiles, this was down to what we might call the 'WeWork effect' – people seeking non-corporate office spaces in which to work. But it was also about being with like-minded people within tribes or following particular schools of thought, sharing ideas and common values.

This was certainly the case with the commended scheme The Conduit, a new club in the heart of Mayfair which has been designed with social change and sustainability in mind, refurbishing an existing structure under the catchwords 'reclaim, reuse and recycle'. 'There's a new sort of breed of clubs happening in London' said Richardson, citing also shortlisted schemes like The Ministry's blurring of work and play and Kindred's offering of workplace for its members, a scheme which inserts modern facilities into another listed building. 'People are looking for alternative places to socialise', added Richardson. Chair of the judges Peter Murray said it was the 'long burn effect of the Groucho'. But the category was a wide one, stretching across refurbs and new builds and including the commended Park House Apart-Hotel in West Ham Lane. And the winner was deemed to be The Kimpton Fitzroy, a Grade II-listed building opposite Russell Square designed by the designer of the Titanic that has been 'brought to life magnificently' as a five-star hotel that has had 100 per cent occupancy since it was finished last Autumn. 'It's done in a really bold and sensitive manner' said Richardson.

Judge David Burney paid tribute to the work done at the Queen Elizabeth Hall Foyer by Archer Humphries Architects and Feilden Clegg Bradley Studios as a difficult project walking the very thin line between historic quality of the original architecture and trying to transform it into a new space without 'tarting it up'. But The Kimpton Fitzroy is a 'magnificent' scheme that has transformed a building that had fallen on hard times, said judges chair Peter Murray. Monica von Schmalensee agreed: 'I think this is important for the city'.

The Kimpton Fitzroy

Russell Square, Bloomsbury, LB Camden, WC1

Built in 1898 this Grade II-listed building was originally designed by Charles Fitzroy Doll as one of the first purpose-built hotels in London. The renovation included a hard refurbishment of guestrooms to create 334 individual custom finished rooms. Public areas were reconfigured to improve the guest experience and make way for a diverse mix of restaurants, bars and event spaces. At the heart of the building is the reintroduction of a ‘Palm Court’ with a bespoke backlit ceiling, external seating area and winter garden.

BUILT | Completion: **October 2018** | Client: **Starwood Capital and Principal Hotels** | Architect: **EPR Architects** | Structural Engineer: **Simpson Associates** | M&E / Sustainability Engineer: **Elementa Consulting** | Planning Consultant: **CgMs Ltd** | Project Manager & Cost Consultant: **MHBC and Arcadis LLP** | Contractor: **S&T Interiors Ltd** | Lighting Design: **Lighting Design International** | Principal Interior Designer: **Tara Bernerd & Partners** | Other Interior Designer: **Russell Sage Studio (Food & Beverage Spaces)**, **Principal Hotels Design Team** | Value: **£85 million** | Size: **21,210 sqm**



© Morley Von Sternberg

The Conduit

40 Conduit Street, City of Westminster, W1S

COMMENDED

The project involved the full interior refurbishment and extension of an existing eight-storey 40,000 sq ft neo-classical building to create a world-class members club. Sustainability lies at the heart of The Conduit and this philosophy of ‘reclaim, reuse, recycle’ is found throughout the project, incorporating regenerative lift breaks, vertical green walls and the re-use of existing materials from the building. Significant structural alterations and interior refurbishments were undertaken to provide a basement bar and lounge, event spaces, a library, restaurants and bars, and external terraces.

BUILT | Completion: **October 2018** | Client: **The Conduit** | Architect / Lead Designer: **Feix&Merlin** | Concept Designer: **Cavendish Studios** | Interior Designer: **Russell Sage Studio** | Structural Engineer: **Alan Baxter Associates** | M&E / Sustainability Engineer: **Watkins Payne Partnership** | Planning Consultant: **Gerald Eve** | Project Manager / Cost Consultant: **Gardiner & Theobald** | Contractor: **ISG** | Fire Engineering: **JGA Fire** | Principal Designer: **Ridge & Partners LLP** | Catering Consultant: **A&E Catering Design** | Sustainability Consultant: **Verdextra** | Acoustic Consultant: **Sandy Brown** | Lighting Designer: **Xavio** | AV Consultant: **Smartcomm** | IT Consultant: **MicroNet** | Value: **£15 million** | Size: **4,000 sqm**



© Adam Scott

Park House Apart-Hotel

West Ham Lane, LB Newham, E15

COMMENDED

Park House is a new apart-hotel and community leisure project in West Ham Lane. The nine-storey building holds a mix of uses, including 91 apart-hotel spaces, seven ‘residential’ units, community facilities, a gym and a new café and restaurant. The building is a London landmark project for hotel operator Roomzzz, their first in the capital and it has been fully let since it opened in 2018. The building is a new urban landmark for the surrounding area, bringing access and economic vitality for all users.

BUILT | Completion: **July 2018** | Client: **Major Housing Association** | Architect: **East architecture, landscape, urban design** | Structural Engineer: **HJ Consulting Engineers** | M&E: **J Duntun Associates Ltd** | Contractor: **Kanhiya Construction Ltd** | Value: **£10 million** | Size: **5,156 sqm**



© Gary Askew

The Belmond Cadogan Hotel
Sloane Street, LB Kensington and Chelsea, SW1

After multiple adaptations over the years, the Cadogan Hotel, originally constructed in 1887, had become tired and outdated with small rooms and narrow corridors. The hotel has now been completely refurbished with the sensitive addition of a roof extension, lightwell infills and sub-basement. The result is a hotel with increased accessibility, large rooms, corridors and facilities—fitting the present-day expectations of a five-star hotel. Notable historic rooms have been restored and many original features have been used as inspiration for the new architecture and interiors.

BUILT | Completion: **March 2019** | Client: **Cadogan** | Operator: **Belmond** | Architect: **Blair Associates Architecture** | Interior Designer (Public Areas and Guestrooms): **GA Design** | Interior Designer (Food and Beverage Areas): **Russell Sage Studios** | Structural Engineer: **Michael Alexander Engineers** | M&E Engineer: **Caldwell Consulting** | Planning Consultant: **Gerald Eve** | Project Manager: **AARRKK** | Cost Consultant: **TTPP** | Contractor: **Beck Interiors** | Value: **£39 million** | Size: **6,078 sqm**

IQL Pavilion
31 Westfield Avenue, LB Newham, E20

Located between Queen Elizabeth Olympic Park and Stratford City, this scheme houses a visitor centre with a café, two restaurants and a public rooftop. Acting like an amphitheatre with Endeavour Square as its stage, the building rises up from the public realm taking visitors up to the lushly planted roof, generating a number of lookout points. The structure is composed of prefabricated timber elements forming walls, floors and beams, arranged in a radial grid and assembled in situ with a quick standardised system of connection.

UNBUILT | Status: **Starting on site** | Completion: **April 2020** | Client: **Lendlease / London Continental Railway (Stratford City Business District Ltd)** | Architect: **ACME** | Structural Engineer: **Arup** | M&E / Sustainability Engineer: **Norman Disney & Young** | Planning Consultant: **Quod** | Project Manager & Cost Consultant: **Gardiner & Theobald** | Contractor: **B&K structures, Stage One, Kone, ESGprime, O'Keefe** | Landscape Architect: **Gustafson Porter and Bowman** | Facade Consultant: **Meinhardt** | Infrastructure Engineer: **Buro Happold** | Acoustic: **Hoare Lea** | Waste / Transport / Security: **WSP** | Value: **£7.7 million** | Size: **1,500 sqm**



© ACME

Kindred
Queen Caroline Street,
LB Hammersmith and Fulham, W6

Kindred is a new venture with the aim of making it easier for people to connect with one another and with their community. The venue occupies an existing three-storey Grade II-listed building. The lowest level is open to the public, with the middle and top levels reserved for members and their guests. The design is simple and classic, revealing the listed walls of the building and the large Georgian windows, while the finishes focus on warmth with timeless fixtures and furniture.

BUILT | Completion: **January 2019** | Client: **Kindred** | Architect: **studioshaw** | M&E: **Technical Services** | Planning Consultant: **Montagu Evans** | Quantity Surveyor: **Measur** | Main Contractor: **BB Contracts** | Value: **£2.1 million** | Size: **558 sqm**

The Ministry
Borough Road, LB Southwark, SE1

This project provides a private members club and social workspace for creative industries, housed in a former Victorian printworks in Southwark. Combining the creative, social and networking aspects of a members' club with dynamic co-working space for up to 850 people, the aim was not just to offer a place to do business, but to provide an environment for a convivial and creative way of life. The design fuses the raw, exposed factory space with luxurious materials, bespoke furniture, lighting, and artwork to produce a 'premium raw' aesthetic.

BUILT | Completion: **July 2018** | Client: **Ministry of Sound** | Architect / Interior Designer: **Squire & Partners** | Contractor: **Oktra** | Services: **Hoare Lea** | Furniture: **Dodds & Shute** | Size: **4,729 sqm**



© Ed Reeve



© James Jones

Portsoken Pavilion
Aldgate Square, City of London, EC3

Portsoken Pavilion is the centrepiece structure in a new landscaped public square that has replaced the former Aldgate gyratory. The small building is part of a larger civic aim to provide space for events, leisure and improved wellbeing. The sculptural monocoque pavilion meets the ground at just three points. It is home to a café and acts as a multi-functional community space. The former pedestrian tunnels beneath the pavilion have been repurposed as functional back-of-house facilities.

BUILT | Completion: **April 2018** | Client: **City of London Corporation** | Architect: **Make Architects** | Structural Engineer: **Fluid** | M&E Engineer: **Aecom** | Contractor: **Kier** | Landscape Architect: **Gillespies** | Size: **325 sqm**



© Martina Ferrera / Make Architects

Queen Elizabeth Hall Foyer
Southbank Centre, Belvedere Road,
LB Lambeth, SE1

In 2015 the Queen Elizabeth Hall closed its doors ahead of a two-and-a-half-year renovation programme, opening again in 2018. Archer Humphryes Architects were in charge of the interior architecture for the Foyer Hospitality and implemented a new programme for a space with capacity for 1,000 people, which included a new café and an Interval bar, along with new dining and lounge areas. The existing 1967 structure and materials were retained but the new bar and seating areas were given their own language with colourful handmade tiles.

BUILT | Completion: **April 2018** | Client: **Southbank Centre Ltd** | Interior Architect (Foyer Hospitality): **Archer Humphryes Architects** | Architect (General Scheme): **Feilden Clegg Bradley Studios** | Cost Consultant / CDM: **Gardiner & Theobald** | Fit-out Contractor: **Du Boulay Contracts** | Main Contractor: **BAM** | Project Manager / Structural Engineer: **Arup** | Services Engineer / Environmental Consultant: **Max Fordham** | Planning Consultant: **Gerald Eve** | Value: **£440,000** | Size: **1,190 sqm**



© Keith Collie

VIVI
Centre Point, Saint Giles Square,
LB Camden, WC2

The client's brief was to create an all-day brasserie with a British provenance. The space was to incorporate bars, relaxed dining and lounges. The design concept took inspiration from 'swinging London', a celebration of its culture, paying homage to the art, fashion and design of that era. The design is bold, fun, and approachable but also aims to be elegant with a timeless quality. The restaurant is to be a destination and anchor venue in the revived iconic Centre Point redevelopment.

BUILT | Completion: **March 2019** | Client: **Rhubarb** | Architect: **Gordon Young Architects** | Structural Engineer: **Pell Fischmann** | M&E Consultant: **Lehding Services Design** | Planning Consultant: **Gerald Eve** | Project Manager / Cost Consultant: **Keytask** | Contractor: **WFC** | Developer: **Almacantar** | Lighting Consultant: **Nulty** | Art Consultant: **Chrom Art** | Acoustic Consultant: **Cole Jarman** | Chandelier Specialist: **Vibeke Fonnesberg Schmidt** | Value: **£3.5 million** | Size: **1,500 sqm**



© Chris Orange



Hoxton Press, Colville Estate
© Simon Menges

HOUSING

Sponsored by WICONA

Housing has continued its steep rise up the political agenda, gathering pace as London's housing crisis has deepened. But for all the extra emphasis on off-site construction and the Greater London Authority's urgings for more players to enter the fray, housing has still seen off another minister, with new incumbent Kit Malthouse making it the eighth in the last eight years. Whether this is the stable political background required to see policy proposals through to fruition and achieve the government's much publicised goals for increased housing delivery remains to be seen.

Happily, however, local authorities are starting to build again, many of those in the capital, such as LB Barking and Dagenham and LB Croydon, which are now creating separate vehicles to provide a route over the logjam. And with its time and cost-efficiencies, off-site construction has been boosted by growing involvement from companies like Legal & General, Laing O'Rourke, and Berkeley Homes and a tie-up between Japan's largest modular construction firm, Sekisui House, Urban Splash and Homes England.

This year's crop of entries exemplified this spread, but with infill sites being 'king' this year, according to category expert assessor Claire Bennie of Municipal. This principle is at its best when it obeys Bennie's four golden rules, she said: maxing out density, doing 'amazing' things with landscape, great architecture of course, and the important element of how the scheme makes a community. Some system building was in evidence, with modular and other methods, and some student housing as well, but one of the interesting things was that community-led housing is not coming through to any impactful degree as yet—but it will come. There were other key trends to note as well, however. The first was more council-led schemes and even projects which were produced by in-house architects. Plus, stylistically, the arch made something of a comeback in more than one scheme—a new kind of 'arch-itecture'.

The judges felt that the unbuilt winner should be Peter Barber Architects' Beechwood Mews, a sinuous street of 97 homes in interesting forms, plus a corner shop and café, with two built winners showing an encouraging strength in depth in this category. These went to Hoxton Press, Colville Estate by Karakusevic Carson Architects and David Chipperfield Architects, two towers in effect paying for the rest of the estate regeneration scheme, and Marklake Court by Bell Phillips Architects, a genuinely community-led project with excellent engagement and communication where the developers listened to the tenants.

Beechwood Mews

Land west of Beechwood Avenue, LB Barnet, N3

Beechwood Mews is a development arranged around a public pedestrianised mews street. The proposal provides 97 homes with 50 per cent affordable, a café and corner shop. An undercroft carpark is provided, taking advantage of the natural terrain of the site, with accommodation masking it from the street. Beechwood Mews is a flagship project within the new GLA Small Sites Programme, promoting the delivery of exemplary levels of affordable housing within privately funded developments, piloting the release of publicly owned sites within London.

UNBUILT | Status: **Planning granted** | Completion: **December 2020** | Client: **Kuropatwa** | Architect: **Peter Barber Architects** | Structural Engineer: **Hall Davies** | M&E / Sustainability Engineer: **Mendick Waring** | Planning Consultant: **DP9** | Project Manager, Cost Consultant & Contractor: **Kuropatwa** | Size: **10,700 sqm**



Hoxton Press, Colville Estate

Penn Street, LB Hackney, N1

These two tall buildings contain 198 apartments and a new public realm on the edge of Shoreditch Park. The two hexagonal brick buildings are rotated in relation to one another to maximise daylight, views and minimise overlooking and loss of light to neighbouring buildings. At street level, large, outward-facing brick vaults create a permeable space open to the life of the neighbourhood. The landscape design includes a continuous surface of granite cobbles, connecting the buildings with a new public space.

BUILT | Completion: **October 2018** | Client: **LB Hackney** | Architect: **Karakusevic Carson Architects and David Chipperfield Architects** | Development Partner: **Anthology** | Landscape Architecture: **Vogt** | Planning Consultant: **Tibbalds Planning and Urban Design** | Structural, M&E & Sustainability Engineer: **AECOM** | Facade Engineer: **Thornton Tomasetti** | Contractor: **Wates** | Value: **£71 million** | Size: **19,000 sqm**



Marklake Court
Weston Street, LB Southwark, SE1

COMMUNITY PRIZE SHORTLISTED

Marklake Court is a new community-led development of council-rent homes. Replacing 20 under-utilised garages, the project has been conceived, initiated and designed in conjunction with local residents, who formed the Leathermarket Community Benefit Society to develop new genuinely affordable homes. The design has been shaped and moulded through extensive local consultation, working from first principles through to detailed design. The result is 27 affordable flats and maisonettes, including three wheelchair-accessible flats, providing high-quality new homes at a high density.

BUILT | Completion: **July 2018** | Client: **Leathermarket Community Benefit Society** | Development Manager: **igloo Community Builders** | Architect: **Bell Phillips Architects** | Contractor: **Buxton Building** | PM / EA / CDM: **RPS** | Quantity Surveyor: **Measur** | Planning: **Tibbalds** | Engineer: **Engineers HRW** | M&E: **Hoare Lea** | Landscape Architect: **OUBE** | Value: **£7.8 million** | Size: **3,080 sqm**



© Kilian O'Sullivan

Hanbury Street
Hanbury Street, LB Tower Hamlets, E1

COMMENDED

This project provides quality affordable family homes. Occupied by a number of garages, a small playground and an area of open space, all of poor quality, the site will be transformed. The project creates a terrace of family homes fronting onto a new street which includes new public open space and a playground. The scheme is part of the Mayor of Tower Hamlets' commitment to provide 1,000 new council homes within four years.

UNBUILT | Status: **Planning granted** | Completion: **December 2020** | Client: **LB Tower Hamlets** | Architect / Landscape Architect / Environmental Sustainability / Energy / Sunlight & Daylight: **PRP** | Structural / Civil Engineer: **SD Structures** | Arboriculturalist: **Oisin Kelly** | Transport: **Transport Planning Consultants** | Value: **£2.7 million** | Size: **3,020 sqm**



© PRP

Harvist Estate New-Build
Citizen Road, Hornsey Road, LB Islington, N7

COMMENDED

The project forms part of the borough's programme to provide new homes in conjunction with estate improvements on council owned estates. Two terraces of two- and three-storey courtyard dwellings are proposed, comprising of 2-bed, 3-bed and 4-bed houses, plus 1-bed and 2-bed flats. Citizen Road will be redesigned. Proposed landscape improvements to the estate include new trees, soft landscaping, an improved community garden and better street lighting. Cycle store and recycling capacity on the estate will increase and play facilities will be provided.

UNBUILT | Status: **Planning granted** | Completion: **March 2022** | Client: **LB Islington** | Architect / Landscape Architect: **LB Islington / Islington Architects** | Structural Engineer / Civil Engineer: **Conisbee** | M&E: **Ingleton Wood** | Planning Consultant: **HTA Architects** | Cost Consultant: **Bailey Garner** | Value: **£9.92 million** | Size: **2,253 sqm**



© Islington Architects

Mapleton Crescent SW18
11 Mapleton Crescent, LB Wandsworth, SW18

COMMENDED

Mapleton Crescent is the tallest private-sale modular tower in Europe. Cladding is a turquoise terracotta developed with local artist, Loraine Rutt. Two-thirds of the homes are dual aspect. The 27-floor building demonstrates that tall buildings can support a community and sets a precedent for the delivery of high-quality modular affordable housing on constrained sites at speed. The residents lounge, entrance foyer, riverside walkway and the building's pleated ceramic cladding all make a positive contribution to Wandsworth's public realm.

BUILT | Completion: **June 2018** | Client: **Pocket Living** | Architect: **Metropolitan Workshop** | Structural Engineer: **Clancy and Barrett Mahony** | M&E & Sustainability: **Mendick Waring** | Planning Consultant: **Rolfe Judd** | Cost Consultant: **WT Partnership** | Contractor: **Donban Contracting UK** | Acoustic Consultant: **WSP** | Fire: **JGA** | Daylighting: **GVA** | CDM Coordinator: **Quoin and Donban** | Air Quality & Noise: **Vanguardia** | Approved Building Inspector: **Assent Building Control** | Warranty Provider: **Premier Guarantee** | Value: **£23 million** | Size: **476 sqm**



© Simon Kennedy

Agar Grove Phase 1a
14-16 Wrotham Road, LB Camden, NW1

OVERALL WINNER

SUSTAINABILITY PRIZE WINNER

Agar Grove is the largest of Camden Council's community investment projects. Phase 1a delivers 38 social rented homes, part of a masterplan of 493 homes for new and existing tenants. All existing tenants are being offered a home in the new development. Existing residents, stakeholders and statutory bodies were consulted at all stages in order to create a place where people want to live. All new homes are built to the Passivhaus standard, with an estimated 90 per cent energy bill reduction.

BUILT | Completion: **April 2018** | Client: **LB Camden** | Architect: **Hawkins\Brown** | Masterplan: **Hawkins\Brown with Mae Architects** | Passivhaus Architect: **Architype** | Structural Engineer: **Peter Brett Associates** | M&E / Sustainability Engineer: **Max Fordham** | Planning Consultant: **CMA Planning** | Project Manager / Cost Consultant: **Arcadis** | Contractor: **Hill Partnership** | Landscape Architect: **Grant Associates** | Value: **£9 million** | Size: **4,265 sqm**



© Jack Hobhouse

Barts Square Phase 1
Bartholomew Close, City of London, EC1

Barts Square lies within the City of London and the ward of Farringdon Within. The majority of the site is located within the Smithfield Conservation Area and covers approximately 1.29 hectares, encompassing a range of buildings on Little Britain and Bartholomew Close. Piercy&Company designed the envelope of one of the residential buildings. The scheme is part of the Barts Square masterplan which establishes a new urban mixed-use quarter in the heart of the City of London.

BUILT | Completion: **November 2018** | Client: **Helical PLC** | Architect: **Sheppard Robson with Piercy&Company** | Structural Engineer: **Waterman Group** | M&E / Sustainability Engineer: **Sweco** | Planning Consultant: **DP9** | Project Manager: **Second London Wall** | Cost Consultant: **Arcadis** | Contractor: **Carillion PLC/McLaren** | Developer: **Helical PLC** | Landscape Architect: **Gross Max** | Facade Consultant: **Buro Happold** | CDM: **ORSA** | Value: **£110 million** | Size: **60,000 sqm**



© Alex Upton

Branch Place, Colville Estate
Colville Street, LB Hackney, N1

MAYOR'S PRIZE SHORTLISTED

Part of the wider Colville Estate Masterplan for Hackney Council, a diverse and sustainable development of 116 mixed-tenure homes (60 per cent social rent, 10 per cent shared ownership, 30 per cent private sale) delivered over two buildings alongside new public routes, play spaces and landscaping. A new neighbourhood street running east-west forms a vital link through the scheme, while pedestrian priority streets run north-south, successfully reconnecting the estate back into the wider area.

BUILT | Completion: **February 2019** | Client: **LB Hackney** | Architect: **Karakusevic Carson Architects** | Landscape Architect: **muf architecture/art** | Planning Consultant: **Tibbalds Planning and Urban Design** | M&E / Sustainability / Structural Engineering: **Peter Brett Associates** | Contractor: **Higgins** | Value: **£34 million** | Size: **15,300 sqm**



© Pete Landers

Brentford Lock West Phase 2

Commerce Road, LB Hounslow, TW8

Brentford Lock West on the Grand Union Canal provides 157 high-quality dual aspect homes within pavilion buildings to complement the neighbouring wharf architecture. The design rethinks the perimeter block; six pavilions sit on the plot corners and are linked by townhouses and bridges. The buildings have distinct saw-tooth roof forms enhancing the skyline and bringing light into upper floors, with deep facades of brick and concrete. A public square and generous entrance lobby create social and civic spaces.

BUILT | Completion: **November 2018** | Client: **Waterside Places** | Architect: **Mae** | Structural Engineer: **Expedition** | M&E / Sustainability Engineer: **Thornton Reynolds** | Planning Consultant: **Tibbalds Planning and Urban Design** | Project Manager / Cost Consultant: **Tower Eight** | Contractor: **McAleer & Rushe** | Sustainability Consultant: **Eight Associates** | Landscape Architect: **Camlins** | Acoustic Engineer: **Buro Happold** | Fire Consultant: **The Fire Surgery** | Value: **£51 million** | Size: **19,606 sqm**



© Rory Gardiner

6 Castle Lane

6 Castle Lane, City of Westminster, SW1

VI Castle Lane revisits a recurring element of English architecture through an interpretation of the bow window. Introducing contemporary design in a protected conservation area, the project's complex volume uses its curving walls to negotiate conflicting urban scales; from mansions to townhouses. The curved glass extends from the building to enlarge the living space inhabiting the street as a hovering semi-external spatial experience. The boutique development of 28 apartments and three townhouses is located in the Birdcage Walk Conservation Area of Westminster.

BUILT | Completion: **June 2018** | Client: **Landsec and Sons & Co.** | Architect: **DR00 + NAME** | Project Architect: **Michel da Costa Goncalves + Nathalie Rozencawjg** | MEP: **CHAPMAN BATHURST** | Structure: **Parmarbrook** | Quantity Surveyor: **McBains Cooper** | Planning Consultant: **Gerald Eve** | Townscape Consultant: **MONTAGU EVANS** | Facade Consultant: **Arup Facades** | ROL & Party Walls: **Deloitte Real Estate** | CDM: **Schal** | Acoustic: **AAD** | Fire & Inclusive Design: **BuroHappold** | PR: **Cascade** | Transport: **Momentum Transport** | Environmental: **Waterman Group** | Landscape Design: **Hyland Edgar Driver** | Survey: **Plowman Craven** | Rendering: **Miller Hare** | Value: **£18 million** | Size: **4,600 sqm**



© NAARO

Chobham Manor

10 Olympic Park Avenue, LB Newham, E20

MAYOR'S PRIZE WINNER

The first neighbourhood delivered as part of the Olympic Legacy, built on tried and tested urban design principles borrowing from the London vernacular, it is developed around three shared 'greens' that incorporate play with a wide choice of houses and apartments set within tree-lined avenues and intimate streets. The development provides 859 new homes (75 per cent designed for families) a new nursery, community centre and shops to serve local residents. All homes will be built to high sustainability and inclusive design standards.

BUILT | Completion: **December 2018** | Client: **Chobham Manor LLP (Taylor Wimpey & L&Q) and LLDC** | Masterplan Architect: **Make, muf architecture/art and PRP** | Architect: **AHMM, Haworth Tompkins, Karakusevic Carson Architects, Make, Nord and PRP** | Landscape: **muf architecture/art and PRP** | Structural Engineer: **Stephen Wilson Partnership** | M&E: **Venables Associates** | Sustainability: **PRP Design Consultancy** | Geotechnics & Environment: **RSK** | Planning Consultant: **Quod** | Cost Consultant: **Chobham Manor LLP** | Contractor: **Taylor Wimpey** | Value: **£270 million** | Size: **116,500 sqm**



© PRP

Churchwood Gardens

Tyson Road, LB Lewisham, SE23

Churchwood Gardens is a sustainable housing scheme with 71 units over nine cedar-clad buildings. The design, focused on community, is fully integrated within both its surroundings and the new landscaped gardens. The units respect existing sight lines to neighbouring terraces and gardens and provide privacy to new residents along with a tranquil garden space for relaxation and play. Interiors are generously spaced, flooded with natural light and are built using high-quality, long-lasting materials.

BUILT | Completion: **January 2019** | Client: **Loromah Estates** | Architect: **Bryden Wood** | Structural Engineer / M&E / Sustainability Engineer: **Bryden Wood** | Planning Consultant: **Frost Planning** | Project Manager / Cost Consultant / Contractor: **Wicklow Projects** | Landscape Architect: **Davis Landscaping** | Arboricultural Consultant: **Quaife Woodlands** | Value: **£14 million** | Size: **8,270 sqm**



© Jocelyn Low

Community Land Trust Lewisham

Land Adjacent to Brasted, LB Lewisham, SE26

These 11 affordable homes are the result of a unique local competition. Residents and members of the community selected Archio at a public workshop, which resulted in a vote for their favourite practice. The project, which is the first purpose built CLT project in London, will be 100 per cent affordable with each home sold at a price linked to local wages. One-bed homes will cost £192,000, and two-beds will cost £244,000, less than half the market price for homes in the neighbourhood.

UNBUILT | Status: **Planning pending** | Completion: **June 2020** | Client: **Lewisham Citizens and London CLT** | Architect: **Archio** | Approved Building Inspector: **Butler & Young** | Planning Consultant: **CMA Planning** | Arboriculture Consultant: **Connick Tree Care** | Quantity Surveyor and Employers Agent: **Ian Sayer & Co** | Services Engineer: **Ingine** | Landscape Designer: **KLA** | Structural Engineer and Civil Engineer: **Price & Myers** | Transport Consultant: **TPP** | Daylight Consultant: **Waterslade** | Value: **£2 million** | Size: **659 sqm**



© Archio / London CLT

Cosway Street

Cosway Street, City of Westminster, NW1

This new residential development includes two additional family-sized terraced houses, with 49 homes arranged around a landscaped communal garden. The site currently comprises two disused and dilapidated post-war buildings, one a former office, the other a former college. Both have been identified as having a negative impact on the character and appearance of the conservation area and as such will be demolished in order to make way for a new development of exemplary quality that is sympathetic to its surrounding architectural context.

UNBUILT | Status: **Planning granted** | Client: **City of Westminster** | Architect: **Bell Phillips Architects** | Planning Consultant: **Peter Brett Associates** | Structural/ Ecology Consultant / Civil & MEP Engineer: **Peter Brett Associates** | Landscape Architect: **Anna French Associates** | Daylight Sunlight Consultant: **Gordon Ingram Associates** | Heritage Consultant: **MOLA** | Size: **2,600 sqm**



Elthorne Estate

Elthorne Estate, LB Islington, N19

The scheme comprises of three sites spread across the estate. The building on Site 1 acts as a gateway, replacing the existing disused sunken ball court. Site 2 sits at the junction of two main pedestrian routes; it proposes a new community centre on the ground floor and flats above. Zoffany Park (Site 3) has been enlarged and reconfigured to include a multi-games court. The landscape strategy glues the three sites together and provides clear routes throughout the estate.

UNBUILT | Status: **Planning granted** | Completion: **April 2022** | Client: **LB Islington** | Architect: **LB Islington / Islington Architects** | Structural Engineer: **MLM** | M&E / Sustainability Engineer: **Calford Seaden** | Planning Consultant: **HTA** | Project Manager / Cost Consultant: **Baily Garner** | Value: **£18 million** | Size: **8,821 sqm**



© Studio CMA

Gainsford Road

47 Gainsford Road, Walthamstow, LB Waltham Forest, E17

MAYOR'S PRIZE SHORTLISTED

The project comprises 45 one-bedroom apartments and sensitively responds to the massing of adjacent buildings, while drawing upon the legacy of the distinct architecture particular to the area. Located on a residential terraced street and close to the town centre, the efficient and functional design fosters a sense of community through shared amenities. All units are 100 per cent affordable and sold at a minimum 20 per cent reduction from the market rate for local buyers.

BUILT | Completion: **March 2018** | Client: **Pocket Living** | Architect: **Gort Scott Architects** | Engineer: **Tully De'Ath** | Services Engineer: **XC02** | Contractor: **PDR Construction** | Size: **2,915 sqm**



© Dirk Lindner

Material Store

Blyth Road, LB Hillingdon, UB3

These 3-storey, 3-bedroom townhouses are designed to address the shortage of family accommodation for rent and are a present-day interpretation of a vernacular terrace house with sunken front areas and steps from the street up to individual front doors. Taking its place as part of an exciting new neighbourhood at The Old Vinyl Factory, the development's various unit types, shared gardens, commercial space and street frontages aim to create an environment that encourages a sense of community.

BUILT | Completion: **May 2018** | Client: **Hub Residential / Fizzy Living** | Architect: **Newground Architects** | Landscape Architect: **B|D Landscape Architects** | Masterplan Architect: **Studio Egret West** | Structural Engineer: **Ramboll / Manhire Associates** | M&E Consultant: **Max Fordham / Gloster MEP** | Acoustic Consultant: **Max Fordham** | Sustainability Consultant: **Scotch Partners** | Planning Consultant: **Nathaniel Lichfield and Partners** | Cost Consultant / Employer's Agent: **Faithful + Gould** | Transport Consultant: **Alan Baxter** | Fire Engineer: **Hoare Lea** | Contractor: **Interserve Construction** | Value: **£40 million** | Size: **21,770 sqm**



© Jack Hobhouse

McGrath Road

1 McGrath Road, LB Newham, E15

McGrath Road comprises 26 tower houses. Houses have one, two or three bedrooms and a top floor living room and roof terrace. Each house has a deeply recessed arcaded frontage, a place where people might choose to sit out at the street edge. The central tree lined courtyard is intended as a public space, overlooked by its numerous balconies, windows, roof terraces and arches.

BUILT | Completion: **February 2019** | Client: **LB Newham** | Architect: **Peter Barber Architects** | Structural Engineer: **Cook Associates** | M&E / Sustainability Engineer: **Whitecode** | Project Manager/ Cost Consultant: **Joan Rowan + Partners** | Contractor: **Mulalley Construction** | Value: **£6 million** | Size: **2,490 sqm**



© Morley von Sternberg

Ordnance Road

Ordnance Road, LB Enfield, EN3

MAYOR'S PRIZE SHORTLISTED

A terrace of three storey town houses which create a backdrop to the southern side of Ordnance Road, provides 15 homes, 100 per cent affordable housing. To the rear of the terrace is a row of four single storey houses with vaulted roofs and a small courtyard, fronting a new cobbled tree-lined mews. The building line for the townhouses is in keeping with the predominantly Edwardian street pattern, setting back from the pavement edge with small front gardens surrounded by a low brick jali wall.

BUILT | Completion: **March 2018** | Client: **LB Enfield** | Architect: **Peter Barber Architects** | Structural Engineer: **Buxton Associates** | M&E / Sustainability Engineer: **Eng Design** | Cost Consultant: **Mott MacDonald** | Main Contractor: **Neilcott Construction** | Value: **£3 million** | Size: **1,365 sqm**



© Morley von Sternberg

Regent's Park Infill Sites

Regent's Park Estate, LB Camden, NW1

The Regent's Park Estate is a popular and well-established estate. New homes on three and five infill sites respectively will rehouse residents in the path of the HS2 route. Designs were established in collaboration with residents and the scheme is a model of how to deliver much-needed housing on small infill sites that are abound in London, and where proposals for densification can both enhance the urbanism and create high-quality homes.

BUILT | Completion: **May 2018** | Client: **LB Camden** | Architect: **Mae and Matthew Lloyd Architects** | Structural Engineer: **Campbell Reith** | M&E / Sustainability Engineer: **TGA** | Planning Consultant: **Tibbald's Planning and Urban Design** | Project Manager / Cost Consultant: **Ikon** | Contractor: **Lovell** | Landscape Architect: **East** | Fire Consultant: **Fire Risk Solutions** | Value: **£30.5 million** | Size: **11,500 sqm**



© Tim Crocker

S5
King's Cross, LB Camden, N1C

S5 is a mixed-use urban block containing 158-dwellings within the King's Cross Central Masterplan. With its prominent position S5 is a landmark structure that will reinforce King's Cross unique sense of place and celebrate its emerging and historic contexts. S5's central, civic expression is its arcaded base and top—a welcoming gesture to draw people in. Arches of King's Cross and St Pancras stations are reinterpreted in a contemporary curve form, enabling the building to sit lightly upon its urban landscape.

UNBUILT | Status: **Planning granted** | Completion: **May 2022** | Client: **King's Cross Central Limited Partnership** | Architect: **Alison Brooks Architects** | Structural Engineer: **Ramboll** | M&E / Sustainability Engineer: **Hoare Lea** | Project Manager / Cost Consultant: **Faithful & Gould** | Landscape: **Todd Longstaffe-Gowan and Bradley-Hole Schoenaich Landscape** | Lighting: **Speirs + Major** | Value: **£68.5 million** | Size: **1,738 sqm**



Savoy Circus
10 Westway, White City,
LB Hammersmith and Fulham, W12

Successfully repairing the urban grain in this area by occupying a plot which has been vacant for 20 years, the design sits sympathetically within the conservation context and provides local residents with the opportunity to remember the previous building on the site. The development consists of 306 student housing units. Student social space, a café, administration and student accommodation are found at entry level and provide an active frontage. The basement provides further student social space, gym, laundry and bike storage and opens towards a landscaped courtyard.

BUILT | Completion: **May 2018** | Client: **Tide Construction** | Architect, Landscape Architect and Planning Consultant: **HTA Design LLP** | Structural Engineer: **BMCE (Barrett Mahony Consulting Engineers)** | M&E / Sustainability Engineer: **Vector Design** | Value: **£23 million** | Size: **1,600 sqm**



© Richard Downer

South Acton Phase 5
Bollo Lane, LB Ealing, W3

This fifth phase of the ongoing and successful regeneration of the South Acton Estate comprises 271 new homes in six blocks, ranging from 5 to 12 storeys, providing a mix of tenures. The buildings comprise ground floor one-, two- and three-bed family homes arranged around a shared communal garden at grade to allow plenty of sunlight into the internal space, provide views out for residents and, crucially, to allow the retention of the existing mature trees that provide fantastic visual amenity.

BUILT | Completion: **October 2018** | Client: **Acton Gardens, Countryside and L&Q** | Architect / Landscape Architect: **HTA Design LLP** | Planning Consultant: **Terence O'Rourke** | Value: **£70 million** | Size: **10,600 sqm**



© Richard Downer

Three Waters
85 Southwark Street, LB Tower Hamlets, E3

Three Waters will be a new residential development providing 307 homes, set within the Limehouse Cut Conservation Area. Comprising three buildings of studio, one, two, three and four-bedroom flats, this collection of homes takes inspiration from the wharf-like, industrial character of east London. The buildings include 198 homes for private sale, 109 affordable homes, 41 for shared ownership and 68 for affordable rental. The development also creates new commercial space, public realm and two new connections to the riverside.

UNBUILT | Status: **Starting on site** | Completion: **January 2022** | Client: **Mount Anvil and Peabody** | Architect: **Allies and Morrison** | Structural Engineer: **Heyne Tillett Steel** | Services Engineer: **Calford Seaden** | CDM: **Brookfield Multiplex** | Landscape Architect: **LUC** | Size: **5,500 sqm**



Urbanest Vauxhall
Miles Street, LB Lambeth, SW8

Standing amongst emerging towers, as part of the Vauxhall Square development, Urbanest Vauxhall is a student housing scheme that provides 454 bedrooms. As part of the student offer, there is a welcoming foyer in the annexe structure, a cycle store and a study/lounge area, while the top is crowned by a rooftop lounge and terrace with views across the borough. The accommodation offers self-contained studios to both en-suite and shared bathroom clusters with kitchen/living areas, as well as wheelchair-accessible bedrooms.

BUILT | Completion: **August 2018** | Client: **Urbanest** | Architect: **Glenn Howells Architects** | Structural Engineer: **Walsh** | Planning Consultant: **Gerald Eve** | Project Manager: **Tower8** | Quantity Surveyor: **West** | Contractor: **Balfour Beatty** | Interior: **Michaelis Boyd** | Structural Engineer: **Walsh** | M&E Engineer: **Swiftline / Aecom** | Fire Engineer / Consultant: **Trenton Fire** | Facade: **Fill Metallbau** | Value: **£40 million** | Size: **10,200 sqm**



© Rob Parrish

Wandle Road
Wandle Road Car Park, LB Croydon, CR0

This housing-led, mixed use scheme delivers 128 new homes, flexible commercial and office space and new public realm improvements, whilst safeguarding adjacent sites for future development of an energy centre and bus stand. The scheme will provide 50 per cent affordable homes on a challenging site adjacent to Croydon's Old Town. Wandle Road is a scheme commissioned by Brick by Brick, the borough's housing company tasked with increasing housing supply, and currently working on around 2,000 new homes throughout the borough.

UNBUILT | Status: **Starting on site** | Completion: **June 2021** | Client: **Brick by Brick** | Architect: **Pitman Tozer Architects** | Structural Engineer: **Conisbee** | M&E Engineering / Sustainability Consultant: **Max Fordham** | Building Contractor: **Henry's** | Quantity Surveyor / Project Management: **Gleeds** | Landscape Architect: **LT Studio** | Value: **£34 million** | Size: **13,420 sqm**



© Dar+Studio

Wardian London
Marsh Wall, LB Tower Hamlets, E14

A residential building with a waterside location in West India Dock, this scheme delivers 768 apartments, including 12 per cent affordable housing and six per cent shared ownership. The two towers are linked at lower levels by a podium accommodating an arrival space, residential amenities, retail and cafés. The slenderness of the towers allows them to be legible as residential rather than commercial buildings. Solid masonry has been used in the facades to further distinguish them from their typically glass curtain-walled neighbours.

UNBUILT | Status: **Under construction** | Completion: **August 2020** | Client: **EcoWorld Ballymore** | Architect: **Glenn Howells Architects** | Structural Engineer: **WSP** | M&E / Sustainability Engineer: **Hoare Lea** | Planning Consultant: **RPS / CGMS** | Project Manager / Cost Consultant: **GTMS** | Contractor: **Ballymore** | Landscape Architect: **Camlins** | Quantity Surveyor: **Bruce Shaw** | Facade Consultant: **Billings Design Associates** | Interior Design: **Woods Bagot, GHA, KCA** | Size: **66,700 sqm**





Stratford Waterfront

MASTERPLANS & AREA STRATEGIES

This category is concerned with placemaking at its best—area-wide regeneration strategies and the creation of new parts of the city.

Category expert assessor Sowmya Parthasarathy, Director Urban Design at Arup, said this was a very rich section with many entries, making it hard to whittle down to 14. Broadly they were of all different kinds of scales and types, but some themes emerged. It was hard to disentangle what was a very good project brief versus the design contribution, said Parthasarathy. But in terms of design, while some of the schemes had more of an inward focus, others responded well to the rest of the city. Masterplan projects of this kind represent a huge opportunity to push the sustainability agenda, and entries were mixed here too, but the range—big and flashy masterplans to modest, infill housing type masterplans—still conveyed a good level of quality.

One scheme worth a mention was an outlier idea for the city—Peter Barber’s 100 Mile City—which the international jury appreciated as a stimulating concept to try and solve the capital’s housing crisis.

The first winner was adjudged to be the New Cross Area Framework and Station Opportunity Study, a framework for a neighbourhood and a document to be used by LB Lewisham to inform its local plan as a high-level strategy around the proposed Bakerloo Line Extension. ‘There was a real solid approach to engagement’, said Parthasarathy of the work, which addressed issues of severance caused by transport infrastructure, promoting active travel and placemaking. Judge David Burney agreed, saying the work was an interesting and commendable framework for the future.

The second winner, currently under construction, was Sugar House Island, a 10-hectare brownfield site with two conservation areas, including offices and housing for Vastint UK. Judge Monica von Schmalensee praised the integration of new buildings with old ones and the way it ‘takes back the street’ and encourages families to move into the area.

New Cross Area Framework and Station Opportunity Study

New Cross Gate, LB Lewisham, SE14

Focused on a 1km area around New Cross Gate station, this is a vision to maximise the benefit of infrastructure investment associated with the Bakerloo line extension to support Good Growth. Establishing an evidence base that allows insight into the life of New Cross, its economy and its built environment, the study identifies how those can be reinforced and improved through smaller projects. It will be used to inform the Lewisham Local Plan and the design of new Bakerloo line infrastructure.

UNBUILT | Status: **Design stage** | Client: **LB Lewisham, TfL and GLA** | Project Lead and Masterplanning: **5th Studio** | Engagement Lead and Urban Design Support: **We Made That** | Transport Engineer: **Alan Baxter** | Property Consultant: **Lambert Smith Hampton** | Value: **£120,000** | Size: **3,000,000 sqm**



Sugar House Island

135 High Street, LB Newham, E15

This masterplan regenerates 10 hectares of brownfield land including two conservation areas into a thoughtfully-designed, well-connected new riverside. The masterplan is truly mixed use, balancing working, living and leisure activities to deliver a place which is characterful and interesting, as well as respectful of its history and responsive to its local area. The ambition is to create an inclusive, welcoming place which supports and embraces its wider neighbourhood, making it socially sustainable and commercially successful in the long term.

UNBUILT | Status: **Under construction** | Client: **Vastint UK** | Architect: **ARC-ML** | Landscape Architect (Concept): **Arquitectura Agronomia, Barcelona** | Landscape Architect: **Planit-IE, London and Manchester** | Structural Engineer: **engineers HRW** | M&E / Sustainability: **PBA** | Engineer: **BWB** | Planning Consultant: **GL Hearn** | Heritage: **CgMs and Montagu Evans** | Wayfinding: **We Like Today** | Contractor: **van't Hek BV, the Netherlands, JF Hunt and Henry Construction** | Size: **260,000 sqm**



St Thomas Street East Design Framework
St Thomas Street, LB Southwark, SE1

COMMENDED

The Framework is the ambitious, joined-up vision for the physical, social and economic transformation of four high profile sites. Delivered through consultation with local residents, groups and businesses, the Framework presents a new commercial, cultural and retail destination, which will encourage health and wellbeing and create cultural and employment opportunities, whilst still respecting and enhancing the existing heritage. The Framework includes Community Commitments to deliver social and economic enhancements that contribute towards Southwark’s emerging Social Regeneration Charter for the area.

UNBUILT | Status: **Planning pending** | Completion: **December 2023** | Client: **CIT, SELLAR, Greystar and Columbia Threadneedle Investments** | Architect: **Kohn Pedersen Fox Associates, Renzo Piano Building Workshop and Lifschutz Davidson Sandilands** | Structural Engineer: **AKTII, Arup and Heyne Tillet Steel** | M&E / Sustainability Engineer: **SWECO, Arup and Max Fordham** | Planning Consultant: **RPS & Chris Horn Associates, DP9, Indigo Planning and Montagu Evans** | Cost Consultant: **Gardiner & Theobald, Core Five, Alinea and Arcadis LLP** | Transport: **Transport Planning Practice, Arup and Caneparo Associates** | Landscape: **Djao-Rakitime, Bradley-Hole Schoenaich Landscape Architects and Bradley-Hole Schoenaich Landscape** | PR / Comms: **Kanda Consultinge and Cascade Communications** | Project Manager: **Montagu Evans** | Agent: **Cushman & Wakefield** | Size: **90,332 sqm**



Suburban Design Guide
Supplementary Planning
Document (SPD2)

LB Croydon, CRO

COMMENDED

SPD2 is a supplementary planning document used to provide guidance for development on small windfall sites in suburban locations, and has weight in assessing such planning applications. It not only establishes guidance on how to achieve an acceptable design, but promotes a well thought-through design process, balanced with the need to protect neighbour amenity and positive contribution to local character. It is the first design guide focused on the intensification and evolution of the suburbs in Greater London and surrounds.

UNBUILT | Status: **Planning pending** | Client: **LB Croydon** | Design: **Croydon Council Placemaking Team**



Beam Park

Cortina Drive, Rainham, LB Barking and Dagenham and LB Havering, RM13

Beam Park provides 3,000 homes over 31 hectares on the former Ford assembly site in Rainham. Accommodation is arranged across a series of architectural typologies within varied landscaped settings. Low density family homes sit alongside higher density housing – 50 per cent affordable. The neighbourhood also includes a new rail station, primary school, nursery, retail, multi-faith centre, medical and leisure facilities, set within expansive parkland. Open space forms 77 per cent of the masterplan, 40 per cent of which is publicly accessible.

UNBUILT | Status: **Under construction** | Completion: **December 2030** | Client: **Countryside and L&Q** | Architect / Masterplanner / Landscape Architect: **Patel Taylor** | Structural / Civil Engineer: **Brand Consulting** | M&E Engineer: **Mendick Waring** | Planning Consultant: **Lucid Planning** | Project Manager / Contractor / Cost Consultant: **Countryside** | Registered Provider: **L&Q** | Station Architect: **JSA Architecture** | Sustainability: **AECOM** | EIA: **Peter Brett Associates** | Value: **£1 billion** | Size: **31,000,000 sqm**



Gascoigne East Estate Regeneration
Phases 3 and 4 Masterplan

St Pauls Road, King Edward's Road, Alfred's Way and Gascoigne Road, LB Barking and Dagenham, IG11

Maximising the site's capacity, the scheme increases the number of homes from 800 within the consented scheme up to around 1,350 to cater to Barking's growing housing need. The collaboratively developed masterplan proposes a new neighbourhood of distinctive character with a park at its heart and the pedestrian experience within traditional street patterns as starting point around then individually designed blocks following shared parameters. Principles of healthy living and focus on green space create a new neighbourhood that residents will chose to live in.

UNBUILT | Status: **Design stage** | Client: **Be First** | Architect: **HTA Design LLP with Pitman Tozer Architects and Stitch Architects** | Landscape Architect: **HTA Design LLP** | Structural Engineer: **Pell Frischmann** | Size: **111,750 sqm**



Hathersage and Besant Courts
LB Islington, N1

This rejuvenation of two housing estates includes 45 affordable homes for Islington. Located within the Newington Green Conservation Area, the estates share a 1.26-hectare site and provide a combined total of 140 homes across three post war housing blocks. Developed in close consultation with the local community, the development addresses antisocial behaviour and deprivation through unifying the two estates. A landscape masterplan improves the environment and amenity, with seven new infill buildings providing natural surveillance and improved safety.

UNBUILT | Status: **Planning granted** | Client: **LB Islington** | Architect: **Studio Partington** | Structural Engineer: **Ellis and Moore** | Services Engineer / BREEAM Assessor: **Ingleton Wood** | Landscape Architect / Planning Consultant: **HTA Design LLP** | Project Manager: **Bailey Garner** | Value: **£22.7 million** | Size: **12,600 sqm**



© Studio Partington

High Path
Wimbledon, LB Merton, SW19

This comprehensive regeneration of an aging 1950s estate adjacent to South Wimbledon underground station in Merton, creates a new, truly sustainable neighbourhood that integrates with the surrounding area and provides a vibrant, mixed-use and mixed-tenure community for all Londoners. A new neighbourhood park creates an active heart for the community. Up to 1,700 homes are provided across the whole development for all existing residents, with no loss of affordable dwellings, and over 10,000 sqm of commercial, retail, office and space for community uses.

UNBUILT | Status: **Planning granted** | Client: **Clarion Housing Group** | Architect: **PRP** | Project Manager: **MACE** | Planning Consultant: **Savills** | Value: **£350 million** | Size: **70,000 sqm**



© PRP

London City Island
Leamouth South, LB Tower Hamlets, E14

London City Island is a new island neighbourhood with public spaces and a soft landscape edge to the river. The masterplan includes 1,706 homes, including 11 per cent affordable housing, shops, restaurants, cafés, offices and an energy centre. It will provide a crucial link between Docklands neighbourhoods and forms a vital part of the Thames Gateway strategy and Lower Lea Valley Development Masterplans. At the heart of the project is a new rehearsal, performance space and administrative base for English National Ballet.

UNBUILT | Status: **Under construction** | Completion: **October 2019** | Client: **EcoWorld Ballymore** | Architect: **Glenn Howells Architects** | Structural Engineer: **OCSC** | M&E / Sustainability Engineer: **Troup Bywaters Andres** | Planning Consultant: **Rolfe Judd Planning** | Project Manager / Cost Consultant: **Acumen** | Fire Engineer: **Exova** | Environmental Consultant: **Waterman Infrastructure and Environment Ltd** | Facade Engineer: **Byldis** | Landscape Architect: **Chris Blandford Associates** | Size: **48,563 sqm**



© Rob Parrish

Margarine Works
Middlesex Business Centre, Bridge Road, LB Ealing, UB2

Margarine Works plays a vital role in integrating the neglected Southall East area with the well-established town centre. 2,083 new homes, including affordable housing and Build to Rent, sit alongside community, workspace, retail and leisure uses all centred around a new public park and complementary landscaped spaces. A series of character areas inform the approach to movement, activity, uses and massing across the site; breaking up the scale of the development, improving way-finding and providing a variety of textures and styles across the scheme.

UNBUILT | Status: **Planning granted** | Completion: **June 2026** | Client: **Montreaux Developments Ltd** | Architect: **Assael Architecture** | Structural and Sustainability Engineer, M&E, Transport and Environmental Impact Assessment Consultant: **Aecom** | Planning Consultant: **GL Hearn** | Cost Consultant: **Fulkers** | Landscape Designer: **Planit** | Value: **£650 million** | Size: **208,162 sqm**



100 Mile City

London

Build a street based, linear city a hundred miles long, 200 metres wide and four storeys high. Wrap it round London. Give it little factories, schools, houses and shops laid out in terraces along intimately scaled streets and around squares. Make it a dense, intense edge to London, a confident purposeful boundary fronting a revitalised productive countryside. Ride the Hundred Mile high speed orbital monorail, souped up sky fly Circle Line. A vision for future London for 40 million people.

UNBUILT | Status: Design stage | Architect: Peter Barber Architects | Value: £ 2,500 per sqm



The Old Vinyl Factory

Blyth Road, LB Hillingdon, UB3

The Old Vinyl Factory is invigorating the surrounding community through over 4,000 local employment opportunities and 650 new homes. A mix of re-imagined Art Deco office buildings, educational hubs, health centre, restaurants, shops, gym and cinema are tied together by public spaces that create the platform for living, working and events. The mix of uses are clustered around the Power House—the new headquarters for the Central Research Laboratory and a district wide energy centre, adding a strong sustainable presence.

UNBUILT | Status: Under construction | Client: U+I | Masterplanner, Architect and Landscape Architect: Studio Egret West | Architect: Allford Hall Monaghan Morris, Duggan Morris Architects, ShedKM and Woods Bagot, Newground Architects, Pilbrow and Partners | Structural Engineer: Alan Baxter Associates, Pinnacle | M&E / Sustainability Engineer: MTT, Scotch & Partners, Sweco | Planning Consultant: Lichfields | Project Manager / Cost Consultant: Beadmans, Gleeds, AECOM and Jackson Coles | Contractor: Marrons, Charles Edwards, Vital Energi, Henry Construction, Huber & Paragon Interserve | Developer: U+I, Hub Group, Crest Nicholson, Weston Homes | Other key project team members: Premier Energy, The Property Crew, The Mezzanine Company, Veolia and Bridge Security | Value: £250 million



Stratford Waterfront Masterplan

Queen Elizabeth Olympic Park, LB Newham, E20

Stratford Waterfront is a new neighbourhood that will enable leading cultural and educational institutions to reach into the London boroughs that hosted the London 2012 Olympic and Paralympic Games. This important legacy investment will be the largest cultural investment in London since the Festival of Britain and the Southbank. It will also add new homes, retail space, public realm and cultural/community spaces that extend the Park's reach, while inviting residents and visitors to participate in a cross-pollination of culture, education and research.

UNBUILT | Status: Planning granted | Client: London Legacy Development Corporation | Partners: Sadler's Wells, BBC, UAL – London College of Fashion, V&A in partnership with the Smithsonian Institute | Masterplan Architect: Allies and Morrison | Architect: O'Donnell+Tuomey and Camps Felip Arquitecturia | Engineer: Buro Happold | Project Management: Mace | Landscape Architect: LDA Design | Planning Consultant: AECOM | Cost Consultant: Gardiner and Theobald | CGIs: Ninety90 | Value: £1.1 billion | Size: 18,000 sqm



White City Living

54 Wood Lane,
LB Hammersmith and Fulham, W12

As the centrepiece of the White City East Opportunity Area, this former isolated industrial site will become the open landscaped heart of the new city quarter. 1,845 mixed-tenure homes will be delivered over a ground floor of commercial, business and leisure spaces, within a parkland setting reflecting 74 per cent open space. Bounded by railways on three sides, the masterplan forges new connections both over and under an infrastructure, stitching together the adjoining media, academic, retail and leisure uses into a coherent neighbourhood.

UNBUILT | Status: Under construction | Completion: December 2025 | Client: St James White City Living | Architect: Patel Taylor | Structural Engineer: AKTII, Curtins, Robert Bird Group, Powell Tolner & Associates | M&E Engineer: Hoare Lea, Chapman BDSP | Planning Consultant: Boyer | Project Manager / Cost Consultant: Core Five, Gleeds | Civil Engineer: Curtins, Ramboll UK | Sustainability Engineer: Buro Happold | Landscape Architect: Patel Taylor, Murdock Wickham | Size: 42,800 sqm





MEANWHILE

Meanwhile projects have become important for not only filling a gap while development projects are in the process of construction but also for building a sense of community and setting the tone for what will be around the corner. These are projects that embrace the city as a work in progress, enlivening spaces, places and high streets over a short-term period, while supporting long-term ambitions. And, outside of these awards, with politicians at the House of Commons seeking interim accommodation whilst necessary improvements are made to the historic building, the temporary has been cast into important and extremely high-profile relief.

Category expert assessor Anna Strongman, Partner at Argent, said that the schemes had been looked at for their use as well as the architectural interventions, with a wide range both in scale and type. 'This whole category has become a lot more interesting because it has become a lot more established', she said. 'So, we can see an established practice emerging around arts, culture, community use, and it was a good representation.'

A commendation went to the London Printworks, now an events and music venue with architectural interventions more about reinforcing the original structure and making the most of the soundproofing in the original scheme, but which was felt to be a nice example of bringing night time economy use into meanwhile uses, a big issue for London. 'It goes with the grain of the infrastructure of the building', said Riccardo Marini.

The winner of the category is 'Meanwhile Croydon', a different approach to meanwhile uses which was almost like a meanwhile masterplan, produced under a modest budget but including street art, lighting and pop-up public realm schemes including 'parklets'. 'They were of high quality and seem to be making a difference', said Strongman. 'These were temporary things which had an instant effect ahead of the big physical changes which are coming.' Judges also applauded that it was a council-led initiative with a strong sense of purpose. 'It's the transformative nature of projects like these that shows the future possibilities for neighbourhoods', said judge Riccardo Marini.

Meanwhile Croydon

Croydon Town Centre, LB Croydon, CR0

The Meanwhile Croydon programme combines innovative public realm installations with a civic and cultural programme to activate key regeneration areas, providing a precursor to long-term development. Consisting of five temporary projects, the programme has been important for enlivening places for people in the short term, as well as for testing ideas and gathering valuable feedback for how a place can be transformed in the long term.

BUILT | Completion: **October 2018** | Client: **LB Croydon** | Designer: **Adam Halliday & Adam Nathaniel Furman, The Decorators, Fiona Hartley, Ellie Fox Johnson, Mina Fouladi and Olivia Sutherill, Croydon Placemaking Team, Universal Assembly Unit** | Project Manager: **Croydon Council Placemaking Team** | Contractor: **Thames Hydro-Blasting, Art & Assembly Ltd, setWorks** | Supplier: **Skanska** | Value: **£220,105** | Size: **2,822.43 sqm**



© Ruth Ward

London Printworks

Printworks, Surrey Quays Road, LB Southwark, SE16

COMMENDED

Built in the 1980s, the massive redundant newspaper printing complex lay dormant for a number of years. Vibration Group agreed a deal for meanwhile use, with a vision to transform the building into a unique multi-purpose venue with six huge event spaces. These now play host to all manner of cross-cultural activity from art shows, classical music concerts, dining events and gigs. The space retains original industrial features as a backdrop and is heavily soundproofed to suit the original use, thus ideal for use as a music venue.

BUILT | Completion: **March 2018** | Client: **Vibration Group** | Architect: **Nissen Richards Studio** | Structural Engineer: **Civic Engineers** | Value: **£500,000** | Size: **11,150 sqm**



© Jake Davis (Hungry Visuals)

The Granville

Carlton Vale, LB Brent, NW6

COMMUNITY PRIZE WINNER

Housed in a historic Edwardian building owned by Brent Council, The Granville provides affordable workspace to local entrepreneurs; offers space for events; training and charitable activities; and incorporates existing uses including a children's centre and community kitchen. The project demonstrates what can happen when different parts of a community come together for a common goal: to save a much-loved building and bring it back into full use, while developing local capacity, skills and know-how for the future.

BUILT | Completion: **April 2018** | Client: **LB Brent** | Architect: **RCKa** | Key Stakeholder: **South Kilburn Trust** | Capital Funding: **GLA London Regeneration Fund** | Structural Engineer: **Conisbee** | M&E Engineer: **Milieu Consult** | Cost Consultant: **Measur** | Graphic Design: **Europa** | Contractor: **Quinn London and Surecast** | Value: **£650,000** | Size: **1,250 sqm**



© Kit Oates

Iford Community Market

Chadwick Road, LB Ilford, IG1

This new vibrant community market and hydroponic farm celebrates food as a catalyst for conviviality by bringing together natural, traceable and unadulterated products, presented on recycled and natural serving-ware. A series of dated, disconnected spaces are being transformed to provide affordable workspaces, a Salvation Army hostel, and hybrid market and hydroponic farm, all underpinned by the Ilford public realm transformation project.

UNBUILT | Completion: January 2020 | Client: Mercato Metropolitano | Architect / Engineer: Interrobang Architecture + Engineering | Cost Consultant: Jackson Coles | Project Manager: RJB Project Management Ltd | Value: £2.7 million | Size: 1,128 sqm



Make Space

Buck Street, LB Camden, NW1

A continuing project that identifies vacant spaces—from an exposed wall to an empty retail unit—and uses our partnerships and networks to utilise the space for a creative intervention or a cultural event. This offers artists and organisations a platform for expression and to showcase their work; provides the local community with an arts and cultural events space; and attracts new footfall to the area, boosting the local trading environment and encouraging people to have a new perspective and explore.

BUILT | Completion: March 2019 | Client: Euston Town & Camden Collective | Curator: Georgie Street with Euston Town | Branding and Graphic Design: Bolter Design | Exhibition Contributors: Olive Branch Arts, Clemence Vazard, Hamed Maiye, MTArt Agency, Azekel, Rochelle White and Lilian Nejatpour | Value: £8,000 | Size: 350 sqm



The Silver Building

Dock Road, Silvertown, LB Newham, E16

The Silver Building is a bustling artistic, entrepreneurial and events hub that is home to scores of creative businesses, providing genuinely affordable workspace for everyone from large-scale set designers, fashion designers, photographers and visual artists. It is a place where creative enterprises, start-ups and existing Newham-based businesses are flourishing, nurturing new talent. An imposing Brutalist block that lay derelict for 15 years, the building now consists of 40 studios, large workshops, an art gallery, café/bar and various event spaces.

BUILT | Completion: October 2018 | Client: Keystone and GLA | Architect: Soda and This Is Projekt | M&E / Sustainability Engineer: CFE | Project Manager: Justin Burt | Contractor: RA Construction | Culture Director: Joel Davies | Value: £1.75 million | Size: 6,500 sqm





Floral Court
© Tim Soar

Page 115: Energy Hub
© Jack Hobhouse

MIXED-USE

This category concerns 'buildings with a complementary mix of uses, designed holistically to meet the needs of a number of different activities and users'.

In recent years there have perhaps been too many incidences of schemes with just one other use—a retail unit on the ground floor of a block of flats, for example—still calling themselves mixed use. Not so this year, said category expert assessor Tom Alexander of Aukett Swanke. 'I think that has shifted a bit. There's much more integration and certainly there's a big move in London at the moment on integrating more workplace industrial with residential ... London's getting more mixed use'. The quality was also high including schemes with off-site construction, community centres and other community-influenced designs, a redeveloped church and two proposed reworkings of council buildings.

Judges praised the unbuilt winner for 2019—Carlton & Granville by Adam Khan Architects for LB Brent—that features a nursery, children's centre, community events workspace and residential for its engagement with the local community. 'It is strongly driven by the people in the area', said Alexander. 'It really is a stitched together, integrated space'. The international jury marked it out as 'the standout', Monica von Schmalensee particularly commending its genuinely mixed nature and strong community engagement.

The built winner was universally adjudged to be the Energy Hub, a scheme commended for its real innovation, mixing a metal-clad energy centre with a nursery, playground and café. 'It's a really gentle, delightful building', said Alexander.

Carlton & Granville
Carlton Vale & Granville Road, LB Brent, NW6

At the heart of South Kilburn, in a council owned site surrounded by housing-led regeneration, this scheme provides a nursery school, a child centre, an enterprise hub, new workspaces, social homes and a passively ventilated, noise mitigated community hall. The project brings the site back into full use as a model for sustainable community growth and participation. Densifying the site with characterful buildings and through creative re-use of the existing building fabric, the neighbourhood gains a strong identity and sense of place.

UNBUILT | Status: **Design stage** | Completion: **December 2022** | Client: **LB Brent** | Architect: **Adam Khan Architects** | Collaborating Architect: **Practice Architecture** | Consultation Specialist: **Daisy Froud** | Planning Consultant: **CMA Planning** | Landscape Architect: **JCLA** | Structural Engineer: **Structure Workshop** | M&E Engineer: **Ritchie + Daffin** | Civil & Drainage Engineer: **Peter Dann** | Sustainability Consultant: **Etude** | Acoustics Consultant: **ALN Acoustics** | Transport Consultant: **Velocity Transport Planning** | Fire Consultant: **Salus** | Ecology Consultant: **The Landscape Partnership** | Daylight/Sunlight Consultant: **Point 2 Surveyors** | CDM Principal Designer: **SafeScope** | Quantity Surveyor / Viability: **Pellings** | Value: **£14 million** | Size: **6,000 sqm**



Energy Hub
Rodney Road/Heygate Street, LB Southwark, SE17

A unique mixed-use building within the regeneration masterplan for Elephant and Castle, this four-storey building contains a combined heat and power facility, nursery, community café and pocket park—a combination never entwined in one building before. As well as providing heat and power to over 3,000 new homes, the project's aim is to highlight the distinctiveness of the programmatic adjacencies. Where possible, relationships and facilities are shared, visual connections are made, and a wider engagement established to the surrounding context.

BUILT | Completion: **February 2019** | Client: **Lendlease** | Architect: **Morris+Company** | Structural Engineer: **Robert Bird Group** | Environmental Engineer: **TUV-SUD** | BREEAM and Sustainability: **RSK Environmental Consultants** | Planning Consultant: **DP9** | Project Manager & Contractor: **Lendlease** | Cost Consultant: **Bruce Shaw** | Landscape Consultant: **Gillespies** | Specialist Energy Design: **Eon Energy** | Fire engineering: **Buro Happold** | Acoustic engineering: **Sandy Brown** | Value: **£7 million** | Size: **2,700 sqm**



Bethnal Green Mission Church

305 Cambridge Heath Road, LB Tower Hamlets, E9

COMMENDED

Fronting onto a listed park and replacing an inaccessible 1950s structure with severe maintenance issues, the building reinvigorate the centre of a Conservation Area. The scheme accommodates a complex mix of uses with a church at its heart. The faith and community spaces, including offices for charities, community halls, a café, a community kitchen, foodbank and vicarage, are funded by the sale of apartments located above. Internally, the community spaces borrow light and volume through overlapping sections to make the most of a complex brief and tight site.

BUILT | Completion: **September 2018** | Client: **Bethnal Green Mission Church and Thornsett Group** | Architect: **Gatti Routh Rhodes** | Structural Engineer: **Price & Myers** | M&E & Sustainability Engineer: **OCSC** | Project Manager & Cost Consultant: **Thornsett Group and Stace** | Contractor: **Curo Construction** | Executive Architect: **Capital Architecture** | Landscape Designer: **Guarda Landscape** | Café Interior Design: **Sara Brockett** | Acoustics: **RBA Acoustics** | Stained Glass Artist: **Coralie Bickford-Smith** | Value: **£7.2 million** | Size: **2,000 sqm**



© Jack Hobhouse

Brickworks

Crouch Hill, Holly Park, LB Islington, N4

COMMENDED

This scheme consists of 23 new social rented homes, allocated on a local lettings basis, as well as a 1,000 sqm community centre, whose central space acts as a focus for the Holly Park estate and wider area. The project was designed through a series of community workshops with local residents and community groups. By re-using the footprint of the original car park, mature trees around the site were preserved, to be enjoyed from large balconies and corner windows, looking across the leafy estate.

BUILT | Completion: **January 2018** | Client: **LB Islington** | Architect: **Brady Mallalieu Architects** | Structural Engineer: **Consibee and CTP** | Energy & MEP: **Baily Garner** | Planning Consultant: **HTA** | Employer's Agent: **Baily Garner** | Contractor: **Higgins Construction** | Acoustics: **Spectrum** | Fire: **BWC Fire** | Value: **£6.5 million** | Size: **3,680 sqm**



© Keith Collie

Manhattan Loft Gardens

International Way, LB Newham, E20

COMMENDED

Presenting a new model for high-rise living, the development consists of a mixture of residential loft-style and single-storey apartments, a hotel and three sky gardens carved dramatically out of the building profile. The tower's distinctive stacking produces an array of accommodations, including single studios, split-level lofts and a three-bedroom penthouse. The triple-height main entry lobby is shared between guests staying in the hotel and residents, further fostering social interaction to cultivate an exciting living environment.

BUILT | Completion: **December 2018** | Client: **Manhattan Loft Corporation** | Architect: **SOM** | Interior Designer: **Studio KO, Alex Gorlin, Seamless, Space Copenhagen and LSI Architects** | Garden Landscaper: **Randle Siddeley** | Exterior Contractor: **Bouygues UK** | Contractor: **Bouygues UK and ISG** | Lighting Designer: **Light IQ and Paul Nulty** | Size: **39,300 sqm**



© Ed Reeve

Blackhorse Yard

112 Blackhorse Lane, LB Waltham Forest, E17

Blackhorse Yard is a 100 per cent affordable scheme in Waltham Forest. The new neighbourhood sits on the site of the former Webbs Industrial Estate. The scheme includes 359 affordable homes for shared ownership, a creative hub for artisans and artists' studios, a new green pedestrian link between Blackhorse Lane and Sutherland Road, and nearly 3,000 sqm of new commercial spaces in the heart of the Blackhorse Lane area.

UNBUILT | Status: **Planning granted** | Completion: **December 2021** | Client: **Catalyst Housing and Swan Housing Association** | Architect: **C.F. Møller** | Structural and Civil Engineer: **Heyne Tillet Steel** | M&E & Sustainability Engineer: **BDP** | Planning Consultant: **Savills** | Contractor: **NU living** | Value: **£140 million**



Buckingham Green

63–65 Buckingham Gate,
City of Westminster, SW1

This project redevelops a landmark 1970s office tower into 65 contemporary residences and prime workspaces and adds two new buildings on the site comprising further workspace and retail provision. New external space creates generous step-free public realm and helps connect the development to the intricate network of streets in the area. This major urban development brings new life into the site creating a lively, inviting precinct in a prime location.

BUILT | Completion: **December 2018** | Client: **London & Oriental** | Architect: **Fletcher Priest Architects** | Structural Engineer: **Waterman Structures Ltd** | M&E / Sustainability Engineer: **Long & Partners Ltd** | Planning Consultant: **Jones Lang LaSalle** | Project Manager / Cost Consultant: **Gardiner & Theobald** | Contractor: **BAM Construction Ltd** | Developer: **Anquila Corporation C/O Tideway Investment Management** | Landscape Architect: **Gustafson Porter + Bowman** | Size: **22,353 sqm**



© Fletcher Priest

Cannon Green

27 Bush Lane, City of London, EC4

This scheme transforms Princess House, a 1960s rent-slab office building near Cannon Street Station, into a mixed-use, edgy workplace concept. The development provides a dramatically remodelled reception situated in a bespoke double height glazed podium, sweeping the base of the existing tower and featuring a unique concrete stair. In addition, this space accommodates a restaurant, a gym and a cycle club. Two towers, re-cladded in bronze with two new storeys and roof terraces, provide 7,500 sqm of office space.

BUILT | Completion: **January 2018** | Client: **Ocubis** | Architect: **John Robertson Architects** | Structural Engineer: **Civic Engineers** | Interior Design: **Laura Whitehead** | M&E & Sustainability Engineer: **Centrel ine** | Planning Consultant: **Gerald Eve** | Contractor: **Sixsmith Build** | Value: **£3 million** | Size: **1,500 sqm**



© Peter Cook

Carpenters Wharf

4 Roach Road, LB Tower Hamlets, E3

This six-storey apartment building in Hackney Wick offers free studio space on the ground floor and mezzanine for local artists, reflecting its position in one of London most vibrant creative and artistic communities. The 44-apartment building (including nine affordable apartments) has been designed with its industrial heritage in mind, set among the warehouses along the River Lea canal, on Fish Island, with stunning views overlooking the London Stadium and the Queen Elizabeth Olympic Park.

BUILT | Completion: **May 2018** | Client: **Anderson Group** | Architect: **Studio Egret West** | Structural Engineer: **MLM Consulting Engineers** | Planning Consultant: **CBRE** | Contractor: **M Anderson Construction Ltd** | Developer: **Anderson Group** | Marketing Consultant: **Jack Renwick Studios** | Value: **£14.5 million** | Size: **3,800 sqm**



Creek Road

300 Creek Road, LB Greenwich, SE10

Situated within the buffer zone of the Maritime Greenwich World Heritage Site, the project responds to the existing site context and urban character by reinstating the traditional street frontage along Creek Road. This steps down to more a human scale along Bardsley Lane to the rear, transforming forgotten lane into a vibrant space for all. The scheme comprises of 83 homes, including both apartments and family homes, alongside 1,800 sqm of commercial space.

BUILT | Completion: **June 2017** | Client: **Family Mosaic and Peabody** | Architect: **BPTW** | Structural Engineer: **Tully Deth** | M&E & Sustainability Engineer: **DSSR and Peter Deer and Associates** | Planning Consultant: **BPTW** | Project Manager and Cost Consultant: **Potter Raper Partnership** | Contractor: **Bouygues UK** | Developer: **Family Mosaic and Peabody** | Landscape Architect: **Turkington Martin** | Value: **£18 million** | Size: **10,596.8 sqm**



© Fotchaus

Dace Road
1–7 Dace Road, LB Tower Hamlets, E3

Located on Fish Island, an area adjoining the eastern edge of the Olympic Park, the proposal involves the creation of four new buildings, which in turn define and create new public spaces and cross site routes. One new building is a landmark commercial building, with the other three being residential flat buildings over ground floor commercial space. The commercial space is a mixture of light industrial workshops, showrooms and a café, as well as including 110 residential unit.

UNBUILT | Status: **Planning granted** | Client: **Southern Housing Group** | Architect: **BuckleyGrayYeoman** | Structural Engineer: **Price & Myers** | Services Engineer & M&E: **Silcock Dawson** | Planning Consultant: **CMA Planning** | Project Manager & Cost Consultant: **MTP Pre-Contract Services Ltd** | Developer: **Southern Housing Group** | Value: **£41 million** | Size: **15,678 sqm**



Floral Court
Covent Garden, City of Westminster, WC2

Floral Court is an assemblage of historic and new buildings adding a layer of contemporary design to the fabric of Covent Garden. It is a collection of associated projects: residential use has been restored to the upper stories of a Georgian terrace; retail frontage has been increased; a 1980s office block has been replaced with a contemporary residential and retail building; historic interiors have been repurposed; and an entirely new courtyard and pedestrian route have been created.

BUILT | Completion: **July 2018** | Client: **Capital & Counties Properties PLC (Capco)** | Architect: **Kohn Pedersen Fox Associates (KPF)** | Contractor: **Sir Robert McAlpine LTD** | Quantity Surveyor: **Arcadis LLP** | MEP: **Hoare Lea** | Heritage Consultant: **Donald Insall Associates and MOLA** | Structural Engineer: **Waterman Group** | Facade Engineer: **Eckersley O'Callaghan** | Project Manager: **GVA Second London Wall** | Public Realm Strategy: **Publica** | Townscape: **City Designer** | Transport: **WSP** | Planning Consultant: **Gerald Eve** | Size: **7,855 sqm**



© Philip Durrant

Hobhouse Court
Hobhouse Court, City of Westminster, SW1

Connecting Leicester Square and Trafalgar Square, partial refurbishment and partial new build, Hobhouse Court is a contemporary use scheme offering a vibrant and accessible environment designed to enhance Whitcomb Street and preserve the historical surroundings. Housing retail, residential, cultural and offices uses, the new building's appearance has been developed through the investigation of two key building elements on the street: brickwork and the ever present, yet varied, sash window. Below ground the historic vaults are made accessible to the public.

UNBUILT | Status: **Under construction** | Completion: **August 2019** | Client: **Hobhouse S.A. and Alaska** | Architect: **Arquitectonica and Brisac Gonzalez** | Structural Engineer: **Thornton Tomasetti** | Services Engineer: **Max Fordham** | Facade Engineer: **Thornton Tomasetti** | Project Manager & Cost Consultant: **Deloitte** | Planning Consultant: **DP9** | Contractor: **Geoffrey Osborne Limited** | Size: **6,270 sqm**



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Hornsey Town Hall
The Broadway, LB Haringey, N8

This scheme restores the Grade II-listed Hornsey Town Hall, currently listed on Historic England Heritage at Risk Register, and the neighbouring Grade II-listed Broadway Annexe. The new development features a wide range of community spaces incorporating a new arts centre, café and restaurant, co-working, cinema, flexible community and events spaces and a high-quality hotel. The development also includes 146 homes, providing studio, one-, two- and three-bedroom apartments.

UNBUILT | Status: **Planning granted** | Completion: **August 2021** | Client: **Far East Consortium** | Architect: **Make Architects** | Structural Engineer: **Heyne Tillet Steel** | M&E Engineer: **Sweco** | Soft Landscape Architect: **Outerspace** | Arts Operator: **Time and Space Co** | Heritage Consultant: **Donald Insall Associates** | Size: **1.32 hectares**



© Rockhunter

The Market Building

7 Charter Street, LB Tower Hamlets, E14

Dedicated to spaces of meeting and exchange, this 14-storey building accommodates a rich mix of uses: collaborative workspace, a grand retail market at its base and a new sky bar and restaurant at its top. The different uses within the building establish a vibrant and dynamic environment for those working in it, while the generous open ground floor space also functions as an extension to the public realm, with cafés and restaurants spilling out into the new square.

UNBUILT | Status: **Planning granted** | Client: **Canary Wharf Group** | Architect: **Pilbrow & Partners** | Planning Consultant: **GVA** | Structural Engineer: **Thorton Tomasetti** | M&E Consultant: **Sweco** | CDM Adviser: **Multiplex** | Main Contractor: **Canary Wharf Contractors Ltd** | Size: **32,600 sqm**



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Merano

22-26 Albert Embankment, LB Lambeth, SE1

Merano is a mixed-use development of the highest architectural quality including residential, office and café uses. At the base of the building, a four-storey public space offers access through to Vauxhall Pleasure Gardens via Tinworth Street and to a café at ground floor level. Creating a strong and active visual presence and activating a commercial frontage along the riverfront, the height of this public space echoes that of the neighbouring Rose pub, part of the Albert Embankment conservation area.

Built | Completion: **August 2017** | Client: **St James** | Architect: **Rogers Stirk Harbour + Partners** | Executive Architect: **EPR Architects** | Structural Engineer: **Ramboll** | M&E & Sustainability Engineer: **Hoare Lea** | Acoustic Engineer: **Hann Tucker** | Project Manager & Cost Consultant: **St James** | Interior Design: **Goddard Littlefair** | Landscape Architect: **Gillespies LLP** | Access Consultant: **David Bonnett Associates** | Facade Engineer: **Wintech** | Value: **£46 million** | Size: **7,100 sqm**



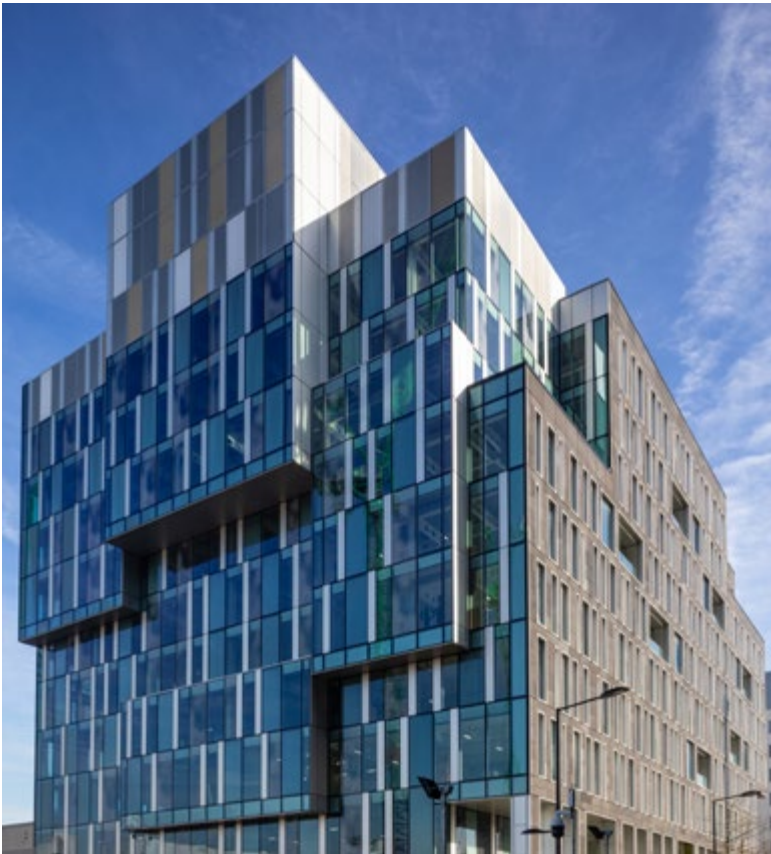
© Joas Souza

S2 Building, King's Cross

S2 Handyside Street, LB Camden, N1C

The King's Cross masterplan has produced a very large mixed-use development, a range of uses, and an ambitious public realm scheme. Rather than completely filling the plot envelope, the project develops a complimentary pair of buildings that create substantial public space that support and further activate the existing public realm around the site. Though designed as stand-alone buildings with shared materials, formal qualities and details, the scheme extension of the public realm brings something new to King's Cross Central.

BUILT | Status: **Under construction** | Completion: **November 2019** | Client: **Argent LLP** | Architect: **Mossessian Architecture Ltd** | Structural Engineer: **Ramboll** | M&E & Sustainability Engineer: **Hilson Moran** | Planning Consultant: **Allies and Morrison** | Project Manager & Cost Consultant: **Gardiner and Theobald** | Contractor: **Carillion** | Size: **27,500 sqm**



© John Sturrock

South Harrow Place

South Hill Avenue, LB Harrow, HA2

Redeveloping a TfL car park adjacent to South Harrow Station, this scheme comprises 68 affordable residential units, locally-driven workspace for creatives and a new typology of public realm, which serves as the backbone of the development for current and future residents. The use of precision manufactured buildings allowed a previously undevelopable site to be unlocked, and thus enable a faster delivery, higher quality and a scheme which is economically viable under 100 per cent affordable tenure.

UNBUILT | Status: **Design stage** | Completion: **June 2021** | Client: **Transport for London Property Management** | Architect: **EVA Studio** | Engineer: **Mott MacDonald** | Cost Consultant: **Alinea** | Value: **£20 million**



The Triangle
180 York Way, LB Islington and LB Camden, N1C

This mixed-use development regenerates an industrial triangle of land created when York Way was diverted to make way for the Eurostar rail link. The site is bounded on two sides by railways and is the only part of the King’s Cross development which straddles the boundary between Camden and Islington. A pioneering complex of 218 homes including apartments, social housing, a health club, crèche, cafés and retail spaces, it is arranged around a new garden which becomes a focal point and promotes links to the surrounding community.

UNBUILT | Status: **Planning granted** | Completion: **March 2022** | Client and Developer: **King’s Cross Central Limited Partnership** | Architects: **DMA, FCBS and Haptic** | Structural Engineer: **Ramboll** | M&E & Sustainability, Fire Engineer, Acoustics & BREEAM & Code for Sustainable Homes: **Hoare Lea** | Interior Architect: **Project Orange** | Landscape Architect: **Fabrik** | Project Manager & Cost Consultant: **Gardiner and Theobald** | Access: **All Clear Designs Ltd** | Principle Designer: **David Eagle** | Contractor: **Midgard** | Size: **27,004 sqm**



Waltham Forest Town Hall Campus
Forest Road, Walthamstow,
LB Waltham Forest, E17

This project refurbishes the Grade II-listed Town Hall and Assembly Hall, providing 300 mixed-tenure homes and new flexible workspaces for the borough, public sector partners and small businesses. The Town Hall Campus is opened up to be enjoyed by the community, ultimately creating a new neighbourhood and a welcoming destination for people to visit, live, work and play. The project supports a creative events programme as part of the Borough of Culture legacy, creating a diverse campus and positive legacy for future generations.

UNBUILT | Status: **Design Stage** | Completion: **January 2022** | Client: **LB Waltham Forest** | Architect: **Studio Egret West, Maccreanor Lavington Architects and Gort Scott Architects** | Client Advisor & Programme Direction: **Inner Circle Consulting** | Project Manager: **Turner & Townsend** | Planning Consultant: **Line Planning** | Structural Engineer: **Mason Navarro Pledge** | Mechanical & Electrical Engineer: **Harley Haddow** | Masterplan, Landscape, Transport & Sustainability Consultant: **Wood plc** | Acoustic & Fire Consultant: **Cundall** | CDM Principal Designer: **Wood plc** | Quantity Surveyor: **Aecom** | Viability Consultant: **GVA** | Construction Logistics: **Turner & Townsend** | Value: **£100 million** | Size: **43,600 sqm**





PUBLIC SPACES

Public spaces will be increasingly important as London gets denser. These are new or rediscovered spaces; the parts of London that have been given new life through improvements to streets, squares, playgrounds, water spaces or parks, and which have a material effect on the liveability of the city.

‘It’s really interesting that there is now a whole “lexicon” around public space, place shaping and place making’, said trained landscape architect and category expert assessor Sue Morgan, Director of Architecture and the Built Environment at the Design Council. But it was also gratifying to see the City of London and private sector partners really begin to value good public realm for economic, health and resilience reasons. That said, there is always scope for greener and ‘spongier’ projects, and more walkable environments, even if there were relatively few applications from local authorities or from the community and third sector.

The unbuilt award went to the evolving West End Project Public Spaces scheme by LDA Design for LB Camden, with its commendable aspiration to create walkable and greener public spaces for the city.

Judges felt the built winner should be Publica’s Bond Street public realm improvement project, with its high-quality materials used to create a transformed public realm including expanded pedestrian spaces—a project of international relevance that connects well to existing streets. ‘It’s got activity all the way down it’, said judge Riccardo Marini. NLA Managing Director Debbie Whitfield agreed: ‘It has a massive impact’, she said.

West End Project Public Spaces

Tottenham Court Road, LB Camden, W1

WELLBEING PRIZE SHORTLISTED

Removing the one-way system and general traffic on Tottenham Court Road and Gower Street, the West End Project will close streets to create parks, widen pavements and introduce safer cycling. The project will create seven green spaces. At Princes Circus the project makes way for a lively public square. Alfred Place becomes the first new park in this area in 25 years. Whitfield Gardens is transformed for the local community and four new pocket parks are created along Tottenham Court Road.

UNBUILT | Status: **Under Construction** | Completion: **May 2020** | Client: **LB Camden** | Lead Designer / Landscape Architect: **LDA Design** | Vision and Spatial Strategy for The West End Project: **DSDHA** | Civil / M&E / Structural Engineer: **LB Camden and Arcadis** | Cost Consultant: **Norman Rourke Prime** | Size: **10,000 sqm**



Bond Street Public Realm Improvement Project

Bond Street, City of Westminster, W1

The Bond Street project has revitalised this world-renowned street by prioritising pedestrians, delivering a unified public realm that anticipates developments, including the Elizabeth Line, responds to the rich heritage and cultural assets, and improves the street as a public space to be enjoyed by all. The design uses a high-quality and durable material palette, which is tailored to the varied spatial conditions along the street. Bespoke benches have been installed, crossings have been improved, footways widened, and architecture and art features have been highlighted through a lighting scheme.

BUILT | Completion: **October 2018** | Client: **Westminster City Council and TfL** | Funder / Delivery Partner: **New West End Company (BID)** | Architect / Urban Designer: **Publica** | Construction Service Provider: **FM Conway and WSP** | Traffic and Transport Engineer: **Norman Rourke Pryme**



London Wall Place

1 London Wall Place, City of London, EC2

COMMENDED

Following Second World War bomb devastation, this site was developed as part of a new vision for London where pedestrians are separated above the traffic on elevated walkways. The project has radically transformed the site with extensive new ground level public realm centred around the historic remains of St Alphage Church Tower. Higher level connectivity is enhanced with a new weathered steel walkway that gently meanders above the sequence of richly planted garden spaces for the public to enjoy.

BUILT | Completion: **February 2018** | Client: **London Wall Place Partnership, Brookfield/Oxford Properties (JV)** | Architect: **Make Architects** | Landscape Architect: **Spacehub** | Water Feature Designer: **Fountains Direct** | Lighting Design: **Studio Fractal** | Structural Engineer / Transport Consultant: **WSP** | M&E Engineer: **Hurley Palmer Flatt** | Planning Consultant: **DP9** | Cost Consultant: **Gardiner & Theobald** | Contractor: **Multiplex** | Landscape Contractor: **Frosts Landscape** | Size: **9,800 sqm**



© Morley Von Sternberg

Thames River Path

Riverside Walk, Wandsworth, SW8

COMMENDED

A new piece of riverside public realm extending along the south of the Thames, this project delivers three new pocket parks and 800 metres of connecting pathway. It also provides new recreational space for the emerging community of Nine Elms. It celebrates the rich narrative of this section of the Thames which evolved through rural idyll, Heugenot fields, cottage industries, power station and goods yard, breakers yards and depots and finally new residential quarter, a microcosm of Thameside London.

BUILT | Completion: **June 2018** | Client: **Nine Elms Vauxhall Partnership and LB Wandsworth** | Landscape Architect / Lead Designer: **Churchman Thornhill Finch** | Seating Designer (Riverside Gardens): **Tord Boontje** | Architect (Pavilion): **Studio Weave** | Structural Engineer: **Momentum** | Civil Engineer / M&E / Sustainability Engineer: **Buro Happold** | Project Manager & Cost Consultant: **Jackson Coles** | Contractor: **FM Conway** | Public Consultation: **Brick Box** | Value: **£1.7 million** | Size: **6,400 sqm**



© Ollie Hammick

Aldgate Highway Changes and Public Realm Improvements Project

Aldgate Square, City of London, EC3

WELLBEING PRIZE WINNER

This project has transformed Aldgate through the removal of the unappealing gyratory system and the creation of two new public spaces and improved both cycling and pedestrian routes. Aldgate Square is the centrepiece of this transformational scheme and sits on the western side of the former gyratory between the Grade II-listed primary school and Grade I-listed church. Now one of the largest public spaces in the City of London, the square is enlivened by the accompanying Portsoken Pavilion.

BUILT | Completion: **June 2018** | Client: **City of London Corporation** | Landscape Architects: **Gillespies** | Portsoken Pavilion Architect: **Make Architects** | Portsoken Pavilion Structural Engineer: **Fluid** | Portsoken Pavilion M&E Engineer: **Aecom** | Restoration: **Rupert Harris Conservation** | Principal Contractor: **JB Riney** | Value: **£23.4 million** | Size: **36,000 sqm**



© John Sturrock

Broadgate Public Realm

Broadgate, City of London, EC2

WELLBEING PRIZE SHORTLISTED

The scheme has transformed the use of Broadgate key public spaces—Broadgate Circle, Finsbury Avenue Square and Broadgate Plaza—by testing alternative spatial arrangements via a series of prefabricated, lightweight landscape components that can be easily reconfigured over time. Different typologies of open-ended, timber structures function both as planters and as informal seating, offering intimate niches for people to meet, work and relax, while also introducing a new natural trail throughout the whole estate.

BUILT | Completion: **October 2018** | Client: **British Land** | Architecture / Landscape / Spatial Strategy: **DSDHA** | Landscape / Horticulture: **FFLO** | Lighting Consultant: **Speirs & Major** | Project Manager: **M3** | Planning Consultant: **DP9** | Contractor: **Dynamic3, The Whitewall Company** | Size: **320,000 sqm**



© DSDHA

Keppel Row
Keppel Row, LB Southwark, SE1

Keppel Row, a historic alley linking Southwark Bridge Road and Great Guildford Street has been transformed into a verdant and tranquil space. Underpinned with strong sustainability credentials focussing on air quality and sustainable drainage, the development offers a more attractive and welcoming connection in the heart of Bankside that pays homage to its local context. The physical improvements were linked to a wider initiative focussing on understanding the role that such spaces have in providing less polluted connections within the local pedestrian network.

BUILT | Completion: **February 2019** | Client: **LB Southwark and Better Bankside** | Architect: **Gort Scott Architects** | Landscape Architect / SuDS Engineer: **Robert Bray Associates** | Graphics: **Polimekanos** | Project Manager / Cost Consultant: **LB Southwark** | Contractor: **Blakedown** | Air Quality Research: **King's College London Environmental Research Group** | Funding: **S106, Better Bankside, Mayor's Air Quality Fund and Greener City Fund** | Value: **£230,000** | Size: **300 sqm**



King Edward Memorial Park
St Katharine's & Wapping, LB Tower Hamlets, E1

King Edward Memorial Park Foreshore is one of the Tideway project sites where an existing combined sewage outfall is intercepted. The starting point is the arrangement of massive below-ground structures necessary to meet the project technical requirements, but the site is also at the sensitive river edge of a hugely important green space in East London. A vital resource and amenity for multiple communities, the scheme extends the existing park and provides new complementary experiences encouraging visitors to reconnect to the river.

UNBUILT | Status: **Under construction** | Completion: **March 2023** | Client: **Costain Vinci Bachy Soletanche (CVB) and Tideway (JV)** | Architect: **Weston Williamson + Partners** | Structural / M&E / Sustainability Engineer / Whole Life Costing / Landscape Designer: **Mott MacDonald** | Planning Consultant: **Schofield Lothian** | Project Manager & Cost Consultant: **Mott MacDonald and CVB** | Artist: **Hew Locke** | Playground design and consultation: **MUF** | Value: **£4.3 billion** | Size: **9,400 sqm**



© Weston Williamson + Partners

Motcomb Street Public Realm
Motcomb Street, City of Westminster, SW1

The scheme delivers better streets through the timed pedestrianisation of 1,400 sqm (which bans vehicles between midday and midnight); the widening, levelling and repaving of footways; new high-quality finishes; new civil infrastructure for surface water drainage and water supply; and new public lighting. Greener spaces were delivered through installing over 1,200 new plants, as well as three new semi-mature trees. Connected communities and enterprising places were delivered through the roll-out of new digital infrastructure to 101 units.

BUILT | Completion: **March 2018** | Client: **Grosvenor and City of Westminster** | Architect: **BDP and WSP** | Structural Engineer: **WSP** | Project Manager / Cost Consultant: **Gardiner & Theobald** | Contractor: **FM Conway** | Traffic / Transport: **Urban Flow** | Value: **£4 million** | Size: **5,000 sqm**



© Belinda Lawley

Republic
2 Clove Crescent, LB Tower Hamlets, E14

Originally built in the 1990s and formerly the site of The East India Docks, the public realm's focus is a redesigned and reinvigorated waterway. Studio RHE have drawn on the rich heritage of this area to transform a previously uninspired public space into a seamless extension of the work space, connecting the two adjacent refurbished buildings. This project has brought renewed interest to a tired corner of London's Docklands through the creation of a new green amenity space that contributes to flexible work and community platform.

BUILT | Completion: **August 2018** | Client: **Trilogy Property** | Architect: **Studio RHE** | Landscape Design: **Remapp** | Structural Engineer: **Heyne Tillett Steel** | M&E / MEP / Sustainability Engineer: **Watkins Payne** | Planning Consultant: **Savills** | Project Manager / Cost Consultant / Contract Administrator: **Quartz Project Services** | Contractor: **Galliford Try** | Specialist Contractor: **Wiehag (CLT Structure), Ahmarrah (Timber Structure & Waterfalls)** | Value: **£2.2 million** | Size: **5,000 sqm**



© Dirk Linder

Stratford Waterfront Masterplan
Queen Elizabeth Olympic Park, LB Newham, E20

Conceived as a single cohesive design, Stratford Waterfront unifies the residential end of the site with the cultural and education buildings and responds to the wider Park and surrounding context. Although envisioned as one civic resource, the public realm comprises of a series of connected spaces differentiated by orientation, enclosure and scale. Each area has its own identity and function, but forms part of a seamlessly connected network of vibrant spaces designed for a whole spectrum of social use and activity.

UNBUILT | Status: **Planning granted** | Client: **London Legacy Development Corporation** | Architect: **Allies and Morrison, O'Donnell + Tuomey and Camps Felip Arquitecturia** | Partners: **Sadler Wells, BBC, UAL London College of Fashion, V&A in partnership with the Smithsonian Institute** | Engineer: **Buro Happold** | Project Management: **Mace** | Landscape Architect: **LDA Design** | Ecology: **AECOM** | Value: **£1.1 billion** | Size: **18,000 sqm**



London Wall Place
© Morley Von Sternberg



Quadrant Arcade
© Philip Vile

Page 131: Boxpark Wembley
© Nick Caville

RETAIL

Retail on the high street has had another tough year, with a string of high-profile closures and receiverships caused in part by business rates and online shopping.

One of the responses has been to attempt to pay more attention to creating 'experiential retail', where visitors are less concerned with the transaction, and more with the social side, with shops becoming a place to meet at or try out products—or simply to view them as brand extensions. In a sense London is moving towards independent start-ups and away from the big brand retailers where the online experience is a better one.

This section is about markets, shopping centres, shop fit-outs and high street strategies—exemplary new places for the exchange of goods and services.

Category expert assessor Claire Haywood of Sheppard Robson said that the projects showed the variety on offer against a backdrop of a challenging market in the UK, with both architectural statements and 'anti-architectural statements' among them, along with sensitive conversions and the 'rethinking' of retail spaces. 'It is an interesting snapshot of how the retail world is moving forward at the moment', she said.

The judges praised Coal Drops Yard for its architectural statement and beautiful detailing, awarding it a commendation. 'It's beautiful as a sculpture' said judge Monica von Schmalensee, even if its widespread use—and footfall—is not yet fully in its stride.

The winner was adjudged to be Quadrant Arcade, a well-detailed arcade that has transformed a somewhat unloved part of Regent Street and created a new link through at the same time. 'From a design perspective, the arcade is very beautiful', said judge David Burney. 'It's great', agreed NLA Director Lara Kinneir. 'That's long-term investment in the city'.

Quadrant Arcade
Quadrant Arcade, City of Westminster, W1

Quadrant Arcade, the only arcade on the world-class retail destination of Regent Street, has been transformed into a sophisticated new retail space for London's West End. The Regent Street entrance has been redesigned in order to flood the space with natural light and create a strong street presence. The heritage interiors have been carefully restored, while a contemporary colour palette and bespoke lighting create a modern, elegant retail environment.

BUILT | Completion: **November 2018** | Client: **The Crown Estate** | Architect: **Barr Gazetas** | Structural Engineer / Sustainability Engineer: **Waterman Group** | M&E Consultant: **AECOM** | Planning Consultant: **CBRE Ltd** | Project Manager: **Buro 4** | Cost Consultant: **Currie & Brown** | Contractor: **Forcia** | Heritage Consultant: **Donald Insall Associates** | Lighting Designer: **Jason Bruges Studio** | Size: **1,800 sqm**



© Philip Vile

Coal Drops Yard
Coal Drops Yard, LB Camden, N1C

COMMENDED

MAYOR'S PRIZE SHORTLISTED

This project transforms two buildings never designed for public use into a new retail destination and publicly accessible space. The roofs of both structures were in need of significant repair, providing an opportunity to create a unique space by stretching the roofs to meet each other and forming a new upper storey and a sheltered double-height space beneath. Marrying crafted elements with precision engineering, the design sensitively restores the buildings and yard providing a wide range of units for a changing sector.

BUILT | Completion: **October 2018** | Client: **King's Cross Central Limited Partnership** | Architect: **Heatherwick Studio** | Structural Engineer and Facade Consultant: **Arup** | Environmental / M&E Engineer: **Hoare Lea** | Contractor / Delivery Architect: **BAM Construction** | Lighting Design: **Speirs and Major** | Quantity Surveyor / Cost Consultant: **Gardiner and Theobald** | Heritage Consultant: **Giles Quarme & Associates** | Access Consultant: **All Clear Designs** | CDM Consultant: **BCAL** | Wayfinding Consultant: **Holmes Wood** | Slate Manufacturer: **Welsh Slate Ltd** | Size: **10,000 sqm**

Boxpark Wembley
18 Olympic Way, LB Brent, HA9

The third of its kind, Boxpark Wembley represents a significant step forward. While the previous projects at Shoreditch and Croydon were temporary buildings constructed from shipping containers, Boxpark Wembley creatively interprets the portal framed shed as another ubiquitous low-cost artefact, and repurposes it as a vibrant, multipurpose destination. Taking elements from both its predecessors and combining them with this new shed typology, the project adds new levels of functionality, flexibility and user-comfort, previously unachievable within the pop-up format.

BUILT | Completion: **December 2018** | Client: **Boxpark/Quintain** | Architect, M&E Engineer, C&S Engineer, Lighting Design and Acoustic Engineer: **BDP** | Project Manager / Quantity Surveyor: **Stace LLP** | Contractor: **RG Group** | Interior Design: **Brinkworth** | Graphic Design: **Filthy Media** | Size: **4,988 sqm**



© Luke Hayes



© Nick Caville

Carriage Hall
Covent Garden, City of Westminster, WC2

Careful restoration and the addition of a new layer of contemporary design has transformed the Grade II-listed Carriage Hall into a high-quality retail destination. The project develops a critical mass of new activity at the western end of Floral Street and further enhances the appeal of Covent Garden as an exceptional place to live, work and visit. The enclosure of a large central space with a minimally detailed skylight has created a show-stopping atrium and additional retail space.

BUILT | Completion: **July 2018** | Client: **Capital & Counties Properties PLC (Capco)** | Architect: **Kohn Pedersen Fox Associates (KPF)** | Retail Environment: **Dalziel & Pow for The Shop at Bluebird** | Contractor: **Sir Robert McAlpine LTD** | Quantity Surveyor: **Arcadis LLP** | MEP: **Hoare Lea** | Heritage Consultant: **Donald Insall Associates and MOLA** | Structural Engineer: **Waterman Group** | Facade Engineer: **Eckersley O'Callaghan** | Project Manager: **GVA Second London Wall** | Planning Consultant: **Gerald Eve** | Size: **1,672 sqm**



© Alicia Clarke

Eccleston Yards
25 Eccleston Place, City of Westminster, SW1

Built on derelict and underutilised land, this 80,000 sq ft refurbishment of five buildings in the Belgravia Conservation Area has created a hub for creative enterprise around a new public courtyard. Featuring 19 units for food, fashion, co-working and wellbeing clustered round a newly landscaped courtyard, the space benefits from a self-contained outdoor events space and new pedestrian routes. Since opening in 2018, Eccleston Yards has become a highly popular and active destination that champions new brands to London.

BUILT | Completion: **October 2017** | Client: **Grosvenor** | Architect: **BuckleyGrayYeoman** | Structural Engineer: **Hurst Peirce + Malcom LLP** | Services Engineer / M&E: **Edward Pearce LLP** | Planing Consultant: **Gerald Eve** | Project Manager: **Grosvenor** | Quantity Surveyor: **Grangewood** | Approved Inspector: **AIS** | Value: **£10 million** | Size: **7,433 sqm**



© Matt Chisnall





Hackney Wick Station
© Landolt + Brown

TRANSPORT & INFRASTRUCTURE

Transport and Infrastructure in London has had something of a torrid time when it comes to news headlines this year.

Crossrail—or the less used Elizabeth Line moniker—has suffered from cost and time overruns, and High Speed Two has also garnered more than its fair share of negative views, despite the importance of ‘mega-node’ Old Oak Common and Euston to London’s future development. But the Northern Line Extension—created to facilitate the development at Nine Elms—has proved something of an example of a way of unlocking development, even if the same kind of principles are still waiting for the green light when it comes to the important strategic Bakerloo Line Extension. When it comes to bridges, the Hammersmith Bridge closure was bemoaned by taxi drivers, but hailed as a new traffic-free route by cyclists and pedestrians. And, of course, the Garden Bridge fiasco rumbles on, long after its cancellation, with fingers still pointed at how it was procured, championed and funded.

Cycling has remained similarly not far from the headlines, with the Mayor’s continued push for extra space and facilities enhanced by the work of some boroughs including LB Enfield, and the arrival of hireable e-bikes has added a new dimension to the proliferation of dockless cycles and, more and more, e-scooters.

The category was wide and varied, from modest commuter transport node improvements to mega-projects. The judges felt the unbuilt winner should be Royal Wharf Pier, a scheme which could help the capital encourage more water transportation with an elegant, pragmatic piece of design. ‘I think the river is, by European standards, very underused’, said category expert assessor Bill Price of WSP.

The built winner was Hackney Wick Station, which judges felt was a simple, practical and functional response and addition to the East London landscape. ‘It’s a nice station that is well resolved’, said judge Riccardo Marini.

WINNER

Royal Wharf Pier

North Woolwich Road, LB Newham, E16

Replacing a derelict jetty, this new pier provides a new riverboat terminal for MBNA Thames Clippers and public space on the Thames. The site's constraints provided an opportunity to create a pier that harnesses infrastructure as an integral part of public realm. The fixed element of the pier acts as a linear public space, framing long and straight views towards the horizon. The pier's expansive viewing platform, complete with seating and secluded waiting areas, have generous and peaceful spaces, inviting people to linger, relax and admire the unique views of the river.

UNBUILT | Status: **Starting on site** | Client: **Ballymore & Oxley** | Architect: **Nex-** | Project Manager / Cost Consultant: **Beckett Rankine** | Pontoon Design / Fabrication / Installation: **Ravestein** | Principal Contractor: **McLaughlin & Harvey** | Consulting Engineer / Checking Consultant: **Ramboll** | Cladding: **Creative Cladding** | Size: **100 sqm**



WINNER

Hackney Wick Station

Wallis Road, LB Hackney and LB Tower Hamlets, E9

MAYOR'S PRIZE SHORTLISTED

This new station re-connects neighbourhoods previously separated by a raised rail viaduct. Drawing directly from the area's lost industries and its canal side setting, using textures, light, colours and carefully detailed concrete surfaces, the project incorporates a new shared underpass beneath the railway serving both rail passengers and the general public, as well as a new station entrance, stairs and lifts. A 'molecular' glass allows fractured daylight deep into the underpass, referencing the watery spaces under the low bridges of the Lee towpath.

BUILT | Completion: **May 2018** | Client: **LLDC and Network Rail** | Architect / Landscape Architect / Public Realm: **Landolt + Brown** | Collaborating Artist: **Wendy Hardie** | Structural, M&E & Sustainability Engineer / Planning & Cost Consultant: **Mott MacDonald** | Project Manager: **Network Rail** | Contractor: **Volker Fitzpatrick** | Lighting Designer: **Dekka Studio / Mott MacDonald** | Value: **£5 million** | Size: **900 sqm**



Bakerloo Line Extension
LB Southwark and LB Lewisham

The Bakerloo Line Extension and upgrade is a London-wide social and economic regeneration opportunity. It would directly connect ten Opportunity Areas from Harrow and Wealdstone in the north to Lewisham and to Hayes in the south. In total, it would deliver a minimum 110,000 homes and 139,500 new jobs at a cost of £3.5 billion. The delivery of the Bakerloo Line Extension would enable the delivery of the Old Kent Road and Lewisham, Catford and New Cross Opportunity Areas.

UNBUILT | Status: **Design stage** | Completion: **December 2029** | Client: **LB Southwark, LB Lewisham and Transport for London (TfL)** | Architect: **Maccreanor Lavington, Patel Taylor, Stitch, Tim Mackower, Allies and Morrison, Lyndon Goode, Studio Egret West, 5th Studio and Atkins** | Structural Engineer: **WSP** | Planning: **LB Southwark and LB Lewisham** | Project Manager / Cost Consultant: **KPMG and Savills** | Head of Regeneration: **Colin Wilson, Old Kent Road, LBS** | Senior Regeneration Manager: **Tim Cutts, LBS** | BLE Planning Manager: **Julia Robins, LBL** | Regeneration Adviser: **Claudette Forbes, LBL** | Bakerloo Line Project Manager: **Chris Porter, TfL** | Value: **£3.5 billion**



Chiswick Park Footbridge
566 Chiswick High Road, LB Hounslow, W4

The first three-span network arched structure in the UK, this scheme forms a key new public pedestrian link between Chiswick Business Park and the Chiswick Underground Station. The bridge spans a roadway, a live rail line and the peak of Gunnersbury Triangle Nature Reserve, providing a safer route and a railway level crossing. The design and material choice are driven by quality, maximum efficiency and minimal maintenance—critical in the public realm and when crossing live railways.

BUILT | Completion: **December 2018** | Client: **Blackstone Property Management** | Adoption Authority: **LB Hounslow** | Architect: **Useful Studio** | Structural and Civil Engineer: **Expedition Engineering** | Lighting Designer: **Spiers + Major** | Access Consultant: **David Bonnet** | Electrical Engineer: **Atelier 10** | Landscape Designer: **Charles Funke** | Planning Consultant: **JLL** | Project Manager: **Beadmans** | Main Contractor: **Lendlease** | Principal Sub Contractor: **Severfield** | Value: **£7.7 million** | Size: **135 m**



© Expedition

Dinosaur Swing Bridge
Crystal Palace Park, LB Bromley, SE19

Inspired by prehistoric fish skeletons, this bridge will give permanent access the dinosaur islands Crystal Palace. The proposed ultra-lightweight bridge structure uses minimal material and touches the landscape lightly. Thin steel plates, remaining as single sheets, are laser-cut and folded to form the balustrades, the struts and the deck. To enable controlled access, the bridge has two positions: resting in the middle of the weir as a floating sculpture and swinging 90 degrees into position to connect the banks.

UNBUILT | Status: **Design stage** | Completion: **September 2019** | Client: **Friends of the Crystal Palace Dinosaurs** | Architect: **Tonkin Liu** | Structural Engineer: **Arup** | Fabricator: **Cake Industries** | Key Stakeholder: **LB Bromley** | Inspector of Historic Buildings / Heritage at Risk Team: **Historic England** | Community Manager Park Maintenance: **IDverde**



© Tonkin Liu

Old Oak Common Station
Old Oak Common Station, Acton, LB Hammersmith & Fulham, NW10

Sitting within one of the UK's largest redevelopment sites, the HS2 Old Oak Common station will unlock up to 65,000 jobs and 25,500 new homes. The design includes a cavernous underground high-speed box of 1km length and surface rail platforms, including the Elizabeth Line, under a single roof form, alongside a surface transport hub incorporating local bus and cycle networks. The design is characterised by a vaulted roof referencing London's historic affinity for architecture and engineering. The station's energy strategy targets zero-carbon in use enabled through passive design and systems like ground source heat pumps and photovoltaic panels and reducing lifetime carbon by 50 per cent.

UNBUILT | Status: **Under construction** | Client: **High Speed Two (HS2)** | Architect: **WilkinsonEyre** | Structural Engineer: **WSP and Expedition** | M&E Engineer: **WSP** | Planning Consultant: **CJ Associates** | Project Manager: **WSP and HS2**



© WilkinsonEyre

Shortlands Station Forecourt and Streetscape Design

Beckenham Lane, LB Bromley, BR2

Located on a connector road linking Bromley and Beckenham Town Centres, the scheme employs the Healthy Streets approach to create a more liveable environment and improving facilities for walking, cycling and access to public transport. The proposal transforms a 10m-wide car-dominated commuter road into a local street, proposing the introduction of 1.5m-wide with-flow stepped tracks and reduced carriageway space to create a safer, slower environment for people walking and cycling. Features such as pocket parks, tree planting and seating will also improve social interaction and bring life back into the High Street.

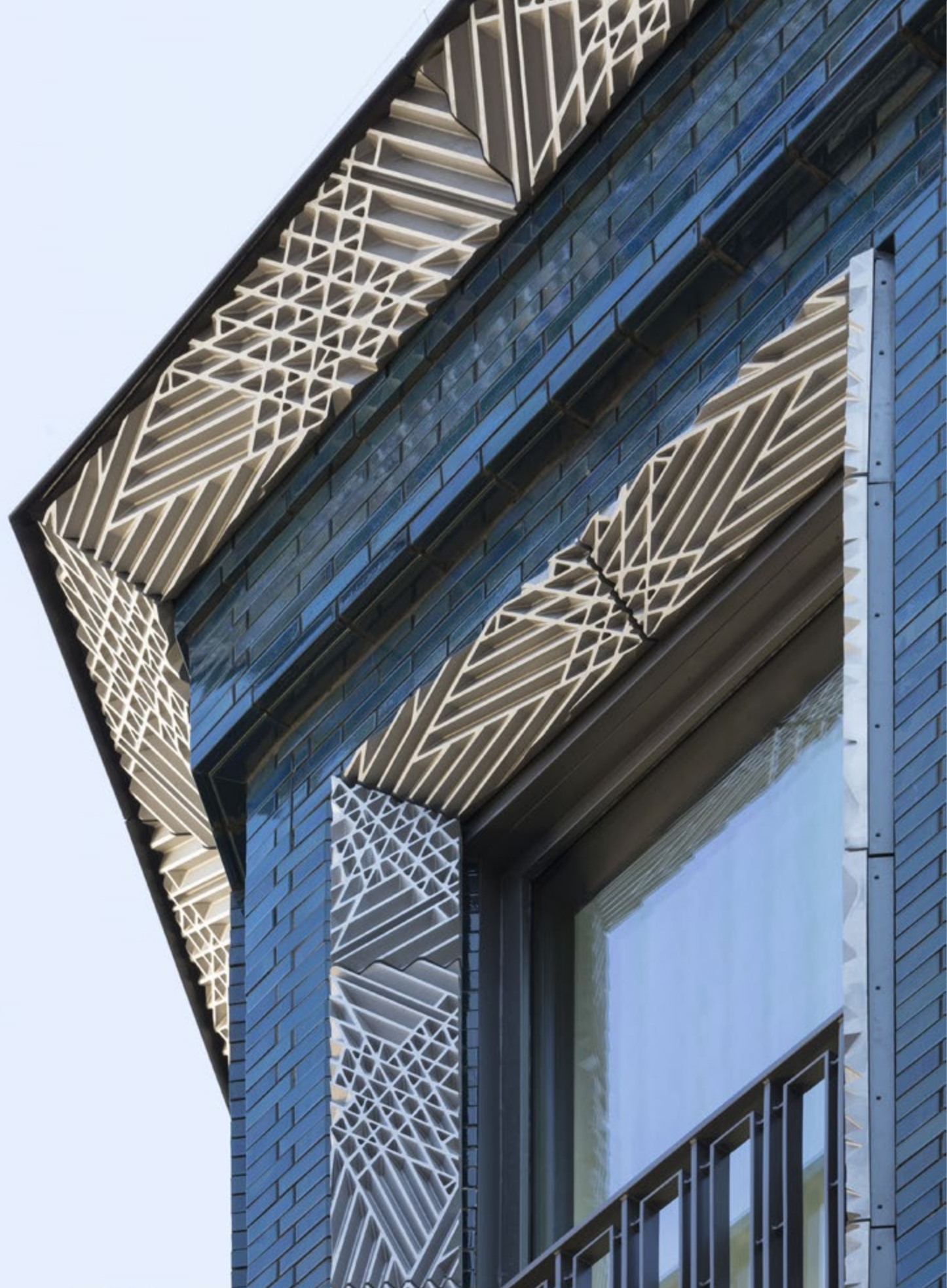
UNBUILT | Status: **Design stage** | Client: **LB Bromley** | Lead Urban Designer: **Feras Fathallah, Sustrans** | Project Manager: **Karl Brierley, Sustrans** | Community Engagement Lead: **Annie Miller, Sustrans** | Size: **1,850 sqm**



© Sustrans

Chiswick Park Footbridge
© Jill Tate





WORKPLACES

From office buildings to interiors to co-working hubs and affordable workspaces for making and manufacturing, this category is all about new projects that create inspiring working environments and meet the needs of business, technology and the individual.

There was a clear trend emerging from these schemes which also mirrored that in the wider London market and internationally – the rise of co-working. Even speculative offices hoping to get one tenant for the whole building are building in co-working elements or taking cues from organisations promoting flexible working, adaptable spaces and promoting interaction and collaboration a little more than in the past. There is also more of an emphasis on sustainability and wellbeing, with greenery and biophilia adding to bike spaces and showers, with healthier construction techniques such as engineered timber being used.

The unbuilt winner was adjudged to be Capital Corner, a co-working space for small start-ups praised for its placemaking and connection to the community. 'I think it complies with the context without being a slave to the architecture', said judge David Burney. 'It's a commendable project'.

The winning built scheme, 40 Beak Street by Stiff + Trevillion was praised for its beautiful elevations, taking hints of Soho's historic architecture, and featuring an attractive glazed brick. 'It's just beautifully crafted', said category expert assessor Alison Darvill of Bennetts Associates. 'It reflects the individuality and flamboyant vibrancy of Soho but reflects its context and is a great addition to the townscape there.'

The International Jury enjoyed the scheme's interesting facades and detailing. 'The facades are well done and it's a pleasant addition to the street', said judge David Burney.

Capital Corner

121 New Road and 132 Whitechapel Road,
LB Tower Hamlets, E1

Located in the heart of Whitechapel, this project comprises two new buildings with affordable creative studio spaces and retail on the ground floor activating a centralised public courtyard. The smaller workspaces cater for local enterprises and start-ups as an antithesis for the typically larger floor plates. The proposals are based on infilling the voids in the streetscape, reinforcing the urban block, while creating a new piece of public realm.

UNBUILT | Status: **Design stage** | Completion: **January 2021** | Client: **Capital Estates Limited** | Architect: **Vine Architecture Studio** | Structural Engineer: **Prices & Myers** | MEP Engineer: **Optima BES** | Quantity Surveyor / Project Manager: **Bond Davidson** | Environmental Assessor: **Abba Energy** | Value: **£ 5.5 million** | Size: **1,422 sqm**



40 Beak Street

Beak Street, City of Westminster, W1F

40 Beak Street occupies a prominent corner site within a Conservation Area. Starting as a speculative office it has been transformed into an artist studio and showroom. The building references the historic context. Although simple in its geometry and form, the brickwork details—which include splayed window reveals, corbelling and projecting piers—add depth and complexity to the design, requiring over 100 special brick formats to be produced. Many brick options were considered but a facade constructed entirely from glazed bricks was chosen giving opportunities to explore colour, iridescence and reflectivity.

BUILT | Completion: **June 2018** | Client: **LandCap and Enstar** | Architect: **Stiff+Trevillion** | Structural Engineer: **Price & Myers** | M&E Engineer: **GDM** | Project Manager: **Gardiner & Theobald** | Contractor: **Henry Construction Ltd** | Glazed Bricks: **St Joris** | Brick Factor: **NR Taylor** | Brick Faced Lintels: **lbstock** | Value: **£7 million** | Size: **25,600 sqm**



© Nicholas Worley

Cargo, Crossrail Place
25 North Colonnade, LB Tower Hamlets, E14

COMMENDED

Cargo, Crossrail Place is a major repositioning scheme in Canary Wharf, London. This project seeks to revitalise a 1990s office building, one of the first to be built in Canary Wharf, following the uplift of the area due to the new Elizabeth Line station. Intervention include an extensive cut and carve to the podium, along with the deliberate intersection of public and occupier uses at the lower levels—including a market hall, event spaces and co-working spaces.

UNBUILT | Status: Starting on site | Completion: September 2020 | Client: Blackstone | Architect: Gensler | Structural / M&E / Sustainability Engineer: Arup | Planning Consultant: GVA | Project Manager / Cost Consultant: Alinea | Developer: Blackstone | Public Consultation and Communications: Kanda | CGIs / Visuals: AsymmetricA | Size: 35,000 sqm



© AsymmetricA

One Fen Court
1 Fen Court, City of London, EC3

COMMENDED

One Fen Court is located at the heart of London's insurance district. It provides 39,000 sqm of space over 16 floors of office and retail use. At street level a grand public passageway with digital artwork integrates the building into the urban fabric. At roof level, the building creates a new publicly accessible space in the centre of the city of London—a 2,200 sqm roof garden. A restaurant is located directly below the garden.

BUILT | Completion: June 2018 | Client: Generali Saxon Land Development Company | Architect: Eric Parry Architects | Development Manager: Co-re | Contract Administrator / Quantity Surveyor: Gleeds | Structural Engineer: Arups | Services / Sustainability Engineer: Waterman Building Services | Main Contractor: Sir Robert McAlpine | Landscape Architect: Latz and Partners | Landscape Delivery Architect: Land Use Consultants | Facade Consultant: FMDC | Planning Consultant: DP9 | Size: 59,972 sqm



© Dirk Lindner

Axtell Soho
23-24 Warwick Street, City of Westminster, W1

Sympathetically redeveloped to retain the Art Deco charm of the original building, Axtell Soho is a seven-storey 16,340 sq ft headquarters office development featuring the addition of a fourth, fifth and sixth storey. At roof level, the building now features a roof garden with views across Soho and beyond. A lightweight structural strategy was developed that employed a steel frame with CLT slabs for the extension to remove the need to replace or reinforce the existing foundations or lower structural levels.

BUILT | Completion: January 2019 | Client: E&A Property Investment Company Limited | Architect: Darling Associates Architects Ltd | Structural Engineer: Fluid Structures Ltd | MEP / Sustainability Engineer / BREEAM Assessor: Taylor Project Services Ltd | Planning Consultant: Rolfe Judd | Project Manager / Cost Consultant: Fraser Randall Ltd | Contractor: RED Construction Group Ltd | Facade Consultant: FMDC Ltd | Landscape Architect: Andy Sturgeon Design | CDM Advisor: Gleeds H&S | BC Approved Inspector: MLM Building Control Ltd | Size: 1,628 sqm



© Peter Landers

11-21 Canal Reach
11-21 Canal Reach, LB Camden, N1C

Located in the Western Yards of the King's Cross masterplan, this office rises up from 10 to 12 storeys high with expansive double-height receptions and 4,000 sqm of landscaped roof gardens and terraces. The building utilises passive design principles wherever possible. Central atrium spaces distribute and reclaim air throughout the four massing blocks of the scheme which step around the curve of the site. Allowing daylight to penetrate the full floor plates has driven the building form and massing and the ventilation system is designed to provide excellent comfort and air quality which will be monitored following completion.

UNBUILT | Status: Under construction | Completion: January 2021 | Client: Argent | Architect: Bennetts Associates | Structural Engineer: Ramboll | M&E / Sustainability Engineer: Cundall | Planning Consultant: Nathaniel Lichfield & Partners | Project Manager / Cost Consultant: Gardiner & Theobald | Contractor: BAM Construction Ltd | Developer: King's Cross Central Limited Partnership | Sustainability: Sturgis Carbon Profiling | Facade Consultant: FMDC | Landscape Architect: LDA Design | Size: 37,378 sqm



© MVR

Dane's Yard at Sugar House Island
135 High Street Stratford, LB Newham, E15

Dane's Yard offers 9,000 sqm of workspace for creative industries in a diverse collection of eight old and new buildings with an industrial waterside heritage. It forms the first phase of a large-scale mixed-use scheme at Sugar House Island. Designed for creatives, the project fuses the industrial heritage with simple, contemporary designs. Modern construction techniques have been used for the new buildings—post-tension concrete and steel frames, CLT and glulam. A simple pallet, informed by a life-cycle costing approach, of reclaimed and new materials, granite paving, trees and lighting gives a sense of calm.

UNBUILT | Status: **Under construction** | Completion: **September 2019** | Client: **Vastint UK** | Masterplanner / Architect: **ARC-ML** | Architect (detailed design): **Waugh Thistleton Architects** | Landscape Architect: **Planit-IE** | Structural Engineer: **engineers HRW** | M&E / Sustainability: **PBA** | Engineer (general): **BWB** | Planning Consultant: **GLHearn** | Heritage: **CgMs** | Interiors: **Copper Projects** | Wayfinding: **We Like Today** | Lighting (Tower): **Cho Studios** | Lighting (externals): **Hoare Lea** | Contractor (groundworks & infrastructure): **JF Hunt** | Contractor (first phase offices & residential): **Henry Construction** | Size: **9,000 sqm**



Deloitte HQ – 1 New Street Square
1 New Street Square, City of London, EC4

As the new Deloitte's headquarters, this project use technology to create a truly intelligent building while transforming the workplace strategy. The wellness agenda delivered a workspace with cleaner air, better light, healthier food, well-controlled temperatures, and fitness opportunities. 50 per cent of the desks are sit-stand to improve comfortable conditions, and biophilic design has been applied throughout. Upon completion, it achieved the highest BREEAM 2014 RFO score ever, and BREEAM Outstanding/WELL Gold dual-certification.

BUILT | Completion: **September 2018** | Client: **Deloitte LLP** | Architect / Interior Designer: **Sheppard Robson ID:SR** | Structural Engineer: **Hurst Peirce + Malcolm LLP** | M&E / Sustainability Engineer: **Hoare Lea & Partners** | Project Manager / Quantity Surveyor: **Deloitte Real Estate** | Contractor: **Overbury PLC** | Developer: **Land Securities** | Size: **26,700 sqm**



© Philip Vile

Development House
56-64 Leonard Street, LB Hackney, EC2

Development House will replace a tired existing building with a new mixed-use development that will activate the frontage along Leonard Street and Leonard Square (now known as 'The Circus'). The new mass will reinstate the historical diamond shape of the square and highlight the importance of The Circus as node for the local area. The design of the building references Hackney's industrial heritage and takes inspiration from the warehouse typology to create an elegant and contemporary building.

UNBUILT | Status: **Design stage** | Client: **Melvale Holdings Ltd part of City Developments Ltd Singapore** | Client Representative: **Dartmouth Capital** | Architect: **Allford Hall Monaghan Morris** | Structural Engineer: **Watermans** | M&E: **Hoare Lea** | Planning Consultant: **GVA** | Project Manager / Cost Consultant: **Gleeds** | Value: **£26 million** | Size: **9,290 sqm**



© Forbes Massie

20 Farringdon Street
20 Farringdon Street, City of London, EC4

Comprising 85,000 sq ft of occupier-focused Grade A workspace across 11 storeys, this BREEAM Excellent-rated office space responds to the changing needs of occupiers by accommodating a range of lease types, from conventional leases, to more flexible working models. It features a double-width staircase and dedicated cycle-access point directly off the Cycle Superhighway, encouraging users to be more active. The experience of moving through the building is made seamless by the incorporation of a 'biometric identification' system, allowing people to move seamlessly and safely through the building.

BUILT | Completion: **December 2018** | Client: **HB Reavis** | Architect: **Denton Corker Marshall** | Structural Engineer: **Watermans Structures** | M&E / Sustainability Engineer: **Watermans Buildings Services** | Planning Consultant: **Rolfe Judd** | Project Manager / Cost Consultant: **Arcadis** | Contractor: **HB Reavis Construction** | Art Consultants: **Acrylicize** | Construction Management Partner: **AECOM** | Leasing Agents: **Knight Frank / Cushman & Wakefield** | Size: **7,900 sq ft**



Fluid Workspace
10–11 Glenthorne Mews,
LB Hammersmith and Fulham, W6

Tucked amongst the quiet lanes of Hammersmith, this refurbishment transformed a rundown Victorian mews into a playful workspace for a growing team of landscape designers. With the building dating from the early 1900s, the challenge was to retain the essential character and relationship to the lane, while creating spaces that both reflect the company personality and suit the team requirements. At ground floor level, the building entrance opens into a welcoming social space.

BUILT | Completion: **May 2018** | Client: **Marcus Barnett Studio** | Architect: **Nex–** | Structural Engineer: **Techniker** | M&E / Sustainability Engineer: **E+M Tecnica** | Party Wall Surveyor / Health & Safety Consultant: **Shore engineering** | Building Control Inspector: **Salus** | Project Manager / Cost Consultant: **Andrew Ohl Associates** | Contractor: **Business Prestige** | Value: **£ 500,000** | Size: **164 sqm**



© Jim Stephenson

Fora Borough
180 Borough High Street, LB Southwark, SE1

Providing beautifully designed and highly curated spaces in the Borough market district, Fora's residences offer a seamless experience adopting the dynamic, rich and colourful characteristics of the neighbourhood. Co-working spaces that are flexible and adaptable to shifting needs, are combined with The Market (the social floor) and The Urban Roof Garden (the rooftop area) to create an atmospheric, functional and relevant workplace.

BUILT | Completion: **August 2018** | Client: **Fora** | Architect: **HASSELL** | Structural Engineer: **Heyne Tillett Steel** | M&E / Sustainability Consultant: **Cundall** | Planning Consultant: **DP9** | Project Manager: **Gardiner and Theobald** | Cost Consultant: **Jackson Coles** | Contractor: **Overbury** | Photographers: **Mark Cocksedge, Hufton+Crow and Richard Leeney** | Value: **£3 million** | Size: **3,000 sqm**



© Mark Cocksedge

The Frames
1 Phipp Street, LB Hackney, EC1

Tailored to small creative businesses and influenced by the characteristic warehouse vernacular of the surrounding South Shoreditch Conservation Area, this five-storey building creates 80,000 sq ft of flexible workspace. It provides office and studio units to suit a variety of users, along with shared meeting rooms, break-out areas, tea points, cycle storage, shower facilities and a café. The client, Workspace, sought an exemplar creative development showcasing a move away from their standard 'business centre' model towards a co-working approach, whilst retaining individual business units and maximising lettable area.

BUILT | Completion: **October 2018** | Client: **Workspace** | Architect: **Squire & Partners** | Structural Engineer: **Thornton Tomasetti** | M&E Consultant: **Furness Green** | Planning Consultant: **GVA** | Quantity Surveyor: **Pierce Hill** | Main Contractor: **HG Construction** | Environmental Consultant: **Etude** | Acoustic Consultant: **Applied Acoustic Design** | Approved Building Inspector: **BCA (Building Control Approval)** | Lobby Artwork: **Mr. Jago** | Value: **£11.75 million** | Size: **7,343 sqm**



© James Balston

Institute of Physics
1 Lindsey Street, LB Islington, EC1

SUSTAINABILITY PRIZE SHORTLISTED

The new headquarters for the Institute of Physics is designed as a Living Lab, a sustainable building to showcase physics and innovative technology. For the first time in its history, the institute has a public building to provide education and exhibition facilities alongside an accelerator hub for start-ups, auditorium and members' room. A significant innovation as part of the sustainability strategy was the installation of GeoKOAX geo-thermal heat pumps to minimise drilling time, ease pressure on the constrained site and increase the efficiency of the system. The scheme is on course to achieve a BREEAM Excellent and has committed to undertake Post-Occupancy Evaluation after a year of occupancy.

BUILT | Completion: **November 2018** | Client: **Institute of Physics** | Architect: **TateHindle** | Structural Engineer / M&E / Sustainability Engineer / Acoustic Engineer / Fire Consultant: **AECOM** | Planning Consultant: **Daniel Watney** | Project Manager: **Colliers** | Cost Consultant: **Core Five** | Contractor: **J.Murphy & Sons** | AV Consultant: **Recursive** | M&E Delivery Engineer: **Cundall** | Approved Inspector / Building Control: **AIS** | Value: **£14 million** | Size: **1565 sqm**



© Dirk Lindner

JTP Studios, Pennington
Street Warehouse

Unit 5, The Rum Warehouse,
LB Tower Hamlets, E1

Re-adapting a Grade II-listed former bonded warehouse in the London Dock, this workspace has been designed to respond to creative and collaborative way of working, enabling greater flexibility, improving communication and knowledge sharing whilst promoting healthy lifestyles and social interaction. The project reimagines the space appreciating the unique character of the building and its contrasting spaces; respecting the building's historic features and scars of its former life.

BUILT | Completion: **December 2018** | Client: **JTP LLP** | Architect: **JTP LLP** | Structural Engineer: **Alan Baxter Associates** | M&E / Sustainability Engineer: **XC02** | Cost Consultant: **BWA** | Contractor: **Construction & Management Ltd** | Shell & Core Architect: **Richard Griffiths Architects** | Space Planning: **Spacelab** | Fire Engineers: **H&H** | Principal Designer: **Gardiner & Theobald** | Approved Inspectors: **MLM** | Value: **£2.55 million** | Size: **1,400 sqm**



© Fotohaus

Lomax Studio

Florence Road, LB Lewisham, SE14

This project provides a new artist studio for a sculptor and a printmaker. Their different practices required very different work spaces; the sculptor required a big light-filled workshop, whilst the printmaker needed a smaller, darker area to work with UV sensitive materials. The two volumes represent the opposing scales of the artist's work. The tiled volume houses the smaller working areas, kitchen and bathroom and the workshop is in the larger steel and block volume. Internally, the space is unified with the same material palette.

BUILT | Completion: **May 2018** | Architect: **CAN** | Structural Engineer: **Hardman Structural Engineers** | Contractor: **Catalin London Ltd** | Value: **£83,000** | Size: **53 sqm**



© Andy Staeg

Mindspace

9 Appold Street, City of London, EC2

Mindspace Shoreditch is a vibrant co-working space located on Appold Street in London's East End. Totalling 4,100 sqm across two storeys, it incorporates a diverse range of workspaces from meeting areas, lounges, hot desks, and private offices to kitchens and phone booths. The project offers space to London's start-ups and entrepreneurs, creating new ways of working and putting community, creativity, and wellbeing at the heart of its design.

BUILT | Completion: **June 2018** | Client: **Mindspace** | Architect: **John Robertson Architects** | M&E / Sustainability Engineer: **Norman Disney & Young** | Project Manager: **CBRE** | Size: **4,100 sqm**



© Matt Livey

One Heddon Street

1 Heddon Street, City of Westminster, W1

WELLBEING PRIZE SHORTLISTED

The Crown Estate's first flexible workplace, One Heddon Street was designed to foster creativity in an elegant and calm environment with an emphasis on greenery and natural light, creating a unique workplace with wellness at its heart and becoming the world's first WELL-accredited co-working office space. The building features a range of working styles and a flexible event space accessed through a buzzing ground-floor café, available to the public, creating a vibrant hub with a mix of public and members.

BUILT | Completion: **October 2018** | Client: **The Crown Estate** | Architect: **Barr Gazetas** | Structural Engineer: **Waterman** | M&E / Sustainability Engineer: **Mecserve** | Planning Consultant: **Gerald Eve** | Project Manager / Cost Consultant: **Dendy Byrne** | Contractor: **BW** | WELL Faculty & WELL AP: **Cundall** | Quantity Surveyor: **Burnley Wilson Fish** | Size: **2,760 sqm**



© Philip Vile

The Ray Farringdon
119 Farringdon Road, LB Islington, EC1

Located in the heart of Clerkenwell, this new building provides a wide variety of spaces including office, retail and hospitality. The proposal respects the area's traditional massing and materials. The facade is made of four different brick bond types which reflect the historical and contemporary palette of the surrounding area. The building's stepped form to its rear provides every level with its own planted terrace and makes a positive contribution to the streetscape. The new and enhanced public realm creates a welcoming and accessible site which reactivates this part of Clerkenwell.

BUILT | Completion: **March 2019** | Client: **Viridis** | Architect: **Allford Hall Monaghan Morris** | Structural Engineer: **AKT-II** | M&E: **Sweco** | Planning Consultant: **Gerald Eve** | Project Manager / Cost Consultant: **Gardiner & Theobald** | Contractor: **McLaren** | Value: **£40 million** | Size: **11,777 sqm**



© Rob Parrish

Schroders, 1 London Wall Place
1 London Wall Place, City of London, EC2

As a new corporate workplace, this project provides 308,000 sq ft over twelve floors, of which nine have substantial outdoor terraces. The design is focused around the public realm, with the two commercial buildings acting as a backdrop to a new active, multidimensional landscape. The design of the working floors provides a flexible and future-proofed infrastructure to support an agile workforce, drive occupation efficiency and facilitates faster communication. The BREEAM Excellent building uses robust, low maintenance materials such as concrete and ceramic with a lifecycle in excess of 100 years.

BUILT | Completion: **August 2018** | Client: **Schroders** | Architect: **Make** | Interior Architect: **tp bennett** | Structural Engineer: **WSP (base build), AECOM (fit-out)** | M&E: **Hurley Palmer Flatt (base build), AECOM (fit-out)** | Planning Consultant: **DP9** | Project Manager: **Gardiner & Theobald (base build) Deloitte (fit-out)** | Quantity Surveyor: **Deloitte (fit-out)** | Contractor: **Multiplex (basebuild) Overbury (fit-out)** | Developer: **Brookfield Properties & Oxford Properties (JV)** | Size: **28,614 sqm**



© Hufton+Crow / Make Architects

Unibail Rodamco Westfield Headquarters, Westfield Square
1 Ariel Way, LB Hammersmith and Fulham, W12

Relocating the headquarter from Holborn to Westfield, above their own retail development, this scheme radically improves the working environment for employees and change the working dynamics and culture of their business. Numerous working atmospheres are created via the introduction of auditoriums, libraries, pod meeting rooms, cafés and co-working areas designed to encourage collaboration across departments. Inherent flexibility was built into the design, with a low occupational density allowing for future expansion. Playful elements are also introduced with hidden flashes of colour and secluded spaces for focus.

BUILT | Completion: **December 2018** | Client: **Unibail Rodamco Westfield** | Architect: **Suttonca** | M&E: **Foreman Roberts** | Structural Engineer: **MPN** | Contractor: **Nuttalls** | Value: **£538/sqm (CAT A) £1185/sqm (CAT B)** | Size: **2,500 sqm**



© Matt Chisnall

100 Union Street
100 Union Street, LB Southwark, SE1

Comprising of a small courtyard, this new four-storey office building features flexible floor plates, operable windows allowing for extensive natural ventilation, and generous volumes with active exposed concrete soffits and an open core. The industrial-type repetitive windows create a visual rhythm along both elevations and provide a porosity that animates its surroundings. The dramatic cut-away supported by two prominent steel columns creates a sheltered and welcoming outdoor space used by building's occupiers and the local community alike.

BUILT | Completion: **November 2017** | Client: **LB Southwark and Southbank Ltd** | Architect: **Allford Hall Monaghan Morris** | Project Manager: **Buro Four** | Quantity Surveyor: **Quantem** | Mechanical / Electrical Engineer: **DESCO** | Structural Engineer: **HTS** | Contractor: **8Build** | Agent: **Union Street Partners and Pilcher Hershman LLP.** | Value: **£8 million** | Size: **2,332 sqm**



© Tim Scar

York House

221 Pentonville Road, LB Islington, N1

This scheme revives a decent but foreboding and opaque 1980s office building, transforming it into a contemporary, bright, 6,500 sqm flexible workspace. The project aims to rediscover and respect the original design intent. A 5-storey extension formed of self-supporting lattice brickwork gives the building a lacey transparency. A CLT roof extension clad in perforated aluminium is also added. Internally, the concrete frame is stripped back, and honest joinery and finishes are proposed.

UNBUILT | Status: **Under construction** | Completion: **July 2019** | Client: **The Office Group** | Architect: **deMetz Forbes Knight Architects** | Structural Engineer: **Webb Yates Engineers** | M&E Engineer: **Environmental Engineering Partnership** | Planning Consultant: **Lichfields** | Project Manager / Cost Consultant: **Quantem Consulting** | Contractor: **Collins Construction** | Sustainability / BREEAM: **eb7** | Landscaping: **Space Hub** | Brickwork: **Swift Brickwork Contractors** | Cross Laminated Timber: **Eurban** | Cladding: **Richardson's Roofing** | Value: **£13 million** | Size: **6,500 sqm**



Fora Borough
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Page 156: Agar Grove Phase 1a
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A

- 31 Above The Stag Theatre
FORMstudio for Above The Stag Theatre
- 12|31 The Aga Khan Centre
Allies and Morrison and Maki & Associates for Aga Khan Development Network
- 6|10|74 Agar Grove Phase 1a
Hawkins\Brown for LB Camden
- 54 Aikin Villas
Stephen Taylor Architects for LB Hackney
- 11|121 Aldgate Highway Changes and Public Realm Improvements Project
City of London Corporation
- 18 Alexandra Palace East Wing Restoration Project
Feilden Clegg Bradley Studios for Alexandra Palace
- 55 13 Alwyne Place
Mitzman Architects LLP
- 55 Aperture House
Paul Archer Design for Zoe Papadopoulou
- 145 Axtell Soho
Darling Associates Architects Ltd for E&A Property Investment Company Limited
- 43
- 32 BAFTA
Benedetti Architects Ltd for BAFTA
- 136 Bakerloo Line Extension
LB Southwark, LB Lewisham and TfL
- 19 Barbican Art Gallery
RUFFarchitects for City of London Corporation
- 75 Barts Square Phase 1
Sheppard Robson and Piercy&Company for Helical PLC
- 143 40 Beak Street
Stiff+Trevillion for LandCap and Enstar
- 91 Beam Park
Patel Taylor for Countryside and L&Q
- 70 Beechwood Mews
Peter Barber Architects for Kuropatwa
- 41 The Belham Primary School
Haverstock for LB Southwark and The Belham Primary School
- 64 The Belmond Cadogan Hotel
Blair Associates Architecture for Cadogan
- 20 Bethnal Green Library Historic Restoration
Tower Hamlets Architecture Team & Donald McCrory for Tower Hamlets Idea Stores
- 106 Bethnal Green Mission Church
Gatti Routh Rhodes for Bethnal Green Mission Church and Thornsett Group
- 107 Blackhorse Yard
C.F. Møller for Swan Housing Association and Catalyst Housing Association
- 119 Bond Street Public Realm Improvement Project
WSP, Publica, Norman Rourke Pryme, FM Conway for City of Westminster, New West End Company and Transport for London
- 20 The Bower
Allford Hall Monaghan Morris for Helical

B

- 129 Boxpark Wembley
BDP for Boxpark and Quintain
- 75 Branch Place, Colville Estate
Karakusevic Carson Architects and Muf architecture/art for LB Hackney
- 76 Brentford Lock West Phase 2
Mae for Waterside Places
- 106 Brickworks
Brady Mallalieu Architects for LB Islington
- 121 Broadgate Public Realm
DSDHA for British Land
- 108 Buckingham Green
Fletcher Priest Architects for London & Oriental
- 48 Burbidge Close
Peter Barber Architects for LB Barking and Dagenham

C

- 145 11–21 Canal Reach
Bennetts Associates for Argent
- 108 Cannon Green
John Robertson Architects and Civic Engineers for Ocubis
- 142 Capital Corner
Vine Architecture Studio for Capital Estates Limited
- 144 Cargo, Crossrail Place
Gensler for Blackstone
- 104 Carlton & Granville
Adam Khan Architects for LB Brent
- 109 Carpenters Wharf
Studio Egret West for Anderson Group
- 130 Carriage Hall
Kohn Pedersen Fox Associates (KPF) and Daziel & Pow for Capital & Counties Properties PLC (Capco) and The Shop at Bluebird
- 76 6 Castle Lane
DROO + NAME for Landsec and Sons & Co.
- 42 Channing School Arundel Centre
BuckleyGrayYeoman for Channing School
- 56 Chapel
Craftworks Architects
- 136 Chiswick Park Footbridge
Expedition Engineering and Useful Studio for Blackstone Property Management
- 8|77 Chobham Manor
AHMM, Haworth Tompkins, Karakusevic Carson Architects, Make, muf architecture/art, Nord and PRP for Chobham Manor LLP (Taylor Wimpey & L&Q) and LLDC
- 77 Churchwood Gardens
Bryden Wood for Loromah Estates
- 129 Coal Drops Yard
Heatherwick Studio for King's Cross Central Limited Partnership
- 49 Colby Lodge
Pollard Thomas Edwards for Walthamstow & Chingford Almshouse Charity
- 78 Community Land Trust Lewisham
Archio for Lewisham Citizens and London CLT
- 63 The Conduit
Feix&Merlin with Russell Sage Studio and Cavendish Studios for The Conduit

- 78 Cosway Street
Bell Phillips Architects for City of Westminster
- 109 Creek Road
BPTW for Family Mosaic and Peabody
- 32 Cromwell Place
BuckleyGrayYeoman for South Kensington Estates
- 33 Culture Mile Look and Feel Strategy
Fluid for City of London Corporation

D

- 110 Dace Road
BuckleyGrayYeoman for Southern Housing Group
- 146 Dane's Yard at Sugar House Island
ARC-ML and Waugh Thistleton Architects for Vastint UK
- 146 Deloitte HQ – 1 New Street Square
Sheppard Robson for Deloitte LLP
- 147 Development House
Allford Hall Monaghan Morris for Melvale Holdings Ltd part of City Developments Ltd Singapore
- 137 Dinosaur Swing Bridge
Tonkin Liu for Friends of the Crystal Palace Dinosaurs
- 29 Drayton Green Church
Piercy&Company for IPC Ealing

E

- 130 Eccleston Yards
BuckleyGrayYeoman for Grosvenor
- 79 Elthorne Estate
LB Islington
- 105 Energy Hub
Morris+Company for Lendlease
- 42 Erith School
Studio Egret West for Anderson Group with L&Q

F

- 43 Faculty of Laws
Levitt Bernstein for University College London
- 147 20 Farringdon Street
Denton Corker Marshall for HB Reavis
- 33 Floating Church and Community Hub
Denizen Works for Diocese of London
- 110 Floral Court
Kohn Pedersen Fox Associates for Capital & Counties Properties PLC (Capco)
- 148 Fluid Workspace
Nex– for Marcus Barnett Studio
- 148 Fora Borough
HASSELL for Fora
- 149 The Frames
Squire & Partners for Workspace

G

- 79 Gainsford Road
Gort Scott Architects for Pocket Living
- 91 Gascoigne East Estate Regeneration Phases 3 and 4 Masterplan
HTA Design LLP, Pitman Tozer Architects and Stitch Architects for Be First
- 9|99 The Granville
RCKa for LB Brent
- 17 Great Arthur House
John Robertson Architects for City of London Corporation

H

- 135 Hackney Wick Station
Landolt + Brown for LLDC and Network Rail
- 73 Hanbury Street
PRP for LB Tower Hamlets
- 73 Harvist Estate New-Build
LB Islington
- 92 Hathersage and Besant Courts
Studio Partington for LB Islington
- 92 High Path
PRP for Clarion Housing Group
- 111 Hobhouse Court
Arquitectonica and Brisac Gonzalez for Hobhouse S.A. and Alsaka
- 111 Hornsey Town Hall
Make Architects for Far East Consortium
- 71 Hoxton Press, Colville Estate
Karakusevic Carson Architects and David Chipperfield Architects for LB Hackney

I

- 100 Ilford Community Market
Interobang Architecture + Engineering for Mercato Metropolitan
- 28 Illuminated River
Lifschutz Davidson Sandilands and Leo Villareal Studio for Illuminated River Foundation
- 149 Institute of Physics
TateHindle for Institute of Physics
- 56 The Interlock
Bureau de Change Architects for HGG London
- 64 IQL Pavilion
ACME for Lendlease and London Continental Railway (Stratford City Business District Limited)

J

- 150 JTP Studios, Pennington Street Warehouse
JTP LLP

K

- 57 Kenwood Lee House
Cousins & Cousins Architects
- 122 Keppel Row
Gort Scott Architects and Robert Bray Associates for Better Bankside and LB Southwark
- 21|62 Kew Gardens Great Pagoda
Austin-Smith: Lord for Historic Royal Palaces
- 21 The Kimpton Fitzroy
EPR Architects Ltd for Starwood Capital and Principal Hotels
- 65 Kindred
studioshaw for Kindred
- 122 King Edward Memorial Park
Weston Williamson + Partners for Costain Vinci Bachy Soletanche (CVB) and Tideway (JV)
- 50 The Landsby
ColladoCollins Architects for Elysian Residences
- 49 Lodge Road
Ryder Architecture for C&C and Regal London

L

- 150 Lomax Studio**
CAN
- 93 London City Island**
Glenn Howells Architects for EcoWorld Ballymore
- 99 London Printworks**
Civic Engineers Ltd and Nissen Richards Studio for Vibration Group
- 120 London Wall Place**
Spacehub and Make Architects for London Wall Place Partnership (Brookfield/Oxford Properties JV)

M

- 100 Make Space**
Euston Town for Euston Town & Camden Collective
- 107 Manhattan Loft Gardens**
SOM for Manhattan Loft Corporation
- 74 Mapleton Crescent SW18**
Metropolitan Workshop LLP for Pocket Living
- 93 Margarine Works**
Assael Architecture for Montreaux Developments Ltd
- 112 The Market Building**
Pilbrow & Partners for Canary Wharf Group
- 72 Marklake Court**
Bell Phillips Architects for Leathermarket Community Benefit Society
- 80 Material Store**
Newground Architects for Hub Residential and Fizzy Living
- 80 McGrath Road**
Peter Barber Architects for LB Newham
- 98 Meanwhile Croydon**
LB Croydon
- 112 Merano**
Rogers Stirk Harbour + Partners and EPR Architects for St James
- 94 100 Mile City**
Peter Barber Architects
- 151 Mindspace**
John Robertson Architects for Mindspace
- 65 The Ministry**
Squire & Partners for Ministry of Sound
- 123 Motcomb Street Public Realm**
BDP and WSP for Grosvenor and City of Westminster
- 43 Mountview Academy of Theatre Arts**
Carl Turner Architects for Mountview Academy of Theatre Arts
- 41 Music School, King's College School Wimbledon**
Hopkins Architects for King's College School Wimbledon

N

- 44 Neuron Pod**
aLL Design for Queen Mary University London
- 88 New Cross Area Framework and Station Opportunity Study**
5th Studio and We Made That for LB Lewisham, TfL and GLA
- 22 20A Northburgh Street**
kennedytwaddle for CABU

O

- 137 Old Oak Common Station**
WilkinsonEyre for High Speed Two (HS2)
- 22 Old Sessions House**
Feilden+Mawson LLP for Satila Studios
- 94 The Old Vinyl Factory**
Studio Egret West for U+I plc

- 144 One Fen Court**
Eric Parry Architects for Generali Saxon Land Development Company
- 151 One Heddon Street**
Barr Gazetas for The Crown Estate
- 81 Ordnance Road**
Peter Barber Architects for LB Enfield

P

- 18 The Painted Hall**
Hugh Broughton Architects for the Old Royal Naval College
- 63 Park House Apart-Hotel – West Ham Lane**
East architecture, landscape, urban design for Major Housing Association
- 16|34 Pitzhanger Manor and Gallery**
Jestico + Whiles and Julian Harrap Architects for LB Ealing and Pitzhanger Manor and Gallery Trust
- 66 Portsoken Pavilion**
Make Architects for City of London Corporation

Q

- 128 Quadrant Arcade**
Barr Gazetas for The Crown Estate
- 66 Queen Elizabeth Hall Foyer**
Archer Humphryes Architects and Feilden Clegg Bradley Studios for Southbank Centre Ltd

R

- 152 The Ray Farringdon**
Allford Hall Monaghan Morris for Viridis
- 81 Regent's Park Infill Sites**
Mae and Matthew Lloyd Architects for LB Camden
- 123 Republic**
Studio RHE for Trilogy Property
- 30 Revitalise Peckham Rye**
Curl la Tourelle Head Architecture for LB Southwark
- 40 The Royal College of Pathologists**
Bennetts Associates for Royal College of Pathologists
- 30 Royal Opera House 'Open Up'**
Stanton Williams for Royal Opera House
- 134 Royal Wharf Pier**
Nex– for Ballymore & Oxley

S

- 113 S2 Building, King's Cross**
Mossessian Architecture Ltd for Argent LLP
- 82 S5**
Alison Brooks Architects for King's Cross Central Limited Partnership
- 82 Savoy Circus**
HTA Design LLP for Tide Construction
- 152 Schrodgers, 1 London Wall Place**
tp bennett and Make Architects for Schrodgers
- 34 Science Gallery London**
LTS Architects and LDA Design for King's College London and Science Gallery London
- 23 Shaftesbury Hall**
Mulroy Architects for Samaritans
- 138 Shortlands Station Forecourt and Streetscape Design**
Sustrans for LB Bromley
- 101 The Silver Building**
This Is Projekt and Soda for Keystone and GLA

- 23 Smithson Plaza**
DSDHA for Tishman Speyer
- 57 Soboro**
kennedytwaddle for Stephen Breen
- 83 South Acton Phase 5**
HTA Design LLP for Acton Gardens, Countryside and L&Q

- 113 South Harrow Place**
EVA Studio for TfL

- 24|35 The South London Gallery Fire Station**
6a Architects for South London Gallery

- 58 77A Stanbury Road**
Williams Griffiths Architects for Emerson Property Ltd

- 24 St Augustine's Church Hammersmith**
Roz Barr Architects for The Order of St Augustine

- 44 St John's Primary School**
Conran and Partners for Green Man Lane LLP

- 58 St Thomas Apartment**
Allford Hall Monaghan Morris

- 90 St Thomas Street East Design Framework**
Kohn Pederson Fox Associates, Renzo Piano Building Workshop and Lifschutz Davidson Sandilands for CIT, Sellar, Greystar and Columbia Threadneedle Investments

- 95|124 Stratford Waterfront Masterplan**
Allies and Morrison for London Legacy Development Corporation

- 45 The Student Centre**
Nicholas Hare Architects for University College London (UCL)

- 25 Stukeley Street**
Emrys Architects for GMS Estates

- 90 Suburban Design Guide Supplementary Planning Document (SPD2)**
LB Croydon

- 89 Sugar House Island**
ARC-ML for Vastint UK

T

- 120 Thames River Path**
Churchman Thornhill Finch for Nine Elms Vauxhall Partnership and LB Wandsworth

- 45 Three Southwark Schools**
Hawkins\Brown for LB Southwark

- 83 Three Waters**
Allies and Morrison for Mount Anvil and Peabody

- 35 Tottenham Hotspur Stadium**
Populous for Tottenham Hotspur

- 114 The Triangle**
David Morley Architects, FCBS and Haptic for King's Cross Central Limited Partnership

U

- 153 Unibail Rodamco Westfield Headquarters, Westfield Square**
Suttonca for Unibail Rodamco Westfield

- 153 100 Union Street**
Allford Hall Monaghan Morris for LB Southwark and Southbank Ltd

- 84 Urbanest Vauxhall**
Glenn Howells Architects for Urbanest

V

- 36 V&A Photography Centre**
David Kohn Architects for V&A

- 59 Villa Volta**
Novak Hiles Architects for Arrant Land

- 67 VIVI**
Gordon Young Architects for Rhubarb

W

- 114 Waltham Forest Town Hall Campus**
Gort Scott and Maccreanor Lavington Architects for LB Waltham Forest

- 84 Wandle Road**
Pitman Tozer Architects for Brick by Brick

- 85 Wardian London**
Glenn Howells Architects for EcoWorld Ballymore

- 118 West End Project Public Spaces**
LDA Design for LB Camden

- 19 West Norwood Library and Cinema**
Panter Hudspith Architecs for LB Lambeth and Picturehouse Cinemas Ltd

- 95 White City Living**
Patel Taylor for St James White City Living

- 25 Whitehall Museum, Cheam**
Curl la Tourelle Head Architecture for LB Sutton

- 59 Wittering House, Adolphus Road**
gpad london ltd for Charles Bettles and Vicky Lim

- 50 Woodside Square**
Pollard Thomas Edwards for Hanover and Hill

Y

- 154 York House**
deMetz Forbes Knight Architects for The Office Group

A note on project credits and index

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



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