



# **NEW LONDON**

2017/2018

# NEW LONDON 2017/2018

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.

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#NLAwards2017

The selection process

The New London Awards were launched by New London Architecture (NLA) as an annual celebration of London’s best new and proposed projects across all sectors of the built environment.

From small-scale community initiatives, to major new housing and workplace schemes, to completely new districts of the city, the Awards recognise projects of the highest design quality which make a positive contribution to their surroundings and to life in the capital.

The Awards are presented in association with the Mayor of London, and this year the Mayor’s Prize has been awarded to the scheme that best reflects the Mayor’s ambition for ‘good growth’. Additional accolades include the Ashden Prize, which recognises the very best in efficient energy use; and the People’s Choice, voted for by Londoners.

With a total of over 400 projects submitted, an international jury were advised by a team of expert assessors, each specialists in their field, who ensured the final selection of projects met the necessary criteria and were excellent of their kind.



Expert Assessors



**Matthew Dearlove**  
Head of Design,  
Knight Dragon



**Simon Erridge**  
Director, Bennetts  
Associates



**Kathryn Firth**  
Urban Design/  
Masterplanning  
Consultant



**Emma Foster**  
Director, Mount Anvil



**Tanvir Hassan**  
Director, Donald  
Insall



**Steve Kennard**  
Director of  
Regeneration, Hadley  
Property Group



**Simon Kincaid**  
Director, Conran +  
Partners



**Rosemarie  
MacQueen MBE**  
Consultant / Lecturer



**Laura Mazzeo**  
Partner, Farrells



**Jo McCafferty**  
Director, Levitt  
Bernstein



**Sheila McCusker**  
Director, MSMR



**Sadie Morgan**  
Co-founding Director,  
dRMM



**Tiffany Neller**  
Director, EPR



**Rob Partridge**  
Director, AKT II



**John Robertson**  
Principal Director,  
John Robertson  
Architects



**Rachel Shaw**  
Director,  
ArchitecturePLB



**Catherine Staniland**  
Director, New  
London Architecture



**Ziona Strelitz**  
Founding Director,  
ZZA Responsive User  
Environments



**Debbie Whitfield**  
Deputy Chair, New  
London Architecture



**Katie Wood**  
Director, Operations  
Consulting, Arup

The International Jury

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

**Dominique Alba**  
Director, Atelier  
Parisien d'Urbanisme,  
Paris

**Peter Murray**  
Chairman, New London  
Architecture (Chair)

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

**Riccardo Marini**  
Founder,  
Marini Urbanismo

**David Taylor**  
Editor, New London  
Architecture

Our international panel of jurors brought their experiences from Paris, Stockholm, New York, and Glasgow to provide an objective viewpoint and ensure that the projects presented compared well with overseas standards. Projects were reviewed for their quality of design, innovation and longevity, and wider contribution to placemaking in the city.

As ever, this international dialogue provided a fascinating discussion around the delivery of high-quality, sustainable architecture and urban environments.

# Foreword by Peter Murray, NLA Chairman

It is always a joy to sift through the large piles of entries to the NLA Awards, to see so many well-designed buildings and projects that play such an important role in the life of this city. In these awards we are celebrating not just design and detailing but the contribution that good architecture, planning and development make makes to the surrounding environment, the local community and to the key issues the capital faces.

The annual publication of the Awards, which is distributed around the world, is a fantastic advertisement for London as well as those that work here; it highlights not just the winners but the breadth and depth of the professional skills that deliver new and refurbished buildings and new projects across the capital.

Once again, I would like to thank our excellent jury from Paris, Stockholm, New York and Glasgow - they are able to take an objective view of the contribution that our shortlisted projects make to London - and our team of local expert assessors who provide the judges with such invaluable support.

## NEW LONDONER OF THE YEAR

SADIE MORGAN

Architects, and built environment professionals generally, have not been very good in recent years in helping to set the political agenda. Sadie Morgan is an exception. She has key advisory roles addressing important environmental issues of the day. She reports directly to the Secretary of State as Chair of the Independent Design Panel for High Speed Two, she is a commissioner for both the National Infrastructure Commission led by former Cabinet Minister Lord Adonis, and the Thames Estuary 2050 Growth Commission.

Sadie is a Professor at the University of Westminster, and was President of the Architectural Association 2013-2015. She co-founded dRMM architects with a steadfast belief in the importance of design that connects back to people and place.





OVERALL WINNER

Wickside

**BUJ Architects and Ash Sakula for McGrath Bros. Ltd.**  
Hepscott Road, Tower Hamlets, E9

With 7,000 square meters of new creative industry employment, restaurants, cafes, a craft brewery and small casting foundry and over 470 new dwellings, this mixed-use quarter is characterised by clusters of creative and public uses.

This year’s overall winner was applauded for its genuine mix of typologies and uses, retaining much of the area’s post industrial character and activities, while providing significant new housing provision across the site. New London Awards judge David Burney praised the scheme for its ‘holistic approach that considers the complete needs of the area, with a strong focus on good public space’. ‘It’s a proper piece of city’, said fellow judge Riccardo Marini.

WINNER

**UNBUILT**  
Status:  
**Planning pending**  
Completion:  
**April 2021**  
Client:  
**McGrath Bros. Ltd**  
Architect:  
**BUJ Architects and Ash Sakula**  
EIA:  
**AECOM**  
Planning Consultant:  
**Austin Mackie Associates**

Project Manager: **T.C. Developments**  
Inclusive Design:  
**David Bonnett Associates**  
Flood Risk Assessment:  
**Waterman Group**  
Heritage Consultant:  
**Stephen Levrant Heritage Architecture**  
Creative Industries:  
**Sven Munders**  
Size: **28,800 sqm**



See pages 73 and 90 for full project information.





# MAYOR'S PRIZE

Supported by Mayor of London

## WINNER

**BUILT**  
Completion:  
**July 2016**  
Client & Lead Project Manager:  
**London Borough of Waltham Forest**  
Architect & Principle Designer:  
**Gort Scott Architects**  
M&E, Structural & Sustainability Engineer, Quantity Surveyor & Cost Consultant:  
**NPS London**  
Main Contractor:  
**Bolt & Heeks Ltd**  
Graphic Designer:  
**Polimekanos**  
Space Operator & Project Coordinator:  
**Meanwhile Space CIC**  
Funder:  
**Greater London Authority and London Borough of Waltham Forest**  
Value:  
**£539,000**  
Size:  
**658 sqm**

## Central Parade Creative Hub

**Gort Scott Architects for LB Waltham Forest**  
6-10 Central Parade, 137 Hoe Street, Waltham Forest, E17

Central Parade is a mixed-use creative hub, hosting a variety of independent retail, co-working, studio and exhibition space. This high quality, cost-effective refurbishment of a former Council customer centre is a local community asset that enables the re-activation of the high street while awaiting for long term future redevelopment of this landmark 1960s housing estate.

The Mayor of London applauded the scheme as ‘a sensitive and intelligent updating of an important municipal asset that creates much needed space for the creative industries and local community to co-locate, collaborate and thrive. The project acknowledges and leverages the buildings heritage and civic value to help unlock Walthamstow’s potential as a thriving cultural town centre.’



One project was highly commended:  
**Central Somers Town Community Facilities, NW1**  
by Adam Khan Architects for LB Camden (page 30)

Four projects were commended:  
**Eastern Cluster Modelling Strategy, EC2**  
by City of London Corporation (page 76)  
**Silchester Estate, W10**  
by Haworth Tompkins for Peabody (page 59)  
**'What Walworth Wants' Strategy, SE17**  
by We Made That for LB Southwark (page 79)  
**Croydon Smaller Sites Programme, CR0**  
by HTA, Mae, Pitman Tozer, Stitch, Mikhail Riches, Coffey and vPPR for Brick by Brick and LB Croydon (page 60 & 75)

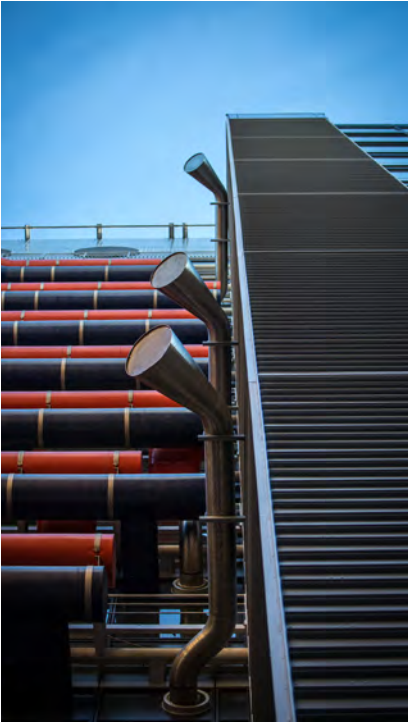
See page 85 for full project information

# ASHDEN PRIZE

Supported by Ashden

## WINNER

**BUILT**  
Completion:  
**September 2016**  
Client:  
**Guy's & St Thomas' NHS Foundation Trust**  
Architect:  
**Rogers Stirk Harbour + Partners**  
Structural, M&E & Sustainability Engineer:  
**Arup**  
Project Manager & Contractor:  
**Laing O'Rourke**  
Landscape Architect:  
**Gillespies**  
Value:  
**£160 million**  
Size:  
**27,000 sqm**



2 projects were highly commended:  
**Belarusian Memorial Chapel, N12**  
by Spheron Architects for The Holy See of Rome (page 29)  
**Dalston Lane, E8**  
by Waugh Thistleton Architects for Regal Homes (page 61)

## New Cancer Centre at Guy's Hospital

**Rogers Stirk Harbour + Partners and Stantec for Guy's and St Thomas' NHS Trust**  
Great Maze Pond, Southwark, SE1

The New Cancer Centre provides a state-of-the-art facility while having been designed with the highest sustainability standards, leading to a BREEAM Excellent rating. Its energy use has been minimised through ‘lean’ design, with external solar shading and a district heating network system supplied by a combined heat and power plant. The building has been designed for future flexibility, with adaptive capacity for future climate change.

The Ashden jury commented: ‘It’s rare to see an energy-efficient hospital. Meeting the complex requirements of a hospital while minimising energy consumption is no easy task, but architects Rogers Stirk Harbour + Partners and engineers Arup have made use of clever building layout, detailed sub-metering, daylighting, controlled solar gain and passive ventilation to achieve their goal. The result is a building that not only sets a new standard in energy use, but also improves comfort for patients and staff at the same time’.



See page 131 for full project information



PEOPLE'S CHOICE

WINNER

**BUILT**  
Completion: **December 2016**  
Client: **The Holy See of Rome**  
Architect and Landscape Architect: **Spheron Architects**  
Structural Engineer: **Timberwright Ltd**  
M&E & Sustainability Engineer: **Arup**  
Planning Consultant: **Alpha Planning**  
Quantity Surveyor & Cost Consultant: **Change project Consulting**  
Project Manager: **Diocese of Westminster**  
Contractor: **Timberwright Ltd**  
CDM Co-ordinator: **BBS Site Services LLP**  
Value: **£364,000**  
Size: **69 sqm**

Belarusian Memorial Chapel

**Spheron Architects for The Holy See of Rome**  
Marian House, Holden Avenue, Barnet, N12

Mobilising an incredible support, this tiny wooden chapel in Barnet has been chosen by Londoners to be the winner of the People’s Choice award 2017. Receiving an overwhelming number of votes, the Belarusian Memorial Chapel is a community and cultural centre for the local Belarusian community in north London.

The chapel was built for the Belarusian diaspora community in the UK, dedicated to the memory of victims of the 1986 Chernobyl nuclear disaster and is the first wooden church built in London since the Great Fire of 1666.



See page 29 for full project information



CONSERVATION & RETROFIT



# CONSERVATION & RETROFIT

Sponsored by Urban Space Management

With 19 projects on the shortlist, this was a large category, reflecting London’s rich heritage and the high-quality work going into repairing and enhancing it. But one of the issues in England, said assessor Tanvir Hassan, Donald Insall director, remains our ability to introduce – or conservation officers to give consent to – really good, contemporary additions into old buildings.

Projects on the shortlist range from an exhibition space in a restored sink shaft for the Thames Tunnel to a reworked home for the police, to an old Victorian Warehouse used to store wool, now housing modern office space.

The unbuilt winner, Bracken House by John Robertson Architects for Obayashi Corporation, is a proposal for the sympathetic insertion of a new core and circulation spaces into one of two brick buildings, a ‘good, solid refit’ with roof top gardens which are ‘de rigueur’ in London nowadays. Lobbies of aesthetic interest are retained and a more aesthetically suitable interior inserted with better lighting and more open public spaces. ‘The proposal is simple, it’s sympathetic’, said Hassan, ‘and does it quite efficiently.’

The built winner, Poplar Baths, by Pringle Richards Sharratt for Guildmore Ltd and LB Tower Hamlets is the restoration of old 1930s bath houses along with a new 10-storey block of social housing. ‘This has been wonderfully restored and brought back to life’, said fellow assessor AKT II director Rob Partridge, with many different leisure uses and a sports hall replacing the old pool under a series of arches, with Art Deco detailing retained

elsewhere. The original building was about to get demolished before the local community mobilised to prevent it, getting it listed status in the 1990s, meaning it had a chance of redevelopment.

Commendations were awarded to Quest House, by Stephen Davy Peter Smith Architects for Family Mosaic. Branded ‘impressive’ by Dominique Alba, this was a tired 1970s office block transformed into a social rented housing product, overlaid in a limestone rainscreen, with oak exterior amenity spaces.

30 Cannon Street, by Delvendahl Martin Architects for Romulus Construction Limited, won a commendation for its extension to add another ‘similar but different’ floor on top and provide more public spaces, including a roofgarden. ‘It was carefully detailed and elegantly put together’ said Hassan, and is ‘quite a contrast’ to the contemporary Bloomberg building emerging opposite. ‘It’s good to see old 1970s offices not pulled down but actually reused.’ And another went to New Scotland Yard, by Allford Hall Monaghan Morris for Metropolitan Police Station, with its entrance pavilion and exhibition space, rear extension and extra storey. The project team looked at the old library of colour from old police cars for a colour scheme, and used the ‘DNA’ of the surrounding context to inform its shading screen.

## Poplar Baths

Pringle Richards Sharratt for Guildmore Ltd and LB Tower Hamlets  
170 East India Dock Road, Poplar, Tower Hamlets, E14

After nearly 30 years of standing empty, the much-loved Poplar Baths has been reopened to the public as a community Leisure Centre for East London. The strong community support promoted the achievement of Grade II listing and its successful re-opening. Delivered as part of a wider public private

partnership that also delivered 100 new socially let apartments and a new youth centre, the leisure centre now houses a 25 meters swimming pool, learner pool, restored plunge pool, a Sports England standard sports hall, large studio and gym with a women’s only area.



© Edmund Sumner



© Edmund Sumner

### WINNER

#### BUILT

Completion: **July 2016**

Client:

**LB Tower Hamlets**

Architect: **Pringle**

**Richards Sharratt**

Structural Engineer:

**PEP Civil and**

**Structures Ltd**

M&E Engineer: **Peter**

**Deer and Associates**

Planning Consultant:

**Collins & Coward**

Project Manager,

Contractor &

Developer:

**Guildmore Ltd**

Cost Consultant:

**Clarkson & Alliance**

Leisure Operator:

**Greenwich Leisure**

**Limited**

Value: **£15 million**

Size: **2,060 sqm**



### Bracken House

**John Robertson Architects for Obayashi Corporation**  
 10 Cannon Street, City of London, EC4

**WINNER**

**UNBUILT**  
 Status: **Under construction**  
 Completion: **March 2018**  
 Architect: **John Robertson Architects**  
 Client: **Obayashi Corporation**  
 Project Manager: **Turner & Townsend**  
 Engineering Services: **ARUP**  
 Main Contractor: **McLaren**  
 Heritage Consultant: **Purcell**  
 Letting Agent: **CBRE / JLL**  
 Size: **18,600 sqm**

Originally designed by Albert Richardson in the early 1950s as the headquarters of the Financial Times, the ‘H’ shaped Grade II\* listed Bracken House was dramatically redeveloped in the late 1980s. Trying to create continuity between the original building and the latest interventions, this refurbishment will create an upgraded office floor to meet future occupier standards, a new rooftop with seating, planting and a running track and, among others, an improved energy efficient air conditioning system.



### 30 Cannon Street

**Delvendahl Martin Architects for Romulus Construction Limited**  
 City of London, EC4

Refurbishing the former 1977 Credit Lyonnais headquarters, 30 Cannon Street was added to the National Heritage List as part of a group of 14 post-war office buildings. The scheme includes the extension of the 5th floor, the refurbishment of the 3rd floor, as well as the addition of a new roof terrace and refurbishment of the entrance lobby.

**COMMENDED**

<b>BUILT</b> Completion: <b>September 2016</b> Client: <b>Romulus Construction Limited</b> Architect: <b>Delvendahl Martin Architects</b> Structural Engineer: <b>Arup</b> M&E Engineer: <b>Hoare Lea</b> Cost Consultant: <b>AECOM</b>	Contractor: <b>Capel</b> M&E Contractor: <b>E &amp; B</b> Glazing Consultant: <b>NET Project Management Consultancy</b> Landscape Architect: <b>Applied Landscape Design</b> Building Control: <b>mHCD</b> Value: <b>£5 million</b> Size: <b>2500 sqm</b>
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© Tim Crocker

### Quest House

**Stephen Davy Peter Smith Architects for Family Mosaic**  
 11 Cross Road, Croydon, CR9

Quest House is a conversion of an existing 1970s office and extension into 100% affordable homes near East Croydon Station as part of the Croydon Vision 2020 regeneration programme. Robust external materials with tactile qualities and a natural colour palette form a rich residential architectural language. Structural oak framed balconies provide generous, distinctive amenity in addition to ground level communal space and a children’s playground.

**COMMENDED**

<b>BUILT</b> Completion: <b>March 2016</b> Client: <b>Pre-planning Kingstreet Group / post-planning Family Mosaic</b> Architect: <b>Stephen Davy Peter Smith Architects</b> Structural Engineer: <b>Manhire Associates</b> M&E & Sustainability Engineer: <b>Silcock Dawson &amp; Partners Ltd</b>	Planning Consultant: <b>CMA Planning</b> Employer Agent: <b>Hunters</b> Contractor: <b>Durkan</b> Landscape Consultant: <b>Fabrikuk</b> Flood Risk & Ecology Consultant: <b>Middlemarch Environmental Ltd</b> Value: <b>£12 million</b> Size: <b>8,200 sqm</b>
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© Lyndon Douglas



New Scotland Yard

Allford Hall Monaghan Morris for Metropolitan Police Station  
Victoria Embankment, Westminster, SW1

A radical redesign of the 1930s Curtis Green Building on the Thames Embankment to house the Metropolitan Police Service’s new headquarters, this scheme has transformed the building with the addition of an elegant curved glass entrance pavilion, rooftop pavilions and a reworking of the existing accommodation. Expanding the building’s floor area through extensions to the rear, roof and front concourse, the contemporary design enhances the architectural features of the original building and the materials, colours and proportions of neighbouring Whitehall buildings.

COMMENDED

**BUILT**  
Completion:  
**November 2016**  
Client: **Metropolitan Police Service & Mayor’s Office for Policing and Crime**  
Architect: **Allford Hall Monaghan Morris**  
Space Planning:  
**Haverstock**

Landscape Architect:  
**Gillespies**  
Project Manager:  
**Arcadis**  
Principal Designer & Contractor: **BAM**  
Structural, Civil & Fire Engineer and Transport, Acoustic and Environmental Consultant: **Arup**

MEP Engineer:  
**Arup and BAMSE**  
Planning Consultant:  
**DP9**  
Daylight Consultant:  
**Gordon Ingram Associates**  
Value: **£58 million**  
Size: **9225 sqm**



© Tim Soar

Bakery Place

Jo Cowen Architects Ltd for West Eleven Ltd  
Wandsworth, SW11

Transforming a series of Victorian bakery buildings into 12 new homes in Battersea, this project combines contemporary design standards with the historic legacy of the place. Retaining the peculiarities of existing fabric, keeping elements such as early glazed brickwork, corbeled cast iron columns and timber sleeper beams, opportunities were also developed to generate and enhance light and volume within each room to create modern residences, which celebrate an industrial beauty and local heritage.



© David Butler

**BUILT**  
Completion: **July 2016**  
Client & Developer:  
**West Eleven Ltd.**  
Architect: **Jo Cowen Architects**  
Structures Engineer:  
**Toynbee Associates**  
M&E Consultant:  
**Hulley & Kirkwood**  
Project Manager  
& Cost Consultant:  
**William G. Dick**

Contractor: **Tc&D**  
Interior Designer:  
**Amelia Mcneil Interior Design**  
Lighting Designer:  
**Studio 29**  
Value: **£2.4 million**  
Size: **1,080 sqm**

Chapter Kings Cross

Tigg+Coll Archietcts for Greystar  
200 Pentonville Road, Kings Cross, Camden, N1

Located within context of Kings Cross Station industrial site, this redesign and fit out for student accommodation celebrates the area’s heritage while creating flexible spaces and quality finishes. The spaces were stripped back to express the original concrete and steel structure, then layered with mosaic tiling, metalwork and bespoke joinery. Existing ill-defined secondary circulation space was transformed into unique social and study spaces, creating community, which included drawing the public realm into the building.

**BUILT**  
Completion:  
**September 2016**  
Client: **Greystar**  
Architect:  
**Tigg + Coll Architects**  
Structural Engineer:  
**Engenuiti**  
M&E Engineer:  
**Integration**

Acoustic Engineer:  
**KP Acoustics**  
Project Manager  
& Cost Consultant:  
**Fulkers**  
Contractor: **Parkeray**  
Value: **£3 million**  
Size: **2,000 sqm**



© Andy Matthews

City, University of London – Main Entrance Transformation

NBBJ for City, University of London  
Northampton Square, Clerkenwell, Islington, EC1

A 1960s building is transformed from an impermeable, congested barrier into a transparent and inclusive new hub for the university and its surrounding public realm. By repairing and adapting, the design enhances the dramatic structure of the original building with the University Hall now seemingly floating above the new arrival hub. With an efficient use of resources, the building has been given a new long-term lease of life, while new open spaces integrate the university with its local context.



© Bruce Damonte

**BUILT**  
Completion:  
**January 2017**  
Client: **City, University London**  
Architect: **NBBJ**  
Structural Engineer:  
**Curtins**  
M&E & Sustainability Engineer: **BDP & Avoca**  
Planning Consultant:  
**Turley**  
Project Manager: **City, University of London Property and Facilities**  
Cost Consultant:  
**Artelia**  
Contractor: **Morgan Sindall**  
Approved Inspectors:  
**Butler & Young Ltd**  
Landscape Architects:  
**East**  
Value: **£8 million**  
Size: **2350 sqm**



Club Row, Shoreditch

Quinn Architects for James Moores Organisations  
Rochelle School & Club Row, Arnold Circus, Tower Hamlets, E2

The Club Row building sits on the ‘Rochelle School’ site, a pair of Grade II listed school buildings that used to serve the Shoreditch area. This much-needed intervention to reintegrate it into site has attracted fellow creatives and put an end to the terrible weather damage the building was suffering. Improvements in natural ventilation, light and bespoke handmade crafts ensure that new elements are referenced with modernity to establish their time and place.

**BUILT**  
Completion: **June 2016**  
Client: **James Moores Organisation**  
Architect: **Quinn Architects**  
Structural Engineer: **Elliot Wood Partnerships LLP**  
M&E Consultant: **GDM Building Services**  
Planning Consultant: **Indigo Planning LTD**  
Project Manager: **Quinn Architects**

Cost Consultant: **The CBE Partnership LTD**  
Contractor: **T&B (Contractors) Ltd**  
Surveyor: **ABM Surveys**  
CDM Coordinator: **Fareed Fetto & Co.**  
Approved Building Inspector: **MLM Building Control LTD**  
Value: **£3 million**  
Size: **763 sqm**



© Rob Parrish



© Timothy Soar

20 Eastbourne Terrace

Fletcher Priest Architects for Land Securities plc  
Westminster, W2

Reinventing a1960s tower opposite Paddington station, this project extends the building’s life by 30 years to create a new modern workplace. The design reuses the original structure, it includes an airy double height reception with a café and business lounge while a full-width canopy unifies the building and provides a distinctive entrance. An expansive roof terrace on the 18th floor offers dramatic views across London.

**BUILT**  
Completion: **November 2016**  
Client: **Land Securities plc**  
Architect: **Fletcher Priest Architects**  
Structural Engineer: **Clarke Nicholls & Marcell**  
M&E, Sustainability Engineer: **BWS Partnership/John Noad**

Planning Consultant & Cost Consultant: **AECOM**  
Interior Architect: **Stiff+Trevillion**  
Contractor: **Wates Group**  
Developer: **Land Securities PLC**  
Quantity Surveyor: **AECOM**  
Value: **£30 million**  
Size: **8,950 sqm**

Fish and Coal Offices

David Morley Architects for King’s Cross Central Limited Partnership  
Granary Square, King’s Cross, Camden, N1

Situated in the heart of King’s Cross, on the south west corner of Granary Square, the Fish and Coal offices have been brought back to life with a careful transformation that retains the original character. Derelict since a fire in the 1980s, the buildings, with an evident industrial architecture, have been transformed to provide open plan office space, two retail units, and a new rooftop conservatory.



**BUILT**  
Completion: **August 2016**  
Client, Developer & Planning Consultant: **King’s Cross Central Limited Partnership**  
Architect: **David Morley Architects**  
Structural Engineer: **Price and Myers**  
M&E & Sustainability Engineer: **Hoare Lea**  
Project Manager & Cost Consultant: **Gardiner and Theobald**  
Contractor: **BAM Construction Ltd**  
Fire Engineer: **Aecom**  
Acoustics: **Sandy Brown**  
Access: **All Clear Designs Ltd**  
CDM: **BCAL Consulting**  
BREEAM: **Price and Myers**  
Value: **£3.4 million**  
Size: **370,000 sqm**

The Grand Entrance Hall at the Brunel Museum

Tate Harmer Architects for Brunel Museum  
Railway Avenue, Rotherhithe, Southwark, SE16

Converting the Brunel’s Thames Tunnel Sinking Shaft into a new exhibition and performance space, this project creates a newly accessible underground space and a key exhibit for the Brunel Museum. Originally, the Grade II\* listed circular Sinking Shaft structure was used to construct the tunnel, and for twenty years was the pedestrian entrance until trains were introduced in 1869. With a new freestanding staircase, the space has been opened again, providing public access as well as all lighting and servicing required.

**BUILT**  
Completion: **March 2016**  
Client: **The Brunel Museum**  
Architect: **Tate Harmer Architects**  
Briefing Architect: **Grimshaw Architects**  
Structural Engineer: **Price and Myers**  
Civil Engineer: **Infrastructure Design Studio**  
Fire Engineer: **FEDRA Buro Happold**

Acoustic Consultant: **Buro Happold**  
Heritage Consultant: **Malcolm Woods**  
Cost Consultant: **FR Gainsbury**  
Approved Building Control Inspector: **MLM Building Control**  
CDM Consultant: **MLM Consulting Engineers**  
Main Contractor: **Cobalt Green Construction**

Funding: **AIM/Biffa Award, National Heritage Landmarks Partnership, LB Southwark**  
Value: **£185,000**  
Size: **143 sqm**





The Lighthouse and King’s Cross Bridge

Latitude Architects for UK Real Estate  
285-297 Pentonville Road, King’s Cross, Camden, WC1

The Grade II listed Lighthouse has remained derelict for almost thirty years due to significant structural and environmental constraints. This restoration was made viable by replacing heavy internal masonry with lighter weight steel structures, enabling additional accommodation. With sensitivity to local public spaces and respect for the nearby architecture as a priority, an intelligent re-use of materials has been applied where possible, while measures to isolate the building from vibration and noise have been put in place.

**BUILT**  
Completion: **May 2016**  
Client: **UK Real Estate**  
Architect: **Latitude**  
Structural Engineer & Services Consultant pre-tender: **Ramboll**  
Services Consultant post-tender: **Leonard Engineering**

Quantity Surveyor: **PRP**  
Project Manager: **Pierce Hill**  
Acoustic Consultant: **RBA acoustics**  
Contractor: **Balfour Beatty**  
Value: **£10 million**  
Size: **1,688 sqm**



© Gilbert McCarragher

The Lofts

Superfusionlab Limited for Trafalgar House LLP  
5 Grenville Place, Barnet, NW7

Enhancing a 1950s industrial building by introducing new large warehouse style windows and a brick façade to the rundown building in suburban Mill Hill, this project provides 28 stylish apartments as a mixture of 1, 2 & 3 bed flats arranged over three floors. The newly constructed fourth floor, perched on top of the existing structure, is set back from the building line with a sharp roof edge to complement the solid old brick building. Four penthouse flats, each with a private terrace enjoy panoramic views.



**BUILT**  
Completion: **March 2016**  
Client: **Trafalgar House LLP**  
Architect, Lead Consultant & Project Manager: **Superfusionlab**  
Contractor: **Hyden Construction**  
Planning Consultant: **Savills**  
M&E Engineer: **Leonard Engineering Design Associates**  
Structural Engineer: **KSA**  
Traffic Consultant: **Odyssey Markides**  
Fire Consultant: **Arup**  
CDMC: **Bishop & Associates**  
Sustainability Consultant: **Hodkinson Consultancy**  
Building Control: **Approved Inspector Services**  
Value: **£5 million**  
Size: **3650 sqm**

The Loom

Duggan Morris Architects for Helical Plc  
101 Back Church Lane, Tower Hamlets, E1

The scheme carefully peels back the accumulated layers of history, whilst introducing crafted insertions that resonate with the heritage of the grade-II-listed former Victorian wool storage warehouse. The metalwork design is an interpretation of a loom, re-imagined in crafted steel, while internally, ceilings are lined with textured wood wool, improving acoustic quality and referencing the building’s original use.

**BUILT**  
Completion: **July 2016**  
Client & Developer: **Helical Plc**  
Architect: **Duggan Morris Architects**  
Structural Engineer: **Heyne Tillet Steel**  
M&E and Sustainability Engineer: **GDM**  
Planning Consultant: **Jones Lang LaSalle Incorporated**

Project Manager: **Blackburn and Co.**  
Cost Consultant & Quantity Surveyor: **Exigere**  
Contractor: **Paragon**  
Value: **£9.5 million**  
Size: **10,200 sqm**

Salters Hall

de Metz Forbes Knight Architects for The Worshipful Company of Salters  
37-45 City Road, Islington, EC1

Located in a rich archaeological site of the old London Wall, this project refurbishes a 1976’s grade II listed livery hall and office building, enhancing the building’s unique brutalist design while creating additional value. Reintegrating the building into the changing urban context of the London Wall masterplan, a new entrance pavilion is created to extend the overall area to 7,000 square meters over 7 floors.



**BUILT**  
Completion: **April 2016**  
Client: **The Worshipful Company of Salters**  
Architect: **de Metz Forbes Knight (dMFK)**  
Structural Engineer: **Elliottwood**  
M&E Engineer: **Hoare Lea**  
Planning & Heritage Consultant: **Rolfe Judd**  
Project Manager: **Capita**  
Cost Consultant: **Jackson Coles**  
Contractor: **8Build**  
Value: **£12 million**  
Size: **5,300 sqm**

© Jack Hobhouse





**Spitalfields Studios**  
**Chris Dyson Architects for Art Media Property Ltd**  
Spitalfields, Tower Hamlets, E1

Re-inhabiting a predominantly vacant and dilapidated twentieth century, brick terrace with a small-scale mixed-use development, this proposal retains the original house’s character through repairing and restoring the façades and shopfronts while enhancing the streetscape and preserving the quintuple rhythm of the terrace. The rear façade will open to a partly glazed, partly solid extension and a demolished outbuilding, whose gable remains, will be rebuilt. The holistic scheme will improve the energy rating of the buildings and spark further urban renewal locally.



**UNBUILT**  
Status:  
**Planning granted**  
Completion: **July 2019**  
Architect:  
**Chris Dyson Architects**  
Structural Engineer:  
**Momentum Structural Engineers**  
M&E and Sustainability Engineer:  
**Syntegra Consulting**  
Quantity Surveyor:  
**PT Projects**  
Value: **£5 million**  
Size: **1,161 sqm**

**90-98 Union Street**  
**Spratley Studios for CBRE Global Investors**  
Southwark, SE1

Refurbishing a warehouse-style property, this scheme delivers Grade A office space with a design that highlights original features while introducing modern additions. An extensive new roof terrace with uninterrupted views of the London skyline, exposed services, and external bike storage rejuvenate the space.



**BUILT**  
Completion:  
**March 2017**  
Client: **CBRE Global Investors**  
Asset Management:  
**Thamesis Asset Management**  
Architect:  
**Spratley Studios**  
Structural Consultant:  
**Thomasons**  
MEP Services  
Consultant: **CBS Design Consultants**

Building Manager:  
**Workman**  
Project Manager:  
**Bilfinger GVA**  
Contractor:  
**Scott Osbourne**  
Approved Inspector:  
**Salus Approved Inspectors**  
Quantity Surveyor:  
**JAM Management**  
Size: **6,670 sqm**

**The Studio, Greencoat Place**  
**Squire and Partners for Derwent London**  
10a Greencoat Place, Westminster, SW1

Revitalising a former Victorian depository to provide bespoke open-plan offices, the Studio retains the existing industrial character through exposure of the original features including vaulted concrete ceilings, brick walls and beams, and refurbishing sliding-doors, pulleys and window shutters. The reception has polished concrete floors, patterned staircases and a platform lift encased with layers of brass and black copperplate mesh.

**BUILT**  
Completion:  
**March 2017**  
Client & Planning Consultant:  
**Derwent London**  
Architect:  
**Squire and Partners**  
Project Manager:  
**Rougemont Property Consultants**

Services Consultant:  
**GDM Partnership**  
Structural Engineer:  
**Akera Engineers**  
Quantity Surveyor:  
**Exigere**  
Approved Inspector:  
**MLM**  
Size: **1,200 sqm**







**CULTURE & COMMUNITY**



CULTURE & COMMUNITY

The culture and community category covered an enormous spectrum of diverse buildings, from major cultural projects on the one hand to tiny, small scale community buildings on the other.

In the unbuilt section, judges awarded a commendation to St Margaret the Queen by Mikhail Riches for St Margaret the Queen Parochial Church Council & Broadchurch Ltd for the way it maximised the site of a still working Victorian church with new private and monastic housing and community facilities. ‘It reflects an issue which is London-wide, which is what to do with redundant listed church buildings’, said assessor Simon Erridge, director at Bennetts Associates.

But the winner was Portobello Scheme, by Stiff+ Trevilion Architects for Westway Trust, a reworking of spaces under the Westway with lessons for other leftover spaces under flyovers, and which was presented in a very imaginative way. ‘We thought it really reflected well the process of engagement with the community’, said Erridge. ‘It’s a very comprehensive and well-worked through scheme.’

In the built section, the jury commended the Belarusian Memorial Chapel, by Spheron Architects for The Holy See of Rome, a small timber church built by a Belarusian community

in north London dedicated to those affected by Chernobyl. ‘What we have is an amalgam of traditional Belarussian church architecture, but also contemporary timber techniques’. ‘It has such a strong character; we couldn’t resist’. Monica von Schmalensee said, branding the scheme’s architecture ‘brave’.

A commendation also went to The Design Museum, by Allies and Morrison for The Design Museum, now an interesting mix of buildings and set of spaces on the site, with the main building an ‘exciting’, spacious scheme that has a new use that makes it viable. ‘It’s a real amalgam of things’.

But the jury made its winner the Tara Theatre, by Aedas Arts Team for Tara Arts, a small theatre in Wimbledon which caught the judges’ eyes for feeling utterly unlike any of the other small theatre spaces submitted. The scheme reflected well the collaboration between architect and client, responding to a tiny site, creating a place with real character and with an interior even sourcing material from India. ‘You get this sense of a really beautifully shaped theatre space which is the result of pushing into the corner of a really difficult London site’.

WINNER

Status:  
**BUILT**  
Completion:  
**September 2016**  
Client: **Tara Arts**  
Masterplanner and Architect:  
**Aedas Arts Team**  
Project Manager:  
**Nick Cragg**  
Structural, M&E and Sustainability Engineer:  
**engineershrw inc. Jane Wernick Associates**  
Contractor & Cost Consultant:  
**H A Marks**  
M&E & Sustainability Engineer:  
**CES**  
Acoustic Engineer:  
**Arup Acoustics**  
Theatre Equipment Consultant:  
**Theatreplan**  
BREEAM Consultant:  
**Sol Environmental**  
Earth Floor Advisor:  
**Kevin McCabe**  
Value:  
**£2.6 million**  
Size:  
**493 sqm**

Tara Theatre

Aedas Arts Team for Tara Arts  
356 Garratt Lane, Wandsworth, SW18

As the country’s first purpose-built multicultural theatre, the redeveloped Tara Theatre has provided a brilliant contribution to Earlsfield’s town centre, re-enforcing the importance and richness of London’s diverse communities. This is a sustainable and accessible venue that

is attracting new and old visitors. With a well-established community role in offering volunteering and training, the building now provides Tara with an opportunity to increase its community and cultural offering.



© Philip Vile



© Philip Vile



© Helene Binet



Portobello Scheme

Stiff+ Trevillion Architects for Westway Trust  
Kensington & Chelsea, W10

WINNER

UNBUILT

Status:  
**Planning pending**  
Completion:  
**November 2020**  
Client: **Westway Trust**  
Architect: **Stiff + Trevillion Architects**  
Structural Engineer:  
**TBA**  
Building Services: **TGA**  
Quantity Surveyor:  
**CPC Property Services**  
Planning Consultant:  
**Turley**  
Landscape Architect:  
**Turkington Martin**  
Value: **£10 million**  
Size: **5,100 sqm**

A collaborative project to sensitively enhance the Portobello area linking Ladbroke Grove and Westbourne Park, including Acklam Road and Thorpe Close, under the Westway flyover. Supporting local independent shops and creating new space for local arts, culture

and community activity, the scheme will retain the distinctive market canopy with proposals for a multi-use arts centre and 13 new-build affordable homes, and the revamp of the shopping arcade on Thorpe Close.



© Joakim Boren

Belarusian Memorial Chapel

Spheron Architects for The Holy See of Rome  
Marian House, Holden Avenue, Barnet, N12

The Belarusian Memorial Chapel, built for the Belarusian diaspora community in the UK, is dedicated to the memory of victims of the 1986 Chernobyl nuclear disaster and is the first wooden church built in London since the Great Fire of 1666. The 69 square meters chapel accommodates 40 people, offering a mixture of traditional and contemporary elements, with integrated sustainable strategies to minimise the overall energy consumption, maintenance, vegetation impact and carbon footprint throughout the lifecycle of the building.

COMMENDED

BUILT

Completion:  
**December 2016**  
Client:  
**The Holy See of Rome**  
Architect and  
Landscape Architect:  
**Spheron Architects**  
Structural Engineer:  
**Timberwright Ltd**

M&E & Sustainability  
Engineer: **Arup**  
Planning Consultant:  
**Alpha Planning**  
Quantity Surveyor  
& Cost Consultant:  
**Change project Consulting**  
Project Manager:  
**Diocese of Westminster**

Contractor:  
**Timberwright Ltd**  
CDM Co-ordinator:  
**BBS Site Services LLP**  
Value: **£364,000**  
Size: **69 sqm**

The Design Museum

OMA & Allies and Morrisson for The Design Museum  
Hollandgreen Place, Kensington High Street, Kensington and Chelsea, W8

The new home for the Design Museum is housed within the landmark Grade II\* listed former Commonwealth Institute building. The refurbishment includes the extensive modification to the structural frame with a new façade, upholding the distinct character of the revered 1960's original building, copper parabolic roof and turquoise glass façade. Remodelling the interior has created a series of calm, atmospheric spaces ordered around an oak-lined atrium, incorporating key elements from the original structure.

COMMENDED

BUILT

Completion:  
**March 2016**  
Client:  
**The Design Museum**  
Architect: **OMA & Allies and Morrisson**  
Interior Architect:  
**John Pawson**  
Structural Engineer:  
**Arup Structures**  
Services Engineer:  
**Arup MEP**  
Landscape Architect:  
**West 8**  
Lighting Designer:  
**RALC**  
Contractor: **Mace**  
Size: **10,000 sqm**



© Nick Guttridge




### St Margaret the Queen

**Mikhail Riches for St Margaret the Queen Parochial Church Council & Broadchurch Ltd**  
44 Kirkstall Road, Lambeth, SW2

**COMMENDED**

**UNBUILT**  
Status: **Design stage**  
Client: **St Margaret the Queen Parochial Church Council & Broadchurch Ltd**  
Architect: **Mikhail Riches**  
Project Manager: **Broadchurch**  
Structural Engineer: **Momentum**  
M&E Engineer: **Greengauge**  
Arboriculturist: **Ashmore Trees**  
Value: **£5 million**  
Size: **2,605 sqm**

Built at the turn of the 19th Century by the Artisans’ Labourers’ and General Dwellings Company, this complex site in a South London Conservation Area comprises a church and its curtilage which includes a dilapidated church hall and an overgrown site, the Glebe land. Proposals include the restoration of the Grade II listed church as well as private housing and a monastic ‘community house’.



### Central Somers Town Community Facilities

**Adam Khan Architects for LB Camden**  
128 Chalton Street, Camden, NW1

Central Somers Town provides new facilities for a local nursery and youth club. Led by the Department for Children, Schools and Families, the project will be delivered as part of a regeneration strategy to create significant improvements to the public realm, providing a replacement primary school, play facilities and community hall. It will provide an accessible, inviting and open hub at the heart of this diverse neighbourhood, enlivening a diverse community.



**UNBUILT**  
Status: **Planning granted**  
Completion: **January 2019**  
Client: **LB Camden**  
Main Consultant & Lead Architect: **Adam Khan Architects**  
Landscape Architect: **LUC/ JCLA**  
Planning Consultant: **Turley**  
Structural Engineer: **Price & Myers**  
Services & Sustainability Engineer: **Max Fordham**  
Cost & BREEAM Consultant: **Sweet Group**  
Value: **£7 million**  
Size: **1,730 sqm**



© Tim Soar

### The Green

**AOC Architecture Ltd, Synergy Consulting, Engineers HRW and Appleyard & Trew for LB Southwark and Nunhead's Voice**  
5 Nunhead Green, Southwark, SE15

The Green is a new public building which accommodates the events, exchange and collaboration of contemporary Nunhead. Built by the council, run by local residents, the project occupies a significant conservation area site, taking the forms, materials and myths of Nunhead to create a building that is particular to the place and resonates with its past. The two storey timber framed building is the first in the UK to use dynamic insulation in a public building and offers low operational costs which contribute to the centre’s viability.


**BUILT**  
Completion: **September 2015**  
Client: **Southwark Council & Nunhead's Voice**  
Architect: **AOC**  
Structural Engineer: **Engineers HRW**

M&E Engineer: **Synergy Consulting**  
Quantity Surveyor: **Appleyard and Trew**  
Transport Consultant: **WSP Group**  
Contractor: **Neilcott**  
Value: **£1.2 million**  
Size: **307 sqm**

### Lord's Warner Stand

**Populous for Marylebone Cricket Club**  
St John's Wood Road, Westminster, NW8

The new Warner Stand, the first phase of MCC’s redevelopment of Lord’s, has a dramatic contemporary design, whilst respecting the cherished campus of buildings at the Ground, including the listed Pavilion. The project includes a spectacular restaurant, for use throughout the year, with commanding views over the pitch and translucent fabric roof, supported on oak beams, offering shade. The stand also prioritises sustainability, achieving a BREEAM ‘Very Good’ rating.



**BUILT**  
Completion: **April 2017**  
Client: **Marylebone Cricket Club**  
Architect: **Populous**  
Structural, M&E & Sustainability Engineer: **Arup**  
Planning Consultant: **DP9**  
Project Manager & Cost Consultant: **Gardiner & Theobald**  
Contractor: **BAM Construction**  
Value: **£25 million**  
Size: **5,500 sqm**

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NEW LONDON 2017/2018

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Mathematics: The Winton Gallery

Zaha Hadid Architects for Science Museum Group  
Science Museum, Exhibition Road, Kensington & Chelsea, SW7

The Winton Gallery brings together remarkable stories, historical artefacts and design to highlight the central role of mathematics in society. The design responds to the curatorial ambition to present mathematics not as an academic concept, but as a practice that influences technology and enables the environment around us to be transformed. Inspired by the Handley Page ‘Gugnunc’ aeroplane, the design, layout and lines of the gallery are driven by equations of airflow around this historic aircraft in flight.

**BUILT**  
Completion: **December 2016**  
Client: **Science Museum Group**  
Architect: **Zaha Hadid Architects**  
Structural, M&E & Sustainability Engineer: **Arup**

Project Manager & Cost Consultant: **Lendlease and Gardiner & Theobald**  
Contractor: **Paragon**  
Value: **£5 million**  
Size: **913 sqm**



© Luke Hayes

Peer Gallery

Trevor Horne Architects for Peer UK Ltd  
97-99 Hoxton Street, Hackney, N1

Transforming an unpleasant and inhospitable part of Hoxton Street into an open and welcoming public place with trees, paving, a raised bed of planting, seating, bike parking and public art commissions. PEER’s adjacent gallery façade has been renovated with floor to ceiling windows making exhibitions more visible from the street and integrating the organisation further into the local environment, with a four-metre high freestanding pedestal clock installed on Hoxton Street to add to the public realm.



© Ollie Hamrick

The Passage

BuckleyGrayYeoman for The Passage  
St Vincent Centre, Carlisle Place, Westminster, SW1

The renovation of the homelessness charity The Passage included thorough reworking of the flow and orientation of the buildings to allow a more coherent layout with more natural light and higher ceilings. A new fully glazed winter garden and canteen was also created, as well as upgrading 16 self contained apartments, a community garden, a gym, a music room, a conference facility, a women’s refuge centre and office space for The Passage charity team.

**BUILT**  
Completion: **June 2016**  
Client: **The Passage**  
Architect: **BuckleyGrayYeoman**  
Structural Engineer: **Parmarbrook**  
M&E Engineer: **Norman Disney&Young**

Cost & Planning Consultant: **ISG Interiors**  
Approved Inspector: **MLM**  
Value: **£18 million**  
Size: **4,250 sqm**



© Dirk Linder





EDUCATION



EDUCATION

Despite a pressing need across London – including a reported deficit of 50,000 primary school places – the education category this year featured fewer of the schools that have populated previous years, and more entries from higher education.

Judges awarded a commendation to The Laboratory, Dulwich College, by Grimshaw Architects for Dulwich College. This scheme, said assessor Rachel Shaw, director at ArchitecturePLB, used a palette of materials including terracotta in an interesting, reinterpreted way with pixelated cladding within a context of historic buildings. The scheme also includes a display of Antarctic explorer Sir Ernest Shackleton’s boat. ‘It has balanced form and function in a playful, rich way’, said Shaw. ‘It’s an enjoyable project.’

Juror David Burney praised ‘the way they picked up on the materials and then reinvented them a little bit in the new buildings.’

But the winner was The Bartlett School of Architecture, by Hawkins\Brown for UCL Estates, The Bartlett School of Architecture. The scheme was praised for reusing the original skeleton of the 1960s building, being careful with the massing and volume, adding two extra floors and creating a much more open setting at ground floor. ‘It’s a good, high quality setting that architecture students can make their own’. ‘Year on year it will still carry on looking good.’

Jury member David Burney praised the way the scheme reused an existing building in an ‘interesting, inventive way rather than simply knocking it down. I thought it was very nicely done.’

WINNER

**BUILT**  
Completion: **December 2016**  
Client: **UCL Estates / The Bartlett School of Architecture**  
Architect: **Hawkins/Brown**  
Structural Engineer: **Curtins Consulting**  
M&E Engineer, Fire & Acoustic Consultant: **Buro Happold**  
Sustainability Engineer: **Expedition Engineering Ltd**  
Planning Consultant: **Deloitte**  
Project Manager: **Mace**  
Cost Consultant: **AECOM**  
Contractor: **Gilbert Ash**  
Landscape Architect: **BD Landscape**  
Clerk of Works: **John Burke Associates**  
Principal Design Advisor: **Turner & Townsend**  
Value: **£21.5 million**  
Size: **8,900 sqm**

**The Bartlett School of Architecture**  
**Hawkins\Brown for UCL Estates, The Bartlett School of Architecture**  
22 Gordon Street, Camden, WC1

By retaining and expressing the original concrete frame, and its embodied energy, the redevelopment of The Bartlett School of Architecture completely reconfigures the interior, wraps the building in a new skin, and more than doubles the school’s usable

area. New academic spaces are robust, open and accessible to all, putting people at the core of the design, and creating better integration with the context, making the building outward-looking and welcoming to the public.





The Laboratory, Dulwich College

Grimshaw Architects for Dulwich College

Dulwich Common, Southwark, SE21

The Laboratory provides 21 flexible laboratories, exhibition spaces and a new auditorium for Dulwich College. Forging connections between the science department and the wider campus, the design responds sensitively to the adjacent Grade II\* Barry Building while incorporating sustainable innovations including a Thermally Active Building System to cool the building by extracting groundwater and channelling it through the building. This system replaces the need for inefficient air conditioning in the new building, while also powering the nearby Barry Buildings.

COMMENDED

BUILT

Completion: **July 2016**  
Client: **Dulwich College**  
Architect & Interior Designer: **Grimshaw**  
Structural Engineer: **Alan Baxter**  
Environmental & M&E Engineer: **Mott MacDonald**  
Quantity Surveyor

& Cost Consultant: **Boyden Group**  
Project Management: **Blue Sky Building**  
Acoustic Consultant: **Ion Acoustics**  
Landscape Architect: **LUC**  
Value: **£14 million**  
Size: **4,400 sqm**



© Daniel Shearing

The American School in London, new arts building

Walters & Cohen Architects for The American School in London

One Waverley Place, Westminster, NW8

The client’s brief and prominent location in a conservation area both called for a high-quality building, the first visitors see on arrival at the campus. A fluted Limestone façade gives an appropriate civic presence with an elegant internal concrete frame providing long spans and column-free studio space at all levels, making for a flexible, spacious and comfortable environment. Large windows flood the studios with natural light, and create connections to the main school building and the neighbouring context.



© Marcus Peel

BUILT

Completion: **November 2015**  
Client: **The American School in London**  
Architect: **Walters & Cohen Architects**  
Structural Engineer: **Price & Myers**  
M&E & Sustainability Engineer: **Ernest Griffiths**  
Planning Consultant: **DP9**  
Project Manager: **TGA Building Consultancy**  
Cost Consultant: **GARDINER & THEOBALD LLP**  
Contractor: **ISG**  
Acoustic Engineer: **Gillieron Scott**  
Acoustic Design: **Katy Staton Landscape Architecture**  
Size: **1,250 sqm**

Alexandra Centre

Haverstock for LB Camden

Ainsworth Way, Camden, NW8

Based in the Grade II listed former Jack Taylor school in the Alexandra Estate, The Alexandra Centre will provide learning and short-stay accommodation for 16-25 year olds with profound and multiple learning disabilities and / or autism, preparing students for semi-independent living. The project seeks to adapt the existing building for modern flexible teaching methods with a greater emphasis on technology. A single storey, Passivhaus, prefabricated timber building was introduced to the site to provide the living accommodation.

BUILT

Completion: **February 2017**  
Client: **LB Camden**  
Architect: **Haverstock**  
Conservation Architect: **Robert Loader**  
Structural Engineer: **Ramboll**  
Mechanical, Electrical & Sustainability Engineer: **WSP**  
Cost Consultant: **Baqus**  
Contractor: **Rooff**  
Value: **£5.5 million**  
Size: **3,767 sqm**



Garden Halls

TP Bennetts and Maccreanor Lavington for University of London and University Partnerships Programme

1 Cartwright Gardens, Camden, WC1

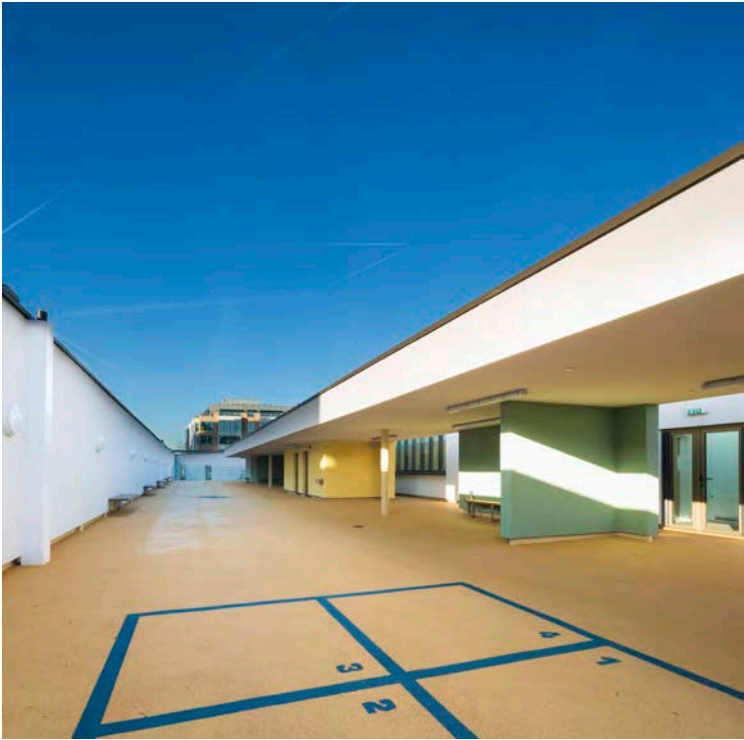
This striking new principal elevation for the University of London’s £140million Garden Halls student campus redevelopment incorporates a new principal nine storey façade facing Cartwright Gardens and a lower seven storey building at the corner of this historically sensitive and challenging site. The new student halls replaces the former 1930s and 1950s building to accommodate 1,200 student rooms making it one of the largest student halls of residence in London.

BUILT

Completion: **September 2016**  
Client: **University of London and University Partnerships Programme (UPP)**  
Executive Architect: **TP Bennett**  
Principal Façade Architect: **Maccreanor Lavington**  
Structural and Services Engineer: **Cundalls**  
Planning Consultant: **CBRE**  
Cost Consultant: **McBains Cooper**  
Landscape Designer: **Macfarlane Wilder**  
Townscape and Heritage Consultant: **Peter Stewart Consultancy**  
CDM Co-ordinator: **Faithful and Gould**  
Approved Inspector: **Assent Building Control**  
Acoustic Consultant: **SRL**  
Contractor: **Brookfield Multiplex**  
Value: **£140 million**  
Size: **1,450,000 sqm**







**Kensington Primary**  
**Squire and Partners for St Edward Homes**  
205 Warwick Rd, Kensington & Chelsea, W14

This single-form entry school on the corner of Kensington High Street and Warwick Road is the first new purpose-built school in Kensington & Chelsea in over 100 years, creating places for 210 students. The design maximises the vertical space of the tightly constrained site, creating courtyard play areas, a rooftop playspace including quiet zones and a multi-use games court at basement level with a range of facilities for wider community use.

**BUILT**  
Completion: **September 2016**  
Client: **St Edward Homes**  
Executive Architect: **Squire and Partners**  
Delivery Architect: **Stockwool**  
Services, Energy & Sustainability Engineer: **Mott McDonald**

Planning Consultant: **Gerald Eve**  
Structure Engineer: **OCSC**  
Education Consultant: **Institute of Education**  
Size: **3,250 sqm**

**Lewisham Southwark College – Southwark Campus**  
**Richard Hopkinson Architects & Platform 5 Architects for Lewisham Southwark College**  
The Cut, Waterloo, Southwark, SE1

Part new build and part refurbishment, the redevelopment of Lewisham Southwark College’s Southwark Campus aims to better represent the new college’s vision for teaching and learning. The design creates a more open, transparent and inclusive learning environment, formed around a central activity filled atrium. This project acts as a catalyst for further urban change, re-establishing an original street pattern and heralds a new era facilitating the transformation of further education teaching in the borough.

**BUILT**  
Completion: **January 2017**  
Client: **Lewisham Southwark College**  
Architect: **Richard Hopkinson Architects & Platform 5 Architects**  
Structural Engineer: **Price and Myers**  
M&E Engineer: **Hoare Lea & Elementa**  
Planning Consultant: **PowerHaus**

Project Manager: **Deliotte**  
Cost Consultant: **AECOM**  
Contractor: **Balfour Beatty**  
Landscape Architect: **Hyland Edgar Driver**  
Acoustic Engineer: **Ion Acoustics**  
Value: **£41 million**  
Size: **11,500 sqm**



© Alan Williams

**The New Student Centre, UCL**  
**Nicholas Hare Architects for University College London**  
Gordon Street, Camden, WC1

The New Student Centre will enhance UCL’s rich heritage of distinguished architecture and its commitment to develop sustainably, whilst strengthening the public realm and character of the Bloomsbury Conservation Area. The project will provide a progressive and adaptable environment that supports learning and the student experience, creating 1,000 study spaces, a Student Enquiries Centre, café and space for exhibitions, and will be arranged over five floors above ground, with a basement and roof terrace.



**UNBUILT**  
Status: **Under construction**  
Completion: **December 2018**  
Client: **University College London**  
Architect: **Nicholas Hare Architects**  
Project Manager: **Arcadis**  
Services Engineer: **BDP**  
Energy & Sustainability Engineer: **Useful Simple Trust**  
Structural Engineer: **Curtins**  
Quantity Surveyor: **AECOM**  
Planning Consultant: **Deloitte Real Estate**  
Contractor: **Mace**  
Health & Safety Consultant: **Faithful & Gould**  
Fire Consultant: **Arup**  
Landscape Architect: **Colour UDL**  
Townscape Consultant: **Tavernor Consultancy**  
Value: **£65 million**  
Size: **5,800 sqm**







HOMES

Sponsored by designjunction

This section exemplifies the way in which those looking to create homes can find jewels through the careful and sensitive redevelopment of some of the capital’s forgotten, unloved pockets – the backland or former industrial and (especially) garage sites.

The winner in the unbuilt section was adjudged to be Stour Wharf, by Allford Hall Monaghan Morris on the edge of the Lea River, a scheme of five apartments for a salmon smoker business. Assessor Sheila McCusker, director at MSMR, said the project aimed to make the most of a tiny slither of land, with eight storeys including a restaurant which will ‘reactivate and energise’ the surrounding area. ‘It’s quite a restrained scheme on one hand but on the other there is a vibrancy that comes with it.’

In the built section, judges awarded a commendation to Barretts Grove, by Groupwork for Cobstar Developments, a new build CLT scheme sheathed in brickwork of six apartments on a former garage site near an Edwardian school. ‘It’s a very well designed building but quite quirky, quite idiosyncratic’, said McCusker.

But the winner was The Courtyard House, by De Rosee Sa, a new-build, two-bed house which again replaces a garage next to 16 others and a back wall. The design features three courtyards, including one which drops down to a basement, and a linear sequence of rooms with a fair degree of transparency between them. ‘We thought this was a really lovely example of how to deal with a tricky site’. ‘It’s very well done, very simple’, said Dominique Alba, while Marini praised its ‘liveable and friendly’ nature.

The Courtyard House

De Rosee Sa  
21b Windgate Road, Hammersmith & Fulham, W6

Replacing a single-storey garage, this two-bedroom house has been constructed on an awkward space between rear terraced gardens and a row of 16 garages. Unable to place any windows on the boundary walls, the design

created three external courtyard spaces around the original form of the garage, with skylights above each family space to bring light deep into the home.

**WINNER**  
  
**BUILT**  
Completion: **June 2016**  
Architect: **De Rosee Sa**  
Structural Engineer: **BCS Consulting**  
M&E & Sustainability Engineer: **eb7**  
Contractor: **Permanex**  
Party Wall Surveyor: **Behan Partnership**  
Value: **£454,000**  
Size: **140 sqm**



© Alex James



© Alex James



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Stour Wharf

Allford Hall Monaghan Morris for H Forman and Son

Stour Road, Fish Island, Hackney Wick, Tower Hamlets, E3

This compact, residentially-led, mixed-use development will occupy a narrow slither of a site between the H Forman & Son smokery building and a new pedestrian bridge which will link Fish Island to the Queen Elizabeth Olympic Park. Including an extension to the

existing H Forman & Son restaurant and kitchen, the scheme will create four single-storey two-bed apartments, one per floor, with a duplex two-bed apartment above – all with triple aspect views.



WINNER

UNBUILT

Status: **Design stage**

Client: **H Forman and Son**

Architect: **Allford Hall Monaghan Morris**

Planning Consultant: **CMA Planning**

Townscape Consultant: **Peter Stewart Consultancy**

Structural/Civil Engineer: **Elliott Wood**

Services Engineer: **DSA Engineering**

Flood Risk Assessment: **MLM**

Daylight/Sunlight: **XC02**

Cost Consultant: **PT Projects**

Barretts Grove

Groupwork for Cobstar Developments

Stoke Newington, Hackney, N16

Creating six flats on a small brownfield garage workshop site, the design echoes the tall gables of the surrounding Edwardian redbrick school and standalone ‘villa’ archetype of the Victorian terrace. Built from cross-laminated timber the structure is left exposed internally, with the exterior using brick as a non-structural but protective perforated screen. Large wicker screened balconies are offset in elevation to allow residents to communicate with neighbours above and below.



COMMEDED

BUILT

Completion: **May 2016**

Client: **Cobstar Developments**

Architect: **Groupwork**

Structural Engineer: **Webb Yates Engineers**

M&E Consultant: **Syntegra**

Cost Consultant: **Groupwork**

Fire Engineer: **Optimise**

Approved Inspector: **MLM**

Main Contractor: **Ecore Construction**

Value: **£1.27 million**

Size: **635 sqm**

Caroline Place

Groupwork

Westminster, W2

Located in a quiet enclave of post war terraces to the north of Hyde Park, this innovative home is unassuming from the street, but when inside reveals highly crafted carpentry, stonemasonry and metalwork. Adding a basement with a point-tooled concrete soffit, the house is linked through a cantilevered travertine staircase - inspired by tiles found during the works.

BUILT

Completion: **January 2017**

Architect: **Groupwork**

Structural Engineer: **Webb Yates Engineers**

M&E Consultant: **MLM**

Cost Consultant: **Jackson Coles**

Fire Engineer:

Optimise

Main Contractor: **London Basement**

Value: **£1.6 million**

Size: **280 sqm**





**Connaught Road**  
**vPPR Architects for Oliver St. James**  
Brent, NW10

Based upon a pattern of rotating fractal squares, this project seeks to transform a neglected backland site into three new family homes, each with generous amenity space and access to a shared central courtyard. Consultation with the Local Authority and local residents has been at the heart of the process to ensure the addition is sensitive to the area, providing high quality homes, which have an attractive distinct character of their own that is also strongly contextual.



**UNBUILT**  
Status:  
**Planning pending**  
Completion:  
**November 2018**  
Client: **Oliver St. James**  
Architect:  
**vPPR Architects**  
Planning Consultant:  
**Line Planning**  
Structural Engineer:  
**MBOK**  
Fire Consultant:  
**Rapier Consulting**  
Arboriculturist:  
**CBA Trees**  
Value: **£1 million**  
Size: **303 sqm**



© Tim Soar

**Hidden House, Kingsway Place**  
**Coffey Architects**  
59 Kingsway Place, Clerkenwell, Islington, EC1

Sitting atop the prison vaults once belonging to the Grade II-listed Clerkenwell House of Detention, this new one-storey dwelling in Clerkenwell Green Conservation Area has created two bedrooms, two bathrooms and a living/dining kitchen area, plus a small private external space. The interior of the home is defined as a perimeter wall of oak panelling, with a floating transparent punched roof delineating living spaces below and bathing them in light. Ocular rooflights allow views to the sky, whilst the vertical sliding doors in the front elevation reveal a large shared garden.

**BUILT**  
Completion:  
**December 2016**  
Client: **Selim Bayer**  
Architect:  
**Coffey Architects**  
Contractor:  
**Woods London**  
Structural Engineer:  
**Morph Structures**

Quantity Surveyor:  
**Stockdale**  
M&E Engineer: **Create Consulting**  
Value: **£370,000**  
Size: **72 sqm**

**Foundry Mews**  
**Project Orange for Marston Properties**  
58 Barnes High Street, Richmond, SW13

Foundry Mews is a surreptitious mixed-use, new-build development making sustainable use of an 800 square meter highly constrained brownfield backland site. Creating both studios and homes, the design references an artisan mews, allowing both types of occupiers to share an intimate courtyard. The resulting linked gabled buildings use vernacular forms reminiscent of small-scale workshops but with contemporary bespoke fenestration and brick detailing, sympathetic to the local context whilst referencing the site's industrial past.

**BUILT**  
Completion: **May 2016**  
Client:  
**Marston Properties**  
Architect:  
**Project Orange**  
Structural Engineer:  
**Barnard & Associates**  
**Sustainability**  
Consultant: **Envision**  
Planning Consultant:  
**Dalton Warner Davis**

Project Manager &  
Quantity Surveyor:  
**PHWarr**  
Contractor: **Charter Construction**  
Party Wall Surveyor:  
**Party Walls Limited**  
Building Control: **Salus Approved Inspectors**  
Value: **£2.7 million**  
Size: **1,126 sqm**



**Hidden House, Walton Street**  
**LTS Architects**  
23 Walton Street, Knightsbridge, Kensington & Chelsea, SW3

Redeveloping two workshop buildings and retail space, this project has created a contemporary three-bedroom family home. Located in a conservation area, the scheme was delivered almost entirely within the existing fabric of the building using three-dimensional software to develop a unique concept in which any aspect of the new design cannot be viewed from the street.

**BUILT**  
Completion:  
**January 2017**  
Architect:  
**LTS Architects**  
Planning Consultant:  
**Metropolis Planning and Design LLP**  
Structural Engineer:  
**HRW Engineers**  
M&E Consultant:  
**SGA Consulting**

Quantity Surveyor:  
**Corrigan, Gore & Street**  
Planning Supervisor:  
**Metropolis Planning and Design LLP**  
Lighting Consultant:  
**EQ2 Lighting**  
Main Contractor:  
**Broseley**  
Value: **£1.9 million**  
Size: **200 sqm**



© James Brittain



**The Makers House**

**Liddicoat & Goldhill LLP for Sophie Goldhill & David Liddicoat**  
40c Terrace Road, Hackney, E9

Self-initiated by a husband and wife architect team, this four-bedroom villa is the result of four years work, gaining planning permission, raising funds and building the house by hand. Exploring the ideal texture and atmosphere of domestic architecture, the architects’ pursuit of craftsmanship and tactility is reflected in the rich palette and varied processes of fabrication.



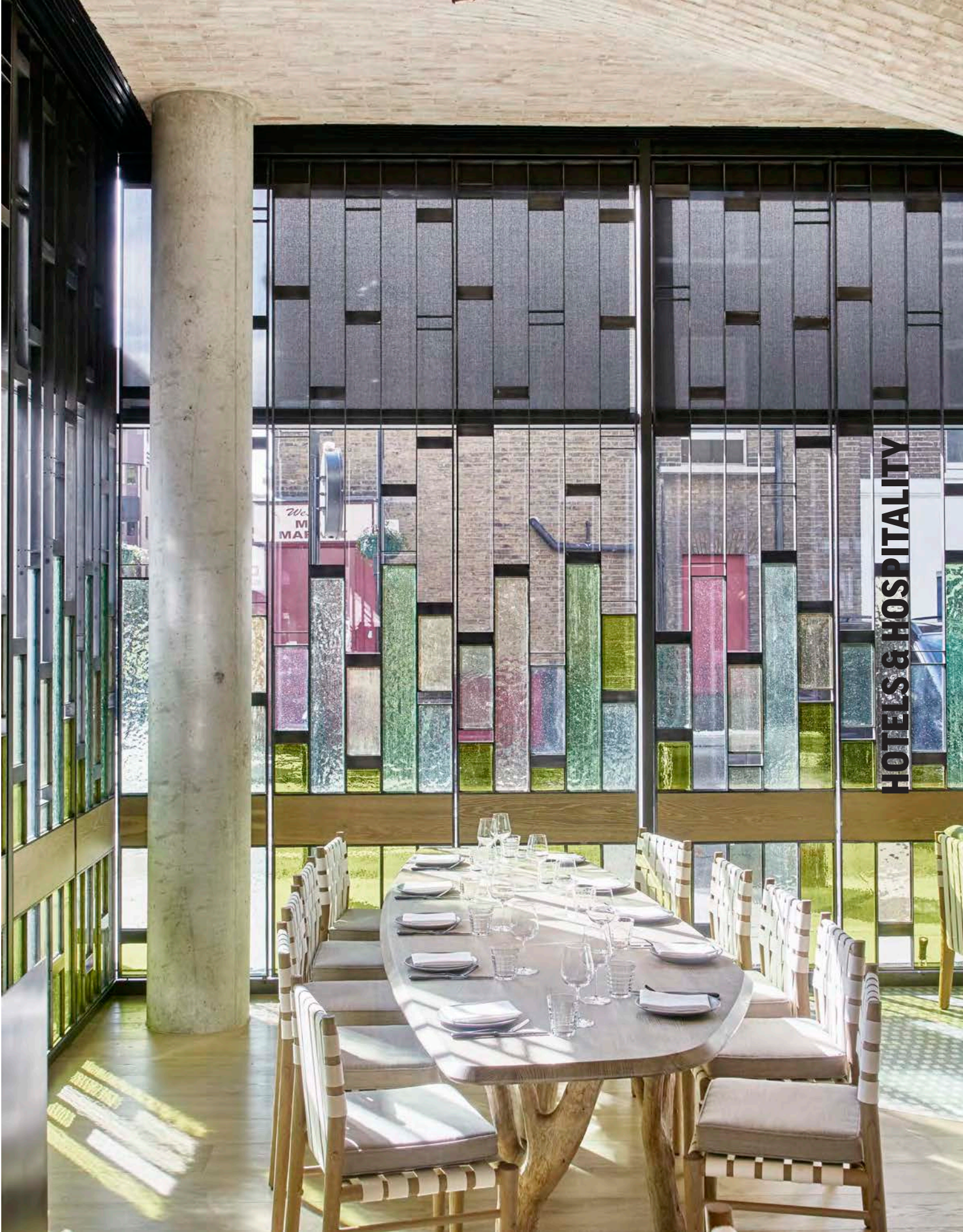
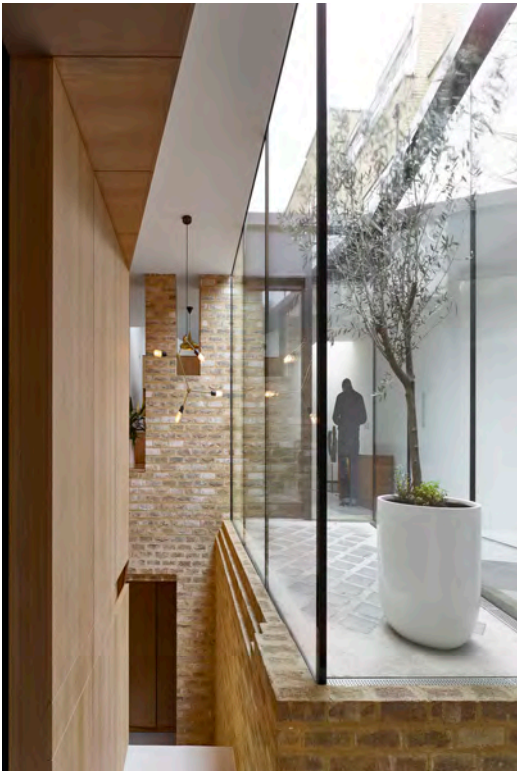
**BUILT**  
Completion: **November 2016**  
Client: **Sophie Goldhill & David Liddicoat**  
Architect, Project Manager & Developer: **Liddicoat & Goldhill LLP**  
Structural Engineer: **Ralph Swallows, Fluid Structures**  
Value: **£750,000**  
Size: **255 sqm**

**Whole House**

**Hayhurst and Co. for Bramfield Property**  
Bracken Avenue, Wandsworth, SW12

Maximising the development potential of this unloved garage site bounded by back gardens, this project has created a 92 square meters house organised around a central courtyard. The spatial, circulation and day-lighting strategies were developed to create a long, light and delightful promenade; a device to provide views through the house, to the sky, to surrounding roofs and to tree-tops.

**BUILT**  
Completion: **May 2016**  
Client: **Bramfield Property**  
Architect: **Hayhurst and Co.**  
Structural Engineer: **Toynbee Associates**  
Contractor: **Rebuild**  
Value: **£370,000**  
Size: **93 sqm**





HOTELS & HOSPITALITY

The hotels and hospitality sector continues to be an area of growth to support London’s tourism sector, with a record 19 million people having visited the capital in 2016.

The unbuilt winner was Cadogan Café, by Nex- for the Cadogan Estate, a new café made of pre-cast concrete on the King’s Road. ‘We thought it fitted nicely into the environment, said assessor Tiffany Neller, director at EPR, ‘and it reflects the surrounding buildings, even though it’s a contemporary design’. Innovative features include retractable glass at the ground floor bringing café users out into the open, while all the back of house elements are underground in order to leave the public areas unobstructed. A roof garden adds to the area’s public realm and the scheme is aiming to be a BREEAM ‘excellent’ building when complete in October 2018. ‘It’s a fantastic location’, said Riccardo Marini, who applauded it for avoiding pastiche. ‘It really activates that public space’, added Burney.

The winning scheme in the built section was adjudged to be Borough High Street Hotel, by LTS Architects for King’s College London, a 100-bed budget hotel by Premier Inn but which fits ‘really nicely into the streetscape’ creating a yard feel, with good use of brickwork, said Neller. ‘It’s a nice little project on a tight site’, said David Burney. ‘I thought that was a clever design’. Dominique Alba also commended the project for its ‘clever design’, all the more commendable from the budget hotel sector.

Judges also gave a commendation to The Lighterman, by Stanton Williams for King’s Cross Central Limited Partnership, a new build restaurant on Granary Square that connects the square to the canal with a striking yet sensitive piece of architecture, said the judges. ‘I like the way it activates the two planes’, said Marini.

Borough High Street Hotel

LTS Architects for King's College London  
135 Borough High Street, Southwark, SE1

WINNER

**BUILT**  
Completion: **January 2017**  
Client: **King’s College London**  
Architect: **LTS Architects**  
Structural Engineer: **Ross & Partners**  
MEPH/sustainability: **CH2M Hill**  
Planning Consultant: **Deloitte Heritage**  
Cost Consultant: **Currie and Brown**  
Services Engineer: **Halcrow**  
Heritage Consultant: **Alan Baxter Associates**  
Landscape: **LT Studio Landscape Architects**  
Main Contractor: **Gilbert-Ash**  
Value: **£14 million**  
Size: **4,600 sqm**

Responding to a brief for a hotel with at least 100 rooms, two retail units, a gym and refurbishment of a listed building, this sensitive and sustainable redevelopment of a historic site in Borough has an innovative approach to resonate with the past.

Reducing energy use and carbon emissions, the scheme also makes significant contribution to the streetscape and conservation area – a successful addition to the redevelopment of the London Bridge area.





**Cadogan Café**  
**Nex— for Cadogan Estate**  
10 Duke of York Square, Kensington & Chelsea, SW3

**WINNER**  
  
**UNBUILT**  
Status: **Starting on Site**  
Completion: **October 2018**  
Client: **Cadogan Estate**  
Architect: **Nex—**  
Landscape Architect: **Bradley Hole Schoenach BHSLA**  
Project Manager: **Capital & Partners**  
Cost Consultant: **Equals & TTTP**  
Structural Engineer: **AKT II**  
MEP Engineer: **E&M Technica**  
Lighting Designer: **DHA Design**  
Planning Consultant: **Gerald Eve**  
Contractor: **Westgreen**  
Size: **435 sqm**

Mediating the transition from the bustling eastern end of the King’s Road and the calmer Saatchi Gallery behind, this café sensitively responds with a contemporary form to the nearby listed Duke of York Headquarters wall. Spiral steps lead to a public roof garden,



supported on glazed arches elegantly echoing their prestigious neighbouring façades. Innovative curved glazing retracts into the basement to allow for al fresco dining in the ground-floor café.



**The Lighterman**  
**Stanton Williams for King's Cross Central Limited Partnership**  
3 Granary Square, Kings Cross, Camden, N1

A new restaurant and bar in King’s Cross, The Lighterman is conceived as a single sculptural form, acting as a bridgehead building to define and anchor the south-eastern edge of Granary Square. The form and location help to increase pedestrian connectivity, improving accessibility between Granary Square and the canal towpath. The Lighterman is designed as a modern addition to the location’s industrial heritage, with robust detailing in brick, steel and concrete and flexible internal open plan spaces which can be rearranged for future tenants or uses.



**citizenM Tower of London**  
**Sheppard Robson and Concrete for citizenM Hotels**  
40 Trinity Square, Tower Hamlets, EC3

The architectural brief for citizenM’s largest affordable luxury hotel to date revolved around harnessing the benefits of modern methods of construction to create a piece of contemporary architecture that respects the building’s conservation area setting, responding to the Tower of London, the Roman London Wall and several listed buildings nearby. As part of the project, citizenM funded improvements to the surrounding public realm by removing stepped access, incorporating a series of new artworks and providing a new frontage to the Underground Station.

**BUILT**  
Completion: **2016**  
Client: **Citizenm Hotels**  
Architect: **Sheppard Robson and Concrete**  
Structural Engineer: **Ramboll and Peter Dann**  
M&E & Sustainability Engineer: **Battle Mccarthy and Balfour Beatty Engineering Services**  
Planning Consultant: **Dp9**  
Project Manager: **Turner & Townsend**  
Interior Designer: **Concrete**  
Contractor: **Balfour Beatty**  
Size: **11,844 sqm**



**COMMEDED**  
  
**BUILT**  
Completion: **March 2016**  
Client: **King's Cross Central Limited Partnership**  
Architect: **Stanton Williams**  
Structural Engineer: **AKT II**  
Sustainability Engineer: **Grontmij**  
Cost Consultant: **Gardiner**  
Contractor: **Kier**  
Executive Architect: **Weedon Architects**  
Interior Designer: **Open House**  
Services Engineer: **Grontmij**  
CDM Consultant: **BCAL Consulting**  
Lighting Designer: **Speirs and Major**  
Size: **906 sqm**



Fucina Restaurant

Andy Martin Architecture for NZR Ltd.  
26 Paddington Street, Westminster, W1

This restaurant space produces a faithful portrait of the Italian taste, incorporating contemporary representations of elements that compose the rich Italian culture. Brick, marble, timber, and burnt steel are all used to relate back to the name ‘Fucina’, meaning Forge, with a unique handmade brick ceiling, a steel framed screen with handmade coloured glass infill panels, and hand laid marble chip floors set into traditional ‘terrazzo cemento’ borders.

**BUILT**  
Completion:  
**October 2016**  
Client: **NZR Ltd.**  
Architect: **Andy Martin Architecture**  
Structural Engineer:  
**Clark Smith Partnership**  
M&E Engineer:  
**Borahurst Ltd.**  
Project Manager:  
**MPA Construction Consultants**

Contractor: **Bridport Interiors Ltd**  
Developer: **Frogmore Real Estate Partners**  
Lighting Contractor: **Atrium Ltd**  
Electrical Contractor: **JETS Electrical Contractors**  
Building Control: **London Building Control**  
Size: **600 sqm**



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LaLit London

EPR Architects, Archer Humphryes and S+T Limited for The LaLit Suri Hospitality Group  
181 Tooley Street, Southwark, SE1

Situated on the South Bank in the Tower Bridge Conservation Area, the Lalit London occupies the former home of renowned London grammar school St Olave’s. Tasked with fulfilling the family’s vision of creating a 70-bedroom luxury boutique hotel redolent of Indian opulence, combined with the charm of an old-fashioned English school, the design includes a new slate roof, refurbished plaster cornices, dado mouldings and windows.



**BUILT**  
Completion:  
**January 2017**  
Client: **The LaLit Suri Hospitality Group**  
Architect:  
**EPR Architects**  
Interior Designer:  
**Archer Humphryes**  
M&E Engineer:  
**Hurley Palmer Flatt**  
Structural Engineer:  
**AECOM**  
Planning Consultant:  
**Maddox + Associates**  
Project Manager:  
**Gerald Eve**  
Cost Consultant:  
**Gleeds**  
Archaeologist:  
**L P Archaeology**  
Landscape Architect:  
**Know Design**  
Main Contractor:  
**S&T Limited**  
Size: **5,276 sqm**





HOUSING

Sponsored by AluK

Perhaps unsurprisingly, given London’s continuing housing crisis and appointment of a 15th housing minister, Alok Sharma, required to fix it since 2000, this category was a large and varied one.

The jury felt that the winning scheme in the unbuilt section should go to the Croydon Smaller Sites Programme, by HTA, Mae, Pitman Tozer, Stitch, Mikhail Riches, Coffey and vPPR for Brick by Brick and LB Croydon. This, said assessor Rosemarie MacQueen, involved Croydon looking across the entire borough to develop around 1,000 units for local residents and workers on small, grouped-together, underutilised sites using a range of architects and allowing for community facilities to be incorporated. The intention is for these to generate a profit to be ploughed back into the borough’s services. ‘It’s an initiative by a borough which is in a sense trailblazing for others to follow’, she said.

In the built section, the jury awarded the Silchester Estate, by Haworth Tompkins for Peabody, a project delivering 112 homes near Latimer Road tube station. The scheme achieves 100% dual aspect and introduces a new typology of a family townhouse on top of a duplex. Riccardo Marini admired this element, and the detailing of the scheme.

There were two commendations. The first went to Dujardin Mews, by Karakusevic Carson Architects and Maccreanor Lavington Architects for LB Enfield. The project, part of the wider Alma Estate regeneration near to the Oasis Academy, creates 38 affordable and shared ownership new homes including ‘very generous family houses’ and showed a lot of thought taken on the design of the scheme’s public space. The project has also achieved Code Level 4 and 5 on the sustainable homes. Marini said the project created a ‘believable street’ with ‘believable public space.’

The second was awarded to Dalston Lane, by Waugh Thistleton Architects for Regal Homes, which at 14 storeys is one of the largest CLT residential buildings in the world, and was inspired to go down this route because of concerns over weight due to its proximity to a Crossrail 2 tunnel below (it is one-fifth of the weight of a comparable building). The project provides 121 homes plus four storeys of commercial space and featured ‘clean, crisp interiors’ not always easy with buildings of this density built in a design build contract.

Silchester Estate

Haworth Tompkins for Peabody & RB Kensington and Chelsea  
Shalfleet Dr, Kensington and Chelsea, W10

WINNER

**BUILT**  
Completion: **January 2017**  
Client: **Peabody & RB Kensington and Chelsea**  
Architect: **Haworth Tompkins**  
Structural Engineer: **Conisbee**  
M&E and Sustainability Engineer: **Max Fordham, Design Brook and Stroma**  
Project Manager & Cost Consultant: **Baily Garner**  
Contractor: **MACE**  
Artist: **Nathan Coley**  
Community Artist: **Constantine Grass**  
Value: **£26 million**  
Size: **11,980 sqm**

Providing 112 new homes, of which 75% affordable accommodation, this block on a triangular site next to the station, has achieved CFSH level 4. Family houses for social rent sit alongside shared ownership and sale apartments, providing active street frontages,

animated with corner community and retail spaces. Extensive consultation with the local community was undertaken and a two-phase construction programme facilitated the direct decant of existing residents.





Croydon Smaller Sites Programme  
HTA, Mae, Pitman Tozer, Stitch, Mikhail Riches, Coffey and vPPR for Brick by Brick and LB Croydon  
Croydon, CRO

Realising the potential of underutilised sites, this programme will deliver over 1000 new homes as part of a borough wide strategy transforming underutilised and awkward parcels of land into new homes. Thirty schemes delivering 50% affordable housing and new community facilities are due to start on site in late summer 2017, each with a different character and design that responds to the surrounding context.



**WINNER**  
**UNBUILT**  
Status: **In planning**  
Completion: **2018-19**  
Client: **Brick by Brick and LB Croydon**  
Architect: **HTA, Mae, Pitman Tozer, Stitch, Mikhail Riches, Coffey, vPPR**  
Planning Consultant: **Carter Jonas**  
**Engagement**  
Consultant: **Newman Francis**  
Structural Engineer: **Arcadis, Pell Frischmaan AKS Ward**  
M&E & Sustainability Engineer: **Arcadis, DESCO, SWECO**  
Project Manager: **Arcadis, Cast, Faithful & Gould**  
Cost Consultant: **Ian Sayers & Co, Arcadis**  
Value: **£250 million**  
Size: **1000 new homes**

**Dalston Lane**  
**Waugh Thistleton Architects for Regal Homes**  
67a-71 Dalston Lane, Hackney, E8  
  
Dalston Lane is the world’s largest cross laminated timber building, delivering 121 new affordable and private for rent homes alongside 3,500 square meters of commercial space. Situated on a former brownfield site, the building is broken into several discernible volumes and orientated to maximise daylight to courtyards and living spaces. Using innovative, offsite pre-fabricated CLT technology embodied carbon and environmental disruption were significantly reduced, creating a strikingly carbon negative structure.

**COMMENDED**  
**UNBUILT**  
Status: **Under construction**  
Completion: **June 2017**  
Client & Developer: **Regal Homes**  
Architect: **Waugh Thistleton Architects**  
Structural Engineer: **Ramboll and PJCE**  
  
M&E and Sustainability Engineer: **XC02**  
Planning Consultant: **CMA**  
Project Manager, Cost Consultant & Contractor: **Regal Homes Construction**  
Value: **£24 million**  
Size: **11,900 sqm**



**Dujardin Mews**  
**Karakusevic Carson Architects and Maccreanor Lavington Architects for LB Enfield**  
Ponders End, Enfield, EN3

The first council-led social housing delivered by Enfield in forty years, this scheme forms the first phase of the wider regeneration of Ponders End, replacing homes for the neighbouring Alma Estate and providing 38 units in a mix of 1, 2, 3 and 4 bedroom dual aspect homes with generous amenity spaces such as terraces and court yards. The project transforms remediated brownfield land previously occupied by Gasworks into a new dual sided streetscape with public landscaping, a children’s play area and a new pedestrian route.



**COMMENDED**  
**BUILT**  
Completion: **February 2017**  
Client & Developer: **Regal Homes**  
Architect: **Waugh Thistleton Architects**  
Structural Engineer: **Ramboll and PJCE**  
M&E and Sustainability Engineer: **XC02**  
Planning Consultant: **CMA**  
Project Manager, Cost Consultant & Contractor: **Regal Homes Construction**  
Value: **£7.7 million**  
Size: **3,638 sqm**





© Edmund Summer

## 8 Artillery Row

**Make Architects for LBS Properties**

Westminster, SW1

Reimagining London’s archetypal mansion block to provide eight floors of luxury residences and ground-floor retail, this project retains the original 1980s office block while adding three new levels. The brick façade references local Victorian warehouses, with richly articulated reveals and cast metal balustrades, while the interiors are sumptuous but subtle. The five original floors are BREEAM ‘Excellent’ and three new floors are Code for Sustainable Homes Level 4.

### BUILT

Completion: **June 2015**  
Client: **LBS Properties and Victoria Property Holdings**  
Architect: **Make Architects**  
Structural Engineer: **URS (now AECOM)**  
Mechanical Engineer: **Hoare Lea and PIP**  
Electrical Engineer: **Hoare Lea, Edwin McGinn**

Contractor: **8Build**  
Project Manager: **NRP**  
Access Consultant: **Access=Design**  
Cost Consultant: **NRP**  
Planning Consultant: **Turley Associates**  
Brick Manufacturer: **Michelmersh**  
Size: **3,000 sqm**

## Bream Street Wharf

**Allford Hall Monaghan Morris for L&Q Housing Trust**

Fish Island, Stratford, Tower Hamlets, E3

With the aim to deliver regeneration in the area through a mixed residential-led and commercial development that includes permeable public space, the proposal includes the demolition of the existing building and the development of seven new buildings, shared residential amenity spaces, a public route through the development and a new area of public realm adjacent to the canal.



### UNBUILT

Status: **Design stage**  
Completion: **October 2018**  
Client: **L&Q Housing Trust**  
Architect: **Allford Hall Monaghan Morris**  
Contractor: **Quadrant Construction**  
Planning Consultant: **QUOD**  
Structural Engineer: **Curtins**

MEP Engineer: **FHP**  
Energy and Sustainability Engineer: **Stroma Technology Ltd**  
Acoustic Engineer: **Cass Allen Associates**  
Landscape Architect: **East**  
Value: **£50 million**  
Size: **26,600 sqm**



## Futurehome

**Maccleanor Lavington for Lendlease**

31-59 Wansey Street, Southwark, SE17

Being the first Passivhaus new-builds in zone one, the scheme is the latest addition to Elephant Park. It is being built with the higher sustainability and energy standards and provides a variety of living options, reflecting the existing and evolving character of the area. Advanced techniques, such as cross-laminated timber enables an efficient use of resources.



## The Collective Old Oak

**Design Haus Liberty and PLP Architecture for The Collective**

Nash House, Old Oak Lane, Ealing, NW10

Recently opened as the largest co-living scheme in the world, The Collective Old Oak is a new-build 550-unit micro-living rental scheme. Designed for young professionals, with fully serviced lifestyle from fortnightly cleaning to an in-house masseuse, the bedrooms average 12 square meters in size, with bedroom, bathroom, desk, and storage strategically positioned. Further break-out space is provided to all residents via a central core providing amenities on every floor.

### BUILT

Completion: **May 2016**  
Client & Developer: **The Collective**  
Architect: **PLP Architecture (Concept and Planning) + WCEC (Delivery)**  
Interior Design & Wayfinding: **DH Liberty**  
Structural Engineer: **WSP**

M&E Engineer: **JH Partners + Clancy Consulting**  
Planning Consultant: **DP9 London**  
Project Manager: **Rise**  
Cost Consultant: **Alinea Consulting LLP**  
Contractor: **MACE**  
Size: **15,795 sqm**

### UNBUILT

Status: **Under construction**  
Completion: **June 2017**  
Client: **LB Southwark**  
Architect: **Maccleanor Lavington**  
Structural Engineer: **Robert Bird Group & Eurban**  
M&E Engineer: **Peter Brett Associates & TUV SUD Wallace Whittle**  
Sustainability Consultant: **Warm & RSK**  
Planning Consultant: **DP9**  
Project Manager, Cost Consultant, Contractor & Developer: **Lendlease**

Landscape Architect: **Churchman Landscape Architects and Gillespies**  
Acoustic Consultant: **Sandy Brown**  
Fire Consultant: **Buro Happold**  
Community Consultation: **Soundings**  
Size: **15,795 sqm**



**Granville Road**  
**Levitt Bernstein for New Granville LLP**  
Childs Hill, Barnet, NW2

The regeneration of the Granville Road Estate will provide additional homes and a better environment for new and existing residents through sensitive infill development and landscape improvements. Three apartment buildings and a series of terraces will be carefully stitched into this streetscape; making use of underused amenity space to densify the estate. A strong central spine running north to south will also introduce new public spaces and increase permeability. Overall, the masterplan aims to create a more cohesive sense of place.

**UNBUILT**  
Status:  
**Planning granted**  
Completion:  
**March 2019**  
Client: **New Granville LLP**  
Architect:  
**Levitt Bernstein**  
Structural Engineer:  
**Wilde Carter Clack**  
M&E and Sustainability  
Engineer: **Mulalley**

Planning Consultant:  
**DHA Planning**  
Project Manager/  
Cost Consultant and  
Contractor: **Mulalley**  
Developer:  
**Sherrygreen Homes**  
Principal Designer:  
**Bernard Sims Associates**  
Value: **£18 million**  
Size: **12,353 sqm**



**Hafer Road**  
**Peter Barber Architects for Hafer Road Limited**  
Wandsworth, SW11

Hafer Road is a terrace of four little brick apartment buildings set within a street of mostly three storey bay fronted terraced houses in Wandsworth. The new buildings are formed into a terrace which remakes the street edge lost to a World War II bomb. They are made from a light coloured rustic brick, while the massing and scale links them closely with their neighbours. The roof line of the buildings is stepped and notched to give roof gardens which together with balconies, oriel windows and front gardens make a picturesque backdrop to the street.

**BUILT**  
Completion:  
**April 2016**  
Client: **Hafer Road Ltd**  
Architect: **Peter Barber Architects**  
Structural Engineer:  
**Davis McGuire Whitby**

M&E/Sustainability  
Engineer:  
**Furness Green**  
Contractor &  
Developer:  
**Kuropatwa Ltd**  
Value: **£4.5 million**  
Size: **1,744 sqm**

**Hollandgreen**  
**Allies and Morrisson for Chelsfield Developments Ltd**  
Hollandgreen Place, Kensington High Street, Kensington and Chelsea, W8

Located on the site of the Grade II\* listed former Commonwealth Institute off Kensington High Street, this development comprises three new residential buildings that create a striking counterpoint with strong cubic volumes within a landscaped park. The buildings range from seven to nine-storeys above ground and provide 54 highly specified apartments with communal residential facilities concealed beneath.

**BUILT**  
Completion:  
**March 2016**  
Client: **Chelsfield Developments Ltd**  
Architect **OMA with Allies and Morrisson**  
Interior Designer:  
**Collett-Zarzycki**  
Quantity Surveyor:  
**Davis Langdon**

Structural Engineer:  
**Arup Structures**  
Services Engineer:  
**Arup MEP**  
Landscape Achitect:  
**West 8**  
Contractor: **Mace**  
Access Consultant:  
**David Bonnett Associates**  
Size: **15,600 sqm**



© Nick Guttridge



**Lexicon**  
**SOM and Squire & Partners for Mount Anvil**  
261 City Road, Islington, EC1

Rising up to 117 meters, this 36-storey glass tower is Islington’s tallest residential tower. Part of regeneration of City Road, the scheme allowed to open up onto the City Basin and Regent’s Canal. Lexicon provides 307 tenure-blind apartments, of which 35% are affordable while delivering an enhanced public realm and public piazza, while a pair of lower-rise buildings enclose a green, wooded oasis with over 845 square meters of shops and cafés on either side, offering a link between dockside warehouses and the development’s centrepiece.

**BUILT**  
Completion:  
**April 2015**  
Client & Developer:  
**Mount Anvil and Clarion Housing Group**  
Architect: **SOM and Squire & Partners**  
Structural Engineer:  
**WSP**  
M&E and Sustainability  
Engineer: **Hoare Lea**  
Planning Consultant:  
**Gerald Eve**  
Contractor:  
**Mount Anvil**

Affordable Housing  
Provider: **Clarion Housing Group**  
Value: **£165 million**  
Size: **25,985 sqm**





**London Square Spitalfields**  
**Platform 5 Architects for London Square**  
Wentworth Street and Gunthorpe Street, Tower Hamlets. E1

Improving the public realm for the historic Toynbee Hall Estate in East London through the provision of tenure-blind housing, 63 high quality apartments will be provided within three blocks of private apartments, set around the newly landscaped Mallon Gardens and the Grade II listed Toynbee Hall. Through confident design and prominent use of brick, the development is intended to provide an appropriate and contemporary response to neighbouring Victorian terraces and warehouse-style buildings.

<b>UNBUILT</b> Status: <b>Starting on site</b> Completion: <b>October 2018</b> Client, Contractor, Developer & Project Manager: <b>London Square</b> Architect: <b>Platform 5 Architects</b> Structural Engineer: <b>Clark Smith Partnership</b>	M&E and Sustainability Engineer: <b>Desco</b> Planning Consultant: <b>LB Tower Hamlets</b> Planning Case Officer: <b>Adam Williams</b> Head of Planning: <b>Owen Whalley</b> Size: <b>6,500 sqm</b>
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**The Nightingale Estate**  
**Karakusevic Carson Architects with Henley Halebrown, Stephen Taylor Architects and Townshend Landscape Architects for LB Hackney**  
Downs Road, Hackney, E5

Delivering 400 mixed tenure homes, a new community facility and wider new public realm improvements, this ambitious estate regeneration programme led by the Council will provide nearly 3,000 new homes across 18 estates – a vision for much needed high-quality homes while retaining the Nightingale neighbourhood into its wider context.

<b>UNBUILT</b> Status: <b>Planning granted</b> Completion: <b>January 2022</b> Client: <b>LB Hackney</b> Lead Architect: <b>Karakusevic Carson Architects</b> Architect: <b>Henley Halebrown and Stephen Taylor Architects</b>	Landscape Architect: <b>Townshend Landscape Architects</b> Planning Consultant: <b>Tibbalds</b> Structural, M&E and Sustainability Engineer: <b>Peter Brett Associates</b> Cost Consultant: <b>Pellings</b> Value: <b>£130 million</b> Size: <b>22,000 sqm</b>
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**One The Elephant**  
**Squire and Partners for Lendlease**  
1 St Gabriel Walk, Southwark, SE1

This 37-storey building and a 4-storey pavilion provide 284 homes, public spaces and 809 square meters of shops and restaurants as part of Elephant & Castle’s regeneration programme. Built primarily with stone, glass and metal, the development includes residents’ amenities such as productive allotments, green roofs, a reading garden and communal social spaces. Over 50% of the site is publicly accessible, establishing pedestrian routes, increasing permeability and extending the park into the site.



**Paradise Gardens**  
**Lifschutz Davidson Sandilands for Ravenscourt Studios Ltd**  
2 Ravenscourt Road, 1-6 Paradise Gardens, Hammersmith & Fulham, W6

This new development of six luxury houses for the private rental market is on a sheltered site in the heart of the Ravenscourt and Starch Green Conservation Area. The scheme responds to the local vernacular with five three storey houses in a terrace that gently steps forward along its length. A sixth two storey house is built within the existing walls of Latymer House, a building that once stood on the boundary of the site. The terrace is neatly detailed in brick with zinc roofs and aluminium framed windows.



**BUILT**  
Completion: **June 2016**  
Client: **Lendlease**  
Architect: **Squire and Partners**  
Façade Consultant: **Wintech**  
Landscape Consultant: **BCA Landscape Community**  
Consultant: **Soundings**  
Services Engineer: **Tuv**  
Sud Wallace Whittle  
Structure Engineer: **Robert Bird Group**  
Planning Consultant: **DP9**  
Size: **28,500 sqm**

<b>BUILT</b> Completion: <b>October 2016</b> Client: <b>Ravenscourt Studios Ltd</b> Architect: <b>Lifschutz Davidson Sandilands</b> Structural Engineer: <b>Haskins Robinson Waters</b> M&E Engineer: <b>Skelly &amp; Couch</b> Planning Consultant: <b>Jones Lang LaSalle</b> Quantity Surveyor: <b>Measur</b> Main Contractor: <b>Rooff Ltd</b>	Development Manager: <b>Walton &amp; Wagner</b> Landscape Architect: <b>Bradley-Hole Schoenaich Landscape Architects</b> Lighting Consultant: <b>EQ2 Light</b> Fire Engineer: <b>Jeremy Gardner Associates</b> Rights of light Consultant: <b>Anstey Horne</b> Acoustic consultant: <b>Cole Jarman</b> Size: <b>1,459 sqm</b>
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Redbrick Estate

Levitt Bernstein for LB Islington

2 Ravenscourt Road, 1-6 Paradise Gardens, Hammersmith & Fulham, W6

Redeveloping the site to provide 55 additional homes, new community facilities and retail space, this scheme aims to enhance the living for existing residents as well as offering much needed new homes and facilities for local people. A series of new buildings will be sensitively integrated into the estate, activating both the external perimeter and the internal façades. Landscaped areas will be stitched in alongside to provide amenity for the whole community.

UNBUILT

Status: **Planning granted**

Completion: **March 2019**

Client & Developer: **LB Islington**

Architect: **Levitt Bernstein**

Structural Engineer:

**Conisbee**

M&E and Sustainability

Engineer: **Bailey Garner**

Planning Consultant:

**HTA Design LLP**

Project Manage & Cost

Consultant: **Walker**

**Management**

Contractor: **Osborne**

Value: **£16 million**

Size: **6,493 sqm**



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St Johns Hill, Burridge Gardens, Phase 1

Hawkins\Brown for Peabody and Cathy Bacon

Burridge Gardens, St. John's Hill, Battersea, Wandsworth, SW11

Burridge Gardens is a large estate regeneration scheme that replaces 1930s flats with a denser arrangement of new homes and opens up new routes into and across the local urban fabric. The design has been developed through communities’ consultations and engaging with the resident steering group - all existing residents who wanted to remain were rehoused on site in significantly larger homes.

UNBUILT

Status:

**Planning granted**

Completion: **March 2019**

Client:

**Peabody, Cathy Bacon**

Architect:

**Hawkins\Brown**

M&E and Structural

Engineer: **Ellis & Moore**

Sustainability

Engineer:

**Max Fordham**

Planning Consultant:

**Indigo**

Project Manager

& Cost Consultant:

**Gleeds, Grant Mears**

Contractor: **Sisk**

Developer: **Peabody**

Landscape Architect:

**Farrer Huxley**

**Associates**

Artist: **Rodney Harris**

Value: **£140 million**

Size: **17,275 sqm**

Television Centre Townhouses

Mikhail Riches for Stanhope

89 Wood Lane, Shepherd's Bush, Hammersmith and Fulham, W12

Delivering 20 new townhouses as part of the redevelopment of the former BBC Television Centre in White City in West London, the scheme will sit on a triangular plot next to the Hammersmith and City Tube line and south of the Grade II-listed 1950s television studios. The project consists of two terraces of ten townhouses, each arranged in a ‘V’ around a central green.



UNBUILT

Status:

**Planning granted**

Client: **Stanhope**

Architect:

**Mikhail Riches**

Services, Structures

& Transport Engineer:

**Arup**

Landscape Architect:

**Gillespies**

Planning Consultant:

**Gerald Eve**

Rights to Light

Consultant: **Gordon**

**Ingram Associates**

Quantity Surveyor:

**Deloitte**

Building Control:

**Butler & Young**

Public Consultation:

**George Cochrane**

Value: **£22 million**

Wellington Street

Sheppard Robson for Powis Street Estates LTD

Woolwich, Greenwich, SE18

The project is a residential-led, mixed-use development that carefully weaves together existing buildings and architectural additions to redefine an urban block in Woolwich. As well as 316 new homes, the scheme includes new cultural and retail facilities set around a new public space at the heart of the development. The design revolves around a cohesive architectural language that is distinctive yet sympathetic to the surrounding, mostly Victorian, buildings and highstreets.

UNBUILT

Status:

**Planning granted**

Completion: **2020**

Client: **Powis Street**

**Estates Ltd.**

Architect:

**Sheppard Robson**

Asset Manager: **Real**

**Estate Investment**

**Management**

Structural Engineer:

**Michael Alexander**

**Consulting Engineers**

M&E/Sustainability

Engineer: **Grontmij**

**(now Sweco)**

Planning Consultant:

**CGMS Consulting**

Size: **48,000 sqm**

Value: **£75 million**



© Sheppard Robson





MASTERPLANS & AREA STRATEGIES



# MASTERPLANS & AREA STRATEGIES

London’s concentration on large-scale regeneration schemes continues apace, with opportunity areas forming a key platform on which the shape of the capital is built. So, this category reflected this, with mixed schemes on former industrial land from north, south, east and west of the capital making the shortlist. Many of them reflected what assessor Steve Kennard, director of regeneration, Hadley Property Group said was the level of urban ‘knitting’ going on.

The winner was Wickside, by BUJ Architects and Ash Sakula for McGrath Bros. Ltd. Wickside is part of Hackney Wick, and like so many of these projects, said Kennard, the history of the area was in manufacturing, industrial, and was latterly a big colony for artists and creators. ‘What is interesting about this project is the way it mirrors what London did quite well in the past. The notion of clusters of activities around yards.’ The scheme succeeds in avoiding the creation of blocks of monoculture of a particular use and genuinely mixes the historic with the new. ‘Each of these clusters is

like a Rubik cube of uses’, he added. Peter Murray said the project was commendable for the way it has managed to retain some of its post-industrial character. Dominique Alba agreed: ‘It is made of history’, she said.

Two commendations were awarded: Meridian Water, by Karakusevic Carson Architects for LB Enfield, and Co-operative Local Investment Plans (CLIPs): Supporting Good Growth. The former was praised for its approach to delivering ‘a balanced environment, not just a monoculture of housing’. Dominique Alba admired the project’s large scale, landscape, railway station, existing buildings and water features.

The latter was an innovative scheme that focuses on maximising the income the local authority gets from the community infrastructure levy and using it in the borough through research towards prioritised themes. The equivalent in New York is called ‘participatory budgeting’, said David Burney, where they have found that the increase in community participation and engagement is significant.

## WINNER

### UNBUILT

Status:  
**Planning pending**  
Completion:  
**April 2021**  
Client: **McGrath Bros. Ltd.**  
Architect:  
**BUJ Architects and Ash Sakula**  
EIA: **AECOM**  
Planning Consultant:  
**Austin Mackie Associates**  
Project Manager:  
**T.C. Developments**  
Inclusive Design:  
**David Bonnett Associates**  
Flood Risk  
Assessment:  
**Waterman Group**  
Heritage Consultant:  
**Stephen Levrant Heritage Architecture**  
Creative Industries:  
**Sven Munders**  
Size: **28,800 sqm**

## WICKSIDE

**BUJ Architects and Ash Sakula for McGrath Bros. Ltd.**  
Hepscott Road, Tower Hamlets, E9

Wickside seeks to create a high quality mixed use quarter with defined clusters of creative and public uses. 7,000 square meters of new creative industry employment, restaurants, cafes, a craft brewery and small casting foundry are supported by over 470 new

dwelling. The retention of existing heritage assets as well as the creation of a new canal side linear park and significant areas of other new public realm, including new streets, put placemaking at the heart of the new quarter.



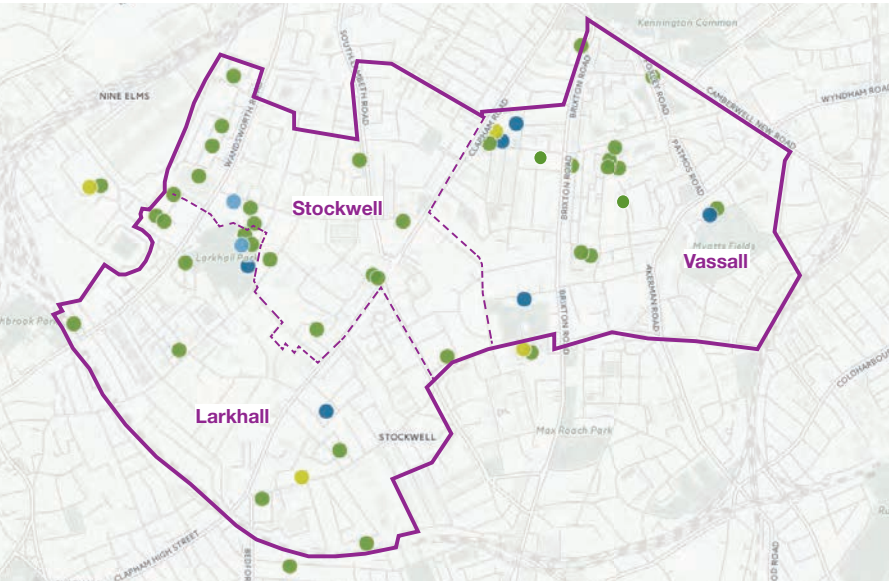
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Co-Operative Local Investment Plans: Supporting Good Growth

Social Life & Kaizen Partnership for LB Lambeth  
Stockwell, Larkhall and Vassall, Lambeth, SW9 & SW4

Lambeth has pioneered an approach to investing Community Infrastructure Levy (CIL), which engenders ‘genuine’ community participation through a citizen-led area wide strategy – Co-operative Local Investment Plan. This began with forensic capturing of socioeconomic evidence put online, empowering citizens to understand the real infrastructure and social needs in their community. This ‘bottom-up’ approach to growth inspires a fair and inclusive response – a unique approach resulting in CIL investment in both people and places whereby everyone’s voice has equal weight.



Map of suggestions -  
Greening and local open space

- Urban greening and public realm improvements in estates, streets and other non-park areas
- Benches
- Dog agility area near Landsdowne Green Estate
- Improving and maintaining parks, including sports equipment

COMMENDED

UNBUILT  
Status: **Design stage**  
Completion: **2017-2022**  
Client: **LB Lambeth**  
Project Lead: **Social Life & Kaizen Partnership**  
Value: **£885,000**  
Size: **Stockwell, Larkhall and Vassall wards area**

Meridian Water

Karakusevic Carson Architects for LB Enfield  
Angel Edmonton Road, Enfield, N18

This area-wide regeneration strategy will reshape an industrial and retail site into an integrated district of thriving mixed use neighbourhoods, creating 6,700 new jobs and 10,000 new homes across a wide range of tenures and types. Led by Enfield Council, Meridian Water aims to become a model for a sustainable piece of city, by establishing a new Crossrail Station and capitalising on the opportunities offered by its location in the incredible landscape of the Upper Lea Valley.



COMMENDED

UNBUILT  
Status: **Starting on site**  
Completion: **2019-2037**  
Client: **LB Enfield**  
Lead Masterplanner: **Karakusevic Carson Architects**  
Masterplanner & Public Realm Architect: **Karakusevic Carson Architects, Periscope Landscape & OKRA**  
Planning, Transport & Sustainability Consultant: **Arup**  
Additional Consultants: **AECOM, Lewis Hubbard Engineering**  
Value: **£6 billion**  
Size: **830,000 sqm**

Central Somers Town Masterplan

DSDHA for LB Camden  
Camden, NW1

Caught between the railway tracks of Euston and St. Pancras, Somers Town is one of only a few substantial areas of publicly-owned land in central London. The single ownership of the buildings, and the public realm around them, allowed LB Camden to develop an ambitious place-making strategy using a self-funding development framework to enable delivery. The commission comprises a new primary school, community facilities, affordable homes and a public park, as well as a proportion of private housing.



UNBUILT  
Completion: **2017-2022**  
Client: **LB Camden**  
Masterplanner: **DSDHA**  
Civil Engineer: **AKT II**  
Landscape Architect: **Todd Longstaffe-Gowan**  
Lighting Designer: **Studio Dekka**  
Planning Consultant: **Turley**  
Sustainability Consultant: **Atelier Ten**  
Transport Planner: **Civic Engineers**  
Client Design Advisor: **Fluent Architecture**  
Architect -Brill Place: **dRMM**  
Architect -School & Polygon Residential: **Duggan Morris Architects & Hayhurst and Co.**  
Architect -Community Facilities: **Adam Kahn Architects**  
Value: **£80-90 million**  
Size: **22,000 sqm**

Croydon Smaller Sites Programme

HTA, Mae, Pitman Tozer, Stitch, Mikhail Riches, Coffey and vPPR for Brick by Brick and LB Croydon  
Croydon, CR0

This exemplary borough-wide strategy transforms underutilised and awkward parcels of land into new homes, enhancing the places around them. The initial phase will deliver over 1000 characterful new homes by 2018-19. 50% affordable housing will be delivered on sites that were previously considered unviable. Working with Croydon Council, local communities and architects, Brick by Brick’s strategy plays to the economies of scale available. Together, the programme is greater than the sum of its parts.



UNBUILT  
Completion: **2018-19**  
Client: **Brick by Brick and LB Croydon**  
Architect: **HTA, Mae, Pitman Tozer, Stitch, Mikhail Riches, Coffey, vPPR**  
Planning Consultant: **Carter Jonas**  
Engagement Consultant: **Newman Francis**  
Structural Engineer: **Arcadis, Pell Frischmaan AKS Ward**  
M&E & Sustainability Engineer: **Arcadis, DESCO, SWECO**  
Project Manager: **Arcadis, Cast, Faithful & Gould**  
Cost Consultant: **Ian Sayers & Co, Arcadis**  
Value: **£250 million**  
Size: **1000 new homes**



Eastern Cluster Modelling Strategy

City of London Corporation  
City of London, EC2

This strategy develops a 3D interactive understanding of the existing and future cluster, identifying opportunities for increasing the commercial floor space necessary to maintain the City’s international status. It comprises overlapping complex work streams involving 3D visual modelling of the Cluster; wind modelling, sunlight modelling; residential amenity modelling and work on air pollution and noise modelling. It will achieve a holistic understanding of the Cluster as a proactive planning tool and in charting a vision for the Cluster’s future development.



**UNBUILT**  
Status: **Design stage**  
Client and Project Manager: **City of London Corporation**  
3D Modelling Consultant: **GMJ**  
Microclimate Consultant: **RWDI**  
Value: **£150,000**

Grahame Park Estate Regeneration

Mæ for Genesis Housing Association and LB Barnet  
Barnet, NW9

The masterplan for Grahame Park, originally constructed in the 1960s, includes 2,160 new homes of mixed tenure alongside the refurbishment of retained dwellings and mixed-use provision including a library, church, community centre, health centre and local retail and commercial uses. Three neighbourhood centres are planned within easy walking distances and tie in with the wider neighbourhood. The overall vision is for an integrated neighbourhood created from a pattern book of housing types taking inspiration from the Great Estates.

<b>UNBUILT</b> Status: <b>Planning pending</b> Completion: <b>2026</b> Client & Developer: <b>Genesis Housing Association and LB Barnet</b> Masterplanner & Lead Architect: <b>Mæ</b> Plot Architect: <b>Avanti Architects &amp; Karakusevic Carson Architects</b>	Planning Consultant: <b>Tibbalds</b> Structural Engineer: <b>Campbell Reith</b> Project Manager & Cost Consultant: <b>Jackson Coles</b> Services Engineer & Sustainability Consultant: <b>Max Fordham</b> Landscape Architect: <b>Camlins</b> Access Consultant: <b>Lord Consultants</b>	Acoustic Engineer: <b>Campbell Reith &amp; Accon</b> Size: <b>227,000 sqm</b>
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New Covent Garden Market Masterplan

SOM and BDP for Vinci Plc / St. Modwen & Covent Garden Market Association  
Nine Elms Lane, Wandsworth, SW8

This design transforms 8 hectares of surplus land into a high quality mixed-use neighbourhood with 3,000 new homes, 135,000 square feet of new office space and 100,000 square feet of retail, leisure and community facilities. New tall buildings contribute to an improved skyline at Vauxhall, and there are new gateways to the VNEB Linear Park and links to the district park and river. The plan also creates a new ‘Food Avenue’ and Market Square for the local area to engage with the wholesale market.



<b>UNBUILT</b> Status: <b>Planning granted</b> Completion: <b>2026</b> Client: <b>Vinci Plc / St. Modwen &amp; Covent Garden Market Association</b> Masterplanner & Architect: <b>Skidmore, Owings &amp; Merrill</b> Market Site Architect: <b>BDP</b> Landscape Architect: <b>Hyland Edgar Driver</b>	Townscape Consultant: <b>Tavernor Consultancy</b> Cost Consultant: <b>Gleeds</b> EIA Consultant: <b>URS</b> Planning Consultant: <b>GL Hearn</b> Transportation Consultants: <b>TTP</b> MEP Engineer: <b>Hoare Lea</b> Value: <b>£2 billion</b> Size: <b>225,000 sqm</b>
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South Kilburn Masterplan Review 2016

Feilden Clegg Bradley Studios, LDA Design, Fluid, ARUP and DP9  
for LB Brent  
Brent, NW6

The regeneration of South Kilburn started ten years ago aiming to transform the area into a sustainable, mixed-tenure neighbourhood. This Review comprehensively revised the proposed massing, current phasing proposals, timelines, public realm and more to ensure that the ultimate masterplan addresses current community needs, programme requirements, planning policies and the latest London Plan and Local Plan standards. Proposals for additional sites were included to extend the success of the regeneration process and further inform the new SPD.

<b>UNBUILT</b> Status: <b>Under construction</b> Completion: <b>2029</b> Client: <b>LB Brent</b> Architect: <b>Feilden Clegg Bradley Studios</b> M&E, Sustainability & Transport Engineer: <b>ARUP</b> Planning Consultant: <b>DP9</b>	Project Manager & Cost Consultant: <b>GVA</b> Landscape Architect: <b>LDA Design</b> Community Consultant: <b>Fluid</b> Size: <b>410,000 sqm</b>
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**South Thamesmead**  
**Proctor and Matthews Architects and Mecanoo for Peabody**  
Harrow Manorway, Bexley, SE2

Regenerating the area from Abbey Wood Station to Southmere Lake of South Thamesmead, this masterplan creates an active linear focus to the neighbourhood and will include over 1,500 new homes, public spaces and 10,000 square meters of commercial, retail and leisure space and a new civic quarter and public square. Focusing on connectivity and community, each of the four mixed-use development areas has its own distinct character and public realm.

<b>UNBUILT</b> Status: <b>Planning granted</b> Completion: <b>2024</b> Client: <b>Peabody</b> Design Team Leader: <b>Proctor and Matthews Architects</b> Architect: <b>Proctor and Matthews Architects &amp; Mecanoo Architecten</b>	Landscape Architects: <b>Turkington Martin</b> Planning, Sustainability & Environmental Consultant: <b>CBRE</b> Structural Engineer: <b>Peter Brett Associates</b> M&E Engineer: <b>Max Fordham</b> Transport & Civil	Engineer: <b>Peter Brett Associates</b> Non-residential Consultant: <b>Savills</b> Project Manager: <b>Silver</b> Value: <b>£346 million</b> Size: <b>98,600 sqm</b>
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**Southall Waterside**  
**JTP for Berkeley West Thames**  
169 Brent Road, Southall, Ealing, UB2

Formerly inaccessible and heavily contaminated, the 45 hectare former Southall Gasworks provides a significant opportunity to capitalise on Crossrail investment, and transform the local area. Southall Waterside is a dynamic urban quarter designed to support all life stages, nurture a sense of belonging, and act as a catalyst for wider regeneration. The new quarter will feature up to 3,750 homes, leisure and retail set in 5.6 hectares of public squares & parkland, including revitalised canalside and extensive cycle and walking trails.



<b>UNBUILT</b> Status: <b>Under construction</b> Completion: <b>2035</b> Client: <b>Berkeley West Thames</b> Masterplanner & Architect -Phase B: <b>JTP</b> Architect -Phase B: <b>Levitt Bernstein &amp; Leslie Jones</b> Landscape Architect: <b>Hyland Edgar Driver &amp; Gillespies</b> M&E, Structural & Sustainability Engineer: <b>Atkins</b> Planning Consultant: <b>Barton Wilmore</b> Community Engagement: <b>Soundings</b> Size: <b>447,000 sqm</b>
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**‘What Walworth Wants’ Strategy**  
**We Made That for LB Southwark and GLA**  
Southwark, SE17

This strategy is comprised of a catalogue of projects that aims to celebrate Walworth’s unique character, whilst helping build resilience of what exists today and knitting together gaps between development. Proposals vary from the micro to the large-scale, from quick wins to long-term aims for growth. It includes recommendations from public realm enhancements to business support, identified development sites to potential meanwhile uses, and is publicly downloadable so community groups and other stakeholders can take ownership and co-deliver projects.

<b>UNBUILT</b> Status: <b>Strategy completed</b> Completion: <b>delivery of key projects underway for completion 2017</b> Client: <b>LB Southwark and Greater London Authority</b>	Architect: <b>We Made That</b> Graphics: <b>Maddison Graphic</b> Cost advice: <b>Stockdale</b> Value: <b>£550,000</b>
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MEANWHILE



MEANWHILE

Meanwhile spaces in this year’s awards had quite a strong focus on temporary workspace reflecting its ‘hot topic’ status in London right now.

The unbuilt winner was Meridian Works in Enfield, a large regeneration project in the Lea Valley featuring a central hangar, one of which will become a space for creatives with a group called Building Blocks as one of the anchor tenants. Featuring a simple steel frame insertion, the hangar will feature craft making and artist studios and, if possible, become a permanent feature of the masterplan development, as an ‘activator’ for the area’s wider regeneration. This was, said Peter Murray, a ‘really spectacular’ way of bringing back skills, ‘seeding’ them into the former industrial community.

The jury gave the built prize to Boxpark in Croydon, which has been designed with shipping containers like its Shoreditch sister, but focusing on food and beverage, with some workspace.

‘This is on a site which has been sitting around for development for probably 15 years but things are moving so it may help’, said Peter Murray. ‘It’s pretty flexible.’ It is also a ‘grander’ design than its Shoreditch precursor, said assessor Matthew Dearlove, a partner at Knight Dragon, with a central space that can host events after dark and the project was important for the new audiences it now brings to Croydon. Murray said the scheme was helping to encourage tech start-ups to the area, part of Croydon’s regeneration strategy. ‘It’s a phenomenon’, he said. ‘If you go there in the evening it is just rammed with young people.’

The judges also made a commendation to the Central Parade Creative Hub in E17, by Gort Scott Architects for LB Waltham Forest, a workspace-focused conversion of a former council centre featuring community space, studio space, a co-working space and a bakery café.

BOXPARK, Croydon

**BDP for Boxpark**  
99 George Street, Croydon, CRO

WINNER

**BUILT**  
Completion: **October 2015**  
Client & Developer: **BOXPARK**  
Architect, Landscape Architect, C+S Engineer, M&E Engineer, Lighting Designer & Acoustic Consultant: **BDP**  
Project Manager & Quantity Surveyor: **STACE LLP**  
Main Contractor: **Randall Contracting**  
Graphic Designer: **Filthy Media**  
Interior Designer: **Brinkworth**  
Fire Engineer: **Tenos**  
Value: **£3 million**  
Size: **3,500 sqm**

Constructed out of 96 upcycled shipping containers, **BOXPARK** Croydon is located on a prominent and highly accessible site immediately next to East Croydon Station. The Croydon scheme develops the aesthetic language of **BOXPARK** Shoreditch - using a limited palette of raw self-finish materials.

The central space is covered with a lightweight transparent roof, creating a 21st century ‘pop-up’ Covent Garden with 40 individual food outlets surround the central space and also facing out onto the surrounding streets.



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© Nick Caville



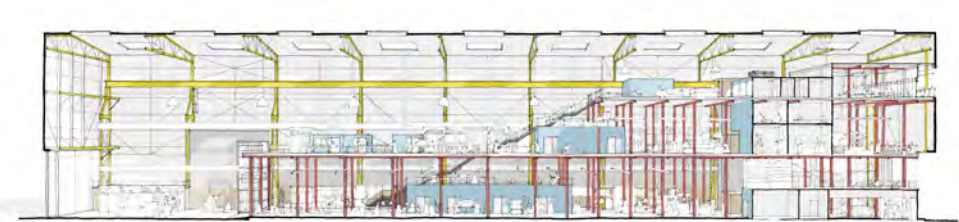
© Nick Caville



**Meridian Works**  
**Karakusevic Carson Architects for LB Enfield**  
Units 5 & 6 Orbital Business Park, 5 Argon Road, Upper Edmonton, Enfield, N18

As the first project to be delivered within Meridian Water wider regeneration, this scheme re-purposes and retrofits two huge industrial buildings to provide much needed sculpture studios as well as Europe’s largest open access workshop. With a running life

of 10 years or more, Meridian Works aims at transforming modes of employment and it is designed to adapt to the users’ requirements as well as to the changing context, while shaping a new mixed-use neighbourhood.



**WINNER**  
**UNBUILT**  
Status: **In planning**  
Completion: **March 2018**  
Client: **LB Enfield**  
Architect: **Karakusevic Carson Architects**  
Structural Engineer: **Momentum Engineering**  
M&E & Sustainability Engineer: **Hoare Lea**  
Project Manager & Cost Consultant: **Jackson Coles**  
Tenant & Bid Partner: **Building BloQs and ACAVA**  
Value: **£2.7 million**  
Size: **6,960 sqm**



© Dirk Linder

**Grow Elephant**  
**Grow London C.I.C**  
New Kent Road, Elephant and Castle, Southwark, SE17

**BUILT**  
Completion: **June 2015**  
Project Lead: **Grow London Community Interest Company (C.I.C.)**  
Carpenter: **Andy Beauchamp and Shawn Packham**  
Plumber: **Christian and Rueben Jelic**  
Electrician: **Bruce Beech**  
Landowner: **Lendlease**  
Value: **£60,000**  
Size: **1,200 sqm**



**Central Parade Creative Hub**  
**Gort Scott Architects for LB Waltham Forest**  
6-10 Central Parade, 137 Hoe Street, Waltham Forest, E17

Refurbishing the former Council customer centre whilst waiting for long term future redevelopment, this is a new mixed-use creative hub, hosting a variety of independent retail, co-working, studio, and exhibition space, a bakery-café and flexible events and workshops space for an active use of two years. Striving to unlock Walthamstow’s potential as a thriving cultural town centre, this project aims to support local businesses to co-locate, learn and collaborate.

**COMMEDED**  
**BUILT**  
Completion: **July 2016**  
Client & Lead Project Manager: **LB Waltham Forest**  
Architect & Principle Designer: **Gort Scott Architects**  
M&E, Structural & Sustainability Engineer, Quantity Surveyor & Cost Consultant: **NPS London**

Main Contractor: **Bolt & Heeks Ltd**  
Graphic Designer: **Polimekanos**  
Space Operator & Project Coordinator: **Meanwhile Space CIC**  
Funder: **Greater London Authority and LB Waltham Forest**  
Value: **£539,000**  
Size: **658 sqm**

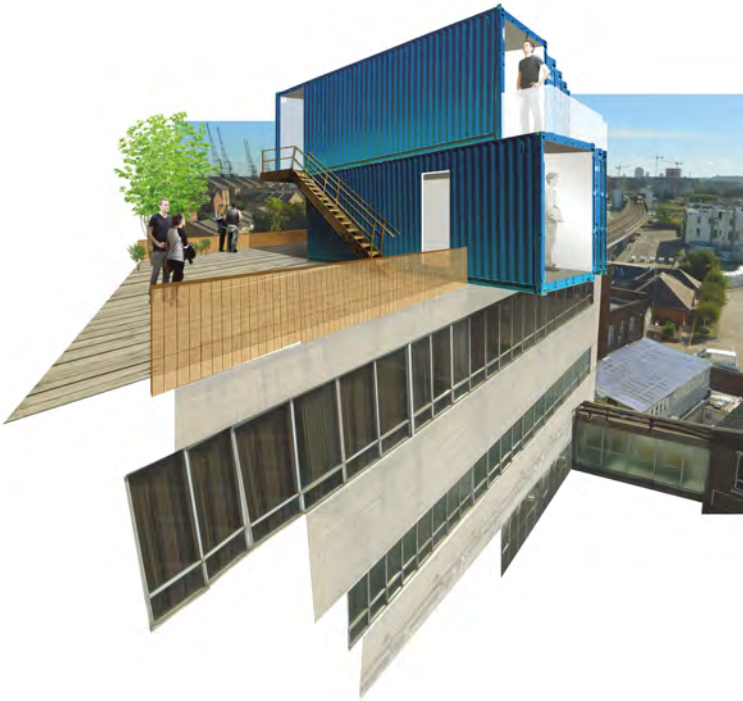


The CT Building

SODA for Nick Hartwright

Unit 1 Docklands Depot, North Woolwich Road, Silvertown, Newham, E16

Left derelict for more 20 years, the former brutalist Carlsberg Tetley Ltd owned block is being transformed to become London’s latest meanwhile workspace centre for creative enterprises, start-ups and local businesses. Interventions to the building include better connected spaces and flexible, adaptable areas to create workspaces for everyone, from large-scale set designers to music producers and traditional artists.



UNBUILT

Status:  
**Under construction**  
Completion:  
**November 2017**  
Client: **Nick Hartwright**  
Architect: **SODA**  
Structural Engineer:  
**SD Structures**

M&E Engineer:  
**Bradbrooks**  
Project Manager:  
**Justin Burt**  
Cost Consultant:  
**Project London**  
Value: **£1,500,000**  
Size: **4,640 sqm**

The Pod

Fathom Architects for Whitewood Media Village

Media Works Building, White City Place, 191 Wood Lane, Hammersmith & Fulham , W12

Both public art installation and ‘creative vehicle’, this mobile podcast studio was designed to put the emerging creative business district formerly home to the BBC on the map. Utilising complex digital scripting to translate broadcast speech into façade design and fabricated wholly offsite, The Pod was winched into place overnight, ‘appearing from nowhere’, creating a functional studio enabling brands, entrepreneurs and publications to take their first steps into the world of audio.



BUILT

Completion:  
**February 2017**  
Client: **Whitewood Media Village**  
Architect:  
**Fathom Architects**  
M&E Consultant:  
**Sweco UK**  
Acoustic Consultant:  
**Charcoal Blue**  
Project Manager:  
**Stanhope / Fathom Architects**  
Contractor:  
**Box Deluxe**  
Developer:  
**Stanhope, Mitsui Fudosan & Aimco**  
Digital Scripting:  
**Format**  
Branding Agency:  
**dn&co**  
Value: **£93,000**  
Size: **12 sqm**





# MIXED-USE

Sponsored by International Fire Consultants Group (IFC Group)

More and more of the noises coming out of City Hall and elsewhere suggest that a greater concentration on mixed use schemes is the way to go in order that a densified London gets the most out of its placemaking potential. That was reflected by a long list of entries in the unbuilt shortlist, albeit dwarfing the built element list. But we are perhaps ‘not quite there’ yet in mixing uses, said assessor Farrells partner Laura Mazzeo, with too much of the ‘conventional’ perhaps on show.

In the unbuilt category, a commendation went to Islington Square, by CZWG Architects LLP for Sager Group and Cain Hoy. The judges admired the way the project proposed a positive contribution to reactivating the street between a post office and existing buildings, promoting a new ‘destination’ and a new boulevard. ‘People think it’s a fantastic scheme that’s long overdue’ said Mazzeo.

Another commendation went to 145 Kensington Church Street, by SPAARC Architecture for 145 Kensington Management LLP, which had been shortlisted for two reasons, the first of which was its conventional mixed-use nature, with ground floor café, F&B, and the rest being residential. ‘But it’s also one of the very few buildings on the shortlist that is not brick’, said Mazzeo, with concrete

prefab elements instead and nice treatment of the elevation. ‘I thought it was quite refreshing to see something different’.

But the winner was adjudged to be Wickside, by BUJ Architects LLP for McGrath Bros, an interesting mix of typologies and uses, with retained buildings accommodating quite quirky uses and ground floor elements. ‘That’s what really got our attention’, said Mazzeo, ‘retaining some of the existing buildings, keeping some of the uses, having some of the workspace and retail uses on the ground floor and also the attention given to different typologies. It is quite a thorough piece of work.’

In the built section, the winner was adjudged to be Holy Trinity School and Vibe, by Rock Townsend for London Diocesan Board for Schools, which integrates a sports track on a podium level, with a playground on ground floor, and residential above.

## WINNER

### BUILT

Completion:

**October 2016**

Client: **London**

**Diocesan Board for Schools**

Architect:

**Rock Townsend (pre-planning) & Stockwool (post-planning)**

Developer &

Contractor:

**Telford Homes Plc**

Civil and Structural

Engineer: **Iesis**

**Special Structures**

**(pre- planning) and**

**Jenkins and Potter**

**(post-planning)**

M&E Engineer:

**Green Building**

**Design Consultants**

**(pre- planning) and**

**Mendick Waring (post-**

**planning)**

Planning Consultant:

**CMA Planning**

Quantity Surveyor

and Project Manager:

**Sawyer & Fisher**

Landscape Architect:

**Standerwick Land**

**Design**

Environmental

Consultant: **Energy**

**Council (pre- planning)**

BREEAM and CFSH

Assessor: **IBIS Limited**

RoL, Daylight and

Sunlight Consultant:

**Waterslade**

Size: **13,600 sqm**

## Holy Trinity School and Vibe

**Rock Townsend for London Diocesan Board for Schools**

Westminster, W2

Incorporating 101 apartments above a two-form entry primary school, Holy Trinity demonstrates a pragmatic approach to provide new homes and school places in London. An innovative double-height open-air play deck separates the school, defining this space as an important

community facility. With limited public funding available, the apartments successfully cross-subsidised 100% of the school construction costs, presenting a repeatable model for the mixed-use development of small urban sites without one function compromising the other.



© McClayton



© McClayton



WICKSIDE  
BUJ Architects and Ash Sakula for McGrath Bros. Ltd.  
Hepscott Road, Tower Hamlets, E9

With 7,000 square meters of new creative industry employment, restaurants, cafes, a craft brewery and small casting foundry and over 470 new dwellings, this mixed-use quarter is characterised by clusters of creative and public uses. Existing heritage assets have been retained alongside the creation of new spaces, such as a new canal side linear park, new streets and other public realm works.



**WINNER**  
  
**UNBUILT**  
Status: **Planning pending**  
Completion: **April 2021**  
Client: **McGrath Bros. Ltd.**  
Architect: **BUJ Architects and Ash Sakula**  
EIA: **AECOM**  
Planning Consultant: **Austin Mackie Associates**  
Project Manager: **T.C. Developments**  
Inclusive Design: **David Bonnett Associates**  
Flood Risk Assessment: **Waterman Group**  
Heritage Consultant: **Stephen Levrant Heritage Architecture**  
Creative Industries: **Sven Munders**  
Size: **28,800 sqm**

145 Kensington Church Street  
SPPARC Architecture for 145 Kensington Management LLP  
Kensington Church Street, Kensington & Chelsea, W8

With an innovative pre-cast concrete façade influenced by the candle making heritage of Kensington area, this mixed-use building accommodates retail, commercial and residential uses over 7 floors. The proportion of the façades adopts a traditional hierarchy to relate to the stucco fronted terraces that characterise the area whilst defining the differing internal functions - from the larger lower glazed windows of the commercial space to the smaller more intimate apertures of the residential spaces above.

**COMMENDATION**  
  
**UNBUILT**  
Status: **Under construction**  
Completion: **August 2017**  
Client: **145 Kensington Management Llp**  
Planning Consultant: **Deloitte Real Estate**  
Lead Consultant, Architect and Landscape Architect: **SPPARC Architecture**  
Structural Engineer: **Pell Frischmann**  
  
Energy and Sustainability Consultant, Building Services Engineer: **Capita Symonds**  
BREEAM Consultant: **Dalen**  
Archaeology Consultant: **RPS Group**  
Transport Consultant: **TTP Consulting**  
Cost Consultant: **Gleeds**  
Building Control: **Assent Building Control Ltd**  
  
Sunlight & Daylight and Rights Of Light Consulatnt: **Savills**  
Project Manager: **Rise**  
Main Contractor: **Prime Construction**  
Fit Out Contractor: **Garenne**  
Value: **£9 million**  
Size: **800 sqm commercial and 900 sqm residential**



Islington Square  
CZWG Architects LLP for Sager Group and Cain Hoy  
Upper Street, Islington, N1

Bringing back to life the former North London Royal Mail Sorting Office, this regeneration scheme re-connects a formally isolated site to create 263 private and affordable homes, 108 serviced apartments and 15,794 square meters of high quality retail, commercial and leisure facilities. The scheme knits together multiple complementary uses to create a new neighbourhood across five restored Edwardian postal buildings and several new structures, unlocking access to new public realm, including a tree-lined boulevard.

**COMMENDATION**  
  
**UNBUILT**  
Status: **Under construction**  
Completion: **Summer 2018**  
Client & Developer: **Sager Group and Cain Hoy (Joint Venture - JV)**  
Architect: **CZWG Architects LLP**  
Structural Engineer: **MBOK Michael Baigent Orla Kelly**  
  
M&E and Sustainability Engineer: **John Noad**  
Planning Consultant: **Metropolis PD**  
Project Manager and Cost Consultant: **Bruce Shaw**  
Contractor: **Galliard Construction**  
Quantity Surveyor: **Robinson Low Francis**  
Landscape Architect: **Capita**  
  
Interior Design: **Wish London, Amos and Amos, and Argent Design**  
Value: **£400 million**  
Size: **18,200 sqm**







Anthology Deptford Foundry

Rolfe Judd for Anthology  
Arklow Road, Lewisham, SE14

Located on a redundant foundry in Deptford and inspired by the site’s rich history, this scheme comprises eight buildings and one tower, providing 316 new homes in a mix of tenures alongside affordable artist studio spaces. A new pedestrian and cycle route and public squares will be created, and new landscaped gardens with water features and large steel sculptural pieces will form a link between communities and provide calm and tranquil spaces.

**UNBUILT**  
Status: **Under construction**  
Completion: **Autum 2018**  
Client: **Anthology**  
Architect: **Rolfe Judd**  
Structural Engineer: **JSA Consulting Engineers**  
M&E / Sustainability Engineer: **Ridge**  
Cost Consultant: **Capita**

Planning Consultant: **Turley**  
Acoustic Engineers: **Hoare Lea**  
Party Wall: **Anstey, Horne & Co**  
Contractor: **John Sisk & Son**  
Value: **£65 million**  
Size: **32,00 sqm commercial and 316 new homes**

Ealing Squash Club

Autor Ltd for Kebbell Development  
41 Haven Green, Ealing, W5

Incorporating the existing squash club into the development as a meaningful asset, this mixed-use scheme unlocks a complex backland site next to Ealing Broadway Station at the heart of the borough. The design starts from the site’s relation to the contrasting urban conditions of its neighbours and intends to perform as a transition device that mediates and regenerates urban dynamics. The massing principle reinstates previously lost green, permeable surfaces connected to the gardens of the houses to the north.



**UNBUILT**  
Status: **Planning pending**  
Completion: **June 2019**  
Client & Developer: **Kebbell Development Ltd**  
Architect: **Autor Architecture**  
M&E and Sustainability Engineer: **EB7**  
Planning Consultant: **Savills**  
Project Manager & Cost Consultant: **Kebbel Development Ltd**  
Daylight & Sunlight Consultant: **EB7**  
Transport & Flood Risk Consultant: **Royal Haskoning**  
Value: **£19 million**  
Size: **4,900 sqm**

Fitzroy Place

Lifschutz Davidson Sandilands and Sheppard Robson for Exemplar / Aviva Investors  
Mortimer Street, Fitzrovia, Westminster, W1

Located on the former Middlesex Hospital’s site in the heart of Fitzrovia, this mixed-use development combines new-build with the refurbishment of historic structures to provide two office buildings, 289 market and tenure-blind affordable homes, a health centre and an assembly hall for the adjacent primary school. New pedestrian routes through the site lead into a fully accessible public square where the Grade II\* Middlesex Hospital Chapel is retained.

**BUILT**  
Completion: **April 2016**  
Client: **Exemplar/ Aviva Investors**  
Architect: **Lifschutz Davidson Sandilands and Sheppard Robson**  
Structural Engineer: **Ramboll**  
M&E and Sustainability Engineer: **Aecom**

Planning consultant: **DP9**  
Quantity Surveyor: **Arcadis**  
Project Manager: **GVA Second London Wall**  
Main Contractor: **Sir Robert McAlpine**  
Landscape Architect: **Gross Max**  
Heritage Consultant: **Caroe & Partners**

Public Realm Consultant: **Publica**  
Interior Designer: **Johnson & Naylor**  
Lighting Consultant: **EQ2 Light**  
Size: **81,178 sqm**



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Laser House

BucleyGrayYeoman for General Projects  
132 Goswell Road, Islington, EC1

Transforming and extending Laser House, this project created a mixed-use building that includes office, retail and gallery space. Tying together two distinct blocks, this intervention restores the historic vitality on this corner which once was occupied by a public house, and creates a striking new gallery space - a new ‘Art House’.

**UNBUILT**  
Status: **Design stage**  
Completion: **Spring 2019**  
Client: **General Projects**  
Architect: **BuckleyGrayYeoman**  
Structural Engineer: **Heyne Tillett Steel**  
M&E Engineer: **Chapman BDSPership**  
Planning Consultant: **Powerhaus**

Project Manager: **Quartz**  
Principal Designer (CDM): **MLM**  
Approved Inspector: **JM Partnership**  
Size: **9,500 sqm**





Minories

ACME ltd for 4C Hotel Group  
Aldgate, Tower Hamlets, EC3

Creating a landscaped park and several urban squares with landscaping and seating areas, this scheme also includes a refurbished hotel including new-build extensions, an office building and a residential building. The design responds to its wider context as part of the Aldgate Strategy to reinvigorate this significant part of central London.



**UNBUILT**  
Status: **Under construction**  
Completion: **June 2020**  
Client: **4C Hotel Group**  
Architect: **Acme**  
Project Manager: **Future 54**  
Structural Engineer: **AKT II**  
M&E / Sustainability Engineer: **RED Engineering**  
Planning Consultant: **Gerald Eve**  
Cost Consultant: **Alinea**  
Facade Consultant: **Murphy Facade Studio**

Landscape Architect: **Spacehub**  
Traffic Consultant: **Sweco**  
Fire Consultant: **BB7**  
Acoustic Consultant: **Cole Jarman**  
Lighting Consultant: **Nulty Lighting**  
Value: **£210 million**  
Size: **47,000 sqm**

St Giles Circus

Orms for Consolidated Developments  
Charing Cross Road, Tottehnam Court Road, Camden, WC2

Creating a unique, mixed-use place that will fuse events, information, hospitality, retail, workplace and leisure, St Giles Circus is set to be an internationally recognised destination in the heart of London. As a collection of spaces fully integrated with the cultural and physical heritage of the local area, it is designed to have a mix of uses, including a flexible Urban Gallery for public and private use and for events.



**UNBUILT**  
Status: **Under construction**  
Completion: **2020**  
Client: **Consolidated Developments**  
Architect: **Orms**  
Structural Engineer: **Engenuiti**  
Services & Façade Engineer: **Buro Happold**  
Events Planner: **Charcoal Blue**  
Building Conservation Consultant: **Alan Baxter Associates**  
Planning Consultant: **Iceni Projects**  
Project Manager: **GVA**  
**Second London Wall**  
Quantity Surveyor: **Alinea Consulting LLP**  
Landscape Architect: **Robert Myers Associates**  
Size: **19,510 sqm**

Stone Studios

Pollard Thomas Edwards for Groveworld  
Wallis Road, Hackney Wick, Hackney, E9

Integrating 120 loft apartments with working studios for the creative industries, this scheme provides a response to the pressure on employment floorspace and commercial rents as a result of the housing needs. Articulated into five distinctive buildings, including the conversion of an old factory into subsidised studios, the design responds to existing industrial context as well as integrating in the future context of Hackney Wick Central regeneration masterplan.



**UNBUILT**  
Status: **Starting on site**  
Completion: **December 2019**  
Client: **Groveworld and PTE Property joint venture**  
Architect: **Pollard Thomas Edwards**  
Project Manager: **Groveworld**  
Cost Consultant: **Townsend**  
Structural Engineer: **Conisbee**  
Planning Authority: **London Legacy Development Corporation (LLDC)**  
Services and Sustainability Consultant: **XC02**  
Landscape Architect: **Farrer Huxley Associates**  
Value: **£36 million**  
Size: **17,700 sqm**

Tapestry

Niall McLaughlin Architects for King's Cross Central Limited Partnership  
1 Canal Reach, Kiing's Cross, Camden, N1

As part of the new King's Cross development, the Tapestry is located in a constrained sites bounded by the canal, the railway lines and the listed gasholder structures. It successfully integrates within the buildings and public spaces of the wider masterplan for the area, providing a mix of uses, including retail café and restaurant, a multi-use games area and apartments. A terracotta red cladding made from lightweight glass reinforced concrete panels reduces the imposed load of the building onto the Thameslink tunnels below.



**BUILT**  
Completion: **December 2016**  
Client, Developer & Project Manager: **King's Cross Central Limited Partnership**  
Architect: **Niall McLaughlin Architects**  
Structural Engineer: **Ramboll**  
M&E and Sustainability Engineer: **Waterman Building Services**  
Cost Consultant: **Gardiner & Theobald**  
Contractor: **Kier Construction Ltd**  
Interior Designer: **Johnson Naylor**  
Executive Architect: **Weedon Partnership**  
**Site Wide Landscape**  
Architect: **Townshend Landscape Architects**  
Roof Garden  
Landscape Architect: **Dan Pearson Studio**  
Concrete Cladding: **Techrete**  
Glazing Systems: **Glass Solutions**  
Size: **34,800 sqm**



**121 Upper Richmond Road**

**Allford Hall Monaghan Morris for London Square**  
Wandsworth, SW15

Composed of a cascading series of volumes containing residential accommodation above retail and commercial opportunities, this scheme links together two blocks with a six storey link block, providing 113 double aspect apartments and an array of balconies, winter gardens and terrace. Its mix of new homes, modern office space and active retail frontages, enlivens the streetscape and forms a catalyst for urban regeneration in the area.

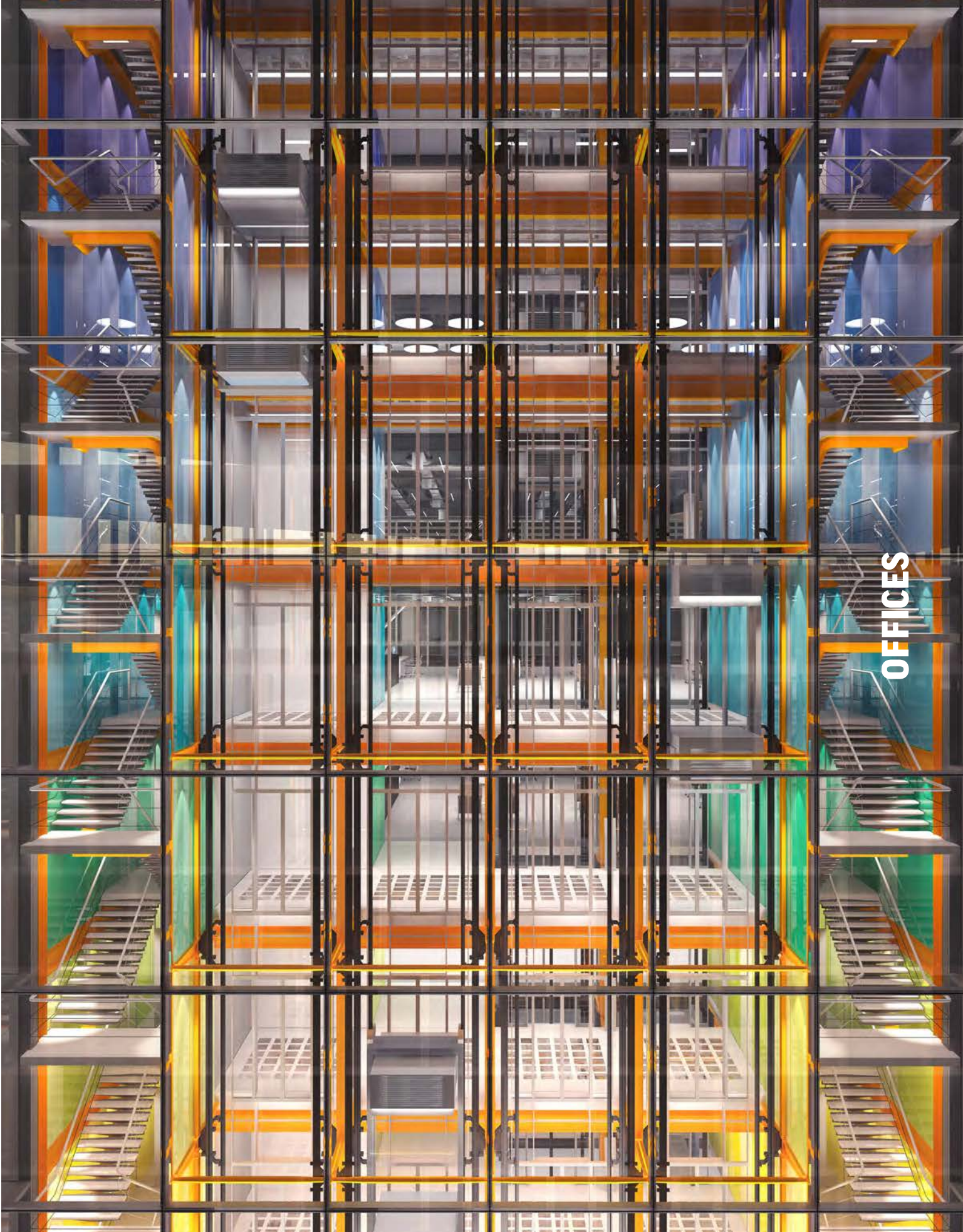
**BUILT**

Completion: **2016**  
Client: **London Square**  
Architect: **Allford Hall Monaghan Morris**  
CDM Coordinator: **AECOM**  
Building Control: **NHBC**  
Structural and Civil Engineer: **Heyne Tillett Steel**  
Building Services Engineer: **Hoare Lea**  
Landscape Architect: **Fabrik**

Planning Consultant: **Quod**  
Acoustic Engineer: **Paragon Acoustics**  
Fire Consultant: **Fire Design Solutions**  
Transport Consultant: **WSP**  
Right to Light Surveyor: **Brooke Vincent & Partners**  
Value: **£27.5 million**  
Size: **16,000 sqm**



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OFFICES

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The offices category this year revealed interesting and innovative ideas in projects as the workplace continues to be the arena in which the so-called ‘war for talent’ is played out.

In the unbuilt section the winning award went to Black and White Building, by BuckleyGrayYeoman for The Office Group, a strong and innovative project featuring a stylish Cross Laminated Timber interior behind a mesh of steel and Crittall windows. ‘It could be quite a trendsetter’, said assessor John Robertson, director of John Robertson Architects.

A commendation went to C2 Wood Wharf, by Pilbrow & Partners for Canary Wharf Group plc, ‘an elegant design’ that was created as Canary Wharf’s response to workspace in an expressionistic, innovative, high tech design.

In the built section, a commendation went to Ansdell Street, by Studio Seilern Architects for BB Energy on the south side of Kensington High Street. ‘We were all quite taken with this building’, said

Robertson, noting the way the ‘handsome solution’ fits well into its context, its detailing, elegant roof structure and use of materials including brick. ‘It’s a very significant transformation’.

But the winner was 8 Finsbury Circus, by WilkinsonEyre for Mitsubishi Estate London and Stanhope Plc, a well-planned, sensitive scheme which takes its cues from the materiality, scale and proportions of Lutyens’ Britannic House, and the context of a Victorian piece of masterplanning in the City. The architects had succeeded in ‘harmonising’ with this setting in a conservation area next to a Grade I listed building, creating well planned floorplates and a curved frontage with roof terrace. ‘The quality of the workmanship is outstanding’.

Peter Murray praised the scheme for its ‘elegance’, Riccardo Marini commending its curved frontage and unexpected outdoor space. ‘It’s just so simple.’

8 Finsbury Circus

WilkinsonEyre for Mitsubishi Estate London and Stanhope Plc  
City of London, EC2

Following a design competition, this redevelopment of River Plate House in Finsbury Circus maximises the full potential of the extremely constrained site, whilst respecting the surrounding historic context. Close collaboration with the client team has created a design with complex geometries,

with 15,000 square meters of grade A column-free flexible office space, new entrances, and retail space. The development takes a traditional palette of materials including Portland Stone, slate, bronze, and glass, and unites them in a contemporary piece of architecture that is respectful of its context.



WINNER

**BUILT**  
Completion: **April 2016**  
Client: **Mitsubishi Estate London and Stanhope Plc**  
Architect: **WilkinsonEyre**  
Services Engineer: **WSP**  
Structural Engineer: **Watermans**  
Quantity Surveyor: **alineia**  
Contractor: **Lendlease**  
Developer: **Stanhope**  
Value: **£68 million**  
Size: **22,796 sqm**



The Black and White Building

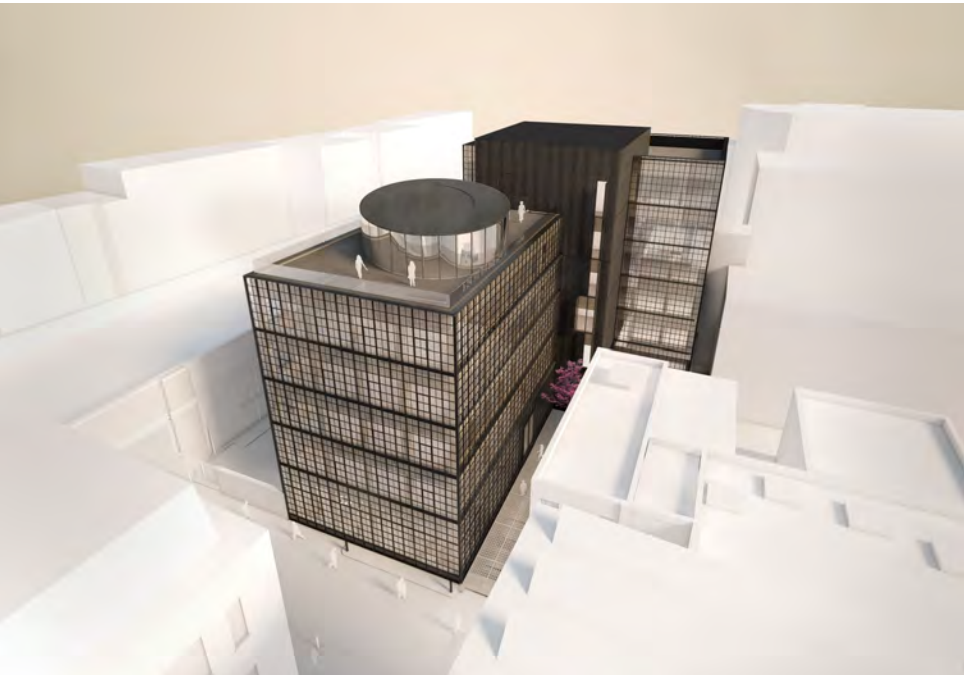
BuckleyGrayYeoman for The Office Group  
74 Rivington Street, Hackney, EC2

WINNER

UNBUILT  
Status: **Design stage**  
Completion: **May 2019**  
Client: **The Office Group**  
Architect:  
**BuckleyGrayYeoman**  
Structural Engineer:  
**Heyne Tillett Steel**  
M&E Engineer:  
**Environmental Engineering Partnership**  
Planning Consultant:  
**DP9**  
Project Manager: **Opera**  
Cost Consultant:  
**Gardiner and Theobald**  
Approved Inspector:  
**MLM**  
Value: **£18.8 million**  
Size: **5,035 sqm**

Aiming to capture the spirit and offering of the existing building, this new replacement structure better meets the needs of small businesses. The design seeks to create a high quality, social and flexible work space, suited to

local entrepreneurial companies – increasing the workplace area available, whilst providing courtyards and roof terrace spaces for amenity, echoing the existing building’s arrangement.



Andsell Street

Studio Seilern Architects for BB Energy  
Kensington and Chelsea, W8

Retaining the existing structure, this project has revitalised a dark and claustrophobic building with a new stair, lift core, façade and roof. The new handmade-brick façade with large frameless windows and new origami roof structure imparts a contemporary edge within its conservative Kensington location. The revised massing employs a contemporary interpretation of a mansard roof, with origami geometry, creating spans which achieve the required ceiling height at the top floor, while at the same time creating a pitched frontage more in line with a mansard typology.

COMMENDED

BUILT  
Completion:  
**November 2015**  
Client: **BB Energy**  
Architect: **Studio Seilern Architects**  
Structural Engineer:  
**Elliot Wood**  
M&E, Sustainability  
& Lighting Engineer:  
**Atelier Ten**

Planning Consultant:  
**Gerald Eve**  
Cost Consultant:  
**Jackson Coles**  
Contractor: **NJR Ltd**  
Historic Consultant:  
**Donald Insall Associates**  
Rights of Light:  
**Gordon Ingram Associates**

Fire Engineer: **ARUP**  
Acoustic Engineer:  
**Sandy Brown**  
CTMP/SMP: **WSP**  
Size: **1, 360 sqm**

C2 Wood Wharf

Pilbrow & Partners for Canary Wharf Group plc  
Canary Wharf, Tower Hamlets, E14

Forming the centrepiece of a new urban quarter, C2 includes collaborative workspace set between a grand public retail market at the building’s base and a new skybar and restaurant. A filigree external diagrid provides the building’s lateral stability, allowing the side core to be a lightweight glazed element with daylit circulation spaces. Moving the core to the north allows for a generous and open ground floor space that functions as an extension to the public realm, with cafés and restaurants that spill out onto the square to the south.

COMMENDED

UNBUILT  
Status: **Design Stage**  
Completion:  
**October 2021**  
Client: **Canary Wharf Group plc**  
Architect:  
**Pilbrow & Partners**  
Value: **£50 million**  
Size: **25,722 sqm**





33 Central

John Robertson Architects for HB Reavis  
33 King William Street, City of London, EC4

Located in on one of the most prominent sites in the City of London, next to Fishmongers’ Hall, the redevelopment replaces an unsympathetic 1970’s building with 21,000 square meter of Grade-A workspace. Achieving BREEAM Excellent, the scheme distinguishes itself with faience panels in a variety of tones that respond to the mix of buildings around the site and it includes a quarter-acre rooftop garden with over 40 species of plants and flowers and panoramic views.

UNBUILT

Status: Under construction

Completion: July 2017

Developer and Contractor: HB Reavis

Architect: John Robertson Architects

Structural Engineer: Waterman Group

Building Services: Hilson Moran

Cost Consultant: AECOM

Value: £300 million

Size: 21,000 sqm



7 Clarges Street

Squire and Partners for British Land  
Mayfair, Westminster, W1

Forming part of a family of new buildings, this project’s façade utilises Portland Stone with hand-carved fluted stone columns, bronze-framed windows and an illuminated canopy entrance to draw on the local context. Office floors feature full-height glazing, external terraces on the upper floors and facilities include a cycle store, showers and changing rooms. The interior is designed as a gallery featuring commissioned artwork and furniture referencing traditional British craftsmanship and the nearby Green Park, a bespoke bronze sculptural desk and a suspended light installation.

BUILT

Completion: February 2016

Client: British Land

Architect: Squire and Partners

Contractor: Laing O'Rourke Ltd

Project Manager: GVA

Second London Wall

Quantity Surveyor: AECOM

Structure & Services: Waterman Limited

Planning Consultant: DP9

Bespoke Reception Desk: Based Upon

Bespoke Lighting Installation: Haberdashery

Artwork: Neil Canning, Gwen Hardie

Size: 4,598 sqm



Francis Crick Institute

HOK and PLP Architecture for Francis Crick Institute  
1 Midland Road, Kings Cross, Camden, NW1

Founded by six of the world’s leading biomedical and academic organisations, this 170 meters long, 12-floor building has been designed to foster collaboration between the Institute’s 1,250 scientists, creating the largest biomedical research institute in Europe. Responding to its location by St Pancras station and the British Library, the building’s terracotta and glass-clad structure houses ‘laboratory neighbourhoods’ with communal break-out spaces arranged around two intersecting atria, encouraging transparency and interdisciplinary collaboration.

BUILT

Completion: August 2016

Client & Developer: Francis Crick Institute

Architect: HOK with PLP Architecture

Structural Engineer: AKT-II

M&E & Project Manager: Arup

Planning Consultant: CBRE

Cost Consultant: Turner & Townsend

Contractor: Laing O'Rourke

Biological Research Facility Consultant: Boswell Mitchell and Johnston

Value: £650 million

Size: 91,287 sqm

Development House

Waugh Thistleton Architects for Ethical Property Company  
56 - 64 Leonard St, Hackney, EC2

This nine-storey office block will be the capital’s tallest engineered timber building, designed to celebrate the workspace as a healthy and creative environment. Creating five vertical segments around a central core, the design seeks to minimise its impact on neighbouring buildings with a low-profile roof, while its unified façade, made up of vertical louvres, responds to solar gain and glare. A glazed perimeter between each segment reveals the state-of-the-art structure, and internally allows better daylighting, ventilation and views, creating versatile internal working environments and outdoor garden terraces.

UNBUILT

Status: Design Stage

Completion: October 2021

Client: The Ethical Property Company

Architect: Waugh Thistleton Architects

Structural, M&E & Sustainability Engineer: Arup

Planning Consultant: DP9

Value: £40 million

Size: 8,800 sqm







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53 Great Suffolk Street

Hawkins\Brown for Morgan Capital Partners  
Southwark, SE1

Revitalising an 1890s warehouse and factory, this project doubles the gross floor area to 40,000 square feet by replacing a single storey section of the building with a new bay matching the main volume, clad in coal-fired, salt-glazed brick. Continuous dormers on each side enable the insertion of a whole floor of additional space into the roofscape. High quality interior materials include exposed concrete, raw steel and painted brickwork.

**BUILT**  
Completion: **February 2016**  
Client: **Morgan Capital Partners**  
Architect: **Hawkins\Brown**  
Structural Engineer: **F J Samuely and Partners**  
M&E & Sustainability Engineer: **Watkins Payne Partners**

Planning Consultant: **Montague Evans**  
Project Manager: **Workman PLC**  
Cost Consultant: **Sweett Group (now Currie & Brown)**  
Contractor: **Iconic Build**  
Value: **£9 million**  
Size: **4,000 sqm**

1 King William Street

Allford Hall Monaghan Morris for UD Europe Ltd  
City of London, EC4

Extending and reinventing an 1920’s Grade II listed building and a 1990’s adjoining building, this project has created high-specification office space in the Bank conservation area – restoring the listed neoclassical north block by reinvigorating its original features; recladding and vertically extending its southern neighbour; and integrating the buildings to unify their interior.

**BUILT**  
Completion: **November 2016**  
Client: **UD Europe Ltd**  
Architect: **Allford Hall Monaghan Morris**  
Development Manager: **Kajima Properties**  
Contractor: **Mclaren Group**  
Quantity Surveyor: **AECOM**  
Agent: **Cushman & Wakefield**

Services & Structural Engineer: **Arup**  
Landscape Architect: **BBUK Landscape Architecture**  
Lighting Designer: **Pritchard Themis Ltd.**  
Planning Consultant: **DP9**  
Heritage Advisor: **Kenneth Powell**  
Value: **£27.6 million**  
Size: **9,500 sqm**



© Tim Soar

One Bedford Avenue

Bennetts Associates and Waterman Group Plc. for Exemplar in conjunction with AshbyCapital and The Bedford Estate  
Tottenham Court Road, Bloomsbury, Camden, WC1

Sculpted from a single rectangular block, this office and retail development is formed from a homogenous arrangement of reconstituted stone fins, orientated and stacked differently on each façade in response to solar shading requirements and urban context. The interiors and public art pay homage to the decline of the area’s electronics shops with references to binary, Morse code, computer boards and circuit diagrams.

**BUILT**  
Completion: **February 2017**  
Client: **Exemplar, AshbyCapital and The Bedford Estates**  
Developer: **Exemplar**  
Owner: **The Bedford Estates**  
Architect: **Bennetts Associates**  
Structural, M&E & Sustainability Engineer: **Waterman Group plc**

Planning Consultant: **Gerald Eve**  
Project Manager: **Second London Wall**  
Cost Consultant: **Arcadis**  
Contractor: **Mace**  
Townscape Consultant: **Francis Golding**  
Public Art: **Lilah Fowler**  
Funder: **AshbyCapital**  
Value: **£32 million**  
Size: **9,922 sqm**



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St James’s Market

Make Architects for The Crown Estate and Oxford Properties  
Westminster, SW1

Transforming a forgotten area just south of Piccadilly Circus into a new West End destination, this scheme reconnects St James’s Market with the wider area through greater permeability, and is the first phase of an ongoing investment programme. Comprising two Portland stone-clad, BREEAM Excellent buildings – one contemporary, the other Grade II-listed with a retained façade – the scheme offers Grade A office space, flagship stores and restaurants, on 950 square meters of revitalised public space.

**BUILT**  
Completion: **October 2016**  
Client: **The Crown Estate and Oxford Properties**  
Architect: **Make Architects**  
Structural Engineer: **Waterman Structures**  
M&E Engineer: **AECOM**  
Contractor: **Balfour Beatty**  
Development Manager: **Hanover Cube**

Cost Consultant: **Gardiner & Theobald**  
Planning Consultant: **CBRE**  
Fire Engineer: **Ramboll Fire**  
Acoustics Consultant: **Clarke Saunders**  
Transport and Landscape Consultant: **Atkins**  
Artist: **David Thorpe, Studio Swine, Studio Weave**  
Size: **34,000 sqm**





**The White Chapel Building**

**Fletcher Priest Architects for Derwent London**  
10 Whitechapel High Street, Tower Hamlets, E1

Transforming a dated 1980s block into a hub for creative, technology and media companies, this 8-storey scheme was formed through a series of strategic interventions. Shifting the entrance from the side to the centre of the building has reconnected it to Whitechapel High Street and created a welcoming public entrance in what had been a fortress-like façade. The entrance now leads directly into a full height atrium, with views and access to a garden terrace, with communal spaces providing a public ‘living room’, complete with Grind coffee bar, significantly enhancing the local offering.

**BUILT**

Completion:  
**October 2016**  
Client & Developer:  
**Derwent London plc**  
Architect: **Fletcher Priest Architects**  
Structural Engineer:  
**Elliott Wood**  
M&E/Sustainability Engineer:  
**Norman Disney Young**

Planning Consultant:  
**DP9**  
Project Manager:  
**Blackburn & Co**  
Contractor: **ISG PLC**  
Quantity Surveyor:  
**AECOM**  
Graphics Consultant:  
**Cartledge Levene**  
Lighting Consultant:  
**Pritchard Themis Ltd**  
Size: **23,000 sqm**

**Thirty Broadwick**

**Emrys Architects for Great Portland Estates plc**  
Soho, Westminster, W1

Replacing a large unattractive building in the heart of Soho, this new development provides 120,000 square feet into the mixed urban context without being overbearing. The main façades have been broken down into component parts, employing a palette of materials characteristic of the conservation area, but applied in a contemporary manner. One section of the façade is formed in two distinct parts, the predominant section is in Roman brick with Portland stone detailing and a second part clad in petrol-black faience.



**BUILT**

Completion:  
**November 2016**  
Client & Developer:  
**Great Portland Estates**  
Architect:  
**Emrys Architects**  
Project Manager: **Hush**  
Structural Engineer:  
**Heyne Tillett Steel**  
Services: **Hilson Moran**  
Cost Consultant:  
**Gardiner & Theobald**  
Artist: **Sasha Holzer**  
Planning Consultant:  
**Montagu Evans**  
Contractor:  
**BAM Construction**  
Value: **£35 million**  
Size: **11,390 sqm**





PUBLIC SPACES

Sponsored by Broadgate Estates

Well-designed public spaces will be increasingly important to a city set to grow to 10 million people by 2026 as a release valve from denser environments and to contribute to Londoners’ health and wellbeing.

Judges felt that the Peckham Rye Station Square, by Landolt + Brown for LB Southwark was a worthy commendation for the way the public realm serves the station as a focus and acts to highlight the local heritage, as noted by assessor Kathhryn Firth, Urban Design/ Masterplanning Consultant. The project includes viaducts reused for local traders to frame the space with new roofpieces added to an existing building, extending the public realm vertically, and with ‘subtle and refreshing’ African references elsewhere, connecting to the local community. David Burney said it was an enlightened piece of work, especially for the transport sector client ‘going way beyond’ what they normally do.

The winner went to West End Public Realm, by DSDHA for LB Camden, an initiative to improve public realm across the West End, giving more space to pedestrians and cyclists, including turning Tottenham Court Road into a two-way boulevard, and creating a new ‘cultural quarter’. Peter Murray praised the scheme for its pretty dramatic reversal of big gyratories in

central London, now being replaced by better places. David Burney said one of the secrets of successful public spaces was fulfil the needs of people using it, and that was here informed by research to inform the design.

But the winner in the built section was Woodhouse Urban Park, by Erect Architecture and Allen Scott for LB Brent. This, said Firth, was a ‘really lovely park and play area’ on a tight budget in a rapidly changing south Kilburn and an intensified area even more reliant on a big space to serve families and the local community. ‘This park has really recognised that. They’ve taken an outdoor space and made outdoor rooms in it’, importantly including clear sight lines and creating a series of structures from natural, low-maintenance materials in a way that appeals to a number of different age groups. It has been a good ‘early win’ for the wider development of the housing estate, and has already proved ‘incredibly popular’ with its users.

WINNER

**BUILT**  
Completion: **May 2016**  
Client: **LB Brent**  
Architect & Lead  
Consultant:  
**Erect Architecture**  
Masterplan  
Collaborator & Planting  
Designer: **Allen Scott**  
Structural Engineer:  
**Tall**  
Cost Consultant:  
**Huntley Cartwright**  
Contractor:  
**Ground Control**  
Value: **£460,000**  
Size: **2,000 sqm**

Woodhouse Urban Park

**Erect Architecture and Allen Scott for LB Brent**  
Albert Road, Brent, NW6

The first completed public realm project of the South Kilburn regeneration programme, this new vibrant urban park offers a diverse zoned landscape with activities for the whole community, featuring bespoke play

installations for all ages, seating and socialising areas and an ambitious planting scheme. The design has been developed together with the local community, who was involved from inception to completion to help shape the park.





West End Public Realm

DSDHA for LB Camden  
Tottenham Court Road, Gower Street and the side streets and spaces between, Camden, WC1

A much-needed intervention in the West End where Crossrail and HS2 will increase the numbers of commuters arriving in Central London on the already crowded pavements. Removing the one-way system on the two arteries of Tottenham Court Road and Gower Street to slow the pace of vehicles and making space for high quality public amenity for pedestrians and cyclists, this redesign incorporates five new public spaces, including Whitfield Gardens, Princes Circus and a new park in Alfred Place – the first green space in the West End for over 100 years.



WINNER

**UNBUILT**  
Status:  
**Planning granted**  
Completion: **2018**  
Client: **LB Camden**  
Architect: **DSDHA**  
Landscape Architect:  
**Todd Longstaffe-Gowan and VOGT Landscape Architects**  
Lighting Designer:  
**Spiers and Major**  
Traffic Engineer:  
**SKM Colin Buchanan**  
Art Consultant:  
**Modus Operandi**  
Value: **£32 million**  
Size: **334,000 sqm**

Peckham Rye Station Square

Landolt + Brown for LB Southwark  
Southwark, SE15

Transforming a tangle of alleyways and dilapidated buildings into a diverse and vibrant public space, the Victorian station will become the focus of the square while the historic viaducts will house new retail units within their arches. The creative themes applied in the design are drawn from traditional West African architecture and textiles - recognising Rye Lane’s high concentration of African residents - and the area’s manufacturing past of steel fabrication and light industry.



Balham Town Centre

Metropolitan Workshop for LB Wandsworth  
Balham, Wandsworth, SW12

Enhancing the visual identity of Balham, using the architectural motifs and artworks based on Balham’s rooftops, this public realm scheme includes a number of interventions - enhancing the railway bridge environment to increase footfall and unlocking the potential of the adjacent areas. Improvements to Hildreth Street have created a vibrant market, while a new creative solution has transformed the ‘Ugly Wall’, a prominent but unattractive gable wall.

**BUILT**  
Completion: **2016**  
Client: **LB Wandsworth**  
Architect:  
**Metropolitan Workshop**  
Artist: **Tod Hanson**  
Arts Consultant:  
**Modus Operandi**  
Structures, Highways  
& Civil Engineer:  
**Alan Baxter**

Lighting Designer:  
**Speirs and Major**  
Landscape Architect:  
**Lindsey Whitelaw**  
Cost Consultant:  
**WT Partnership**  
Street Market  
Consultant: **Urban Space Management**  
Value: **£1.5 million**  
Size: **2,080 sqm**



COMMENDED

**UNBUILT**  
Status:  
**Planning granted**  
Completion: **2020**  
Client:  
**Southwark Council, Network Rail and Gla**  
Architect:  
**Landolt + Brown**  
Structural Engineer:  
**Alan Baxter Limited**  
M+E Engineer:  
**Meinhardt Uk**  
Cost Consultant:  
**Currie + Brown**  
Value: **£8 million**  
Size: **3,500 sqm**





**Hale Village**

**BDP for Lee Valley Estates**  
Daneland Walk, Haringey, N17

Working with the local community, Haringey Council and the GLA, Hale Village has been designed with a network of largely traffic free streets, play areas and well managed open spaces directly connected with the footways of the Lee Valley. Transforming the area from low grade industrial land into one of London’s most successful urban settlements, this village also includes a health centre and community space.

**UNBUILT**  
Status:  
**Under construction**  
Completion:  
**December 2018**  
Client & Developer:  
**Lee Valley Estates**  
Landscape Architect,  
Civil Engineer &  
Lighting Designer: **BDP**  
Value: **£320 million**  
Size: **49,709 sqm**

**Regenerating Electric Avenue**

**Gort Scott for LB Lambeth**  
Electric Avenue, Lambeth, SW9

Rediscovering the rich layers of history of Electric Avenue with its vibrant street’s activity evolved over 130 years, this scheme gives a new lease of life to the area while retaining the street’s character. Public realm, market management and shop-front façades improvements helped to reversed the street markets gradual decline, establishing a town centre and retail environment that is fit-for-purpose in the 21st Century.

**BUILT**  
Completion: **2016**  
Client: **LB Lambeth**  
Architect: **Gort Scott**  
Structural Engineer:  
**FM Conway (public realm) and HRW (Electric Avenue Sign)**  
CDM Coordinator:  
**FM Conway**

Quantity Surveyor:  
**Mace**  
Sign Fabricator:  
**Kemp Signs**  
Contractor: **Bouygues**  
Market Consultant:  
**Quarterbirdge & ROI**  
Value: **£3.6 million**  
Size: **2,080 sqm**



© Jakob Spriestersbach

**St Giles Square**

**Rick Mather Architects for LB Camden and Almacantar**  
103 New Oxford Street, Camden, WC1

Providing a new public space for London after the closure of the road beneath the iconic Centre Point complex, St Giles area will be animated with new spaces for restaurants and shops, new pedestrian routes and bespoke public seating under a canopy of seasonal trees. The design evokes the spirit of the Sixties with bold geometry while responding to the historic St Giles context, tying the overall complex together.



**UNBUILT**  
Status:  
**Under construction**  
Completion:  
**2017-2018**  
Client: **LB Camden and Almacantar**  
Architect: **Rick Mather Architects**  
Drainage & Structural Engineer:  
**Pell Frischmann**  
Project Manager & Cost Consultant:  
**LB Camden**  
Contractor:  
**VolkerHighways**  
Lighting:  
**Spiers and Major**  
Transport Consultant:  
**Steer Davies Gleave**  
Size: **4,000 sqm**





RETAIL



RETAIL

Retail in London is undergoing widespread change, with, at a large scale, Hammerson and Westfield’s plans for Croydon and Argent’s for its Coaldrops Yard project at King’s Cross figuring as just two schemes in a fightback for experiential shopping – bricks against clicks.

Judges felt that the winning prize in the unbuilt category should go to Bruce Grove Yard, by Landolt + Brown for Network Rail & LB Haringey, which was, said assessor Conran + Partners Simon Kincald, an intelligently designed pavilion scheme on a tough site by the station on Tottenham High Road, with a café cum traders’ market that had a sense of place and a history and ‘romance’ to it. The judges commended the design’s strong identity, the rhythm to its folded steel and faceted glass façade and the way it relates to, and allows, view of the station behind it.

The built award went to Deptford Market Yard, by Pollard Thomas Edwards and Farrer Huxley Associates for U+I, a very successful example of market-led regeneration. The scheme stands out for being well ‘curated’ and branded, feeling confident, culturally and physically integrated and authentic. ‘It draws you in and feels very loved and well detailed. It feels like a real place

that they’ve made here.’ Dominique Alba also praised the scheme for its ‘good organisation’ in an emerging district outside the city centre.

The judges gave a commendation in the built section to 131 Sloane Street, by Stiff+ Trevilion Architects for Cadogan Estate, for the way it connects two distinct areas near Sloane Street, one with facilities for large, high end retail and the other backland area of smaller, more artisan makers and shops on a rear mews. David Burney commended the way the scheme’s ‘solid’ typology activates the street and provides the density needed to support retail. ‘We seem to have got away from that in a lot of places and I am glad to see it coming back.’

WINNER

**BUILT**  
Completion: **November 2016**  
Client: **U+I & LB Lewisham**  
Architect: **Pollard Thomas Edwards**  
Landscape Architect: **Farrer Huxley Associates**  
Structural Engineer: **PEP Group**  
M&E & Sustainability Consultant: **AECOM**  
Contractor: **Bower Contracting Limited**  
Value: **£3.4 million**  
Size: **370,000 sqm**

Deptford Market Yard  
Pollard Thomas Edwards and Farrer Huxley Associates for U+I & LB Lewisham  
Market Yard, Deptford, Lewisham, SE8

Incorporating the restored carriage ramp and arches – the oldest railway structure in London – this new public space includes 14 arches housing artisanal businesses, with the yard itself hosting a pop-up food market, complementing the existing local street

market. Funded by cross-subsidy from the wider Deptford Project, including 132 new apartments at Octavius House and St. Paul’s House, the project will soon include a ramp to provide public access to the rebuilt station.



© U+I



© U+I



**Bruce Grove Yard**  
**Landolt + Brown for Network Rail & LB Haringey**  
Bruce Grove, Tottenham, Haringey, N17

Located on a tapering sliver of railway land at a prominent crossroads on Tottenham’s High Road, this project will showcase local producers and highlight the area’s growing community of makers. Set against the façade

of the old station, the Edwardian architecture will form a key component in the design, with a bespoke façade of folded weathering steel and faceted glass revealing views of the historic station frontage at street level.



**WINNER**  
**UNBUILT**  
Status: **Planning granted**  
Completion: **August 2019**  
Client: **Network Rail & LB Haringey**  
Architect: **Landolt + Brown**  
Collaborating Artist: **Wendy Hardie**  
Structural Engineer: **Alan Baxter Limited**  
M&E Engineer: **Frankhams Consulting**  
Cost Consultant: **Currie + Brown**  
Value: **£800,000**  
Size: **400 sqm**



**131 Sloane Street**  
**Stiff+ Trevillion Architects for Cadogan Estate**  
Kensington & Chelsea, SW1

This mixed-use BREEAM Excellent project has created a 6-storey sandstone-faced retail and office building on Sloane Street, along with smaller retail units and a restaurant onto Pavilion Road faced with handmade brick. Landscaped terraces and a courtyard accommodate the change in scale from the office building to the scale of the mews, with a shallow broad stair from Pavilion Road inviting access into a new landscaped courtyard.

**COMMEDED**  
**BUILT**  
Completion: **November 2016**  
Client: **Cadogan Estate**  
Architect: **Stiff + Trevillion Architects**  
Landscape Architect: **Bradley-Hole Schoenaich Landscape Architects**  
Structural Engineer: **AKT II**  
Building Services: **Hoare Lea**  
Quantity Surveyor: **The Trevor Patrick Partnership**  
Project Manager: **Arup**  
Façade Engineering: **Speirs + Major**  
Lighting Designer: **Value: £38.5 million**  
Size: **12,500 sqm**

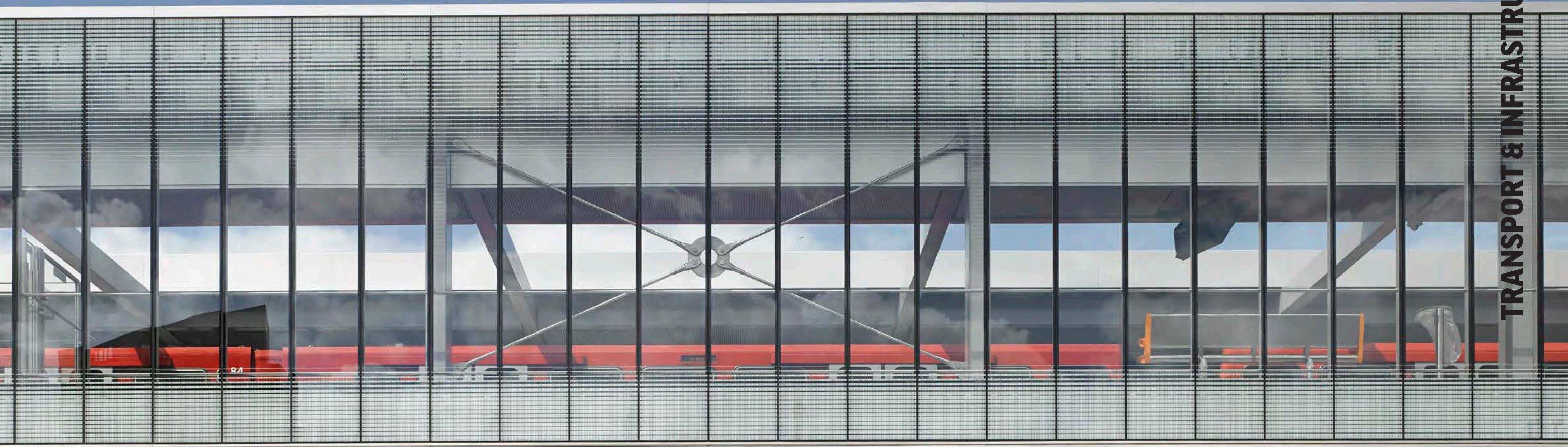
**Leicester Square Ticket Office**  
**Moxon Architects Ltd for City of Westminster**  
Leicester Square, City of Westminster, WC2

Replacing a small unappealing retail outpost occupying an extremely prominent position at the centre of one of London’s busiest squares, this project will create a striking form far more befitting of its context. Featuring a fluted external form defined by an array of modelled bronze columns, the design is a direct response to functional requirements, providing shelter for external ticketing and information areas, as well as a means of ventilation of an electricity substation below the Square.



**UNBUILT**  
Status: **Planning pending**  
Completion: **February 2018**  
Client: **City of Westminster**  
Architect: **Moxon Architects Ltd**  
Structural Engineer: **Price & Myers**  
M&E Engineer: **Hitek Consultants**  
Cost Consultant: **Jackson Coles**  
Size: **122 sqm**





**TRANSPORT & INFRASTRUCTURE**



TRANSPORT & INFRASTRUCTURE

The importance of design in infrastructure is becoming an increasingly important element to these awards. ‘It really does need a focus and some sense of recognition’, said assessor Sadie Morgan, co-founding director of dRMM.

The adjudged unbuilt winner, the CS3 East West Cycle Superhighway, by Transport for London and Conway Aecom was a ‘no-brainer’ as a positive contribution to London. The scheme has 3,500 people using it in peak periods and has transformed the ability of cyclists to cross London safely. This was a considerable achievement considering its cross-borough nature and it was hoped it could be a benchmark for things to come. Monica von Schmalensee said: ‘If we want to convince people to go cycling then these kinds of superhighways will be needed.’ Burney added that the inter-borough collaboration was also a significant factor in it winning. Peter Murray added that it was ‘transformational’, but sadly in the unbuilt section because parts of it are still yet to be completed.

Continuing the cycling theme, the judges felt that the Go Cycle Kingston: Portsmouth Road, by Atkins and the Royal Borough of Kingston upon Thames deserved a commendation. The project was commended for its attempt to make a better public space through the cycle route and better connections to the river. ‘It seemed like quite a considered, consolidated, collaborative piece of planning’, said Morgan. ‘If we could do that more in London that would be a good thing.’

But the winner was SUDS in London - A guide by J L Gibbons and Civic Engineers for Transport for London, an incredibly important consideration for the capital that not many of us are thinking about. How we ensure that rainwater run-off is dealt with and made to soak back into the earth rather than flood has been tackled here with thoughtful ideas for the whole of the city, such as how small inlets of green spaces can be integrated with public transport, or how to get the community involved.

SUDS in London – A Guide

J L Gibbons and Civic Engineers for Transport for London  
London wide

SuDS - Sustainable Urban Drainage Systems – is a guide highlighting how these principles can be incorporated into London’s streets and wider public realm. This best practice design guidance shows how SuDS can enhance London’s public realm amenity by improving

air and water quality, supporting biodiversity, encouraging engagement, education and participation whilst enhancing the character of local areas. The guidance is accessible and jargon free, suitable for a diverse audience.



WINNER

**BUILT**  
Completion: **November 2016**  
Client: **Transport for London**  
Project Lead: **J&L Gibbons**  
Civil Engineer: **Civic Engineers**  
Landscape Architect: **Robert Bray Associates**  
Soil Consultant: **Tim O'Hare Associates**  
Project Management: **Jackson Coles**  
Cost Consultant: **Dalton Warner Davis LLP**  
Other Key Member: **Thames Water, Environment Agency, Greater London Authority, RB Greenwich, LB Hammersmith and Fulham and CIRIA.**  
Value: **£30,000**



CS3 East West Cycle Superhighway

Transport for London and Conway Aecom

Tower Hamlets, the City of London, the City of Westminster, the Royal Parks and Lancaster Gate

WINNER

UNBUILT

Status:

Under construction

Completion: 2017

Client, Architect,  
Planning Consultant  
& Project Manager:

Transport for London

Detailed design,  
Structural Engineer,  
Construction Manager  
& Contractor:

Conway Aecom

Value: £57.8 million

Size: 11 km

Combining high quality architectural and technical design, the new CS3 route – the east-west cycle superhighway – enables cyclists to traverse London’s busy centre from Tower Hill to Lancaster Gate in comfort and safety. Devised and managed by Transport for London, CS3 has seen extraordinary success, with over 3,500 cyclists using sections of the route during each peak commuter period. Through freeing up capacity on other transport networks and encouraging Londoners to move around and experience the capital in new ways, it is helping to build a more sustainable city.



Go Cycle Kingston: Portsmouth Road

Atkins and RB Kingston upon Thames

Portsmouth Road, from Brighton Road to South Lane, RB Kingston, KT1

Opening-up a much-loved but neglected part of the Thames, this scheme transform Kingston through the implementation of striking terraced gardens, creative seating, accessible ramps, and a revamped environment along Queens Promenade. The wider improvements have also transformed Portsmouth Road into a safe and friendly environment for pedestrians and cyclists of all ages, through the introduction of a new 1.6km cycle lane, coupled with improved footways and complemented with new crossing facilities to provide better connections between the community and the river.



Blackfriars Pier

Arup Associates for Tideway

City of London, EC4

Located in a prominent position faces south towards Tate Modern and the Millennium Bridge, this new pier creates a strong and legible form that sits well within the context. A thin horizontal canopy runs parallel to the heavier horizontal base structure creating a unified composition, with the floating pontoon comprised of a lower deck waiting and boarding area and an upper deck landing area where information and ticketing is available.

BUILT

Completion:

November 2016

Client: Tideway

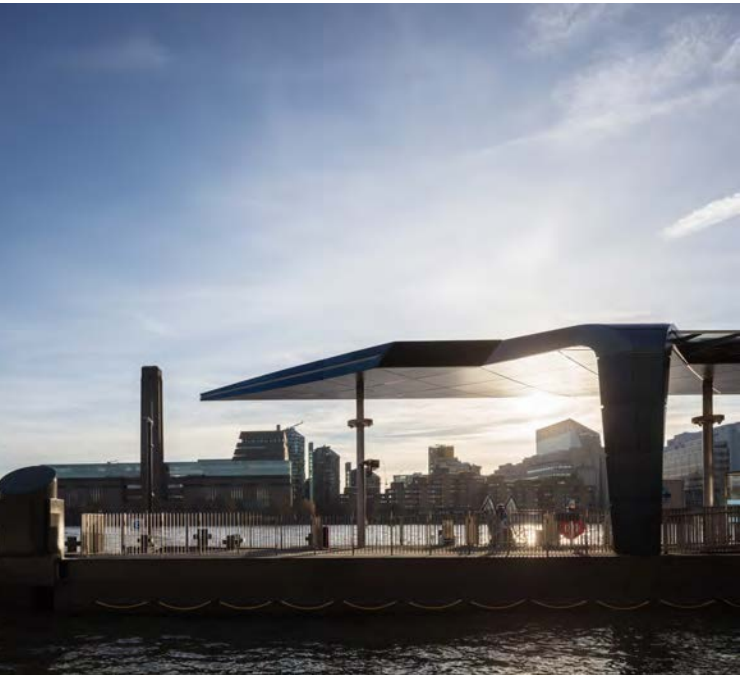
Architect:

Arup Associates

Martime, Structrual  
and MEP Engineer &  
Project Manager: Arup

Contractor:

Volker Stevin



© Simon Kennedy

COMMEDED

BUILT

Completion: 2017

Client: RB Kingston

Project Sponsor:

Transport for London

Highway Designer,  
Structural Engineer &  
Landscape Architect:

Atkins

Contractor: Kier



Cycling In Nine Elms On The South Bank

We Made That for Transport for London  
Lambeth & Wandsworth, SW8

With an ambition to make cycling an attractive option for getting around and a more integral part of people’s daily lives, this project’s manual includes designs and visions for a series of planned interventions to the highways and public realm network to deliver a high quality cycling environment. The manual has been conceived to be used as a resource to augment existing provision, as well as to inform the creation of new routes – sixteen interlinked routes have been developed into a cohesive cycle network.



**UNBUILT**  
Status: **Design stage**  
Completion: **2017-2020**  
Client: **Transport for London**  
Architect: **We Made That**  
Transport: **Urban Movement**  
Size: **1,950,000 sqm**

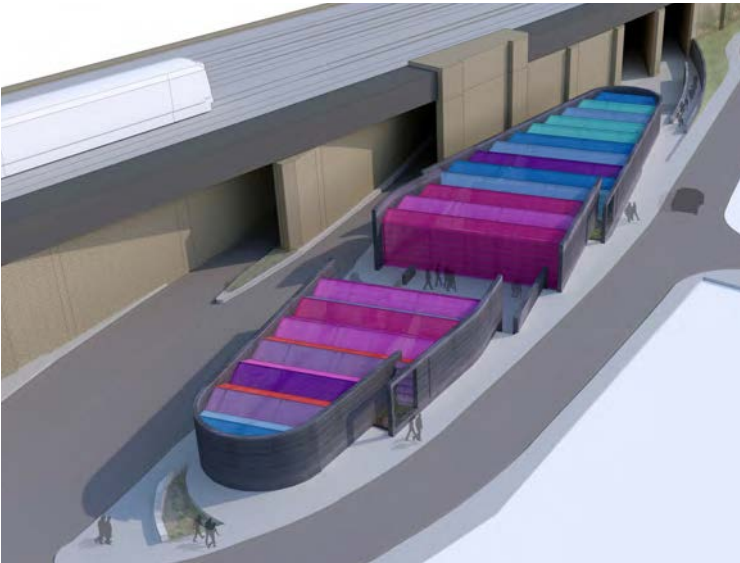
NCGM Substation

Selencky Parsons for Vinci St Modwen  
New Covent Garden Market, Nine Elms Lane, Wandsworth, SW8

Sitting adjacent to the soon to be relocated New Covent Garden Flower Market, this substation occupies an awkward site in between the mainline railway line and high rise residential developments at Nine Elms. The building is designed to be viewed from above, from the surrounding developments and the mainline railway, as well as from street level. It features striated concrete walls punctuated with pocket gardens and a folded, perforated, anodised aluminium roof screen.

**UNBUILT**  
Status: **Planning granted**  
Completion: **October 2017**  
Client: **Vinci st.modwen**  
Architect: **Selencky Parsons**

Planning Consultant: **GL Hearn**  
End User: **power on**  
Value: **£ 3 million**  
Size: **1,110 sqm**



Pudding Mill Lane DLR Station

Weston Williamson + Partners for Crossrail/DLR  
Stratford, Newham, E15

As part of the post Olympics legacy, this is an enabling project for Crossrail’s Eastern Portal. The design of the station is a simple, legible and elegant architectural solution - the solid base forms a clear streetscape with potential to offer up over 1,000 square meters of retail space, while the station entrance, defined by a large portal, addresses a new public square that will encourage development and form a new gateway to the area.



White Hart Lane Station

Landolt + Brown for Transport for London  
Stratford, Newham, E15

Sitting alongside the old railway viaduct, this new station’s design recalls the old brick arches in its new architecture, reconnecting White Hart Lane with its manufacturing past. The shallow-folded elevations and lapped glazing evoke memories of the roofs of commercial greenhouses that once lined the upper Lee, with screens made of Horticultural pots drawing attention to this site’s history as the largest pot-making centre in the UK.



**UNBUILT**  
Status: **Planning granted**  
Completion: **2019**  
Client: **Transport for London, LB Haringey, Greather London Authority**  
Architect: **Landolt + Brown**  
Collaborating Artist: **Wendy Hardie**  
Structural, M&E Engineer & Cost Consultant: **Mott Macdonald**  
Planning Consultant: **TfI Planning**  
Value: **£25 million**  
Size: **1,200 sqm**





**WELLBEING**



WELLBEING

Sponsored by Airflow

Wellbeing has risen up the agenda alongside a growing appreciation of the benefits of health-giving environments. And despite London’s issues over air quality, this category showed that significant moves are being made across the capital to attend to other wellbeing issues such as cycling, care buildings catering for the full age spectrum and patient-centred health facilities. Indeed, assessor Katie Wood, director of operations consulting at Arup, said that the wide variety of entries here was ‘really exciting’, with low-emission neighbourhoods and co-housing projects for women exemplifying that range.

The unbuilt winner here, Go Cycle, Kingston Station, by Sarah Wigglesworth Architects for RB Kingston upon Thames links up various cycle routes across Kingston, with the idea being to open up the existing car-focused forecourt of Kingston station to make it into a far more attractive place, not just for cyclists but for everyone, including those with mobility needs and partially sighted people. A new cycle storage area, café and community space complete the picture. ‘It’s a really fantastic amenity space, not just for cyclists but for

everybody’, said Wood. David Burney applauded the project, saying ‘the whole idea of doing multi modal transit and connecting them is the right direction to go.’

A commendation went to the Marylebone Low Emission Neighbourhood by Westminster City Council, which was praised for its range of practical responses across an area covering many stakeholders. ‘And they have done it – it’s not just a good idea, it will be generating learning’, said Wood.

The winner, though, was New Cancer Centre at Guy’s Hospital, by Rogers Stirk Harbour + Partners for Guy’s and St Thomas’ NHS Trust. The project has created a series of villages with simplified wayfinding on a very constricted site (on which a Roman boat was discovered, constraining the project even more). It also adds to what is an interesting and rapidly changing area around the building on the edge of the Guy’s campus, and includes a number of sustainability measures. Burney praised the winning project for embracing the current trend of providing normative environments for cancer recovery.

New Cancer Centre at Guy’s Hospital

Rogers Stirk Harbour + Partners and Stantec for Guy’s and St Thomas’ NHS Trust  
Great Maze Pond, Southwark, SE1

Containing clinical and non-clinical spaces, the Cancer Centre provides state-of-the-art facility while having been designed to the highest sustainability standards. The light-filled, welcoming environment is uplifting for visitors and staff, and contains spaces

for reflection, care, and support as well as treatment zones. Colour-coded vertical stacked villages humanise the scale, making visits easier to navigate. Patients retire to balcony gardens between treatments, looking out over spectacular London views in calming spaces.



WINNER

**BUILT**  
Completion: **September 2016**  
Client: **Guy’s & St Thomas’ NHS Foundation Trust**  
Architect: **Rogers Stirk Harbour + Partners and Stantec**  
Structural, M&E & Sustainability Engineer: **Arup**  
Project Manager & Contractor: **Laing O’Rourke**  
Landscape Architect: **Gillespies**  
Value: **£160 million**  
Size: **27,000 sqm**



Go Cycle, Kingston Station

BuroHappold Engineering, Sarah Wigglesworth Architects, OKRA Landscape Architects and

TOMATO for RB Kingston upon Thames

Wood Street, Richmond Road And Horse Fair, RB Kingston Upon Thames, KT1

WINNER

UNBUILT

Status:

Under construction

Completion:

September 2017

Client: RB Kingston

Upon Thames

Architect:

Sarah Wigglesworth

Architects

Engineer:

BuroHappold

Engineering

Landscape Architect:

OKRA

Communications

Consultant: TOMATO

Value: £4.3 million

Size: 11,000 sqm

Working with Kingston’s disability and cycling groups, this project addresses the way in which shared areas can accommodate the needs of all users creating a new public space outside the train station. Improved connections for pedestrians and cyclists will

link to routes into the medieval town centre and a new linear park on disused rail land, with a new, wider cycle and pedestrian bridge within the river link and a cycle hub building with capacity for up to 700 cycles.



© OKRA



© OKRA



© OKRA

Marylebone Low Emission Neighbourhood: Creating Healthy Communities

Westminster City Council

Marylebone, Westminster

To improve air quality, the Marylebone Low Emission Neighbourhood (LEN) will pilot innovative behaviour change and building improvement programmes, where buildings will be retrofitted for energy efficiency. The area-wide delivery and servicing schemes will reduce freight trips and address the growing challenge of white-van deliveries with emissions based charges being piloted. LEN is a partnership of land owners, businesses and community groups, built on a unique and innovative co-delivery governance and funding model, coupled with high-level political and stakeholder support.



Beachcroft House

PRP for City West Homes Ltd

111 Shirland Road, Westminster, W9

With 84-bedroom care home units alongside 31 private sale homes, this project is one of eight sites identified to support the City of Westminster’s Specialist Housing Strategy for Older People Programme. The scheme provides two beautifully landscaped secure gardens as well as a generous, flexible, community space at its heart, while the building exterior integrates seamlessly with the surrounding vernacular, with high-quality brick and stone detailing.



COMMEDED

UNBUILT

Status:

Planning pending

Completion: June 2019

Programme Manager:

City of Westminster

Value: £3 million

UNBUILT

Status:

Planning granted

Completion: May 2019

Client:

City of Westminster

Architect: PRP

Structural Engineer:

Calford Seaden

M&E & Sustainability

Engineer:

Mott Macdonald

Planning Consultant &

Landscape Architect:

PRP

LA Planning:

City of Westminster

Cost Consultant &

Project Manager:

City West Homes

Value: £20 million

Size: 7,046 sqm



Grenadier House

Mæ for PegasusLife  
99-105 Horseferry Road, Westminster, SW1

These high quality apartments for over 65s are designed to meet a variety of lifestyle needs as they change over time. The building accommodates a residents’ lounge and café, a physical therapy spa and wellbeing facility, a concierge and care workers’ space, a courtyard garden and two shared roof terraces that enable social interactions. The architecture and choice of materials are a bold addition to the area, while energy efficiency solutions have been incorporated in the design, including two renewable energy sources to reduce carbon emissions.

**UNBUILT**  
Status: **Starting on Site**  
Completion: **2018**  
Client & Developer: **PegasusLife**  
Architect: **Mæ**  
Structural Engineer: **Elliot Wood**  
M&E & Sustainability Engineer: **Max Fordham**  
Planning Consultant: **JLL**

Project Manager & Cost Consultant: **Gleeds**  
Contractor: **RISE**  
Value: **£30 million**  
Size: **6,580 sqm**



New Ground Cohousing

Pollard Thomas Edwards for Hanover Housing Association  
5b Union Street, Barnet, EN5

Pioneering the idea of a cohousing community for women in later life, these 25 homes have been designed with a collaborative process, and include shared facilities and communal gardens giving every home a sunny outlook and private outdoor space. This project has created an intentional and mutually supportive community.



The John Morden Centre

Mæ for Morden College  
19 St. German’s Place, RB Greenwich, SE3

Inspired by the neighbouring Grade I listed Morden College, this centre is a new day facility for the college, designed to enhance the life of the elderly residents while also being a visible and attractive centre for visitors. It is intended to create a calm, friendly space that meets a variety of social functions while closely engaging with its context. It includes workshops for arts and crafts, a café, a shop, medical facilities and various social spaces.

**UNBUILT**  
Status: **Planning pending**  
Completion: **2019**  
Client & Developer: **Morden College**  
Architect: **Mæ**  
Landscape Designer: **JL Gibbons**  
Structural Engineer: **Michael Hadi Associates Ltd.**

M&E & Sustainability Engineer: **Synergy Consulting Engineers**  
Planning Consultant: **Stanway Little Associates**  
Cost Consultant: **Faithful and Gould**  
Size: **900 sqm**







**WORKPLACES**



WORKPLACES

The workplaces category this year demonstrated a huge spectrum of scale. There has been a huge growth in small workspaces, said assessor Ziona Strelitz, founding director, ZZA Responsive User Environments, which has been part of the inevitable trend of distributive technology, co-working and so on, but there is still a need for big propositions.

The unbuilt winner was adjudged to be Spring Place, by Piercy&Company for Fora (BrocktonCapital llp), a welcome proposition for a workplace in an area in which large numbers of people live. It could also so easily have been a site deployed for housing, but was instead delivering much-needed enterprise space. The project provides a ‘useful sequence of spaces’ that cater both to the more community type workplace activities that are becoming more common today, and also targeted individual work.

The built winner was Sky Central, by HASSELL, AL\_A and PLP Architecture for Sky, the biggest proposition in the shortlist, accommodating 3,500 people in a new building but without being repetitious or hermetic. ‘You walk through it and it feels endlessly fluid and varied’, said Strelitz. ‘It’s got flowing sightlines, flowing circulation, excellent provision of stairs and ramps to promote active

by design’, and the varied work settings flow from one to the other, providing an impressive sense of seclusion without being hidden. It was also stylistically elegant, with a good use of internal planting.

The jury awarded a commendation to Google Pancras Square, by Allford Hall Monaghan Morris for Google UK, a large project accommodating 2,500 people featuring a sculptural, dramatic staircase way up at the top of the building. The project also features an array of impressive ‘accent spaces’ and ‘gorgeous’ terraces with great views over London. Riccardo Marini applauded the ‘well resolved’ spatial planning in the project.

The judges commended the Royal Opera House Bob and Tamar Manoukian Costume Centre by Nicholas Hare Architects for Thames Thurrock Development Corporation & the Royal Opera House, noting how the ‘extremely impressive’ project was a key space for makers, and important for the city in reinforcing the creative industries.

Judges also commended QBE Insurance, by Perkins+Will for QBE Insurance as a distinctive scheme that creates a sense of connectedness, balancing privacy and community, a commendable move from a sector, like law firms, not normally known for its adventure.

Sky Central

HASSELL, AL\_A and PLP Architecture for Sky  
Grant Way, Isleworth, Hounslow, TW7

WINNER

**BUILT**  
Completion: **July 2016**  
Client: **Sky**  
Workplace Designer: **HASSELL**  
Concept Architect: **AL\_A**  
Interior and Executive Architect: **PLP Architecture**  
Structural, Sustainability and M&E Engineer: **Arup**  
Planning Consultant: **Butler and Young**  
Project Manager: **Sky**  
Cost Consultant: **JLL**  
Contractor: **Como**  
Value: **£36 million**  
Size: **45,000 sqm**

Located at Sky’s West London campus, this vast, 45,000 square meter workplace unites more than 3,500 people across three levels and is one of the UK’s largest agile workplaces. Creating a sense of connection

and belonging for Sky’s workforce, this scheme provides a highly flexible, connected space that is both energetic and surprising, yet simple, intuitive and people-centric.



© Hufton+Crow



© Hufton+Crow



© Hufton+Crow



**Spring Place**  
**Piercy&Company for Fora (BrocktonCapital Ilp)**  
3-6 Spring Place, Kentish Town, Camden, NW5

Replacing a dilapidated car workshop in Kentish Town with 6 storeys of flexible work space, this project will provide flexible co-working space as well as meeting spaces and an open courtyard adjacent to the railway

arches. Rooted in both the industrial heritage and growing creative industries of this part of Kentish Town, the scheme references the articulated roofscapes, steel infrastructure of the railway and the solidity of Victorian brickwork.



**WINNER**  
**UNBUILT**  
Status:  
**Planning granted**  
Completion: **June 2019**  
Client: **Fora (for Brockton Capital Ilp)**  
Architect:  
**Piercy&Company**  
Structural Engineer:  
**Heyne Tillett Steel**  
M&E Consultant:  
**Cundall**  
Planning Consultant:  
**DP9**  
Project Manager:  
**Arcadis**  
Cost Consultant:  
**Jackson Coles**  
Size: **4,543 sqm**



**Royal Opera House Bob & Tamar Manoukian Costume Centre**  
**Nicholas Hare Architects for Thames Thurrock Development Corporation & the Royal Opera House**  
3 High House Production Park Vellacott Close, Purfleet Essex, Thurrock, RM19

Following the success of the adjacent ROH Production Workshop in the High House Production Park in Thurrock, this Costume Centre provides new workshops for making and repairing costumes and for their dedicated storage. Both buildings have been built to the highest environmental standards, achieving a BREEAM Excellent award.



**COMMEDED**  
**BUILT**  
Completion: **May 2015**  
Client: **Thames Thurrock Development Corporation & the Royal Opera House**  
Architect: **Nicholas Hare Architects**  
Structural Engineer:  
**Integral Engineering Design**  
Environmental and M&E Consultant: **Arup**  
Planning Consultant:  
**DP9**  
Project Manager:  
**Arcadis**  
Quantity Surveyor & Cost Consultant:  
**Gardiner & Theobald**  
Fire Engineer:  
**The Fire Surgery**  
Value: **£3.55 million**  
Size: **1,600 sqm**

**Google Pancras Square**  
**Allford Hall Monaghan Morris for Google UK**  
Kings Cross, Camden, N1

Delivered as a building within a building, the project re-imagines the Google workplace into an intelligent, flexible environment for 2,500 staff. Stripping back the existing building to its frame, a mini-city of diverse spaces has been cut and carved into an unaltered outer shell, creating spaces for several restaurants, a gym and relaxation spaces. At the heart of this internal city, a sculptural ‘ribbon of stairs’ vertically connects and bridges across the atrium; providing delightful and engaging movement between floors.

**COMMEDED**  
**BUILT**  
Completion: **October 2016**  
Client: **Google UK**  
Architect: **Allford Hall Monaghan Morris**  
Project Manager & Quantity Surveyor:  
**CBRE**  
M&E Engineer:  
**Cundall**  
Structural Engineer:  
**Waterman Structures**  
Contractor: **ISG PLC**  
Size: **36,991 sqm**





QBE Insurance

Perkins+Will for QBE Insurance

Plantation Place, 30 Fenchurch St, City of London, EC3

A rare opportunity for the client to rethink its entire operating model for London-based employees, this project has been developed through a stakeholder engagement programme with Steering Groups, Business representatives and Operations to enable an overall office floor strategy planning, adopting new ways of working such as desk sharing. Alternative work settings, ad hoc collaborative spaces, meeting rooms and breakout space now provide a better for environment for employees.



© David Churchill

COMMENDED

BUILT

Completion: September 2016  
Client: QBE Insurance  
Architect: Perkins+Will  
Project Manager & Quantity Surveyor: CBRE  
M&E Engineer: Cundall  
Sustainability Engineer: Sentinel RPI  
Contractor: ISG  
Size: 9,850 sqm

AnalogFolk Bridge

Design Haus Liberty for AnalogFolk

20 Rosebery Avenue, Clerkenwell, Islington, EC1

As an extension to the original HQ, this scheme provides a new reception, lounge zone, large meeting rooms, and open work space. A two-fold design approach was in place: drawing on retail design to intrigue a passer-by and complementing the original conversion by implementing furniture in line with the company ethos. Using the digital to make the analog world better, reclaimed OSB provides new seating and mailboxes and a back-lit logo creates a storefront appeal.



BUILT

Completion: May 2015  
Client: AnalogFolk  
Interior Fit-Out Designer and Project Manager: DH Liberty  
Size: 200 sqm

Aldgate Tower

AECOM

2 Leman Street, Tower Hamlets, E1

BUILT

Completion: September 2016  
Client, Architect, Structural Engineer, M&E Engineer, Project Manager & Cost Consultant: AECOM  
Contractor: Brookfield construction/ Overbury  
Developer: Aldgate Towers/FSquared  
Size: 9,850 sqm

Situated near the eastern-most gate through the London Wall leading from the City of London, the 16-storey Aldgate Tower has been re-thought with the vision to create a campus - a network of communities that come together. This project aimed to inspire and nurture the next generation of designers, engineers, architects and project and cost managers.



© Hufton+Crow

Ice House Court Studios

Delvendahl Martin Architects for Bow Arts

56 Abbey Road, Barking & Dagenham, IG11

The creation of studio spaces for up to 25 artists in a new mixed-use neighbourhood in Barking, this project involved the fit out of an existing shell, and core commercial space on the ground floor of a residential block. Responding to the existing fully glazed façade, the primary intervention was a new timber screen and shelving system lining the perimeter of the spaces, enabling the artists to embrace the shopfront nature of the façade to display their work.

BUILT

Completion: April 2016  
Client: Bow Arts  
Architect: Delvendahl Martin Architects  
M&E Engineer: P3R

Contractor: Sail & Sons

Building Control: AIS  
Value: £125,000  
Size: 470 sqm





Land Securities

KKS for Land Securities  
80–100 Victoria Street, Westminster, SW1

Renovating an older building for the client’s new HQ as part of the regeneration of Victoria, the scheme was inspired by the strategy ‘One Company, One Vision’ to create an open and innovative environment. Achieving BREEAM Outstanding and winning BREEAM Awards 2017, now 470 people previously located across eight floors, co-inhabit a single floor with a fully agile and collaborative environment.



**BUILT**  
Completion: **December 2016**  
Client & Developer: **Land Securities**  
Architect & Interior Designer: **KKS**  
Structural Engineer: **Waterman Group**  
M&E Sustainability Engineer: **Long & Partners**  
Project Manager: **Stuart Brown Associates**  
Contractor: **ISG**  
Quantity Surveyor: **Exigere**  
Value: **£15 million**  
Size: **4,666 sqm**

Photography Studio for Juergen Teller

6a architects for Juergen Teller  
296 Latimer Road, Kensington & Chelsea, W10

Across a long and narrow plot, these three buildings and courtyards have been built for the photographer Juergen Teller’s new studio. With few views out, daylight comes through concrete beams that march the length of the site and support north lights in the roof or from gardens that separate the buildings. Poured concrete external walls mesh the building into the residual fragments of existing brick boundaries. The studio is highly insulated with a high thermal mass, generating its own electricity and hot water through PVs and solar thermal collectors.



© Johan\_Dehlin

**BUILT**  
Completion: **February 2017**  
Client: **Juergen Teller**  
Architect: **6a architects**  
Structural Engineer: **Price & Myers**  
M&E Engineer: **Max Fordham LLP**  
Project Manager: **Gleeds**  
Contractor: **Harris Calnan**  
Landscape Architect: **Dan Pearson Studio**  
Value: **£ 2.4 million**  
Size: **505 sqm**



© Edmund Sumner

Monotype

Ben Adams Architects for Monotype  
141-143 Shoreditch High Street, Hackney, E1

This project creates a workspace that can meet the flexible and creative nature of the client’s business, leader in typeface design for more than 125 years. From the warmth of a birch plywood tunnel that appears as a single carved block of wood, to the modern clean lines of glass meeting spaces, the space alludes the rich, typographic history of the client.

**BUILT**  
Completion: **October 2016**  
Client: **Monotype**  
Architect: **Ben Adams Architects**  
M&E and Sustainability Engineer: **GDM Partnership**  
Project Manager & Cost Consultant: **Jackson Coles**  
Contractor: **Kingly Developments**  
Graphic Designer: **SEA**  
Value: **£200,000**  
Size: **338 sqm**

Re-imagining The Building Centre

Roz Barr Architects for The Building Centre  
26 Store Street, Camden, WC1

A new co-working space was created within the context of the existing product gallery at the Building Centre to provide a flexible working environment for internal staff and external companies. Inspired by traditional libraries, the plywood enclosure is open to the gallery space but separated by a timber screen. Plywood panels were used to create a new enclosure, arranged on a grid to work with standard sized sheets.

**BUILT**  
Completion: **November 2016**  
Client: **The Building Centre Group**  
Architect: **Roz Barr Architects**  
Joinery: **ECJ Joinery Ltd**  
Specialised panel products: **Miliken Carpets**  
Flooring: **Forbo**  
Furniture: **Arper**  
Value: **£ 150,000**  
Size: **95 sqm**



© John MacLean





**School of Management, UCL**  
**Levitt Bernstein for University College London**  
Level 38, One Canada Square, Canary Wharf, Tower Hamlets, E14

Moved from Bloomsbury to Canary Wharf, the scheme creates a complete university satellite with academic, administrative and social spaces. A new hub space provides a relaxed, social space for students, with two Harvard-style lecture theatres either side. Elsewhere, the space encourages the cross-fertilisation of ideas by blurring the areas between formal and informal research. Broken geometries across the floorplate create spaces and breakout areas for meetings.

<b>BUILT</b> Completion: <b>April 2016</b> Client & Developer: <b>University College London</b> Architect: <b>Levitt Bernstein</b> Structural Engineer, Cost Consultant & Quantity Surveyor: <b>Aecom</b> M&E/Sustainability	Engineer: <b>Buro Happold</b> Planning Consultant: <b>Deloitte</b> Project Manager: <b>MACE</b> Contractor: <b>Canary Wharf Contractors</b> Brand Consultant: <b>Studio Blackburn</b> Value: <b>£ 3.9 million</b> Size: <b>3,187 sqm</b>
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**UNit 3 Studio**  
**Selencky Parsons**  
7 Coulgate Street, Brockley, Lewisham, SE4

Unit 3 Studio transforms a characterless volume into stimulating workspace. An inserted, perforated, cork lined pod forms a studio with eight workstations, whilst the space outside the pod acts as the social and support space of the studio. The perforations across the interior and exterior surfaces create highly flexible spaces for shelving, coat storage or hanging plants, while the exterior of the cork pod provides display space for recent work to engage with the street.

**BUILT**  
Completion: **September 2016**  
Client & Architect: **Selenky Parsons**  
Contractor: **eden projects**  
Value: **£ 30,000**  
Size: **40 sqm**



© Richard Chivers

**Somerset House Studios**  
**AOC Architecture Ltd for Somerset House Trust**  
Strand, Westminster, WC2

Transforming the lower three floors of the New Wing of Somerset House to create the Studios, the engine room of the complex, this scheme provides 36,000 square feet of affordable workspaces for artists, makers and thinkers. Past linings have been removed to reveal beautiful and useful found spaces for producing, presenting and performing, and previous office spaces have been converted into well-serviced and characterful shared and solo occupancy studios.

<b>BUILT</b> Completion: <b>October 2016</b> Client: <b>Somerset House Trust</b> Architect: <b>AOC</b> M&E Engineer: <b>Coniston</b> Graphic Design: <b>Margaret</b>	Main Contractor: <b>Coniston</b> Sub-contractor: <b>MER &amp; Factory Settings</b> Value: <b>£ 1.3 million</b> Size: <b>3,350 sqm</b>
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Airflow

Sponsor of the Wellbeing Category



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Through an annual Awards scheme, Ashden uncovers and rewards some of the best sustainable energy pioneers worldwide. Working with partners, winners are given a tailored package of support to help them scale up. Ashden has designed programmes to enable winners to share their expertise with others in the sector such as schools and property owners.

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Raising awareness of the power of sustainable energy to change lives is crucial so Ashden makes sure its winners get media coverage and has created a rich resource of information online from case studies and video to reports analysing the sector.

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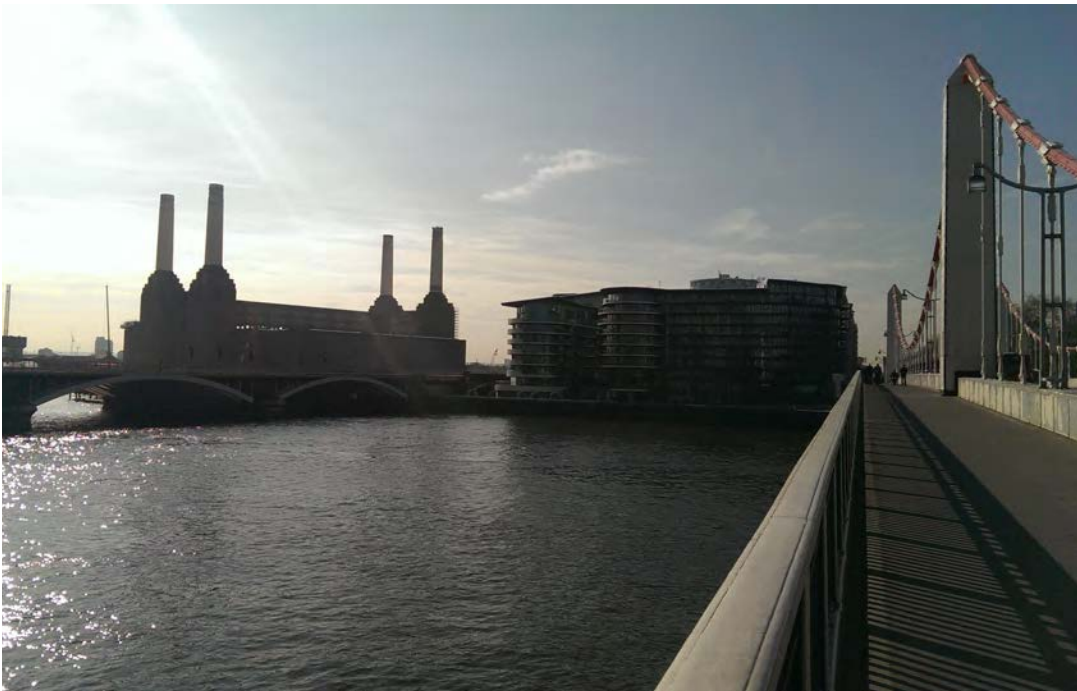
In 2016, the show moved to a new long-term home in King’s Cross, attracting more than 27,000 visitors across four days during the London Design Festival.

designjunction is more than just a trade show, it’s a unique visitor experience offering a wide range of high-class eateries, design led pop-up shops, installations and other interactive features that strikes the balance between creative and commercial.

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Mayor of London

Supporter of the Mayor's Prize



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

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

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

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

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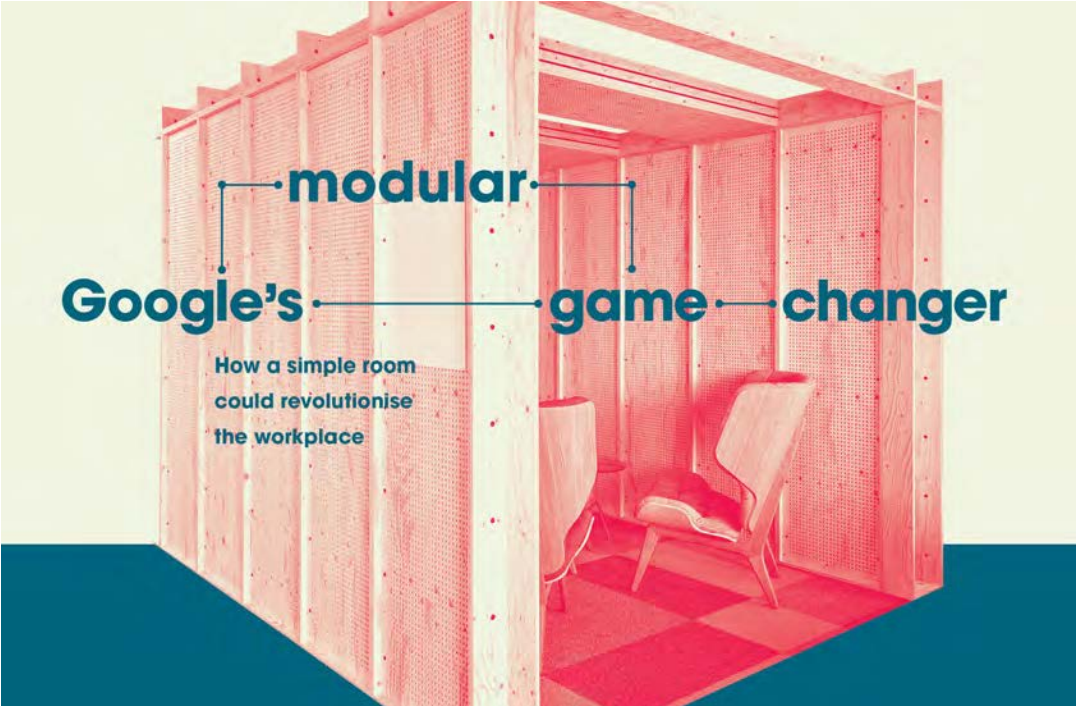




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OnOffice is the UK's leading publication for the commercial architecture and design community, featuring innovative workplace, hotel, education and civic projects from around the world. Recent special reports include an investigation into 'Meanwhile Spaces' and how developers and social enterprises are using spaces in transition in the wake of

rising rents and regeneration in London. This year OnOffice is also publishing issues with a special interest in green architecture and design and the women making a difference in the field.

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

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





New London Architecture (NLA) is London’s centre for discussion, debate and information about architecture, planning, development and construction in the capital. Our mission is to bring people together to shape a better city.

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