



NEW LONDON

2016/2017

NEW LONDON 2016/2017

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

02	The selection process
04	Foreword and Special Prizes
10	Conservation & Retrofit
24	Culture & Community
32	Education
40	Homes
48	Hotels
52	Housing
62	Masterplans & Area Strategies
68	Mixed-Use
80	Office Buildings
90	Office Interiors
96	Public Spaces
102	Retail & Restaurants
110	The Temporary
118	Transport & Infrastructure
124	Wellbeing
132	Sponsors
141	Index

This catalogue is published by NLA to coincide with the New London Awards 2016

Contributor: David Taylor

Editorial Team: Jenine Hudson, Barbara Chesi

Design: Martin Page

© New London Architecture, July 2016

ISBN 978-0-9927189-8-5

NLA, The Building Centre, 26 Store Street, London WC1E 7BT

www.newlondonarchitecture.org

@nlalondon #NLAwards2016

The selection process


The New London Awards were launched six years ago by New London Architecture (NLA) to celebrate the capital’s best new projects, and are the only London-wide awards to recognise both recently completed projects and those on the drawing board across all sectors of the built environment.

A team of London-based expert assessors advised our international jury on each sector, selecting projects that were of the highest architectural and design quality, and that also


had a positive impact on their surroundings and London as a whole.

This year, three additional accolades have been drawn from submissions across all categories: the Mayor’s Prize, celebrating the project that best creatively contributes to the capital’s economy; the Ashden Prize, recognising the best in efficient energy use; and the People’s Choice, an award voted for by Londoners.


Expert Assessors




Mark Bruce
Director, EPR Architects




Martyn Evans
Chief Executive, Uncommon




Kathryn Firth
Urban Design/ Masterplanning Consultant




Jeremy Foster
Director Heritage and Conservation, Ramboll UK




Jerome Frost
Director of Planning, Arup




Carol Lelliott
Partner, Nicholas Hare




Sally Lewis
Director, Stitch




Alex Lifschutz
Director, Lifschutz Davidson Sandilands




Jacob Loftus
Head of UK Investment, Resolution Property IM LLP




Jonathan Manser
CEO, The Manser Practice Architects + Designers




Anne-Marie Nicholson
Senior Partner, PRP




Tracey Pollard
Director, Bruce Gillingham Pollard




Jack Pringle
Managing Director, Perkins+Wili London




Arianna Ricciotti
Development Executive, The British Land Company



John Robertson
Principal Director, John Robertson Architects



Hilary Satchwell
Director, Tibbalds Planning and Urban Design



Anna Strongman
Partner, Argent



The International Jury
Clockwise from left

Dominique Alba
Director, Atelier Parisien d'Urbanisme, Paris

Riccardo Marini
Senior Consultant, Gehl Architects

Monica von Schmalensee
CEO, Partner, White Arkitekter

David Taylor
Editor, New London Quarterly

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

Peter Murray
Chairman, NLA (Chair)

The idea of inviting international jurors, supported by expert local colleagues, was not only to obtain an objective viewpoint but also to ensure that the projects presented compared well with overseas standards. In spite of their very different experiences, the members of the jury were more often than not unanimous in their selection of winning projects. The panel’s ability to comment from their experiences in Paris, New York, Stockholm, Copenhagen, Edinburgh, as well as London, provided a fascinating discussion around the delivery of high-quality, sustainable architecture and urban environment.

Foreword by Peter Murray, NLA Chairman

The NLA Awards are about design, but they are not just about what the end product looks like, and it’s not just about the architecture. It is also about how a new plan or building impacts its environment and how it it delivers something positive for London.

This is one of the reasons why our Overall Winner this year is Peter Barber’s Micro Homes for Homeless People at Holmes Road, providing high quality residential accommodation together with training and counseling facilities all laid out around a delightful new courtyard garden in the way of the traditional alms house. The innovative typology responds to a real need in London and is a delightful piece of architecture. It highlights one of NLA’s mantras that we need to investigate new models of housing if we are to have any impact on the shortage of affordable accommodation in the capital.

The NLA shortlist provides an excellent cross section through the work carried out in London in the past year by our members, and others. While the Awards pick out pieces of particular excellence, everyone is a winner in the quest to create a better looking and better functioning city.

Special Prizes

NEW LONDON AWARDS
NEW LONDONER OF THE YEAR
TONY PIDGLEY CBE

The selection of Tony Pidgley as New Londoner of the Year seems a very natural one. What is London’s biggest problem? The delivery of ample quantities of new housing. Who has delivered more housing than anyone else? Tony Pidgley.

Working through his various sainted companies: St James, St Edward, St George, St William and Berkeley, Pidgley is delivering 1,250 homes at Woolwich Arsenal, 4,000 homes at Kidbrooke Village, 5,000 homes at Woodberry Down, 1,617 new homes in Southwark, over 17,000 homes in partnership with the National Grid, and numerous other developments across the capital.

These figures give an idea of the scale of Pidgley’s contribution to London’s housing and why he is 2016’s New Londoner of the Year. In addition to acting as Chairman of the Berkeley Group, Tony sits on the Prime Minister’s Estate Regeneration Advisory Panel and the Thames Estuary 2050 Growth Commission, has advised the Mayor on the Outer London Commission and the Government on the disposal of public sector land, and is President of the London Chamber of Commerce and Industry.

“I am very humbled and honoured to receive this magnificent award. London is truly a world class city and I have been very proud and fortunate to build 40,000 homes here over the last 20 years, for people from all walks of life.

Our biggest challenge is undoubtedly housing. There’s never one answer. Politicians, planners, and housebuilders must work together in a spirit of partnership and benefit the people of London. We have to embrace fresh ideas at the same time as maintaining our sense of character and the quality of architecture and placemaking.

There’s a lot for our city and industry to celebrate and be proud of. Now we must find a way of providing everybody with an affordable home and creating wonderful and interesting places, while generating jobs and growth.”



OVERALL WINNER

Holmes Road Studios

41-43 Holmes Road, Camden, NW4

NEW LONDON AWARDS
OVERALL WINNER

UNBUILT

Status: **Under construction**
Completion: **Summer 2016**
Client: **Genesis Housing Association**
Developer: **LB Camden**
Architect: **Peter Barber Architects**
Structural Engineer: **Clancy Consulting**
M&E/Sustainability Engineer: **Eng Design**
Project Manager/Cost Consultant: **EC Harris**
Contractor: **Willmott Dixon**
Acoustic Consultant: **Cole Jarman**
Value: **£3,800,000**
Size: **1,550 sqm**

This year’s overall winner was applauded for its creation of 59 micro-houses for homeless people, giving its inhabitants a real sense of belonging, empowerment and self-worth to enable them to find their feet. ‘It’s a hostel, but they’ve humanised it’, said judge Riccardo

Marini – ‘it’s investing in people’. Fellow judge Monica von Schmalensee praised the initiative as one of the best and most innovative projects she had seen. Awards chairman Peter Murray agreed, stating that the homeless facility ‘stands out ahead of the rest’.



See page 126 for full project information

ASHDEN PRIZE

Supported by Ashden

New Studios, Wimbledon College of Arts

Merton Hall Road, Wimbledon, Merton, SW19

NEW LONDON AWARDS
WINNER

BUILT

Completion: **January 2016**
Client and Project Manager: **University of the Arts London**
Architect: **Penoyre & Prasad**
Structural Engineer: **Webb Yates**
M&E / Sustainability Engineer: **Clearsprings Energy Solutions**
Planning Consultant: **Alsop Verrill**
Cost Consultant: **Chinmans**
Contractor: **R Durtnell & Sons Ltd**
BREEAM Consultant: **CarbonPlan**
Value: **£1,200,000**
Size: **535 sqm**

Making more efficient use of the main campus, this zinc-clad building has replaced a series of temporary structures to provide flexible high-quality spaces designed to take best advantage of orientation, with maximised daylight, natural ventilation and night-time cooling. Developed with sustainability as a prerequisite, the detailed design used passive design analysis and dynamic modeling, further developed using passivhaus techniques of high performance insulation and tight permeability to reduce heating requirements. The BREEAM Outstanding scheme has

achieved below Zero Carbon and an A+ EPC rating, with energy-efficient measures including a timber structure, rainwater recycling, low energy LED lighting, and roof-mounted photovoltaics.

The scheme was praised by the Ashden judging panel for ‘cutting no corners’, with the jury ‘hugely impressed with the attention that had been paid to every aspect of sustainability’ that has ultimately ‘resulted in a building which is not only efficient but also looks good’.



See page 38 for full project information

Four projects were commended for this prize:
7 Air Street by Bar Gazettas for The Crown Estate (pages 16 and 85)
Crouch End Picturehouse by Panter Hudspith for Picturehouse Cinemas Ltd (page 27)
Maurice Wohl Clinical Neuroscience Institute by Allies and Morrison for King’s College London (page 129)
Wilton’s Music Hall by Tim Ronalds Architects for Wilton’s Music Hall Trust (page 14)

MAYOR’S PRIZE
Supported by Mayor of London

PLACE/Ladywell
261 Lewisham High Street, Lewisham, SE13

NEW LONDON AWARDS
WINNER

UNBUILT
Status:
Under construction
Completion: **June 2016**
Active period:
2016-2021
Client, Planning
Consultant and
Project Manager / Cost
Consultant:
LB Lewisham
Architect: **Rogers Stirk
Harbour + Partners**
Structural Engineer:
AECOM
M&E / Sustainability
Engineer: **JH Partners**
Contractor: **SIG**
Building Systems Ltd
Branding,
Communications,
Interior Design Advice:
Studio Raw
Employer’s Agent:
Press & Starkey
Value: **£5,430,000**
Size: **2,990 sqm**

Utilising previously vacant Council-owned land while a long-term regeneration strategy is planned, this project uses a volumetric construction method to create high-quality temporary accommodation. The upper floors will house 24 social rent families, allowing them the stability they need to contribute to the local economy, whilst the ground floor will host an enterprise hub combining affordable office space with bespoke business support, creative maker spaces, flexible indoor market space, a community café and a film screening



See page 112 for full project information

Two projects were given special commendations:
Chicken Town by Assemble for LB Haringey, Create London and GLA (page 106)
The Deptford Project by Rogers Stirk Harbour + Partners, KDS, PTEa, FHA and Ash Sakula for U+I Group PLC (page 74)

Three projects were commended:
Hackney Wick Central by Karakusevic Carson Architects and Witherford Watson Mann for London Legacy Development Corporation (page 64)
The Library at Willesden Green by Allford Hall Monaghan Morris for LB Brent (page 29)
RCA Battersea by Haworth Tompkins for Royal College of Art (page 34)

room. Together, these uses aim to create an economically active environment to drive regeneration in Lewisham.

The Mayor of London praised the scheme as ‘inspirational’, with ‘an imaginative borough using innovative design to build affordable homes for Londoners that really need them, as well as affordable workspace for creative start-ups, and community space for use by local people. It shows how excellent architecture can create more social value, for less cost.’

NEW LONDON AWARDS
WINNER

UNBUILT
Status:
Design stage
Completion: **2021**
Architect:
reForm Architects
Structural Engineer:
**Elliott Wood
Partnership**
Cost Manager: **Arup**
Lighting Design:
**David Becker
Lighting Design**
Value: **£155,000,000**
Size: **184m**

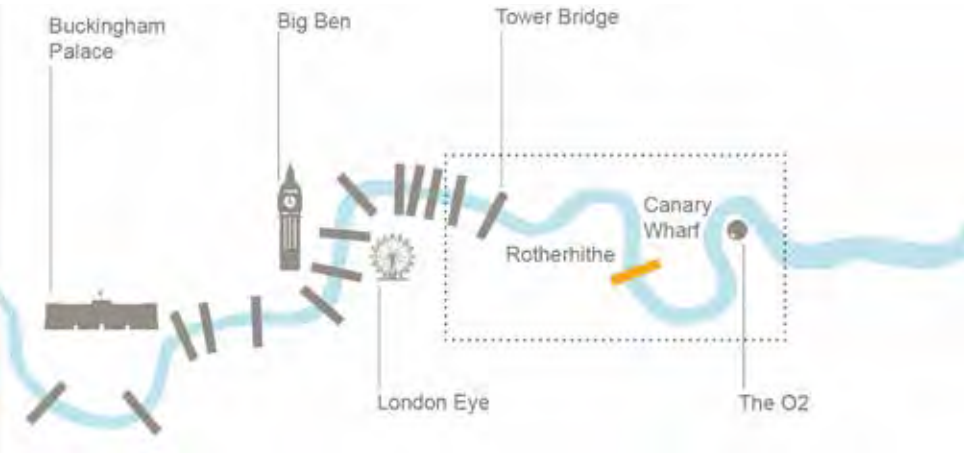
PEOPLE’S CHOICE

Rotherhithe Bridge
Durands Wharf, Rotherhithe, Southwark, SE16

The inaugural People’s Choice winner celebrates the will of two communities to have a link across the river. Receiving an overwhelming number of votes from these two neighbourhoods and those further afield, this new bridge would become one of the first bridges east of Tower Bridge. The energy-efficient design spans the considerable width of the Thames with wishbone-like mast

structures that can pivot to enable the bridge to lift at its centre to allow large ships to pass.

The scheme was praised by voters for its green credentials and innovation, with ‘references to London’s heritage as a 21st century Tower Bridge’ whilst being ‘highly functional; enhancing communications, and facilitating work and community links’.



See page 122 for full project information



<
Wilton's Music Hall
© Helene Binet

CONSERVATION & RETROFIT

Sponsored by Urban Space Management

The conservation and retrofit section this year, presented by category assessors John Robertson, director of John Robertson Architects; and Jeremy Foster, director of Ramboll, ranged from a tower in the Barbican being converted into luxury housing, to a private members' club created from a building destroyed by fire in 2009.

The unbuilt winner, Fairfield Halls and College Green, returns the building to the community and represents the aspiration for the entire area, with judge David Burney remarking that 'you can see [the project] spinning off into a lot of secondary benefits with people going there and the economic benefits that will result'. Fellow judge Peter Murray added that the scheme will transform a building which 'desperately needs to come back into decent use'.

The built winner, Mount Pleasant Studios in Clerkenwell, was, said the category assessors, 'completely different from almost everything we've seen'. Praised for its conspicuous renovation, the jury admired the architect 'seamlessly linking the three buildings, providing inhabitants with their own apartments, and designing a courtyard which is full of 'incidents', and cleverly designed interventions'.

This year, the jury felt the projects within this category should form two separate prizes, with the

introduction of a Restoration winner to celebrate the project that showed both London's wealth of historic fabric and its consultants' expertise in bringing it back to life. The inaugural winner – Wilton's Music Hall – was judged to be 'charming', having exercised admirable restraint, with the director in charge of the building's trust Frances Mayhew instructing its architects to do no more than was essential to keep it going whilst preserving its charisma.

Across the category, the judges made three commendations. In the unbuilt section, 55 Broadway was praised for recognising the original vision by architect Charles Holden. The project – branded 'very impressive' by Dominique Alba – reworks the neglected building on top of St James' Park tube station, improves the public realm and removes the 1970's 100 Petty France building; 'righting a wrong and re-expressing something that deserves to be re-expressed'. East Dulwich Picturehouse and Café was commended for its 'robust yet sensitive transformation', preserving the best of the old Victorian church and schoolhouse, while the third commendation went to 184 Shepherd's Bush Road, for the way its new roof has transformed the formerly squat building.

Fairfield Halls & College Green
Park Lane, Croydon, CR9

NEW LONDON AWARDS
WINNER

UNBUILT
Status:
Planning pending
Completion: **June 2018**
Client: **LB Croydon**
Masterplanner and
Architect: **Rick Mather Architects**
Structural, M&E
and Sustainability
Engineer:
Mott MacDonald
Planning Consultant:
Turley
Landscape Architect:
Gross.Max
Project Manager/
Cost Consultant:
Mott MacDonald /
Gerald Eve
Access Consultant:
David Bonnett
Associates
Arts / Performance
Consultant:
Anne Minors
Value: **£30,000,000**
Size: **21,160 sqm**

This heritage-led regeneration scheme is the result of extensive consultations with the local community to transform and give new life to these landmark buildings. Underpinning the large-scale change of central Croydon, the conservation project seeks to sympathetically upgrade the celebrated but declining Grade II

listed Fairfield Halls, returning many features of the 1962 building and modernising it for future performances. The wider scheme includes the transformation of College Green to provide a improved public amenity space, a contemporary gallery and a centralised energy centre.



Mount Pleasant Studios
52-54 Mount Pleasant, Camden, WC1

Sited within a peaceful suntrap courtyard near High Holborn, this sheltered housing project provides ensuite accommodation for 52 homeless people. Reinstating 18th century routes, the project has formed a more coherent courtyard by demolishing a section of the existing scheme and patching

in the long façades with London Vernacular buildings. The project provides direct access to a laundry, shared kitchens, a consulting room alongside a variety of apartment types – from self-contained, to shared-living, to disabled access – and seeks to encourage social interaction and engagement.



NEW LONDON AWARDS
WINNER

BUILT
Completion: **July 2014**
Client: **LB Camden**
Architect: **Peter Barber Architects**
Structural Engineer:
Rolton
M&E / Sustainability
Engineer: **Eng Design**
Project Manager / Cost
Consultant: **EC Harris**
Acoustic Consultant:
Spectrum Acoustic
Contractor:
Willmott Dixon
Value: **3,760,000**
Size: **1,505 sqm**

Wilton's Music Hall
1 Graces Alley, Tower Hamlets, E1

NEW LONDON AWARDS
WINNER

BUILT
Completion: **September 2015**
Client: **Wilton's Music Hall Trust**
Architect: **Tim Ronalds Architects**
Contractor: **Fullers Builders** (Phase 1), **William Anelay Ltd** (Phase 2)
Conservation Plan: **John Earl**
Structural Engineer: **Cambridge Architectural Research**
Services Engineer: **Max Fordham LLP**
Theatre Consultant: **Carr & Angier**
Acoustic Consultant: **Ramboll**
Access Consultant: **All Clear Designs**
Quantity Surveyor: **EC Harris** (Phase 1), **Bristow Johnson** (Phase 2)
Value: **£3,000,000**
Size: **1,496 sqm**

Rescuing this Grade II* listed mid-Victorian Music Hall from a state of despair, the project sought to ‘do no more than essential’. Working closely with the client, the design introduces the necessary interventions without compromising the building’s existing

character. After nine years needed to raise the funds and complete the project, Wilton’s can now safely host a wide range of activities, from new work in the creative arts, to school workshops and family weekends with the local community.



© Helene Binet



55 Broadway
Victoria, City of Westminster, SW1

Seeking to conserve the Grade I-listed London Underground offices as a heritage asset, this project unpicks a series of insensitive interventions that have been added over the years, with a focus on improved public realm, while changing the primary use to residential-led mixed-use. The removal of the 1970s infill building, 100 Petty France, will unveil the impressive sculptures high on the façades, with the project reactivating the street entrances with unblocked windows and restored public circulation within.

NEW LONDON AWARDS
COMMENDED

UNBUILT Status: Planning granted Completion: 2021 Client: Transport for London Architect: TateHindle Heritage Consultant: Alan Baxter Associates Public Realm Consultant: BDP	Structural, M&E and Sustainability Engineer: Mott MacDonald Planning Consultant: CBRE Cost Consultant: Sweet Group Visual Consultant: AVR London Townscape Consultant: Tavernor Consultancy	Daylight/Sunlight Consultant: Deloitte Public & Stakeholder Consultant: Four Communications Agent: Knight Frank Size: 23,230 sqm
---	---	---

East Dulwich Picturehouse & Café
116A Lordship Lane, Southwark, SE22

Converting an abandoned Victorian church and schoolhouse into a three-screen arts house cinema, this robust yet sensitive transformation has revealed the building’s original features and retained its materiality and spatial qualities whilst meeting the strict acoustic requirements of a modern cinema. The scheme worked intuitively with the historic fabric, itself compromised by an unsympathetic 1960s conversion.



© Andy Matthews

NEW LONDON AWARDS
COMMENDED

BUILT
Completion: **May 2015**
Client: **Picturehouse Cinemas Limited**
Architect: **Panter Hudspith Architects**
Project Manager: **Whiles Partnership**
Structural Engineer: **Price & Myers**
Sustainability Consultant: **Milieu Consult**
Acoustic Consultant: **Sharps Redmore**
Contractor: **Kribensis Leisure Contracts**
Value: **£1,500,000**
Size: **586 sqm**



184 Shepherd's Bush Road
Hammersmith and Fulham, W6

Extending the Grade II* listed former Ford Motor Company garage, this project has created 50,000 square feet of new office accommodation, including the addition of three new floors housed in a striking 14m-high glass dome. Using modern diagrid technology, the extension provides both structural integrity and modern viewpoints, whilst externally rebalancing the structure's proportions. The pioneering early use of reinforced concrete frame in 1915 created some defects which were repaired during the reworking, alongside the retention of the original roller shutters, decorative features and finishes.



**NEW LONDON AWARDS
COMMEDED**

BUILT
Completion: **February 2016**
Client: **Westerland Real Estate Limited**
Architect: **ColladoCollins Architects**
Project Manager: **Paul Sanders Consulting**
Structural Engineer: **CampbellReith**
M&E / Sustainability Engineer: **Hilson Moran**
Planning Consultant: **Jon Dingle Ltd**
Heritage Consultant: **Turley Associates**
Cost Consultant: **Alinea consulting LLP**
Main Contractor (basebuild): **McLaren Construction**
Roof Contractor: **Seele**
Employer's Agent: **RISE Management Consulting**
Value: **£30,000,000**
Size: **2,332 sqm**



Alphabeta
2 Worship Street, Islington, EC2

Reinventing a large historic building as new creative workspace, this scheme seeks to meet modern work practices and lifestyles. An innovative street-entrance cycle ramp allows users to ride their bikes through the building into extensive cycle parking and changing facilities. A dramatic nine-storey glazed atrium with cantilevered meeting rooms has created a contemporary workspace without hiding the original structures of the building, whilst an additional storey has provided an extensive roof terrace.

BUILT
Completion: **June 2015**
Developer: **Resolution Property**
Architect: **Studio RHE**
Structural Engineer: **Furness Partnership**
Services Engineer / Sustainability: **AECOM**
Project Manager / Cost Consultant: **Quartz Project Services**
Contractor: **Galliford Try**
Value: **£41,000,000**
Size: **32,286 sqm**

Baylis Old School
Lollard Street, Lambeth, SE11

Together with a complementary new build, this project has restored and sensitively converted the 1960's Grade II-listed school buildings into 149 new homes, creating a sustainable future for this previously neglected set of buildings. Inspired by the 1960's architecture of the area, the scheme provides a variety of light-filled homes, landscape gardens, plazas and community facilities to re-connect with the wider neighbourhood.

BUILT
Completion: **July 2015**
Client and Project Manager: **Henley Homes**
Architect: **Conran and Partners**
Structural Engineer: **Lyons O'Neill**
Planning Consultant: **Mendick Waring**
Contractor: **Reis Construction**
Heritage Consultant: **KM Heritage**
Sustainability Consultant: **Create Consulting**
Value: **£74,000,000**
Size: **13,200 sqm**



7 Air Street
City of Westminster, W1

As part of The Crown Estate's transformation of Regent Street, this Grade II* listed building has been restored with modern sustainability standards, achieving the highest-scoring BREEAM rating for an historical building. Focusing on improving the longevity of the structure without compromising on layout or quality, the scheme provides 46,000 square feet of modern office space across seven floors, with a double-height lobby, and a green roof and two new roof terraces within the rebuilt upper two storeys.

BUILT
Completion: **October 2015**
Client: **The Crown Estate**
Architect and Interior Design: **Barr Gazetas**
Project Manger: **Buro Four**
Principal Contractor: **Sisk**
Planning Consultant: **CBRE**
Conservation Advisor: **Donald Insall**
Architects
Services Engineer: **AECOM**
Structural Engineer: **Waterman Structures**
BREEAM Consultant: **Waterman Energy, Environment & Design**
Quantity Surveyor: **Sweett Group**
Value: **£14,500,000**
Size: **4,275 sqm**

Blake Tower

Fann Street, Barbican, City of London, EC2

The restoration of the iconic Barbican’s fourth tower seeks to convert the interior spaces into 74 generous residential units, whilst retaining the building as a fine example of 1960s British Brutalist architecture, and reconnecting the neglected 17-storey tower with the local Barbican community.

UNBUILT

Status: **Under construction**

Completion: **2016/2017**

Client: **Redrow London**

Architect: **Harper Downie**

Interior Designer: **Conran and Partners**

Structural Engineer: **JSA**

M&E Engineer: **Caldwell Engineering Environments**

Planning Consultant: **Savills**

Manager/ Cost Consultant: **DBK**

Contractor: **MsAleer & Rushe**

Value: **£30,000,000**

Size: **7,100 sqm**



© Richard John Seymore

Broad Court

21 Broad Court, Covent Garden, City of Westminster, WC2

Originally built in 1897 as artisan workshops and accommodation, these two Grade II* listed warehouse buildings have been converted into six high-end apartments. The works revealed the original elements, enhanced by a limited palette of materials and colours. Opening up previously unused roof space allowed for the creation of two mezzanines, creating a feature of the original roof trusses.

BUILT

Completion: **January 2015**

Client: **GMS Estates**

Architect: **Emrys Architects**

Structural Engineer: **Elliott Wood Partnership**

M&E Engineer: **SGA Consulting**

Cost Consultant: **Project Focussed**

Contractor: **DDC Limited**

Value: **£2,700,000**

Size: **1,195 sqm**



© Alan Williams

C-SPACE

37-45 City Road, Islington, EC1

Refurbishing and retrofitting a former Shoreditch 1960s carpet factory into modern offices, this scheme has unlocked 62,000 square feet of reconfigured and refurbished interiors, a newly created courtyard and main entrance lobby, an additional storey, and an activated basement floor - transforming this building to meet modern tenant expectations.



© Peter Landers

BUILT

Completion: **November 2015**

Client: **Helical Bar**

Architect: **BuckleyGrayYeoman**

Project Manager: **GVA Second London Wall**

Structural Engineer: **Alan Baxter Associates**

Mechanical Engineer: **Hoare Lea**

Planning Consultant: **Dalton Warner Davis LLP**

Quantity Surveyor: **Arcadis**

Contractor: **Willmot Dixon**

Agent: **Hall Kemp**

Value: **£7,000,000**

Size: **5,760 sqm**



© Andy Staeg

Borough High Street

210 Borough High Street, Southwark, SE1

Refurbishing St. Dunstan’s House, this scheme has retained the existing building envelope and upgraded the external cladding using painted brick, new windows and Corten steel, creating an enhanced appearance on Borough High Street. An additional sixth storey above the remodelled fourth floor mansard structure has increased the office floorspace by 263 square metres. Internally, the Category B fit-out has created workspace that stands apart from the serviced office market, providing a more design-led and sustainable product.

BUILT

Completion: **October 2015**

Client: **The Office Group**

Architect: **Stiff + Trevillion Architects**

Structural Engineer: **Heyne Tillett Steet**

Building Services: **Chris Evans Consulting**

Project Manager: **Quantum**

Planning Consultant: **Tibbalds Planning & Urban Design**

Contractor: **ICONIC**

Value: **£5,500,000**

Size: **4,500 sqm**

The Cooperage
Clerkenwell, Islington, EC1



© Peter Landers

Rationalising the plan of an early 1900’s industrial building with a suspended, freestanding steel and timber staircase, the project creates generous open plan family and social spaces on the lower levels, with more private bedrooms and studies at higher levels.

BUILT
Completion: **May 2015**
Architect: **Chris Dyson Architects**
Structural Engineer: **Stodart Associates**
Contractor: **FMK Construction Ltd**
Value: **£850,000 - £1,000,000+**
Size: **490 sqm**

76 Dean Street
76 Dean Street & 5 Richmond Mews, Soho, City of Westminster, W1

Located within the Soho Conservation Area, this Grade II* listed building – originally built as a private house in 1732 – was completely devastated by a fire in 2009. Extensive forensic restoration work has fully reinstated the five-storey townhouse to its former glory, creating a new members club for Soho House. The design clearly differentiates between the old and the new, with the restoration of the townhouse and the new-build extension treated separately.

BUILT	Planning Consultant:
Completion:	Gerald Eve
September 2015	Cost Consultant:
Client:	Gleeds
Soho Estates Ltd	Heritage Consultant:
Architect: SODA	Heritage Collective LLP
Project Manager: DML	Contractor:
Structural Engineer:	Inhouse Build
Price & Myers	Value: £6,000,000
M&E Engineer:	Size: 1,800 sqm
Thornton Reynolds	



© Richard Chivers

Deborah House
Steven’s Avenue, Hackney, E9

Providing a cost-effective solution for retaining space for artists to work in East London in the face of growing unaffordability, this scheme has revitalised a dilapidated building to help maintain the area’s artistic communities. The light-touch refurbishment of this 20th century factory building included galvanized steel cladding to improve thermal efficiency whilst protecting the existing decaying brickwork, and a 400 square metre biodiverse living roof.

BUILT	Project Manager / Cost
Completion: January 2015	Consultant: Brooke Vincent & Partners
Client: SPACE Studios	Contractor: BRAC Contracts Ltd
Architect: Sarah Wigglesworth Architects	Value: £837,880
Structural Engineer: Osborne Edwards Ltd and Derek Lofly & Associates	Size: 2,305 sqm



© Chris Dorley-Brown

33 Grosvenor Street
Mayfair, City of Westminster, W1

Located in the heart of Mayfair, this Grade-II listed part-heritage refurbishment part-extension project has rescued the building from disrepair. Considered to be a fine example of an Edwardian residence, the project integrates new and existing elements to create a next generation townhouse office, with a contemporary extension, enhanced historic features and integrated discreet servicing.



© James Balston

BUILT
Completion: **September 2015**
Client: **Grosvenor Britain & Ireland**
Architect: **Squire and Partners**
Structural, M&E and Sustainability Engineer: **Ramboll UK**
Planning Consultant: **Gerald Eve**
Project Manager / Cost Consultant: **EC Harris**
Contractor: **Sir Robert McAlpine**
Value: **£13,000,000**
Size: **2,332 sqm**

Hammersmith Mission Hall

41 Iffley Road, Hammersmith and Fulham, W6

Preserving the original character of the building, the conversion of this former mission hall will create four new homes within the original shell of the building. Retaining the Neo-gothic façades and exposed roof trusses, the project will insert modern prefabricated timber elements to form distinct living spaces, with a glass clerestory and new roof openings allowing daylight and fresh air into a series of interior courtyard gardens. Sedum roofs and a growing wall will enclose and separate the timber living spaces from the neighbouring homes.



UNBUILT
Status:
Planning pending
Completion: **June 2018**
Client: **Agate Properties Ltd**
Architect: **HÖT**
Planning Consultant: **Firstplan**
Size: **593 sqm**

U+I Headquarters

7A Howick Place, Victoria, City of Westminster, SW1

Transforming a former Post Office factory into innovative office workspace, this scheme embraces the building’s rich history of change evidenced by layers of structure, extension, infill, colour and texture. The new insertions – a floating boardroom, ramp and central stair – are composed to bring light, surprise and intrigue, adding a contemporary layer of movement to enjoy the three-dimensional volumes.

BUILT
Completion: **October 2015**
Client: **U+I**
Architect: **Coffey Architects**
Interior Designer: **ARD**
Project Manager and Quantity Surveyor: **Beadmans**

Structural Engineer: **RWA**
M&E Engineer: **MTT**
Contractor: **QOB**
Value: **£3,200,000**
Size: **2,785 sqm**



© Tim Soar

Waddesdon Bequest Gallery

British Museum, Great Russell Street, Camden, WC1



BUILT
Completion: **June 2015**
Client: **British Museum**
Architect: **Stanton Williams**
Conservation Architect: **Purcell**
Building Contractor: **Coniston**

Showcase Manufacturer: **Goppion S.p.A**
Cost Consultant: **Potter Raper Partnership**
Structural Engineer: **Alan Baxter & Associates**

Services Engineer: **TGA Consulting Engineer**
Lighting: **LAPD**
Signage/Graphics: **Cartlidge Levene**
CDM Coordinator: **PFB Construction Management**
Mountmaker: **Colin Bowles Ltd**
Size: **162 sqm**

Situated in one of the oldest parts of Sir Robert Smirke’s British Museum, the project has restored and revitalised this historically important yet previously under-used space, allowing for the collection to be better understood in its context. The design was simultaneously developed from two perspectives: working from the objects outwards to understand the display needs of each artefact, and from the room inwards to fully understand the possibilities of Smirke’s architecture for its new use.



CULTURE & COMMUNITY

Culture is part of London's USP. That, at least, was what former deputy mayor for education and culture Munira Mirza said was a key factor in the city's success, with culture and creative industries worth £35bn and accounting for around one in six jobs. It is also a massive driver for tourists and talent-retention for companies enticing workers to London's vibrant and culturally diverse landscape. But challenges abound, not least the loss of 35% of music venues over the last eight years and the continuing loss of artists' studios.

The Gagosian Gallery's place on the shortlist showed the importance of gallery space to the economy of London and the worth of bringing galleries back into the West End from 'Hoxton hip', said category assessor, consultant Rosemarie MacQueen. 'It's a brilliant piece of public space', added

judge Peter Murray. 'What it has done to that area is great.'

But this year's winner, the Shaftesbury Theatre, represents an 'absolutely stunning addition to the townscape', with its new fly tower making an enormous difference to events the previously threatened – and temporarily dark – theatre can put on. Murray added that it was a 'great intervention and a real surprise to see it there. It seems to fit in perfectly'. Two commendations were awarded: Camberwell Library for its welcoming and accessible scheme, providing a source of encouragement in these days of closures elsewhere; commended alongside the Crouch End Picturehouse, which has created a 'welcoming place' and popular community facility with rentable rooms, fulfilling a much-needed social focus for the locality.

Shaftesbury Theatre
210 Shaftesbury Avenue, Camden, WC2

NEW LONDON AWARDS
WINNER

BUILT
Completion: **January 2016**
Client: **Shaftesbury Theatre / The Theatre of Comedy Company**
Architect: **Bennetts Associates**
Structural Engineer: **M.J. Consulting Engineers**
Services Engineer: **E3**
Building Control: **AIS**
Principal Contractor: **Fabrite Engineering Ltd**
Project Manager/Cost Consultant: **GVA Acuity**
Acoustic Design: **Gillieron Scott**
Fire Engineer: **The Fire Surgery**
Value: **£5,000,000**

Enabling this West End theatre to accommodate modern productions, this project has added a 35-tonne capacity flytower, plus offices and a plant to the listed building. Enhancing the ornate terracotta façade, a

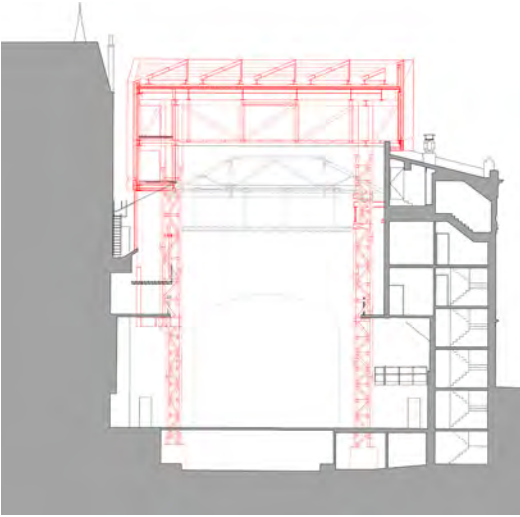
dramatic weathered-steel flytower box sits atop the building, creating angular volumes that complement both the existing façade and the adjoining building’s faience.



© Peter Cook



© Peter Cook



Camberwell Library
48 Camberwell Green, Southwark, SE5

Sited within the Camberwell Green Conservation Area, this new library has been designed to minimise the CO² footprint while providing state-of-the-art facilities. The new two-storey brick building accommodates a larger stock of books, IT provisions, a new study area, and flexible meeting rooms available for use by local community groups. Externally, a pedestrian ‘spine’ leading to Camberwell Green echoes the geometry of the building, defining the principal routes across the site and significantly improving the public realm and providing safe, pedestrian-priority routes.

NEW LONDON AWARDS
COMMENDED

BUILT Completion: November 2015 Client: LB Southwark Intelligent Client: Burnley Wilson Fish Architect and Landscape Architect: John McAslan + Partners	Structural Engineer: Haskin Robinson Waters Contractor: Balfour Beatty CDM Consultant: Aversion Risk Management Services	Services and Sustainability Consultant: Elementa Consulting Acoustic Consultant: RBA Acoustics Value: £2,018,000 Size: 804 sqm
--	---	---



© Edmund Summer

Crouch End Picturehouse
165 Tottenham Lane, Haringey, N8

Converting a 1950’s factory and 1960’s office building into a five-screen Art House community cinema, this project has instated a semi-transparent façade – based on a Zoetrope – that acts as a ‘screen’ over the upper levels, casting playful shadows to the street below. The site is extremely compact and to ensure financial viability, screens and bars are located on multiple levels, with a bespoke self-supporting staircase enticing customers on an upward journey.



© Henrietta Williams

NEW LONDON AWARDS
COMMENDED

BUILT
Completion: **November 2015**
Client: **Picturehouse Cinemas Limited**
Architect: **Panther Hudspith Architects**
Structural Engineer: **Price & Myers**
Sustainability Consultant: **Greenbuild Consult/ Panther Hudspith**
Project Manager: **Whiles Partnership**
Contractor: **Phelans Construction**
Value: **£4,500,000**
Size: **1,940 sqm**

East Dulwich Picturehouse & Café
116A Lordship Lane, Southwark, SE22

Transforming a Victorian church and schoolhouse into a three-screen community cinema, this project has reinforced the building’s role as a community hub, with full accessibility to all public areas. The cinema also includes a café, bar and restaurant, conservatory, garden, and a dramatic triple-height foyer decorated with laser-etched plywood boards that display 2,100 of the founder members’ names.



© Andy Matthews

BUILT
Completion: **May 2015**
Client: **Picturehouse Cinemas Limited**
Architect: **Panter Hudspith Architects**
Project Manager: **Whiles Partnership**
Structural Engineer: **Price & Myers**
Sustainability Consultant: **Milieu Consult**
Acoustic Consultant: **Sharps Redmore**
Contractor: **Kribensis**
Leisure Contracts
Value: **£1,500,000**
Size: **586 sqm**

Gagosian Gallery, Mayfair
20 Grosvenor Hill, City of Westminster, W1

Contributing to the rejuvenation of Grosvenor Hill, this scheme has transformed a 1960s office block between an NCP car park and a residential tower into a highly accessible new gallery space. Externally, the podium is clad in handmade Roman bricks, which creates a unique appearance through the play of light, shadow and texture. Full-height glass doors and large vitrine windows punctuate the façade, advertising the main gallery and providing passers-by with glimpses of the gallery spaces.

BUILT Completion: October 2015 Client and Project Manager: Grosvenor Architect: TateHindle Interior Architect: Caruso St John Landscape Architect: BDP	Structural, M&E and Sustainability Engineer: Ramboll Planning Consultant: Gerald Eve Cost Consultant: Arcadis Contractor: Chorus	CDM Co-ordinator: WSP Lighting Design: Arup Approved Building Inspector: MLM Value: £16,200,000 Size: 1,670 sqm
---	---	--



© Philip Vile

The Library at Willesden Green
95 High Road, Brent, NW10

Updating a much-loved Victorian library with a connection to a new triangular-based building, this project provides library facilities alongside café, training, arts, exhibition and function spaces, and the Brent Museum. Retaining a large London Plane tree, the building’s distinctive polychromatic brickwork façade draws inspiration from the local context. Internally, a four-storey atrium creates natural daylighting and ventilation through glazed rooflights.

BUILT Completion: September 2015 Client: LB Brent Architect: Allford Hall Monaghan Morris Contractor: Galliford Try Structural / Services Engineer and Planning Consultant: URS	Project Manager: Total Project Integration Cost Consultant: Stace Landscape Architect: Gillespies Access Consultant and Inclusive Design: David Bonnett Associates Value: £10,500,000 Size: 4,500 sqm
--	--



© Tim Soar

London Olympic Stadium Transformation
Stratford, Newham, E20



© Populous

Transforming the 17.7 hectare London 2012 Olympic Stadium into a multi-functional, world-class facility for athletics, football, rugby, motor racing and concerts, this intervention has removed, recycled, and replaced the original fabric roof with a larger, solid cover that is the largest single-span cable net stadium roof structure in the world – 45,000 square meters in size. A new ‘halo’ of spectator facilities encircling and securing the stadium will allow for improved corporate hospitality offices.

UNBUILT Status: Under construction Completion: May 2016 Client: E20 Stadium LLP Architect: Populous Project Manager: Mace Structural Engineer: BuroHappold Engineering M&E / Sustainability Engineer: Imtech	Acoustic Engineer: Vanguardia Consulting Planning Consultant: Savills Cost Consultant: Balfour Beatty Contractor: Balfour Beatty Size: 70,900 sqm
---	--

Science Museum Research Centre
165 Queen's Gate, Kensington & Chelsea, SW7

BUILT
Completion: **November 2015**
Client: **Science Museum**
Architect: **Coffey Architects**
Project Manager: **Lendlease**
Structural Engineer: **Fothergill**
M&E Engineer: **SVM**
Quantity Surveyor: **Turner & Townsend**
Contractor: **Paragon**
Specialised Metal Sub-contractor: **Millimetre**
Joinery Sub-contractor: **Tagg Furniture**
Lighting: **ZNA**
Graphic Design: **Patrick Fry**
Value: **£925,000**
Size: **545 sqm**



© Tim Soar

Wellcome Collection
183 Euston Road, Camden, NW1

As a growing visitor centre, the Wellcome Collection required a reorganisation of the internal space to enhance the visitor experience. Creating 40 per cent more exhibition space, this project includes a new youth events space, a research area, and a new Reading Room. A dynamic steel staircase has been introduced between the ground and second floors to encourage better circulation and invite visitors up to the expanded gallery spaces and destination restaurant.

BUILT	Services Engineer:	Acoustic/Fire
Completion:	Max Fordham	Consultant:
March 2015	Planning Consultant:	BuroHappold
Client: Wellcome Trust	Porta Planning	Access Consultant:
Architect: WilkinsonEyre	Quantity Surveyor:	Earncliffe, Making
Reading Room	Turner & Townsend	Access Work
Architect: AOC	Contractor:	Heritage Consultant:
Structural Engineer:	Overbury PLC	Turley Associates
AKT II	Wayfinding:	Value: £17,500,000
	Holmes Wood	Size: 16,190 sqm



© Craig Sheppard

>
The Library
at Willesden Green
© Tim Soar





EDUCATION

The education category in this year's awards was, to coin a phrase, comprehensive. It displayed a wide sweep in scale from tiny primary schools to a community college, to the large-scale centres of research such as the Wellcome Centre, where – as with other projects across the capital – engagement with the public is a growing design factor.

Category assessor Carol Lelliot, partner at Nicholas Hare, described the winner – the RCA Battersea – as a 'great, factory-like building of making, doing and designing' with its melting-pot central space drawing activities together and public spaces around its edge. Judges praised the 'stand-out' scheme's sequence of spaces, and the shop front café, prompting some of the jury to remark that they might like to be a student there.

Commendations went to three smaller scale projects; firstly for The Bath House Children's Community

Centre, a 'witty' refurbishment project including an internal treehouse-staircase which feels spacious and has already taken the stress out of the staff's day to day issues. Another project recognised was the Employment Academy, 'a cracking building' that represented 'the exuberance of the existing [Arts and Crafts] building', and a 'celebration of masonry'. Judge Riccardo Marini said it 'even reminded him of Le Corbusier's Ronchamp'. The Newington Green Primary School represents a commendable and 'very jolly' reworking of a 1950s prefab school that has managed to use less glass but become much lighter and brighter inside. It has a life of its own; they've been very, very brave, said Lelliot. 'It would have been so easy to have demolished this but what they have tried to do is capture that same spirit of the 1950s – of daylight and air – and make it work in the 21st century.'

RCA Battersea
1 Hester Road, Wandsworth, SW11

NEW LONDON AWARDS
WINNER

BUILT
Completion: **April 2015**
Client: **The Royal College of Art**
Architect: **Haworth Tompkins**
Structural Engineer: **Price & Myers**
M&E, Sustainability Engineer and Acoustic Engineer: **Max Fordham LLP**
Planning Consultant: **DP9**
Project Manager/Cost Consultant: **AECOM**
Contractor: **Vinci Construction** (Woo Building) and **Wates Construction** (Dyson Building)
Quantity Surveyor: **Gardiner & Theobald**
Value: **£24,900,000**
Size: **7,300 sqm**

Comprising of three new buildings – the Sackler, Dyson and Woo buildings – the scheme aims to create a ‘horizontal drift’ between disciplines to foster collaboration, with 7,300 square metres of new space for workshops, individual studios, gallery, and a 250-seat lecture theatre. Inspired by Andy

Warhol’s Factory, it accommodates four Programmes – Printmaking, Photography, Metalwork and Ceramics & Glass – and successfully houses each with their own technical machinery requirements, allowing the RCA to continue to attract the best creative talent.



© Philip Vile



© Philip Vile



© Philip Vile

The Bath House Children's Community Centre
76 Shacklewell Lane, Hackney, E8

Conceived as a way to enhance the wellbeing of children and staff, this extension project has created a large open plan multi-purpose space with a central tree-like form, providing areas for quiet play, reading, sleeping, adventure and creativity. The space has to operate as a nursery for children aged 1-5, as well as for after-school clubs and holiday care provision, and so it was paramount for the community and the project’s own viability that the building remained in constant use by children and staff during the 11-week build.

NEW LONDON AWARDS
COMMENDED

BUILT
Completion: **September 2015**
Client: **Margaret Norwood**
Architect: **Lipton Plant Architects**

Structural Engineer: **Buxton Associates**
Contractor: **Ecore Construction**
Value: **£115,000**
Size: **80 sqm**



© David Vintiner

Employment Academy
29 Peckham Road, Camberwell, Southwark, SE5

Offering skills training and support services for long-term workless people, the project refurbishes and extends the Arts & Craft Poor Law Guardian’s building and creates a social courtyard at its heart. New buildings are constructed in a rustic brick, with existing façades handled as a complex patchwork of new and reclaimed brick – new windows cut in and old ones bricked up. Thick walls facing the courtyard incorporate an inset terrace, window seats and south-facing domed exedra.

NEW LONDON AWARDS
COMMENDED

BUILT
Completion: **August 2015**
Client: **Thames Reach**
Architect: **Peter Barber Architects**
Structural Engineer: **Bolton Priestley**
M&E / Sustainability Engineer: **Ramboll**
Project Manager and Cost Consultant: **M3**
Contractor: **Lakehouse**
Acoustic Consultant: **Acoustics Plus**
Value: **£3,000,000**
Size: **1,979 sqm**



© Morley von Sternberg

Newington Green Primary School
Mathias Road, Islington, N16

Reconfiguring and refurbishing a 1950’s school to create a new Early Years Wing, the project has increased teaching space and significantly improved the thermal performance of the building. With state-of-the-art classrooms, an integrated nursery, new library, messy room, staff room, and spaces for performance, physical education and the arts, the building now fully integrates new technology to drive learning in a way the school was not able to do before.



© Simon Kennedy

**NEW LONDON AWARDS
COMMENDED**

BUILT
Completion: **March 2015**
Client: **LB Islington and Newington Green Primary School**
Architect: **Paul Murphy Architects**
Structural Engineer: **AKS Ward**
M&E Engineer: **Ramboll**
Cost Consultant: **Bristow Johnson**
Contractor: **Mansell**
CDMC: **JMP**
Value: **£4,700,000**
Size: **3,425 sqm**

Channing School
The Bank, Highgate, Camden, N6

Extending the school’s estate with three new buildings to create a new ‘village green’ at its heart, the additions seek to respect and reflect the adjacent listed buildings on campus. Set within the Highgate Village Conservation Area, with sensitive views of the site from Highgate Hill, the additions have been conceived as a coherent ‘family’ of simple pitched extrusions that echo the structure of the Founders’ Hall to the north, whilst framing views of the school’s stepped landscape to the southeast.

BUILT
Completion: **September 2015**
Client: **Channing School**
Architect: **BuckleyGrayYeoman**
Project Manager: **GVA Second London Wall**
Structural Engineer: **Heyne Tillett Steel**
M&E and Sustainability Engineer: **Cundall**
Project Manager and Quantity surveyor: **Stace LLP**
Contractor: **Barley McNaughton**
Brickwork Subcontractor: **Just Facades**
Value: **£7,700,000**
Size: **1,645 sqm**



© Dirk Lindner



© Anthony Coleman

The Francis Crick Institute
215 Euston Road, Camden, NW1

One of the most significant developments in Europe for biomedical science, the scheme creates space for 1,500 people over seven floors of flexible laboratory spaces. Grouped around a central collaboration space, glazed walls allow views into laboratories promoting openness and collaboration whilst maintaining natural lighting. Low energy design solutions and flexible, reconfigurable laboratory spaces ensure the building will be sustainable in the long-term.



© HOK & Glowfrog

UNBUILT
Status: **Under construction**
Completion: **May 2016**
Client: **The Francis Crick Institute**
Architect, Interior Design, Lab Planning, Landscape Architect: **HOK**
Structural Engineer: **AKT II**
M&E and Project Manager: **Arup**
Sustainability: **URS Corporation**
Planning Consultant: **CBRE**
Cost Consultant: **Turner & Townsend**

BRF Consultant: **BMJ**
Acoustic & Vibration Consultant: **Cole Jarman**
Building Massing, External Envelope Design and Planning Submission: **PLP Architecture**
Cladding Consultant: **EPPAE**
Lighting Consultant: **Pokorny Lichtarchitektur**
Contractor: **Laing O’ Rourke**
Value: **£460,000,000**
Size: **91,000 sqm**

Lyndhurst Primary School
Grove Lane, Southwark, SE5

Expanding the existing buildings to meet educational needs and modernise facilities, the design seeks to unite the varied heritage of the neighbouring buildings, with the dominant use of brick defining the extension’s appearance and providing a modern interpretation of the existing architectural context. Playful elevations have resulted from the natural ventilation strategy, which provides the classrooms with fresh air at high and low levels in each classroom, whilst also giving children a variety of views out to the distinct new external spaces.

BUILT
Completion: **August 2015**
Client: **LB Southwark and 4Futures**
Architect: **Cottrell and Vermeulen Architecture**
Structural Engineer: **Engineers HRW**
M&E Engineer: **Elementa**
Contractor and Project Manager: **Balfour Beatty, 4Futures**
Value: **£5,000,000**
Size: **1,200 sqm**



© Hutton + Crow

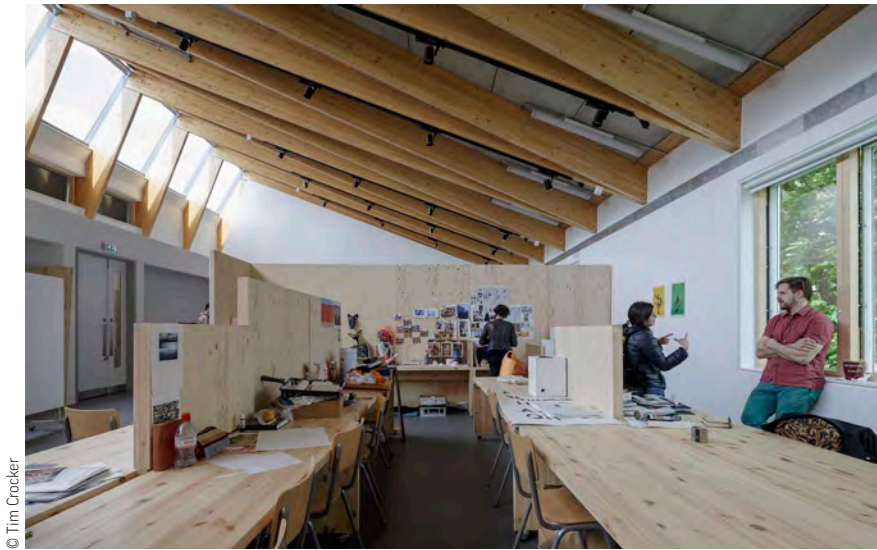
Mayfield School
6 Pedley Road, Dagenham, Redbridge, RM8

Providing affordable and urgently needed school places, the scheme creates flexible teaching spaces and a new social heart around a Hellerup stair, in addition to extensive sports facilities and a dance studio for students and the local community. The BREEAM Excellent school utilised cross laminated timber to provide an environment that is close to Passivhaus, and was built to a reduced EFA budget by using digital design and off-site construction to create an exemplar solution in delivering a high quality school with a low budget.

BUILT
Completion: **March 2015**
Client: **LB Redbridge**
Architect: **David Miller Architects**
Structural Engineer, M&E and Sustainability Engineer: **Ramboll UK**
Contractor: **Bouygues UK**
CLT Supplier: **KLH**
Value: **£18,200,000**
Size: **8,500 sqm**

New Studios, Wimbledon College of Arts
Merton Hall Road, Wimbledon, Merton, SW19

Achieving the second highest BREEAM score in the world at design stage assessment, this zinc-clad flexible enclosure provides high-quality multi-purpose spaces with natural light and ventilation linked to existing studios via a canopy structure with semi-outdoor storage. The building has replaced a number of temporary structures, and has been designed to meet the College’s priorities of flexibility, sustainability, and speed of construction, with all studios cleared of internal structure, and ventilation, heating and lighting systems zoned, so the spaces can be easily sub-divided and self-sufficient in the future.



© Tim Crocker

BUILT
Completion: **January 2016**
Client and Project Manager: **University of the Arts London**
Architect: **Penoyre & Prasad**
Structural Engineer: **Webb Yates**
M&E / Sustainability Engineer: **Clearsprings Energy Solutions**
Planning Consultant: **Alsop Verrill**
Cost Consultant: **Chinmans**
Contractor: **R Durtnell & Sons Ltd**
BREEAM Consultant: **CarbonPlan**
Value: **£1,200,000**
Size: **535 sqm**

BUILT
Completion: **January 2015**
Client: **Richmond Adult Community Centre**
Architect: **Duggan Morris Architects**
Structural Engineer: **Elliott Wood Partnership**
M&E / Sustainability Engineer: **Skelly and Couch**
Planning Consultant: **GKA Limited**
Project Manager / Cost Consultant: **Turner and Townsend**
Contractor: **Leadbitter/ Bouygues**
CDM Coordinator: **Richard Wragg**
Value: **£6,000,000**
Size: **3,000 sqm**

Richmond Adult Community College
Parkshot, Richmond-upon-Thames, TW9

Consolidating two previous sites onto the Richmond Conservation Area site, this adult learning centre provides a sustainable teaching environment with a design that has been defined by a long-term community engagement process. The scheme provides greater access, inclusivity and flexibility, and has substantially upgraded the quality of the learning environment. Achieving BREEAM Excellent, the project retained many existing buildings and is wrapped with a highly efficient thermal fabric, with naturally ventilated, daylit teaching spaces.



© Mark Hadden

Sainsbury Wellcome Centre
25 Howland Street, Camden, W1

Designed with an insulated, light-transmitting undulating cast glass façade, this BREEAM Excellent scheme provides laboratory space for theoretical and experimental neuroscience research. Designed ‘from the inside to outside’ to meet the demand of this evolving field, the fully accessible centre has a minimum life span of 60 years. Unique reconfigurable double-height laboratories with natural light with full blackout potential allow the spaces to be adapted for different scientific fields, supported by flexible lecture and seminar facilities. Externally, the building is animated by a pocket park, artworks, and colonnade.

BUILT
Completion: **July 2015**
Client: **University College London**
Architect and BREEAM Assessor: **Ian Ritchie Architects Ltd**
Landscape Architect: **Ian Ritchie Architects Ltd & Hoo House Nursery**
Laboratory Planning: **David Kelly Associates**

Civil, Structural, Acoustic, and Building Services Engineer: **Arup**
Cost Consultant: **EC Harris LPP**
Lighting Consultant: **EQ2 Light**
Main Contractor: **Kier Major Projects**
Project and Contract Administrator: **Peter Brett Associates LLP**

Funder: **The Gatsby Charitable Foundation & Wellcome Trust**
Project Sponsor & Funders’ Representative: **Stuart A Johnson Consulting Limited**
Value: **£75,000,000**
Size: **14,394 sqm**



© Grant Smith



HOMES

Almost all of the houses in the submissions for the New London Awards this year are, said homes category assessor Jonathan Manser of The Manser Practice, shoehorned onto a tiny, often backland leftover site – a condition of London’s quest for more residential on diminishing space. London’s housing market continues to create headlines, leaving those outside of the capital far behind. A report published by Halifax in June showed that property prices per square metre rose by 432 per cent in Greater London compared with a national average increase of only 251 per cent over the last 20 years, with the average price of a London property up 9.2 per cent from the year before to £556,350. The shortlisted projects ride this wave by demonstrating a variety of ways to create livable spaces in the capital’s underutilised land.

The category winner, Modern Mews, transformed a house by including a ‘beautiful piece of joinery’ – the staircase – that runs through the middle of the project, with Japanese-

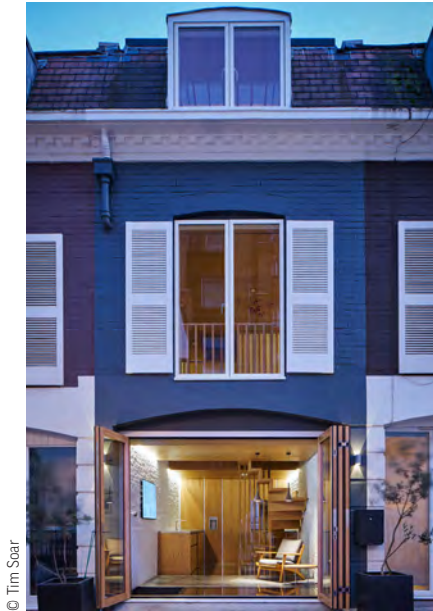
influenced touches elsewhere in the form of opening screens. ‘It just seemed to us it was really carefully thought-out and put together, very straightforward but in a way complex, getting vertical circulation and daylight into a terraced house’, said Manser. ‘They’ve created something which is almost a piece of art in itself.’ The judges agreed, with Monica von Schmalensee commending the scheme’s organisation and simplicity, without being ‘overdone’.

Also commended were the Tailored House in Kensington, which was adjudged to provide a very crisp modern addition to the end of terrace but which clearly had its own personality, and a design with a clarity and purpose to it. Judges felt the other commendation - Hindmans Road - a simple, carefully considered scheme of four houses squeezed into an area of residential terraces showed a real concern for the landscape, no wasted spaces, and had a richness and quality interior unusual for a speculative development.

Modern Mews
8 Craven Hill Mews, City of Westminster, W2

Improving natural light and spatial connectivity by moving the stair to the centre, this mews house has been completely re-thought for modern living. Glazed landings at each floor allow natural light to filter through the whole house and create a feeling

of connectivity, whilst sliding doors made of oak lamellas and glass with an interlayer of rice paper allow light to enter into spaces even when the doors are shut. Oak, glass, corian and polished concrete details create a warm, tactile environment.



**NEW LONDON AWARDS
WINNER**

BUILT
Completion: **November 2015**
Client: **Daniel & Ruth Wilson**
Architect: **Coffey Architects**
Structural Engineer: **Morph Structure**
Quantity Surveyor: **Stockdale UK**
Building Control: **Head Projects**
Contractor: **Woods London Ltd**
Fire Protection: **Rapidrop**
Value: **£380,000**
Size: **112 sqm**

Hindmans Road
Land to rear, 16-20 Hindmans Road, Southwark, SE22

Occupying an awkward site with limited access, these four houses have been designed around the existing Victorian perimeter walls, from which the brickwork was also inspired. The manipulation of the bricks form openings and set heights, while the introduction of brick toothing details echoes the neighbouring Victorian terraces. Each structure was built using a set module to reduce construction wastage.

**NEW LONDON AWARDS
COMMENDED**

BUILT Completion: December 2015 Client: FWD Architect: Foster Lomas Structural Engineer: Conisbee	M&E and Sustainability Engineer: EB7 Green Roof Sub-contractor: Organic Roofs Value: £900,000 Size: 370 sqm
--	--



The Tailored House
121 Milson Road, Kensington & Chelsea, W14



Resulting from delicate negotiations in a highly contested site, this project is conceived as a series of layers receding from the street, with varied façades lifted, punctured or fanned to allow light into the interior while maintaining privacy. The five-bedroom house is subtly differentiated from its neighbours, and has been shaped as an analogy of a tailored suit: recognisable, elegant and simple and belying the complexity of its fabrication, whilst, on closer inspection, revealing greater individuality and material opulence.

**NEW LONDON AWARDS
COMMENDED**

BUILT Completion: June 2015 Developer: 29 Developments Client: Roger Johnson Architect: Liddicoat & Goldhill Structural Engineer: Lyons O'Neill	Right To Light and Party Walls: Schroeders Beggs Project Manager, Cost Consultant and Contractor: Stephen Maggi Brick Supplier: Alastair Gray EH Smith Value: £750,000 Size: 221 sqm
--	---

Cozens Place
1-3 Cozens Place, 105 Effingham Road, Haringey, N8

Utilising a WWII bombsite, the scheme creates three two-bedroom mews houses on an unused back-land site, with open plan living and a mix of private and communal amenity spaces. Each home has a west-facing private rear garden, with the building’s zinc-chamfered roofs allowing the maximum light to reach the gardens. The design includes exposed brickwork walls, polished concrete floors, oak joinery and solar panels, and reaches Code for Sustainable Homes Level 4.



© Charlie Birchmore

BUILT
Completion: **December 2015**
Client: **Reve Developments**
Architect: **Unit 1 Architects**
Interior Design: **Mimi Dietrich**
Structural Engineer: **Parmar Brook**
Project Manager / Cost Consultant: **Arc Construction Consultants**
Contractor: **Silverview Developments**
Value: **£850,000**

Interspace
53 Barnsbury Street, Islington, N1

Closed off from the street by an electricity sub-station, building on this hidden site required an innovative design that allows sufficient natural light and air without any open façades. By offsetting the top storey, this scheme aims to amplify spaces with an open plan layout and strategically located skylights and glazed floors.

UNBUILT
Status: **Starting on site**
Completion: **September 2016**
Client: **Maurice Wood**
Architect: **Scenario Architecture**
Contractor: **Stephen Harris**
Value: **£160,000**
Size: **77 sqm**



© Hayhurst and Co

Garden House
27 Buckingham Road, Hackney, N1

Providing a new prototype for inner-city living, this project has created a home, studio and gallery under a ‘hanging-basket’ roof. Inserted within the existing boundary walls of a land-locked plot behind Victorian terraced housing in the de Beauvoir Conservation Area, the design has met the owners need for space and love of gardening – negotiating between maximising internal accommodation and protecting adjacent residential amenity.

BUILT
Completion: **April 2015**
Client: **Patrick Whitaker and Keir Malem**
Architect: **Hayhurst and Co.**
Structural Engineer: **Techniker**
Contractor: **Woodbar**
Value: **£300,000**
Size: **105 sqm**

Mews House
Dartmouth Hill, Blackheath, Greenwich, SE10

Sitting on the footprint of six former garages within Britain’s oldest Conservation Area, this pavilion-style house has an L-shaped plan overlooking a courtyard garden, with sliding glazing at ground floor and Juliet balconies at first floor. The green roof, Danish brick and external timber blinds help nestle the house in its leafy setting, whilst photovoltaic panels feed the car charging point. Internally, a double-height entrance leads to all spaces, including the open plan living space with dual-aspect fireplace.



BUILT
Completion: **June 2014**
Client and Architect: **Suzanne Brewer**
Quantity Surveyor: **CBL**
M&E Consultant: **White Associates**
Structural Engineer: **Evolve**
Contractor: **Astral**
Value: **£439,000**
Size: **245 sqm**

The Tin House
2 Smugglers' Yard, Hammersmith & Fulham, W12

Comprising a series of linked super-insulated metal-clad pavilions, this project has created a unique inward-looking courtyard house arranged around a tranquil pool. Responding to the irregular site boundary, the separate units each accommodate one room, with top-lit pyramidal roofs maximising internal volume and natural lighting. Secondary spaces such as washrooms, storage and stairs are concealed within the walls in-between the pavilions. A heat-recovery air system ensures energy efficient ventilation.

BUILT
Completion:
December 2015
Client and Architect:
**Henning Stummel
& Alice Dawson**
Structural Engineer
and Project Engineer:
**Michael Hadi
Associates Ltd.**

Contractor: **Artur
Koziol – Art n Design**
Value: **£770,000**
Size: **216.2 sqm**



>
The Tin House
© Luke Caulfield





HOTELS

With the rise of Airbnb and other threats to their takings, new London hotels are having to raise their game to attract some of the record numbers of tourists being attracted to the capital – 18.8 million foreign visitors last year alone. Part of the response has been to concentrate less on mere bedrooms alone and more on events and public spaces that create an ‘experience’.

Schemes of note in the capital include the reworking of the Sea Containers building on the South Bank, with its hotel bundled with offices, bars and restaurants, inspired by the kind of ‘lifestyle’ offer in places like The Hoxton, Rosewood and St Martins Lane Hotel. Another to watch in this area will be the conversion of the Camden Town Hall annex opposite St Pancras into a 270-key scheme designed by Orms as a Standard Hotel for Crosstree.

But it was a disappointing year for hotels entered into the awards this time, with only one entry deemed good

enough to make it through to the final shortlisted stage.

Green Rooms is, said category assessor Mark Bruce, director of EPR Architects, part of an unusual and innovative model of reinventing unloved buildings being pioneered across London by The Mill Co. Project. The firm is helping to reinvent the sector with a series of low cost projects designed to appeal to artists, with this scheme producing the UK’s first social enterprise hotel. Revitalising an Art Deco building, formerly an electrical goods showroom, the scheme has introduced a range of room types and social spaces, and features pieces from pre-and post-war British furniture designers. They are, said Bruce, ‘very inventive about becoming part of the community.’ The jury agreed by commending the scheme, with judge Monica von Schmalensee remarking that ‘it’s a game changer’.

The Green Rooms

13-27 Station Road, Wood Green, Haringey, N22

Restoring an 1935 Art Deco building into the first arts-led independent social enterprise hotel, this project has been designed to attract artists and people in the creative industries. Working with some of London’s leading cultural institutions, the hotel offers genuinely affordable accommodation for creatives increasingly priced out of the city, with prices starting at £18. The not-for-profit scheme comprises 22 double rooms, two long-stay studio apartments, and two dormitory rooms sleeping 12 and 16 people, alongside a top floor bar, gallery space, and ground floor restaurant with rent-free rotational residencies for emerging restaurateurs.



© Scott Kershaw

**NEW LONDON AWARDS
COMMENDED**

BUILT
Completion: **May 2016**
Client: **The Mill Co.**
Project
Architect: **SODA**
Funder: **LB Haringey and GLA**
Project Manager: **Nick Hartwright**
Contractor: **Paul Rogers**
Value: **£1,000,000**
Size: **3,360 sqm**



>
The Green Rooms



HOUSING

With London’s housing crisis deepening, it will be instructive to see what new mayor Sadiq Khan and his deputy mayor for housing James Murray have up their sleeves. How will the capital build enough quantum to reach its targets? How will enough truly affordable homes – whatever that now means – get built? And how will issues such as building on the Green Belt or ensuring Londoners get preference over international investors be resolved?

Whilst it was encouraging that this category saw the most entries across the Awards, the shortlist this year remained small, celebrating only the schemes that category assessors Alex Lifschutz, director of Lifschutz Davidson Sandilands; Sally Lewis, director of Stitch; and Jacob Loftus, head of UK investment, Resolution Property, saw to be exemplars for London.

The submissions displayed a continuing fondness for the London vernacular of recent times – the age of brick – but also a propensity to tackle the issue of providing more flexible homes for older citizens. One of the challenges of the sector is to come up with a ‘good average’, said

Lifschutz. ‘We struggle with that in this country.’ A trend to seek to squeeze out more housing from leftover sites in backwater sites close to railway lines also re-emerged as others in the capital were used up. And there was also the propensity – as shown in the winning unbuilt scheme – Somerleyton Road – to use more than one design team (six architects with one masterplanner) to provide variety on its long, thin, constrained site, whilst still ‘hanging together’ as a unified project. ‘I think that’s very important for London because we’re not very good at taking disparate schemes like that and making it work’, said judge Peter Murray. In the built winner, Corner House by DSDHA, there was a real concentration on quality, with, said Lifschutz and Lewis, ‘exemplary’ design which fits into its context well and feels ‘extremely well crafted’ from a developer more associated with office buildings. ‘It fits in so perfectly into its corner and is a good example of how to fit into its context’. Commendations were awarded to design-led housing for the elderly in Greenwich, and to the contextual South Acton Phase 3.1.

Somerleyton Road

Brixton, Lambeth, SW9

NEW LONDON AWARDS
WINNER

UNBUILT
Status:
Planning granted
Completion:
April 2019
Client: **LB Lambeth, Ovalhouse and Brixton Green**
Architect:
Metropolitan Workshop, Haworth Tompkins, Mae, Foster Wilson Architects, and Zac Monro Architects
Development Manager:
Igloo regeneration
Structural Engineer:
Conisbee
M&E / Sustainability Engineer: **BWB**
Planning Consultant: **Tibbalds**
Highways: **BWB**
Cost Consultant: **DBK**
Value: **£150,000,000**
Size: **43,000 sqm**

Providing 304 dual-aspect new homes across four new buildings – including 65 extra care homes – this residential-led, mixed-use development interlinks housing with community facilities, including a children’s centre, theatre and local shops. Each block is

designed by a different architect to a common strategy, giving each its own character whilst being recognisably of the same family. The scheme has been structured to make it easier for people to look after each other, and to create jobs and a range of activities.



Corner House

73 Charlotte Street, Camden, W1

Rights of Light established in neighbourhood properties inspired the design of this six-storey mixed-use building, which has been crowned by two jewel-like pavilions that have created additional residential space and value, which in turn allowed the inclusion of two

affordable units in the scheme. The brick building has been animated at street level by a shopfront, variety of entrances and winter gardens, improving the previous building’s mute and un-engaging facades.



NEW LONDON AWARDS
WINNER

BUILT
Completion:
October 2015
Client:
Derwent London
Architect: **DSDHA**
Delivery Architect:
Veretec
Structural Engineer:
Elliott Wood
Services / Sustainability Engineer: **GDM Partnership**
Cost Consultant:
Core 5
Planning Consultant:
DP9
Project Manager:
Gardiner & Theobald
Main Contractor:
Knight Harwood
Value: **£8,000,000**
Size: **800 sqm**

Greenwich Housing
Greenwich, SE9, SE10, SE12, SE13, SE18

Providing fully-adapted and accessible homes for residents aged 60+, this scheme aims to create more suitable, high-quality design-led homes across six under-utilised sites. By providing desirable alternative accommodation, these 22 homes seek to encourage older people to free up their existing social housing accommodation for larger households and young families.

NEW LONDON AWARDS
COMMENDED

BUILT
Completion: **September 2015**
Client: **RB Greenwich**
Architect: **Bell Phillips Architects**
Structural Engineer: **Richard Jackson**
Energy and Sustainability Consultant: **Create**

Lighting Consultant: **Fitzgerald**
Landscape Consultant: **Lynne Marcus Garden Design**
Cost Consultant: **Martin Arnold**
Contractor: **Newlyn**
Size: **6,400 sqm**



© Edmund Sumner

South Acton Phase 3.1
Vincent Road, Ealing, W3

Delivering 124 new homes as part of the South Acton regeneration area, this scheme also creates a new station square and café. The scheme’s south-facing communal courtyard responds to and overlooks the existing allotments, with façade materials manipulated to make a clear distinction between the external, street-facing ‘skin’ and the soft, colourful interior of the courtyard. The design features a high proportion of dual- and triple-aspect homes, which benefit from the breaks in the building form created to retain existing mature trees.



NEW LONDON AWARDS
COMMENDED

UNBUILT
Status: **Under construction**
Completion: **January 2017**
Client: **Acton Gardens LLP**
Architect: **Stitch**
Structural Engineer: **Colin Toms and Partners**
M&E / Sustainability Engineer: **Mendick Waring**
Planning Consultant: **Terence O'Rourke**
Project Manager / Cost Consultant: **Countryside Properties**
Landscape Architect: **BBUK**
Value: **£26,400,000**
Size: **14,570 sqm**



© Tim Crocker

Bacton Low Rise Phase 1
Cherry Court, 115 Wellesley Road, Gospel Oak, Camden, NW5

This exemplar community-led regeneration scheme transforms a poorly-maintained low-rise 1960s estate, creating a total of 294 mixed-tenure homes that reconnect the neighbourhood with the surrounding area. Phase 1 delivers 67 homes, of which 44 are for social rent, designed to mitigate the effects of its location next to the Euston north-west high speed rail line. The homes provide a range of exterior spaces, with private balconies, communal garden squares accessed by fob-controlled entrances, and a newly pedestrianised street that opens up views to the Grade I-listed St Martin’s church.

BUILT
Completion: **November 2015**
Client: **LB Camden**
Architect: **Karakusevic Carson Architects**
Structural, M&E and Sustainability Engineer: **Rolton Group**
Planning Consultant: **Quod**

Project Manager: **Developing Projects**
Cost Consultant: **Arcadis**
Contractor: **Rydon Group Ltd**
Landscape / Public Realm: **Camlins**
Value: **£18,000,000**
Size: **7,634 sqm**

Ely Court
1-21 Chichester Road, Brent, NW6

Sited within an estate regeneration plan that seeks to reintegrate communities with 40 per cent affordable homes and high standard design, these 44 mixed-tenure homes restore a street-facing architecture, new garden square, and mews housing into previously undefined open space. The four new buildings – Mansion Terrace, Flatiron, Link and Mews – each respond to their specific locale and exceed LHDG space standards, with porticos, double-height foyers, and 2.6-metre floor to ceiling heights.

BUILT
Completion: **December 2015**
Client: **LB Brent and Catalyst Housing**
Architect Phase 1b: **Alison Brooks Architects**
Architect Phase 1a: **Lifschutz Davidson Sandilands**
Contractor: **Wilmott Dixon Housing Ltd.**

Executive Architect: **Hester Architects**
Structural Engineer: **WSP and Tully De'Ath**
Services Engineer: **Norman Disney & Young**
Cost Consultant: **Arcadis UK**
Environmental Consultant: **PRP Architects and Hilsden Homes**

Landscape: **Churchman Landscape Architects and Adams Haebermehl**
Transport: **Motion Transport Planning**
Value: **£8,200,000**
Size: **6,509 sqm**



© Paul Riddle



Fenwick South
Cottage Grove, Clapham North, Lambeth, SW9

Repurposing leftover space in a 1960s housing estate, this Council-owned development will create 55 new social-rent homes for local people, utilising three vacant triangular sites and replacing a well-used but run-down existing community hall. The design approach deals with a complex and difficult site, working around a neighbouring railway line, close proximity to neighbouring properties and an MOT centre, and a series of mature trees.

UNBUILT
Status:
Planning granted
Completion: **2022**
Client: **Transport for London**
Architect: **Karakusevic Carson Architects**
Structural, M&E and Sustainability Engineer: **Peter Brett Associates**

Planning Consultant: **Tibbalds**
Project Manager / Cost Consultant:
Rider Levett Bucknall
Landscape/ Public Realm: **Farrer Huxley**
Engagement and Consultation:
make:good
Value: **£12,000,000**
Size: **4,400 sqm**

Grahame Park
Pegasus Court, Barnet, NW9

Located on the western corner of a new tree-lined square, this housing estate creates 70 new homes over ground floor shops. The elaborated urban block with unusual fenestration and cutouts includes a two-storey colonnade and terraces and turrets on the upper floors, creating a unique silhouette for the emerging neighbourhood.



BUILT
Completion: **October 2015**
Client: **Genesis Housing Association**
Architect: **Peter Barber Architects**
Structural Engineer: **Brand Leonard**
M&E / Sustainability Engineer: **AWA Building Services Consultants**
Project Manager / Cost Consultant:
Calford Seadon
Acoustic Consultant: **Sharps Redmore**
Contractor: **Countryside Properties**
Value: **£12,000,000**
Size: **5,000 sqm**

Pontifex Wharf
36 Stoney Street, Southwark, SE1

Respecting Bankside’s historic character by evoking the original warehouses with deep-set punched-hole windows, this new building provides nine modern, highly-detailed and energy-efficient apartments. The canyon-like streetscape of Stoney Street is retained, and despite its narrowness, the apartments – ranging from one- to three-bedrooms – enjoy bright, generous spaces, each with a balcony and double-height windows.

BUILT
Completion: **January 2015**
Client: **St Johns Heritage Developments LLP**
Architect and Project Manager: **Cullinan Studio**
Structural Engineer: **Mason Navarro Pledge**
M&E / Sustainability Engineer: **Norman Bromley Partnership**
Cost Consultant: **Gleeds**
Contractor: **Vascroft**
Cdm-C: **Chp Surveyors**



© Hundven Clements Photography

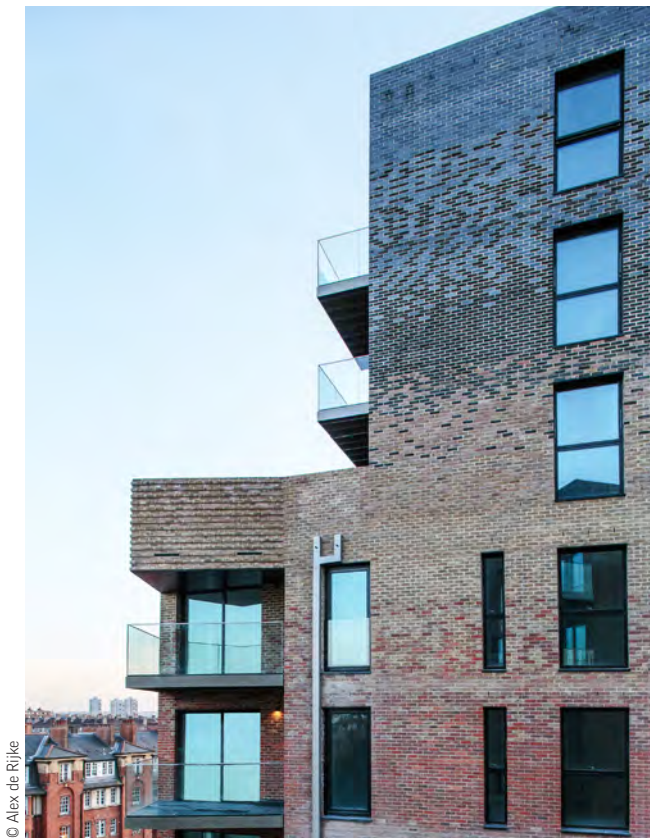
Thrale Almshouses
27 Polworth Road, Lambeth, SW16

Refurbishing eight listed almshouses along with nine contemporary almshouse-apartments, this development provides accommodation for women over 60, enhancing the quality of life for residents whilst preserving the historical importance of the site. This scheme showcases a contemporary interpretation of the almshouse typology, and seeks to provide an oasis of tranquility within an urban area, safeguarding the sense of community that prevails amongst its residents.

BUILT
Completion: **July 2015**
Client: **Thrale Almshouses and Relief In Need Charity**
Architect: **bptw partnership**
Landscape Architect: **Ireland Albrecht Landscape Architects**
Technical Architect: **Arthurell & Kirkland**
Structural Engineer: **Michael Barclay Partnership**
M&E and Sustainability Engineer: **Whiteheads, Livewire and Mendick Waring**
Planning Consultant: **JLL**
Project Manager and Cost Consultant: **Red Loft**
Contractor: **Quinn London**
Quantity Surveyor and Cost Consultant: **Philip Pank Partnership**
Value: **£2,100,000**
Size: **2,600 sqm**



© Robert Greshoff



© Alex de Rijke

Trafalgar Place, Elephant & Castle
 Rodney Road, Southwark, SE17

As part of the ongoing regeneration of the Heygate Estate, this design aims to create a sustainable community, reconnecting neighbouring communities and meeting the needs of a diverse age group. Retaining existing trees, the scheme delivers 235 high-quality homes – of which 25 per cent are affordable – within a mixture of mini-towers, apartment buildings and townhouses, all with either a garden, balcony or roof terrace. The façade treatments use eight types of brick to reference the materiality of the neighbouring buildings.

BUILT
 Completion: **July 2015**
 Client, Project Manager and Cost Consultant: **Lendlease**
 Architect: **dRMM Architects**
 Structural Engineer: **Robert Bird Group**

M&E / Sustainability Engineer: **Wallace Whittle/Tuv Sud**
 Planning Consultant: **Dp9**
 Landscape Consultant: **Grants Associates and Randle Siddeley**
 Size: **16,660 sqm**

>
 Greenwich Housing
 © Edmund Sumner





MASTERPLANS & AREA STRATEGIES

Masterplans and area strategies are an increasingly important design aspect in a city seeking to accommodate a steeply rising population, implemented partially via a series of Opportunity Areas guiding development, and due to be reworked in the new London Plan.

The GLA's own 'City in the East' vision promotes the development of the east as an integrated part of the capital, estimating that the region has the potential to provide at least 200,000 homes and 280,000 jobs over the coming years in places like the Lee River Valley, London Bridge, Canada Water, Deptford Creek/Greenwich Riverside and the Isle of Dogs. It followed this work with a similar vision for the west, while the Outer London Commission report has recognised that areas like Croydon are of increasing importance to London as a whole. Another large-scale area to watch will be Old Oak Common, set to be transformed by 25,500 new homes, a high street and transport interchange for Crossrail and HS2.

But major London projects such as Blossom Street and Bishopsgate Goods Yard have come up against very vocal opposition from community groups arguing against what they see as the 'gentrification' of the capital, intensified by a difficult atmosphere for those locals wanting to get on the housing ladder.

Category assessor Anna Strongman, partner at Argent, said that the commended scheme, Wood Green Framework for Change scored with its relatively rare acknowledgment of smaller scale interventions, high-density vision around the transport link and aim to create a linear park and active frontages.

The winner, Hackney Wick Central, was praised as a highly developed masterplan and 'good analysis' of site by juror Monica von Schmalensee, showing sensitivity and – with its concentration on retaining affordable workspace – an admirable recognition of the importance of industry and making.

<
Pre-development study of Bromley
by Bow South

Hackney Wick Central

White Post Lane, Tower Hamlets, E9

NEW LONDON AWARDS
WINNER

UNBUILT
Status: **Planning granted**
Completion: **January 2022**
Client: **London Legacy Development Corporation**
Lead Masterplanner: **Karakusevic Carson Architects**
Masterplanner and Public Realm: **Witherford Watson Mann Architects and Arup**
Planning Consultant and M&E / Sustainability Engineer: **AECOM**
Additional Consultant: **Tibbalds, Buro Happold, Soundings, DTZ**
Value: **£150,000,000**
Size: **119,242 sqm**

Seeking to establish a new town centre on the eastern fringe of Queen Elizabeth Olympic Park, this scheme builds on the area’s mix rich of uses, historic streets and waterways to produce a design-led exemplar piece of city making. The masterplan is

positioned to ensure surrounding and emerging communities benefit from the ongoing opportunities of the Games, and accommodates the area’s fragmented land ownership and constraints within a design-led approach.



Wood Green Framework for Change

Wood Green High Road and surrounding areas, Haringey, N22

Creating 6,000 homes and 4,000 jobs, this strategy shifts the town centre and new taller buildings around a new major square created by a potential Crossrail 2 station, and seeks to tie together the High Road with the work district, new council accommodation and residential neighbourhood. The project is driven by an awareness of the area’s social and cultural strengths – including Alexandra Palace – and looks to fulfill opportunities for renewal to fix the failed 1970’s and 1980’s urban interventions and best utilise strategic brownfield and regeneration sites.



NEW LONDON AWARDS
COMMENDED

UNBUILT
Status: **Planning granted**
Completion: **2020-2035**
Client: **LB Haringey**
Strategic Planning and Architecture: **Fluid**
Urban Design: **Fluid and AECOM**
Planning and Technical Support: **AECOM**
Viability: **Cushman & Wakefield**
Value: **£2,000,000,000**
Size: **720,000 sqm**

Bromley by Bow South

Tower Hamlets, E3

UNBUILT
Status: **Design stage**
Completion: **2019-2014**
Client: **London Legacy Development Corporation, Danescroft, Vastint, Lindhill, and Southern Housing Group**
Masterplanner: **Karakusevic Carson Architects**
Public Realm: **East Landscape Architects**
Planning Consultant: **Tibbalds**
Environmental Consultant: **AECOM**
Value: **£800,000,000**
Size: **162,000 sqm**

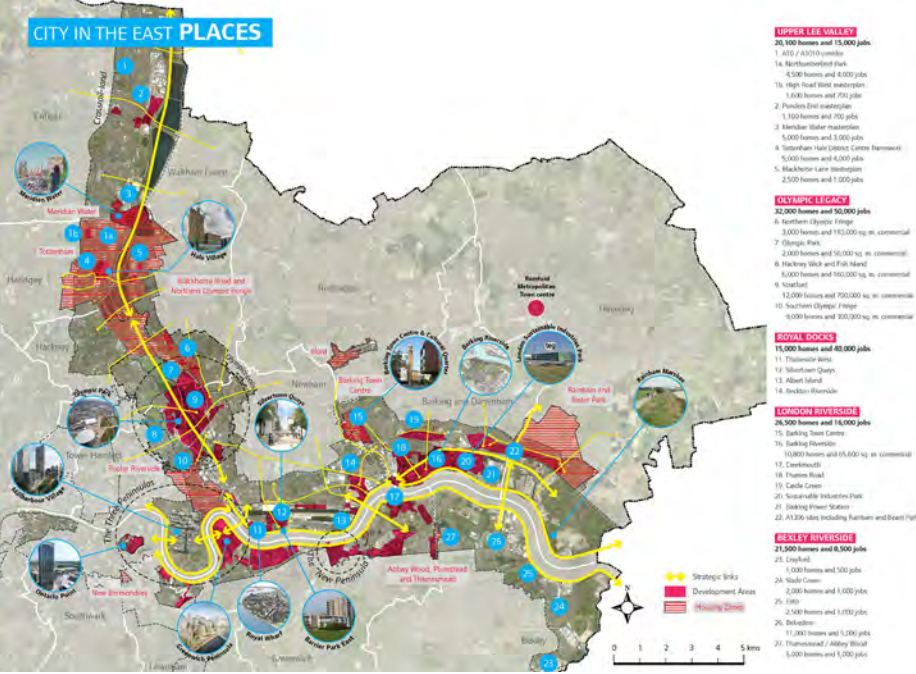
Forming part of a broader regeneration as part of the long-term aspirations of the London 2012 Olympic Games, this masterplan seeks to establish a new town centre on the southern fringes of the Olympic Park, whilst dealing with a complex site owned by five separate landowners. The scheme will address the local need for housing whilst retaining the site’s notable heritage, and will deliver a new school, workspace and better public realm access.



City in the East

Enfield, Waltham Forest, Hackney, Haringey, Tower Hamlets, Redbridge, Newham, Barking and Dagenham, Havering, Bexley, Greenwich, Lewisham and Southwark

Seeking to align the development of transport, housing and jobs across the wider east of London, this ambitious area strategy seeks to work with many partners to deliver over 200,000 homes and 280,000 jobs by reducing the number of obstacles faced with delivery. The plan has a firm foundation in viability and a costed programme of transport, social infrastructure and utilities.



Eastfields Estate

Mitcham, Merton, CR4

Replacing a 1970s estate built using Wimpey no-fines, this scheme retains the central green while converting the existing monolithic building into 671 homes within smaller buildings, with greater variation in architectural treatment, building heights, typologies and sizes. The large green space running through the heart of Eastfields will be revitalised, and the site will be permeated with multiple routes throughout. Reducing isolation and increasing the site’s density, the design has resulted from extensive resident consultations.

UNBUILT
Status: **Design stage**
Completion: **July 2028**
Client: **Circle Housing Merton Priory**
Architect: **Cullinan Studio, Levitt Bernstein and Proctor and Matthews**

Structural Engineer: **Ellis & Moore**
M&E / Sustainability Engineer: **MLM**
Planning Consultant: **Savills**
Project Manager / Cost Consultant: **MACE**
Transport: **WYG**

Ecology: **Greengage**
BREEAM Communities: **HTA**
Value: **£130,000,000**
Size: **68,832 sqm**



The London Cancer Hub

15 Cotswold Road, Sutton, SM2

Creating a new innovation district of 10,000 scientists, doctors and companies, this framework seeks to create the world’s leading life science district specialising in cancer research and treatment. Generating £1.1bn for the UK economy and delivering direct benefits for cancer patients, the scheme will transform underutilised public land by integrating historic buildings with modern biomedical research. Designed to enable the multiple landowners to bring forward development at different paces, the masterplan looks to develop an environment that encourages collaboration between disciplines, institutions and patients.

UNBUILT
Status: **Design stage**
Completion: **January 2035**
Client: **Institute of Cancer Research**
Architect: **Haptic Architects and Nordic Architects**

Programme Manager: **Inner Circle Consulting**
Market Analysis: **JLL**
Transport Study: **WSP**
Value: **£1,000,000,000+**
Size: **260,000 sqm**



New Covent Garden Market Masterplan

Nine Elms Lane, Wandsworth, SW8

Consolidating the market to release nine hectares, this mixed-use neighbourhood will create 3,000 homes, 135,000 square feet of office space and 100,000 square feet of retail, leisure and community facilities. A new ‘Food Avenue’ and Market Square will encourage the local community to engage with the wholesale market, whilst continuing to enable the market to operate from within the capital. The design hopes to integrate the future development within the emerging scale of low/ mid-rise development in the Vauxhall Nine Elms Battersea Opportunity Area, which will see significant tall buildings.

UNBUILT
Status: **Planning granted**
Completion: **2026**
Client: **Vinci Plc. / St. Modwen Plc. (VSM) Covent Garden Market Association (CGMA)**
Surplus Land Site Masterplanner and Architect: **Skidmore, Owings & Merrill**

Market Site Architect: **BDP**
Landscape Architect: **Hyland Edgar Driver**
Townscape Consultant: **Tavernor Consultancy**
Cost Consultant: **Gleeds**
EIA Consultant: **URS**
Daylight and Sunlight: **eb7**

Planning Consultant: **GL Hearn Ltd**
Transportation Consultant: **TTP**
Wind Testing Consultant: **RWDI**
MEP Engineer: **Hoare Lea**
Value: **£2,000,000,000**
Size: **225,000 sqm**





MIXED-USE

Sponsored by International Fire Consultants (IFC Group)

What is mixed-use? Is it acceptable to brand an office scheme with retail at ground this way, or are three uses the very minimum? Should it be across a building, two next to each other or across a whole block? And why is it seemingly so hard to do this kind of development in London?

All these questions emerged as judges pored over the many and varied submissions this year to the Mixed-use category, presented by category assessor Hilary Satchwell of Tibbalds Planning and Urban Design. Certainly, as London's growth story continues, there will be a much greater need for schemes like that commended this year – The Plimsoll Building at King's Cross – which successfully mixes schools with housing. 'We'll have to do more of this kind of thing as time goes on', said chair of the judges Peter Murray. Or perhaps a new, 'quite un-London' model of stacking uses in the way that Gensler has pioneered with another commended scheme – the

Highgate Shoreditch Hotel – might provide a way forward as the line between work and leisure blurs further. The Blossom Street scheme was also commended for its ambition in creating a 24-hour scheme fitting for its location, with work, leisure and homes in its historic yet bustling City fringe location.

Winning the unbuilt section, Queen's Park Station Area was admired for its efficiency, active ground floors and public space. Peter Murray commented that as suburban densification becomes ever more of a key issue, this is clearly the kind of scheme that can be delivered without upsetting the locals too much. The winner in the built section – The Scene in E17 – was applauded by judges for the way it doesn't 'have to scream mixed-use', with its contextual mix of cinema, restaurants, residential and public spaces – 'when you look at it with a wider view, it belongs', said judge Riccardo Marini.

Queen's Park Station Area
2 Salisbury Road, Brent, NW6

NEW LONDON AWARDS
WINNER

UNBUILT

Status:
Planning granted
Client, Project
Manager, Planning
Consultant and Cost
Consultant: **LB Brent**
Architect: **Maccleanor
Lavington**
Structural and
Transport Engineer:
**Alan Baxter &
Associates**
M&E / Sustainability
Engineer:
**Synergy Consulting
Engineers Ltd**
Landscape: **Studio
Diekema Landscape
Architecture**
Noise and Vibration
Engineer: **AECOM**
Air Quality: **WSP**
Environmental Limited
Ecologist / Flood
Risk Assessment:
**Middlemarch
Environmental Ltd**
Cost Consultant:
Cyril Sweett
Value: **£32,000,000**
Size: **7,600 sqm**

Next to Queen's Park Station, this scheme will create a series of buildings to form a new urban block comprising of 137 mixed-tenure homes, office space for Transport for London, commercial space and 2,000 sqm of high quality open space, including a new public square. The

ground floor will be activated by numerous entrances and shop windows to link with the existing activity along Kilburn Lane and Salisbury Road, aided by significant alterations to the existing road network.



The Scene
Hoe Street, Waltham Forest, E17

Transforming a prominent yet vacant corner site at the head of Europe's longest linear outdoor street market, this new landmark building contributes to the town centre's regeneration with a new cinema, restaurants, housing, and a new public plaza. Embedding the nine-screen multiplex below ground with

restaurants at street level created a viable environment for the cinema to operate, allowing the roof of the cinema to create the base for the residential courtyard garden, surrounded by 121 mixed-tenure flats and houses.



NEW LONDON AWARDS
WINNER

BUILT

Completion: **July 2015**
Developer: **Islington
& Shoreditch Housing
Association and Hill,
Empire Cinemas**
Architect: **Pollard
Thomas Edwards**
Structural Engineer:
Price & Myers
M&E Engineer: **MLM**
Contractor and
Quantity Surveyor: **Hill**
Employer's Agent:
Hunters
Landscape Architect:
**Area Landscape
Architects**
Value: **£26,000,000**
Size: **13,985 sqm**

Blossom Street
Shoreditch High Street, Tower Hamlets, E1

Located in a prominent Conservation Area between the City and Shoreditch, this masterplan responds to the area’s mixed character, bringing buildings back into use, enhancing the public realm, and creating workspaces for small- and medium-size businesses. The scheme includes the refurbishment, extension and remodelling of existing buildings and some façade retention, as well as the introduction of sensitively designed new buildings. Affordable housing and office spaces of different types and sizes all seek to contribute to a vibrant mixed-use place.

NEW LONDON AWARDS
COMMENDATION

UNBUILT
Status: **Design stage**
Completion: **November 2018**
Client: **British Land**
Architects: **Allford Hall Monaghan Morris, Duggan Morris, DSDHA, and Stanton Williams**

Service Engineer: **Arup**
Structural Engineer: **AKT II**
Heritage Assessment: **KMHeritage**
Townscape Assessment: **Peter Stewart Consultancy**

Cost Consultant: **Alinea**
Planning Consultant: **DP9**
Size: **46,451 sqm**



Highgate Shoreditch Hotel
201-207 Shoreditch High Street, Hackney, E1

Seeking to mediate the two distinct environments of the City and Shoreditch, this multi-level building will include public spaces, flexible office space, cafés, a 200-room hotel, and an exhibition space. The project hopes to provide an interplay of spaces to work, meet and enjoy, creating a microcosm of the neighbourhood. It seeks to contribute to Shoreditch’s wider regeneration programme, producing new jobs for the area, boosting the local economy, and driving forward improvements to the physical environment.

NEW LONDON AWARDS
COMMENDATION

UNBUILT
Status: **Planning granted**
Completion: **December 2018**
Developer: **HG Europe (Shoreditch) Ltd and Folgate Estates Limited**
Client: **Highgate Holdings, Inc.**

Architect: **Gensler**
Structural Engineer: **Expedition Engineering**
Planning Consultant: **CMA Planning**
Project Manager / Cost Consultant: **McBains Cooper**
Size: **33,900 sqm**



The Plimsoll Building
1 Handyside Street, King's Cross, Camden, N1

This 14-storey high-density building provides 178 open market apartments and 77 key worker apartments above the King’s Cross Academy, a two-form entry primary school, the Frank Barnes School for Deaf Children, a nursery and community facilities, all within the emerging Gasholder neighbourhood in King’s Cross.

NEW LONDON AWARDS
COMMENDATION

BUILT
Completion: **Autumn 2015**
Client: **King's Cross Central Limited Partnership**
Architect: **David Morley Architects**
M&E Engineer: **Waterman Building Services**
Sustainability Engineer: **Waterman Energy, Environment & Design**

Structural Engineer: **Ramboll**
Project Manager: **Gardiner & Theobald**
Contractor: **Carillion**
Interior Architect: **Johnson Naylor**
Landscape Architect: **Dan Pearson Studio**
Size: **22,715 sqm**

Camden Lock Market
216 Chalk Farm Road, Camden, NW1

Revealing the site’s historic fabric, improving accessibility and reconnecting the Market with the Regent’s Canal, this scheme includes new market facilities, cafés, workspaces, galleries, a canal-side food hall, and a venue for live entertainment. The design considers the site as five distinct but linked ‘character places’, each with its own identity defined by the existing buildings. Historic and listed buildings will be refurbished and new interventions added in a sensitive manner.

UNBUILT
Status: **Planning granted**
Completion: **2019**
Client: **Market Tech Holdings Ltd**
Architect: **Piercy&Company**
Structural Engineer: **Walsh Associates**
M&E Consultant: **Hoare Lea**
Planning Consultant: **Gerald Eve**
Cost Consultant: **Gardiner & Theobald**
Access Consultant: **Arup & Mik Scarlett**
Heritage Townscape and Visual Impact: **Heritage Architecture**
Transport & Servicing / Waste Management: **Arup**
Construction Management Plan: **MACE**
Retail and Economic Assessment: **RPS Group**
Size: **11,148 sqm**



Carnaby Court
22-25 Kingly Street / 14-18 Foubert's Place,
City of Westminster, W1

Redeveloping the 1960’s Shopping Centre site, this scheme consists of retail at basement and ground floor levels, 10,250 square feet of Grade A office space at first and third floor, and 14 high end apartments at second and fourth floors. The design sought to develop an architectural language that responded to and enhanced the fun and vitality that is at the heart of this historic area.

BUILT
Completion: **May 2015**
Client: **Shaftesbury Carnaby Plc**
Architect: **Rolfe Judd Architecture**
Structural Engineer: **Ross & Partners**
Environmental and Lighting Design: **Watkins Payne**
Quantity Surveyor / Cost Consultant: **Michael Edwards & Associates**
Project Manager: **SPPM**
Acoustic: **Hann Tucker**
Daylighting / ROL: **GVA Schatunowski Brooks**
CDM: **Hother Associates**
Value: **£11,500,000**
Size: **4,219 sqm**



The Deptford Project
Deptford High Street, Lewisham, SE8

Transforming derelict railway sidings into a new mixed-use community, this project will renovate a listed carriage ramp and railway arches to create 23 new retail spaces for local businesses and a new market yard, topped with 132 brightly coloured apartments. Set within a new public piazza that opens onto the bustling high street, the space aims to create a thriving destination within Deptford.



UNBUILT
Status: **Under construction**
Completion: **August 2016**
Client: **The Deptford Project and LB Lewisham**
Architect: **Rogers Stirk Harbour + Partners, KDS, PTEa, FHA, and Ash Sakula**
Structural Engineer: **PEP Civils & Structures Limited**
M&E / Sustainability Engineer: **AECOM**
Project Manager / Cost Consultant: **PH Warr**
Contractor: **Ardmore, Bower (BCL)**
Commercial Agents: **KLM and Shelley Sandzer**
Technical Advisor: **Press & Starkey**
Value: **£47,000,000**
Size: **8,094 sqm**

Fitzroy Place
2-10 Mortimer Street, City of Westminster, W1

Creating the first new London square in more than 100 years, this development also includes new homes, shops, restaurants, high quality office space, and community facilities, all gathered around the landscaped square containing the restored 1920s Grade II-listed chapel. Situated on the site of the former Middlesex Hospital, this new quarter seeks to relate to its context and surrounding buildings through sensitive design and materials, and comprises conversion, restoration and new buildings.



BUILT
Completion: **April 2016**
Developer: **Exemplar and Aviva Investors**
Architect: **Lifschutz Davidson Sandilands and Sheppard Robson**
Structural Engineer: **Ramboll**
M&E / Sustainability Engineer: **AECOM**
Planning Consultant: **DP9**
Project Manager: **GVA**
Second London Wall
Cost Consultant: **Arcadis**
Contractor: **Sir Robert McAlpine**
Value: **£700,000,000**
Size: **750,000 sqm**

Fleet Street Hill
Pedley Street, Tower Hamlets, E1

Pushing the new buildings to the edge of the site to protect the future residents from the adjacent railway lines, this new urban neighbourhood of workshops and homes is laid out around three new mews streets and a tree-lined square, with a community centre at its southern point.



UNBUILT
Completion: **April 2018**
Client: **London Newcastle**
Architect: **Peter Barber Architects**
Structural Engineer: **Conisbee**
M&E / Sustainability Engineer: **Hoare Lea**
Value: **£11,000,000**
Size: **4,500 sqm**

Frampton Park Baptist Church
Frampton Park Road, Hackney, E9

Occupying the site of a 1950’s church within a council estate in Hackney, the scheme provides 47 flats and a church building based around a shared garden. The church is constructed and self-finished internally in cross-laminated timber, whilst external materials and details are drawn from the locality in complementary colours to vary the streetscape.

BUILT
Completion: **February 2016**
Client and Contractor: **Telford Homes plc**
Architect: **Matthew Lloyd Architects LLP**
Church User Client: **Frampton Park Baptist Church**
Subcontractor for Church CLT: **KLH UK**

Structural Engineer: **RCA Structures and Price and Myers** (Church CLT)
M&E / Sustainability Engineer: **Mendick Waring**
Acoustic Consultant: **URS**
Value: **£12,000,000**
Size: **3,517 sqm**



© Benedict Luxmoore



© Timothy Soar

61 Oxford Street
City of Westminster, W1

Replacing several poor quality buildings, this new development forms part of the regeneration of the neglected eastern end of Oxford Street, providing retail, commercial office space and residential apartments within a striking six-storey facade that culminates in a striking corner lantern. The complex undulating glass façade nods to the grand tradition of glazed retail developments, and articulates the changing usage of each floor with a hierarchy of oriel windows that change in depth

BUILT
Completion: **July 2015**
Client: **Dukelease Properties and BA PensionTrust**
Architect: **Allford Hall Monaghan Morris**
Contractor: **Wates Construction**
Structural / Civil Engineer: **Walsh Group**
Project Manager: **GVA Second London Wall**

CDM Coordinator / Cost Consultant: **EC Harris**
MEP / Lift Engineer: **mTT Consultants**
Planning Consultant: **LPP**
Heritage Consultant: **Wates Heritage Architecture**
Fire Engineer / Façade Consultant: **Arup**

Traffic Engineer: **Motion Transport Planning**
Rights of Light Consultant: **GIA**
Acoustic Consultant: **Hann Tucker Associates**
Value: **£26,500,000**
Size: **5,050 sqm**



© Miller Hare Ltd.

ONE Bishopsgate Plaza
City of London, EC2

The first high-rise residential and hospitality development built in the City in many years, this 43-storey tower will provide homes, London’s first Pan Pacific Hotel, and the Square Mile’s first dedicated ballroom, and will be surrounded by a large new public plaza. The scheme will also renovate part of the Bishopsgate Conservation Area.

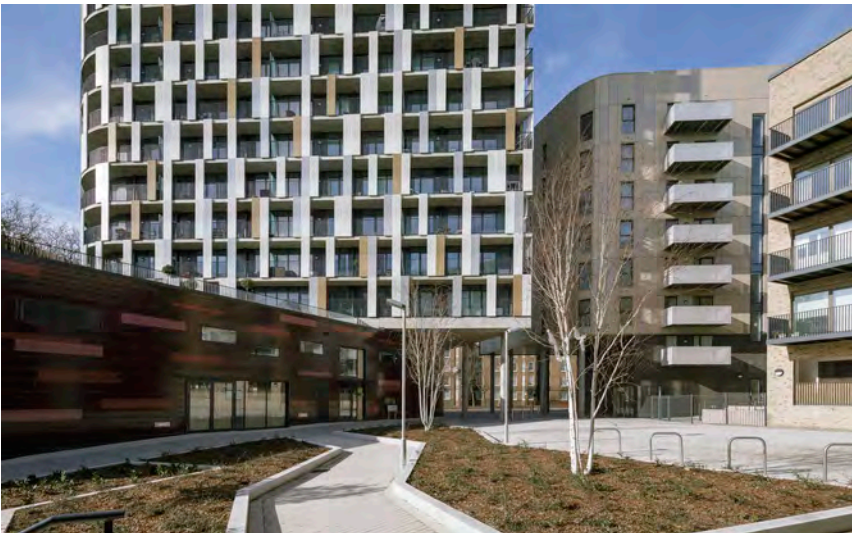
UNBUILT
Status: **Under construction**
Completion: **December 2019**
Client: **UOL Group Limited**
Architect: **PLP Architecture**
Residential Space Planning / Interior Design: **MSMR**

Hotel Interior Design: **Yabu Pushelberg**
Historic Buildings Advisor: **Donald Insall Associates**
Structural, M&E and Sustainability Engineer: **WSP**
Planning Consultant: **DP9**

Project Manager / Cost Consultant: **Arcadis**
AV and IT: **Spartan Comms**
Value: **£520,000,000**
Size: **56,000 sqm**

Pembury Circus
Pembury Road, Hackney, E8

Replacing an under-utilised and unsafe part of the neighbourhood associated with crime and anti-social behaviour, this development has replaced 35 bedsits with 268 high quality, sustainable new homes – of which 50 per cent are affordable. The sale of these flats have funded new high quality community facilities, and has created mixed community of all ages – with 25 homes for older people, a nursery, a large community centre with neighbourhood management offices, shops, and a new public square and play area.



© Tim Crocker

BUILT
Completion: **September 2015**
Client: **Peabody and Bellway Homes**
Architect: **Fraser Brown MacKenna Architects**
M&E and Structural Engineer: **MLM**
Planning Consultant: **Savills**
Contractor: **Ardmore Group**
Form of Contract: **Design & Build**
Value: **£50,000,000**
Size: **12,000 sqm**



The Post Building

21-34 New Oxford Street, Camden, WC1

Converting the 1960's Royal Mail sorting office, which has laid derelict for over 20 years, this scheme provides eight floors of office space and seven floors of residential spaces, above shops, caf  s, galleries and a GP surgery. The development also creates a new public space on Museum Street, reactivating the historic route of Dunn's Passage, and provides a public roof terrace.

UNBUILT

Status:

Under construction

Completion: **2018**

Client: **New Oxford Street Limited**

Architect: **Allford Hall Monaghan Morris**

Development Manager:

Grantham

Planning Consultant:

Gerald Eve

Landscape and Public Realm Architect:

Gillespies

MEP and Structural

Engineer, Access

and Sustainability

Consultant: **Arup**

Quantity Surveyor and

CDM Co-ordinator:

EC Harris

Daylighting

Consultant: **Brooke**

Vincent and Partners

Value: **  110,000,000**

Size: **41,806 sqm**

The Steward Building

12 Steward Street, Tower Hamlets, E1

BUILT

Completion:

February 2015

Client: **TH Real Estate**

Architect: **Allford Hall Monaghan Morris**

Contractor:

Balfour Beatty

Structural Engineer:

AKT II

Services Engineer:

Long & Partners

Project Manager:

Bilfinger GVA

Planning Consultant:

DP9

Cost Consultant:

Arcadis LLP

Acoustic Design:

Lee Cunningham

Partnership

Value: **  17,000,000**

Size: **7,242 sqm**



St Giles Circus

Charing Cross Road, Camden, WC2

UNBUILT

Status: **Starting on site**

Completion:

November 2018

Client: **Consolidated**

Developments

Architect: **Orms**

Structural Engineer:

Engenuiti

Services and Fa  ade

Engineer:

Buro Happold

Event Planner:

Charcoal Blue

Building Conservation:

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**

Adjacent to the new Tottenham Court Road Crossrail station, this scheme seeks to fuse events, information, hospitality, retail, workplace and leisure to create a unique place for public and private use in the heart of the capital.





OFFICE BUILDINGS

Sponsored by RIBA Appointments

Offices in London are the battleground used by tenants in the ongoing war for talent. Staff are voting with their feet and seeking out buzzy, facility-rich environments in interesting locations with wellbeing increasingly a deciding factor, alongside things like cycle storage, showers, cafés and bars.

Another issue coming out of office design is the move to agile workplaces with multiple settings, said category assessor Jack Pringle, MD of Perkins + Will London, including how atria are used. Australia is leading the way in this regard, using its atria as ‘machines’ for integrating tenants from different floors, with staircases and other devices creating interest and animation. This was a prevalent trend in this year’s submissions, with ground floors given over to more in the way of public access. Certainly this is true of the unbuilt winner, Battersea Power Station Phase 2, branded by judge and NLA chairman Peter Murray as ‘pretty unstinting on quality’, and especially commendable given the failures to develop the site for many decades.

But innovation in construction techniques also has its place, not least in the built winners: The Leadenhall Building and the Roundhouse Administration Building. The former was praised by judge Dominique Alba for the way its variety of floors can cater for many different tenant types in one building, but also for demonstrating one of the most advanced methods of construction of any building anywhere in the world. ‘It’s a game-changer’, added Murray. ‘As a piece of construction it is remarkable and as a piece of Meccano it doffs its hat to St Paul’s with that leaning back, which also gives this variety of floorplates which allows different types of uses.’ Fellow judge Riccardo Marini said that whilst the Roundhouse is a polar opposite, it talks of similar things – efficient off-site construction (via old sea containers) producing a worthy and cost-effective winner as an end result.

Alongside the three winners, Thornsett Road was given a commendation for its high-quality approach to outer London offices.

<
The Leadenhall Building
© Paul Raftery

Battersea Power Station

188 Kirtling Street, Wandsworth, SW8

NEW LONDON AWARDS
WINNER

UNBUILT
Status: **Under construction**
Completion: **2019**
Client: **Battersea Power Station Development Company**
Architect, Phase 2: **Wilkinson Eyre Architects**
Masterplanner: **Rafael Vinoly Architects**
Heritage Architect: **Purcell**
Interior Architect: **Rockwell Group**
Landscape Architect: **Andy Sturgeon**
Architect: **Bjarke Ingels Group (BIG), Malaysia Square**
Architect Masterplan: **John Thompson & Partners**
Planning Consultant: **DP9**
Contractor: **Skanska**
Value: **£8,000,000,000**
Size: **101,787 sqm**

As part of the transformation of the Grade II* listed Power Station and its 42 acre site, this element will create over 100,000 square metres of industrial but modern office space, set around a central glass atrium in the converted power station.

The Boiler House reception – located in an atrium of nearly 50 metres in height – delivers a dramatic first impression and leads to the lounge, which lies at the heart of the working environment and provides views to the chimneys above.



The Leadenhall Building

122 Leadenhall Street, City of London, EC3

With a tapered profile to respect sightlines to St Paul’s cathedral, this 47-storey tower provides 70,000 square metres of office space and seven-storeys of public space at ground level, offering a half-acre extension to St Mary’s Square. The building employs

a full perimeter braced tube which defines the edge of the office floor plates and creates stability under wind loads. The circulation and servicing core is located in a detached north-facing tower, containing lifts, service risers and on-floor plant and WCs.



© Paul Raftery



© Richard Bryant



NEW LONDON AWARDS
WINNER

BUILT
Completion: **July 2014**
Client: **British Land and Oxford Properties**
Architect: **Rogers Stirk Harbour + Partners**
Structural and Services Engineer: **Arup**
Quantity Surveyor: **DL AECOM**
Project Manager: **M3**
Contractor: **Laing O'Rourke**
Value: **£340,000,000**
Size: **70,000 sqm**

Roundhouse Administration Building
212 Regent's Park Road, Camden, NW1

NEW LONDON AWARDS
WINNER

BUILT

Completion: **July 2015**

Client:

Roundhouse Trust

Architect and

Developer: **Urban**

Space Management

Structural Engineer:

Furness Partnership

M&E / Sustainability

Engineer: **Keeping**

Blue, Max Fordham,

Gamma Electrical Ltd.

Planning Consultant:

Richard Humphreys

Cost Consultant:

Gardiner &

Theobald LLP

Contractor: **Urban**

Space Management,

Comast, Coniston,

Universal Technology

Ltd, Martin Phelps Ltd,

Regis Security Ltd,

Climate Designs Ltd

Project Manager:

Plann Ltd.

Value: **£2,900,000**

Size: **2,014 sqm**

Constrained by finance and the need for additional space, this new block has been constructed from recycled shipping containers – costing half the price and taking two thirds less time than a conventionally built office building. Completed within six months, the project was

carried out with minimal disruption to the day-to-day running of the venue allowing for no loss in commercial revenue, whilst long-term, the money from the leased tenant floors will initially pay back loans from funders, and then provide additional support to the charity.



© Tom Carter



© Tom Carter



© Stale Eriksen

Thornsett Road
20 Thornsett Road, Wandsworth, SW18

Located next to the River Wandle and set within a largely residential district, this development has replaced an existing industrial building and retained and refurbished a stand-alone pavilion. The project was designed to suit the variety of spaces, activities and services which the Banham headquarters offers.

NEW LONDON AWARDS
COMMENDED

BUILT

Completion: **2015**

Client: **Banham Group**

Architect: **Allies and**

Morrison

Quantity Surveyor:

Moulton Taggart

Structural Engineer:

Davies Maguire +

Whitby

Services Engineer,
BREEAM Consultant
and Acoustic
Consultant:

Max Fordham

Fire Consultant:

The Fire Surgery

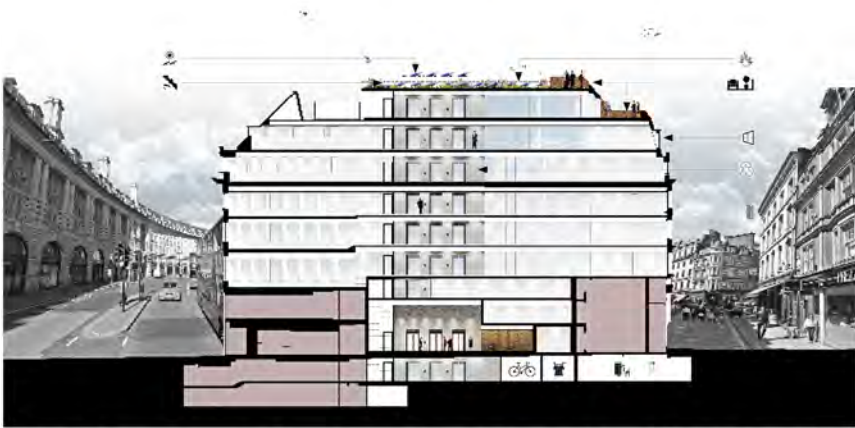
Traffic Consultant:

Sinclair Knight Merz

Security Specialist:
National Security
Inspectorate
Contractor: **McLaren**
Construction Ltd
Size: **5,200 sqm**

7 Air Street
City of Westminster, W1

The latest stage of transformation of Regent Street, this BREEAM Outstanding Grade II-listed scheme has become the UK's most sustainable historic building. With an entirely rebuilt upper two storeys, the project provides 46,000 square feet of offices with unified floorplates, two roof terraces, a green roof and a double-height lobby.



© Philip Vile



BUILT

Completion:

October 2015

Client: **The**

Crown Estate

Architect: **Barr Gazetas**

Structural Engineer:

Waterman Structures

M&E / Sustainability

Engineer: **AECOM**

Planning Consultant:

CBRE

Project Manager / Cost

Consultant: **Buro Four**

Contractor: **Sisk**

Quantity Surveyor:
Sweett Group
Conservation Advisor:
Donald Insall
Architects
BREEAM Consultant:
Waterman EED
Artist: **Giulia Ricci**
(bronze features),
United Visual Artists
(light installation)
Value: **£14,500,000**
Size: **4,300 sqm**

40 Chancery Lane
City of London, WC2

Mediating between the gardens of the Inns of Court and the busy commercial streets of ‘mid-town’, this scheme is built around a landscaped courtyard like its collegiate neighbours, unlike the conventional atrium format. The building’s deeply-modelled facades emphasise the verticality of traditional masonry, whilst internally, the floorplates are simple and adaptable, featuring an innovative low-carbon cooling system combined with opening windows.

BUILT	Landscape Architect:
Completion: July 2015	J&L Gibbons
Client: Derwent London	Quantity Surveyor: AECOM
Architect: Bennetts Associates	Contractor: Morgan Sindall
Structural Engineer: AKT II	Value: £30,000,000
Services Engineer: Arup	Size: 9,460 sqm



© Hutton&Crow

Northampton Road
Clerkenwell, Islington, EC1

Providing both a modern workplace and a living lab to test new furniture designs, this scheme utilises a concrete frame to pull floors back from walls and punch large holes through the slabs, creating dramatic, flowing work spaces. The form of the building shadows its complex site by following the perimeter at ground level before pushing back at the upper level to reveal a series of terraces, providing views to the listed Finsbury Health Centre opposite and city beyond.

BUILT
Completion: July 2015
Client: Goodman Mann Broomhall
Architect: Ben Adams Architects Ltd
Structural Engineer: Price & Myers
M&E / Sustainability Engineer: Norman Disney & Young
Contractor: Graham Construction
Value: £4,800,000
Size: 2,224 sqm



© Morley von Sternberg

One New Ludgate
60 Ludgate Hill, City of London, EC2

Redeveloping a 1980’s block, New Ludgate transforms a City block with two striking new buildings and a reinstated public realm, and comprises nine storeys of modern office workspace animated by ground floor retail, and a new sunlit square. The white precast concrete frame façade, animated with amber fins on the piazza façade, is gently curved to create movement at street level, whilst internally, the BREEAM Excellent offices are housed in flexible floorplates allowing for multiple businesses.



© Tim Soar

Hounslow Civic Centre
Lampton Road, Hounslow, TW3

Creating a new civic centre for the council, the distinctive architecture of this project seeks to give the building a strong presence within the community. The seven-storey structure will house a variety of public and private amenities, including new offices for the council, a library and a civic chamber. The aluminium façade maximises natural light by incorporating large windows, with appropriate shading given to each orientation to minimise solar gain, reducing the energy consumption of the building.

UNBUILT	M&E / Sustainability Engineer:
Status: Planning granted	Max Fordham
Completion: November 2018	Planning Consultant: Deloitte
Client: Bouygues Development and LB Hounslow	Contractor: Bouygues UK
Architect: Sheppard Robson	Value: £60,500,000
Structural Engineer: Clancy Consulting Ltd	Size: 16,000 sqm



Planning Consultant: DP9
Cost Consultant: Gleeds
Contractor: Skanska UK Building
Landscape Architect: Gustafson Porter
Access Consultant: Buro Happold
DDA Consultant: David Bonnett Associates
Size: 58,452 sqm

BUILT
Completion: March 2015
Client and Project Manager: Land Securities
Architect and Masterplanner: Fletcher Priest Architects
Architect (Two New Ludgate): Sauerbruch Hutton
Structural Engineer: Waterman Structures
M&E Engineer: Waterman Building Services



S2
7 Handyside Street, King's Cross, Camden, N1

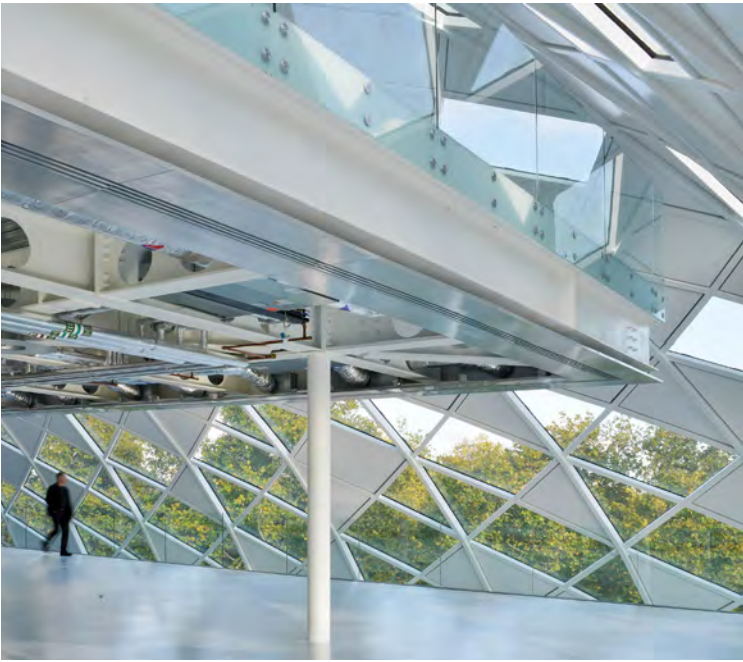
Dressed in a textured black stone, this nine-storey building offers flexible open plan Grade A workspace, complemented with retail and restaurants at ground level, and a landscaped roof terrace above. The scheme forms a composition with the adjacent building, with the resulting space between creating a dramatic sculptural void, serving as a passageway leading to a new public square.

UNBUILT	Architect: Mossessian Architecture
Status: Under construction	Engineer: Ramboll Group
Completion: 2017	Contractor: Carillion plc
Client: King's Cross Central Limited Partnership	Size: 17,467 sqm

184 Shepherd's Bush Road
Hammersmith and Fulham, W6

Converting the former Ford Motor Company into a 21st century office building, this project has added a three-storey roof extension with contemporary design elements. The building has become the new European headquarters of customer science company dunnhumby, who were closely involved with the design process, allowing it to provide the best place for the tenant's business to innovate and grow.

BUILT	Heritage Consultant: Turley Associates
Completion: February 2016	Cost Consultant: Alinea Consulting LLP
Client: Westerland Real Estate Limited	Project Manager: Paul Sanders Consulting
Architect: Collado Collins Architects	Employer's Agent: RISE Management Consulting
Structural Engineer: CampbellReith	Main Contractor: McLaren Construction
M&E/Sustainability Engineer: Hilson Moran	Roof Contractor: Seele
Planning Consultant: Jon Dingle Ltd	



© Eugene Codjoe-Brook Green

Turnmill
63 Clerkenwell Road, Islington, EC1

Located on a prominent corner site in the Clerkenwell Green Conservation Area, this project's design drew on neighbouring warehouse buildings for their adaptability and longevity, providing over 69,000 square feet of high quality office space and two large restaurants. Handmade Roman format Petersen Tegl Kolumba bricks create a horizontal rhythm across the façade and reflect the sturdy masonry characteristic of the area, with the tonal range picking up the colours of the Grade II listed Old Sessions House opposite.

BUILT	Planning Consultant: Gerald Eve
Completion: January 2015	Project Manager: Jackson Coles
Client: Derwent London plc	Specialist Brickwork Consultant: Arup
Architect: Piercy&Company	Specialist Lighting Designer: Pritchard Themis Lighting Design
Executive Architect: Veretec	Contractor: McLaren Construction
Structural Engineer: AKT II	Size: 9,032 sqm
M&E Consultant and Cost Consultant: AECOM	
Façade Engineer: Montresor Partnership LLP	

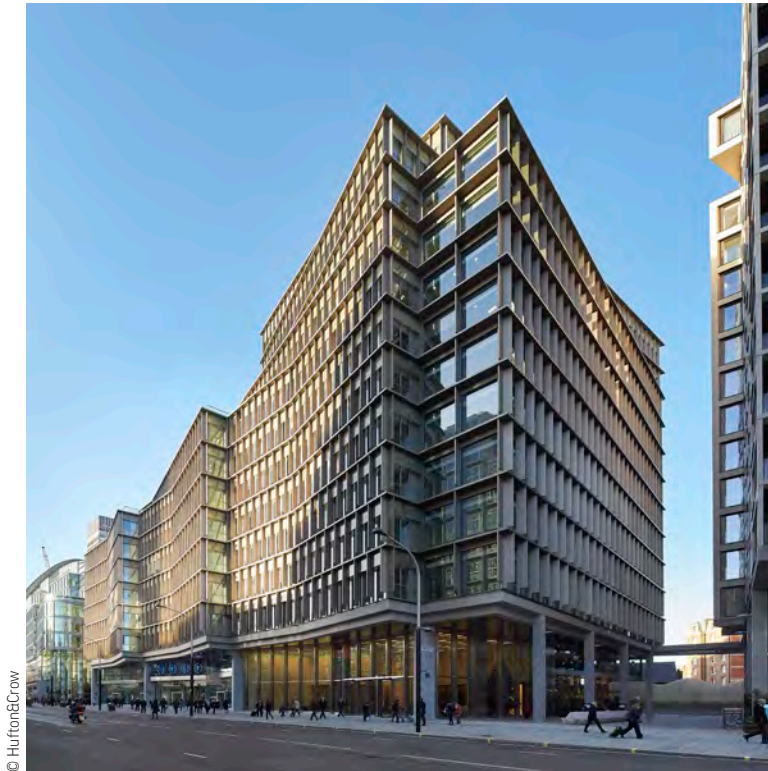


© Hufton&Crow

The Zig Zag Building
70 Victoria Street, City of Westminster, SW1

Opening up pedestrian routes, this building comprises three floors of retail, four basement levels and 11 office floors, with an anodised aluminium façade protecting occupiers from solar gain. Stepped elevations break up the previously monotonous street frontage, and lead to a series of new urban spaces, opening up pedestrian routes across Victoria Street and connecting disparate parts of Westminster together for the first time.

BUILT
Completion: **November 2015**
Client: **Land Securities**
Architect: **Lynch Architects**
Structural Engineer: **Pell Frischman**
MEP Engineer: **Grontmij**
Planning Consultant: **Gerald Eve**



© Hufton&Crow



OFFICE INTERIORS

A few key themes emerged from this year’s shortlisted office interiors schemes, said its assessor Arianna Ricciotti from British Land. The first was that there is definitely a major effort going into refurbishment and the recycling of materials; another is the creation of shared facilities with an emphasis on a more flexible use of space; while the third relates to the materials being used, with a big focus on industrial type materials used for office interiors.

Commendations went to Camden Collective – adjudged to have been successful in incorporating colour, fun and flexibility into its spaces on a low budget, and to MS Amlin for how the fit-out has helped to shift the way this insurance company works,

from cellular to more open spaces and shared facilities. Judge David Burney particularly admired the MS Amlin scheme’s ‘innovative’ lighting and ceilings which ‘are often an afterthought and not worked on’.

But the winner was the U+I headquarters in Victoria, which was celebrated for providing an attractive environment in a challenging original space, using a design that creates circulation and a lot of movement. ‘It’s an amazing space’, said judge Peter Murray. ‘A stunning space to go into and to use...they’ve been very playful’, with Riccardo Marini adding that he admired the way the designers ‘looked at how you actually move around an office’.

U+I Headquarters
7A Howick Place, Victoria, City of Westminster, SW1

NEW LONDON AWARDS
WINNER

BUILT
Completion: **October 2015**
Client: **U+I**
Architect: **Coffey Architects**
Contractor: **QOB**
Project Manager: **Beadmans**
Structural Engineer: **RWA**
Quantity Surveyor: **Beadmans**
Interior Designer: **Ab Rogers Design**
M&E Engineer: **MTT**
Value: **£3,200,000**
Size: **2,785 sqm**

Transforming a former industrial space, these offices display a rich history of changes juxtaposed with contemporary elements. A floating boardroom and central

stair bring light into the large floorplate and create a contemporary layer of movement, whilst perimeter meeting rooms free up the central space for organic furniture.



© Tim Soar



© Tim Soar



© Tim Soar

Camden Collective
Collective Temperance Hospital, 110 Hampstead Road, Camden, NW1

Utilising the Art Deco Insull Wing of the former National Temperance Hospital that had sat vacant for 15 years, this project revitalises the building prior to its future demolition, providing free hot-desking space and subsidised offices for 300 workers, and offering training academies for creative and digital skills. The scheme seeks to create employment opportunities and promote regeneration in the Euston area in advance of the HS2 link.



NEW LONDON AWARDS
COMMENDED

BUILT
Completion: **January 2016**
Client: **CTU Community Project and High Speed 2 Ltd.**
Funder: **Camden Town Unlimited and The Mayor of London's High Street Fund**
Design/Build Team: **Co-DB & RARA**
Planning Consultant: **Shaw Corporation**
Masterplan Consultant: **Sheppard Robson Architects**
Project Manager: **CTU Community Project**
Electrical Contractor: **Newtons**
Value: **£210,000**
Size: **1,500 sqm**

MS Amlin
The Leadenhall Building, 122 Leadenhall Street, City of London, EC3

Relocating 800 staff, the scheme sought to transform the business's working environment, with agile and flexible interiors to facilitate communication and collaboration and drive occupational efficiency. On level 45, the client offering has been enhanced with a dynamic entertainment space complete with bar, dining rooms, catering facilities and an adaptable boardroom.

NEW LONDON AWARDS
COMMENDED

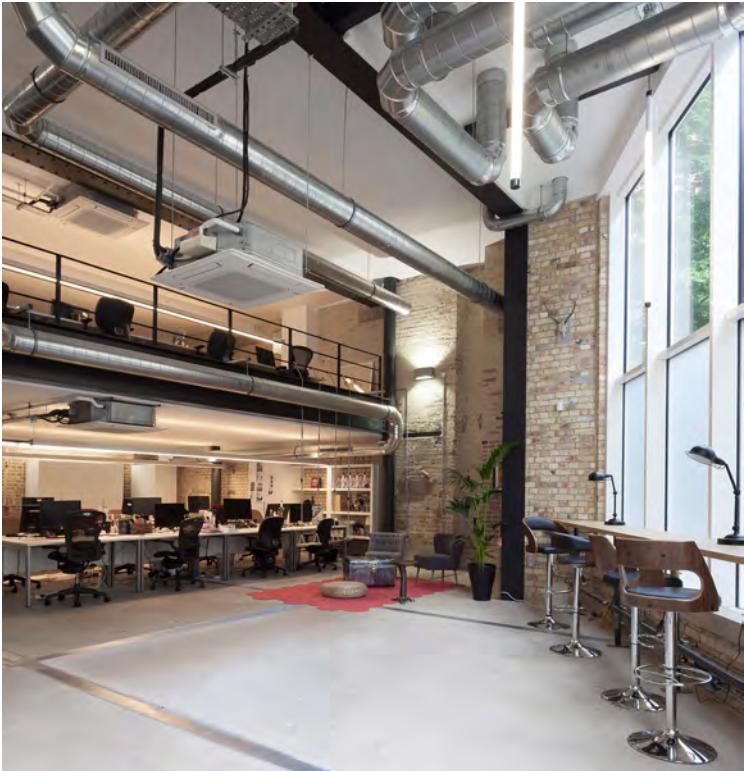
BUILT
Completion: **June 2015**
Client/Occupier: **MS Amlin**
Developer: **British Land and Oxford Properties**

Interior Designer: **tp bennett**
Structural Engineer: **Hurst Peirce + Malcolm**
M&E/Electric Engineer: **Chapman BDSP**

Project Manager: **CBRE**
Contractor: **Overbury**
Quantity Surveyor: **Core 5**
Size: **8,825 sqm**



© Hufton+Crow



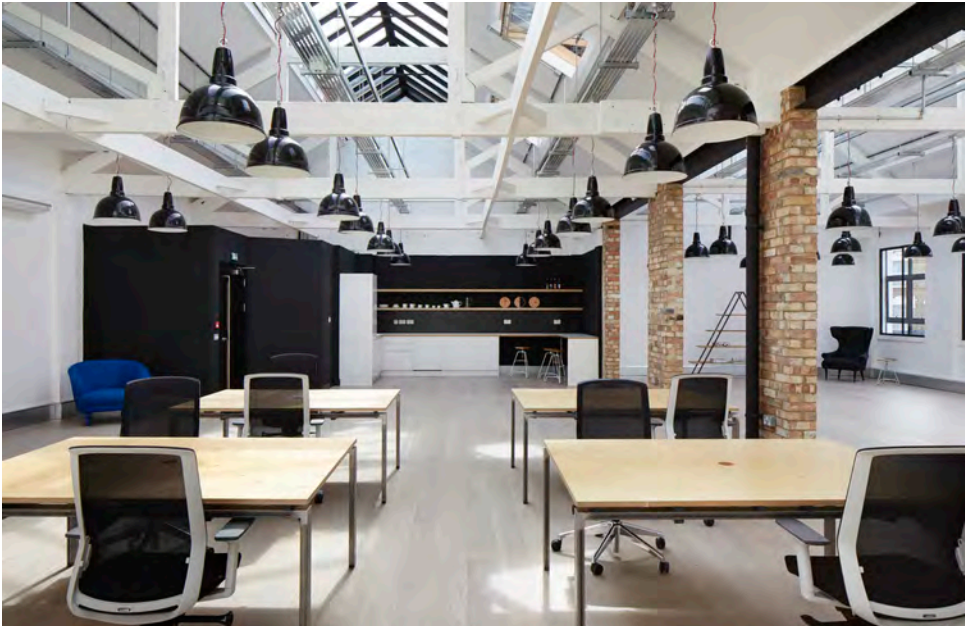
Analog Folk HQ
20 Rosebery Avenue, Clerkenwell, Hackney, EC1

Progressively adding layers to this office space by utilising ‘found’ objects in a creative way, the design responds to the client’s mission of using digital technology to make the analog world better. Designed to be added to by any new staff, the scheme includes a light installation that applies a digitally-scripted design to recycled tabasco bottles.

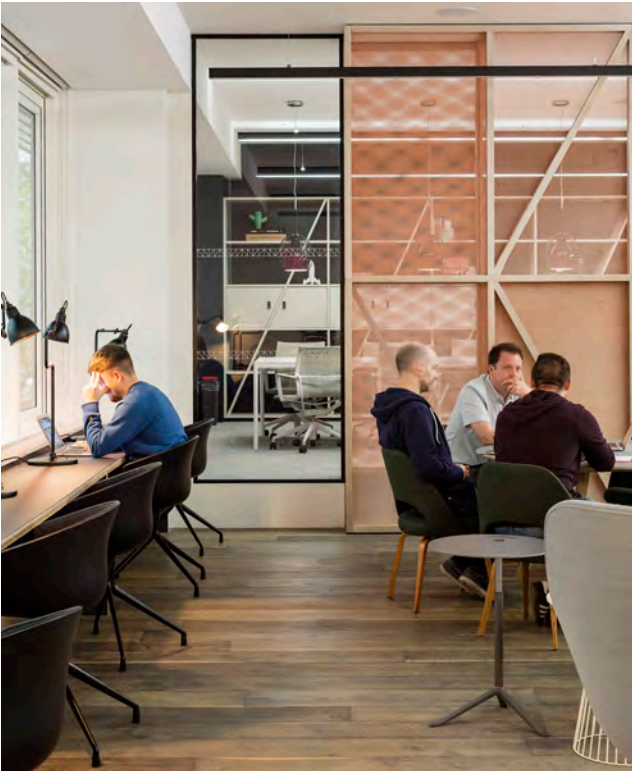
BUILT
Completion: **May 2015**
Client: **Analog Folk**
Architect and Category B
Fit-out: **Design Haus Liberty**
Contractor: **Mark Alexander Developments**
Category A Fit-out: **Supercity**
Value: **£170,000**
Size: **1,070 sqm**

King’s Cross Road
172-176 King’s Cross Road, Islington, WC1

Whilst preserving the original character of this former hostel, this scheme introduces contemporary accents to transform it into a playful and stylish workspace. Recycling existing materials such as raw plywood, industrial light fittings, natural timber and bespoke signage laser cut from acrylic, whilst leaving parts of the building as they were found, the project provides contemporary commercial office space in a highly economical way.



BUILT
Completion: **June 2015**
Client: **Atlas Property Letting & Services Limited**
Architect: **HÖT**
Structural Engineer: **NN Engineering Consultants Ltd**
Contractor: **Pelican Building Contractors Ltd**
Furniture Supplier: **Workhouse by Salt & Pegram**
Size: **437 sqm**



The Office Group at 2 Stephen Street
Camden, W1

Turning large, deep-plan floorplates into bright flexible workspaces with an industrial aesthetic, this scheme sought to create a sense of community between its users, creating a suite of diverse working and socialising environments adjacent to each other.

BUILT
Completion: **July 2015**
Client: **The Office Group**
Architect: **Orms**
Services Engineer: **Environmental Engineering Partnership**
Project Manager / Cost Consultant: **Quantem Consulting LLP**
Main Contractor: **Parkeray Ltd**
Joinery Contractor: **Bell Interiors**
Value: **£2,000,000**
Size: **3,159 sqm**

Sea Containers
18 Upper Ground, Southwark, SE1

Providing space for 2,300 workers, this scheme creates dense, flexible office spaces arranged over 11 floors, pushing the boundaries of commercial interior architecture. Offering a diverse range of offices – from small to large, bookable to non-bookable, private or open – the scheme includes only 38 per cent traditional workstations, and gives each company its own ‘front door’ to their personalised space.



BUILT
Completion: **September 2015**
Client: **Ogilvy Group UK, MEC, WPP**
Developer: **Deerbrook**
Architect: **BDG architecture + design and Matheson Whiteley**
Landscape Architect: **Schoenaich Landscape**
M&E/Sustainability Engineer: **Arup**
Project Manager and Cost Consultant: **Bollingbrook**
Cost (M&E): **Quantem**
Contractor: **Structure Tone**
Feature Lighting: **Jason Bruges Studio**
Enabling Works: **Shaca**
Joinery: **Chilfen**
Value: **£24,000,000**
Size: **22,300 sqm**



PUBLIC SPACES

Sponsored by Broadgate Estates

Earlier this year the Mayor’s Design Advisory Group launched a report, ‘Public London’ which recommended that the sector needs a new task force to drive home its importance to the capital, whilst projects such as The Garden Bridge have highlighted a growing debate about what constitutes public space and whether privately-owned spaces can be included in this concept. This year’s shortlist showed that designers and public bodies could successfully work together to create schemes that veered away from the generic or corporate-feeling.

This was certainly the case, said category assessor and urban design/masterplanning consultant Kathryn Firth, with the unbuilt winner. Transforming Public Realm in King’s Cross, Farringdon, Holborn and Seven

Dials is an ongoing scheme that is ‘not just spatial but experiential’, using leftover spaces well and making bolder moves such as the removal of the gyratory at Holborn and Kingsway. ‘It’s not trying too hard. Nothing is madly wild and eye-catching but it is just making decent spaces’, she said.

The built winner was awarded to Gasholder Park, ‘a lovely new public space’; creating a playful but not overwrought scheme at King’s Cross. ‘It’s a joyful gem’, said Firth, that adds to the already popular public spaces at King’s Cross, such as Granary Square. South London’s Millwall Quietway Link was given a commended for its contribution to both its local area and the capital as an important link on a new cycle route.

Transforming Public Realm in King's Cross, Farringdon, Holborn and Seven Dials

Various locations across Camden

NEW LONDON AWARDS
WINNER

UNBUILT
Status: **Ongoing**
(components at different stages)
Completion: **2017-2026**
Client: **LB Camden**
Public Realm and Urban Design: **LDA Design**
Transport Planning and Cost Consultant: **Project Centre**
Traffic Modelling (Holborn gyratory): **AECOM**
Heritage and Regeneration: **Robert Bevan**
Size: **120 hectares**

Developed in collaboration with stakeholders and local communities, this ambitious context-oriented strategy aims to radically improve the public realm and quality of life for local people and visitors. Covering Camden’s most important commercial districts and conservation

areas, the strategy will help accommodate the many changes the borough is set to see in the near future, including the ongoing intensification and regeneration of the city, the introduction of Crossrail, and improved safety, health and wellbeing.



© LDA Design Consulting



© LDA Design Consulting



© LDA Design Consulting

Gasholder Park

Handyside Street, King's Cross, Camden, N1

Restoring the Grade II-listed 1850s Gasholder No.8, this scheme has created a new public park in the heart of a burgeoning neighbourhood. Enhancing the usability of the space by providing some protection from

the elements, a 30-metre diameter canopy supported by 150 delicate fin columns has been created from stainless steel polished to a mirror finish to reflect changing light against the gasholder frame and grassed area.



© Kilian O'Sullivan



© John Sturrock

NEW LONDON AWARDS
WINNER

BUILT
Completion: **October 2015**
Client: **King's Cross Central Limited Partnership**
Architect: **Bell Phillips Architects**
M&E Engineer: **Hoare Lea**
Lighting Consultant: **Speirs & Major**
Landscape Consultant: **Townshend Landscape Architects / Dan Pearson Studio**
Contractor: **BAM Nuttal and Carillion**
Size: **1,561 sqm**

Millwall Quietway Link

South Bermondsey Station, SE19 to East London Line Walking Cycle Path

Transforming an unused railway brownfield space into an open, natural-feeling cycle- and walking-route, the project seeks to invite people spend more time on sustainable transportation. This new link contributes to the creation of 1.7km of off-road cycling and walking path in central London and helps enable people to cycle safely between Waterloo and Greenwich in a much improved environment.



NEW LONDON AWARDS
COMMENDED

BUILT
Completion: **April 2016**
Client: **Transport for London**
Design, Project Manager and Cost Consultant: **Sustrans**
Structural Engineer: **Royal Haskoning DHV**
Planning Consultant: **Chris Dent**
Contractor: **Asphaltic Rail**
Value: **£1,600,000**
Size: **9,072 sqm**

Crossrail Place, Canary Wharf

25 Canada Square, Tower Hamlets, E14

Located in the North Dock, adjacent to Canary Wharf’s high-rise buildings, and the residential neighbourhood of Poplar, the scheme creates an accessible amenity between the two areas, providing a new open space. The public landscaped garden on the roof and the new plaza at ground level opened in May 2015, ahead of the full operation of the station in 2018.



BUILT
Completion: **2015**
Client: **Canary Wharf Group PLC**
Architect: **Foster + Partners**
Collaborating Architect: **Adamson Associates Architects**
Structural and M&E Engineer, Acoustics and Access Consultant: **Arup**
Lighting Consultant: **Maurice Brill Lighting Design**
Landscape Consultant: **Gillespies**

Traffic/Movement Consultant: **Steer Davies Gleave**
Timber Engineering Consultant: **Haring**
Facade Access Consultant: **Reef**
Planning Consultant: **DP9**
Bridge Engineer: **MG Bennett**
Main Contractor: **Canary Wharf Contractors Ltd**
Size: **5,000 sqm**

Arc House Lowlands

Station Approach, Lowlands Road, Harrow, HA1

Transforming the neglected parkland of Lowlands Recreation Ground into a new cultural destination for the local community, this new performance building and café includes an outdoor stage and amphitheatre, alongside play spaces, an orchard, new groves of trees and a terrace.

BUILT
Completion: **September 2015**
Client: **LB Harrow (supported by the GLA)**
Architect and Lead Consultant: **Adams & Sutherland**
Structural Engineer: **Michael Hadi Associates**
Civil Engineer: **CIVIC Engineers**
Planting and Landscape: **JCLA (Jonathan Cook Landscape Architects)**
Quantity Surveyor: **Artelia**
M&E Engineer: **Freeman Beesley**
Contractor: **HA Marks**
Café Furniture: **Assemble**
Value: **£1,100,000**
Size: **10,000 sqm**





<
German Gymnasium
© DandD

RETAIL & RESTAURANTS

King's Cross has become the recognised success story of recent years, on the back of Central St Martins creating early footfall and Argent's careful stewardship of the whole estate, providing a go-to place for Londoners and those from further afield. And the picture as it relates to retail and restaurants is no different.

Both winners this year – unbuilt and built – are in NC1, with the former, Coal Drops Yard, promising 100,000 square feet of retail fireworks alongside a space for concerts and fashion shows below a new roof structure. 'It's a stonker', said juror Riccardo Marini of the project. The scheme will boast five anchor stores and 65 other independent stores focusing on fashion and lifestyle. Unbuilt projects in this area are hard to evaluate, though, said category

assessor Tracey Pollard, director of Bruce Gillingham Pollard, since what occupies the building ultimately has so much bearing on its success: how it looks and feels, the spend, how good the service is.

As to the built winner, the German Gymnasium is another well-conceived restoration, creating a restaurant for D&D in an historic structure. Forming a venue for the first National Olympic Games in 1866, it became offices after the First World War, was listed in 1976, and became part of the masterplan for King's Cross, to enable it to become a more central landmark building and destination in its own right. Thanks to a significant budget and careful, creative design, an exceptional level of fit out has resulted, said Pollard. The jury agreed, noting that 'it's very nice to look at'.

Coal Drops Yard
King's Cross, Camden, N1

NEW LONDON AWARDS
WINNER

UNBUILT
Status:
Planning granted
Completion: **2018**
Client: **King's Cross Central Limited Partnership**
Architect: **Heatherwick Studio**
Delivery Architect: **BAM Design**
Structural Engineer: **Arup**
M&E/ Sustainability Engineer: **Hoare Lea**
Contractor: **BAM**
Size: **9,290 sqm**

As part of the ongoing regeneration of King's Cross, this project seeks to create a major retail quarter by restoring two industrial buildings to house restaurants, bars and over 50 shops. The design creates a sculptural link which extends

and brings the roofs of the two historic buildings together: creating a third storey, unifying the two retail levels, and enhancing visitor flow throughout the scheme.



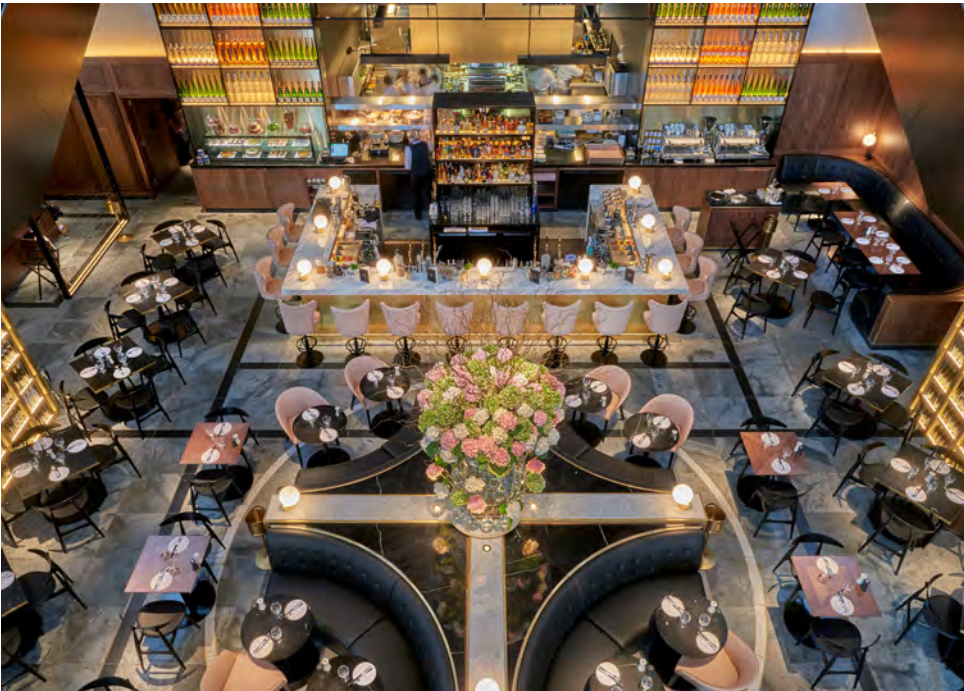
German Gymnasium
26 Pancras Road, King's Cross, Camden, N1

Transforming the Grade II-listed 19th century gymnasium, this new restaurant and bar next to King's Cross Station comprises a Grande Café serving breakfast through to dinner, The Meister Bar, and a smaller restaurant and

private dining room on a mezzanine level. Occupying the original triple-height space, the new interiors blend the restored original features with modern interpretations inspired by its original use.



© John Seymour



© DavidD

NEW LONDON AWARDS
WINNER

BUILT
Completion: **October 2015**
Client: **King's Cross Central Limited Partnership**
Architect: **Allies and Morrison**
Fit-out Architect: **Conran and Partners**
Structural Engineer: **Arup**
Services Engineer: **Hoare Lea**
Contractor: **BAM Construction**
Planning Consultant: **Nathaniel Lichfield & Partners**
Landscape Architect: **Townshend Landscape Architects**
Size: **1,579 sqm**

The Borough Market Cookhouse
15, Three Crown Square, Borough Market, Southwark, SE1

Creating a new multi-purpose kitchen and dining venue in the heart of Borough Market, the Cookhouse offers cookery masterclasses, chef’s table dinners, wine tastings and film shoots. The venue has been designed to honour the market’s brand and identity, whilst remaining fully adaptable to a variety of uses.



© Leigh Simpson Photography

BUILT
Completion: **October 2015**
Client: **Trustees of Borough Market**
Architect: **DLA Architecture Ltd**
M&E Engineer: **GDM Partnership**
Project Manager: **Huntley Cartwright**
Main Contractor: **NDB Construction**
Bespoke Carpentry: **Jam Furniture**
Signage and Graphics: **Creative Identity, Peter Gibbons**
Value: **£91,000**
Size: **40 sqm**

Chicken Town
The Old Fire Station, Town Hall Approach Road, Tottenham, Haringey, N15

Occupying a Grade II-listed former fire station, this innovative not-for-profit restaurant offers a healthy alternative to the plethora of poor-quality chicken shops in London. Creating 40 jobs, the project produces nutritionally-balanced food and includes a £2 deal for young people subsidised by evening trade. The scheme has preserved the building’s historic features and original character.

BUILT
Completion: **November 2015**
Client: **Create London**
Architect: **Assemble**
Charity Partner and Project Manager: **Create London**
Contractor: **WPL Interiors**

Kitchen Design: **Kitchen Quip Ltd**
M&E Contractor: **Andrew White Commercial Kitchens Ltd**
Project Sponsor: **LB Haringey**
Size: **142 sqm**



© Emil Charlaff

Crystal Palace Park: New Café
Bromley, SE20

Sited between the central axis and the lakeside path, this cedar shingle-clad scheme seeks to create a universally-accessible meeting point for the park. Part of a package of improvement and conservation works proposed for the wider park, the building will create a ground-floor café and first-floor event space, with the business supporting the ongoing conservation of the Grade I-listed dinosaur sculptures and geological illustrations.



UNBUILT
Status: **Planning approved**
Completion: **2017**
Client: **LB Bromley**
Architect: **Chris Dyson Architects**
Landscape Architect: **KLA**
Structural Engineer: **The Morton Partnership**
Quantity Surveyor: **Cinns Ltd**
M&E Engineer: **NLG Associates**
Health & Safety: **Academy Consulting**

Timothy Everest Store
37 Redchurch Street, Tower Hamlets, E2

Transforming a 1950s Shoreditch warehouse into a bespoke tailoring and fashion store, this design has been inspired by traditional Japanese and British Georgian influences and a stripped-back industrial aesthetic appropriate to its setting. The project reflects the distinct company philosophy, creating an elegantly crafted emporium divided into three levels, each with a different design function.

BUILT
Completion: **November 2015**
Client: **Timothy Everest**
Architect: **Chris Dyson Architects**
Building Control: **London Building Control**
Contractor: **Alman Shopfitters Ltd**
Size: **145 sqm**



© Timothy Everest



© Matt Chisnall

Tottenham Court Walk

Tottenham Court Road, Camden, W1

Refurbishing an outdated 1970s streetscape, this project has replaced a covered retail arcade to provide 10 new retail units. The extended retail façade has created a more inclusive environment for pedestrians, and has created larger, lighter spaces for shops and restaurants. The units include lightweight mezzanine levels, double-height spaces at the front, and new lower ground retail space created from a former basement carpark.

BUILT

Completion: **July 2015**

Client: **Derwent**

London plc

Architect: **Orms**

Structural, M&E

and Sustainability

Engineer: **Arup**

Planning Consultant:

Gerald Eve

Project Manager:

Jackson Coles

Cost Consultant:

Quantem Consulting

Contractor:

Balfour Beatty

Value: **£5,000,000**

Size: **4,389 sqm**



Tottenham Court Walk

© Matt Chisnall



THE TEMPORARY

Are we, as a city, getting better at the temporary? Is it perhaps the case that, as London's growth intensifies, the urge for more bottom-up, grass-roots, 'authentic' schemes in the mold of Pop Brixton are catching the eye of the public? Or did the London Olympics help to demonstrate the powerful effect of 'meanwhile' uses catalysing something more permanent?

Category assessor Martyn Evans believes the strong, wide-ranging shortlist shows how the temporary can be 'useful' and flag future development, discover local histories, or test ideas. Still too much of the temporary being produced today is little more than pretty, said Evans, but there are distinct glimmers of hope. 'To be better developers you need to better understand places and the area you're building in', he said. 'Doing temporary things is a way of doing that.'

Two commendations were awarded: to the annual modern sculpture programme in the City of London, and to Platform's use

of a derelict office building next to Southwark station to create space for creative collaborations.

Rogers Stirk Harbour + Partners again emerged victorious for its under construction affordable housing project for LB Lewisham, on a site that will eventually be used for a mixture of permanent social and private housing and a school. 'It's great', said Evans. 'Our city, like many others has an enormous problem of affordable housing. We don't have enough, and it's not affordable enough. We talk in our business about how to solve this problem all the time and here's somebody actually doing it'.

The Camden Collective creative co-working space scheme – branded by Dominique Alba as 'so courageous' – was one of two schemes to clinch the winning built prize. The other was Skip Garden, which was endorsed for its beautiful, inspiring space and moveable urban food growing garden in the middle of King's Cross. 'It's fizzing and buzzing with creative energy', said Evans.

PLACE/Ladywell
261 Lewisham High Street, Lewisham, SE13

NEW LONDON AWARDS
WINNER

UNBUILT
Status: **Under construction**
Completion: **June 2016**
Active period: **2016-2021**
Client, Planning Consultant and Project Manager / Cost Consultant: **LB Lewisham**
Architect: **Rogers Stirk Harbour + Partners**
Structural Engineer: **AECOM**
M&E / Sustainability Engineer: **JH Partners**
Contractor: **SIG Building Systems Ltd**
Branding, Communications, Interior Design Advice: **Studio Raw**
Employer's Agent: **Press & Starkey**
Value: **£5,430,000**
Size: **2,990 sqm**

Providing 24 homes for local families in need, the scheme uses a volumetric construction method to create high-quality temporary accommodation while a masterplan is drawn up for the site's redevelopment. Responding to the social housing demand in Lewisham, the units have a design life of 60 years, and are re-deployable up to five times. The project also includes ground-floor units for community and business use to help animate the area.



Camden Collective
110 Hampstead Road, Camden, NW1

Providing free hot-desking space, subsidised offices and training academies, this regeneration project aims to sustain local employment by providing workspace within a vacant hospital wing awaiting redevelopment. The meanwhile use of the site will provide free and subsidised workspaces for 150 businesses and 300 people.



NEW LONDON AWARDS
WINNER

BUILT
Completion: **January 2016**
Active period: **2015-2016, with potential extension**
Client: **CTU Community Project and High Speed 2 Ltd.**
Architect: **Co-DB & RARA**
Planning Consultant: **Shaw Corporation**
Masterplan Consultant: **Sheppard Robson Architects**
Project Manager: **CTU Community Project**
Electrical Contractor: **Newtons**
Value: **£210,000**
Size: **1,500 sqm**

Skip Garden
Tapper Walk, King's Cross, Camden, N1

Designed to be easily relocated to accommodate on-going construction works, this project creates an urban oasis for the growing community in the heart of a redevelopment site. A collaborative design and build process has created seven structures

that tackle different themes and needs of the garden, including grey-water recycling, kinetic rain shelter, evaporation cool store, twilight gardening space, chicken coop, and a rammed-earth dining space.



© John Sturrock



© John Sturrock



© John Sturrock

**NEW LONDON AWARDS
WINNER**

BUILT
Completion: **September 2015**
Client: **Global Generation and Bartlett School of Architecture**
Developer: **King's Cross Central Limited Partnership**
Architect: **Jan Kattein Architects, Julia King, Özkurt & Eland and Bartlett School of Architecture**
Pro-bono Contractor: **Carillion, Kier, BAM**
Engineer: **Arup, Expedition and Structure Mode**
Size: **780 sqm**

Platform, Southwark
1 Joan Street, Southwark, SE1

Transforming a derelict office building into a new multi-discipline temporary project space, this scheme provides creative spaces for artists, charities, start-ups and local groups to work, rehearse, and collaborate. Hosting exhibitions and monthly film clubs alongside its business and group users, the project has a mission to encourage groundbreaking art, innovation and performance.



**NEW LONDON AWARDS
COMMEDED**

BUILT
Completion: **January 2016**
Active period: **January 2016 – July 2017**
Client: **Platform**
Developer: **U+I**
Delivery Partner: **Transport for London and LB Southwark**
Architect: **Alan Pipe & Partners**
Structural Engineer: **HCD**
Project Manager: **Faithful & Gould**
Cost Consultant: **PH Warr**
Contractor: **Old Street Construction**
Value: **£150,000**
Size: **c.700 sqm**

Sculpture in the City 2015
City of London, EC2 and EC3

Enhancing the public realm, this annual project looks to promote interaction with public art within a changing context of new skyscrapers and an ever increasing number of workers and visitors. The series of world-class temporary sculptures, loaned from major collections, hope to juxtapose the area's historic and modern elements with complementary dramatic public art. The project is run alongside an education programme for school groups.

**NEW LONDON AWARDS
COMMEDED**

BUILT
Completion: **June 2015**
Active period: **June 2015 – May 2016**
Client and Project Co-ordinator: **City of London Corporation**
Project Management: **A et cetera**
Consultant: **Lacuna Projects**

Contractor: **MTEC**
Project Partner: **22 Bishopsgate, 30 St Mary Axe, Aon, Aviva, British Land, Brookfield, Hiscox, WRBC Development, Tower 42 and Willis**
Value: **£346,000**
Size: **25,000 sqm**





Frost Flowers

River Thames, Lambeth and Southwark

Inspired by the popular 19th century Frost Fairs, this project proposes to recreate a number of temporary floating ice rinks on the River Thames. Using a simple fan-like mechanism that unfurls to form a shallow basin, the design would encourage the river to naturally freeze in winter in designated areas.

UNBUILT

Status: **Design stage**
Architect: **NBBJ**

Peckham Levels

95A Rye Lane, Peckham, Southwark, SE15

UNBUILT

Status: **Design stage**

Completion:

October 2016

Active period:

2016-2021

Client: **LB Southwark**

Developer: **The**

Collective / Makeshift

Architect: **Carl**

Turner Architects

Structural Engineer:

Eckersley O'Callaghan

M&E Engineer:

PSH Consulting

Project Manager:

Tower 8

Cost Consultant:

Christopher Smith

Associates

Contractor: **Titan**

Construction

Building Control:

Harwood

Fire Consultant:

Compliance UK

Acoustician:

Hann Tucker

Transport Consultant:

Motion

Value: **£2,500,000**

Size: **8,500 sqm**



>
Skip Garden
© John Sturrock





TRANSPORT & INFRASTRUCTURE

London is about to get a transformative boost to its transport provision with the opening of Crossrail in 2018. The night-tube may also open up new opportunities, whilst the continuing modal shift onto bicycles – helped by initiatives to create more superhighways and mini Hollands – should help alleviate the city’s congestion levels. But London will need to continue with such infrastructure investment if it is to keep the city moving with a population expected to hit 13 million by 2050. The £55bn HS2 is still further off, and London’s seeming inability to plan for extra aviation capacity – via a third runway at Heathrow, second runway at Gatwick, or expansion elsewhere – is highlighted by the continued deferral of making a decision on the subject.

This year’s transport category, presented by Arup’s Jerome Frost, ranged from a cycle and pedestrian bridge to an underpass beneath Marylebone Road, with two winners awarded. The first winner, a Mini Holland scheme at Waltham Forest, was praised as a series of smaller projects that create a more connected environment and pleasant place, encouraging a move from car

dominance that has even silenced local shopkeepers who feared that their takings might be affected. ‘Because this is conceived incrementally and rather simply, we felt this could be done elsewhere’, said Frost. It is also, said judge Peter Murray, important for the role it could play in suburban densification and future of outer London.

The second winner, Crossrail Place, meanwhile, was ‘an amazing building’ for the way it helps – through its garden, retail and bars – to bring alive the ‘back end’ of the Canary Wharf development, which has been seen as a moat or point of division from local communities. ‘This doesn’t only provide a destination in itself but also acts as a bit of a bridging point for those communities’ said Frost. It is also a good example of how Crossrail 1 – and hopefully Crossrail 2 – is seeking to provide more than just a station out of the investment.

One scheme was commended by the judges: the unbuilt Somers Town Bridge at King’s Cross was recognised for its ‘elegance’, simplicity, and replicability.

Crossrail Place
Canary Wharf, Tower Hamlets, E14

NEW LONDON AWARDS
WINNER

BUILT
Phase 1 Completion:
May 2015
Client: **Canary Wharf Group**
Architect:
Foster + Partners
Landscaping:
Gillespies
Engineer: **Arup**
Roof Engineer: **Wiehag**
Size: **90,000 sqm**

Encased in a latticed timber roof, this deceptive seven-storey structure includes four basement levels that will house the new Crossrail station in 2018. The top storey houses a unique garden containing walkways, seating and

an amphitheatre for free public use, while restaurants, a cinema and retail and fitness facilities can be found on the levels above the platform.



© Nigel Young



© Nigel Young

Mini Holland, Waltham Forest
Orford Road, East and West Avenue, Lea Bridge Road, Waltham Forest, E10, E11, and E17

Designing streets that encourage cycling and walking, this strategy has addressed forgotten neighbourhood corners, traffic-choked shopping streets and major road corridors to recreate streets as places for public life as well as travel. The proposals draw on the natural qualities of local landscapes to enhance the

historical context and support the huge variety of activity dependent on the streets. Engaging with local communities throughout the process, the scheme has changed the perceptions of roads and streets in Leyton, Leytonstone and Walthamstow.



© Inge Clemente



© Inge Clemente

NEW LONDON AWARDS
WINNER

BUILT
Status: **Orford Road area completed, Lea Bridge Road on site, completion 2018**
Client, Project Manager, and Community Consultation:
LB Waltham Forest
Architect: **what if: projects**
Highway Engineer:
Project Centre and LB Waltham Forest
Online Engagement:
Commonplace
Contractor: **JB Riney, Gristwood and Toms, and Urbaser**
Value: **£18,000,000**
Size: **98,738 sqm**

Somers Town Bridge

Camley Street / Regent's Canal, Camden, N1

Connecting the King's Cross and Somers Town neighbourhoods, this cycle and pedestrian bridge crosses the Regent's Canal with a slender steel plate structure. At only 15mm thick at its thinnest point, it will span the entire 38-metre crossing without any intermediate support.



© Moxon Architects

NEW LONDON AWARDS
COMMENDED

UNBUILT
Status:
Planning granted
Completion:
Summer 2017
Client: **King's Cross Central Limited Partnership**
Architect: **Moxon Architects Ltd**
Engineer: **Arup**
Contractor: **Carillion**
Size: **38m**

The Wonderpass

Junction between Marylebone Road and Baker Street, City of Westminster, NW1

Revitalising a maligned underpass, this subway has been transformed into a work of art, creating a colourful experience that showcases the area's rich history and culture whilst providing a safer route across the 6-lane road above. The Wonderpass it is now a cultural attraction in its own right that has dramatically improved both the users' experience and the frequency of its use.



© Mickey Lee

BUILT
Completion:
January 2016
Client: **Baker Street Quarter Partnership and Transport for London**
Additional Funding:
Westminster City Council and Madame Tussauds
Artist: **Bigg Design and Sing London**
Structural/Civil Design and Construction: **FM Conway and WSP**
Cabinet Artist: **Regents Park Open Air Theatre, Madame Tussauds, The Wallace Collection, Robin Tarbet and Hamish Blgg**
Impact Measurement:
Policy Studies Institute (University of Westminster)
Value: **£485,000**
Size: **350 sqm**

Rotherhithe Bridge

Durands Wharf, Rotherhithe, Southwark, SE16

UNBUILT
Status:
Design stage
Completion: **2021**
Architect:
reForm Architects
Structural Engineer:
Elliott Wood Partnership
Cost Manager: **Arup**
Lighting Design:
David Becker Lighting Design
Value: **£155,000,000**
Size: **184m**

Creating a 184metre-span bridge, this design utilises cables from angled masts to create wishbone-like structures that can pivot, enabling the bridge to lift at its centre to allow tall and large ships to pass. The masts also act as counterbalance weights, making the bridge very efficient in terms of energy consumption. The proposal has the potential to bring significant benefits to the communities on either side of the river and beyond.



© Keyframe visuals



WELLBEING

Sponsored by Hoare Lea

There is no doubt that with child obesity levels ever rising – and Camden being the worst performer on that score in Europe – wellbeing is a hot topic in design and an important consideration for architects and developers alike.

This extends across the shortlist, from intergenerational activity and other projects for older citizens, to a neuroscience institute, to the wellbeing of both one London school for children with cerebral palsy and the community in which it sits.

Two winners were awarded by the judges. Holmes Road Studios, also given the accolade of the Overall Winner of the New London Awards 2016, was praised for its central garden and nutritional information about growing that will give its inhabitants a

real sense of belonging, empowerment and self-worth to enable them to find their feet. Judge Monica von Schmalensee applauded the initiative as one of the best and most innovative projects she had seen.

The second winner, Camden Active Spaces, is a project across seven schools to design physically challenging active play spaces for different age groups. Judge David Burney, whose work centres on wellbeing issues in New York, praised the ‘terrific scheme...in terms of wellbeing, the number one problem right now is childhood obesity’, which the judges felt was dealt with here in an imaginative yet replicable and achievable way.

Holmes Road Studios
41-43 Holmes Road, Camden, NW4

NEW LONDON AWARDS
WINNER

UNBUILT
Status: **Under construction**
Completion: **Summer 2016**
Client: **Genesis Housing Association**
Developer: **LB Camden**
Architect: **Peter Barber Architects**
Structural Engineer: **Clancy Consulting**
M&E/Sustainability Engineer: **Eng Design**
Project Manager/Cost Consultant: **EC Harris**
Contractor: **Willmott Dixon**
Acoustic Consultant: **Cole Jarman**
Value: **£3,800,000**
Size: **1,550 sqm**

Providing high quality homes for 59 people, this alms-house-inspired homeless facility includes counselling spaces, education and training facilities, all based around a courtyard garden. Each studio has a double-height brick vault with an ensuite bathroom and a mezzanine bed area, lit via a partially glazed door, circular windows and a roof light. All rooms look out to the garden. The buildings are constructed in a rustic brick giving the project a relaxed domestic scale, providing a secure comfortable space to recuperate from the effects of homelessness.



Camden Active Spaces
Camden, WC1, NW3 & NW5

Working with seven schools, this project seeks to address childhood obesity rates by creating physically challenging and imaginatively stimulating play spaces for school children and the local community. Designed for a range of age groups, the project is also providing data for understanding the drivers of physical activity amongst less active children as part of a study by University College London.



NEW LONDON AWARDS
WINNER

BUILT
Completion: **2015**
Client: **LB Camden**
Landscape Architect: **Erect Architecture, LUC, Wayward**
Project Manager: **Developing Projects**
Cost Consultant: **Huntley Cartwright**
Contractor: **Blakedown, Bowles & Wyer, Made From Scratch, Theories Landscapes**
Value: **£767,473**
Size: **8,600 sqm**

Campshill Road
Lewisham, SE13

Located at the heart of an existing residential community, this intergenerational living scheme has been designed to achieved BREEAM Excellent. Arranged around two south-facing courtyard gardens, the scheme accommodates extra-care apartments and promotes community integration through the creation of a shared access ‘mews’ and communal space accessible by the wider community.



© PRP

UNBUILT
Status:
Planning granted
Completion:
Spring 2017
Client: **LB Lewisham**
Architect, M&E
/ Sustainability
Engineer and Planning
Consultant: **PRP**
Project Manager/
Cost Consultant:
Baily Garner
Value: **£7,380,000**
Size: **5,000 sqm**

The London Centre for Children with Cerebral Palsy
Coppetts Road, Haringey, N10

Seeking to help children’s development, this building creates a series of sense-stimulating environments of sounds, smells, light and varying surfaces. An external ‘treetop’ walkway wraps around the building, allowing for movement through the fresh air with views out to the woodland landscape, enclosed by a timber screen which becomes a giant xylophone to play with. Sections of the cladding will be reflective so that children can observe their own movements.



UNBUILT
Status:
Planning granted
Completion: **June 2017**
Client: **London Centre for Children with Cerebral Palsy**
Architect: **pH+ Architects**
Structural Engineer:
Price & Myers
M&E / Sustainability
Engineer: **Medland Metropolis**
Project Manager / Cost
Consultant:
Morgan Carr
Landscape Designer:
BD Landscape Consultation
Consultant: **YourShout**
Capital Campaign:
Square the Circle
Value: **£4,000,000**
Size: **880 sqm**

The Core Collective
45 Phillimore Walk, Holland Park,
Kensington & Chelsea, W8

Utilising the redundant ground floor and basement of a mansion block, this gym provides accessible ‘pay-as-you-go’ exercise space alongside social areas, including a restaurant, juice bar and a public art programme. Exposed concrete and masonry, ambient and interactive lighting and refined acoustics provide a unique space for wellbeing.

BUILT
Completion: **May 2015**
Client: **The Core Collective Health Ltd**
Architect: **Waind Gohil + Potter Architects Ltd**
Structural Engineer: **JME Structural Consultants Ltd**
M&E Engineer: **John W Bathurst Ltd**
Cost Consultant: **N E D Consultants Ltd**

Interior Designer:
Jane Artus Designs
Contractor: **Howling Storm Ltd**
A/V Designer:
Kinekttd Ltd
Lighting Designer:
Stileman Lighting Design
Value: **£1,600,000**
Size: **700 sqm**



© Anthony Coleman

Maurice Wohl Clinical Neuroscience Institute
5 Cutcombe Road, Denmark Hill, Lambeth, SE5

Part of the Denmark Hill King’s College Campus, this highly sustainable institute is one of Europe’s largest centres for interdisciplinary neuroscience research. Providing research laboratories, seminar spaces and flexible accommodation, the design takes into consideration the identity of the campus itself, creating better relationships with existing facilities, and enhanced pedestrian routes across the site.

BUILT
Completion: **2015**
Client: **King’s College London**
Architect: **Allies and Morrison & PM Devereux**
Landscape Architect: **PM Devereux**
Quantity Surveyor: **Turner and Townsend**
Structural Engineer: **AECOM**

Services Engineer:
Hoare Lea
Project Manager: **Mace**
Planning Consultant:
Metropolis
Fire Adviser: **Lawrence Webster Forrest**
Contractor: **Morgan Sindall plc**
Size: **9,611 sqm**



© Ståle Eriksen

OWCH (Older Women's Co-housing)
 5b Union Street, Barnet, EN5

UNBUILT
 Status: **Under construction**
 Completion: **July 2016**
 Client: **Hanover Housing Association, Older Women's CoHousing**
 Affordable Housing
 Client: **Housing for Women**
 Architect: **Pollard Thomas Edwards**
 Landscape Architect: **Marie Clark**
 Structural Engineer: **Michael Barclay Partnership**
 M&E Consultant: **ACC**
 Contractor: **Quinn London**
 Value: **£4,200,000**
 Size: **3,000 sqm**



Weale Road
 Windmill Court, Weale Road, Waltham Forest, E4

Replacing two out-of-date community centres, this scheme provides dual-aspect extra-care apartments and communal facilities. Each apartment in the three-and four-storey building is dual-aspect with a winter garden and generous balcony and all are accessed from open deck walkways that overlook shared landscaped gardens. Large communal spaces, including a lounge, salon and activity room, provide a vibrant social heart for community interaction, whilst the design seeks to respect both the historic Friday Hill House and the nearby local housing.



BUILT
 Completion: **September 2015**
 Client: **Circle 33 Housing Trust**
 Architect, Landscape Architect and Planning Consultant: **PRP**
 M&E/ Sustainability Engineer: **Higgins Construction / PRP**
 Project Manager/ Cost Consultant: **Baily Garner**
 Contractor: **Higgins Construction**
 Air Quality: **REC**
 Acoustic Consultant: **AIRO**
 Traffic Consultant: **Paul Mew Associates**
 Value: **£7,450,000**
 Size: **4,200 sqm**

>
 Camden Active Spaces





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

The New London Awards, set up six years ago, form a key part of our busy year-round programme of events, research and exhibitions that examine all issues affecting London’s built environment. We bring together the broadest group of people from all disciplines and communities -

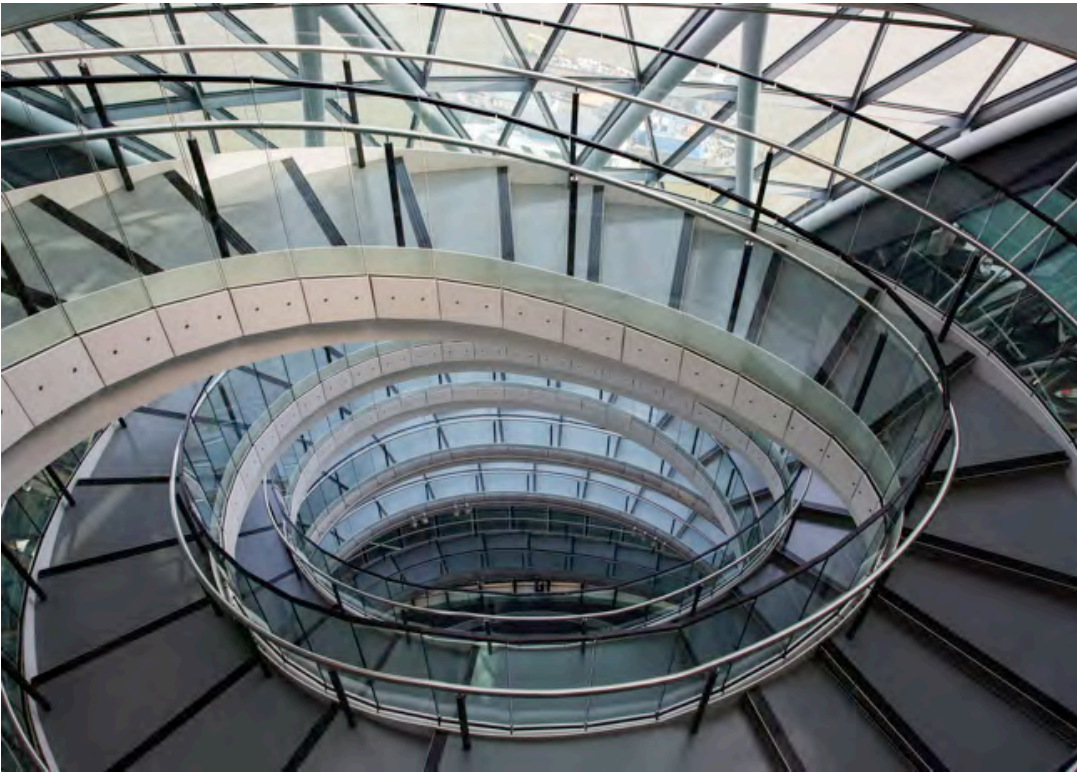
from politicians to professionals and the public - to share knowledge and debate the city’s unprecedented growth.

NLA has established itself over the last decade as a broker between all those involved in planning and designing the future of London and an influential promoter of positive physical change. We are based at The Building Centre in central London where our 1:2000 scale interactive model of central London is the centrepiece of the NLA galleries, bringing in more than 10,000 visitors a month.

Address
The Building Centre
26 Store Street
London WC1E 7BT
Phone
020 7636 4044
Website
newlondonarchitecture.org



Sponsor of the Ashden Prize



The staircase and central atrium of City Hall, home of the GLA whose RE:FIT London programme won the 2016 Ashden Award for Sustainable Buildings

Ashden is a charity that champions and supports the leaders in sustainable energy to accelerate the transition to a low-carbon world. Since the Ashden Awards were founded in 2001, Ashden has rewarded 190 enterprises in the

UK and around the world, which so far have collectively improved the lives of 47 million people, saving more than nine million tonnes of CO² emissions every year.

Address
3rd Floor, The Peak
5 Wilton Road
London SW1V 1AP
Phone
020 7410 7023
Website
ashden.org



Broadgate Estates

Sponsor of the Public Spaces category



Broadgate Estates is a leading property consultancy and management company in the UK, with a reputation for service excellence, placemaking and delivering management services throughout the life-cycle of a development. The company manages various types of real estate including some of London’s most prestigious commercial buildings, enlivened public realm, regenerated neighbourhoods, prime regional shopping centres and a sustainable business park.

Broadgate Estates’ core services include consultancy, design for management, property, facility and asset management and placemaking.

Address
**2 Kingdom Street
Paddington Central
London W2 6BD**
Phone
020 7505 4000
Website
broadgateestates.co.uk



Hoare Lea

Sponsor of the Wellbeing category



Hoare Lea is an international firm of mechanical, electrical, public health and specialist design consulting engineers. Our client-focused and design-led service is underpinned by our commitment to excellence and our passion for innovative sustainable design.

Our portfolio in London spans across all major market sectors and includes work on the capitals most prominent developments. Examples include King’s Cross Central, International Quarter London, Bishopsgate Goodsyard, Elephant and Castle and Vauxhall Nine Elms Battersea.

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



International Fire Consultants (IFC Group)

Sponsor of the Mixed-Use category



International Fire Consultants (IFC Group) asked several Architects “what can exemplar fire engineering do for you?” They answered, “Greater architectural and design freedom, push the boundaries, open up beautiful spaces, great atria, enable creative use of traditional and modern materials”; “and help achieve sign off”.

We are delighted to have been involved in delivering prestigious projects across London in Mixed-use, Residential, Commercial, Retail, Transport; including One Tower Bridge, Palace of Westminster, St Pancras, St Mary’s Axe, Earls Court and Now Battersea.

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



Mayor of London

Supporter of the Mayor’s Prize



Place-shaping and design are central to the Mayor of London’s role in planning, housing and regeneration. The Greater London Authority (GLA) enhances London’s built environment through the London Plan, supplementary guidance including the London Housing Design Standards, and Opportunity Area

Planning Frameworks for large-scale transformation, for example in Old Oak Common. In London’s town centres and high streets the GLA also works with partners to deliver place-based regeneration projects. These projects demonstrate creativity and innovation in shaping better places.

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

SUPPORTED BY
MAYOR OF LONDON

Sponsor of the Office Buildings category



RIBA Appointments is the official recruitment agency of the Royal Institute of British Architects. Our specialist recruitment consultants match the best talent with leading architectural practices and top design firms in the UK and abroad.

With our unique insight and reach into the architecture and design professions we attract the best candidates whilst providing a professional and ethical service to our clients and jobseekers. Visit our job board to browse and apply for career changing roles or for more information on our recruitment agency services.

Address
66 Portland Place
London W1B 1AD
Phone
020 7496 8370
Website
ribaappointments.com

Sponsor of the Housing category



Turley creates places of quality that deliver development value through the intelligent and expert application of the London planning system. Our core strength is the promotion and advocacy of all types and scales of development

across London. Our planning service includes complementary skills in urban design, masterplanning, heritage, economics, sustainability and engagement. The London office is led by Michael Lowndes.

Address
The Charlotte Building
17 Gresse Street
London W1T 1QL
Phone
020 7851 4010
Website
turley.co.uk

Sponsor of the Conservation & Retrofit category



Started by Eric Reynolds in 1970, Urban Space Management (USM) creates interesting places by combining imaginative promotion, close involvement with the arts and the nurturing of small businesses. Its projects include Camden Lock Market, Gabriel's Wharf, Old Spitalfields Market, Merton Abbey

Mills, Greenwich Market, Bishopsgate Goodsynd, Roof East and Trinity Buoy Wharf. The company developed its innovative Container City™ scheme to provide over 70 highly sustainable modular buildings around the UK, ranging from schools and nurseries to offices and live/work studios.

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



INDEX

A note on project credits and index

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.

16, 85	7 Air Street, W1 Barr Gazetas for The Crown Estate	127	Camden Active Spaces, WC1, WC3, NW5 Erect Architecture, LUC and Wayward for LB Camden	20	D	28	Gagosian Gallery, Mayfair, W1 TateHindle Ltd and Caruso St John for Grosvenor	83	L	07, 38	New Studios, Wimbledon College of Arts, SW19 Penoyre & Prasad for University of the Arts London
17	Alphabeta, EC2 Studio RHE Ltd for Resolution Property	93, 113	Camden Collective, NW1 CO- DB + RARA for Camden Town Unlimited	21	Deborah House, E9 Sarah Wigglesworth Architects for SPACE (Arts Services Grants Ltd)	44	Garden House, N1 Hayhurst and Co.	29	The Library at Willesden Green, NW10 Allford Hall Monaghan Morris for LB Brent	36	Newington Green Primary School, N16 Paul Murphy Architects for Newington Green Primary School
94	AnalogFolk HQ, EC1 Design Haus Liberty for AnalogFolk	73	Camden Lock Market, NW1 Piercy&Company for Market Tech Holdings Ltd	74		99	Gasholder Park, N1 Bell Phillips Architects for King’s Cross Central Limited Partnership	67		87	Northampton Road, EC1 Ben Adams Architects for Goodman Mann Broomhall
100	Arc House Lowlands, HA1 Adams & Sutherland for LB Harrow	27	Camberwell Library, SE5 John McAslan+Partners for LB Southwark			105	German Gymnasium, N1 Allies and Morrison and Conran and Partners for King’s Cross Central Limited Partnership	129			
57	Bacton Low Rise Phase 1, NW5 Karakusevic Carson Architects for LB Camden	128	Campshill Road, SE13 PRP for LB Lewisham	15, 28	E	58	Grahame Park, NW9 Peter Barber Architects for Genesis Housing Association	29	London Centre for Children with Cerebral Palsy, N10 pH+ Architects for London Centre for Children with Cerebral Palsy (LCCCP)	95	The Office Group at 2 Stephen Street, W1 Orms for The Office Group
		74	Carnaby Court, W1B Rolfe Judd for Shaftesbury Carnaby Plc			50	Green Rooms, N22 SODA. for The Mill Co. Project	37		76	ONE Bishopsgate Plaza, EC2 PLP Architecture for UOL Group Limited
		86	40 Chancery Lane, WC2 Bennetts Associates for Derwent London	66		56	Greenwich Housing, Various Bell Philips Architects for RB Greenwich			87	One New Ludgate, EC2 Fletcher Priest Architects for Land Securities
35	The Bath House Children’s Community Centre, E8 Lipton Plant Architects for The Bath House Children’s Community Centre	36	Channing School, N6 BuckleyGrayYeoman for Channing School	57	Ely Court, NW6 Alison Brooks Architects Ltd. for Catalyst Housing	21	33 Grosvenor Street, W1 Squire and Partners for Grosvenor		M	130	OWCH, EN5 Pollard Thomas Edwards for Hanover Housing Association
82	Battersea Power Station, Phase 2, SW8 Wilkinson Eyre Architects for Battersea Power Station Development Company	106	Chicken Town, N15 Assemble for LB Haringey, Create London and GLA	35	Employment Academy, SE5 Peter Barber Architects for Thames Reach			129		77	61 Oxford Street, W1 Allford Hall Monaghan Morris for Dukelease Properties
17	Baylis Old School, SE11 Conran and Partners for Henley Homes	66	City in the East Greater London Authority and Transport for London		F	64	Hackney Wick Central, E9 Karakusevic Carson Architects and Witherford Watson Mann for London Legacy Development Corporation	38			
18	Blake Tower, EC2 Harper Downie and Conran and Partners for Redrow London	104	Coal Drops Yard, N1 Heatherwick Studio for King’s Cross Central Limited Partnership	12		22	Hammersmith Mission Hall, W6 HUT for Agate Properties Ltd	45	Mayfield School, RM8 David Miller Architects for LB Redbridge	116	Peckham Levels, SE15 Carl Turner Architects for LB Southwark
72	Blossom Street, E1 Allford Hall Monaghan Morris for British Land	20	The Cooperage, EC1 Chris Dyson Architects	58		72	Highgate Shoreditch Hotel, E1 Gensler for Highgate Holdings Inc.	100		77	Pembury Circus, E8 Fraser Brown MacKenna for Peabody
18	Borough High Street, SE1 Stiff + Trevillion for The Office Group	128	The Core Collective, W8 Waind Gohil + Potter Architects for The Core Collective Health Ltd	75	Fitzroy Place, W1 Lifschutz Davidson Sandilands and Sheppard Robson for Exemplar and Aviva Investors	43	Hindmans Road, SE22 Foster Lomas for FWD	121	Mini Holland, Waltham Forest, E10, E11, E17 what:if projects for LB Waltham Forest	08, 112	PLACE/Ladywell, SE13 Rogers Stirk Harbour + Partners for LB Lewisham
106	The Borough Market Cookhouse, SE1 DLA Architecture for Trustees of Borough Market	55	Corner House, W1 DSDHA for Derwent London	75	Fleet Street Hill, E1 Peter Barber Architects for London Newcastle	06, 126	Holmes Road Studios, NW3 Peter Barber Architects for LB Camden	42		115	Platform, Southwark, SE1 Alan Pipe & Partners for U+I Group PLC
19	Broad Court, EC2 Emrys Architects for GMS Estates Limited	44	Cozens Place, N8 Unit One Architects Ltd for Reve Developments	76	Frampton Park Baptist Church, E9 Matthew Lloyd Architects LLP for Telford Homes (with Frampton Park Baptist Church)	86	Hounslow Civic Centre, TW3 Sheppard Robson for Bouygues UK Ltd	13		73	The Plimsoll Building, N1 David Morley Architects for King’s Cross Central Limited Partnership
15	55 Broadway, SW1 TateHindle Ltd for Transport for London	101, 120	Crossrail Place, Canary Wharf, E14 Foster + Partners for Canary Wharf Group	37	The Francis Crick Institute, NW1 HOK for The Francis Crick Institute			93	MS Amlin, EC3 tp bennett for MS Amlin	59	Pontifex Wharf, SE1 Cullinan Studio for St Johns Heritage Developments LLP
65	Bromley by Bow South, E3 Karakusevic Carson Architects for London Legacy Development Corporation and other associated landowners	27	Crouch End Picturehouse, E8 Panter Hudspith for Picturehouse Cinemas Ltd	116	Frost Flowers NBBJ	45	Interspace, N1 Scenario Architecture	67		78	The Post Building, WC1 Allford Hall Monaghan Morris for Brockton Capital
19	C-SPACE, EC1 BuckleyGrayYeoman for Helical Bar	107	Crystal Palace Park - New café, SE20 Chris Dyson Architects for LB Bromley			94	King’s Cross Road, WC1 HUT for Atlas Property Letting & Services L				

Q

70 **Queens Park Station Area, NW6**
Maccleanor Lavington for LB Brent

R

34 **RCA Battersea, SW11**
Haworth Tompkins
for Royal College of Art

39 **Richmond Adult Community College, TW9**
Duggan Morris Architects
for Richmond Adult
Community College

09, 122 **Rotherhithe Bridge, SE16**
reForm Architects and
Elliott Wood Partnership

84 **Roundhouse Administration Building, NW1**
Urban Space Management
for Roundhouse

S

88 **S2, N1**
Mosessian Architecture for King's
Cross Central Limited Partnership

39 **Sainsbury Wellcome Centre, W1**
Ian Ritchie Architects for University
College London

71 **The Scene, E17**
Pollard Thomas Edwards
for ISHA / Hill

30 **Science Museum Research Centre, SW7**
Coffey Architects
for Science Museum

115 **Sculpture in the City 2015, EC2**
City of London Corporation

95 **Sea Containers, SE1**
BDG architecture + design
and Matheson Whiteley

26 **Shaftesbury Theatre, WC2**
Bennetts Associates for Shaftesbury
Theatre and The Theatre of Comedy
Company

16, 88 **184 Shepherd's Bush Road, W6**
Collado Collins Architects for
Westerland Real Estate Limited

114 **Skip Garden, N1**
Jan Kattein Architects, Julia King,
Özkurt & Eland and The Bartlett School
of Architecture for King's Cross Central
Limited Partnership

54 **Somerleyton Road, Brixton, SW9**
Metropolitan Workshop, Haworth
Tompkins, Mae, Foster Wilson and Zac
Monro for LB Lambeth, Ovalhouse,
Brixton Green and
igloo regeneration

122 **Somers Town Bridge, N1**
Moxon Architects Ltd for King's Cross
Central Limited Partnership

56 **South Acton Phase 3.1, W3**
Stitch for Countryside Properties

79 **The Steward Building, E1**
Allford Hall Monaghan Morris
for TH Real Estate

78 **St Giles Circus, WC2**
Orms for Consolidated Developments

T

43 **The Tailored House, W14**
Liddicoat & Goldhill
for Roger Johnson

85 **Thornsett Road, SW18**
Allies and Morrison
for Thornsett Road

59 **Thrale Almshouses, SW16**
bptw partnership for Thrale
Almshouses and Relief
in need Charity

107 **Timothy Everest Store, E2**
Chris Dyson Architects
for Timothy Everest

46 **Tin House, W12**
Henning Stummel Architects

108 **Tottenham Court Walk, W1**
Orms for Derwent London

60 **Trafalgar Place - Elephant & Castle, SE17**
dRMM Architects for Lendlease

98 **Transforming Public Realm in King's Cross, Farringdon, Holborn and Seven Dials**
LDA Design Consulting Ltd
for LB Camden

89 **Turmill, EC1**
Piercy&Company
for Derwent London

U

22, 92 **U+I Headquarters, SW1**
Coffey Architects and
Ab Rogers Design for U+I

W

23 **Waddesdon Bequest Gallery, E1**
Stanton Williams
for British Museum

130 **Weale Road, E4**
PRP for Circle 33 Housing Trust

30 **Wellcome Collection, NW1**
WilkinsonEyre and AOC
for The Wellcome Trust

14 **Wilton's Music Hall, WC1**
Tim Ronalds Architects
for Wilton's Music Hall Trust

123 **The Wonderpass, NW1**
Bigg Design for Baker Street Quarter
Partnership

65 **Wood Green Framework for Change, N22**
Fluid for LB Haringey

Z

89 **The Zig Zag Building, SW1**
Lynch Architects
for Land Securities