



NEW LONDON

2015/2016

NEW LONDON 2015/2016

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
06	Conservation & Retrofit
20	Education
30	Health & Care
36	Homes
44	Hotels & Hospitality
50	Housing
62	Masterplans & Area Strategies
72	Mixed-Use
82	Office Buildings
90	Office Interiors
96	Public Buildings
104	Public Spaces
112	Retail
118	The Temporary
126	Transport & Infrastructure
132	Sponsors
139	Index

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#NLAwards2015

The selection process

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

Projects are selected not only as being of the highest architectural and design quality, but

also for their impact on surroundings and wider contribution to London.

This year, as part of NLA's 10th Anniversary celebrations, a new Mayor's Prize, in association with the Mayor of London, has been awarded to the project that best creatively contributes to the capital's economy.

Expert Assessors



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Director,
Bruce Gillingham
Pollard



Mike Stiff
Director,
Stiff + Trevillion



Matt Yeoman
Director,
BuckleyGrayYeoman



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The International Jury

Clockwise from top left

David J Burney

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

Riccardo Marini

Senior Consultant,
Gehl Architects,
Edinburgh and
Copenhagen

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Peter Murray

Chairman, NLA &
Member of the Mayor's
Design Advisory Panel
(Chair)

Monica von

Schmalensee
CEO/VD, Partner,
White, Stockholm

Over 300 submissions were extensively reviewed by a team of London-based Expert Assessors, each specialists in their particular field. They worked collaboratively to ensure the projects selected met the necessary criteria and were excellent of their kind. The shortlist was then presented to our International Jury, who were able to bring an objective viewpoint by drawing on their experiences overseas, providing a fascinating discussion around the delivery of high-quality, sustainable architecture and urban environment.

Foreword by Peter Murray, NLA Chairman

Awards play an important role. They provide a pat on the back to those who have delivered excellent projects and they raise the profile of good practitioners so that they are rewarded with new work. They also promote the benefits of good architecture and good design, they publicise quality and reassure clients in the choices they have made in delivering a project. It sometimes feels discriminatory to select a single winner from the excellent shortlists of projects but we like to think that everyone is a winner in the New London Awards. The shortlist is given a rigorous assessment by our panel of experts and then it is up to our international jury to select one project that they believe best fulfills the criteria of the Awards – that contributes something special to London. We have a splendid panel, which has remained largely unchanged since the Awards began in 2011. From New York, Paris, Stockholm, Copenhagen and Edinburgh, they deliver an objective analysis of projects and ensure that schemes presented compare well with overseas standards - resulting in choices that are often different to those of more local juries. This publication and the exhibition of winning and shortlisted projects ensure that their selection is widely promulgated, to the benefit of London and those that deliver the best of design in the capital.

NEW LONDON AWARDS

NEW LONDONER OF THE YEAR, ZAHA HADID

Zaha Hadid has been selected as Londoner of the Year 2015 for a number of reasons. First, for the quality of her architecture, its innovation and the development of new forms of expression. Second, because she is a forceful icon and role model for women in architecture. Despite the rhetoric, the architectural profession lags behind others, like medicine and law, in raising the profile and role of women. Third, her presence in London has been central to the concept of London as a global creative hub. As part of the capital's knowledge and creative economy, architecture and the construction professions have a key role to play in creating jobs and wealth in the capital. While Zaha's Aquatics Centre was a key icon of the 2012 Olympics, and she won the Stirling Prize for The Evelyn Grace Academy, one feels that she has still to win a defining commission on the capital.



NEW LONDON AWARDS

COMMISSIONING EXCELLENCE, NATIONAL THEATRE

This year, it was thought pertinent to give a special nod to a client, a first for the New London Awards. The Royal National Theatre is custodian of one of the masterpieces of late 20th century architecture and a key London landmark designed by Sir Denys Lasdun. It is a building that has required updating over the years to meet the changing needs of the company and its audiences. The interventions commissioned by the RNT have always been carried out with the utmost respect for the existing building and Lasdun's approach to architecture and placemaking. Extensions and internal alterations marry effortlessly with the building's original fabric; even temporary buildings are masterful pieces of architecture while night-time illumination add a sense of real theatre to the South Bank panorama. Like the theatre's productions, the maintenance and refurbishment of its buildings are carried out to the highest professional standards.





CONSERVATION & RETROFIT

Sponsored by Urban Space Management

As London struggles to meet its growing demand for commercial space, opting to retrofit existing buildings rather than start afresh is paying dividends. In many cases, it is simpler and quicker to go down the refurbishment route rather than resort to new builds, and – with some 23 million square foot of commercial space required over the next five years – one trend emerging is for occupiers converting institutional buildings such as schools. Another factor supporting the preponderance of the retrofit option is the environmental one, with 15 per cent of national carbon emissions coming from commercial buildings alone. These benefits are supported also by many end users – and their workforces – appreciating the cachet of period ‘vibe’ that reworking heritage buildings can bring.

One problem in this field, however, has arisen from the backfiring policy of permitted development rights, which has led to a large loss of office space in central London to residential, particularly in Westminster.

Elsewhere in conservation, English Heritage became Historic England, while high profile projects such as Here

East put the spotlight firmly on the way that creative reuses of existing buildings – even those as big and recent as the former Media Centre at the London Olympics – are an important element in London’s changing landscape.

This category included a wide variety of schemes which sought to maximise office and other accommodation through the structural reordering of both listed and unlisted buildings – breathing new life into historic fabric and reinstating former colour schemes or façades with subtlety, whilst bringing them into line with modern requirements. The unbuilt prize was awarded to Commonwealth House, judged to be a neat solution to what had been ‘a disastrous piece of city for years’, with the jury admiring its general aesthetics and the techniques it will employ to get daylight into the spaces. Generally, judges applauded the way that many of the shortlist created a new identity for their schemes, but felt that the winner – and overall winner of this year’s New London Awards – Black Cultural Archives, was clearly ahead for its wider contribution to Brixton. ‘As a transformation it is quite stunning’, said Peter Murray.

Black Cultural Archives

1 Windrush Square, Brixton, Lambeth, SW2

NEW LONDON AWARDS
WINNER
OVERALL WINNER

BUILT

Completion: **July 2014**

Client: **Black Cultural Archives**

Architect: **Pringle Richards Sharratt**

Structural Engineer:

Alan Baxter Associates

Building Services

Engineer:

Max Fordham

Partnership Building

Cost Consultant /

Planning Consultant:

Turner & Townsend

Exhibition Designer:

Ralph Applebaum Associates

Project Manager:

The Clarkson Alliance

Limited

Value: **£7,000,000**

Size: **395 sqm**

Sited at the heart of historic Brixton, the project has brought Raleigh Hall back from the brink and into active use. The derelict Grade II listed building, which had been on the English Heritage's Heritage at Risk Register since 1992, was gifted to the BCA

by Lambeth Council to provide a permanent home dedicated to black heritage in Britain. The project has produced creative alteration and extension of the former semi-detached houses, and is one of the few places in the UK to meet national archive standards.



Commonwealth House
1-19 New Oxford Street, Camden, WC1

NEW LONDON AWARDS
WINNER

UNBUILT

Status: **Planning granted**
Completion: **March 2017**
Client: **TH Real Estate**
Architect: **Orms**
Services Engineer: **Long and Partners**
Structural Engineer: **AKT II**
Project Manager / Cost Consultant: **EC Harris**
Acoustic Consultant: **Sandy Brown Associates**
Planning Consultant: **DP9**

Historic Building Consultant: **Donald Inshall Associates**
Lighting Engineer: **EQ2 light**
Vertical Transport / Façade Access: **D2E International**
Fire Consultant: **Bilfinger GVA**
Value: **£29,900,000**
Size: **9,964 sqm NIA**

Originally designed by architect and planner Henry Philip Cart De Lafontaine as an 'ultra-modern building of imposing appearance', this refurbishment seeks to reposition the 75-year old Grand Dame for a new generation of office occupiers, with Grade A office space and 1,140 sqm of retail. The building occupies

a triangular site at the edge of the Tottenham Court Road Growth Area and Bloomsbury conservation area, and it is hoped that the upgrading of Commonwealth House will continue the re-energising of this part of mid-town.



82 Baker Street
City of Westminster, W1

Originally Marks & Spencer's headquarters, this project has created a united open plan office space from two quite different buildings. A new atrium provides a link between the original 1904 building and the 1936 Lutyens addition, resulting in a design that compliments both the building's heritage and the tenant's requirements for a 21st century creative working environment. Close attention to the building's history has restored the structure to its original architectural stature, lost over the intervening years.

NEW LONDON AWARDS
COMMENDED

BUILT

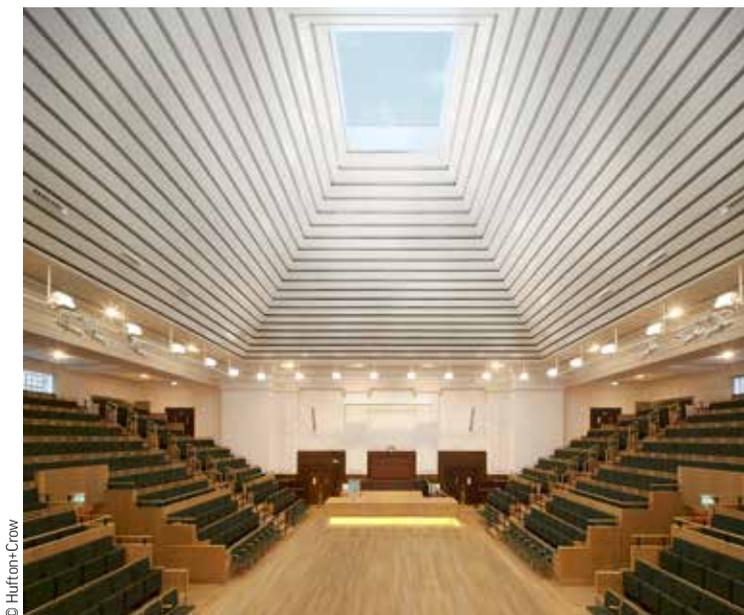
Completion: **March 2015**
Client: **Lazari Investments Limited**
Architect: **Marks Barfield Architects**
Interior Designer: **Forme UK LLP**
Structural Engineer: **Quadrant Harmon Consulting Ltd**
M&E Engineer / BREEAM: **GLP Consulting Engineers Ltd**
Project Manager / Planning Consultant / Cost Consultant: **CBRE Limited**

Main Contractor: **Faithdean Plc**
Lighting Specialist: **Studio 29**
Value: **£18,000,000**
Size: **9,193 sqm GIA**



Friends House
173 Euston Road, Camden, NW1

The home of the Religious Society of Friends (Quakers) in Britain, the Large Meeting House of the Grade II listed building has been transformed to create a versatile and sustainable space. Seating 1,200, the project has ensured the space can respond to the growing needs of the outreach and social programmes of Friends House, creating an inclusive, coherent and luminous space. Now providing disabled access, the reconfigured congregation space also contains moveable raked seating to allow a range of configurations, and a dramatic roof-light which fills the space with daylight.



NEW LONDON AWARDS
COMMENDED

BUILT

Completion: **January 2015**
Client: **Religious Society of Friends**
Architect: **John McAslan + Partners**
Quantity Surveyor / Cost Consultant: **Stephen Cuddy**
Structural Engineer: **Walsh Associates**
Contractor: **Westco Partnership Limited**
Environmental / M&E Engineer: **Max Fordham LLP**
Theatre Consultant: **Anne Minors Performance Consultants**
Size: **1,720 sqm**

South Bank Tower

Stamford Street, Southwark, SE1

Located on a prominent site on the Thames, the revitalisation and transformation of the 1970s King's Reach Tower will add 11 storeys to the tower, a new high-performance cladding system, and provide high-quality residential and office spaces, whilst opening up routes through the site and animating the streetscape with active retail frontages. Retaining 80 per cent of the podium structure and 95 per cent of the tower, the project will make significant savings in embodied energy, and seeks to fulfill Richard Seifert's original architectural intentions. Residents will experience one of London's largest roof gardens.

NEW LONDON AWARDS
COMMENDED

UNBUILT

Status: **Under construction**
Completion: **2016**
Developer: **CIT Real Estate Partners LLP**
Architect: **Kohn Pedersen Fox Associates (KPF)**

Structural Engineer: **AKT II**
M&E Engineer: **Grontmij**
Planning Consultant: **Montagu Evans**
Contractor: **MACE**
Cost Consultant: **EC Harris**



Aldwych Quarter

Bush House, Aldwych, City of Westminster, WC2

The reopening of the iconic former home of the BBC World Service, along with three adjoining buildings, marks the completion of one of the largest refurbishments ever undertaken in Central London. Restoring the grandeur and dignity of Aldwych Quarter - and seeking to recapture the same enterprising spirit in which it was built nearly 100 years ago - this project addressed the complex of four buildings which dates from the 1920s and 1930s, including the Grade II listed Bush House.

BUILT

Completion: **September 2014**
Client: **Kato Kagaku Co Ltd**
Architect: **John Robertson Architects**
Development Manager / Project Manager / Planning Consultant / Sustainability Consultant: **JLL**

Main Contractor: **ISG**
Services Engineer: **Hilson Moran**
Structural Engineer: **AKT II**
CDM Coordinator: **Bigham Anderson Partnership Limited**
Building Control: **Butler & Young**
Value: **£61,000,000**
Size: **42,651 sqm GIA**



Bloomsbury Way

10 Bloomsbury Way, Camden, WC1

Built for the Ministry of Defence in 1947, this prominent wedge-shaped building in Holborn has been radically reinvented to provide a mix of modern uses. The building has been opened up to its surroundings, with a generous new double-height reception space and the introduction of new retail shops and restaurants at ground floor level. The new stone frontage has large glazed openings that wrap around the ground and first floor, maximising views in, out and through the building.

BUILT

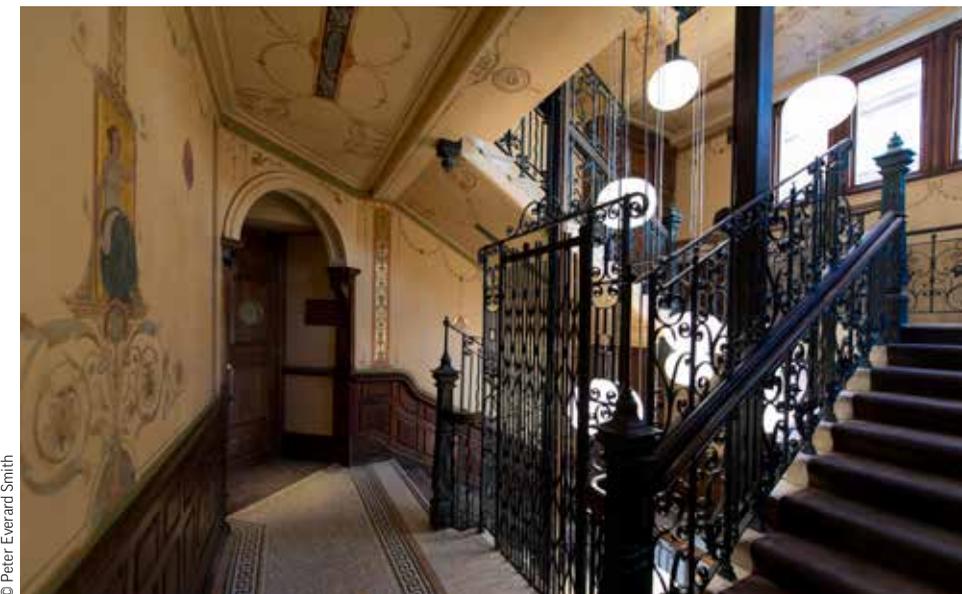
Completion: **March 2015**
Client: **London + Regional Properties**
Architect: **BuckleyGrayYeoman**
Structural Engineer: **URS**
M&E / Sustainability Engineer: **Blyth + Blyth**

Planning Consultant: **Savills**
Project Manager / Cost Consultant: **Turner & Townsend**
Contractor: **Kier Construction**
Value: **£30,000,000**
Size: **22,930 sqm**

Carmelite Riverside

50 Victoria Embankment, City of London, EC4

Reviving a listed 19th century building, this development sought to enhance the building's riverside location and historic character. The new riverfront façade is proportioned to enhance its presence from the South Bank, while a garden and glazed pavilion at roof level give occupants views across the river. The original design is enhanced through the recreation of decorative motifs on contemporary features throughout, linking new materials and fabrication techniques within the historic fabric - including 3D ceramic tiles in the washrooms, ventilation grilles and rooftop cladding.



BUILT

Completion: **September 2014**
Client: **Quadrant Estates / Orion Capital Managers**
Developer: **Quadrant Estates**
Architect: **Fletcher Priest Architects**
Planning Consultant: **DP9**
Services Engineer: **ChapmanBDSP**
Project Manager: **GVA Second London Wall**
Quantity Surveyor: **Gardiner & Theobald**
Structural Engineer: **WSP**
Landscape Architect: **Townshend Landscape Architects**
Contractor: **Morgan Sindall**
Construction Cost: **£26,000,000**
Size: **12,393 sqm NIA**



Guy's Tower External Retrofit

Guy's Hospital, Great Maze Pond, Southwark, SE1

Though limited to overcladding, this project repaired a deteriorating structure whilst utilising the opportunity to enhance the thermal performance of the building. The work was carried out with the tower fully and continuously occupied. The new skin and subtly altered profile were designed to convey both continuity and contemporaneity as representations of one of the largest NHS trusts.

BUILT

Completion: **April 2014**
 Client: **Essentia, Guy's & St Thomas' NHS Foundation Trust**
 Architect: **Penoyre & Prasad**
 Structural Engineer – Façades: **Arup Facade Engineering**
 Structural Engineer: **Arup Structural Engineering**
 M&E / Sustainability Engineer: **Arup - Services**

Project Manager / Cost Consultant / Access Consultant: **Arup**
 Project Management Contractor: **Balfour Beatty Construction Services UK**
 Cladding Sub-Contractor: **Permasteelisa**
 Artwork Contractor: **James Engineering Construction Ltd**
 Value: **£30,000,000**

© Dennis Gilbert

Midland Goods Shed

1-4 Wharf Road, Camden, N1C

Built in 1850, the Grade II listed Midland Goods Shed has served as a temporary passenger terminal and a handling and storage facility, and is now being restored and converted into a Waitrose supermarket and cookery school. In addition, the building will also form a new venue for the Guardian as an area for public events, talks and community gatherings, building on the media's role in stimulating and encouraging free discussion and debate.

UNBUILT

Status: **Under construction**
 Completion: **October 2015**
 Client: **King's Cross Central Limited Partnership**
 Architect: **Bennetts Associates**
 Structural Engineer: **Arup**

MEPH Engineer: **Hoare Lea**
 Planning Consultant: **NLP Planning**
 Project Manager / Cost Consultant: **Gardiner & Theobald**
 Contractor: **Kier**
 Heritage Consultant: **Heritage Architecture**
 Size: **5,966 sqm NIA**



Morgan House & Regency Mews Bonny Street

Camden, NW1

Transforming a dark, narrow and tired-looking warehouse into characterful apartments, the design achieves a sense of space within the narrow constraints by using double-height open plan spaces and flowing curves. By pulling back from the existing two-storey façade and creating an entrance courtyard, the design allows the addition of an extra storey. The contrasting existing industrial features of the building and the new weightless glass and metal insertion create a striking aesthetic.

BUILT

Completed: **December 2014**
 Client: **Taylor Wimpey Central London**
 Architect: **Stride Treglown**
 Structural Engineer: **Iesis**
 M&E / Sustainability Engineer: **Ingleton Wood**

Planning Consultant: **CBRE**
 Project Manager: **Rider Levett Bucknall**
 Contractor: **Bowden Moss**
 Size: **230 sqm**



Newham Collegiate Sixth Form Centre

326 Barking Road, Newham, E6

Holistically refurbishing this Edwardian Grade II listed building, the project restored significant heritage features of the building, such as the terrazzo floors, glazed tiles and stained glass; whilst inserting state of the art learning facilities, ensuring that their construction would not compromise the building's existing fabric. With a focus on maths, science, and technology, the rejuvenated building houses science laboratories and classrooms for 500 students, and sits within a reinstated civic campus, befitting of Newham's aspirations.



© Andrew Matthews

BUILT

Completion: **September 2014**
 Client: **LB Newham**
 Architect: **Rick Mather Architects**
 Structural Engineer: **Haskins Robinson Waters**
 M&E / Sustainability Engineer: **Mott MacDonald**
 Planning Consultant: **Bilfinger GVA**
 Project Manager / Cost Consultant: **Currie & Brown**
 Contractor: **BAM Construction**
 Acoustic Consultant: **Sandy Brown Associates**
 Fire Consultant: **Ramboll**
 Heritage Consultant: **Alan Baxter Associates**
 Contract Value: **£8,500,000**
 Size: **2,628 sqm GIA**

Pitzhanger Manor

Matlock Lane, Ealing, W5

Sensitively restoring and revealing architect Sir John Soane's home, the scheme will enable the Grade-I listed villa to be restored to its 19th century glory and in doing so, ensure its future as a world-class museum and cultural venue for West London. The project will reintegrate the house with Walpole Park, reinstating the original glass house and rooflight, and create a new café in the walled garden to improve visitor facilities and accessibility.



UNBUILT

Completion:
Spring 2018
Client: **LB of Ealing**
Lead Architect:
Jestico + Whites
Conservation Architect:
Julian Harrap Architects
Landscape Architect:
J & L Gibbons
Structural Engineer:
Ellis & Moore
Services Engineer:
King Shaw
Acoustic Consultant:
Adnitt Acoustics
Quantity Surveyor:
Artelia Interpretation
Designer: **RAA**
Principal Funder:
Heritage Lottery Fund
Value: **£7,500,000**
Size: **1,708 sqm GIA**

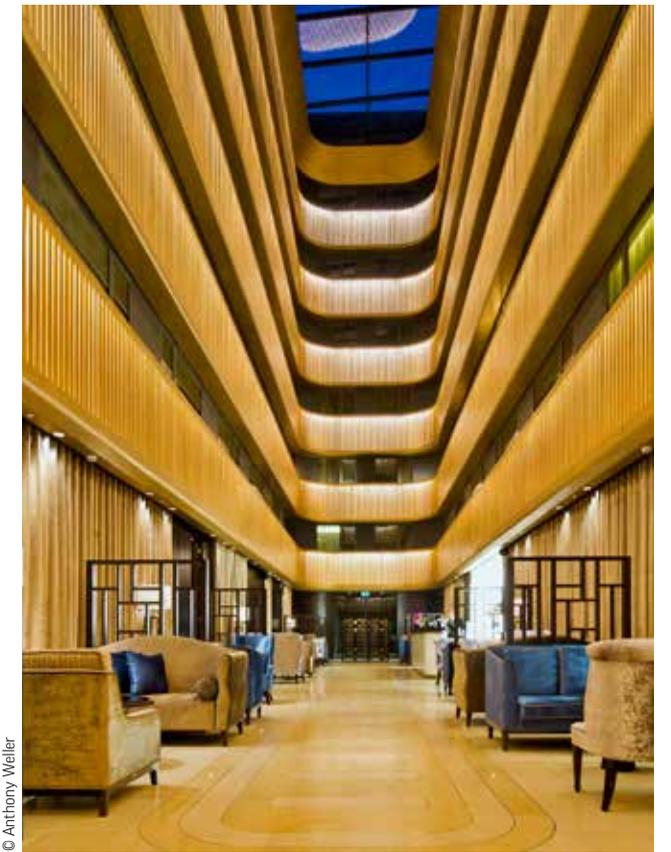
Shepherd's Bush Pavilion Hotel

58 Shepherd's Bush Green, Hammersmith and Fulham, W12

Converting a Grade II listed former cinema into a 317-room hotel, this project sought to preserve the Pavilion's external civic character - retaining the original award-winning brick façade with minor alterations to ensure natural light within the hotel rooms behind, and recreating the original roof form using modern materials. Internally, the design draws on external features, such as the new atrium which rises to the full height of the building - wrapping the hotel's floors in a series of golden hoops - mirroring the external roof form and creating a focal point.

BUILT

Completion: **July 2014**
Client: **Dorsett / Kosmopolitan Hotels**
Delivery:
Kosmopolitan Hotels
Architect: **Flanagan Lawrence**
Structural Engineer:
Expedition Engineering & URS
M&E Engineer:
McBains Cooper & Malachy Walsh and Partners
Fire Engineer: **McBains Cooper & FDS Consult**
Planning Consultant:
DP9
Cost Consultant:
AECOM and McBains Cooper
Contractor: **Ardmore**
Acoustic Consultant:
Sandy Brown Associates
Façade Subcontractor:
English Architectural Glazing (EAG)
Lighting Designer: **EQ2**
Value: **£30,000,000**
Size: **15,135 sqm**



© Anthony Weiler

Sea Containers

22 Upper Ground, Southwark, SE1

BUILT

Completion:
October 2014
Client:
The Deerbrook Group
Developer:
Archlane Ltd
Architect / Planning Consultant:
tp bennett
Structural Engineer:
Waterman Group
M&E / Sustainability Engineer:
Hurley Palmer Flatt
Project Manager:
GVA
Second London Wall
Cost Consultant:
Turner & Townsend
Contractor:
Byrne Group
Size: **8,480 sqm GIA**

Updating a structurally restrictive and unappealing 1970s building, this comprehensive refurbishment and part conversion of the large existing building - and construction of a new office building - has introduced a large double-height entrance hall, multiple entrances and has improved permeability into the site with the introduction of a new north/south route. An innovative services strategy was employed to maximise the restrictive floor to ceiling heights, transforming the once constrained and inadequate office space into attractive, open areas, fit for modern occupiers.



© Hutton+Crow

1 & 2 Stephen Street

Camden, W1

Built to provide office and retail space alongside a cinema, the late 1970s Central Cross complex on Tottenham Court Road has been transformed inside and out, whilst creating the minimum disruption for occupiers - delivered in multiple phases to allow existing tenants to remain in occupation throughout the construction works. Now housing a new professional community of media occupiers, the project has also transformed the surrounding streetscape, creating a distinctive new place out of a previously a dark and dingy street.



© Nick Rochowski

BUILT

Completion:
September 2014
Client: **Derwent London plc**
Architect: **Orms**
Structural / M&E / Sustainability Engineer:
Arup
Planning Consultant:
Gerald Eve
Project Manager:
Jackson Coles
Cost Consultant:
Quantem Consulting
Contractor:
Balfour Beatty
Value: **£22,982,000**
Size: **13,427 sqm GIA**

The Royal College of Ophthalmologists

18 Stephenson Way, Camden, NW1

Repurposing a former Victorian warehouse, this new headquarters is well sited close to the developing campus of medical institutions around the Euston Road. It accommodates offices for the college's staff, ancillary training facilities – including seminar and lab spaces – and a meeting room for 40 council members in a new pavilion at roof level. The façade and interior have been opened up into a triple-height entrance space to bring light into the building, with an open feature staircase leading to the public areas. The external brickwork has been cleaned and the windows replaced, while internally, the original brickwork, cast iron columns and timber joists have been exposed.

BUILT

Completion: **November 2014**

Client: **The**

Royal College of Ophthalmologists

Architect: **Bennetts Associates**

Structural Engineer: **Alan Baxter Associates**

M&E Engineer: **E3**

Quantity Surveyor / Project Manager:

Jackson Coles

Contractor: **Knight Harwood**

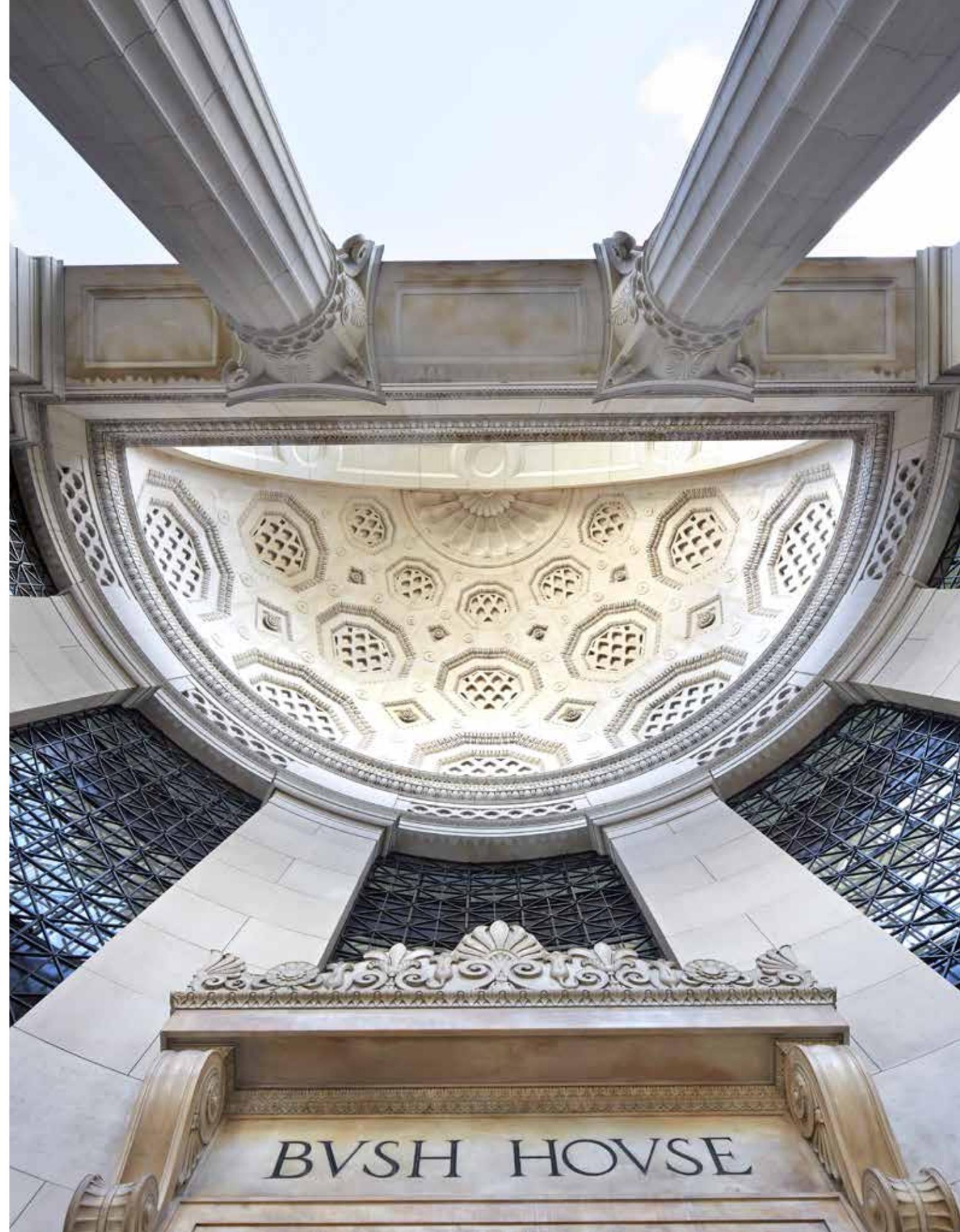
Value: **£2,300,000**

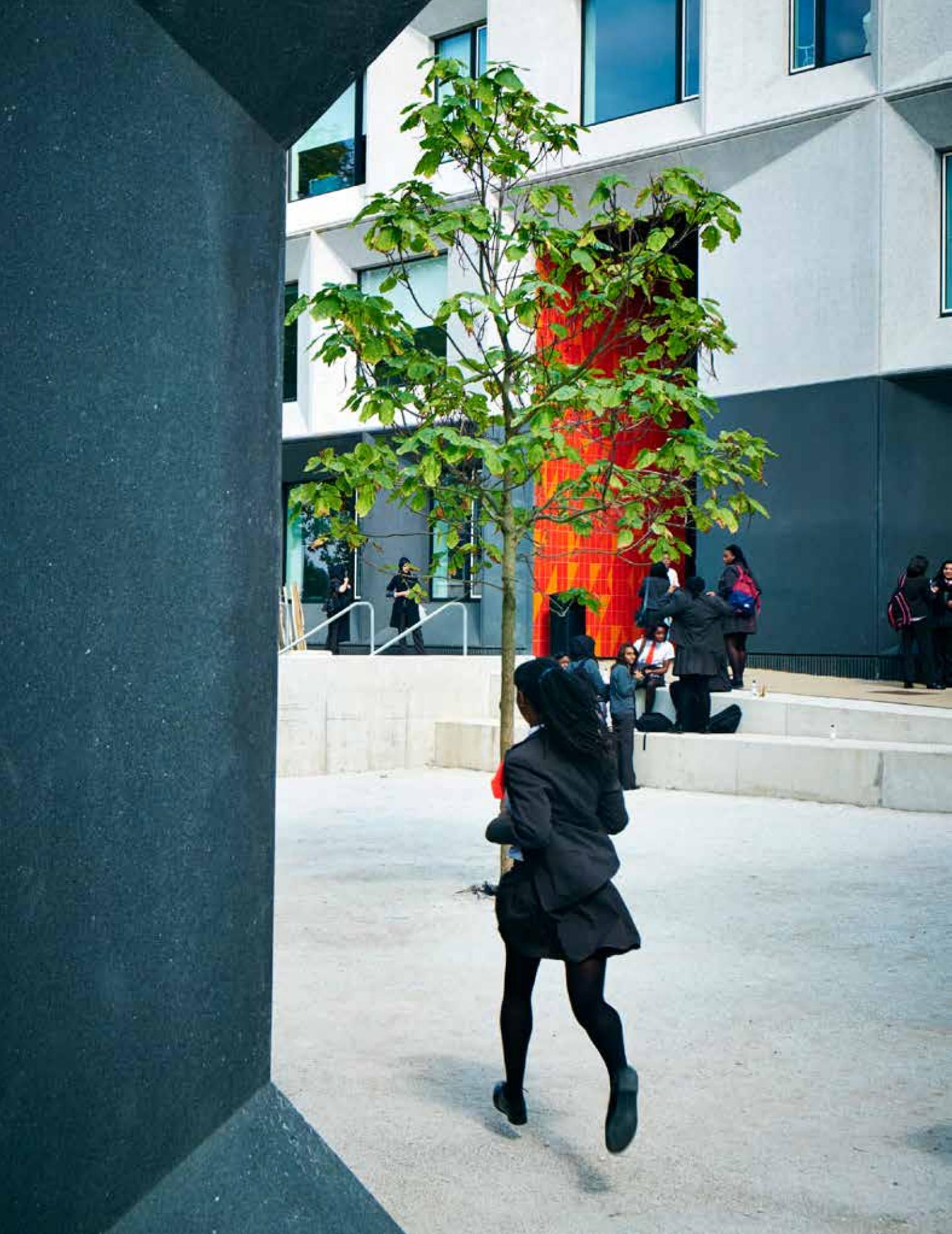
Size: **950 sqm**

© Edmund Sumner



>
Aldwych Quarter,
Bush House Entrance
© Matt Livey





EDUCATION

There are signs that London's education estates – the capital's schools, colleges and universities – are taking steps to integrate more with their surrounding communities, allowing the public to share more of their facilities and expertise. Boundaries are blurring between campuses and the rest of the city, with universities particularly striving to improve the student experience and, crucially, locating their accommodation alongside other facilities such as office space, health centres and landscaped public space, rather than appearing as a 'gated community'. Regional universities too are looking to set up in London, with Warwick, UEA and Sunderland all taking the plunge, and foreign institutions perhaps to follow.

As London's population grows, there is increasing pressure on school places - with 90,000 more needed by 2016 - so part of the GLA approach is to free up public land to speed up the delivery of 11 schools in the capital for around 73,00 pupils – nine of which will be free schools. The London Plan has also been amended to place greater emphasis on the importance of new school provision in areas of need.

The category's shortlist this year included dramatic arts buildings, activity halls, innovation centres, and facilities to teach disadvantaged children or those with learning disabilities about growing food or the art of horticulture. Celebrating the revival of a listed school in Camden, Alexandra College was selected as the unbuilt winner for the way the scheme aims to respect an extremely difficult, tight site, and its low energy credentials. 'A well put together scheme', said judge David Burney, who particularly cited the project's 'choice of materials and variety of spaces - plus it's all low-rise, so very accessible'.

Such was the quality of schemes in this category, judges went for two main built winners, Burntwood School, for the way the project provided a pavilion concept and a coherent masterplan with an architecture more usually suited to universities, and the William Perkin Church of England High School, for its ambition and skilful use of cross laminated timber for the whole construction, adding warmth and helping to meet difficult time pressures for the free school programme.

Alexandra College
Ainsworth Way, Camden, NW8

NEW LONDON AWARDS
WINNER

UNBUILT
Status: **Under construction**
Completion: **September 2015 and March 2016**
Client: **LB Camden**
Architect: **Haverstock**
Conservation Architect: **Robert Loader**
Structural Engineer: **Ramboll**
M&E / Sustainability Engineer / Passive House and Acoustic Consultant: **WSP Parsons Brinckerhoff**
Cost Consultant: **BAQUS**
Contractor: **Rooff**
Value: **£5,500,000**
Size: **3,767 sqm**

Based in the Grade II-listed former Jack Taylor school in the Alexandra Estate, this college will provide learning and short-stay accommodation for 16-25 year olds with profound and multiple learning disabilities, preparing students for semi-independent living. The project seeks to adapt the existing building for modern flexible

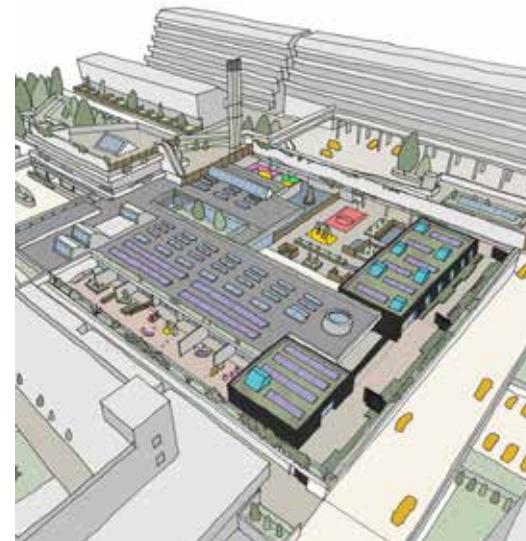
teaching methods with a greater emphasis on technology. A single storey, Passivhaus, prefabricated timber building will be introduced to the site to provide the accommodation, whilst the existing building will be adapted, repaired and altered to return areas of the building to its original design.



© Forbes Massie



© Forbes Massie



Burntwood School
Burntwood Lane, Wandsworth, SW17

NEW LONDON AWARDS
WINNER

BUILT
Completion: **June 2014**
Client: **Burntwood School, LB Wandsworth and Lendlease**
Stakeholder:
Burntwood School and Wandsworth Children's Services
Architect: **Allford Hall Monaghan Morris (AHMM)**
Contractor / Project Manager / CDM Coordinator / Quantity Surveyor: **Lendlease**
Structural Engineer: **Buro Happold**
M&E Engineer: **Mott MacDonald**
Planning Consultant: **Nathaniel Lichfield & Partners**
Landscape Architect: **Kinnear Landscape Architects**
Graphic Designer: **Studio Myerscough**
Value: **£40,000,000**
Size: **19,800 sqm**

One of the final schools procured through the Building Schools for the Future Programme, this project sought to piece together a 1950s modernist education campus by introducing four four-storey teaching pavilions, a new sports hall and a new performing arts building. These structures are distributed within the existing

campus to form a coherent place, complete with lawns, squares and a central pedestrian spine. Within each pavilion, classrooms and ancillary accommodation are arranged along a central corridor with voids and double-height spaces at the ends to increase natural daylight and external connections.



© Timothy Soar



© Timothy Soar



© Timothy Soar

William Perkin Church of England High School

Oldfield Lane North, Greenford, Ealing, UB6

NEW LONDON AWARDS WINNER

BUILT

Completion:

February 2014

Client: **Twyford**

**Church of England
Academies Trust**

Lead Architect:

Feilden Clegg

Bradley Studios

Structural Engineer

Non-Timber Elements:

AECOM

Structural Engineer

Timber Elements:

Ramboll UK

for KLH UK

M&E / Sustainability

Engineer: **KPE**

Planning Consultant:

Vincent and Goring

Contractor: **Kier**

Construction Southern

Landscape Architect:

EDCO Design Ltd

BREEAM Consultant

/ Fire Engineer /

Acoustic Engineer:

AECOM

Value: **£15,000,000**

Size: **11,279 sqm**

Designed to meet the local demand for secondary school places, the school for 1,450 students is the combined initiative of Twyford C of E High School, The London Diocesan Board for Schools and LB Ealing. To meet a very tight programme, it was constructed using highly sustainable Cross Laminated Timber,

and is the UK's largest timber building. The building's interior is characterised by dramatic top-lit spaces and exposed timber surfaces. Externally, its composition offers both a shield to an urban motorway and a welcoming presence to the community it serves.



© Jim Stephenson



© Jim Stephenson



© Jim Stephenson

Act Now! Building LAMDA's Future

LAMDA, 155 Talgarth Road, Hammersmith & Fulham, W14

LAMDA's new state-of-the-art teaching facilities and two performance venues seek to create a flexible and digitally advanced centre of excellence; reflecting and extending the institution's international reputation with the aim of attracting students from across the globe. The building's design – including full fly tower – hopes to create a cultural landmark that transforms the Talgarth Road, a high-profile gateway into the city. The Victorian building's extension embraces the contemporary whilst respecting the traditional, and will create a transition between the Baron's Court conservation area and the modern, urban landscape of Hammersmith.

NEW LONDON AWARDS COMMENDED

UNBUILT

Status: **Under**

construction

Completion: **July 2016**

Client: **LAMDA
(London Academy of
Music & Dramatic Art)**

Architect: **Niall**

McLaughlin Architects

Contractor:

VolkerFitzpatrick

Structural Engineer:

Bradbrook Consulting

M&E and Sustainability

Engineer: **Pell**

Frischmann

Project Manager /

Cost Consultant / CDM

Co-ordinator: **BAQUS**

Theatre Consultant:

Charcoalblue

Acoustic Consultant:

Gillieron Scott

Acoustic Design

Access Consultant:

Jane Toplis Associates

Value: **£28,200,000**

Size: **5,500 sqm**



© Gareth Gardiner



© Picture Plane

Good Food Matters

New Addington, Croydon, CRO

Dedicated to supporting those who, for a variety of reasons, face lack of achievement at school – through exclusion; being in care or leaving care; young carers; teenage mothers; young homeless; ex-offenders or those at risk from antisocial behaviour; as well as children with learning disabilities – this project sought to create growing areas where participants can experience first-hand the process of planting, tending and harvesting their own food. The same individuals will also be taught to cook this produce within the facility's purpose-designed Community Hub Teaching Kitchen.

NEW LONDON AWARDS COMMENDED

BUILT

Completion:

December 2013

Client: **Good**

Food Matters

Architect: **Geraghty**

Taylor Architects

Structural Engineer:

Buxton Associates

Project Manager:

PL Stallworthy

Contractor: **James**

Taylor Construction

Approved Inspector:

Assure Building

Control

Value: **£400,000**

Size: **117 sqm GIA**

The Arts Centre at The Lady Eleanor Holles School

Hanworth Road, Hampton, Richmond upon Thames, TW12

The new visual and performing arts centre contains four main elements: music facilities, a theatre, the arts department, and the entrance, which houses classrooms and conference facilities. The high quality project houses generous, flexible spaces and makes good use of natural light and ventilation. The centre has completed circulation routes around the school, improving wayfinding and giving the theatre an attractive new entrance.



© Dennis Gilbert

BUILT

Completion:

August 2013

Client: **The Lady**

Eleanor Holles School

Architect: **Walters &**

Cohen Architects

Structural Engineer:

Price & Myers

M&E / Sustainability

Engineer: **Skelly**

& Couch

Planning Consultant:

Cunnane Town

Planning

Cost Consultant:

Day & Johnson Ltd

Contractor: **Higgins**

Construction

Acoustic Engineer:

SC Acoustics

Theatre Consultant:

Theatretech

CDM Co-ordinator:

PFB Construction

Management

Services Ltd

Value: **£8,600,000**

Size: **4,718 sqm**



© Hamish Park

Haydon School Activity Hall

Wiltshire Lane, Pinner, Hillingdon, HA5

The penultimate phase of a masterplan developed in 2004, the hall is located in an infill site with a 3-metre level change between adjacent buildings. The structure is raised to provide a valuable covered play area below and panoramic views over adjacent playing fields, while corridors wrap around the south and west of the hall, linking two separate wings of the school for the first time. A tactile and economic approach was taken to materiality, with extensive use of polycarbonate flooding the hall with diffuse light.

BUILT

Completion: **December**

2014

Client: **Haydon School**

Governors

Architect: **Nick Baker**

Architects

Quantity Surveyor:

Quadrant

Structural Engineer:

The Budgen

Partnership

M&E Engineer: **EEP**

Contractor: **Lifebuild**

Value: **£2,000,000**

Size: **1,090 sqm GIA**

Cruciform Hub

University College London, Gower Street, Camden, WC1

The first major student hub implemented as part of UCL's Bloomsbury Masterplan, this scheme provides dedicated open access collaborative learning spaces, a computer cluster, a suite of seminar rooms and a reconfigured medical school library. Originally designed as a hospital by Alfred Waterhouse in 1905, the Cruciform Building is now primarily used as a key teaching facility for UCL's Medical School. By reconfiguring the ground floor into a scheme that enhances connectivity and spatial efficiency, the project has updated the hub to accommodate for 20 years' worth of advances in medical pedagogy.

BUILT

Completion: **September**

2014

Client: **University**

College London

Architect: **Burwell**

Deakins Architects

Structural Engineer:

Michael Barclay

Partnership

M&E / Sustainability

Engineer: **AECOM**

Project Manager:

Parsons Brinckerhoff

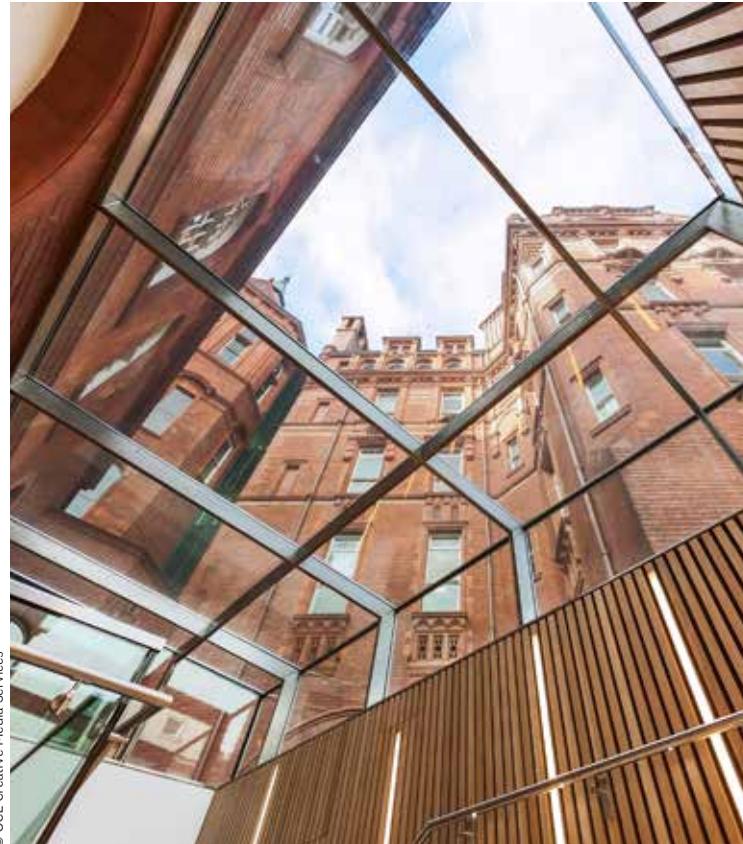
Cost Consultant: **Potter**

Raper Partnership

Contractor: **Mulalley**

Value: **£4,000,000**

Size: **1,760 sqm GIA**



© UCL Creative Media Services

The Martin Centre for Innovation

Forest School, 2 College Place, Snaresbrook, Waltham Forest, E17

Over the past decade, Forest School identified a need to enhance and improve its existing facilities, particularly with regard to the increased use of IT in modern teaching. Placed within an existing campus of historic buildings, the new building provides a flexible, dedicated facility for pupils to have access to a range of computers for work, study and play. The pavilion flanks the cricket ground, providing space for a new IT library, dance studio and meeting rooms.

BUILT

Completion:

November 2013

Client: **Forest School**

Architect: **BuckleyGrayYeoman**

Structural Engineer:

Heyne Tillet Steel

M&E / Sustainability

Engineer: **MTT**

Planning Consultant:

Dalton Warner

Davis LLP

Project Manager /

Quantity Surveyor

/ CDM Coordinator:

Stace LLP

Contractor:

Barley McNaughton

Approved Building

Inspector: **MLM**

Value: **£1,600,000**

Size: **604 sqm**



© Hutton+Crow



Thrive Horticultural Training Centre

Thrive Battersea Garden Project, Battersea Park, Albert Bridge Road, Wandsworth, SW11

Replacing a ramshackle collection of portacabins, this new training building greatly improves facilities for teaching gardening and life skills to local residents with a wide range of physical and mental health disabilities. Consultation with the user group and their therapists, and careful site analysis, resulted in a responsive design with a series of flexible training rooms and support facilities, opening off an unheated 'orangery' space left open to the garden - all achieved within the constraints of a tight budget and with excellent sustainability credentials.

BUILT

Completion: **Spring 2014**

Client: **Thrive**

Architect: **Pedder & Scampton**

Structural Engineer: **Jane Wernick Associates and Tellett Engineering Consultants Ltd**

QS / CDMC / Employers Agent: **BAQUS**

Sustainability Strategy / Renewable Energy: **Price & Myers**

Garden Design: **Sarah Price Landscapes and Thrive**

Contractor: **Barley McNaughton Ltd and Pedder & Scampton**

Joinery: **Wealden Woodstyle and Olympia Interiors Ltd**

Value: **£420,000**

Size: **125 sqm**

Value: **£420,000**

Size: **125 sqm**



The Arts Centre at the Lady Eleanor Holles School ©Dennis Gilbert



HEALTH & CARE

With England's National Health Service the subject of almost daily press and political speculation, it is no surprise that the health and care sector is one with complex and fast-changing drivers. Added to that mix is a UK population in which the number of over 65s is set to double by 2030 – with London's over-65s population expected to increase by 50 per cent to reach 1.4 million by 2031. The Mayor's approach to this area, too, has shifted, to a 'prevention rather than cure' method, with guidance advocating a move away from hospital-based services towards care provided in community settings closer to people's homes.

Elsewhere, more indirect measures are being taken towards creating 'healthy' built environments, with aims to try and halt worrying levels of obesity through placemaking principles encouraging walking and the creation of a healthier city and street network. Not least of these is the work of the GLA, which uses 10 indicators to judge these issues, including clean air, noise, and even whether people feel relaxed. Local authorities are also active on this front. Barking and Dagenham is using planning guidance to try and cut a proliferation of hot food takeaways in the name of health and has a healthy urban planning

checklist, while Hackney cites political leadership for its cycling policy. In the private sector, Derwent London is one developer which puts health policies into action in its schemes – including the White Collar Factory project at Old Street, which will include 276 bike spaces, storage and showers, along with a running track on its roof when completed next summer.

The shortlist here was varied, ranging from senior living accommodation to health centres; holistic care centres to mixed-use developments with health facilities on the edge of a local park. The forthcoming UCLH Phase 5 was selected for its great potential to create light-filled spaces and circulation spaces that allowed a connection with the exterior. 'It's a decent bit of contextual design', said judge Peter Murray. Judges felt that the built winner in this year's Health & Care category should be The Bloom Mixed Use Development, not least for its non-institutional aesthetic and overall feel. 'The architecture didn't shout "health centre"', said judge David Burney. 'It looks like a residential building, has some good common spaces and doesn't have an air of hospital about it'.

University College London Hospitals, Phase 5

Royal Ear Hospital, Huntley Street, Bloomsbury, Camden, WC1

NEW LONDON AWARDS
WINNER

UNBUILT

Status:

Planning pending

Completion: 2017

Client: University

College London

Hospitals

Architect: Steffian

Bradley Architects

with Pilbrow

& Partners

Structural Engineer:

Clarke Nicholls

Marcel Ltd

M&E / Sustainability

Engineer: Arup

Planning Consultant:

JLL

Project Manager / Cost

Consultant: Henry

Riley / Sweett Group

Heritage Consultant:

KM Heritage

Value: £100,000,000

Size: 11,000 sqm

Sited at the heart of the Bloomsbury Conservation Area, the building is adjacent to listed residential neighbours, and will mark the latest phase of the hospital's main campus regeneration, providing a specialist facility for ear, nose and throat medicine. Traditionally, such buildings are planned with clinical spaces

at the façade and waiting areas at the core, however Phase 5 inverts this organisation with waiting areas on the street façade, set in a range of bay windows. Perforated brick screens to the south of each bay address considerations of heritage, environment and privacy.



The Bloom

56 Bloemfontein Road, Shepherds Bush, Hammersmith and Fulham, W12

This primary healthcare centre is set within a mixed-use development of 170 apartments, retail units and social services facilities, all on the boundary of Wormholt Park. A radical approach to the sharing of space between NHS and Local Authority allows a rational and flexible layout able to deliver the service

efficiency benefits of this co-location. Both the rigorous modularity of the building plan and the standardisation of the glazed cladding system allowed the swift erection of the building and thus sale of the private units which cross-funded the development of these public services.



© Robert Greshoff



© Robert Greshoff

NEW LONDON AWARDS
WINNER

BUILT

Completion:

March 2014

Client: Fulcrum

Infrastructure

Management / Notting

Hill Housing

Architect:

Penoyre & Prasad

Structural Engineer /

Sustainability

Assessor:

Price & Myers

M&E / Sustainability

Engineer: TACE

Planning Consultant:

Urban Practitioners

Project Manager / Cost

Consultant: AECOM

Contractor:

Galliford Try PLC

Landscape Architect:

Landscape Projects

Limited

Acoustic Consultant:

Pace Consult

Value: £27,000,000

Size: 3,400 sqm

(Health Care Centre)

Buckleuch House

Clapton Common, Hackney, E5

This 41-home extra care facility includes a proportion of flexible 'HAPPI' flat layouts, affordable, shared ownership apartments, and private sale apartments to cross-subsidise the project. Flats have glazed wintergardens instead of balconies, for added shelter. A café, shop, hair salon and 'club room' are provided at entrance level, with two distinct gardens to the rear of the club room. The site has a prominent frontage on to Clapton Common and the predominantly brick façade refers back to a previous Georgian terrace on the site.

BUILT
Completion: **May 2015**
Client: **Hanover, Hill Residential and Agudas Israel Housing Association**
Local Authority: **LB Hackney**
Architect: **Levitt Bernstein**
Landscape Architect: **AREA**

Planning: **CMA Planning**
Structural Engineer: **Conisbee**
Service Engineer / Contractor: **Hill Partnerships Ltd**
Value: **£15,000,000**
Size: **500 sqm**

© Tim Crocker



Haven House Holistic Care Centre

The White House, High Road, Woodford Green, Waltham Forest, IG8

The addition of a contemporary 'wing', designed to complement the adjacent locally listed building, has created much needed additional accommodation and enabled the existing building and hospice to improve care facilities to many more children and families. A glazed link separates the new building and the original house, enhancing each building's contrasting architecture whilst providing much needed space and storage, solving issues within the existing building.



BUILT
Completion: **June 2014**
Client: **Haven House Children's Hospice**
Architect/Planning Consultant: **Clear Architects**
Build: **Mason Construction (London) Ltd**
CDM: **Sheeley Associates**
Building Control: **Salus Building Control**
Survey Information: **Greenhatch**
Structural Engineer: **JP Chick & Partners**
Green Roof and Insect Hotel: **ANS**
Funder: **NHS England**
Music Room Funder: **The Amy Winehouse Foundation**
Suppliers: **Fineline Aluminium, Silva Timber, Venesta, Lancashire Flooring**
Value: **£397,000**
Size: **Extension 296 sqm / Refurbishment 145 sqm**

Nelson Health Centre, Merton

Kingston Road, Wimbledon Chase, Merton, SW20

This state of the art healthcare facility combines three GP practices and a range of diagnostic and outpatient services at the heart of the community; delivering care closer to home and reducing the need to travel to hospitals out of the borough. The development also provides 60 assisted living residential units. Based within the former Nelson Hospital, and set within a conservation area, the scheme merges listed buildings with contemporary additions, and creates a new shared public space in what was a forgotten, but historic space.



BUILT
Completion: **April 2015**
Client: **NHS Merton Clinical Commissioning Group**
Project Manager / Development Manager: **South London Health Partnership, with Fulcrum (NHS LIFT programme)**
Architect: **Murphy Phillips Architects**
Landscape Architect / Public Realm: **Adams Loxton Partnership**
Community Engagement / Planning / Conservation: **LB Merton (futureMerton)**
Value: **£9,200,000**
Size: **12,000 sqm**



HOMES

As with its bigger sibling category, housing, homes (five units or fewer) are the subject of a good deal of focus in a fast-growing city that is lagging behind in its delivery numbers.

There is still concern at the number of foreign investors becoming absentee owners, creating a so-called ‘lights-out London’ effect – especially in super-prime areas around Harrods, and potentially to come in new Opportunity Areas. Following the general election and the disappearance of the possibility of a Mansion Tax, London homes put up for sale were 17 per cent more expensive than when votes were cast, leading to fears that the market could be about to overheat again. But prices are also being pushed up by a chronic shortage of housing stock, with protests outside City Hall at the lack of affordable housing and the spiralling rents they warned were ‘ripping the heart’ out of London. Another source of protest is that related to ‘gentrification’, with locals pushed out as the character of their boroughs change through what some see as urban improvement, others as social cleansing.

The homes category in this year’s NLA awards exemplified a real mixture of tenures and types. From an unbuilt plan to create residential

in a vertical stack inside a Grade I listed Wren church tower in the City, to a self-build project and five low budget Peabody homes in Islington, to a grand Highgate home redolent of some of the Californian houses of the 1960s, the entries mirror London’s rich diversity of residential accommodation. And while there was a fair degree of what is emerging as the ‘new London vernacular’ of lots of Petersen bricks in a Modernist form, there was a high degree of quality submissions, many of them squeezing accommodation into small pockets of leftover land. This is emblematic of a kind of densification going on all over London.

Appropriately enough, both winners represent different scales and approaches to the capital’s infill sites. Unbuilt winner, St John’s Grove, was selected for its impressive prospects as a form of old school European Modernism - ‘It’s a really nifty little scheme’, said David Burney. The winner in the built category, the Courtyard House, is a low-cost scheme in Newham, which, said the judges, nevertheless provides elegant spaces along with a workshop and study, offering interesting views and good detailing. ‘The materiality of it works very well and it creates a really nice space inside’, said judge Peter Murray.

St John's Grove

Land to rear of 6 and 7 St John's Grove, Islington, N19

NEW LONDON AWARDS
WINNER

UNBUILT

Status: **Pre-planning**

Completion:

November 2016

Client: **Peabody**

Architect: **Studio 54**

Architecture

Structural Engineer:

Michael Barclay

Partnership (London)

Sustainability

Consultant: **Elementa**

Planning Consultant:

Indigo

Daylight / Rights of

Light: **XCO2**

QS / Project Manager:

Silver

Construction

Cost: **£900,000 -**

£1,000,000

Size: **431 sqm GIA**

Utilising a redundant infill site, this project seeks to maximise the potential to provide new homes, providing five two-bed homes whilst building on the characteristic of an introverted backland site with a landscaped mews and inward facing courtyards. The building massing respects the neighbours in

relation to daylight, rights to light and privacy. The architectural character is contemporary and communal, with traditional materials contributing to the enhancement of the local area. The project has been designed to achieve CFSH level 4.



Courtyard House

Macdonald Road, Forest Gate, Newham, E7

Four courtyards provide the main source of daylight to this two-bed house built on a brownfield site. Formally a builder's yard on a road of terraced houses, this infill project sought to create a discreet, sustainable home without diminishing its neighbour's daylight. Only the master bedroom protrudes above the

surrounding walls, whilst the structure's split level and sloping joists bring variety to the open plan ground floor. Industrial materials recall the history of the site; black profiled cement sheets to the first floor and roofs, and blue brick to exposed walls.

NEW LONDON AWARDS
WINNER

BUILT

Completion:

January 2015

Architect: **Dallas**

Pierce Quintero

Structural Engineer:

Momentum

Cost Consultant:

Andrew D. Smith

Contractor: **Brookes**

Contracting

Code for Sustainable

Homes Assessor:

Code Consultancy

Services Ltd

Value: **£256,000**

Size: **95 sqm**



© Tom Gibbon



© Tom Gibbon



© Tom Gibbon



Day House

Highbury Terrace Mews, Islington, N5

Replacing a 1970s timber infill house in a bad state of disrepair, the new four-storey house is compactly designed to fit within the confines of the former mews house roofline and plot footprint, with a new basement level introducing extra space. Few of the original mews houses remain on the street, allowing the sensitive introduction of this English Modernist house to the streetscape. Designed to Passivhaus principles, the structure has also produced a new internal configuration – placing the stair front to back opposite the property entrance in a compact arrangement to increase ceiling heights and create generously proportioned spaces.

BUILT
 Completion: **November 2014**
 Architect: **Paul Archer Design**
 Structural Engineer: **Hardman Structural Engineer**

Quantity Surveyor: **D.A Hammond & Co**
 M&E Engineer: **BBS Building Control**
 Contractor: **B & A Woodworking**
 Value: **£524,000**
 Size: **178 sqm GIA**

© Andy Stagg

Fitzroy Park House

Camden, N6

A contemporary new family home which seeks to enhance its sensitive setting within the Highgate Conservation area. The building replaces an unremarkable 1950s house with a building that takes advantage of the sloped site to create a larger footprint in a series of interlocking volumes of timber, glass and stone. Generous open plan living areas with expansive glazing are characterised by a connection to their landscaped setting. A cantilevered upper floor resides amongst the tree canopies, maximising the natural surroundings of Hampstead Heath.

BUILT
 Completion: **July 2014**
 Architect: **Stanton Williams**
 Structural Engineer: **Barton Engineers**
 M&E / Environmental Engineer: **Skelly & Couch / RJA Consultancy and Management**

Planning Consultant: **First Plan**
 Quantity Surveyor: **Stockdale, Jon Sales QS**
 Contractor: **Re-Structure JC Ltd**
 Lighting Design: **Speirs + Major**

Landscape Architect: **Earth Moves Design**
 Arboriculturalist: **Ian Keen Ltd**
 AV Consultant: **Marque Homes**
 Value: **£2,700,000**
 Size: **566 sqm**



© Hufnagel+Crow

The Gables

Gloucester Avenue, Camden, NW1

Nestled between a Victorian terrace and main railway lines, the challenging landlocked site has been redeveloped to provide a generous open-plan three-bed house. Converting a derelict industrial compound into contemporary, BREEAM 'very good' accredited residential accommodation, the project seeks to work with the industrial past by embracing its raw form – warming the interior with the delicate detailing of the timber fins and encompassing a sunken seating area with soft fabric.

BUILT
 Completion: **March 2014**
 Architect: **Patalab Architecture**
 Structural Engineer: **Richard Jackson Ltd and Morrish Consulting Engineers**
 M&E Engineer: **Thd Consulting Engineers**
 Sustainability Consultant: **Metropolis Green**
 Building Control Consultant: **Jhai Ltd.**
 Planning Consultant: **Rolfe Judd**
 Cost Consultant: **The Estate Office**
 Main Contractor: **ECI Refurbishment**
 Value: **£1,500,000**
 Size: **340 sqm**



© Lyndon Douglas

The Nook

Stapleton Hall Road, Crouch End, Haringey, N4

Overlooking a Victorian stock brick street, this contemporary townhouse – a vernacular brick construction – has created a home that is externally free of ornament with windows reflecting the hierarchy of spaces, and internally light and spacious. The main living space occupies the entire first floor, with the two bedrooms and bathrooms at ground level to form a plinth for the 'Piano Nobile' above.



BUILT
 Completion: **September 2014**
 Client: **Milan Jankovich**
 Architect: **Henning Stummel Architects Ltd**
 Structural Engineer: **Michael Hadi Associates**
 Project Manager: **Eliana Sousa**
 Contractor: **Art N Design Ltd**
 Value: **£265,000**
 Size: **83 sqm**



© Ben Blossom

Old Church Street

Kensington & Chelsea, SW3

Creating a contemporary, contextual addition to an historic and significant street, the building's front elevation is set in a grid drawn from the surrounding fenestration rhythm, harmonising the building's internal conditions with the streetscape. The window sizing and depth seeks to respect neighbour's privacy, whilst hinged panels offer natural ventilation. Crafted in bronze and brick, the materiality of the structure is continued internally with bronze features.

BUILT

Completion: **May 2014**
 Client / Contractor: **Echlin London Ltd**
 Architect: **TDO Architecture**
 Structural Engineer: **ADS**
 Planning Consultant: **Savills**
 Size: **211 sqm**

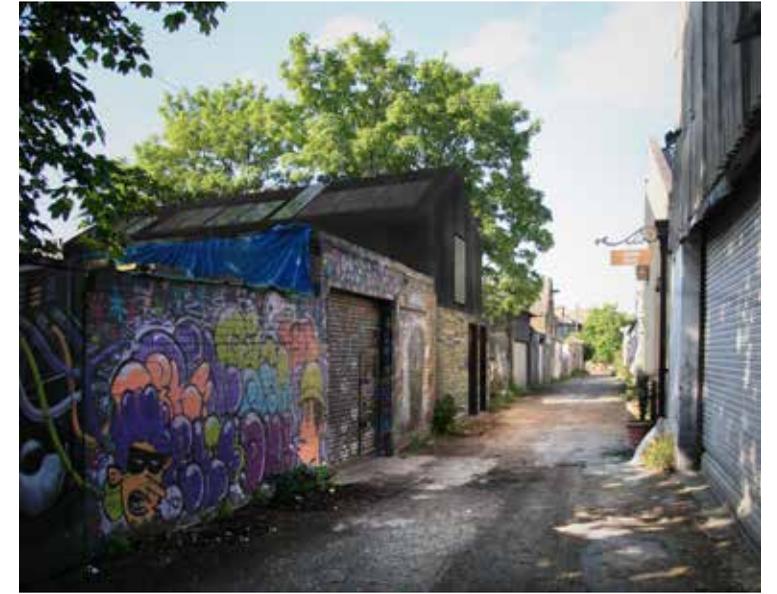
The Workshop - Live Work

Ashby Mews, Brockley, Lewisham, SE4

Converting an existing single storey workshop, this scheme will create a live / work unit for a local artist, consisting of a two-storey 'live' unit, and a single storey workshop to the rear of the site. Retaining the single brick skin walls, the scheme will insert two timber-clad buildings between, separated by a small courtyard. A self-build project, the design seeks to be sustainable and high quality, utilising locally sourced materials, and with a mix of uses that ensures long-term, continued economic activity adding to the vitality of the area.

UNBUILT

Status: **Design stage**
 Completion: **December 2016**
 Architect: **RUSSIAN FOR FISH**
 Contractor: **Blitbolt**
 Value: **£300,000**
 Size: **176 sqm**



St Mary's Somerset Tower

Upper Thames Street, Lambeth Hill, City of London, EC4

Following the demolition in 1871 of the adjoining church, this project seeks to restore and convert this 17th century, Grade I listed, Sir Christopher Wren designed church tower into a single private home, bringing the structure back into active use. The 35-metre high, Portland Stone tower will see the addition of an extension to house services and bathrooms, reducing the need for additional partitions within the existing structure. The living space will be located at the top, with the existing lead-lined roof replaced with a glazed terrace to create a relationship between the refurbished interior and the Baroque obelisks above.

UNBUILT

Status: **Under construction**
 Completion: **2016**
 Client: **STMS Ltd**
 Architect: **Pilbrow and Partners**
 Structural Engineer: **Cistec**
 Size: **441 sqm GEA**





HOTELS & HOSPITALITY

Media Partner Sleeper

If people in the hotels and hospitality sector thought that London's remarkable post-Olympics tourist boom could not last, they were mistaken. A record 18.8 million foreign visitors visited the capital last year, and this all-time high has sealed London's place as the favourite destination for overseas travellers. It also provided an economic boost of some £13.2 billion – up 6 per cent – spent in the capital's bars, shops, hotels and restaurants, according to the Office for National Statistics.

To cater for this kind of influx, as well as for domestic leisure and business visitors, a range of accommodation is necessary, from budget to high end.

This year's shortlist reflected that spectrum, ranging from the low-cost but high design hostel and lower end operators spying a trend for smaller 'luxurious economy' rooms in city centres, right up to the glitzy

international design names which are opening up their front-of-house facilities to non-residents who want to dine, see a film or work in their building. It was also encouraging to see the innovative use of public art and a big brand like Premier Inn taking sustainability seriously – not a sector known for its green credentials – said Expert Assessor Mark Bruce of EPR.

Judges felt that the award should go to Soho's Ham Yard for the contribution it makes to the city, complete with its niche retail, 190-seat basement theatre, bowling lane, apartments, bar, spa and significant public realm, as well as 91 hotel rooms. 'They created a public space which will also benefit them financially as well', said Riccardo Marini. 'What this hotel has done is reach out'. David Burney added: 'It's a good contribution to the city'.

Ham Yard Hotel

1 Ham Yard, City of Westminster, W1

NEW LONDON AWARDS WINNER

BUILT

Completion: **June 2014**

Client: **Firmdale Hotels**

Architect:

Woods Bagot

Interior Design:

Kit Kemp

Planning Consultant:

CBRE

Structural Engineer:

David Dexter

Associates

Services /

Sustainability

Engineer: **Mecserve**

Quantity Surveyor:

Greenway Associates

Landscape /

Transportation / Waste

/ Public Realm: **Atkins**

Party Wall Surveyor:

Peter French

Rights of Light: **Gordon**

Ingram Associates

Inclusive Design:

Buro Happold

Residential Advisor:

Savills

Fire Engineer:

Exova-Warringtonfire

Acoustic Consultant:

Clarke Saunders

Associates

Theatre Consultant:

Future Projections

Theatre Lighting:

Illumination Works

Lighting Consultant:

Lighting Design

International

Approved Inspector:

AIS (Approved

Inspector Services)

Size: **16,159 sqm**

The second new-build Firmdale hotel in the UK, this new development seeks to encapsulate the distinctive architectural landscape of Soho. The scheme comprises a 91-room hotel, 24 luxury apartments, 13 retail units and a restaurant, bar, gym and spa, and a 176-seat

theatre space and a four-lane bowling alley within the basement. At the heart of the project is a new public square linking Great Windmill Street and Denman Street, creating a pedestrian route from Golden Square to Piccadilly Circus.



© Will Pryce



© Firmdale



© Firmdale

Wombat's London

7 Dock Street, Tower Hamlets, E1

On the edge of the City of London, this youth hostel provides accommodation and a basement bar that exploits the character of the building. An extensive refurbishment has produced additional space, a contemporary identity and new facilities to the building, which began life as a 19th century seaman's mission and was more recently used as a homeless shelter. The design seeks to banish any echoes of the stereotypical hostel environment, and includes the upgrading and retention of surviving architectural features – both Victorian and Modern.

NEW LONDON AWARDS COMMENDED

BUILT

Completion:

December 2014

Client:

BSP Consulting Ltd

Architect: **Andrew**

Mulroy Architects

Structural Engineer:

BSP Consulting Ltd

M&E Engineer:

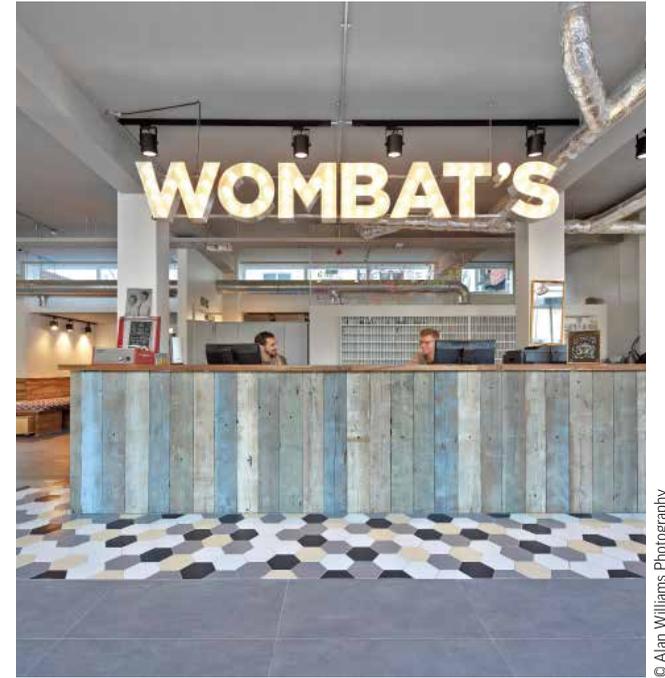
NLG Associates

Contractor: **Eastern**

Corporation Ltd

Value: **£9,000,000**

Size: **5,815 sqm**



© Alan Williams Photography

BFI

21 Stephen Street, Camden, W1

Renovating the ground floor to provide a new reception and flexible office space, the design also sought to create a public and film industry facing space with an informal public work zone, meeting spaces and a café. The existing building was stripped back, removing internal partitions to create a raw and bold interior. The internal layout, including the Benugo restaurant, was given a 'private club' feel with high quality furniture and finishes – skilfully segmented using glass partitions, whilst retaining an inclusive character.



© Jack Hobhouse

BUILT

Completion:

June 2014

Client: **British Film**

Institute

Architect:

Ben Adams Architects

Concession Architect:

Softroom

Structural Engineer:

Carter Clack

M&E / Sustainability

Engineer: **RSP**

Consulting Engineers

Contractor: **BWI**

and Cameron Black

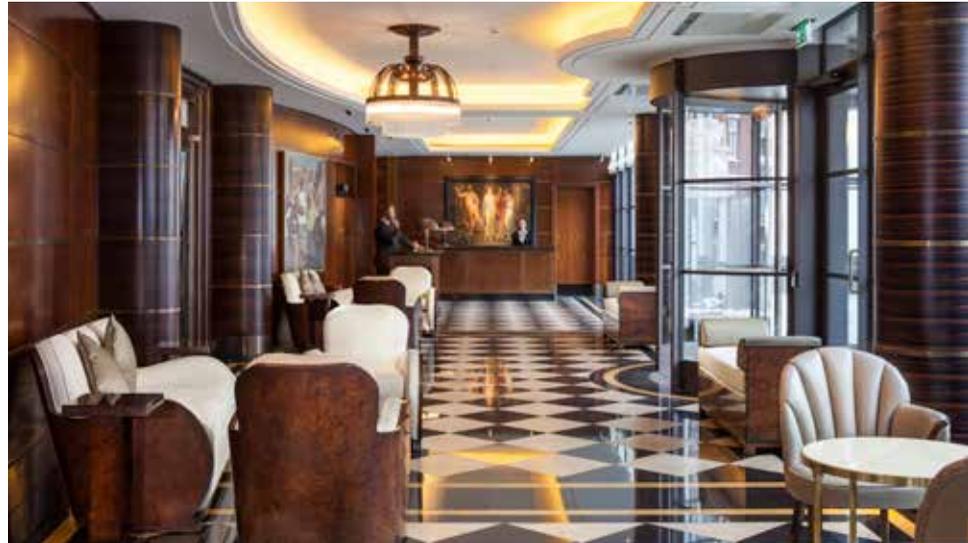
Value: **£1,700,000**

Size: **330 sqm**

The Beaumont Hotel

Brown Hart Gardens, City of Westminster, W1

Originally built in 1925 as a car garage, this new hotel – Mayfair's first 5-star hotel in a decade and Grosvenor's first – hopes to drive North Mayfair's revitalisation. The first to be operated by restaurateurs Corbin & King, the agreement is based on a profit-share lease, with Grosvenor forgoing a more profitable residential development in favour of a long-term anchor to the area bringing vibrancy, amenity, identity and visitor appeal. The hotel comprises 73 bedrooms, a 100-seater classic New York-style restaurant and features the world's first inhabitable sculpture by Antony Gormley, 'ROOM'.



BUILT

Completion: **July 2014**
Client / Project Manager: **Grosvenor Britain & Ireland**
Architect: **Reardon Smith Architects**
Structural / M&E Engineer: **Ramboll**
Planning Consultant: **Gerald Eve**
Contractor: **Chorus**
Operator: **Corbin & King Hotels Limited**
Interior Designer: **Richmond International**
Artist: **Antony Gormley**
Size: **6,412 sqm**

Covent Garden hub by Premier Inn

110 St Martin's Lane, City of Westminster, WC2

The conversion of an existing office building has created the UK's first BREEAM 'outstanding' rated hotel, using technology such as heat recovery and grey water. The 163-bedroom hotel is designed to use space efficiently – each hotel room occupies only 11.4 sqm, including ensuite bathroom – produced by intelligent design and cutting-edge technology. The compact concept hotel seeks to redefine how precious space is utilised without sacrificing quality or comfort, and has achieved excellent average occupancy of 85 per cent. It is set to be replicated in 10 further sites across the capital.

BUILT

Completion: November 2014	M&E Engineer: Applied Energy	Contractor: McAlee & Rushe
Developer: Whitbread	Sustainability Engineer: Greengage	Acoustic Consultant: AECOM
Operator: hub by Premier Inn	Planning Consultant: Gerald Eve	Transport: RGP
Architect: Axiom Architects	Project Manager: Tower8	Interior Designer: Simeon Thompson / JSJ Design
Structural Engineer: Simpson Associates	Cost Consultant: Fletcher McNeill	Value: £40,000,000
		Size: 4,006 sqm GIA



Mondrian London

Sea Containers House, 20 Upper Ground, Southwark, SE1

Located on the South Bank, the hotel offers 359 custom designed guest rooms and suites with balconies and river views. Created in collaboration with Tom Dixon, the interiors include a riverside bar and brasserie with outside seating extending the hotel's frontage along the Thames Path to the north, and a new rooftop lounge and terrace that boasts a spectacular panorama of the river and views to the City and beyond. At ground floor, a large external and internal copper clad wall leads guests to the entrance.



© Emily Andrews

BUILT

Completion: September 2014	Hotel Interior Designer: Design Research Studio	Cost Consultant: Turner & Townsend
Client: Archlane Limited / Morgans Hotel Group	Structural Engineer: Waterman Group	Contractor: Byrne Group plc
Developer: The Deerbrook Group	M&E Engineer: Hurley Palmer Flatt	Fire Consultant: Ramboll
Hotel Architect: EPR Architects	Project Manager: GVA Second London Wall	Value: £42,000,000
		Size: 23,059 sqm GIA

Rosa's Angel

6 Theberton Street, Islington, N1

Reflecting the heritage of the original Rosa restaurant, based in a traditional café in Spitalfields in the 1950's, this latest Rosa's Thai restaurant seeks to encapsulate this history in a modern way. The wall panelling and settle benches are formed from abstracted ogee mouldings; the floor, a battenberg pattern, is laid in terrazzo and the lighting is the classic ball type.

BUILT

Completion: **December 2014**
Client: **Rosa's London Ltd**
Architect: **Gundry & Ducker**
Contractor: **The French Group**
Suppliers: **Quilligotti, Rankin McGregor, Dunstable Joinery, H+E Smith**
Value: **£297,500**
Size: **120 sqm**



© Andrew Meredith



HOUSING

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With London's population set to grow from 8.4 million today to around 10 million by 2030, housing remains a serious issue, and one considered by most as having reached crisis levels. Questions of affordability and supply remain in the capital – where the average house costs 11 times average earnings in 2014, compared to seven times nationwide – but some measures have been taken to try and rebalance the sector. The Conservatives pledged in their manifesto to build 200,000 discounted starter homes for first time buyers and give housing association tenants the right to buy their homes, but the extension of right to buy could hit London the most. The National Housing Federation estimates that only 15 per cent of London housing association tenants would be able to buy their property. The Mayor's draft Housing Strategy introduced the idea of Housing Zones to try and accelerate housing delivery in areas with high development potential – 20 such zones will be created across the capital,

delivering 50,000 new homes and over 100,000 associated jobs over the next 10 years. 11 have been announced so far, in areas including Tottenham, Abbey Wood and South Thamesmead and Hounslow Town Centre.

This year's entry could be separated into four categories, said Expert Assessor Claire Bennie: what she termed polite regeneration; height; mid-rise craft; and wild cards.

Mapleton Crescent, the unbuilt winner, was commended for its variety of massing, innovative use of space and good design and its prospects as a good place in which to live. 'It's going high, but making it work', said judge Debbie Whitfield.

Also a winner, judges felt that Lime Wharf offered a good mix, with workspace on its ground floor and a nice solution to its site by massing the scheme into three buildings, rather than creating a 'wall' of accommodation that could close off the canal to the rest of the community.

Mapleton Crescent

6 Mapleton Crescent, Wandsworth, SW18

NEW LONDON AWARDS
WINNER

UNBUILT

Status: **Planning submitted**
Client: **Pocket Living**
Architect: **Metropolitan Workshop**
Structural Engineer: **Clancy**
M&E / Sustainability Engineer: **Mendick Waring**
Planning Consultant: **Rolfe Judd**
Highways: **TPP**
Cost Consultant: **DBK**
Value: **£16,500,000**
Size: **500 sqm**

Creating 80-90 1-bed, 1-person affordable homes on a constrained site, this new tower will feature high-quality shared amenity spaces; including rooftop gardens, shared balconies and a riverside terrace to help social interaction. Flats are arranged in two ranges with the core on the third side, with

the exterior treatment featuring three different kinds of green pleated ceramic panel. The client's aim, with support from Mayor of London, is to help singles and couples on low to moderate incomes to own a home at 20 per cent less than the market rate.



© Forbes Massie



© AVR



© Forbes Massie

Lime Wharf

7-14 Branch Place, Hackney, N1

NEW LONDON AWARDS
WINNER

BUILT

Completion: **July 2014**
Client: **Family Mosaic**
Architect: **Stephen Davy Peter Smith Architects**
Structural Engineer: **Tully De'ath**
M&E Sustainability: **Engineer Pinnacle Esp**
Project Manager / Cost Consultant: **HBW Partnership**
Contractor: **Higgins Construction**
Planning Consultant (planning): **CMA Planning**
Landscape Architect (planning): **Outerspace**
Code Assessor: **NRG Consulting**
Value: **£9,000,000**
Size: **4,949 sqm**

This canal-side regeneration scheme, within the Regents Canal Conservation area, comprises 52 new homes (28 private, six shared ownership, 18 rented) and 1,000 sqm of office space. Homes are clustered around three separate cores, with the gaps between allowing sunlight to reach the

canal, promoting the ecosystem, and creating dual aspects and canal views. The commercial space façade is clad in robust brickwork in deliberate contrast to the homes above, which are clad in horizontally orientated zinc cladding of varying heights to replicate the ripples of the canal water.



© Lyndon Douglas



© Lyndon Douglas



© Lyndon Douglas

Brentford Lock West Block G

Brentford Lock, Commerce Road, Brentford, TW8

Split over two plots, this low-cost mixed-tenure housing scheme consists of 45 residential units fronting the canal-side. The structures frame communal spaces, whilst each flat has a minimum of one cantilevered balcony. Part of a wider masterplan, the design extracts the contextual considerations of site, community, ecology to produce a viable and integrated scheme. Sustainability is of high importance, with the project winning a biodiversity award for the planting around the site compound, and subject to increased ecological value through re-installing the canal towpath and planting to attract more wildlife.

NEW LONDON AWARDS
COMMENDED

BUILT

Completion: **July 2014**
Client: **ISIS Waterside Regeneration**
Architect: **Duggan Morris Architects**
Contractor: **Wilmott Dixon**
Structural Engineer: **Expedition Environmental**

Engineer: **Thornton Reynolds**
Landscape Architect: **Camlins**
Cost Consultant: **Appleyard and Trew**
Approved Building Control Inspector: **Premier Guarantee**
Contract Value: **£7,000,000**
Size: **3,550 sqm GIA**



© Jack Hobhouse



© Jim Stephenson

Chester Balmore

Chester Road, Highgate, Camden, N19

Aspiring to develop a new housing typology specific to this sloping site in Highgate, the design sought to integrate the latest sustainable standards with high quality design. Developed as part of Camden's Community Investment Project to provide new homes within the borough, the design directly responds to the surrounding context, with the new buildings positioned to reinforce the street – creating activity at ground level to help enliven the area and foster a greater sense of community.

NEW LONDON AWARDS
COMMENDED

BUILT

Completion: **June 2014**
Client: **LB Camden**
Architect: **Rick Mather Architects**
Structural Engineer: **Haskins Robinsons Waters Engineers**
M&E / Sustainability Engineer: **Mott MacDonald**
Project Manager / Cost Consultant: **McBains Cooper Consulting Ltd**

Contractor: **Wilmott Dixon Housing**
Acoustic Consultant: **Sandy Brown Associates**
Fire Consultant: **Fisec**
Landscape Consultant: **Charnwood Landscape Design**
Contract Value: **£12,000,000**
Size: **6,350 sqm GIA**

Keybridge House

South Lambeth Road, Vauxhall, Lambeth, SW8

Introducing 415 dwellings on the site of a redundant telecoms switching station, the project seeks to repair the urban fabric that has been truncated by the introverted brutalist 1970's development. The scheme explores how different residential typologies can be brought together in a single ensemble, in which each component plays a particular role in relation to the historic, current and emerging context of the site. The components stack, step and build to mediate between the different scales.



© Miller Hare

Aylesbury

Thurlow Street, Southwark, SE17

Delivering 3,575 mixed tenure homes and 7,800 sqm of employment, retail, healthcare and community floor space, this masterplan vision seeks to create new neighbourhoods of outstanding quality integrated into the wider network of surrounding streets and spaces. Aiming to remove the physical and psychological barriers that currently signal the edge of the estate whilst retaining the estate's sense of community, the development will create distinctive new squares and open spaces. The mix of tenures seek to create a well sized home for all.

UNBUILT

Status: **Planning pending**
Completion: **2030**
Client: **Notting Hill Housing Group**
Lead Architect / Urban Design: **HTA Design LLP**
Architect: **Hawkins\ Brown and Mæ**
Structural Engineer: **Price and Muller**
M&E / Sustainability Engineer: **WSP, HTA Design LLP**
Project Manager / Cost Consultant / Planning Consultant: **Deloitte**
Landscape Architect: **HTA**
Value: **£250,000,000**
Size: **220,000 sqm**



NEW LONDON AWARDS
COMMENDED

UNBUILT

Status: **Planning granted**
Completion: **2018**
Client: **British Telecommunications plc**
Architect: **Allies and Morrison**
Structural Engineer: **Waterman Group**
M&E / Sustainability Engineer: **Waterman Group**
Planning Consultant: **GL Hearn Limited**
Cost Consultant: **Sense**
Historian: **AM Heritage**
Landscape Architect: **Townshend Landscape Architects**
Size: **11,900 sqm**



1-6 Copper Lane
Springdale Road, Hackney, N16

Pursuing a more communal and sustainable approach to living by sharing facilities, this project creates six households with shared spaces including: a hall, workshop, laundry, and gardens. The result is four three-storey houses clad in untreated vertical timber boards and two two-storey houses clad in brick. Materials were chosen to sit comfortably within the existing neighbourhood. It is London's first co-housing scheme and seeks to act as an exemplar for using design to create new forms of more affordable housing in the capital.

BUILT
Completion: **June 2014**
Client: **Springdale Gardens Ltd**
Architect: **Henley Halebrown Rorrison**
Structural Engineer: **Rodrigues Associates**
M&E Consultant: **AJ Energy**
Planning Consultant / Quantity Surveyor: **MPA Ltd**

Contractor: **Sandwood Construction**
Size: **795 sqm**
Value: **£1,800,000**

© Ioana Marinescu

Courtyard Housing

Wood Lane, Rainham Road North, Barking and Dagenham, RM8 and RM10

Creating a new housing typology for the over 55's community on two vacant sites, the design utilises key elements of English Almshouses to meet the needs of the elderly today. The homes have been constructed of high quality robust materials to give a sense of permanence, and are wheelchair accessible and energy efficient, achieving Code for Sustainable Homes Level 4. The L-shaped plan provides accommodation around a private courtyard, whilst a communal garden forms the heart of the sites that encourages social interaction.



© Peter Cook

BUILT
Completion: **July 2014**
Client: **LB Barking and Dagenham**
Architect: **Patel Taylor**
Structural Engineer: **SDP Consulting Engineers / Conisbee**
M&E / Sustainability Engineer: **Ingleton Wood / CBG Consultants**
Project Manager: **Stance Project Management**
Cost Consultant: **Potter Raper Partnership**
Contractor: **Lakehouse Contracts**
Landscape Architect: **Applied Landscape Design**
Quantity Surveyor: **Potter Raper Partnership**
CDM Coordinator: **MDA Consulting**
Approved Building Inspector: **LABC (Local Authority Building Control)**
Value: **£7,400,000**
Size: **3,835 sqm**

Dollar Bay

1-18 Dollar Bay Court, 4 Lawn House Close, Tower Hamlets, E14

This 109 metre-tall crystalline tower will contain 121 apartments, a gym, ground floor commercial space, and a courtyard garden, within a public realm strategy that aims to open up the dockside walkway. The design addresses the two key aspects, east and west, by creating two sculptural which drive the shape of the apartment plans. The widest elevations have a 1500mm winter garden across, clad in horizontal glass louvres. On the western façade, these louvres incline both outwards and inwards to create the impression of a waterfall into the dock.

UNBUILT
Status: **On site**
Completion: **2017**
Client: **Mount Anvil/ One Housing Group**
Architect: **SimpsonHaugh and Partners**
Structural / M&E / Sustainability Engineer: **WSP**

Planning Consultant: **Rolfe Judd**
Contractor: **Mount Anvil**
Value: **£45,000,000**
Size: **14,327 sqm**



© Miller Hare

Gasholders

1 Lewis Cubitt Square, Camden, N1C

Consisting of three residential buildings, set within the 123 Victorian cast-iron columns of the refurbished Grade II-listed 'Siamese triplet' gasholder frames, this scheme will deliver a range of residential units, from studios to four-bed penthouses. The architectural concept proposes three drums of accommodation at differing heights to suggest the movement of the original gasholders, which would have risen or fallen depending on the volume of the gas within. Linked by three circular bridges which surround the central adjoining of triplet frames, each of the buildings will also feature a roof garden.



© V1

UNBUILT
Status: **Under construction**
Completion: **April 2017**
Client: **King's Cross Central Limited Partnership**
Architect: **Wilkinson Eyre Architects**

Contractor: **Carillion Construction Ltd.**
Engineer: **Arup and Craddy**
Pitchers Davidson
Size: **18,300 sqm GEA**

73 Great Peter Street

City of Westminster, SW1

The design of this eight-storey mixed-use building, offering 24 luxury apartments including two penthouses, was conceived as a contemporary extension of the surrounding architectural streetscape, complete with intricate brick detailing. At ground floor level, retail and commercial space is provided giving the scheme an active street frontage. All apartments have access to winter gardens or private terraces. In addition, all apartments are Lifetime Homes compliant, have achieved: Level 4+ under the Code for Sustainable Homes, Secured by Design status, and offer 10 per cent as wheelchair adaptable.

UNBUILT

Status: **Under**

construction

Completion: **June 2015**

Client / Project

Manager:

Taylor Wimpey

Central London

Architect:

Darling Associates

Structural Engineer:

Iesis Special

Structure Ltd

M&E Engineer:

Whitecode Design
Associates

Planning Consultant:

DP9

Contractor:

McAller & Rushe

Size: **Residential**

2,676 sqm GEA /

Retail 319 sqm GEA



Pavilion Road

21 Pavilion Road, Kensington and Chelsea, SW1

Regenerating a 1970s Brutalist car park in the heart of Knightsbridge, this scheme will produce a mixture of high-end residential apartments. Referencing the Queen Anne typology of the immediate context, the building will be predominantly viewed from an angle, from the narrow surrounding streets. The building's materiality references the renowned terracotta facade of Harrods and the soft red bricks of Hans Town, and aims to create its own contemporary interpretation that is both sensitive and bold in its immediate surroundings.

UNBUILT

Completion:

Summer 2018

Client: **Beaumont**

Properties

Developer: **Dartmouth**

Capital Investments

Architect: **PDP London**

Structural Engineer:

Waterman Structures

M&E / Sustainability

Engineer: **Hoare Lea**

Planning Consultant:

Montagu Evans

Project Manager:

Dartmouth Capital
Investments

Cost Consultant:

Gleeds

Landscape Consultant:

Townshend Landscape

Architects

Value: **£60,000,000**

Size: **12,600 sqm**

Queens

96-98 Bishops Bridge Road, City of Westminster, W2

Drawing on vestiges of the building's past life as an art deco cinema, this development utilises the art deco façade as a starting point for the design; retained and refurbished with complementary horizontal banding of bespoke glazed terracotta. The five-storey building's retained façade is mediated with new elevations designed to compliment the 1930s styling. The building is designed to comply with Code for Sustainable Homes level 4, and to meet the Lifetime Homes standard.

BUILT

Completion:

November 2014

Client: **Derwent**

London plc

Architect:

Stiff + Trevillion

Structural Engineer:

AKT II

Services Engineer:

GDM

Quantity Surveyor:

AECOM

Project Manager:

Blackburn & Co

Main Contractor:

McLaren

Size: **3,000 sqm**

Value: **£10,000,000**



© Kilian O'Sullivan

South Gardens, Elephant Park

Heygate Street, Elephant and Castle, Southwark, SE17

The second phase of William Street Quarter is the first totally privately funded affordable social housing scheme in the UK. Three mews streets lined with family-sized brick terrace houses define the perimeter of the site once occupied by the notorious Lintons Estate, while a central 10-storey tower terminates a mansion-block lined boulevard. Horizontally-banded, innovative precast concrete panels define the upper levels of the tower and mansion blocks; with projecting balconies, deep reveals and generously-sized windows helping to break down their mass.

UNBUILT

Status:

Planning granted

February 2014

Completion:

Autumn 2017

Client / Contractor /

Project Manager / Cost

Consultant: **Lendlease**

Architect: **Maccreeanor**

Lavington

Structural Engineer:

Robert Bird Group

M&E / Sustainability

Engineer: **TUV SUD**

Wallace Whittle

Planning Consultant:

DP9

Community

Engagement:

Soundings

Landscape Architect:

Churchman Landscape

Architects

Size: **20,000 sqm**



© Timothy Soar

Spring Mews, Student Living

10 Tinworth Street, Lambeth, SE11

Occupying old industrial site in the Vauxhall Nine Elms Opportunities Area, this mixed-use development is comprised of 378-bed student accommodation, a hotel, office spaces and new public realm. The student building is designed in three blocks, containing a mix of cluster flats and studios, with each room providing excellent natural light, lots of storage and desk space. The shared amenities include a gym, pool, lounge, study areas and outdoor terraces.

BUILT

Client:

CLS Holdings Plc

Student Operator:

Fresh Student Living

Architect and Interior Architect:

The Manser Practice

Structural / Civil

Engineer:

Curtins Consulting

M&E Engineer:

Hoare Lea

Planning Consultant:

GL Hearn Ltd.

Project Management:

INK Project

Management Ltd.

Quantity Surveyor:

Gardiner & Theobald

Contractor: **Shepherd Construction Ltd.**

Size: **20,800 sqm**

Construction Value:

£41,200,000

(Student: **£28,700,000**,

Hotel: **£12,500,000**)



© Hufton+Crow

William Street Quarter

Linton Road, Barking and Dagenham, IG11

The second phase of William Street Quarter is the first totally privately funded affordable social housing scheme in the UK. Three mews streets lined with family-sized brick terrace houses define the perimeter of the site once occupied by the notorious Lintons Estate, while a central 10-storey tower terminates a mansion-block lined boulevard. Horizontally-banded, innovative precast concrete panels define the upper levels of the tower and mansion blocks; with projecting balconies, deep reveals and generously-sized windows helping to break down their mass.

BUILT

Completion: **June 2014**

Client: **LB Barking and**

Dagenham with

Laing O'Rourke

Architect:

Allford Hall Monaghan

Morris (AHMM)

Contractor:

Laing O'Rourke

Structural / Services /

Civil Engineer: **Arup**

Planning Consultant:

Savills

Landscape Architect:

Plincke

Value: **£34,700,000**

Size: **24,024 sqm**

© Timothy Soar



Vaudeville Court

St. Thomas's Road, Islington, N4

With the aim of developing a new, exemplary architectural and landscape model for affordable family housing in Islington, this scheme provides 13 social rented homes in a combination of family houses and flats. The full potential of the tight urban site is utilised by developing a courtyard form with large family dwellings at ground floor and apartments above. Every possible surface is used to provide amenity space, either shared or private. All dwellings are designed to exceed Level 4 CfSH, following the adoption of 'Passivhaus' principles with high levels of insulation and PVs.

BUILT

Completion:

December 2014

Client: **LB Islington**

Architect / Landscape

Architect: **Levitt**

Bernstein

Planning: **HTA**

Structural Engineer:

Campbell Reith

Services: **AECOM**

Contractor: **Rooff Ltd.**

Employers Agent:

Bailey Garner

Value: **£3,000,000**

Size: **1,300 sqm**

© Tim Crocker

MASTERPLANS & AREA STRATEGIES

When it comes to masterplans, architects and developers are fond of talking about ‘stitching the urban fabric back together’. A lesser-known term – ‘urban acupuncture’ emerged at the judging session of this year’s crop of wide scale and often complex strategies for urban renewal.

London is currently concentrating on Opportunity Areas, and also focussed on a general attempt to right some of the wrongs of an over-reliance on the motor car – or at least to try and repair some of the severance issues created for communities by large pieces of infrastructure.

Old Oak Common is one of the key areas framed for major-scale regeneration over the coming decades, with a Mayoral Development Corporation charged with guiding its form, and Crossrail and HS2 as its chief catalysers. King’s Cross has, for many, become the poster-child for successful placemaking. But as a contrast there is a good deal of scrutiny being placed on central London areas such as Vauxhall Nine Elms from observers keen to see that this high profile area succeeds as a place, with high quality public realm as well as high-rise, high density development.

The shortlist includes one scheme in that area, Battersea Power

Station, which will be similarly scrutinised as a crucial part of that area’s development. The Barbican and Golden Lane area strategy offered some simple interventions and urban surgery. But judges were taken with the way the winner – Old Town Croydon - employed some of that urban acupuncture, branding it a sophisticated and interesting treatment. ‘It showed all the items that we are dealing with when we do masterplanning’, said judge Dominique Alba. ‘To do the project you have to use temporary uses, deal with circulation, and also you have to develop some square metres because you have to pay for all that. The process is everything together, and no element is more important than any other.’

A second winner, selected by the Mayor for its creative contribution to London’s economy – and becoming the recipient of the first New London Awards Mayor’s Prize – the Blackhorse Lane project was acclaimed for its ‘inventive and resourceful strategy that works with the strengths of the area – its businesses and its culture of craftsmanship – to create opportunities for new jobs and enterprise, alongside new housing. The project is a blueprint for how industry can play a productive role in future mixed-use development.’

<
Blackhorse Lane -
commissioned billboards
by Thomas Adank

Old Town Croydon Masterplan
Croydon, CRO

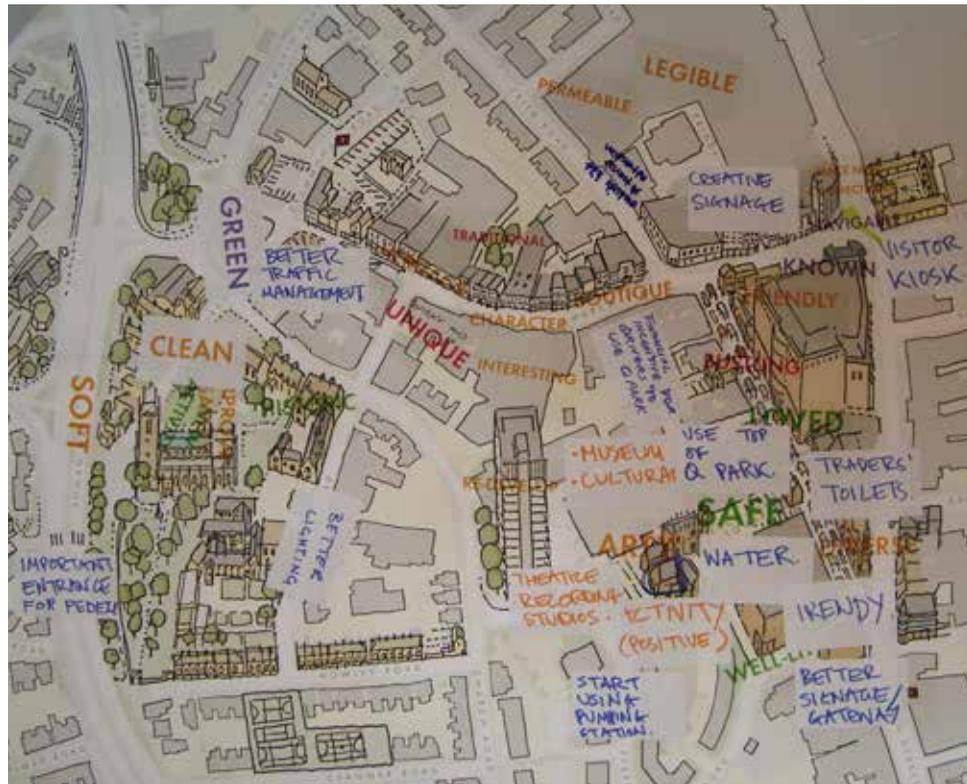
NEW LONDON AWARDS
WINNER
MAYOR'S PRIZE
COMMENDATION

UNBUILT

Status:
Delivery ongoing
Completion:
Up to 10 years
Client: **LB Croydon and Greater London Authority**
Architect / Masterplanner / Heritage Advisor / Stakeholder
Engagement: **Allies and Morrison Urban Practitioners**
Contributing Architect: **Studio Weave**
Transport Consultant: **Arup**
Public Realm Architect: **Adams and Sutherland**
Property Consultant: **Colliers**
Cost Consultant: **Gardiner & Theobald**
Size: **330,000 sqm**

Prepared to enhance the historic streets, spaces and buildings of Old Town, the masterplan addresses the economic challenges of Old Town – with proposals to support shops and businesses – and fundamental movement and legibility issues. It seeks to integrate the area with the town centre,

surrounding parks and neighbourhoods, and proposed developments such as Westfield. A clear set of movement, public realm and development parameters and 27 specific component projects aim to ensure that interventions knit together the new and existing fabric, reviving the area.



© Allies and Morrison



© Allies and Morrison

Blackhorse Lane
Waltham Forest, E17

NEW LONDON AWARDS
MAYOR'S PRIZE WINNER

BUILT

Completion: **June 2014**
Client: **LB Waltham Forest and Greater London Authority**
Architect:
We Made That
Structural Engineer:
Momentum
Cost Consultant:
Stockdale
Graphic Design:
Europa
Contractor:
JB Riney, Bolt & Heeks
Shop Frontages
Consultant:
The Architecture Foundation
Web Design:
Wolfram Wiedner
Still Life Photos:
Thomas Adank
Workshop Fitout:
Assemble
Size: **25,000 sqm**

As a precursor to future mixed-use development, the area-wide proposals address issues of poor perception and functional operation of the existing industrial estates, and seek to support the diverse enterprises in the area. The modest available budget and complex urban context lead to the development of a dexterous series of

proposals, including transformations to streetscapes, shops and industrial frontages, as well as a new shared-access workshop, producing an accumulative and aggregated approach to regeneration, and delivering a characterful, tailored project that is both context-responsive and highly ambitious.



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Barbican and Golden Lane Area Strategy

Site bounded by London Wall to the south, Moorgate to the east and Aldersgate Street to the west, City of London

With growing aspirations to strengthen the cultural hub, and with the area expecting significant change in the next 5-10 years with planned development at London Wall and Crossrail, this strategy is based on an analysis of issues, opportunities and constraints affecting the public realm. In order for the City to plan and make the most of these changes, an extensive evidence base has been gathered. The project will aim to reintegrate the Barbican's impenetrable edges into the wider area, and ultimately create a pedestrian-friendly environment, all set within the constraints of the area's heritage.



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NEW LONDON AWARDS COMMENDED

UNBUILT
Status: **Strategy submitted to public consultation**
Completion: **5-20 years after strategy adoption**
Client / Project Manager: **City of London Corporation**
Consultant: **Publica, Consultation Plus and Space Syntax**

Ebury Bridge Estate

Victoria, City of Westminster, SW1

Providing 271 new-build homes - 99 additional and 164 refurbished - this regeneration aims to create a new neighbourhood that is reintegrated into the wider network of streets and spaces that characterise this historic and attractive corner of Westminster. The combination of well considered new and restored buildings with a vastly improved public realm will significantly enhance the character of the area. Delivering the Council's housing renewal aims and objectives, the project also seeks to exceed the aspirations of residents.

UNBUILT
Status: **Granted conditional planning approval**
Completion: **Phase 1 completion 2017**
Client: **Westminster City Council**
Architect / Planning Consultant: **HTA Design LLP**
M&E / Sustainability Engineer: **WYG/HTA Design LLP**
Project Manager / Cost Consultant: **Ian Sayer & Co**



Battersea Power Station

188 Kirtling Street, Wandsworth, SW8

Transforming a 40-acre former industrial site surrounding Battersea Power Station, the masterplan aims to create a vibrant new neighbourhood comprising shops, restaurants, offices, homes, parkland and providing the first self-funded tube extension of its type and scale yet seen in the UK. Drawing on extensive consultation with the wider community, the scheme maintains the iconic Power Station as the focal point, with new buildings positioned such that they actively embrace the existing neighbourhood - with multiple points of public access, circulation spaces and green landscaping.

UNBUILT
Status: **Under construction**
Completion: **2025**
Client / Developer: **Battersea Power Station Development Company**
Masterplan Architect: **Rafael Viñoly Architects**
Phase 1 Architect: **SimpsonHaugh and Partners and de Rijke Marsh Morgan Architects (dRMM)**
Phase 2 Architect: **Wilkinson Eyre Architects**
Phase 3 Architect: **Foster + Partners and Gehry Partners**
Place Making Architect: **JTP**
Malaysia Square Architect: **Bjarke Ingels Group (BIG)**
Landscape Architect: **LDA Design, Andy Sturgeon, Field Operations and Exterior Architecture**
Heritage Architect: **Purcell**
Size: **917,879 sqm**



Gascoigne East Masterplan

Gascoigne Estate, Barking and Dagenham, IG11

Devising a framework for the phased redevelopment of the eastern part of the 1960s Gascoigne Estate, the proposed neighbourhood aims to reintegrate with the surrounding Edwardian terraces, parks, industrial areas, and the River Roding, as well as Barking town centre, through a repaired network of streets, landscaped public squares and residential gardens. The densified block structure will accommodate much-needed homes and new schools to serve the wider area, whilst the design structure supports multiple building types and scales, from mews houses to apartment buildings, providing over 50 per cent affordable dwellings.

UNBUILT
Status: **Outline planning approved**
Completion: **June 2023**
Client / Developer: **LB Barking and Dagenham and East Thames Group**
Masterplan Architect: **Allies and Morrison**
Phase 1 Architect / Landscape Architect: **Levitt Bernstein**
Planning Consultant / Transport Consultant: **Iceni Projects Limited**
Project Manager / Cost Consultant: **Martin Arnold Services: Peter Brett Associates**
Size: **163,600 sqm**

Hawley Wharf

Chalk Farm Road, Camden, NW1

Arranged around three major new public spaces and several new pedestrian routes, the development will reconnect the neglected site with its neighbourhood, and provide a vibrant mix of uses, including new buildings set amongst the existing railway viaducts, and two refurbished buildings, including the Grade II listed 1 Hawley Road. The mix of uses will include 170 affordable and private homes, a primary school and nursery, incubator workplace units, artisanal and industrial workshops, a cinema, a variety of local retail opportunities and a flexible and open market building that addresses the Regent's Canal.



UNBUILT

Completion: **2017**
 Client / Developer: **Stanley Sidings**
 Architect: **Allford Hall Monaghan Morris (AHMM)**
 Planning Consultant: **Gerald Eve LLP**
 Structural Engineer: **Walsh Associates**
 Services: **Watermans/ Hoare Lea**
 Cost Consultant: **Gardiner & Theobald**
 Transport Consultant / Access Consultant: **Arup**
 Landscape Architect: **Fabrik**
 Townscape Consultant: **Peter Stewart Consultancy**
 Security / Management: **Broadgate Estates**
 Housing Consultant: **Quod**
 Historical Consultant: **Steven Levrant Heritage Architecture**
 Size: **44,593 sqm**

Somerleyton Road

Brixton, Lambeth, SW9

Regenerating the western side of Somerleyton Road, currently occupied by a series of mixed-use and light industrial buildings, this new development will provide around 300 affordable homes, and relocate the Oval House theatre to the Carlton Mansions end of the street. A wide mix of ground floor uses have been driven by community consultation, and include a gym, dementia care unit, warden assisted homes for the elderly, a convenience store and children's nursery.



UNBUILT

Status: **Pre-Application**
 Completion: **September 2017**
 Client: **LB Lambeth, Brixton Green and Ovalhouse**
 Architect: **Metropolitan Workshop**
 Development Manager: **Igloo**
 Structural Engineer: **Conisbee**
 M&E / Sustainability: **BWB**
 Planning Consultant: **Tibbalds**
 Highways: **BWB**
 Cost Consultant: **DBK**
 Size: **15,000 sqm**

Silvertown Quays

Royal Dock, Newham, E16

Sited at the heart of the Royal Docks, the regeneration will respond to the area's excellent connectivity including Crossrail, DLR and London City Airport. The masterplan is shaped by the site's heritage embedded in innovative global trade and expresses the rapidly changing needs of the city. Seven million square feet of development across 62 acres includes new hybrid building typologies for international brands, innovative infrastructure, up to 3,000 homes, higher education institutions and community facilities, all connecting to new dockside public realm.



UNBUILT

Completion: **2025 (Phase 1 2018)**
 Client / Developer: **The Silvertown Partnership (Chelsfield Properties Ltd, First Base Ltd and Macquarie Capital)**
 Masterplanner / Lead Consultant: **Fletcher Priest Architects**
 Planning Consultant: **Quod**
 Architect: **Allford Hall Monaghan Morris (AHMM), Feilden Clegg Bradley Studios, Benoy**
 Landscape Consultant: **West 8**
 Conceptual Masterplan: **Civic arts**
 Quantity Surveyor: **Alinea Consulting**
 Site Wide Infrastructure / Environmental Testing: **Arup**
 Heritage Consultant: **Donald Insall Associates**
 Public Transport Modeling: **iCube**
 Spatial Accessibility / Pedestrian Movement Modeling: **Space Syntax**
 Size: **670,000 sqm GEA**

Tottenham High Road West Masterplan

Haringey, N17

The High Road West Masterplan is an ambitious vision for change in North Tottenham born out of three years of close consultation with the local community. The masterplan builds on the international sports identity established by Tottenham Hotspur Football Club to create a new leisure destination for North London, as well as a large new residential neighbourhood set around a new community park. A fine grain of workspaces, community facilities, different types of housing and open spaces have been developed to reinforce the distinctive characteristics of the High Road.



UNBUILT

Completion: **2020**
 Client: **LB Haringey and Greater London Authority**
 Masterplanner / Architect: **Arup with S333, 00:/ and Landolt+Brown**

Pedestrian Modelling:

Space Syntax
 Public Engagement and Consultation: **Useful Simple**
 Size: **100,000 sqm**

The Wimbledon Master Plan

Church Road, Wimbledon, Merton, SW19

Seeking to secure its pre-eminent position of hosting lawn tennis in an 'English Garden' setting, this plan aims to create a series of distinctive character areas set within an overall landscape framework, whilst enhancing the historic setting and identity of Wimbledon. Improving the quality of the experience for all without substantially increasing the capacity of the grounds, the project will strategically re-configure the courts and associated facilities, enabling the landscape setting to be greatly improved, whilst providing long-term solutions to safeguard The Championships for future generations, including a new retractable roof over No.1 Court.



Status: **Ongoing**
Completion: **2020**
Client: **The All England Lawn Tennis Club**
Architect: **Grimshaw**
Landscape Architect: **Grant Associates**
Services Engineer: **Foreman Roberts**
M&E Engineer / Sustainability Consultant: **Atelier Ten**
Transport Consultant: **Vecos**
Pedestrian Movement Consultant: **Movement Strategies**
Planning Consultant: **Rolfe Judd**
Size: **150,000 sqm**



>
Barbican and Golden Lane Area Strategy
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MIXED-USE

Sponsored by Broadgate Estates

When a scheme has a mix of uses but in separate buildings, is it truly mixed-use? Or must mixed-use projects have their uses within the same footprint? The question emerged in this year's category, as some of the shortlist exhibited the former, and others the latter principles.

Whichever is the right answer, in London there is now a wide acceptance that to revitalise areas developers must steer away from the monolithic proposals of the past, with schools and health provision adding to the more usual offering of retail, restaurants and bars alongside a residential or office-led project.

One particular trend here was an attempt to provide such a mix in a tall tower, of which we can expect more examples as land becomes scarcer. Schemes such as these can suggest past controversies of 'poor-doors', whereby affordable housing provision is separated from the private residential element. Other entries attempted to mix primary schools with housing, or

create mixed-use 'quarters' with start-up offices alongside retail, residential and leisure, plus a public square. In Here East's case, the mix of restaurants and bars with workspace has an emphasis on 'making' and larger office provision for TV studios and education users in the former Olympic media centre.

The Camley Street Incubator, a project based in the rapidly redeveloping King's Cross area, was praised by the judges, who awarded it as the unbuilt winner for its 'contribution to the public realm, [which] enhanced the canal frontage. It is a truly mixed-use development and the three architects collaborated together to come up with a good solution', said David Burney. The built winner, St Mary of Eton, was felt to be a bold but contextual architectural solution, the result of a long community struggle against recession and development issues – 'As a piece of urbanism I think it is actually very successful', said judge Peter Murray.

Camley Street Incubator and Gateway Sites Regeneration

101, 102 and 103 Camley Street, Camden, NW1

**NEW LONDON AWARDS
WINNER
MAYOR'S PRIZE
COMMENDATION**

UNBUILT

Status: **Planning
granted March 2015
(102 and 103)**

Completion:
May 2015 (103)

Client: **Shaw
Corporation Limited**
Landowners:

**Regent Regeneration,
Gateway Evolution
and Regent**

Renewal Limited
Architect: **Allford Hall
Monaghan Morris
(AHMM) (103), Glenn
Howells Architects
(102) and KSR (101)**

Structural Engineer:
Arup

Sustainability: **McBains
Cooper (102 and 103)
and Slender Winter
Partnership (101)**

Planning Consultant:
DP9

Project Manager / Cost
Consultant: **BTP**

Contractor:
Balfour Beatty (103)

Development Partner:
Urbanest (103)

Enterprise Incubator
Management Partners:

**University College
London, Camden Town
Unlimited and
LB Camden**

Value: **£130,000,000**

Size: **54,954 sqm GEA**

Regenerating three separate but interlinked sites adjacent to the Regents Canal, this scheme acts as a strategic 'gateway' link between King's Cross and Camden Town. Delivering significant sustainable economic and community benefits, the project includes: an Enterprise Incubator to create 300+ enterprises a year; a combined total of over 3,800 sqm of commercial floorspace

at 101 and 102 Camley Street for small- and medium-sized enterprises, including affordable 'move on' workspace; over 300 new homes, including 67 affordable homes on site, 40 private homes for rent and a large proportion of family homes; new local services for the community; and public realm improvements.



© AVR London



© KSR



© Glenn Howells Architects

St. Mary of Eton

Eastway, Hackney Wick, Hackney, E9

Located around a 19th century Grade II* listed church, this mixed-use scheme celebrates this symbol of the community's history in a changing urban landscape. The project enables the Church to provide for community need through the provision of new housing, achieved through apartments in two

new buildings, the tower and Mission Hall, together with a new vicarage and community facilities. The new buildings make a strong urban statement enhancing the setting of the church, and are designed to express a sense of timelessness, with the elevational treatment referencing the historic detailing.



**NEW LONDON AWARDS
WINNER**

BUILT

Completion:

October 2014

Architect: **Matthew
Lloyd Architects LLP**
Church Client: **St. Mary
of Eton PCC (with
London Diocesan Fund
for Vicarage)**

Developer: **Thornsett
Group plc**

Contractor: **P. J.
Hegarty & Sons UK Ltd.**

Structural Engineer:
**Manhire Associates
Consulting Engineers**

M&E / Sustainability
Engineer: **EDC -
Engineering Design
Consultants**

Project Manager:
Roder Levitt Bucknall

Client Adviser for
Church: **Bristow
Johnson & Partners**

Client Adviser for LDF:
Ryan Bunce & Co.

Construction Value:
£7,500,000

Size: **3,517 sqm GIA**

The Clockwork Lanes

Rear of 398-400 Mare Street, Hackney, E8

Sited by a new pedestrian thoroughfare connecting Central Hackney to an historic church garden, this mixed-use development will incorporate a new health centre, small business and retail units and a café facing onto the new public realm connecting through to the church and gardens. The additional three storeys accommodate four family triplexes and five apartments over two blocks. Local materials have been sourced to complement a strong contemporary approach to the design of the building, which is appropriate to an area seeing radical commercial change and cultural success.



NEW LONDON AWARDS COMMENDED

UNBUILT

Status: **Starting on site**
 Completion: **November 2016**
 Client: **The Clockwork Group**
 Architect: **Cazenove Architects**
 Structural Engineer: **Essen Consultancy**
 M&E Engineer: **McDermott Consulting Group**
 Sustainability: **Abba Energy**
 Quantity Surveyor: **Bhangals Construction Consultants**

128-150 Blackfriars Road

Southwark, SE1

This project aims to transform St George's Circus into a new destination for high quality living, shopping, eating and leisure activities, by improving the existing public realm, and creating new communal and private amenity spaces. 336 new affordable and market homes, consisting of a mix of studios, one-, two- and three-bed apartments, will be provided on a tenure blind basis. A 27-storey tower will add a distinctive identity. The remaining four blocks, between five and seven storeys, will each have their own distinct façade character, enriched through detailing.



UNBUILT

Status: **Planning granted March 2015**
 Completion: **October 2018**
 Client / Project Manager / Cost Consultant / Contractor: **Barratt London**
 Architect: **Maccreeanor Lavington**
 Structural Engineer: **Brand Leonard**
 M&E / Sustainability Engineer: **Whitecode Design Associates**
 Planning Consultant: **DP9**
 Landscape Architect: **Witherford Watson Mann and Outerspace**
 Environmental Statement: **URS Infrastructure & Environment UK Ltd**
 Sustainability / Energy: **BBS**
 Townscape and Visual Impact: **Robert Tavernor Consultancy with AVR London**
 Transport / Traffic / Air Quality / Water Resources / Flood Risk: **Ardent Consulting Engineers**
 Value: **£94,000,000**
 Size: **7,900 sqm**

Here East

Queen Elizabeth Olympic Park, Hackney, E20

NEW LONDON AWARDS MAYOR'S PRIZE COMMENDATION

UNBUILT

Status: **Under construction**
 Completion: **Phased 2015-2016**
 Client: **Here East**
 Developer: **Delancey Real Estate**
 Architect: **Hawkins\Brown**
 Structural Engineer: **Buro Happold & Arup**
 M&E / Sustainability Engineer: **Cundall & Arup**
 Planning Consultant: **Deloitte**
 Project Manager: **Colliers International**
 Cost Consultant: **Gardiner & Theobald**
 Contractor: **Laing O'Rourke**
 Co-founder / Key Tenant: **Infinity SDC**
 Property Consultant: **Cushman & Wakefield**
 Value: **£86,000,000**
 Size: **112,000 sqm**

Seeking to bring together world-class infrastructure, flexible spaces and an ecosystem of organisations focussed on making, this 1.2 million square foot campus combines business, technology, media, education and data to pursue innovation. It aims to become a host and champion for making – the work of individuals and companies who push technology, share expertise and create the products of tomorrow. From automobiles to content, fashion to retail: the growing focus on new ways of 'making' and disruptive innovation is fostered within the structure, enabled by the flexible and communal spaces provided.



Alpha Square

50 Marsh Wall, 63 Manilla Street, South Quay, Tower Hamlets

Marking a departure from the established mono-culture of residential development that has characterised recent proposals in South Quays, this scheme proposes a rich mix of uses, meeting local needs for education, health and employment and aiming to provide the foundation for a balanced and sustainable development. The mixed-tenure residential tower is set above a new primary school, to the east, a second taller tower accommodates a health centre, hotel and apartments. A new public square will restore historic patterns of permeability to Marsh Wall.



UNBUILT

Status: **Planning pending**
 Completion: **April 2018**
 Client: **Drakar / Far East Consortium International Limited**
 Developer: **Southern Grove**
 Architect: **Pilbrow and Partners**
 Structural Engineer: **WSP**
 M&E / Sustainability Engineer: **Grontmij**
 Planning Consultant: **JLL**
 Project Manager / Cost Consultant: **Tower8**
 Landscape Architect: **Outer Space**
 Value: **£270,600,000**
 Size: **76,000 sqm**

Liddell Road & Kingsgate School

West Hampstead, Camden, NW6

This mixed-use residential, commercial and infant school project is to be funded by the innovative Community Investment Programme (CIP), a strategy which seeks to transform key places and services within Camden, whilst addressing a critical capital funding gap. The proposals for the Liddell Road site comprise a 4FE infant school, around 100 residential units, and commercial space up to 4,000 sqm with associated high quality public space. The project strives for these public spaces to benefit not only future residents but existing neighbours also.

UNBUILT

Status: **Planning permission granted**
March 2015, start on site July 2015
 Completion: **December 2016**
 Client: **LB Camden**
 Architect: **Macreanor Lavington**
 Structural Engineer: **Price & Myers**

M&E / Sustainability Engineer: **Atelier Ten**
 Planning Consultant: **Tibbalds**
 Project Manager / Cost Consultant: **Sweett Group**
 Landscape Architect: **Jonathan Cook**
Landscape Architects

Acoustic Consultant: **Gillieron Scott**
Acoustic Design
 Transport Consultant: **Alan Baxter Associates**
 Viability Consultant: **Deloitte**
 Workspace Consultant: **Creative Space Management**
 Size: **11,750 sqm**



Oriana II Oxford Street

26-48 Oxford Street, City of Westminster, W1

Optimising this prime West End site, the design seeks to rationalise uses and configuration to provide a high quality mixed-use development. The scheme comprises part retained facade, part new build and part remodelling of a Grade II listed building. The retail maximises frontage to Oxford Street, with the future opportunity to provide active frontage to Hanway Street. The retail floors respond to the retained façades, providing a uniform four-metre floor to floor height across the site. The scheme will also provide 18 accommodation units, arranged over second, third, fourth, fifth and sixth floors.

UNBUILT

Status: **Under construction**
 Completion: **December 2016**
 Client: **Oriana GP Limited (JV Frogmore and Land Securities)**
 Architect / Interior Architect: **ESA Architecture/Design**
 Architect: **ESA Architecture/Design**
 Contractor: **Galliard Construction Limited**

Structures: **RWA London**
 M&E Engineer: **Hulley & Kirkwood Consulting Engineers Limited**
 QS: **William G. Dick Partnership LLP**
 CDM: **ESA Architecture/Design**
 Agent: **JLL**
 Value: **£25,000,000**
 Size: **9,500 sqm**

Queens Wharf & Riverside Studios

1 Crisp Road, Hammersmith and Fulham, W6

Uniting two disparate sites along the Thames, this development creates a new waterfront destination in the setting of the Grade II listed Hammersmith Bridge. The development follows the curve of the River and wraps around Riverside Studios, which will be rebuilt to provide state-of-the-art TV studios, cinema and ancillary spaces, 165 new homes and sheltered private gardens. An on-site restaurant, bar and café and a new riverside walkway, which connects Hammersmith Bridge and the Thames Path for the first time, complete the development.



UNBUILT

Status: **On site**
 Completion: **Autumn 2017**
 Client / Developer: **Mount Anvil / A2 Dominion**
 Architect: **Assael Architecture**
 Landscape Architect: **Modular**
 Interior Architect: **Wish London**
 Project Manager / Contractor: **Mount Anvil**
 Structural Engineer: **Walsh**
 M&E / Sustainability Engineer: **WSP**
 Transport Consultant: **Entran**
 Planning Consultant: **Rolfe Judd**
 Value: **£60,000,000**
 Size: **33,500 sqm GIA**

Salesian Community House

Surrey Lane, Battersea, Wandsworth, SW11

Located at the eastern end of the former Salesian College, the new community house will sit alongside the overall redevelopment of buildings for the St John Bosco College. As well as personal accommodation, living and office space for its permanent residents, the new community house also includes accommodation for visiting members of the religious community and a new chapel.

UNBUILT

Status: **On site**
 Completion: **September 2015**
 Client: **Salesians of Don Bosco**
 Developer: **Lendlease**
 Architect: **MSMR Architects**
 Structural Engineer: **Michael Barclay Partnership**
 M&E / Sustainability Engineer: **Cudd Bentley Consulting**
 Project Manager / Cost Consultant: **Synergy LLP**
 Contractor: **Rooff**
 Landscape Architect: **Randle Siddeley Associates**
 Acoustic Consultant: **Sharps Redmore Acoustic Consultants**
 Arboriculture Consultant: **Treeworks**
 Environmental Practice
 Size: **2,320 sqm**





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Spring Mews

Vauxhall Walk, Tinworth Street and Spring Mews, Lambeth, SE11

Occupying an old industrial site in the Vauxhall Nine Elms Opportunities Area, this development comprises 378-bed student accommodation, a 93-bed suite hotel, office spaces and new public realm. The shared amenities include a gym, pool, lounge, study areas and outdoor terraces. Providing permeability through the site to maximise the usage of Vauxhall Pleasure Gardens was a key aim. On Vauxhall Walk, the hotel lobby and offices are designed with full height glazing to animate the street, while two tones of brick mediate the neighbouring light Georgian and darker Victorian brickwork.

BUILT

Completion:

February 2015

Client:

CLS Holdings Plc

Student Operator:

Fresh Student Living

Hotel Operator:

Cycas Hospitality

Architect / Interior

Architect:

The Manser Practice

Structural / Civil

Engineer: **Curtins**

Consulting

M&E Engineer:

Hoare Lea

Planning Consultant:

GL Hearn

Project Management:

INK Project

Management

Quantity Surveyor:

Gardiner & Theobald

Contractor: **Shepherd**

Construction

Size: **20,800 sqm**

Construction Value:

£41,200,000 (Student:

£28,700,000, Hotel:

£12,500,000)



>
St Mary of Eton



OFFICE BUILDINGS

Sponsored by Ascent Talent Management

Office buildings in London are in a period of flux.

On the one hand, the Mayor has made it clear that he expects office schemes to form a significant part of the city's continuing drive towards growth. But on the other, most boroughs in central London have been in something of a bind on the issue for the past year, owing to central government's decision to change and relax regulations over office buildings. That is, owing to the high value of residential in the capital, developers are grasping the new opportunity – permitted development rights – to change use of offices to residential without requiring permission. The result, said Expert Assessor Rosemarie McQueen, is an even greater loss of Grade A office accommodation in the centre, with its impact on the London economy and eviction of many small businesses mirrored in high streets across the country.

Significant high profile projects in the offices sector over the year include 5 Broadgate for UBS, designed by Make Architects, while technology and creative sectors continued to lead the

drive in terms of occupier demand. In overall terms, the category this year failed to live up to the levels shown in previous years – an issue exemplified by the City offering the lowest proportion of space available to let of any area in central London.

Building facilities in the offices sector remain a key deciding factor in the war for talent. To this end, themes emerging in the shortlisted entries this year included the use of terraces, roof gardens and outside areas for staff amenity, and green walls, high degrees of energy efficiency, plus the incorporation of cycling and shower facilities.

Unbuilt winner Four Pancras Square was branded by judge Riccardo Marini to be a 'simple, elegant Miesian scheme', which impressed his fellow judges with the level of quality it squeezed out of its site. 10 New Burlington Street in Westminster for the Crown Estate was unanimously awarded as the built winner - 'the quality of this scheme is first class, all the way through', said judge Peter Murray.

Four Pancras Square

Pancras Square, King's Cross, Camden, N1C

NEW LONDON AWARDS WINNER

UNBUILT

Status: **Under construction**

Completion:

March 2017

Client: **King's Cross**

Central Limited

Partnership

Architect:

Eric Parry Architects

Contractor:

BAM Construction

MEPH Engineer:

Grontmij

Structural Engineer:

AKT II

Cost Consultant:

Gardiner & Theobald

Size: **16,258 sqm**

Located on the new Pancras Square and Goods Way, this 10-storey Grade A office building will provide a typical floor plate of over 1,720 sqm, and target BREEAM standard 'Outstanding'. Goods and services

are to be delivered below street level via a shared access route. The building will boast a gym-style locker room, cycle facilities, a café, balconies at each floor and a rooftop garden and events space.



© BAMD



© BAMD



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10 New Burlington Street

City of Westminster, W1

Part of the 20-year investment programme for Regent Street, 10 New Burlington Street is a layered reinvention of an urban block. A triple-glazed volume – gently curving inwards at top and bottom – connects two retained and restored façades to a collection of garden spaces, remade from the unused Burlington

Mews. The retained architecture has been adapted to new standards of thermal and acoustic performance. The insertion of a five-storey atrium into the building's new centre brings light, activity and movement into the central zone, whilst below, forgotten vaults are re-inhabited and put to new uses.



© Timothy Soar



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NEW LONDON AWARDS WINNER

BUILT

Completion:

March 2014

Client:

The Crown Estate

Architect: **Allford Hall**

Monaghan Morris

(AHMM)

Development Manager:

Exemplar

Contractor: **Mace**

Structural Engineer:

Waterman Group

Services Engineer:

Watkins Payne

Partnership

Planning Consultant:

CB Richard Ellis

QS: **Gardiner &**

Theobald

Conservation Architect

/ Historic Buildings

Consultant: **Donald**

Insall Associates

Acoustic Design:

Clarke Saunders

Associates

Value: **£46,700,000**

Size: **17,688 sqm**

Two Tabernacle Street

2 Tabernacle Street, Islington, EC1

Rebuilding and reworking the façade of a fire damaged Victorian building, set within the Bunhill Fields and Finsbury Square conservation area, this scheme has reshaped the building volume of this constrained L-shaped site; maximizing daylight within, whilst preserving the amenity of surrounding properties. Behind the reconstructed façade, the building transforms into a contemporary, light-filled office with double-height spaces and dynamic roof forms, clad in brass. Key details of the Victorian structure have been authentically replicated, including brickwork, timber windows, and cornicing.



© Jack Hobhouse

NEW LONDON AWARDS COMMENDED

BUILT

Completion: **February 2015**
Client: **Durley Investment Corporation**
Architect: **Piercy&Company**
Structural Engineer: **Price & Myers**
M&E Consultant: **GDM Sustainability Consultant**
Darren Evans
Planning Consultant: **DPP**
Project Manager/ Cost Consultant: **Jackson Coles**
Contractor: **Kind & Company**
Fire Engineer: **Exova**
Value: **£3,610,000**
Size: **1,446 sqm**

Ampersand

180 Wardour Street, Soho, City of Westminster, W1

Extended by two additional floors and partially infilling the existing atrium, the design has comprehensively refurbished the interior whilst retaining the façade to Oxford Street, and enhanced the façade to Wardour and Hollen Street. Improvements to the standard of office accommodation have been achieved through a new entrance design. The design embraces sustainability principles through a combination of passive design, energy efficiencies and renewable technology – and is targeting a BREEAM Very Good rating. The scheme also provides 12 duplex and lateral apartments and ground floor retail.

UNBUILT

Status: **Under construction**
Completion: **May 2015**
Client: **Resolution Property**
Architect: **Darling Associates**
Structural Engineer: **Furness Partnership**

M&E Engineer: **URS Scott Wilson**
Planning Consultant: **Gerald Eve LLP**
Project Manager / Quantity Surveyor: **Canmoor Projects Limited**
Contractor: **McLaren Construction**

Landscape Architect: **Townshend Landscape Architects**
Staircase Designer: **Paul Cocksedg Studio**
Branding / Reception Artwork: **Tom Hingston Studio**
Value: **£25,000,000**
Size: **6,168 sqm**



© Nicholas Worley

240 Blackfriars Road

Blackfriars Road, Southwark, SE1

Looking to define the skyline at a junction of road, rail and river, the site is sliced in two to create a large commercial parallelogram and a small residential trapezoid containing 10 apartments. The parallelogram is extruded up 20 storeys to form a sharp-edged crystalline volume, which is then cut away to respond to context: to the south to minimise the impact to Ludgate House; diagonally to the north to orientate the building towards the City; at street level to add to the public realm; and across the roof to create a reflective triple-height 'sky-room'.

BUILT

Completion: **April 2014**
Client: **Great Portland Estates (Great Ropemaker Partnership)**
Architect: **Allford Hall Monaghan Morris (AHMM)**
Contractor: **Mace Group**
Structural Engineer: **AKT II**
Services Engineer: **Hilson Moran Partnership**

Facade Consultant: **Montresor Partnership**
Project Manager: **Jackson Coles**
Planning Consultant: **Montagu Evans**
Cost Consultant: **AECOM**
Acoustic Design: **Clark Saunders Associates**
Inclusive Design: **All Clear Design**
Value: **£61,000,000**
Size: **20,900 sqm**

6 Bevis Marks

City of London, EC3

Recycling half the mass of the previous building and achieving a high sustainability rating, this new 16-storey building has doubled the amount of accommodation of its predecessor and introduced civic improvements to enhance the surrounding urban fabric. The wider pavement responds to the increased pedestrian activity along Bevis Marks and a new pedestrian route across the site connects to a new public courtyard that links via a pedestrian bridge to the plaza of 30 St Mary Axe. The building also provides several roof terraces, including a protected open rooftop garden.

BUILT

Completion: **March 2014**
Client: **AXA, BlackRock, CORE & Wells Fargo**
Developer: **AXA Real Estate**
Architect: **Fletcher Priest Architects**

Planning Consultant: **DP9**
Services Engineer: **Waterman Building Services**
Project Manager: **CORE**
Quantity Surveyor: **WT Partnership**

Structural Engineer: **Waterman Structures Ltd**
Landscape Architect: **Townshend Landscape Architects**
Contractor: **Skanska**
Value: **£52,000,000**
Size: **20,459 sqm**



© Timothy Soar

70 Mark Lane
City of London, EC3

BUILT
Completion: **December 2014**
Client: **Stanhope Plc and Mitsui Fudosan**
Architect: **Bennetts Associates**
Structural Engineer: **Davies Maguire + Whitby**
M&E / Sustainability Engineer: **Grontmij**
Planning Consultant: **DP9**
Quantity Surveyor: **AECOM**
Contractor: **Sir Robert McAlpine**
Value: **£60,000,000**
Size: **23,000 sqm**

Designed to moderate the urban scale between tall commercial buildings to the north and the conservation area to the south, the building's elevation steps down from 15 storeys to seven storeys at its southern boundary. Oversailing this stepped profile is a continuous plane of glass louvres. The spaces under this enclosure provide dramatic winter garden break-out spaces for office users, with panoramic views towards the Tower of London and Tower Bridge. They also act as environmental 'buffer zones' to moderate heat gains and losses within the office space.



© Hufton+Crow

Two Pancras Square
King's Cross, Camden, N1C

Looking onto and responding to two key public spaces – Pancras Square and the King's Boulevard, the 10-storey building provides over 12,000 sqm of Grade A office space above retail and restaurant uses. The façades are composed from a white precast concrete outer masonry layer, behind which sits a fine metal and glass inner layer. As the building rises, the masonry window surrounds become more delicate, whilst the inner glass layer recedes into the building. At the final floor it recedes further, revealing a glimpse of sky.

BUILT
Completion: **June 2014**
Client: **King's Cross Central Limited Partnership**
Architect: **Allies and Morrison**
Structural Engineer: **AKT II**
M&E / Sustainability Engineer: **Grontmij**
Project Manager / Cost Consultant: **Gardiner & Theobald**

Contractor: **BAM Construction Southeast**
Landscape Architect: **Townshend Landscape Architects**
Lighting Consultant: **Speirs + Major**
Fire Engineer: **AECOM**
CDM: **David M Eagle Ltd**
Size: **16,729 sqm**



© Nick Guttridge



64-66 Wigmore Street
City of Westminster, W1

Redeveloping the site of an 1980s office building which was too onerous to adapt to current standards of accessibility, the new development maximises its site footprint and excavates to a further basement level. Targeting BREEAM 'Excellent', the building will provide Grade A office space based over generous 3-metre floor-to-ceiling heights over the lower floors and 2.7 metres to upper floors. A three-storey atrium occurs to the west, with further terracing-back occurring upwards from the first floor, accommodating daylighting requirements and also providing green roof decks.

UNBUILT
Status: **Under construction**
Completion: **March 2016**
Client: **Howard De Walden Estates**
Architect: **ESA Architecture/Design part of Capita**
Contractor: **Volker Fitzpatrick, part of Volker Wessels group**
Structures: **WSP UK Limited**

M&E Engineer: **Long & Partners Limited**
QS: **Robinson Low Francis LLP**
CDM: **ESA Architecture/Design part of Capita**
Project Manager: **ESPM; part of Capita**
Value: **£26,000,000**
Size: **7,329 sqm GEA**

95 Wigmore Street

95 Wigmore Street (including 4 Picton Place and 21-25 Duke Street), City of Westminster

Seeking to knit into its context, this building looks to the character of the local area without acting as a pastiche. The highly crafted precast façade derives its proportions from the historic context, whilst the integrated public artwork takes reference from the context. The design provides an adaptable and dynamic workplace, with a reception area off Wigmore Street completed with wall & ceiling 'fins', and the bright working environments created on the office floors matched by terrace areas. The building was fully let six weeks after completion.



© Miles Willis

BUILT
Completion: **July 2013**
Client: **Great Portland Estates and Scottish Widows Investment Partnership**
Architect: **Orms**
Services Engineer: **Cundall**
Structural Engineer: **Campbell Reith**
Contractor: **Wates Construction Ltd**
Project Manager: **GVA Second London Wall**
Quantity Surveyor / CDM Co-ordinator: **AECOM**

Acoustic Consultant: **Hann Tucker**
Sustainability Consultant: **Cundall**
Planning Consultant: **Montagu Evans**
Fire Consultant: **Safe Party Wall / Rights of Light: Anstey Horne**
Highways: **TPP**
Ecology Consultant: **RSK Carter Ecological Limited**
Facade Consultant: **Cladtech**
Value: **£28,000,000**
Size: **11,687 sqm GIA**



OFFICE INTERIORS

Sponsored by Luxonic Lighting PLC
Media Partner onoffice

With the world of work changing apace because of technology advances, demographic shifts and altering work/life balances, the world of office interiors has to change too. And in London, where the competition to attract the best staff is at its most intense, experimentation and ingenuity is at its height.

The category this year revealed a selection of projects which ranged from a newsroom and associated office space for Al Jazeera in the Shard, to a tiny, low-cost, music company's fit out using plywood to create an enclosed meeting 'pod' as its central feature, to the 'Mad Men', members' club feel of serviced offices provider The Office Group at Henry Wood House.

Ultimately though, the judges felt that the UBM building should be the winning scheme for the contemporary,

flexible environment it created, with a real mix of spaces and break out areas, underpinned by technologies including rooms and desks bookable by flatscreen and smart lockers. The scheme at 240 Blackfriars Road also includes a flexible event space and café, and green walls to improve the wellbeing of staff – another key requirement for those firms wanting to attract the best talent. 'If you think of what publishers normally deal with – spending as little as possible and delivering grim, low grade office space for journalists – this is a step change, and clearly works', said judge Peter Murray. Monica von Schmalensee added that there were similar, very popular 'activity-based workplaces' in Sweden that had proved their worth by achieving high efficiencies in pleasant working environments.

UBM

240 Blackfriars Road, Southwark, SE1

NEW LONDON AWARDS WINNER

BUILT

Completion:

February 2015

Client: **UBM**

Architect: **Gensler**

Structural Engineer:

Ross & Partners

M&E / Sustainability

Engineer: **Hilson**

Moran

Planning Consultant:

Building Services

Group

Project Manager / Cost

Consultant:

DND Core Ltd

Contractor: **Swift**

Refurbishments

IT / AV Consultant:

PTS Consulting

Group Plc.

CDM Co-ordinator /

Approved Building

Inspector: **Shore**

Engineering Limited

Acoustic Engineer:

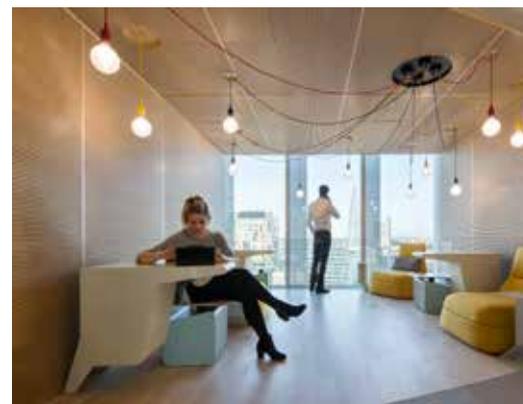
Sandy Brown

Associates LLP

Size: **10,000 sqm**

This office seeks to express UBM's multinational brand and core values, while embracing the next generation of forward thinking office spaces. Its 'free address' open-plan format encourages autonomy while simultaneously fostering an environment where people collaborate based on their job role rather than hierarchy. The layout provides the creative

shared work environment needed to cultivate innovation and offers a competitive advantage in the digital age. Amenities such as desk booking and smart lockers activated with entry card help staff move effectively through the space, whilst living green walls improve air quality and employee energy levels.



London Fields Office

11 Exmouth Place, Hackney, E8

Meeting a limited budget and short construction programme, this project has created office space for a music management company within a confined area. The meeting room sits as an object in the space - placed and shaped to screen the kitchenette and W.C. from the work area, and perforated to admit natural light from windows on the perimeter. Built-in desks are configured to provide a subtle sense of privacy between staff. Plywood is used as flooring and as wall and ceiling linings on the meeting room.



© Ed Park

NEW LONDON AWARDS COMMENDED

BUILT

Completion:

January 2014

Client: **Machine**

Management

Architect: **Brian**

O'Tuama Architects

Contractor: **Tomasz**

Mirz Construction

Approved Inspector:

HCD Building Control

Value: **£35,000**

Size: **63 sqm**

Al Jazeera Media Network UK Headquarters

16th floor, 32 London Bridge Street, Southwark, SE1

Located on Level 16 of The Shard, the scheme creates a pre-eminent broadcast production facility. The new studio, optimising the London skyline, breaks the trend of the traditional 'black box' studio. Technical rooms wrap around the central core, with meeting rooms, open-plan work spaces and studios arranged around the perimeter. The innovative reception space features an interactive media wall displaying Al Jazeera Media Network UK's current programmes.

BUILT

Completion:

September 2014

Client: **Al Jazeera**

Media Network UK

Building Owner:

Qatari Diar Real Estate

Investment Company,

Sellar Property Group

Interior Designer: **John**

McAslan + Partners,

Veech x Veech and

AJMN Creative

Project Manager /

Quantity Surveyor:

Sweett (UK) Limited

M&E Engineer:

Zerum Consult

Contractor:

Como Group

Size: **2,733 sqm GIA**



© Hufton+Crow

Henry Wood House

2 Riding House Street, City of Westminster, W1

The 'sister' building of the BBC's classical Langham Place, this 1950s building has been refurbished to provide new flexible working spaces, clubrooms and a lounge on the ground floor for members to work, collaborate, socialise and grow their business. The flexible spaces include meeting spaces for 2-100 people topped off with a large penthouse meeting space, and private offices for 2-100 people with dining areas, kitchens and lounges.

BUILT

Completion: **March 2015**

Client: **The Office Group**

Architect:

BuckleyGrayYeoman

Structural Engineer:

Heyne Tillett Steel

M&E / Sustainability

Engineer: **Chris Evans**

Consulting

Planning Consultant:

Indigo Planning

Project Manager / Cost

Consultant / Quantity

Surveyor / CDM Coordinator:

Quantem Consulting LLP

Contractor: **Parkeray**

Approved Building Inspector:

MLM

Value: **£6,500,000**

Size: **7,050 sqm**



PRS for Music

Two Pancras Square, Camden, N1C

The project, although over two sites in Streatham and King's Cross, was delivered to one brief, to the same programme and using the same project team. Reutilising their existing 1960s building in Streatham – previously only 20 per cent occupied – the company has consolidated their requirements whilst maintaining a central London location at the new Two Pancras Square building. Functions, people and assets of PRS for Music have been relocated to the optimal property location, building and working environment to maximise return on members' capital and create an effective workplace culture for employees.



BUILT

Completion: **May 2014**

Client: **King's Cross**

Central Limited

Partnership

Interior Architect

/ Designer: **HLW**

International LLP

Architect: **Allies**

and Morrison

Size: **1,440 sqm NIA**

>
PRS for Music
© Hufton+Crow





PUBLIC BUILDINGS

In a city growing at a rapid rate, the importance of London's public buildings can only grow. One emerging trend is for local authorities to create for themselves large new centralised facilities that serve as one-stop shops and more, as exemplified in Camden, Acton and Croydon. In a drive towards flexibility and accessibility, many of these schemes incorporate libraries and swimming pools alongside offices and community facilities, whilst the projects also allow local authorities to release their old buildings for redevelopment.

The schemes on the shortlist varied in scale and use types, but all with public engagement to the fore. They range from new studios for the Lyric theatre in Hammersmith, to legacy buildings from the 2012 Olympics, to spaces at the Wellcome Trust which the charity wants to open up more to the public to engage a wider audience. The much-loved Alexandra Palace, in line for a welcome, light-touch, lottery-funded refurbishment, received the unbuilt prize, with the judges impressed with what promises to be a sensitive treatment of a much-

loved part of London's history and built fabric. 'It's been waiting to happen for so long, it's just amazing that as a resource it has been left underused for thirty or forty years', said Peter Murray.

But the judges felt that ultimately the National Theatre – NT Future deserved to win the built prize this year for the sensitive refurbishment the project offers to the original 1976 Denys Lasdun building. It brings together a new learning centre with refurbishment of the Dorfman Theatre, new foyer areas, a café and what Expert Assessor Clare Devine called a 'complex unlocking' of the back of house. 'The building still retains its quality', said Riccardo Marini. 'The National Theatre is pretty exceptional in everything they do, and reveals the true beauty of modernism because it brings a humanity to it.' Their wider achievements have been similarly recognised by receiving the first ever New London Awards Client's Prize for their outstanding contribution to the city for commissioning excellence over the years, characterised by another winner – 2013's The Shed.

Alexandra Palace

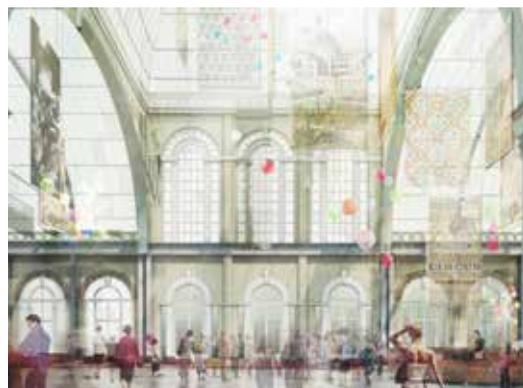
Alexandra Palace Way, Haringey, N22

NEW LONDON AWARDS WINNER

Status: **Starting on site**
Completion: **August 2017**
Client: **Alexandra Park and Palace Charitable Trust**
Architect: **Feilden Clegg Bradley Studios**
Structural Engineer: **Alan Baxter**
M&E / Sustainability: **Max Fordham**
Project Manager / Cost Consultant: **Mott MacDonald**
Theatre Consultant: **Charcoalblue Interpretation**
Designer: **Land Design Studio**
Fire Engineer: **The Fire Surgery**
Business Planner / Interpretation Consultant: **Barker Langham**
Landscape Designer: **Gillespies**
Value: **£20,487,000**
Size: **6,000 sqm**

Alexandra Palace's East Wing contains the historic spaces of the Victorian theatre and original BBC television studios, now inaccessible and semi-derelict. In the spirit of the Palace as a place of public entertainment and education, this project will bring them back into public use. They will be connected

– conceptually and physically – by the glazed East Court, where strands of its history will be revealed. The visitor experience aims to serve the needs of the local community whilst bringing a broader national and international audience to this important site.



© Getty Images

National Theatre - NT Future

South Bank, Lambeth, SE1

Opening up the site to its changing context, this major regeneration of the Grade II* listed National Theatre remodels the entrance, refurbishes the foyers, transforms the Cottesloe (now the Dorfman) Theatre with improved foyer and education facilities, enhances workshops, provides a new production building

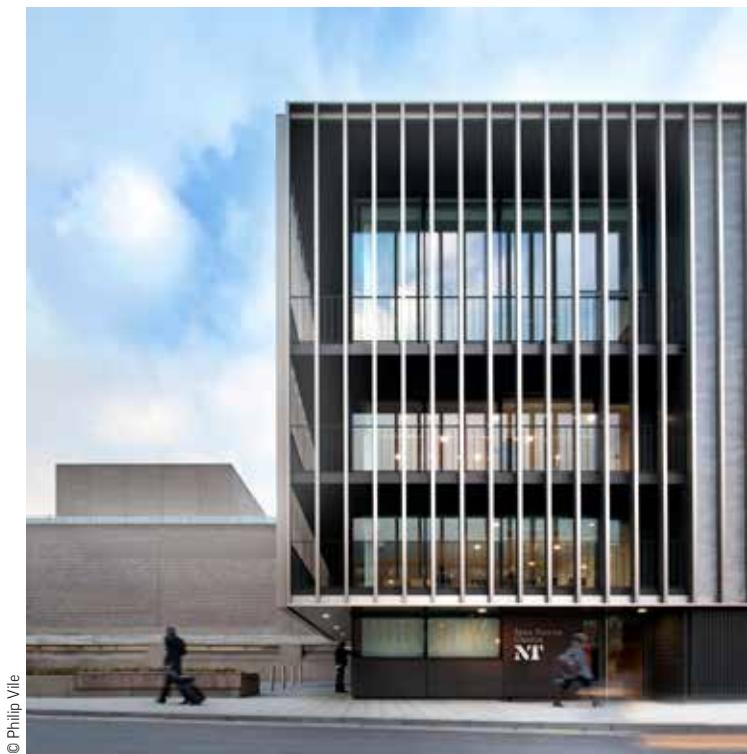
– the Max Rayne Centre – and creates new riverside cafés. The aim of the project is to connect Denys Lasdun's masterpiece with the public and the surrounding city, to transform its sustainability, and to equip it to serve the National Theatre for continued artistic growth.



© Philip Vile



© Philip Vile



© Philip Vile

NEW LONDON AWARDS WINNER & COMMISSIONING EXCELLENCE

BUILT
Completion: **April 2015**
Client: **The National Theatre**
Architect: **Haworth Tompkins**
Structural Engineer: **Flint & Neill**
M&E / Sustainability Engineer: **Atelier Ten**
Planning Consultant: **DP9**
Project Manager: **Buro Four**
Cost Consultant: **AECOM / Bristow Johnson**
Contractor: **Lendlease / Rise Contracts**
Theatre Consultant: **Charcoalblue**
Acoustic Engineer: **Arup Acoustic Consulting**
Landscape Architect: **Gross.Max**
Shop Designer: **Lumsden Design**
Catering Consultant: **Keith Winton Design**
Value: **£80,000,000**
Size: **16,309 sqm**

Five Pancras Square

King's Cross, Camden, N1C

This new headquarters for the London Borough of Camden houses a state-of-the-art leisure centre with two pools and a fitness centre, a library and café, as well as the Council's customer access centre and administrative offices. It has achieved a BREEAM 'Outstanding' sustainability rating, and uses an energy efficient ventilation system and solar panels to ensure low carbon emissions and reduced running costs. The public art includes a piece by Turner prize nominated Mark Titchner and another by local artist Simon Periton.

NEW LONDON AWARDS
COMMENDED

BUILT

Completion: **July 2014**

Client: **LB Camden and**

King's Cross Central

Limited Partnership

Architect: **Bennetts**

Associates

Leisure Facilities

Architect:

LA Architects

Structural Engineer:

AKT II

M&E Engineer

/ Sustainability

Engineer: **Grontmij**

Contractor: **Kier Group**

Size: **16,723 sqm NIA**



© Hufton+Crow

Lee Valley Hockey and Tennis Centre

Leadmill Lane, Queen Elizabeth Olympic Park, Waltham Forest, E20

Driven by the concept of legacy, the centre served as the Eton Manor Olympic training and Paralympic venue during the 2012 Games and now provides a flexible, accessible building that provides community uses along with world class facilities, appealing to a wide cross section of players of all abilities and ages. The site was originally set up in the early 20th century to improve the lives of young East End boys through sports and social activity. Celebrating this heritage, the project has carefully adapted the site to create a venue that encourages aspiring young players.



© Hufton+Crow

BUILT

Completion: **June 2014**

Client: **Olympic**

Delivery Authority

/ London Legacy

Development

Corporation

Legacy End User:

Lee Valley Regional

Park Authority

Architect:

Stanton Williams

Engineer: **Arup**

Quantity Surveyor:

CLM / Mace

Town Planning

Consultant: **DP9**

Landscape Architect:

LDA Hargreaves

Landscape Civil

Engineer: **Atkins**

BREEAM: **Southfacing**

Contractor: **H&J Martin**

Ltd - Todd Architects

Size: **5,602 sqm**

Lyric Hammersmith

Lyric Square, Kings Street, Hammersmith and Fulham, W6

Led by the new £15 million Reuben Foundation wing, the Lyric Hammersmith has reopened as London's first teaching theatre for the performing arts. The extension houses studio spaces (film, dance, and theatre), a cinema, workshops, recording studio, music practice rooms, offices and teaching spaces in a new two-storey building atop the existing King's Mall shopping centre. Tying into the existing building at key points, the new building complements the Lyric's existing suite of spaces, all given a facelift and thermal upgrade. A renovated café, bar, and foyers have also transformed the Lyric's public face.



© Jim Stephenson

BUILT

Completion:

February 2015

Client: **Lyric**

Hammersmith

Architect:

Rick Mather

Architects

Structural Engineer:

Pell Frischman

M&E / Sustainability

Engineer: **Mott**

MacDonald

BREEAM Consultant:

Rickaby Thompson

Project Manager / Cost

Consultant: **EC Harris**

Contractor: **Mace Plus**

Acoustic Consultant:

Sandy Brown

Associates

Fire Consultant: **FISEC**

Theatre Consultant:

Charcoalblue

Contract Value:

£13,500,000

Size: **2,500 sqm GIA**

(new build only)

Reading Room

Wellcome Collection, 183 Euston Road, Camden, NW1

Adding a new type of permanent public gallery to the Wellcome Collection, the space seeks to encourage the physical, intellectual and social participation of 'incurably curious' visitors. Since its conception as a Hall of Statuary in Septimus Warwick's neo-classical Wellcome Building (1932), the room has been used as gallery, archive, store, library and study space – now repurposed as a gallery and library combined. Past layers and divisions were removed to redefine a double-height, triple-aspect space, filled with unexpected bespoke detailing and granting visual connections with the surrounding city

BUILT

Completion:

February 2015

Client: **Wellcome**

Collection

Architect: **AOC**

Graphic Designer:

Objectif

Structural Engineer:

Momentum

Lighting Design: **DHA**

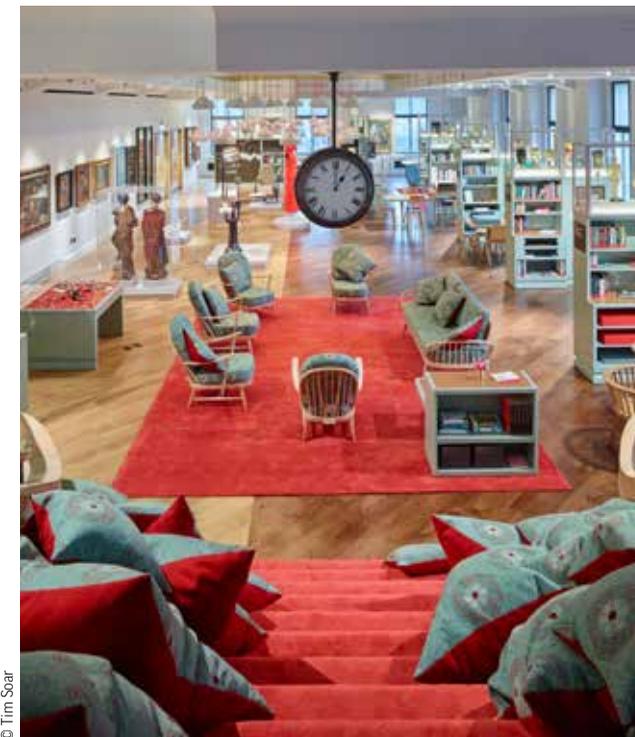
Contractor: **MER**

Suppliers: **Vij5, Camira,**

SCP

Size: **390 sqm**

Value: **£300,000**



© Tim Soar

Regenerating the Acton Town Hall Site

Everyone Active Acton Centre, High Street, Acton, Ealing, W3

BUILT

Completion: **May 2014**

Client / Project

Manager / Lead

Consultant: **LB Ealing**

Architect:

AFLS&P Architects

Structural Engineer:

Furness Partnership

M&E / Sustainability

Engineer: **Van Zyl and**

de Villiers Consulting

Engineers

Heritage Planning

Consultant: **Richard**

Griffiths Architect

Project Manager / Cost

Consultant: **EC Harris**

Contractor:

Willmott Dixon

Operator: **SLM**

Value: **£19,000,000**

Size: **3,000 sqm**



Blending existing heritage with new buildings, this project joins part-refurbished and part-new build structures with a contemporary insertion. The project sought to ensure that heritage values were preserved, used and celebrated whilst parts of the site that had not been in use were repurposed and restored. Materials were reused on site, and existing fabric was used where possible. The new aspects have allowed for the site to be modernised and made accessible, ensuring a new lease of life.



>
National Theatre - NT Future
© Philip Vile



PUBLIC SPACES

Public spaces have become a crucial part of London, not least as a pressure valve for the city as it grows in population and density terms. The area was the subject of the NLA exhibition earlier this spring, which included four main recommendations arising from the key issues in this area. These were: that London needs a code of practice to ensure public space is public for all; London needs more expertise in 'placemaking'; utility companies should not be allowed to 'wreck' the public realm; and 'more innovative solutions are needed to deliver better public space in low-cost areas'.

London can, though, point to several major advances in public space terms over recent years, not least among them King's Cross – both in terms of Granary Square and in the successful reworking of the public space in front of the railway station. Broadgate Circle has had a revamp and there are plans

welcomed by the judges to improve the northern banks of the Thames so that they mirror a little of the success of the south.

But the judges felt that the winner of the Public Spaces category this year should be the Clapham Old Town project, which created a new town square and reordered the area so that buses could be accommodated elsewhere, creating true shared spaces. It also features pavements crossing streets rather than the other way around on all side streets which, said Expert Assessor Esther Kurland, took the bravery of a councillor, TfL officer and officer at Lambeth to get it through. 'It is understated, but a real project' said judge Riccardo Marini. 'The fact that it is a piece of shared space is really important because we have got to have more shared space in London', added Peter Murray.

Clapham Old Town
Lambeth, SW4

NEW LONDON AWARDS
WINNER

BUILT

Completion: **May 2014**

Client / Project

Manager: **LB Lambeth**

Construction Design /

Main Contractor:

FM Conway

Concept Design:

Urban Movement,

Marks Barfield,

Project Centre

Planting Design:

Armstrong Bell

Lighting Design:

Project Centre

Graphic Design:

Atelier Works

Lighting Contractor:

Bouygues

Planting Contractor:

City Suburban

Cost Consultant: **Mace**

Funding: **Transport**

for London (TfL), LB

Lambeth, Section 106

Value: **£2,300,000**

Size: **19,000 sqm**

The Clapham Old Town (COT) project has returned a mass of tarmac to pedestrians and cyclists, delivered on time and under budget. Narrowed carriageways have been replaced with wider pavements, soft landscaping, cycle paths and a town square. Paving over side roads mean

pedestrians have over 1 kilometre of continuous footpath, and wider pavements have resulted in a huge expansion in outdoor trading. COT has planted over 120 trees, installed 70 cycle stands and significantly reduced street/signage clutter.



© Ian Hingley



© Ian Hingley



© Ian Hingley



Better Barkingside

140 High Street (and adjacent and nearby sites), Redbridge, IG6

'Better Barkingside' is a strategic project to enhance the public spaces and civic identity of Barkingside, a suburban town centre on the edge of East London. Supported by the Mayor's Regeneration Fund, two new spaces have been created – a town square and a small park – around the town's well-used Fullwell Cross Library & Leisure Centre. The project also delivered wayfinding, shopfront and cultural commissions, transforming underused spaces into lively, activated and inhabitable ones – boosting the cultural & economic offer of the high street and rehabilitating existing civic buildings.

NEW LONDON AWARDS
MAYOR'S PRIZE COMMENDATION

BUILT

Completion:

March 2015

Client: **LB Redbridge**

and **Mayor of London**

Architect: **DK-CM**

Lead Consultant: **JMP**

Structural Engineer:

eHRW

Graphic Design:

Europa

Arboriculture: **PJC**

Contractor: **Kenson**

Value: **£2,100,000**

Size: **5,080 sqm**

The Goodsyard, Bishopsgate

Bishopsgate Goods Yard, Shoreditch, Hackney and Tower Hamlets, E1

Creating 5.45 acres of new park and public realm, the design draws on the historic fabric of the site, with a multi-layered landscape evolving 'From the Ground Up' – conceived as a transitional experience from city to wilderness. A new park created over the listed Braithwaite Viaduct will serve as a contrast to the bustling ground level public realm, which seeks to re-connect this lost part of Shoreditch with its neighbourhood. Reviving a site derelict since 1964, it aims to create a peaceful retreat that is playful, ecologically rich and expressive of its historical narrative.



© Visualisation One

NEW LONDON AWARDS
COMMENDED

UNBUILT

Status:

Planning pending

Client: **Ballymore**

Property Group and

Hammerson plc

Landscape Architect:

Spacehub + friends

Masterplanner:

Farrells

Architect: **Farrells,**

PLP, FaulknerBrowns,

BuckleyGreyYeoman

Project Manager: **GVA**

Second London Wall

Planning Consultant:

DP9

Structural Engineer /
Transport Consultant:

WSP

Services Engineer:

Hoare Lea

EIA Consultant:

URS Corporation Ltd

Heritage Consultant:

KM Heritage

Townscape:

Peter Stewart

Community

Engagement:

Soundings

Size: **42,000 sqm**

Riverside Walk Enhancement Strategy

Northern bank of Thames River within the City of London boundaries, between Victoria Embankment and Tower Pier

First developed in 2005, the ongoing long-term framework strategy seeks to deliver an attractive, fully accessible and continuous pedestrian walkway along the north side of the Thames, achieved through multiple environmental enhancement projects. So far, improvements have transformed some parts of the Riverside Walk into a more comfortable and pleasant space, resulting in more people using it, both as a walking route and a place of leisure. Recently reviewed, the strategy will aim to provide further linkages and public spaces, identified through analysis of the changing area.



© Burns + Nice

**NEW LONDON AWARDS
COMMENDED**

UNBUILT

Status: **Strategy**

Review approved

January 2015

Completion: **2025**

Client / Project

Manager: **City of**

London Corporation

Landscape Architect:

Burns + Nice

Broadgate Circle

City of London, EC2

Located at the heart of the Broadgate Estate, this improved civic hub provides greater retail, civic and social amenity, achieved through the enhancement of the original qualities of the circle. The project integrates multiple functions including civic space, performance and events space, restaurants, cafés and bars, all united by clear and direct circulation routes. Pedestrian movement and visual connectivity between the multiple levels has been greatly improved whilst celebrating the dramatic amphitheatre form.

BUILT

Completion:

February 2015

Client: **British Land**

Architect / Structural

Engineer / MEP

Engineer: **Arup**

Associates

Project Manager:

M3 Consulting

Contractor: **Mace**

Size: **4,150 sqm**



© SimonKennedy

Croydon South End

Croydon, CRO

Part of the Connected Croydon programme, and part-funded through the GLA Mayor's Regeneration Fund, the Croydon South End scheme transforms the streetscape of a key gateway into central Croydon to create a coherent, high quality and welcoming place. Improvements have ranged from extended footways and junction re-alignments, to new public spaces, shopfront upgrades and economic support. A number of interventions have amplified the area's character and highlighted existing heritage assets. The elements of the delivered scheme seek to make the area more accessible, greener and prosperous.

BUILT

Completion:

April 2015

Client: **LB Croydon**

Architect:

We Made That

Landscape Architect:

HASSELL

Graphics: **Objectif**

Civil Engineer:

Buro Happold

QS: **Mott MacDonald**

Public Realm

Contractor:

FM Conway

Building Frontages

Contractor: **BRAC**

Value: **£2,800,000**

Size: **14,000 sqm**



© Jakob Spruiersbach

King's Cross Square

Euston Road, Camden, N1

Forming an energising gateway to King's Cross station, this scheme provides a new uncluttered public space, replacing the old, unsightly 1970s temporary concourse with a sensitive design that fully reveals the historic Grade I listed station façade. The use of granite throughout provides a visual coherency and clarity to the square, which is now a welcoming orientation and meeting space with retail, seating, trees and shelter. The square's revitalisation is symptomatic of the injection of new energy in the long-neglected King's Cross area.

BUILT

Completion:

September 2013

Client: **Network Rail**

Architect:

Stanton Williams

Engineer: **Arup**

Contractor:

J. Murphy & Sons

On Site Engineer:

Robert West

Lighting Design: **Studio**

FRACTAL

Arboriculture

Consultant: **BHSLA**

Station Architect: **John**

McAslan + Partners

Size: **7,000 sqm**



© Hufham+Crow



Pancras Square

King's Cross, Camden, N1C

Pancras Square opens up almost an acre of public space with a concept of finding tranquillity in a busy urban location, and serves both members of the public and nearby occupiers of the square's seven Grade A office buildings. Pools and cascades of water run through the centre, surrounded by carefully selected herbaceous plants, structural shrubs and mature trees.

BUILT

Completion:
January 2015
Client: **King's Cross
Central Limited
Partnership**

Landscape Architect:
**Townshend Landscape
Architects**



>
Croydon South End
© Jakob Spriestersbach



RETAIL

There are few areas within the built environment where the rise of the Internet has made more of an impact than with the retail market, causing some retailers to turn to a more 'experiential' model following the lead of firms like Apple.

This shortlist exemplified that phenomenon fully, with schemes such as Duke Street offering up a range of tenants including a concept Jigsaw store alongside independent brands and smaller, quirkier brands focused on craftsmanship. Foyles, too encapsulates the way a traditional bookshop has rethought its whole modus operandi in a sector hard hit by internet shopping, redeveloping a Charing Cross Road site to encompass event spaces and a café where shoppers are encouraged to sit, have a coffee and work. Fred Perry

in Covent Garden exemplifies another enterprise seeking to have a flexible space that can be used for events and collaborations with other designers, beyond the simple selling of goods. And 1Rebel is part of a trend in leisure operators seeking to offer lifestyle – with high-end clothing alongside a gym in a stripped-down, contemporary building, with a nightclub or boutique hotel feel.

But the judges felt that it was Foyles' architectural approach that set it apart from the rest of the shortlist and the way it attended to its online competition. 'It stands out because it seems to be succeeding in the battle against the Internet' said Peter Murray. 'And with Charing Cross the traditional home of the book shop, it's great that it is reinforcing that.'

Foyles

107-109 Charing Cross Road, City of Westminster, WC2

NEW LONDON AWARDS WINNER

BUILT

Completion: **June 2014**
Client: **Foyles**
Architect: **Lifschutz Davidson Sandilands**
M&E Engineer:
Hilson Moran
Structural Engineer:
Waterman Structures
Project Manager /
Quantity Surveyor:
EC Harris
Lighting Consultant:
EQ2 Light
Access Consultant:
David Bonnett Associates
Fire Consultant:
Jeremy Gardner Associates
Main Contractor: **Mace**
Size: **4,963 sqm**

Setting out to revolutionise the way in which consumers experience the Foyles brand, this scheme addresses the nature of bookselling. Set in the former Central Saint Martins College building in the Soho conservation area, the scheme reveals the original structure and extends a full-height atrium space and lightwell

to provide views and links between levels. A new three-storey extension to the rear creates additional floorspace. The four storeys of retail space include a café, a demonstration kitchen, adaptable events venue and space for reading or taking part in a debate or book signing.



© Hufton+Crow



© Hufton+Crow



© Nina Sologubenko

Duke Street, Mayfair

65 Duke Street, City of Westminster, W1

Hoping to act as a catalyst for the regeneration of North Mayfair, and as an exemplar of retail curation, the restoration of 65 Duke Street provides a new focus off Oxford Street for high-end retailers as well as a foothold for independents in a prime location. Originally built in 1892 in traditional Queen Anne style Mayfair redbrick, the redevelopment has created 16 premium apartments and six retail units, including the Duke Street Emporium – a concept store incorporating Bluebird and Jigsaw with refreshments by Fernandez and Wells.



BUILT

Completion:
Autumn 2014
Client / Project
Manager: **Grosvenor Britain & Ireland**
Architect: **Latitude Architects**
Interior Designer:
Helen Green Design
Structural Engineer:
Hurst Pierce Malcolm
M&E Engineer:
Edward Pearce
Planning Consultant:
Gerald Eve
Contractor: **Chorus**
Size: **1,533 sqm**

Fred Perry Covent Garden

9 Henrietta Street, City of Westminster, WC2

Showcasing the label's Authentics Collection, alongside the Reissues collection of classic garments inspired by the company's archive, this new flagship store allows almost complete flexibility of fixtures and layout – giving the opportunity to reinterpret the shop to suit different collections on a seasonal basis, as well as host one-off events. The store occupies the ground floor and basement of a classic Georgian London townhouse a stone's throw from Covent Garden Piazza.



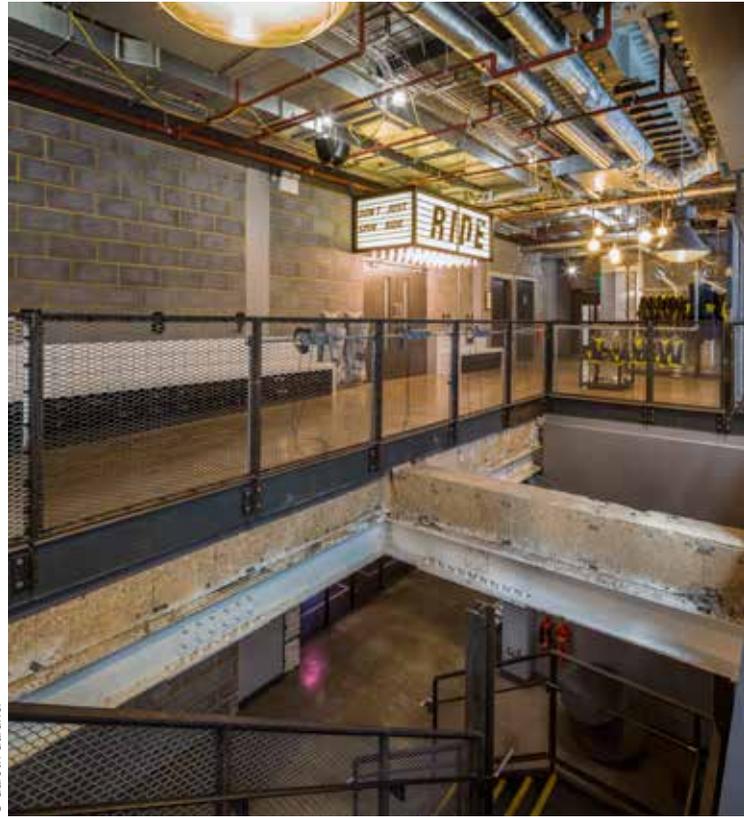
© Hufton+Crow

BUILT

Completion:
February 2015
Client: **Fred Perry**
Architect:
BuckleyGrayYeoman
M&E / Sustainability
Engineer: **Pete Deer Associates**
Project Manager /
Quantity Surveyor:
Smart Jones

CDM Coordinator:

RDB Safety
Contractor:
ITS Interiors
Approved Building
Inspector: **MLM**
Value: **£300,000**
Size: **185 sqm**



1Rebel

63 St Mary Axe, City of London, EC3

Originally an office, the design seeks to create a gym where each class feels like a night out – created by a stripped back structure reconfigured into a contemporary, industrial space, balanced with theatrical glamour. Both studio spaces have been designed as raw black boxes, while bespoke wallpaper and lockers with heated tiled benches soften the changing rooms. The entrance leads to the reception area and retail zone, where luxury sportswear hangs from a bespoke Kee-Klamp clothes rail, which snakes its way from the ceiling to the floor.

BUILT

Completion:

January 2015

Client: **1Rebel
(One Rebel Limited)**

Architect: **Studio C102**

Structural Engineer:

**Constant Structural
Design**

Planning Consultant:

JLL

Contractor: **Admiral
Construction Services**

Value: **£1,000,000**

Size: **750 sqm**

© Gareth Gardner



>
Fred Perry Covent Garden
©Hufton+Crow



THE TEMPORARY

London appears to be getting rather good at the temporary, often as a means of creating interest and footfall in sites, enthusing the public and getting them on board for the permanent elements which may be about to follow.

From the Eiffel Tower to the BA London Eye, there are many temporary projects which have garnered so much public appeal that they cannot be envisaged ever going, but smaller scale temporary projects can be just as popular. And they will become an important component in London's 33 Opportunity Areas as they begin the process of transforming the capital's brownfield land with new housing, jobs and supporting infrastructure.

The category this year included a wide mix of projects, from operation bases for charities helping upgrade computers in the third world to studio

spaces, community centres, workshops, allotments, bars and market kiosks.

The judges were keen to commend an initiative to create an urban swimming environment at King's Cross and the extraordinary The Tower Remembers project, in which 888,000 poppies were planted by volunteers in a scheme that is a reminder of the temporary nature of life, raising £9 million for charities in the process. But the winner in this category, The Green Room, is a reminder that temporary architecture does not always need to rely on the extraordinary or bizarre, said Dominique Alba. 'It's using a style that is normal', she said, and one which allows for a highly functional, yet sophisticated restaurant to operate prior to the site's eventual redevelopment.

The Green Room

101 Upper Ground, South Bank, Lambeth, SE1

NEW LONDON AWARDS WINNER

BUILT

Completion:

November 2014

Active: **5 years**

Client: **Coin Street**

Community Builders

Designer:

Benjamin Marks

M&E / Structural

Engineer: **Arup**

Quantity Surveyor:

Exigere

Contractor: **8build**

Contract Value:

£740,000

Size: **315 sqm GIA**

Providing a new catering facility for the National Theatre, outside the theatre itself, this new neighbourhood restaurant, bar and garden brings life to this stretch of Upper Ground by using land awaiting permanent development on part of the developing Doon Street site.

Designed by recent Part II graduate Benjamin Marks, the design is inspired by the distinctive material qualities of the South Bank, with the building's robust, yet loose fit construction reflecting the projected five-year lifespan.



© Hufton+Crow



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Hub 67

67 Rothbury Road, Hackney Wick, Tower Hamlets, E9

Hub 67 is a temporary community centre constructed with recycled material from the London 2012 Olympic and Paralympic Games. The building embraces a temporary and recycled aesthetic, adding to the local architectural palette with a high quality design. The façade and a central chandelier were designed and built with the local community. A pilot project exploring the reuse of material from the Games, the scheme has met building regulations and limited the use of new materials. Utilising de-constructed structures to create something new required an innovative approach to design, construction, specification and tendering.



© Jill Tate

The King's Cross Pond Club

Cubitt Park, Tapper Walk, Camden, N1C

This installation aims to make users think about the relationship between nature and the urban environment – the permanence of buildings and the changing nature of undeveloped spaces. The 40-metre long natural bathing pond has space for 163 bathers per day, due to the entirely chemical free nature of the installation. The water is purified through a natural, closed-loop process using wetland and submerged water plants to filter the water and keep it clear. The pond is surrounded by wild flowers and grasses that change with the season.

NEW LONDON AWARDS COMMENDED

BUILT

Completion: **May 2015**

Active: **2 years**

Client: **King's Cross**

Central Limited

Partnership

Architect: **Ooze**

Artist: **Marjetica Potrc**



NEW LONDON AWARDS MAYOR'S PRIZE COMMENDATION

BUILT

Completion:

December 2014

Active: **3-5 years**

Client: **London**

Legacy Development

Corporation

Architect: **LYN Atelier**

Structural Engineer:

Price & Myers

M&E Consultant:

Milieu Consult

Project Manager: **Mace**

Cost Consultant:

Trogal Griffin

Associates

Contractor: **Design**

Build International

CDMC: **Robin Holmes**

Value: **£350,000**

Size: **240 sqm**

Pop Brixton

53 Brixton Station Road, Lambeth, SW9

Created from low-cost, low-energy shipping containers, the design has a focus on sustainability and efficiency, with converted units creating a mini-city, providing flexible studio, retail, office and workshop space in one of London's most vibrant communities. Accommodating startups, small businesses, local entrepreneurs and community organisations, the campus provides work units, pop-up food facilities, bars, and catering units with a central courtyard area; the only space of its kind in Brixton. Additionally, Pop Brixton will include an event space hosting live acts as well as community and private events.



NEW LONDON AWARDS
MAYOR'S PRIZE COMMENDATION

BUILT

Completion: **May 2015**
Active: **2015-2017+**
Client: **LB Lambeth**
Architect / Developer / Project Manager: **Carl Turner Architects (CTA)**
Structural Engineer: **Price & Myers**
Services Engineer: **Max Fordham**
Size: **1,425 sqm**

Borough Triangle

Elephant and Castle, Southwark, SE1

Prior to the redevelopment of this brownfield site - to provide a new mixed-use community comprising 576 new homes, 18,000 sqm of commercial space, a new home for Ministry of Sound and substantial new public realm - Peabody has engaged with a range of local businesses, charities, social enterprises and community projects, including the award winning pop-up bar 'The Paperworks'. Opening up the site to these meanwhile uses has helped engage the local community by demonstrating its potential to complement and enhance a thriving local economy.



© Paperworks

BUILT

Active: **June 2014 - June 2015**
Status: **In use**
Land Owner / Client / Project Manager: **Peabody**
Occupiers: **Corisca Studios, Camara, Hotel Elephant**
Contractor: **Hollybrook**
Architect: **Corisca Studios**
Structural Engineer / Project Manager: **Forward Thinking Projects**

Contractor: **Forward Thinking Projects, Apes - Adventure Playground engineering, Off Cut Collective, Tyron Stephens TAG**
Garden Design: **Cityscapes and Anoushka Feller**
CDM Coordinator: **Philip Pank Partnership**
Cost: **£110,000**

The Tower Remembers

Tower of London, Tower Hamlets, EC3

NEW LONDON AWARDS
COMMENDED

BUILT

Active: **August - November 2014**
Status: **Dismantled**
Client: **Historic Royal Palaces**
Artist: **Paul Cummins and Tom Piper**
Size: **65,000 sqm**

The major participatory programme 'The Tower Remembers' commemorated the WW1 centenary, consisting of the art installation 'Blood Red Lands and Seas of Red', the 'Why Remember?' international education project, the Tower at War exhibition, a major volunteer project and a range of ceremonial and memorial events. The installation of 888,246 ceramic poppies progressively filled the Tower's moat to form the centrepiece of the programme, evoking the sheer scale of losses during the conflict.



© John Shevlin

Covent Garden Kiosks

Covent Garden Market Hall, City of Westminster, WC2

A collection of 11 market stalls have been positioned around the Covent Garden Market Building for a number of years. These were collectively brought together on the east side of the Market Building; in the areas known as the East Colonnade. The stalls have been occupied by the same traders for approximately nine years and were in a serious state of disrepair and poor presentation. Working closely with the stallholders themselves, the design of the final market stalls was a result of a collection of functional elements and historical references.

BUILT

Completion: **2015**
Status: **In use**
Client / Cost Consultant: **Capital & Counties Properties PLC**
Architect: **PDP London**
Consultant / Contractor: **Millimetre**
Planning Consultant: **Gerald Eve**
Value: **£30,000 each**
Size: **Normal size 3.2 x 2.2 metres / Mini 2.7 x 1.7 metres**



© Adam Parker

The Rainforest Pavilion

Bedford Square, Camden, WC1Z

Installed in Bedford Square during the summer of 2014, as part of both the Architecture Association's Projects Review 2014 and London Festival of Architecture, the pavilion was an imposing 5-metre high micro-climate of minimal tree-like structures with a field of pyramidal fabric 'stalactites' which gently drip water – an oasis in the centre of London. Visitors could sit beneath a canopy of inverted prisms, to enjoy a forest-like setting of raindrops, pools and plants whilst the piece explored concepts of environment and design.

BUILT
Active: **May - July 2014**
Status: **Dismantled**
Client: **The Architectural Association**
Architect: **GUN Architects**
Engineer: **AKT II**
Fabrication: **Joseph Waller Fabrications**

Lighting Design: **Fernanda Valdes, Angela Croxatto**
Hydrological System: **Camilo Cobo**
Supporter: **Chilean Council of Arts and Culture, British Council in Chile**
Value: **£75,000**
Size: **177 sqm**



© Sue Barr

Temple of Agape

The Queen's Walk, Southbank, Lambeth, SE1

This installation, commissioned for the summer 'Festival of Love', stood proud with a giant Martin Luther King quote expressing the power of love. Inside, a calm and light-dappled space provided space for contemplating complex emotions. The procession began with a neon-ribboned 60-metre canopied series of love benches leading to the entrance of the temple, which one could journey through or stop at before proceeding up stairs festooned with banners and signs that formed a chance to experience new views and a new temporary entrance to the Royal Festival Hall balcony.



© Gareth Gardner

BUILT
Active: **June - September 2014**
Client / Curator / Producer / Project Manager: **Southbank Centre**
Artist: **Morag Myerscough & Luke Morgan**
Specialist Scaffold / Temporary Works Engineer: **Tubular Techniques Limited**
Contractor: **Castle Scaffolding Ltd & Origin 8**
Painting: **Morag Myerscough and volunteers**
Value: **£87,000**

Queen's Walk Window Gardens

Southbank Centre, Belvedere Road, Lambeth, SE1

This micro-city of large-scale allotments created from reclaimed windows – spanning one of the busiest and most activated public spaces in the world – was visited by an estimated 8 million people. The growing structures, erected along 80 metres of the Thames riverfront, transformed from an engaging public landscape during the day to illuminated sheds at night. The allotments were watered using an innovative, sustainable treadle pump system, enabling volunteers to pump and filter water from the Thames at high-tide. When dismantled, the structures were re-installed as growing spaces in local schools throughout London.

BUILT
Active: **May - September 2013**
Status: **Dismantled**
Client: **The Southbank Centre**
Designer: **Wayward London Ltd.**
Engineer: **Stockley Engineers**
Legacy Partner: **Trees for Cities**
Value: **£100,000**
Size: **640 sqm**



© Mike Massaro



TRANSPORT & INFRASTRUCTURE

It has been another busy year for transport and infrastructure, with contentious schemes such as the Garden Bridge grabbing much of the headlines whilst other, much more impactful projects quietly go about their business towards completion.

Chief of these is Crossrail, where the end of tunnelling of the 26-mile route in June was marked by a joint appearance from Mayor Boris Johnson and Prime Minister David Cameron. The line will add 10 per cent capacity to London's rail network and serve 40 stations when it is complete in 2018, with a concentration on public realm at the surface. But it was imperative, said Johnson, that the engineering talent that brought it about must not be allowed to flounder and eventually be put to use on Crossrail 2. While London's aviation future taxied slowly down the runway towards an

announcement expected in June, at least there was a new Heathrow Terminal 2, and in the city, initiatives to improve London's cycling facilities improved against the stark backdrop of more tragic deaths. Boris Bikes got a new sponsor in Santander replacing Barclays, while upgrades continued – including to Cycle Superhighway 2 between Aldgate and Bow, providing a largely segregated cycle route. This burgeoning popularity of cycling has also informed work into quietways, mini-Hollands... and the built winner of this category. Judges said the Public Cycle Repair Infrastructure provided a valuable public facility and addition to the civic landscape, while, however procured, the Garden Bridge was 'a striking piece of design'. 'It just adds value to a bridge', said David Burney. 'Instead of just being a bridge, it is also a park. So why not?'

Garden Bridge

Lambeth and City of Westminster

NEW LONDON AWARDS
WINNER

UNBUILT

Status:

Planning granted

Completion: 2018

Client: Garden

Bridge Trust

Design:

Heatherwick Studios

Architect: Patch

Executive Architect:

Arup Associates

Garden Design:

Dan Pearson Studio

Structural Engineer

/ M&E Engineer /

Project Manager: Arup

Planning Consultant:

Adams Hendry TFL

Construction Cost:

£175,000,000

Providing a public garden and pedestrian crossing spanning the Thames to link the South Bank to Temple station and beyond, the project will create a unique route, encouraging sustainable travel and stimulating new business and investment on both sides of the river. Views will be framed by a garden featuring

five seasonal habitats of British indigenous plants species, adding to the city's diverse horticultural heritage. The project provides a unique opportunity to showcase and celebrate UK expertise and innovation in engineering, landscaping and design, reinforcing London's status as a world-class city.



London Public Cycle Repair Infrastructure

City Wide

Over 750,000 cyclists commute to work in the capital each day. This number is ever increasing alongside the network of Cycle Superhighways, and so it is vital that additional infrastructure is put in place to support this growing number of cyclists.

This network of free public bicycle pumps and repair stands across London provides access to mechanical and puncture repair 24 hours a day. The heavy duty, vandal-proof structures incorporate a modern design, fitting seamlessly into the urban landscape.

NEW LONDON AWARDS
WINNER

BUILT

Client: LB Lambeth

Architect:

Cyclehoop Ltd

Value: £100,000



Aldgate Public Realm and Highway Changes Project

Aldgate, City of London, EC3

The Aldgate area is traffic dominated with significant barriers to pedestrian and cyclist movement. This project replaces the one-way gyratory traffic system with two-way working, and introduces two new public spaces, one of which will be the third largest public space in the City of London. The project aims to enliven and regenerate the area, and will include the 'Aldgate Pavilion', a facility which will not only help to enliven the public space, but will accommodate a social enterprise project.



NEW LONDON AWARDS COMMENDED

UNBUILT
Status: **Under construction**
Completion: **Q4 2016**
Client / Project Manager / Detailed Highway Design: **City of London Corporation**
Contractor: **JB Riney Consultant / Concept**
Design: **Atkins**
Landscape Design: **Gillespies**
Pavilion Architect: **Make**
Pavilion Structural Design: **Fluid structures**
Transport Consultant: **Jacobs**

Highway Structures
Structural Design: **Mouchel and Hyder**
Pavilion M&E Engineer: **Skelly and Couch**
Planning Consultant: **CBRE**
Programme Consultant: **CSN**
Project Planning Ltd
Archaeology: **Compass Archaeology**
Water Features / Irrigation: **Fountainiers**
Lighting Design: **Light bureau**
Value: **£18,350,000**
Size: **36,000 sqm**

Kingston Heights

Skerne Road, Kingston upon Thames, KT1

NEW LONDON AWARDS COMMENDED

BUILT
Completion: **October 2013**
Client: **NHP Leisure Developments**
Architect: **Brookes Architects**
Structural Engineer: **Jenkins & Potter**
M&E / Sustainability Engineer: **White Associates**
Planning Consultant: **Indigo Planning**
Project Manager / Cost Consultant: **Christopher Smith Associates**
Contractor: **United House**
Heat Pump Manufacturer: **Mitsubishi Electric**
Value: **£70,000,000**

This innovative mixed-use development sees 137 apartments and a 142-bedroom hotel receive their renewable heating directly from the River Thames. Although the project originally had planning permission for a biomass solution, it was realised that the Thames offered an endless supply of renewable heat. The solution captures heat from the river, transfers it 200 metres to the development and then upgrades it using advanced heat pumps technology. The scheme demonstrates that heat pumps can be used for community heating schemes offering a viable alternative to biomass and CHP.



Heathrow Terminal 2 - The Queen's Terminal

Heathrow Airport, Hillingdon, TW6

The world's first BREEAM Excellent airport terminal, the project is also one of the safest and most sustainable. Heathrow's newest terminal provides a fitting gateway for 21st century Britain, while setting a benchmark in quality for passengers, airlines and retailers. The iconic roof's floating, undulating enclosure forms giant vaults to make navigation and way-finding more intuitive. The three arches mark and guide the stages of the passengers' departure: check-in, security control and the departure lounge.



BUILT
Completion: **June 2014**
Client: **Heathrow Airport**
Concept / Lead Architect: **Luis Vidal + Architects**
Masterplan / Concept: **Foster + Partners**
Structural Engineer: **Merebrook (scheme and production), Arup (concept)**
M&E / Sustainability Engineer / Fire Strategy Engineer / Acoustic Consultant / Lighting (Concept & Phase 1 Scheme) Designer / Vertical Transportation Consultant: **Hoare Lea**
Planning Consultant: **Dalton Warner Davies**
Project Manager / Cost Consultant: **EC Harris**
Contractor: **HETCo (JV Ferrovial Agroman UK and Laing O'Rourke)**
Value: **£2,500,000,000**
Size: **200,000 sqm**

King's Cross Tunnel

One Pancras Square, Camden, N1C

This 90-metre-long pedestrian tunnel with LED integrated lightwall provides access to the station and nearby office buildings, and also plays host to a variety of fashion and arts events. The lightwall, one of Europe's longest, is the main focus of the tunnel, with programmable LED lights capable of emanating the full RGB spectrum. The inside of the tunnel is lined with repeating panels; the fin sections fill the triangular space between the canopies, allowing easy access to the service area above.

BUILT
Completion: **March 2014**
Client: **King's Cross Central Limited Partnership**
Architect: **Allies and Morrison**
Designer: **Speirs + Major, The Light Lab, Cross Kings / Tom Sloan Design**





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.

A busy year-round programme of events, research and exhibitions examines all issues affecting London's built environment and attracts all those with a stake in the future of the city – politicians, professionals and the public. We bring the broadest group of people from all disciplines and communities together to share knowledge and debate

the city's unprecedented growth. Our growing membership now stands at over 400 organisations across the public and private sectors.

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.

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Sponsor of the Office Buildings category



Ascent, the management consulting division of Adrem Group, addresses the key elements needed to build an effective talent management culture within organisations.

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Broadgate Estates

Sponsor of the Mixed-Use category



Broadgate Estates is a market-leading property management company. They have developed a reputation for managing many of London's most iconic buildings, mixed-use developments and enlivening public realm. Today, the business spans over 21 million square feet of commercial, residential, retail and public realm space, which is carefully managed by its professional people.

Alongside property management, Broadgate Estates' core services include public realm management, asset management, design for management, consultancy, lease administration, rent collection, environmental and

sustainability along with other specialist services. Their range of services has been specifically designed to help each owner add value to their building and surrounding public realm space, and enhance the occupier experience.

Broadgate Estates' philosophy is based on a simple principle: a personal and tailored approach to everything they do. They understand that a dedicated team combined with innovative thinking is central to the success of the buildings and public realm they manage. By making remarkable places perform, the company can deliver real returns.

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Website
broadgateestates.co.uk



Mayor of London

Supporter of the Mayor's Prize



Sensitive place-shaping and good design is central to the Mayor of London's role in planning, housing and regeneration.

Design, in its broadest definition, should be careful and sophisticated, and delivered to the highest quality. Good design is about much more than the look of a project, important though that is. It is also about ensuring that projects make the best use of money to achieve the targeted outcomes in the place where they will be happening, and are sensitive to the local and wider strategic context.

The Greater London Authority (GLA) has a key role to ensure the quality of London's built environment through the London Plan and supplementary guidance like the Housing SPG, including London Housing Design Standards; funding for housing and land developments; and Opportunity Area Planning Frameworks and involvement in area transformation, for example in Old Oak Common.

The GLA has also developed a range of innovative regeneration programmes including; the Outer London Fund, the Mayor's Regeneration Fund and, more recently, the High Street

Fund to help drive growth in London's town centres and high streets. In doing so, the GLA works with partners to deliver place-based regeneration projects, maximising the benefits of Mayoral investment through targeted high-quality schemes. These projects demonstrate creativity and innovation in shaping better places.

The Mayor's Design Advisory Group (MDAG) provides expert advice and advocacy to support design quality across Mayoral projects and programmes, complementing the place-shaping and design expertise within the GLA. The Group provides the Mayor with a co-ordinated voice on design excellence and good urban change management.

The Mayor of London, working with MDAG and the GLA, is supporting a range of initiatives focused on setting benchmarks for high quality design and is working with partners to nurture the skills needed to shape a better London. It is with great pride that this year marks the inaugural Mayor's Prize – a special New London Award to recognise projects that have made a significant contribution to driving this agenda.

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Luxonic Lighting

Sponsor of the Office Interiors category



Luxonic is a leading designer and manufacturer of LED lighting solutions and controls. Designed, developed and manufactured in the UK, Luxonic's comprehensive LED product portfolio – aimed at the Commercial, Retail, Healthcare, Education and Industrial markets – is focused on maximising efficiency to help clients achieve sustainability targets and to deliver the best lit environment cost-effectively.

Over the past 30 years, the company has been trusted by some of the nation's leading brands to deliver high profile projects, including The Co-operative's Angel Building, One Pancras Square, and The Crystal. Luxonic is headquartered in Hampshire, alongside its manufacturing and development hub. To learn more about Luxonic, visit www.luxonic.co.uk.

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luxonic.co.uk

LUXONIC
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Turley

Sponsor of the Housing category



Turley creates places of quality that deliver development value through the intelligent and expert application of the UK planning system. The London team covers inner and outer London, Home Counties and the wider South East, with specialist knowledge of the West End.

They advise on development in all sectors, including retail, residential, internationally-renowned universities and schools, and major town centre and business space schemes.

The office acts for leading food store operators and advises on city centre retail-led regeneration schemes, whilst also delivering residential and mixed-use schemes throughout central London.

At Nine Elms, Turley delivered planning permission for a complex mixed-use scheme of 37 storeys and a new underground station of the Northern Line extension.

Address
The Charlotte Building
17 Gresse Street
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020 7851 4010
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turley.co.uk

Turley



Urban Space Management has been a prime mover in the creation of attractive, affordable retail and workspace initiatives since the company was started by Eric Reynolds in 1970.

Whether the challenge is breathing new life into derelict sites, reviving jaded retail centres, conserving heritage buildings or creating vibrant new places, USM has long and wide experience in practical development, common sense consultancy, hands-on management, and bringing national expertise to the local context.

Combining imaginative promotion, close involvement with the arts, and above all nurturing of small business, Urban Space Management has successfully used this approach in its past projects including Camden Lock, Gabriel's Wharf, Spitalfields Market, Greenwich Market and Trinity Buoy Wharf.

The company has also used 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
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urbanspace.com



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.

	A	107	Better Barkingside, IG6 DK-CM for LB Redbridge
25	Act Now! Building LAMDA's Future, W14 Niall McLaughlin Architects for LAMDA	87	6 Bevis Marks, EC3 Fletcher Priest Architects and Skanska for AXA, BlackRock, CORE and Wells Fargo
93	Al Jazeera Media Network, SE1 John McAslan + Partners and Veech x Veech for Al Jazeera Media Network UK	47	BFI, W1 Ben Adams Architects for BFI
130	Aldgate Public Realm and Highways change project, EC3 City of London Corporation	8	Black Cultural Archives, SW2 Pringle Richards Sharratt for Black Cultural Archives and LB Lambeth
12	Aldwych Quarter, WC2 John Robertson Architects for JLL	77	128-150 Blackfriars Road, SE1 Maccreeor Lavington for Barratt London
22	Alexandra College, NW8 Haverstock for LB Camden	87	240 Blackfriars Road, SE1 Allford Hall Monaghan Morris (AHMM) for Great Portland Estates
98	Alexandra Palace, N22 Feilden Clegg Bradley Studios for Alexandra Park and Palace Charitable Trust	65	Blackhorse Lane, E17 We Made That & HASSELL for LB Waltham Forest
77	Alpha Square, E14 Pilbrow & Partners LLP for Drakar / Far East Consortium International Ltd	33	The Bloom Mixed Use Development, W12 Penoyre & Prasad for Notting Hill Housing
86	Ampersand, W1 Darling Associates Architects for Resolution Property	13	Bloomsbury Way, WC1 BuckleyGrayYeoman for London & Regional Properties
26	The Arts Centre at The Lady Eleanor Hollies School, TW12 Walters & Cohen Architects for The Lady Eleanor Holles School	123	Borough Triangle, SE1 Corsica Studios for Peabody
55	Aylesbury Estate Regeneration, SE17 HTA Design LLP for Notting Hill Housing Group	54	Brentford Lock West Block G, TW8 Duggan Morris Architects for Isis Waterside Regeneration
	B	108	Broadgate Circle, EC2 Arup Associates for British Land
11	82 Baker Street, W1 Marks Barfield Architects and Forme UK LLP for Lazari Investments Ltd	34	Buccleuch House, E5 Levitt Bernstein for Hill Residential Ltd
66	Barbican and Golden Lane Area Strategy Publica for City of London Corporation	23	Burntwood School, SW17 Allford Hall Monaghan Morris (AHMM) for Burntwood School
66	Battersea Power Station, SW8 Rafael Viñoly Architects for Battersea Power Station Development Company		C
48	The Beaumont Hotel, W1 Reardon Smith Architects for Grosvenor	74	Camley Street Incubator and Gateway Sites, NW1 Allford Hall Monaghan Morris (AHMM), Glenn Howells Architects and KSR for Shaw Corporation Limited

13	Carmelite Riverside, EC4 Fletcher Priest Architects for Quadrant Estates and Orion Real Estate
54	Chester Balmore, N19 Rick Mather Architects for LB Camden
106	Clapham Old Town, SW4 Urban Movement, Marks Barfield, and Project Centre for LB Lambeth
76	Clockwork Lane, E5 Cazenove Architects for Clockwork Pharmacy
10	Commonwealth House, WC1 Orms for TH Real Estate
56	1-6 Copper Lane, N16 Henley Halebrown Rorrison for Springdale Gardens Ltd
39	Courtyard House, E7 Dallas Pierce Quintero for Private Client
56	Courtyard Housing, RM8 and RM10 Patel Taylor Architects Ltd for LB Barking & Dagenham
48	Covent Garden hub by Premier Inn, WC2 Axiom Architects for Whitbread PLC
123	Covent Garden Kiosks, WC2 PDP London for Capital & Counties Properties PLC
109	Croydon South End, CR0 We Made That for LB Croydon
26	Cruciform Hub, WC1 Burwell Deakins Architects for University College London
	D
40	Day House, N5 Paul Archer Design for Private Client
57	Dollar Bay, E14 SimpsonHaugh and Partners for Mount Anvil and One Housing Group
115	Duke Street, W1 Latitude Architects for Grosvenor
	E
67	Ebury Bridge Estate, SW1 HTA Design LLP for Westminster City Council

	F	14	Guy's Tower External Retrofit, SE1 Penoyre & Prasad with Arup and Balfour Beatty for Essentia, Guy's & St Thomas NHS Foundation Trust
40	Fitzroy Park House, N6 Stanton Williams for Private Client		H
100	Five Pancras Square, N1 Bennetts Associates for King's Cross Central Limited Partnership	46	Ham Yard Hotel, W1 Woods Bagot Europe Ltd for Firmdale Hotels
84	Four Pancras Square, N1 Eric Parry Architects for King's Cross Central Limited Partnership	34	Haven House Holistic Care Centre Clear Architects for Haven House Children's Hospice
114	Foyles, WC2 Lifschutz Davidson Sandilands for Foyles	68	Hawley Wharf, NW1 Allford Hall Monaghan Morris (AHMM) for Stanley Sidings
115	Fred Perry Covent Garden, WC2 BuckleyGrayYeoman for Fred Perry Ltd	27	Haydon School Activity Hall, HA5 Nick Baker Architects for The Governors of Haydon School
11	Friends House, NW1 John McAslan + Partners for Religious Society of Friends	131	Heathrow Terminal 2 - The Queen's Terminal, TW6 Luis Vidal Architects and Hoare Lea for Heathrow Airport
	G	94	Henry Wood House, W1 BuckleyGrayYeoman for The Office Group
41	The Gables, NW1 Patalab Architecture for Private Client	76	Here East, E20 HawkinsBrown for Here East
128	Garden Bridge, SE1 and EC4 Heatherwick Studio for The Garden Bridge Trust	121	HUB 67, E9 LYN Atelier LLP for London Legacy Development Corporation
67	Gascoigne East Masterplan, IG11 Allies and Morrison with Levitt Bernstein for LB Barking & Dagenham and East Thames Group		K
57	Gasholders Buildings, N1 Wilkinson Eyre Architects for King's Cross Central Limited Partnership	55	Keybridge House, SW8 Allies and Morrison for British Telecommunications
25	Good Food Matters - Community Food Learning Centre, CR0 Geraghty Taylor Architects for Good Food Matters	109	King's Cross Square, N1 Stanton Williams for Network Rail
107	The Goodsyards, Bishopsgate, E1 Spacehub for Ballymore Properties and Hammerson	121	The King's Cross Pond Club, N1 Ooze Architects for King's Cross Central Limited Partnership
58	73 Great Peter Street, SW1 Darling Associates Architects for Taylor Wimpey Central London	131	King's Cross Tunnel, N1 Allies and Morrison for King's Cross Central Limited Partnership
	I	130	Kingston Heights, KT1 NHP Leisure Developments and Mitsubishi Electric
120	The Green Room, SE1 Benjamin Marks for Coin Street Community Builders		L

100	Lee Valley Hockey and Tennis Centre, E20 Stanton Williams for Lee Valley Regional Park Authority
78	Liddell Road and Kingsgate School, NW6 Maccreeor Lavington for LB Camden
53	Lime Wharf, N1 Stephen Davy Peter Smith Architects for Family Mosaic
93	London Fields Office, E8 Brian O'Tuama Architects for Machine Management
129	London Public Cycle Repair Infrastructure Cyclehoop for LB Lambeth
101	The Lyric Hammersmith, W6 Rick Mather Architects for Lyric Hammersmith
	M
88	70 Mark Lane, EC3 Bennetts Associates for Stanhope plc/ Mitsui Fudosan
27	The Martin Centre for Innovation, E17 BuckleyGrayYeoman for Forest School
52	Mapleton Crescent, SW18 Metropolitan Workshop for Pocket Living and LB Wandsworth
14	Midland Goods Shed, N1 Bennetts Associates for King's Cross Central Limited Partnership
49	Mondrian London, SE1 EPR Architects and Design Research Studio for The Deerbrook Group
15	Morgan House Regency Mews, NW1 Stride Treglown Ltd for Taylor Wimpey Central London
	N
99	National Theatre – NT Future, SE1 Haworth Tompkins for National Theatre
35	Nelson Health Centre, Merton, SW20 Murphy Phillips Architects for LB Merton, NHS Merton Clinical Commissioning Group and SW London Health Partnership

85	10 New Burlington Street, W1 Allford Hall Monaghan Morris (AHMM) for The Crown Estate	124
15	Newham Collegiate Sixth Form Centre, E6 Rick Mather Architects for LB Newham	101
41	The Nook, W12 Henning Stummel Architects Ltd for Milan Jankovich	116
O		
42	Old Church Street, SW3 TDO Architecture for Echlin London Ltd	108
64	Old Town Croydon Masterplan, CRO Allies and Morrison for LB Croydon and GLA	49
78	Oriana II Oxford Street, W1 ESA Architecture/Design for Oriana GP Limited	18
P		
110	Pancras Square, N1 Townshend Landscape Architects for King's Cross Central Limited Partnership	79
58	Pavilion Road, SW1 PDP London for Dartmouth Capital Advisors Ltd	16
16	Pitzhanger Manor, W5 Jestico + Whiles for LB Ealing	17
122	Pop Brixton, SW9 Carl Turner Architects for LB Lambeth	68
94	PRS for Music, N1 HLW Interntional LLP for King's Cross Central Limited Partnership	69
Q		
59	Queens, W2 Stiff + Trevillion for Derwent London	12
125	Queen's Walk Window Gardens, SE1 Wayward London Ltd for Southbank Centre	59
79	Queens Wharf & Riverside Studios, W6 Assael Architecture for Mount Anvil	80

R			
124	Rainforest Pavillion, WC1 GUN Architects and AKT II for Architectural Association	101	
101	Reading Room, Wellcome Collection, NW1 AOC for Wellcome Collection	116	
116	1Rebel, EC3 Studio C102 for 1Rebel	102	
102	Regenerating Acton Town Hall Site, W3 AFLS&P for LB Ealing	108	
108	Riverside Walk Enhancement Strategy, EC3 and EC4 City of London Corporation	49	
49	Rosa's Angel, N1 Gundry & Ducker for Rosa's London Ltd	18	
18	The Royal College of Ophthalmologists, NW1 Bennetts Associates for Royal College of Ophthalmologists	S	
S			
79	Salesian Community House, SW11 MSMR Architects for Salesians of Don Bosco	16	
16	Sea Containers, SE1 tp bennett for The Deerbrook Group	17	
17	Shepherds Bush Pavilion Hotel, W2 Flanagan Lawrence for Dorsett / Kosmopolitan Hotels	68	
68	Silvertown Quays, E16 Fletcher Priest Architects for The Silvertown Partnership	69	
69	Somerleyton Road, Brixton, SW9 Metropolitan Workshop, Zac Monro, Foster Wilson, Haworth Tompkins, and Mæ for LB Lambeth and Igloo Regeneration	12	
12	South Bank Tower, SE1 Kohn Pedersen Fox Associates (KPF) for CIT Real Estate Partners LLP	59	
59	South Gardens, Elephant Park, SE17 Maccreeanor Lavington for Lendlease	80	
80	Spring Mews, SE11 The Manser Practice for CLS Holdings Plc and LB Lambeth		

60	Spring Mews, Student Living, SE11 The Manser Practice for CLS Holdings Plc	38
38	St John's Grove, N19 Studio 54 Architecture for Peabody	75
75	St Mary of Eton, E9 Matthew Lloyd Architects LLP for Thomsett Group and PCC of St Mary of Eton	42
42	St Mary Somerset Tower, EC4 Pilbrow & Partners LLP for STMS Limited	17
17	1 & 2 Stephen Street, W1 Orms for Derwent London Plc	

T		
124	Temple of Agape, SE1 Morag Myerscough & Luke Morgan for Southbank Centre	28
28	Thrive Horticultural Training Centre, SW11 Pedder & Scampton Architects Ltd for Thrive	69
69	Tottenham High Road West Masterplan, N17 Arup for LB Haringey and GLA	122
122	The Tower Remembers, EC3 Paul Cummins and Tom Piper for Historic Royal Palaces	88
88	Two Pancras Square, N1 Allies and Morrison for King's Cross Central Limited Partnership	86
86	Two Tabernacle Street, EC2 Piercy&Company for Durley Investment Corporation	

U		
92	UBM, SE1 Gensler for UBM	32
32	University College London Hospitals, Phase 5, WC1 Pilbrow & Partners LLP and Steffian Bradley Architects for University College London Hospitals	

V		
60	Vaudeville Court, N4 Levitt Bernstein for LB Islington	
W		
89	64-66 Wigmore Street, W1 ESA Architecture/Design for Howard de Walden Estate	89
89	95 Wigmore Street, W1 Orms for Great Portland Estates and Scottish Widows Investment	24
24	William Perkin Church of England High School, IB6 Feilden Clegg Bradley Studios for Twyford Church of England Academies Trust	61
61	William Street Quarter, IG11 Allford Hall Monaghan Morris (AHMM) and Maccreeanor Lavington for LB Barking and Dagenham	70
70	Wimbledon Masterplan, SW19 Grimshaw for The All England Lawn Tennis Club	47
47	Wombat's London, E1 Andrew Mulroy Architects for Wombats London Ltd	43
43	The Workshop - Live Work, SW4 RUSSIAN FOR FISH for Private Client	

