NEW LONDON
2015/2016
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A selection of the best newly completed and upcoming projects in the capital, chosen for their architectural quality and wider contribution to London’s built environment.

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Contributor: David Taylor
Editorial Team: Jenine Hudson, Debbie Whitfield, Molly Nicholson, Jessame Cronin, Sarah Johnson
Design: Martin Page

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NLA, The Building Centre, 26 Store Street, London WC1E 7BT
www.newlondonarchitecture.org
@nlalondon
#NL Awards 2015
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.

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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.
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.

Foreword by Peter Murray, NLA Chairman

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.

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 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.
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 facades 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.
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.
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.

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.

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.

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South Bank Tower
Stanford 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 though 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 Pederson Fox

Structural Engineer: AkT II
M&E Engineer: Groma
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: JL

Main Contractor: ISG
Services Engineer: Hilson Moran
Structural Engineer: AkT II
EDM Coordinator: Bigham Anderson Partnership Limited
Building Control: Butler & Young

Value: £51,000,000
Size: 42,651 sqm GIA

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: March 2015
Client: London & Regional Properties

Architect: BuckleyGrayYeoman
Structural Engineer: URS
M&E / Sustainability Engineer: Blyth

Planning Consultant: Savills
Project Manager / Cost Consultant: Turner & Townsend
Contractor: Kier

Construction Cost: £30,000,000
Size: 12,393 sqm NIA

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: September 2014
Client: Quadrant Estates / Orion Capital Managers
Developer: Quadrant Estates
Architect: Fletcher Priest Architects

Planning Consultant: DP9
Service Engineer: ChapmanBDSP
Project Manager / GVA

Second London Wall
Quantity Surveyor: Gardiner & Theobald
Structural Engineer: WSP
Landscape Architect: Townshend Landscape Architects

Contractor: MACE

Construction Cost: £26,000,000
Size: 12,939 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: Essential, Guy’s & St Thomas’ NHS Foundation Trust
Architect: Penoyre & Prasad
Structural Engineer: Arup Facades Engineering
Structural Engineer: Arup Structural Engineering
MEP / Sustainability Engineer: Arup - Services
Project Manager / Cost Consultant / Access Consultant: Arup
Project Management Contractor: Balfour
Beauty Construction Services UK
Building Sub-Contractor: Permatex
Artwork Contractor: James Engineering
Construction Ltd
Value: £30,000,000

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
M&E / Sustainability Engineer: Arup - Services
MEP Engineer: Houra Lea
Planning Consultant: NLP Planning
Project Manager / Cost Consultant / Contractor: 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: James Engineering
Insel
MEP / Sustainability Engineer: Ingleton Wood
Planning Consultant: CBRE
Project Manager / Rider: Lovett Buckland
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.

**Built**
Completed: 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
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 cafe in the walled garden to improve visitor facilities and accessibility.

**Pitzhanger Manor**
Matlock Lane, Ealing, W5

UNBUILT
Completion: July 2014
Client: Dorsett / Kosmopolitan Hotels
Delivery: Kosmopolitan Hotels
Architect: Flanagan Lawrence
Structural Engineer: Expedition Engineering & URS
M&E Engineer: McAulay 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

BUILT
Completion: September 2014
Client: Dorsett / Kosmopolitan Hotels
Architect: Orms
Structural Engineer: Expedition / URS
M&E Engineer: McAulay 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
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**Sea Containers**
22 Upper Ground, Southwark, SE1

BUILT
Completion: October 2014
The Deecrook Group
Developer: Archlane Ltd
Architect / Planning Consultant: ty bennett
Structural Engineer: Waterman Group
M&E / Sustainability Engineer: Hurley Palmer Flatt
Second London Wall
Cost Consultant: Turner & Townsend
Project Manager: GVA
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.

**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 facade 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.

**1 & 2 Stephen Street**
Camden, W1

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
Cost Consultant: Turner & Townsend
Contractor: Byrne Group
Size: 8,480 sqm GIA

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.
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 Colen
Contractor: Knight Harwood
Value: £2,300,000
Size: 950 sqm

© Edmund Sumner

© Matt Livey
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 73,000 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 Perkins 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.
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.

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.
William Perkin Church of England High School
Oldfield Lane North, Greenford, Ealing, UB6

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.

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.

Good Food Matters
New Addington, Croydon, CR0

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

WINNER

BUILT
Completion: February 2014
Client: Twyford Church of England Academies Trust
Lead Architect: Feilden Clegg Bradley Studios
Structural Engineer: Non-Timber Elements: AECOM
Timber Elements: Ramboll UK for KLH UK
M&E / Sustainability Engineer: KPE
Planning Consultant: Vincent and Gorbing
Contractor: Kier
Construction Southern
Landscape Architect: EDCO Design Ltd
BREEAM Consultant / Fire Engineer / Acoustic Engineer: AECOM
Value: £15,000,000
Size: 11,279 sqm

COMMENDED

UNBUILT
Status: Under construction
Completion: July 2016
Client: LAMDA (London Academy of Music & Dramatic Art)
Architect: Niall McLaughlin Architects
Contractor: VolkerFitzpatrick
Project Manager / Cost Consultant / CDM Co-ordinator: BAQUS
Theatre Consultant: Charcoalblue
Acoustic Consultant: Gillieron Scott
Acoustic Design Access Consultant: Jane Tophis Associates
Value: £28,200,000
Size: 5,500 sqm

COMMENDED

BUILT
Completion: December 2013
Client: Good Food Matters
Architect: Geraghty Taylor Architects
Structural Engineer: Bradbrook Consulting
M&E and Sustainability Engineer: Pell Frischmann
Project Manager / Cost Consultant / CDM Co-ordinator: BAGUS
Theatre Consultant: Charcoalblue
Acoustic Consultant: Gillieron Scott
Acoustic Design Access Consultant: Jane Tophis Associates
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.

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.

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.

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.
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.

**Thrive Horticultural Training Centre**
Thrive Battersea Garden Project, Battersea Park, Albert Bridge Road, Wandsworth, SW11

**BUILT**
Completion: Spring 2014
Client: Thrive
Architect: Pedder & Scampton
Structural Engineer: Jane Wernick Associates and Tolkott Engineering Consultants Ltd
GS / 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
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’.
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.
Buccleuch 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 ‘chab room’ are provided at entrance level, with two distinct gardens to the rear of the chab 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.

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.
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

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.
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.

The Gables
Gloucester Avenue, Camden, NW1

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.
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.

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.

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

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

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

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

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.

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
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

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.

NEW LONDON AWARDS
COMMENDED
BUILT
Completion: December 2014
Client: British Film Institute
Architect: Ben Adams Architects
Concession Architect: Softroom
Structural Engineer: Carter Clack
M&E Engineer: NLG Associates
Consulting Engineers: RSP Consulting Engineers
Contractor: Eastern Corporation Ltd
Value: £9,000,000
Size: 330 sqm

BUILT
Completion: June 2014
Client: British Film Institute
Architect: Andrew Mulroy Architects
Structural Engineer: BSP Consulting Ltd
M&E Engineer: NLG Associates
Contractor: Eastern Corporation Ltd
Value: £1,700,000
Size: 5,815 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 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’.

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.

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.
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 Henri: 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

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.

Lime Wharf
7-14 Branch Place, Hackney, N1

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.
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.

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.

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.

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.

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.
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

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.

BUILT
Completion: July 2014
Client: LB Barking and Dagenham
Architect: Patel Taylor
Structural Engineer: SDP Consulting
Engineers / Committee: 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 forms that 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

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.

UNBUILT
Status: Under construction
Completion: 2017
Client: King’s Cross Central Limited Partnership
Architect: Wilkinson Eyre Architects
Contractor: Carillion Construction Ltd.
Engineer: Arup and Croyd
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.

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.

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.

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

UNBUILT
Status: Planning granted
Completion: Autumn 2017
Client / Contractor / Project Manager / Cost Consultant: Lendlease
Architect: Maccreanor 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

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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.

**Spring Mews, Student Living**
10 Tinworth Street, Lambeth, SE11

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**
- **Client:** CLS Holdings Plc
- **Student Operator:** Fresh Student Living
- **Architect:** The Manser Practice
- **Structural / Civil Engineer:** Curtiss Consulting
- **M&E Engineer:** Mears Lee
- **Planning Consultant:** GL Hearn Ltd.
- **Quantity Surveyor:** Gardiner & Theobald
- **Construction:** Shepherd Construction Ltd.
- **Size:** 20,800 sqm
- **Construction Value:** £41,200,000 (Student: £28,700,000, Hotel: £12,500,000)

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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.

**William Street Quarter**
Linton Road, Barking and Dagenham, IG11

**BUILT**
- **Completion:** June 2014
- **Client:** LB Barking and Dagenham with Laing O’Rourke
- **Architect:** Allford Hall Monaghan Morris (AHMM)
- **Structural / Services / Civil Engineer:** Arup
- **Planning Consultant:** Savills
- **Landscape Architect:** Plincke
- **Contractor:** Laing O’Rourke
- **Agents:**value: £34,700,000
- **Size:** 24,024 sqm

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**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
- **Contractor:** Shepherd Construction Ltd.
- **Design:** Levitt Bernstein
- **Planning:** HTA
- **Structural Engineer:** Mesaris Lee
- **Quantity Surveyor:** Gardiner & Theobald
- **Construction:** Shepherd Construction Ltd.
- **Size:** 1,300 sqm

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**Spring Mews, Student Living**
10 Tinworth Street, Lambeth, SE11

**William Street Quarter**
Linton Road, Barking and Dagenham, IG11

**Vaudeville Court**
St. Thomas’s Road, Islington, N4
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.’
Old Town Croydon Masterplan
Croydon, CR0

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

UNBUILT
Status: Delivery ongoing
Completion: Up to 50 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

NEW LONDON AWARDS
WINNER
MAYOR’S PRIZE COMMENDATION

Blackhorse Lane
Waltham Forest, E17

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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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
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 developments 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 inpenetrable edges into the wider area, and ultimately create a pedestrian-friendly environment, all set within the constraints of the area’s heritage.

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.

Battersea Power Station

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.

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.

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
Consultants: Publica, Consultation Plus, and Space Syntax

Ebury Bridge Estate

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: Martin Arnold
Services: Peter Brett Associates
Size: 163,600 sqm

Gascoigne East Masterplan

UNBUILT
Status: Outline planning approval
Completion: June 2023
Client / Developer: LB Barking and Dagenham and East Thames Group
Architect / Planning Consultant: HTA Design LLP
M&E / Sustainability Engineer: WYG HTA Design LLP
Project Manager / Cost Consultant: Ian Sayer & Co
Services: Peter Brett Associates
Size: 917,879 sqm

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**New London 2015/2016 Masterplans & Area Strategies**

**New London 2015/2016 Masterplans & Area Strategies**

- **Silvertown Quays**
  - **Royal Dock, Newham, E16**
  - **Completion:** 2025
  - **Client / Developer:** The Silvertown Partnership
  - **Masterplanner / Lead Consultant:** Fletcher Priest Architects
  - **Planning Consultant:** Quod
  - **Architect:** Allford Hall Monaghan Morris (AHMM)
  - **Quantity Surveyor:** Alinea Consulting
  - **Structural Engineer:** Gardiner & Theobald
  - **Transport Consultant:** Arup
  - **Landscape Consultant:** West 8
  - **Heritage Architect:** Steven Lennart
  - **Size:** 670,000 sqm GEA

  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.

- **Somerleyton Road**
  - **Brixton, Lambeth, SW9**
  - **Completion:** 2017
  - **Client / Developer:** Stanley Sidings
  - **Architect:** Allford Hall Monaghan Morris (AHMM)
  - **Planning Consultant:** Gerald Eve LLP
  - **Structural Engineer:** Waterman’s/Howe Lee
  - **Transport Consultant:** Arup
  - **Landscape Architect:** Fabrik
  - **Townscape Consultant:** Peter Stewart Consultancy
  - **Historical Consultant:** Steven Lennart
  - **Heritage Architecture:** Size: 44,593 sqm

  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.

- **Tottenham High Road West Masterplan**
  - **Haringey, N17**
  - **Completion:** 2020
  - **Client:** LB Haringey and Greater London Authority
  - **Masterplanner / Architect:** Arup
  - **Planning Consultant:** Tibbalds
  - **Cost Consultant:** DBK
  - **Size:** 100,000 sqm

  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.

- **Hawley Wharf**
  - **Chalk Farm Road, Camden, NW1**
  - **Completion:** 2017
  - **Client / Developer:** Stanley Sidings
  - **Architect:** Allford Hall Monaghan Morris (AHMM)
  - **Planning Consultant:** Gerald Eve LLP
  - **Structural Engineer:** Gardiner & Theobald
  - **Transport Consultant:** Arup
  - **Landscape Architect:** Fabrik
  - **Townscape Consultant:** Peter Stewart Consultancy
  - **Security / Management:** Broadgate Estates
  - **Housing Consultant:** Quod
  - **Heritage Architecture:** Size: 670,000 sqm GEA

  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.
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.
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

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, 49 private homes for rent and a large proportion of family homes; new local services for the community; and public realm improvements.

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.
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.

Here East
Queen Elizabeth Olympic Park, Hackney, E20

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.
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.

NEW LONDON 2015/2016 MIXED-USE

West Hampstead, Camden, NW6
Liddell Road & Kingsgate School

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.

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 facades, 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.

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.
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)
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

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.

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.
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.

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.

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
6 Wells Fargo
Developer: AXA Real Estate
Architect: Fletcher Priest
Architects
Inclusive Design: AECOM
Clear Design: Clark Saunders Associates
Facade Consultant: Montessori Partnership
Project Manager: Montag Evans
Cost Consultant: AECONS

Contractor: Skanska
Value: £62,000,000
Size: 20,459 sqm

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; and 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
Development (Great Ropemaker Partnership)
Architect: Allford Hall Monaghan Morris (AHMM)
Monaghan Morris
Contractor: Jackson Coles
Value: £6,610,000
Size: 1,446 sqm
70 Mark Lane
City of London, EC3

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.

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 further, revealing a glimpse of sky.

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.

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.
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.
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.

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.

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.
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.

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.
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

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.

Status: Starting on site
Completion: August 2017
Client: Alexandra Park and Palace Charitable Trust
Architect: Feilden Clegg Bradley Studios
Structural Engineer: Alan Baxter MBE / Sustainability: Max Fordham
Project Manager / Cost Consultant: Matt 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

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 cafes. 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.

Status: Completed
Completion: April 2015
Client: The National Theatre
Architect: Haworth Tompkins
Structural Engineer: Flint & Neill
M&E / Sustainability Engineer: Atelier Ten
Planning Consultant: DP8
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: Lumen Design
Catering Consultant: Keith Winton Design
Value: £80,000,000
Size: 16,309 sqm
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.

**Lyric Hammersmith**

Lyric Square, Kings Street, Hammersmith and Fulham, W6

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.

**Reading Room**

Wellcome Collection, 183 Euston Road, Camden, NW1

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.

**Lee Valley Hockey and Tennis Centre**

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

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.

**Reading Room**

Wellcome Collection, 183 Euston Road, Camden, NW1

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**New London Awards**

**COMMISSIONED**

**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: Grootenj

Contractor: Kier Group

Size: 16,723 sqm NIA

**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: BPP

Landscape Architect: LDA Hargreaves

Landscape Civil Engineer: Atkins

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: 5,602 sqm

**BUILT**

Completion: February 2015

Client: Wellcome Collection

Architect: ADC

Graphic Designer: SCP

Objectif Structural Engineer: Momentum

Lighting Design: DH2

Contractor: MCE

Supplier: VJS, Camira, SCP

Size: 290 sqm

Value: £300,000

**BUILT**

Completion: February 2015

Client: Lyric Hammersmith

Architect: Rick Mather Architects

Structural Engineer: Pell Frischman

M&E / Sustainability Engineer: Mott MacDonald

BREEAM Consultant: Richard 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)
Regenerating the Acton Town Hall Site
Everyone Active Acton Centre, High Street, Acton, Ealing, W3

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.
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 reorganized 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

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.

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. Revising a site derelict since 1964, it aims to create a peaceful retreat that is playful, ecologically rich and expressive of its historical narrative.

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.
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.

**Riverside Walk Enhancement Strategy**  
Northern bank of Thames River within the City of London boundaries, between Victoria Embankment and Tower Pier

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.

**Croydon South End**  
Croydon, CR0

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.

**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, cafes 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.

**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.
Pancras Square
King’s Cross, Camden, N1C

Pancras Square opens up almost an acre of public space with a concept of finding tranquility 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
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 refought 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

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.

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.

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.
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.

1Rebel
63 St Mary Axe, City of London, EC3

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
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

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.

Hub 67
67 Rothesay 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.

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.

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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.

The Tower Remembers
Tower of London, Tower Hamlets, EC3

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.

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.

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.

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

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

BUILT
Active: June 2014 – June 2015
Status: In use
Land Owner / Client / Project Manager: Peabody
Occupiers: Camara, Hotel Elephant
Architect: Corsica Studies
Structural Engineer / Project Manager: Forward Thinking Projects
Cost: £110,000

BUILT
Completion: 2015
Status: In use
Client / Cost Consultant: HOLIY Brooklyn
Architect: Corsica Studies

CDM Coordinator: Philip Pakk
Partnership Cost: £30,000 each

BUILT
Completion: 2015
Status: In use
Client / Cost Consultant: Forward Thinking Projects
Architect: Corsica Studies

Contractor: Forward Thinking Projects, Apex Adventure Playground engineering, Off Cut Collective, Tyron Stephens TAG Garden Design, Anoushka Feller CDM Coordinator

Value: £30,000 each

Size: Normal size 3.2 x 2.2 metres / Mini 2.7 x 1.7 metres

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The Rainforest Pavilion
Bedford Square, Camden, WC1

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
**Support for Chilean Council of Arts and Culture, British Council in Chile**
**Value:** £75,000
**Size:** 177 sqm

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: Chilean Council of Arts and Culture, British Council in Chile

**Value:** £100,000
**Size:** 640 sqm

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.

**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
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

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.
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.

**Kingston Heights**

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 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**

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.

**King’s Cross Tunnel**

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.
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.

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

Management Search
Great people create success. Ascent Talent Management specialises in attracting, retaining and developing high worth individuals within client’s management team.

Succession Planning
Of all privately owned firms in the UK, fewer than half have succession plans. Ascent Talent Management facilitates change, addresses owners inability to relinquish control and identifies effective successors.

Interim Management
Rapidly changing markets require flexible resourcing solutions. Through Ascent, clients are able to appoint consultants with the ability to create immediate impact.

Coaching and Mentoring
Believing that anyone who really wants to improve their performance can, Ascent helps clients to identify goals and achieve them.

HR Consultancy
Ascent offers a full range of HR services and understands the culture aspirations and development needs of businesses in the construction industry.
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.

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 SPD, 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.
**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 the 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.

**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

London

W1T 1QL

Phone:

020 7851 4010

Website:

turley.co.uk
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.

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.
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- **D:** John McAslan + Partners and Vech v. Vech for Al A.setTextu Media Network UK
- **E:** Aldgate Public Realm and Highways change project, EC3
- **F:** City of London Corporation
- **G:** Aldwych Quarter, WC2
- **H:** John Robertson Architects for JLL
- **I:** Alex Beard Architects for Johnson
- **J:** Allford Hall Monaghan Morris (AHMM)
- **K:** EPR Architects and Design Research
- **L:** The Art Centre at The Lady Eleanor Holles School
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- **N:** East Consortium International Ltd
- **O:** The Arts Centre at The Lady Eleanor Holles School, TW12
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