NEW LONDON
2018/2019
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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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The selection process

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

From green spaces and small community projects, to major housing schemes and masterplans, this year’s shortlist showcases schemes at a variety of scales that respond to the needs of a global city. The shortlist, spanning 15 categories, includes projects that best reflect high-quality design and exemplar contribution to placemaking, improving the social, cultural and economic character of places across the capital.

Selected projects, both built and unbuilt, were chosen from 400 entries by an international jury advised by a group of London-based expert assessors.

Our international jury was once again formed by a prestigious panel of architecture and urban planning experts, who brought their experiences from New York, Paris, Copenhagen and Edinburgh to provide an objective viewpoint and ensure that the projects presented compared well with overseas standards. All projects were reviewed for their quality of design, innovation and longevity, and wider contribution to placemaking in the city. This international dialogue provided a fascinating discussion around the delivery of high-quality, sustainable architecture and urban environments.
The success of London Bridge Station, this year overall winner, highlights some of the key issues that are embedded in the assessors’ briefs for the New London Awards. This is not just a beauty parade of elegant forms – although aesthetic quality is a key consideration, our winners have to illustrate a wider contribution to the environmental, social and economic quality of the capital.

This new station permits huge improvements in the efficiency of travel, enhances the quality of millions of daily lives and creates spaces that uplift the travellers’ spirits. Those delivering the new station had to operate within the constraints of an operating station, an historic building and a complex local environment. The end result nicely marries the old with the new – it is a quintessentially London building.

The Awards do of course highlight a few winners, but this book celebrates the depth and breadth of the quality of new buildings that is going on in the capital today. The Mayor Sadiq Khan’s key environmental strategy embedded in the new London Plan - Good Growth by Design - similarly promotes the essential ubiquity of design as a key component of city making. As a Mayor’s Design Advocate I have been impressed by the importance this now plays in the commissioning of projects, particularly in TfL’s major development programme bringing public land around its stations into public use. This bodes well for London’s growth, as well as the future of the New London Awards.

NEW LONDONER OF THE YEAR

Jo Negrini

Jo Negrini is a doughty champion of Croydon. Her enthusiasm, positive manner and force of personality have transformed the image and speeded up the rate of change in this outer London borough. She was Director of Strategic Regeneration, Planning and Olympic Legacy at Newham in the build up and delivery of the 2012 Games. She moved to become head of Planning, Regeneration, Housing, Development and Environmental services at Croydon before being elevated to Chief Executive in 2016.

Croydon has been reinventing itself for years, but under Jo’s leadership the pace has quickened with the borough well on its way to becoming London’s biggest growth centre with a £5.25 billion investment programme.

29,490 new homes are planned over the next 10 years while construction on the £1.4 billion Westfield/Hammerson retail scheme is due to start in 2019. Brick by Brick, the Council’s housing delivery company is building around 2,000 new homes on sites throughout the borough and the iconic Fairfield Halls are undergoing a £30 million facelift. Croydon has become cool, attracting tech companies and start ups; the ‘Silicon Valley of south London’ has a vibe which is reflected in the massive success of the meanwhile Boxpark development next to Croydon East station. Her championship of equal rights, diversity and breaking barriers make her the ideal New Londoner for 2018.
As a key node in Network Rail’s Thameslink Programme, the redevelopment of London Bridge station is one of the most complex and ambitious station redevelopments in the UK. The station is set to accommodate a significant increase in passenger numbers with the addition of three ‘through’ platforms and a grand, spacious concourse. Its impressive scale and unique heritage context have informed the design which complements both its Victorian heritage and newer developments such as The Shard. Judge David Burney said London Bridge Station is a ‘truly public project’, while Peter Murray described it as an ‘amazing piece of new infrastructure delivered in a complex site, that is transformational for London’.

**BUILT**

Completion: January 2018

Client & Cost

Consultant: Network Rail

Architect: Grimshaw

Structural Engineer, M&E & Sustainability Engineer, Project Manager: Arcadis WSP JV

Planning Consultant: CgMs Ltd

Contractor: Costain

Value: £1 billion

Size: 51,000 sqm
Kings Crescent Estate – Phases 1 & 2
Karakusevic Carson Architects, Henley Halebrown and muf architecture/art for LB Hackney
Green Lanes, Stock Newington, Hackney, N16

Providing an alternative model to large-scale estate regeneration, Kings Crescent Estate responds to a brief from Hackney Council to create a tenure-blend scheme integrating rejuvenated existing housing and new buildings within an ambitious public realm strategy. The residents were heavily engaged throughout the design process from the site planning of new streets right through to the internal specifications with regular steering group meetings and public consultation events.

The Mayor of London, Sadiq Khan, said: ‘I am delighted to award my annual prize to Karakusevic Carson, Henley Halebrown and muf architecture/art for the London Borough of Hackney for their Kings Crescent Estate scheme. This year my prize focuses on celebrating diversity and promoting a built environment for all Londoners. The Kings Crescent Estate is a great example of how estate regeneration can preserve existing diverse communities and support them through periods of change. The project team has rejected the ‘knock it all down and start again’ approach in favour of meaningful local engagement, combining sensitive refurbishment together with new buildings and great design, which has created a neighbourhood local people can be proud of.’

London Bridge Station
Grimshaw for Network Rail
Southwark, SE1

The redevelopment of London Bridge station is one of the most complex and ambitious rail station redevelopments in the UK, that included wholesale complex multi-staged infrastructure re-alignment and the complete rebuild of London Bridge station. A thorough sustainability strategy delivered carbon reductions measures, such as through the use of reinforcement steel with 98% recycled content that allowed for 8,353 tonnes of CO2 saving. In addition, intelligent control escalators allow to reduce energy use during off-peak hours with annual savings of 36.46 tonnes of CO2 and over £9,000 in operational costs. Active energy efficient measures in the final build include efficient lighting controls, high efficiency heat recovery, efficient air and water distribution, and regenerative technology and efficient control gear systems for lifts. The judges said the scheme has ‘sustainability as a driving factor in both design and construction, mitigating carbon at each stage and introducing strategies such as natural ventilation, that are unusual for such large public space’.

Shortlisted schemes for the Mayor’s Prize are listed on the following pages: 32, 40, 49, 68, 73, 79, 87, 115, 140.

Shortlisted schemes for the Sustainability Prize are listed on the following pages: 16, 28, 72, 81, 95, 103, 105, 126.
Walthamstow Wetlands

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Whilst the dream of opening Walthamstow
Reservoirs to wider public access had been
around for several decades, it wasn’t until a
few years ago that the aspiration became a
viable proposition, creating a powerful shared
vision by the many stakeholders. Receiving an
overwhelming number of votes, Walthamstow
Wetlands won this year’s People’s Choice
award, demonstrating the success of the
intervention in creating free public access,
new facilities such as pedestrian entrances and
bridges, and a foot- and cycle- path through
the site connecting to the wider Lea Valley.

Two disused infrastructure buildings have
been adapted for visitor use, providing an
exhibition space, an education room, café,
toilets, and a viewing platform. This project
conserves and enhances the natural and built
heritage, maintaining the distinctive character
of the place.
Conservation and retrofit are always strong features in a city imbued with so much history and heritage buildings, and perhaps especially now, with the kind of good growth projected in the draft new London Plan expected to take place in the capital.

A key historic milestone occurred this year, honoured in the historic fabric: 100 years on from when the first women were granted the right to vote. Historic England recognised 41 places across England that were at the centre of suffragette action. This included Emmeline Pankhurst’s tomb in Brompton Cemetery, designed by female sculptor Julian Phelps, upgraded to Grade II* listed. In terms of key conservation projects, work began on one of the highest profile of all – scaffolding going up around the Big Ben (The Elizabeth Tower), with the Houses of Parliament one of the biggest conservation jobs in the world. Meanwhile, Donald Insall Associates’ work on restoring the world’s largest 19th century glasshouse, the Temperate House at Kew Gardens, completed. The Decimus Burton-designed scheme first opened in 1863 and figures as the latest Donald Insall Associates project at Kew since it was appointed as conservation architects in 2012.

The projects selected in the conservation and retrofit category this year show as a common theme the retention of original features that reveal the ‘life of the building’ while honouring the architects’ original interior.

The shortlist is wide and varied, from a sustainable infill project to help fund a corrugated iron church hall—a building-new-to-fund-repair principle that Historic England is encouraging—to the updating of the Media Centre at Lord’s to bring it into line with the original intentions, and by its original architect, notably for a suspended camera gantry.

But another encouraging sign was the pair of town halls on the list, examples of good civic restoration and renewal that led to one of them – Hackney Town Hall by Hawkins/Brown – clinching the main built award. The judges praised the decision by local authorities to put money into their civic historic fabric at a time when budgets are being squeezed, with Hackney in particular creating new space sensitively with a new atrium, and with an attention to detail on the scheme’s Art Deco features. Judge Riccardo Martin said the moves were commendable in terms of reusing and reinforcing civic buildings, rather than selling them off. Dominique Alba added that the scheme was one of the best seen by the judges across the whole of the awards shortlist.
The Painted Hall is the jewel of the Old Royal Naval College, described as “the Sistine Chapel of the UK.” To conserve this internationally important masterpiece to the highest standards the project addressed the environmental issues which damage the paintings by introducing control measures including new heating, solar shading and dust exclusion. A new visitor centre within the King William Undercroft will promote a sustainable approach to participation, diversity and access – promoting skills, dialogue, and independent discovery to new audiences.

UNBUILT
Completion: January 2019
Status: Under construction
Client: The Greenwich Foundation for the Old Royal Naval College
Architect: Hugh Broughton Architects
Surveyor of the Fabric: Martin Ashley
Architects
Structural Engineer: SFK Consulting
Services Engineer: QODA
Contractor: Coniston
Cost Consultant: Huntley Cartwright
Lighting Designer: Sutton Vane Associates
Acoustic Designer: Ramboll Acoustics
Value: £8.5 million
Size: 2,100 sqm

BUILT
Completion: June 2017
Client: LB Hackney
Architect: Hawkins/Brown
Structural Engineer: Warehams
M&E & Sustainability Engineer: Jacobs
Project Manager & Cost Consultant: Turnerbrookes
Lighting Designer: DP Lighting Consultants
Value: £16 million
Size: 12,500 sqm

Repairing, restoring and renovating the 1937 Grade II listed Hackney Town Hall, this project sought to enhance the functionality and performance of the building, and was delivered with overlapping phases to allow the Town Hall to remain functional throughout. Working with specialist craftspeople to restore original Art Deco features, the scheme has carefully blended state-of-the-art technology, services and bespoke joinery into the original fabric, with the original palette of bronze, marble, walnut and oak retained.