NEW LONDON
Best Buildings and Projects
2019/2020
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 nine years ago by New London Architecture (NLA), is London’s annual celebration of the best architecture, planning and construction projects that contribute to the capital’s wider social and economic wellbeing, supported by the Mayor of London.

From small community projects and public spaces, to major housing schemes and masterplans, this year’s shortlist shows a variety of projects that respond to the needs of a global city. The shortlist, spanning 14 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.

The Mayor’s Prize this year has been awarded to the scheme that best reflects the Mayor’s ambition for ‘Commissioning Quality’, as expressed through the Good Growth by Design programme, demonstrating how design quality can be safeguarded throughout the commissioning process. Additional accolades include a new Community Prize, celebrating a scheme that demonstrates community-driven design and collaboration; the Sustainability Prize, awarded to an exemplar project in creating a more sustainable low-carbon city; the Wellbeing Prize, awarded to the scheme that best shows how design can aid mental and physical wellbeing, and the People’s Choice, voted for by Londoners. Selected projects, both built and unbuilt, were chosen from over 350 entries by an international jury advised by a group of London-based expert assessors.

The International Jury

Our international jury is formed by a prestigious panel of architecture, urban design and planning experts, who bring 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 inclusive urban environments.

Expert Assessors

Tom Alexander
Director, Aukett Swanke

Ashley Bateson
Partner, Head of Sustainability, Hare & Loos

Claire Bennie
Director, Municipal

Rupert Cook
Director, ArchitecturePLB

Alison Davell
Associate Director, Bennett Associates

Neil Dewey
Partner, Metropolitan Workshop

Mary Duggan
Founder, Mary Duggan Architects

Sara Grifflmann
Partner, Foden Clegg Bradley Studies

Claire Haywood
Partner, Shoreditch Robison

Benjamin Lesser
Development Manager, Denton London plc, BCO Board of Management, Developer

Rosemarie MacQueen
former Strategic Director for Built Environment, Westminster City Council

Sue Morgan
Director of Architecture and the Built Environment, Design Council

Sowmya Panthmamathy
Director, Urban Design, Arup

Bill Price
Director, Strategic Growth, WSP

Heinz Richardson
Board Director, Jestico Whiles

Matt Webster
Head of Wellbeing and Future Proofing, British Land

Alex Wright
Partner, Allies and Morrison

Dominique Alba
Director, Atelier Parisien d’Urbanisme, Paris

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

Riccardo Marini
Founder, Marini Urbanismo

Peter Murray
Chairman, New London Architecture (Chair)

Monica von Schmalensee
Senior Partner, White Arkitekter

Delia Whitfield
Managing Director, New London Architecture

Lara Kirneir
Director, New London Architecture
FOREWORD

By Peter Murray, NLA Chairman

Every project listed in this book is worthy of celebration.

We present New London Awards to selected schemes, but the quality of architecture and planning that is displayed here, and in the associated exhibition in the NLA galleries, is worthy of commendation. Our international jury, which has been reviewing London projects for nearly a decade, is agreed that the overall quality of projects has been getting better year on year. This is good for London, good for built environment professionals and good for clients.

Through these awards, NLA not only commends excellence, it also promotes both good design and those who deliver it. In this way it sets a standard for others to match as well as providing the link to practitioners who might be commissioned by future patrons.

The New London Awards selection reflects not just quality of design: projects are selected because they also deliver something positive for their local area or for London.

The Mayor has placed design at the centre of his agenda. His Good Growth strategies use some 50 Design Advocates to assess the quality of public sector projects, assist the Mayor in decisions about quality as well as deliver capacity for proactive planning within local authorities. We are grateful for the Mayor’s support of the New London Awards and glad to provide the opportunity for him to publicly commend projects of high quality.

NEW LONDONER OF THE YEAR

John Burns

John Burns, with Simon Silver, set up Derwent Valley Holdings as a property company in 1984. John was the financial brain, Simon the creative. They found run-down industrial buildings and turned them into designer workspaces. They led the market in building refurbishment, discovering areas of growth like Fitzrovia, Clerkenwell, City Road, Shoreditch, Portobello and Whitechapel before the rest of the market. Members in Old Street and the Tea Building on Shoreditch High Street are iconic examples of this period of the company’s growth.

They grew and rebranded themselves as Derwent London. Then, in 2007, John led the merger with London Merchant Securities, which set up Derwent London as the largest specialist REIT in the capital. LMS brought with it a pipeline of potential sites and the company moved more into new build. The White Collar Factory, designed by AHMM, used DL’s experience of warehouse refurb to create a whole new office typology. Other new build projects include The Brunel Building in Paddington, which is currently being fitted out, and 80 Charlotte Street in Fitzrovia, which is nearing completion. Soho Place, above Crossrail at Tottenham Court Road, is under construction and a 293,000 sq ft scheme by Hopkins Architects at 19-35 Baker Street is in planning.

John’s selection as New Londoner of the Year 2019 marks his retirement from Derwent London as Chief Executive, although he will remain Chairman. We recognise his contribution to the delivery of high-quality design and his commercial brilliance, but most of all his—and Simon’s—dedication to and faith in London, its character, its villages, its emerging businesses—particularly in design and tech—and its people.
Agar Grove Phase 1a
14-16 Wrotham Road, LB Camden, NW1

Part of a masterplan of 493 homes for new and existing tenants, Agar Grove Phase 1a delivers 38 social rented homes and is the largest of LB Camden’s community investment projects. All existing tenants are being offered a home in the new development. Existing residents, stakeholders and statutory bodies were consulted at all stages in order to create a place where people want to live. Social interaction is encouraged through short communal corridors that are naturally lit and a generous residents garden.

The first phase of this masterplan in Camden, was praised for the extent to which the architects have used passive design to reduce energy demands, with all new homes built to the Passivhaus standard. With community regeneration and social sustainability at the heart of this project, the International Jury praised Agar Grove Phase 1a and said the scheme’s ‘radical’ nature, particularly for social housing, can not only save its residents money on energy bills but also encourage them to live sustainably.
The Chobham Manor masterplan was structured around three principles: living by the green, designing for families and building communities. The first neighbourhood delivered as part of the Olympic Legacy, it is developed around three shared ‘greens’ that incorporate play with a wide choice of houses and apartments set within tree-lined avenues. Transitioning from the blocks of East Village to the historic street grain of nearby Leyton, a hierarchy of streets has been designed, each with a different feel.

In an informal way whilst getting immersed into the community, six community groups, responding to its uses, for a wide range of people, and the social context by clearly addressing a local need, using a well-loved existing building and enhancing an already valuable resource at the heart of the community. The South Kilburn Trust is committed to creating a space for local residents, business and organisations, now and for the long term. People tell us that the space matters. We worked closely with RCKa to come up with a concept that would take into account a wide range of uses, for a wide range of people, and the initial feedback is that together we have come up with something that really works’, said Mark Allen, CEO, South Kilburn Trust.

The Granville
140 Carlton Vale, LB Brent, NW6

House in a historic Edwardian building owned by Brent Council. The Granville provides affordable workspace to local entrepreneurs, spaces for events, training and charitable activities, and incorporates existing uses including a children’s centre and community kitchen. The project demonstrates what can happen when different parts of the community come together for a common goal: to save a much-loved building and bring it back into full use, while developing local capacity, skills and know-how for the future. The project used a collaborative design process involving six community groups, responding to its social context by clearly addressing a local need, using a well-loved existing building and enhancing an already valuable resource at the heart of the community. The South Kilburn Trust is committed to creating a space for local residents, business and organisations, now and for the long term. People tell us that the space matters. We worked closely with RCKa to come up with a concept that would take into account a wide range of uses, for a wide range of people, and the initial feedback is that together we have come up with something that really works’, said Mark Allen, CEO, South Kilburn Trust.
Agar Grove Phase 1a
14-16 Wrotham Road, LB Camden, NW1

**WINNER**
The largest of Camden Council’s community investment projects, this scheme delivers 38 social rented homes as the first phase of a masterplan of 493 homes in total. Existing residents, stakeholders and statutory bodies were consulted at all stages in order to create a place where people want to live. All new homes are built to the Passivhaus standard, with an estimated 90 per cent energy bill reduction. Apartments were designed to balance high levels of dual aspect for good ventilation and views with high build efficiency. All homes achieve Lifetime Homes Standards and are designed to Code for Sustainable Homes Level 4. As residents are supported to live sustainably, their Home User Guides has details of how to get the best out of their Passivhaus homes. ‘To see affordable housing with Passivhaus is really good’ said the jury, pointing out to the way the design deliberately makes streets active and pays good attention to issues like daylight. Introducing passive design on a social housing scheme can save residents’ money on energy bills.

**BUILT** | **Completion April 2018** | **Client:** LB Camden | **Architect:** Hawkins/Brown | **Masterplan:** Hawkins/Brown with Mae Architects | **Architect:** Pascoehus Architects | **Structural Engineer:** Peter Brett Associates | **M&E Sustainability Engineer:** Max Fordham | **Planning Consultant:** DMA Planning | **Project Manager:** Cost Consultant | **Contractor:** Hill Partnership | **Landscape Architect:** Grant Associates | **Value:** £3 million | **Size:** 4,265 sqm

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One of the project’s aim was to allow visitors and local residents feel safer. By removing the unappealing Aldgate gyratory system, two new public spaces were created while cycling and pedestrian routes were improved. Sitting on the western side of the former gyratory, between the Grade II-listed Primary School and Grade I-listed Church, and providing formal seating for over 45 people along with planters and grassed areas, the square is the centrepiece of this scheme and has become a popular meeting place for local workers, parents and children. The school’s air pollution has fallen down for the first time since 2003 and the new trees already provide a sanctuary for urban wildlife. ‘It’s a real example of how to retrofit and actually reclaim space in the city into a walkable type of park’, said the jury, ‘it’s a scheme that will improve people’s experience, making the city more enjoyable and improving people’s wellbeing’.

**BUILT** | **Completion June 2018** | **Client:** City of London Corporation | **Principal Contractor:** JB Riney | **Portsoken Pavilion architect:** Make Architects | **Portsoken Pavilion structural engineer:** Fluid | **Portsoken Pavilion M&E engineer:** AECOM | **Landscape Architects:** Gillespies | **Restoration:** Rupert Harris Conservation | **Value:** £23.4 million | **Size:** 36,000 sqm

*Shortlisted schemes for the Sustainability Prize are listed on the pages 45, 74, 149.*

*Shortlisted schemes for the Wellbeing Prize are listed on pages 118, 121, 151.*

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**Wellbeing Prize**

**Winner**

Aldgate Highway Changes and Public Realm Improvements Project
Aldgate Square, City of London, EC3

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WINNER

The Aga Khan Centre
Handyside Street and Southwark Street, LBCamden, N1C

The Aga Khan Centre is a centre for dialogue and cultural exchange. It gives a public presence in the city to three institutions: the Aga Khan Foundation, the Aga Khan University and the Institute of Ismaili Studies. A hybrid building that gives tangible form to the values it represents, this hub for education and discovery unites classroom, exhibition, office and event spaces with a public programme. Embodied in the pluralistic architecture of this ten-storey building wrapped in Andalusian stone are design gestures fusing cosmopolitan influences with Islamic sensibilities. The Aga Khan Centre has received an overwhelming number of votes from people who praised the building’s exceptional attention to detail and beautifully designed gardens. Londoners celebrated this building for its cultural and historical significance, and for promoting pluralistic values.

BUILT | Completion July 2018 | Client: Aga Khan Development Network
Architect: Allies and Morrison and Maki & Associates | Contractor: BAM
Structural Engineer: Expedition | Service Engineer: Arup | Landscape Architect: Madison Cox, Nelson Byrd Woltz and Tom Stuart-Smith | Size: 10,173 sqm