



CAMDEN DESIGN AWARDS 2022

Foreword

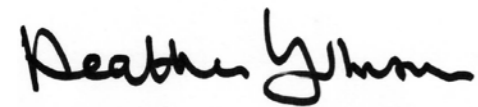
"It's great to bring the Camden Design Awards back for 2022.

After a hiatus due to coronavirus we had a fantastic crop of entries this year, demonstrating the great schemes developed in the borough over the last five years, giving the judges a very difficult task in choosing the winners.

Projects of all scales and a huge diversity of uses were entered: from small landscape projects to big institutional buildings, and from house extensions to large scale estate regeneration. As a result, together with the main awards category, we introduced a parallel award for smaller schemes so that all scales of project could be recognised.

We shortlisted over fifty projects across both categories, which shows the incredible standard here in Camden. Many of these have won other awards and accolades and gave a real challenge to the judging panel, so our congratulations must go to those responsible for all of the entries. Without such a wealth of talent working in Camden these awards would not exist.

I would also like to extend my thanks to all the members of the judging panels whose knowledge and expertise was so vital. As chair of the Planning Committee I rarely have the opportunity to see the 'finished product' so closely so it was a real honour and joy to chair the panel."



Councillor Heather Johnson



Cllr Heather Johnson

Chair of the Planning Committee and this year's judging panel Chair

Major Projects Panel



Hari Phillips
Founding Director
Bell Phillips Architects



Catrina Stewart
Co-founder
Office S&M



Tom Greenall
Director
DSDHA



Quincy Haynes
Co-chair, Architecture Foundation Young Trustees; Architectural assistant, RCKA



Bina Nikolova
Sustainability Consultant
Max Fordham LLP

Small Projects Panel



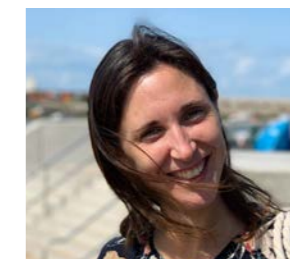
Tatiana von Preussen
Director
vPPR Architects



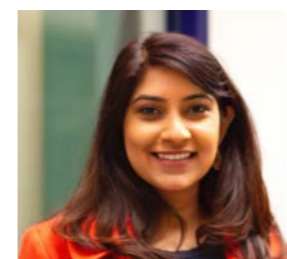
Gurmeet Sian
Director
Office Sian Architecture + Design



Murray Kerr
Founder
Denizen Works



Fiona MacDonald
Co-Founder
MATT+FIONA;
Head of Learning
The Design Museum



Nairita Chakraborty
Heritage advisor and
Director, Revive and Tailor

Major Projects

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Agar Grove Phase 1

Scheme address: Agar Grove, NW1
Architect: Hawkins\Brown Architects and Mæ Architects
Client/Landowner: London Borough of Camden

Scheme description: Agar Grove is the largest of Camden Council's community investment projects. Once complete it will provide 507 private and affordable homes for new and existing tenants, and it will be Passivhaus-accredited which promotes a 'fabric-first' approach to energy performance and human comfort. These pioneering new homes seek to transform the estate's outdated 1960s council housing, improving the borough's housing stock and addressing fuel poverty.

Rooting the scheme in context, the villas and mansion block offer strong, rhythmic façades, linking into the local Conservation Area and establishing an active frontage along Agar Grove, while helping to define the masterplan's principal public square at Agar Place. The terrace's more intimate scale negotiates the boundary between the residents' courtyard and the masterplan's public green spaces.

Throughout the redevelopment, predominantly brick and reconstituted stone façade materials complement the surrounding context while textured brickwork expresses a plinth as well as tops and edges. No bedrooms are on the ground floor, with a two-storey plinth expressing the band of maisonettes and double-height communal entrances lining the street - giving passive surveillance from waist height kitchen windows.

With this phase designed to accommodate families living on the estate, the buildings incorporate maisonettes and split-level homes to better suit households for whom existing units are not fit for purpose. The homes are filled with natural daylight thanks to generous, double or triple aspect layouts, with split-levels offering flexibility and separation between living spaces.

The judges' view: Agar Grove is the largest affordable housing scheme in Camden Council, and soon to be the largest Passivhaus residential development in the UK. Stitching together all the typologies is really impressive, and the scale and activity of public realm feels generous and liveable. It is an excellent scheme that shows affordable high-quality sustainable architecture is possible when the design team, and the client collaborate closely through all stages.





Gospel Oak Small Sites

Scheme address: Lamble Street/Barrington Close, NW5

Architect: Burd Haward Architects

Client/Landowner: London Borough of Camden

Scheme description: Delivered under Camden's Community Investment Programme the project is a model of self-funded mixed tenure development: of the five homes, three have been retained by Camden and let at affordable rent, and two sold privately, effectively funding the cost of the entire development.

Located in and between Oak Village and the Barrington & Lamble Estate in Gospel Oak, the individually designed new homes read as a family of buildings that together reinforce, animate and stitch together the local streetscape. Whilst sharing a palette of materials and details, in their massing and layout, the houses are all precisely tailored to their individual contexts. All were designed to meet Camden's ambitious sustainability targets, with high levels of insulation, MVHR, green roofs and air source heat pumps. All have front doors onto the street and private gardens, with carefully planned living spaces at ground floor, and generous, naturally lit, social staircases, landings and balconies.

The local community were involved throughout, from selection of the architect, through the design and construction process to completion. All houses are built to the same high standard, tenure blind, and their procurement under traditional contract with architect involvement to completion ensured quality through to the smallest detail.

The judges' view: These three housing infill sites must have seemed virtually impossible to develop. Awkward tightly-packed shapes, hard up to the back of pavement lines and surrounded by public realm they seem like improbable sites for housing. Yet with deft spatial arrangement, attention to detail and carefully crafted relationship between public and private space the architects have managed to carve out some beautiful homes.





Holmes Road Studios

Scheme address: Holmes Road, NW5
Architect: Peter Barber Architects
Client/Landowner: London Borough of Camden

Scheme description: Holmes Road Studios is a new homeless facility providing high quality residential accommodation together with training and counselling facilities all laid out around a new courtyard garden.

Most of the accommodation is arranged in little studio houses forming terraces fronting the garden, in an alms house typology. These cottages have a double height brick vault with an en suite bathroom at the back of the plan, and a mezzanine bed space raised above the bathrooms.

The rooms are lit via a partially glazed door, pretty looking circular windows and a roof light. The buildings are constructed in a rustic looking brick with a crinkle crankle parapet which gives the project a relaxed domestic scale. All of the rooms look out over the garden.

The garden creates a homely, domestic atmosphere in the hostel. It will give participating residents an interest and outlet for their energy. It will help to foster a sense of belonging, self-worth and empowerment amongst residents. It will provide people with an opportunity to develop gardening skills and encourage them to think about nutrition.

The judges' view: The architects have achieved something really positive for the community with this site. The way the architects have carved out a communal space on this backland site feels generous offering independence as well as community. This is a joyful and robust scheme, treating the users with care and consideration.





Kingsgate Primary School

Scheme address: Liddell Place, NW6
Architect: Maccreeanor Lavington
Client/Landowner: London Borough of Camden

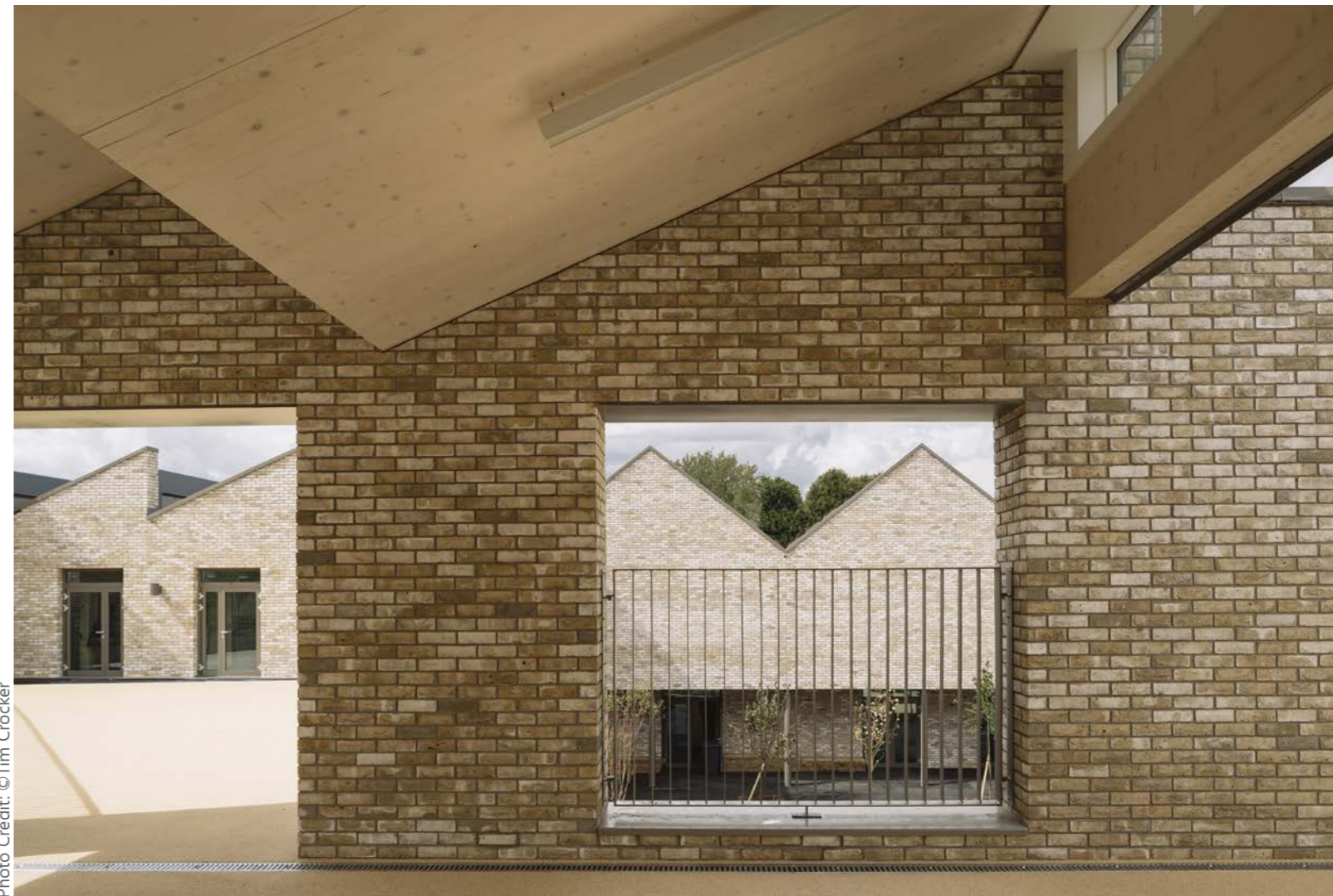
Scheme description: Part of a mixed-use masterplan for the former industrial estate in West Hampstead, Kingsgate Primary School is an infant school that educates 420 children.

The school is designed as a protected site for the children, whilst offering a distinct legible quality as a civic building in the new development. An articulated two-storey frontage of saw-tooth profiled roofs, reminiscent of local industrial heritage, maximizes calm north light to teaching spaces, and a double-pitched roof school hall references historic railway sheds.

At first floor, the presence of the railway is captured through generous picture windows to the shared resource areas. These are magical spaces with expansive views of highspeed trains. The ground floor spaces for the youngest children have adjacent dedicated external areas enabling free flow indoor-outdoor play.

The playground offers differentiated play and a dedicated science garden, carefully balancing safe yet challenging play and providing an enjoyable, attractive and accessible environment for all pupils. The arrangement and design of classrooms, closely developed with teachers, was carefully tailored to each year group, supporting their specific pedagogical needs and recognising the importance of a positive, playful introduction to school for young pupils. The school is built in CLT, a renewable material with low environmental impact, which is left exposed internally providing visual warmth and character

The judges' view: Kingsgate Primary school manages to create a peaceful place despite its location hard up against the railway. The quality of spaces created is really impressive: the lofty and expansive hall feels generous and welcoming, and the careful arrangement of classrooms and their relationship to more informal internal and external spaces creates engaging learning environments. The materiality is warm and tactile contributing to the great atmosphere across the school as a whole.





Mansion Block, Hampstead

Scheme address: Fitzjohn's Avenue, NW3
Architect: Sergison Bates Architects
Client/Landowner: Lifestory (formerly Pegasus Life)

Scheme description: Commissioned by Pegasus Life, a specialist developer interested in providing alternative living options for older residents who wish to live independently as part of a community, sharing services and facilities which include a range of communal areas, such as lounges and outdoor garden spaces to encourage socialising, a spa and an exercise studio.

The development provides 29 apartments set in two six-storey interlocking forms referencing the mansion blocks that characterise the Hampstead townscape, the project offers a contemporary interpretation of the confident historic architecture of the area.

Brick is the prevalent material of the façades, conceived as a series of projecting bays in round and chamfered forms that give the building a strong vertical rhythm. Deep reveals, articulated lintels, string courses and cornices are reminiscent of the elaborate construction, weight, and permanence of the nineteenth century urban context. Apartments are organized around an inner central room from which different spaces unfold.

The labyrinthine plan, with its multiple thresholds and honeycomb of interconnected rooms, creates a complex and varied interior landscape that invites different ways of appropriation and allows degrees of privacy for residents, their guests or live-in carers to be modulated as the needs of the residents change and develop over time, including accommodating long-term care.

The judges' view: Mansion Block is a truly memorable building. Externally it sits well in its context, capturing the eccentricity of local area, and internally it does something unique: the amazing cellular macrobiotic plan makes for homely interiors, and is a really interesting counterpoint to the trend of open plan living spaces. This scheme is ambitious, and the architects have achieved something sensitive and creative here. The complex architecture has been beautifully designed and executed and is a worthy winner.



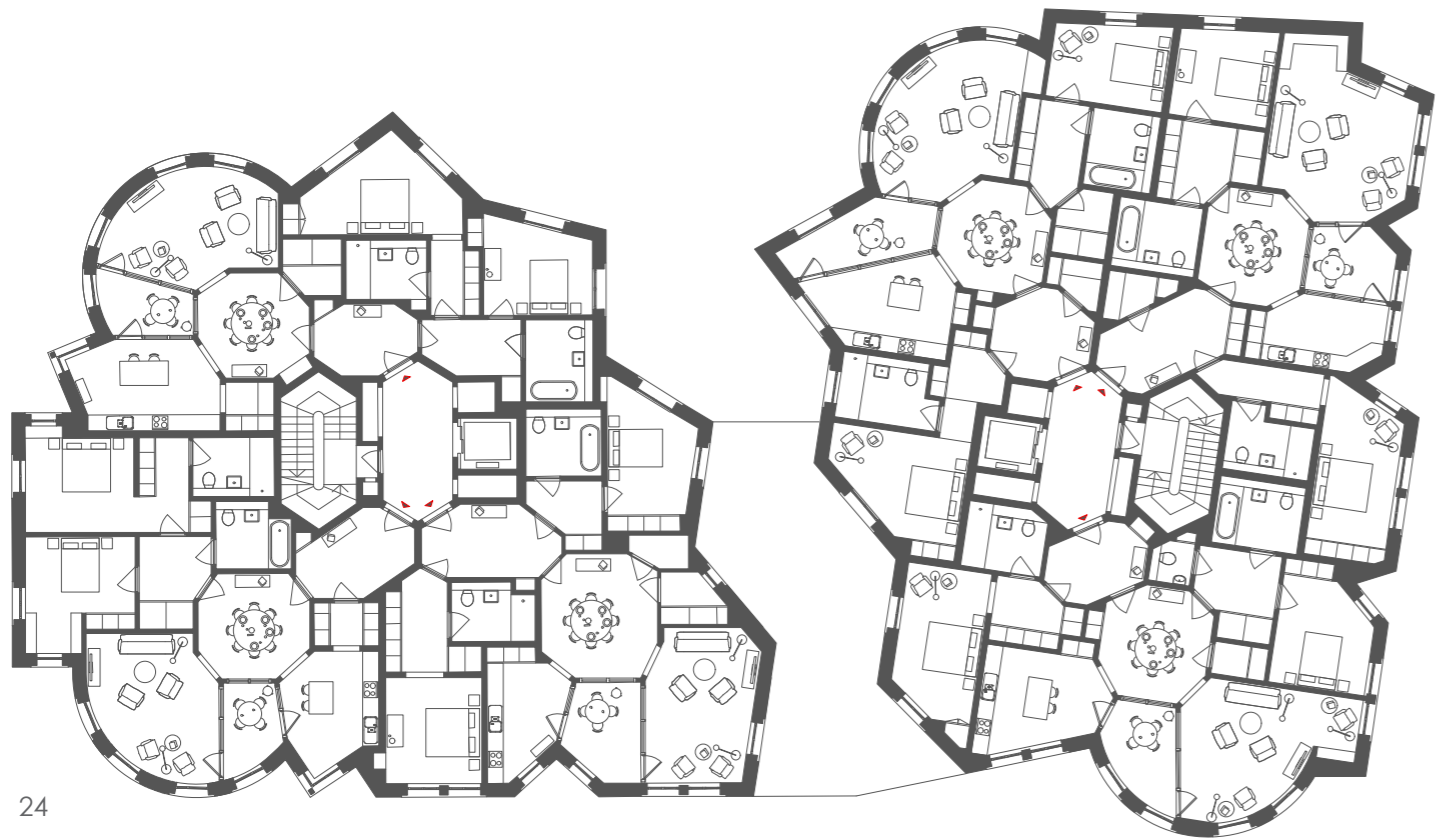


Photo Credit: ©Johan Dehlin



R7

Scheme address: Handyside Street, N1C
Architect: Morris+Company
Client/Landowner: Argent LLP

Scheme description: R7 is a flexible, mixed use office building, providing a friendly and welcoming environment with a variety of supporting spaces, such as a restaurant and cinema.

The pre-fabricated facade is low maintenance and long lasting; a lightweight, highly efficient engineered solution. Within the office spaces, carefully positioned soft-spots (which can be removed or filled-in as required) enable tenancies to expand and contract vertically/horizontally, without the need for relocation.

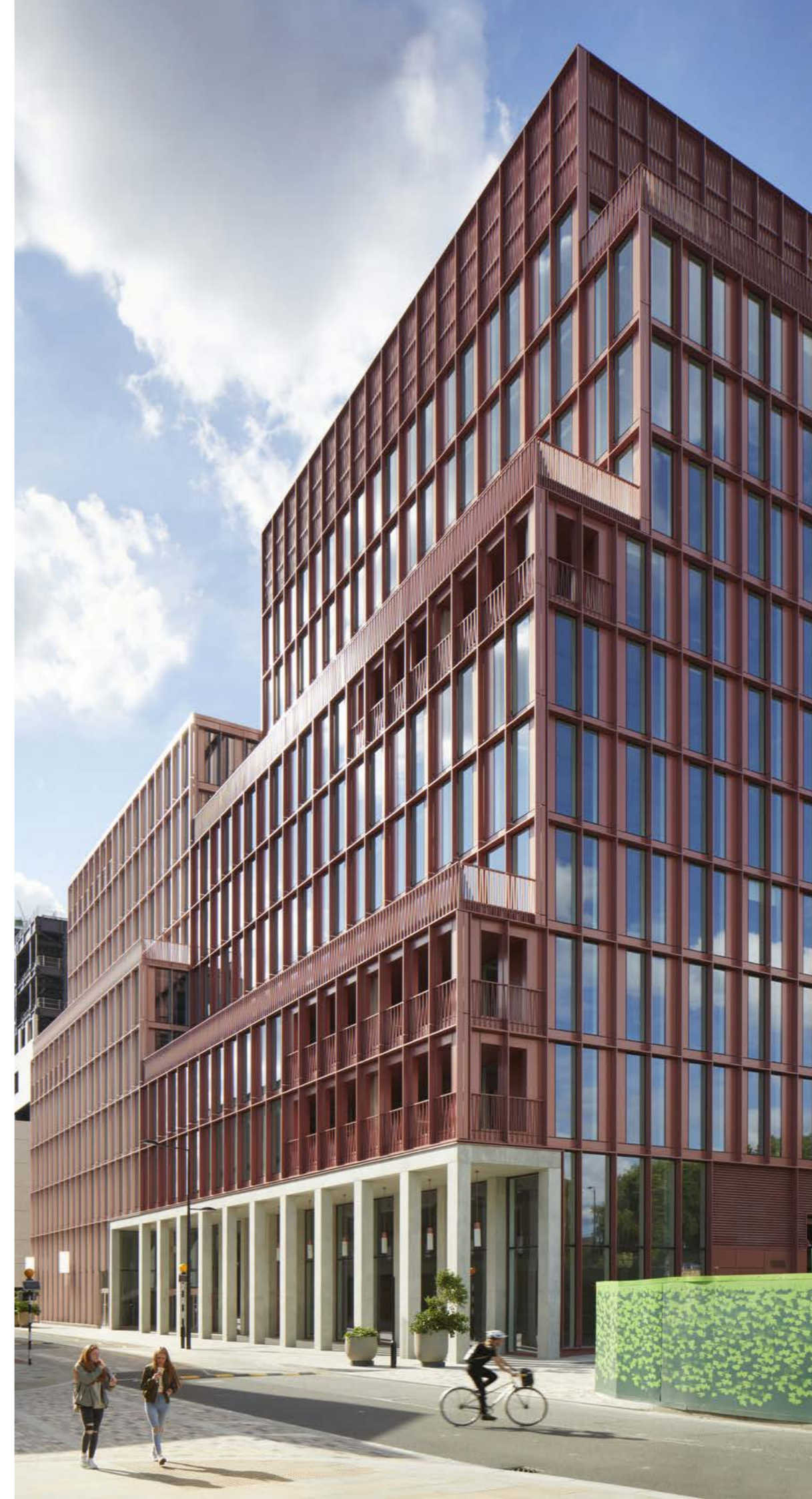
The design has created a building of character and originality, with a sculptural silhouette; a stepped massing form with setbacks, which take advantage of the expansive views across London, whilst creating valuable external amenity space on every level, including an expansive landscaped green terrace at roof level.

The ground floor is open to the public during operational hours and creates a direct pedestrian route through. This 'street' encourages an active, shared, mixed use entrance lobby. Users experience a social space with views through the plan to other retailers and the development beyond. R7 achieves BREEAM 'Outstanding'. All components and features are designed to complement and work together. An optimal proportion of glazing and solid panels within the facade minimise heat gains, with high levels of control over solar gain through projecting fins on the facades.

The judges' view: In the course of the judging we were lucky enough to visit some really terrific office buildings. However, there was one project that stood out as offering something different. Unusually for an office it positively welcomed people to pass through the building with the introduction of an internal street giving on to a cinema and enlivened by the sounds and smells of a pizza restaurant. This substantial building was carefully crafted and modulated to subtly relieve the massing and generously provides a sizeable external terrace to every floor.



Photo Credit: ©Jack Hobhouse



The Standard, London

Scheme address: 10 Argyle Street, WC1H
Architect: Orms, Shawn Hausman Design and Archer Humphries
Client/Landowner: Crosstree Real Estate Partners

Scheme description: The building was designed by the Camden's in house architects and built as an annexe to the 1930s Town Hall. Completed in the 1970's, the building was identified as detracting from the character and appearance of the Conservation Area. The architects felt it was under appreciated and along with the client developed ideas to retain it.

Adding new accommodation on top of the existing structure was key to the vision of giving the building more stature. New steel columns were threaded like needles down through the existing waffle slabs to the 1st floor transfer slab and concrete columns below.

The rooftop extension is clad in PVD coated stainless and deliberately profiled to form a solid, sculpted roof element, catching the light differently throughout the day. On the 8th floor, facades constructed in timber and glass allow the interior materials of the bedrooms to 'flow out' onto terraces. Above these the 9th and 10th floor bays cantilever out to host the new restaurant and bar, and a roof terrace above.

Multiple entrance points and a reinstated public garden to the south, originally closed due to anti-social behaviour, connects the hotel to the local streetscape and the hotel's bar and restaurant. A new, permanent east-west route for pedestrians and cyclists has been reinstated through the garden between Argyle Street and Tonbridge Walk.

The judges' view: The Standard by Orms is a wonderful example of a sensitive retrofit that celebrates user experiences and sustainable principles through a playful palette of interventions and materials that breathe new life into a building. Working within the constraints of a challenging context, Orms were able to craft a building that positively contributes to the character and ambition of the Borough.





Photo Credit:



Coal Drops Yard

Scheme address: Coal Drops Yard, Kings Cross, N1C
 Architect: Heatherwick Studio
 Client/Landowner: Argent LLP

Scheme description: Reimagining two disused Victorian structures, this project has transformed buildings never designed for public use into a new publicly accessible retail destination.

Both roofs needed significant repair, providing an opportunity to create a unique moment - a 'kissing point' where the two meet each other, forming a new upper storey and a sheltered space beneath. Marrying crafted elements with precision engineering, the design sensitively restores the buildings and yard to provide a wide range of unit sizes to cater to a changing sector. Smaller pop-up units in Lower Stable Street create an opportunity for emerging brands to set up at low cost.

The project combines steel trusses and structural glass together with Victorian materials such as cast iron and slates to create a site-specific texture. The design retains as much as possible on both structures, treating them holistically. The north end of the Grade II-listed Eastern Coal Drop was burnt out in the 1970s so the roof massing was moved to the north where there was minimal existing fabric.

The project also included a comprehensive yet sensitive restoration of the cobbled yard, which provides permeability with the surrounding busy neighbourhood. The covered space enables use in all weathers. The three main entrances are fully accessible, as well as two bridges from Bagley Walk. The main entrance ramp through to Cubitt Square remains open as a public route

The judges' view: Coal Drops Yard combines a radical idea with sensitive restoration to provide an enjoyable and complex set of public spaces. Stable Street creates an intimate and welcoming space, a successful counterpoint to the grand gesture of the kissing roof. It is a beautiful new addition to King's Cross Central.



Photo Credit: © Luke Hayes

Kiln Place

Scheme address: Kiln Place, NW5
Architect: Peter Barber Architects
Client/Landowner: London Borough of Camden

Scheme description: The brief was to provide high-quality, tenure blind homes and a series of estate improvements to be defined with existing residents. 15 new high-quality homes (including seven social rent) are provided across six sites, alongside a series of integrated estate improvements.

The homes take materials and qualities from adjacent Oak Village, creating new streets through the estate, reinforcing a sense of place and helping better integrate into the surrounding streets. Innovative house types navigate challenging site conditions, mixing old and new in a manner that is highly sensitive to its context. Six houses face a smaller terrace, making a new street through the estate. Seven more homes complete empty corners of existing residential blocks or partially tuck into disused store rooms.

Wider estate improvements include the creation of new paths, rationalising communal entrances, providing new front gardens and roof terraces to existing residents, improved play space, a new square, revised refuse strategy, increased biodiversity through new trees and planting, and increased overlooking of public space. The new homes are built with high quality, robust materials and a fabric first approach to ensure long term sustainability, low maintenance and a high performing fabric that reduces operational energy demands and energy bills.

The judges' view: The richness of detail and holistic approach to design in this scheme is admirable and has brought some playful buildings to this part of Camden. Not apologetic, or standard, the nuanced way the new interventions deal with the challenges of the existing estate with forensic moves is impressive. The buildings mediate the levels well, addressing amenity with outdoor space at different levels. This scheme prioritises inclusive design and is spatially and contextually sensitive. This kind of variety in housing schemes should be supported.

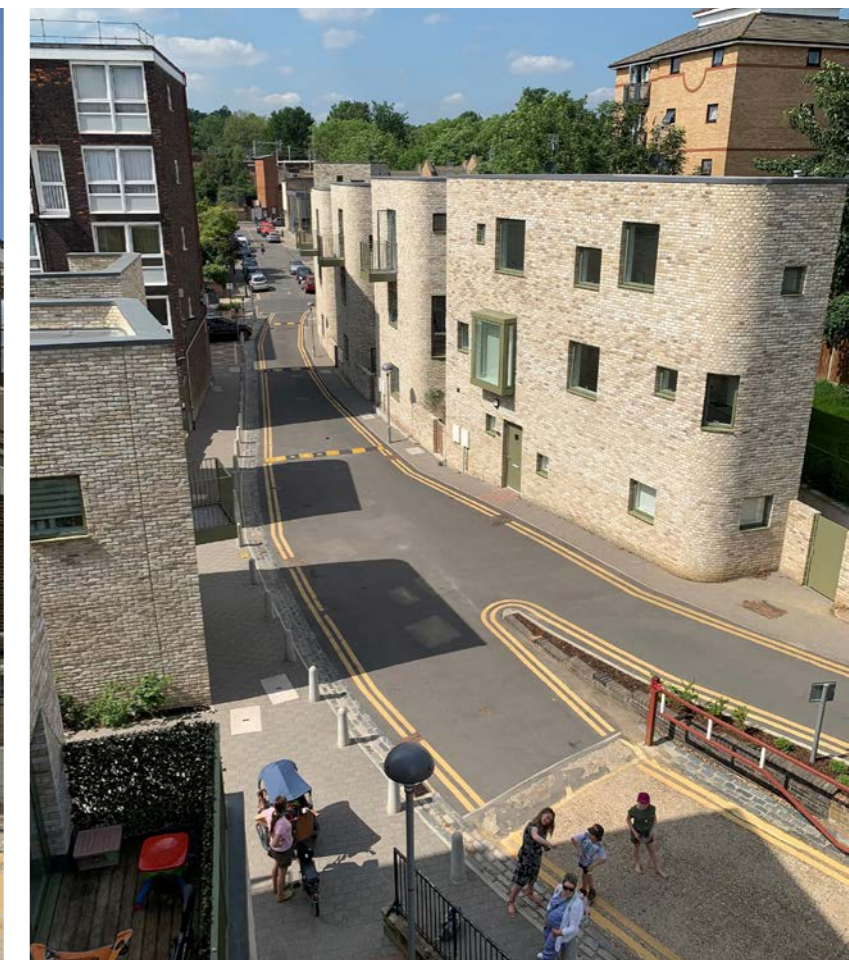


Photo Credit: ©Morley von Sternberg

No.1 New Oxford Street

Scheme address: 1 New Oxford Street, WC1A
Architect: Orms
Client/Landowner: Nuveen Real Estate and Sun Venture

Scheme description: No1 New Oxford Street, formerly Commonwealth House, is an imaginative transformation of a 1930s building with tight floor to floor heights of 2.95M into a Grade A Office building.

Being a designated positive contributor to the Bloomsbury Conservation area, significant alteration and extension had to be treated sensitively. The BREEAM excellent refurbishment/extension has an exacting attention to detail, referencing the Art Deco and Art Moderne periods creating stylish, flexible office retail spaces.

A materials palette of solus stone, brass, dark stained timber and ribbed glass enhance the building history, alongside green hexagonal glazed tiles which have been added to the exterior façade of the prominent prow Clock Tower and oriel windows on New Oxford Street. Green glazed tiles were proposed by the original architect, but not permitted by Giles Gilbert Scott - advisor to the Crown. Orms sought to realize this vision, sourcing the tiles from Pyrolave in France.

Curved shop fronts and a double height entrance space engages with the surrounding streets and a new rooftop garden is available for the occupiers to use. There is level retail pedestrian access from the pavement, and level cycle and basement access via entrance and egress from pavement.

The judges' view: This is a thoughtful and sensitive refurbishment of an existing building. Despite challenging floor to ceiling heights for an office building it works well internally. The courtyard brings a sense of openness internally creating a visual link across all floors. The materiality is robust and the detailing well executed to achieve a subtle and elegant building.

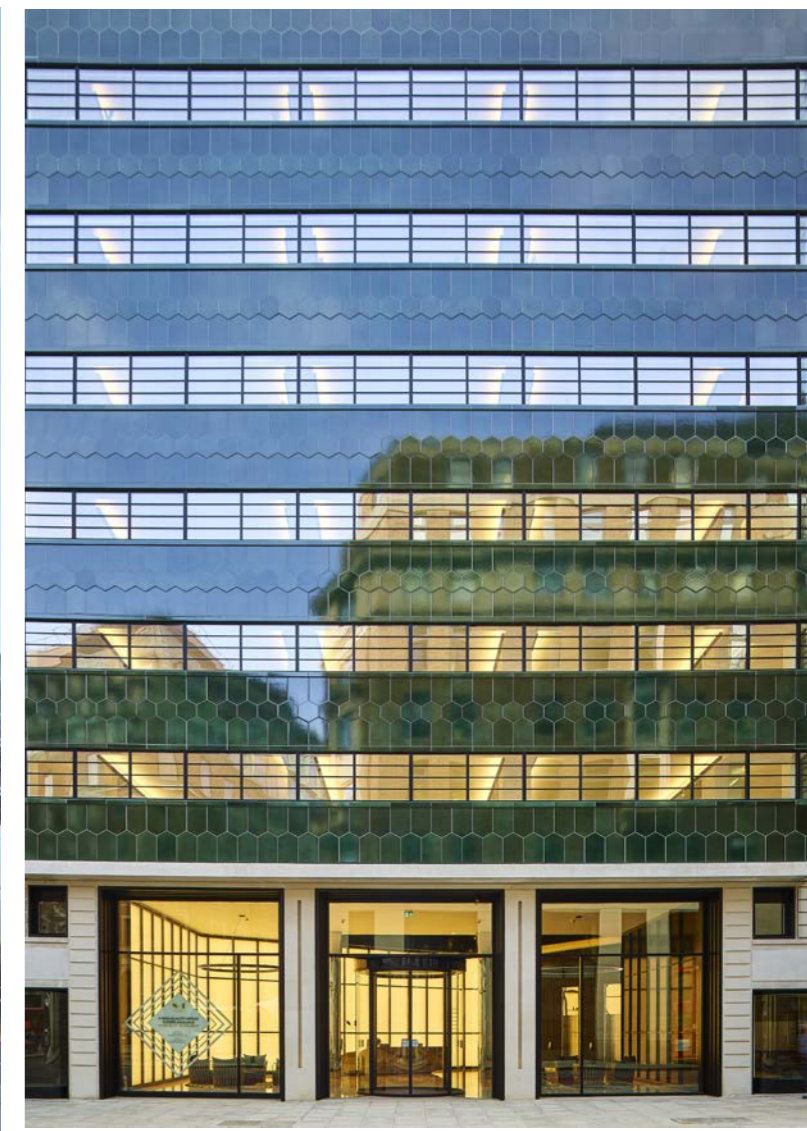


Photo Credit© Timothy Soar

The Post Building

Scheme address: 100 Museum Street, WC1A
Architect: Allford Hall Monaghan Morris
Client/Landowner: Brockton Capital and Oxford Properties

Scheme description: The Post Building is an office-led mixed use building that reconfigures and extends the existing structural frame of the former Royal Mail Sorting and Delivery Office.

Through careful adaptation of the existing structure, a central London city block that has lain derelict for over 20 years has been brought back to life, providing space for 3000 new jobs over 11 floors of Grade A office space and 21 new affordable homes, above a new active retail ground floor.

The development makes a significant contribution to the townscape by reasserting this key crossroad, improving the public realm on Museum Street, reactivating the 18th century Dunn's Passage and creating a new publicly accessible roof terrace. The carbon-heavy raft foundation and lower half of the existing structural frame was retained and repurposed as uniquely large volume office floorplates. A new circulation core and mezzanine levels have been delicately spliced into the existing frame demonstrating the adaptability of London's building stock to new uses.

The building's top half has been replaced and remodelled to create a focal corner at the intersection of five key London roads. The 3.5 x 4.5m openings within the new façade reflect the scale of the double height spaces inside, while expressive connections between the patinated stainless steel components of the cladding system give a richness of detail, echoing the mail sorting infrastructure that used to occupy the building and can still be found in the dormant Mail Rail tunnels below.

The judges' view: More than a building, The Post Building feels like a well-crafted piece of city. The way the history of the building is woven into narrative of the building has resulted in a refreshing and interesting approach to materiality. The façade together with the entrance, create a dynamic and exciting approach to the building. Buildings like this are evidence that reuse can work successfully and will be an important part of the future of our cities.

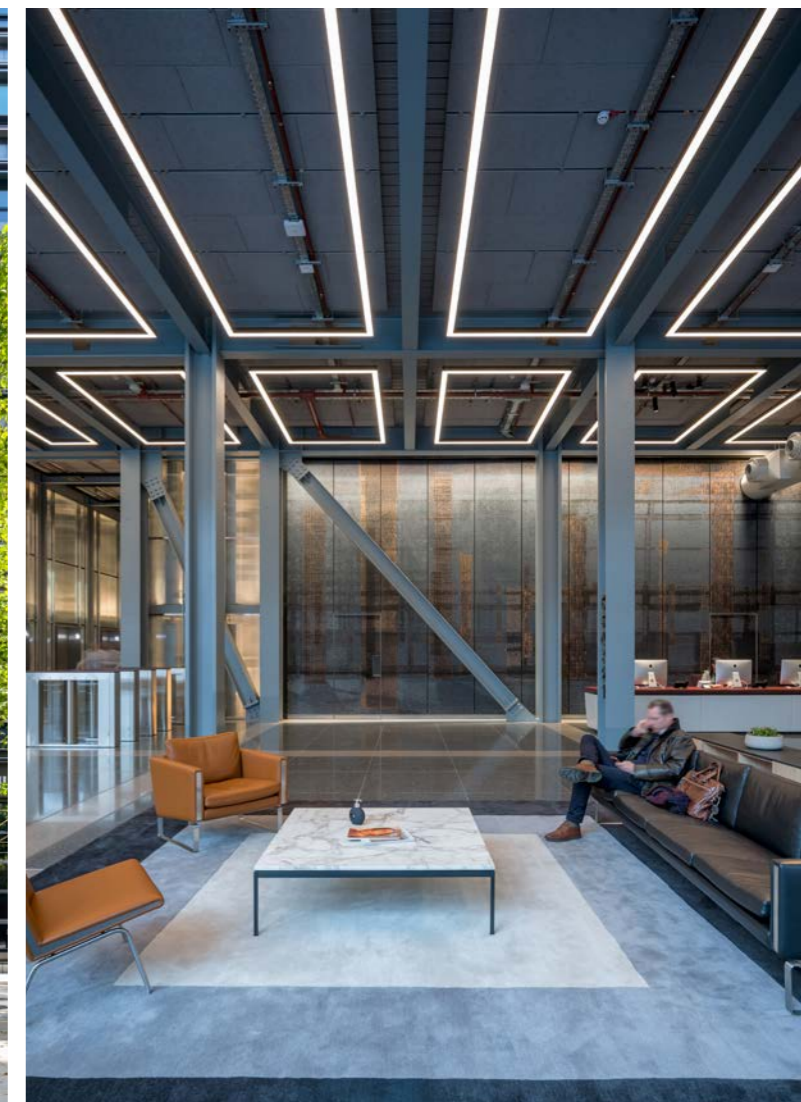


Photo Credit: Timothy Soar

Regent's Park Infill Sites

Scheme address: Regent's Park Estate (Roberts Street, Vardnell Street & Albany Street)

Architect: Mæ Architects

Client/Landowner: London Borough of Camden

Scheme description: Mæ were commissioned to create 32 new homes on 3 infill sites across the Regent's Park Estate, to re-house residents living in the path of HS2.

Following a collaborative, resident-led design process, the 3 blocks - Kirkfell, Caudale and Kentmere - respond to the community's needs and enhance their context, improving neighbourhood amenities and urban connections.

References to the patterned elevations of surrounding 1950s houses thread through the project, with recesses arranged to echo this. Homes exceed building standards, are dual or triple aspect and affordable to run thanks to a sustainable, well-insulated building envelope.

Replacing a car park, Kirkfell is a linear block positioned to provide a public-facing appearance along Robert Street. Caudale occupies a prominent corner along Vardnell Street, with a bold portico signalling the entrance. Split into two blocks, it provides cohesion to the estate's eclectic mix of buildings. Comprising a 3 and 5 storey building, Kentmere completes the perimeter of the neighbouring Rothay building, with on-street front doors enlivening Albany Street. While Kirkfell's shared outdoor spaces connect into public squares, Caudale and Kentmere feature community courtyards, creating play and leisure spaces which positively contribute to the area's social sustainability.

The judges' view: The three new housing blocks sit well within the existing estate. They are well put together and do good things for the urban realm. Providing good quality affordable housing in a socially sustainable way can be challenging. By bringing together a fragmented estate, Mæ's approach demonstrates how small sites can provide much-needed homes and urban realm improvements to enrich residents' lives and support communities.



Photo Credit: © Ståle Erikisen



Photo Credit: © Tim Crocker



Sports Hall, KX

Scheme address: 1 York Way, N1
Architect: Bennetts Associates
Client/Landowner: Argent LLP

Scheme description: Sports Hall is an all-timber building with almost zero embodied carbon situated on York Way. The building has been designed for 'multiple lives', meaning it is highly adaptable with a long life span. Ultimately it will become a gym and sports facility, but its first life is a construction skills centre providing local people with access to training and jobs.

The design responds to unseen challenges with the three operating rail tunnels, known as Gasworks Tunnels, dating to the late 19th century. The sensitivity of these historic tunnels has strongly driven the structural and architectural design, resulting in a very lightweight frame and defining the orientation of the building in relation to the tunnels.

The warm and welcoming timber interior has key spaces (the gym suite and sports hall) arranged on either side of a spine of interconnected social spaces. The project successfully addresses the challenges of its urban context. It replaces derelict land, bridging the gap and joining the existing neighbourhood and new King's Cross buildings.

It also provides a welcoming amenity directly across from existing residential estates, with generous windows displaying the indoor activities and an outdoor play area that will come online as part of its final developed design.

The judges' view: The Sports Hall King's Cross is very clever in the way it considers the afterlife of the building and has been designed for multiple uses. The materials used are warm as well as sustainable and the internal spaces feel joyful. This is a great example of how buildings can be designed to be flexible, welcoming and both environmentally and socially sustainable.

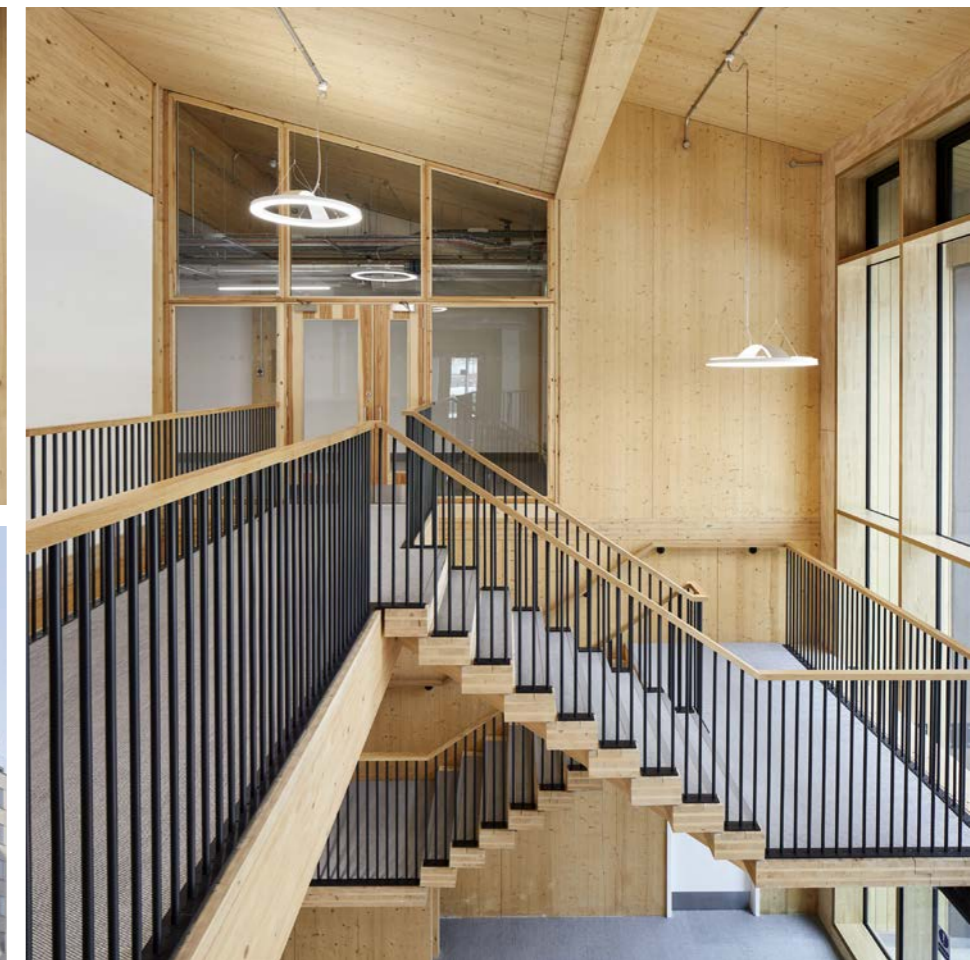


Photo Credit: Hufton Crow

SHORTLISTED

Belle Vue

Address: Rowland Hill Street, NW3
Architect: Morris+Company
Client: Pegasus Life
Description: Belle Vue is an inclusive, holistic retirement community. Its quartet of interconnected buildings create a sequence of landscaped courtyards, gardens and terraces, with communal and neighbourhood facilities, including spa, resident's lounge and public café.

Photo Credit: Jack Hobhouse



SHORTLISTED

1 Triton Square

Address: Triton Square, Regents Place, NW1
Architect: Arup Architecture
Client: British Land
Description: The reuse and extension of a 1990s office building transforms it into new flexible workplace. Taking a circular economy approach, as much of the existing building as possible was retained and reused including 3,500 m2 of glazed façade panels, 35,000 tonnes of concrete and 1,900 tonnes of steel.

Photo Credit: S Kennedy



SHORTLISTED

Longford House

Address: Longford Street, NW1
Architect: Matthew Lloyd Architects
Client: British Land
Description: Longford House delivers 100% affordable homes. The building is an example of high density urban living on a very constrained site and in a complex central London location, while maintaining high quality and generosity in the planning of the accommodation.

Photo Credit: James Gillham



SHORTLISTED

Hawley Wharf

Address: 45 Kentish Town Road, NW1
Architect: Allford Hall Monaghan Morris
Client: LabTech
Description: Hawley Wharf transforms an underused piece of city in Camden Town into a busy mixed-use development, enhancing the area's strong identity and creating a vibrant new quarter for the benefit of the local community, residents and visitors alike.

Photo Credit: Timothy Soar



SHORTLISTED

4 Pancras Square

Address: Pancras Square, Kings Cross, N1C
Architect: Eric Parry Architects
Client: Argent LLP
Description: The 11 storey building offers 18,050sqm of office space, with ground floor retail and forms the keystone of this new square at King's Cross. A cast iron gasometer previously occupied the site, which informed the expressed weathering steel exo-skeleton.

Photo Credit: Dirk Lindner



SHORTLISTED

UCLH Phase 5

Address: Huntley Street, WC1E
Architect: Pilbrow & Partners
Client: UCLH
Description: This marks the latest phase of the hospital's main campus regeneration, providing a specialist facility for ear, nose, throat and dental medicine. The site is at the heart of the Bloomsbury Conservation Area adjacent to listed residential neighbours.

Photo Credit: ©Peter Cook



SHORTLISTED

Zayed Centre for Research

Address: 20c Guilford Street, WC1N
Architect: Stanton Williams
Client: Great Ormond Street Hospital
Description: Dedicated to delivering world class research together with new treatments and therapies, the Zayed Centre for Research into Rare Disease in Children is a paediatric facility of global significance and a new urban beacon of science and care.

Photo Credit: ©Hufton Crow



SHORTLISTED

22 Handyside Street

Address: 22 Handyside Street, N1C
Architect: Coffey Architects
Client: Argent LLP
Description: This new office building is the antithesis of the environment that many have experienced working from home: a communal space, a bright place, an informal architecture that connects users to their local and global environment.

Photo: ©Tim Soar



SHORTLISTED

Wilkins Terrace

Address: Gower Street, WC1E
Architect: Levitt Bernstein
Client: UCL
Description: This project creates a new courtyard terrace above an existing service yard. As well as providing a high quality outdoor space for staff and students, this opens up a new east-west route to improve accessibility across campus.

Photo Credit: Ben Blossom



SHORTLISTED

Pears Building

Address: Pond Street, London, NW3
Architect: Hopkins Architects
Client: Royal Free Charity, UCL and the Royal Free London NHS Foundation Trust
Description: New medical research-focused building on the Royal Free Hospital campus which expands the existing UCL Institute of Immunity and Transplantation

Photo Credit: Janie Airey



SHORTLISTED

80 Charlotte Street and Asta House

Address: 80 Charlotte Street, 65 Whitfield Street, W1T
Architect: Make Architects
Client: Derwent London
Description: Occupying an urban block and the adjacent Asta House, this is a mixed use development in the heart of Fitzrovia delivering over 320,000ft² of workspace, 55 new apartments, a café, a restaurant and new park on Chitty Street.

Photo Credit: © Jack Hobhouse



SHORTLISTED

Birkbeck, University of London

Address: Euston Rd, W1T
Architect: Penoyre & Prasad
Client: Birkbeck, University of London
Description: A new Student Hub and Learning Centre for Birkbeck, this refurbishment and extension accommodates a state-of-the-art 180-person lecture theatre, classrooms, formal and informal learning spaces and a ground floor public café.

Photo Credit: © Timothy Soar



SHORTLISTED

UCL Student Centre

Address: 28-28 Gordon Square, WC1H
Architect: Nicholas Hare Architects
Client: UCL
Description: The new Student Centre forms part of a major transformation for University College London, setting a benchmark of excellence for all future UCL development projects.

Photo Credit: Alan Williams



SHORTLISTED

Abbey Area Regeneration

Address: Belsize Road, NW6
Architect: Pollard Thomas Edward Architects
Client: London Borough of Camden
Description: The completed Phase 1 scheme stands in place of a dilapidated car park and provides 66 new council homes and 75 homes for sale or private rent in a mix of sizes, from one-bedroom to four-bedroom flats.

Photo Credit: Diane Auckland



SHORTLISTED

Centre Point Redevelopment

Address: New Oxford Street, WC1A
Architect: MICA Architects Ltd
Client: Almacantar
Description: The project at Centre Point encompasses retrofit and refurbishment, urban design and landscaping. It is an exemplar of urban transformation, centred on the listed complex at St Giles

Photo Credit: © Andy Stagg



Small Projects

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Science Lab, Eleanor Palmer Primary School

Scheme address: Lupton Street, NW5
Architect: AY Architects
Client/Landowner: Eleanor Palmer Primary School / London Borough of Camden

Scheme description: Conceived as a 'wonder room'; a cabinet of curiosities and place for discovery and experimentation, the science lab is a learning environment that aims 'to foster enquiring minds, curiosity and wonder in the world'.

The lab building replaces a Victorian canopy structure with complex site conditions between a noisy road and a disjointed playground. It accommodates classes and after-school clubs for up to 32 pupils and is a shared resource for the school, neighbouring community and other schools.

The architecture is manifested through the means of the curriculum: processes, forces, materials and living things. An adaptable teaching space spills out onto the school playground and a new science garden. A pair of triangular roof volumes lifted above the teaching space give generous daylight, ventilation and height for experiments. The volumes are set back from the boundary to reduce the visual impact of the building on the street. A single deep window is punched through the boundary wall, creating a display and a new visual connection linking the school with the local community.

The result is a new building typology and an example of our holistic approach to passive environmental design and designing for well-being, where environmental factors generate a meaningful part of the architecture.

The judges' view: This design demonstrates the role design can play in providing genuinely life changing learning experiences for children. The STEAM Lab at Eleanor Palmer Primary School is elegant and efficient, treats children as mature young people and provides the backdrop for genuinely exciting learning opportunities, experimentation and risk taking. The design demonstrates what can be achieved on a tight budget through ingenuity, control and skill.



Photo Credit: Y Manlopoulou



Photo Credit: Nick Kane



Photo Credit: Nick Kane



Gloucester Gate Playground

Scheme address: Regent's Park, NW1
Architect: LUC
Client/Landowner: The Royal Parks

Scheme description: The Royal Parks set a brief for an innovative playground that pushes play boundaries for children of all ages, cultures and abilities. The playground appears on 1935 photos of the Park alongside a children's ward in St Katharine's Lodge - a hospital destroyed during WWII. The site was cleared and the rubble forms the mounds seen today. The former site of the Lodge has become a valued habitat, seeded and colonised by mature trees. This character stretches across to the playground, weaving it into the landscape naturally.

Play ranges from prescriptive to unbounded. We considered the emotional, mental and physical developmental needs of children and how that translates to play. Various zones offer challenges to suit different ages and abilities, with intimate spaces offering discovery, and larger spaces facilitating social play.

The Dell incorporates swings and playful routes through the planting up the banks of the mounds that define its shape. The Wootton features a generous sand and water play area. The Revetment - a sloping structure that cuts through the mound - is accessible via a bridge. The Wode - a grove of trees - extends into the wider park, with a wooden climbing structure and zip wire. The main path over the mound is a shallow gradient to allow wheelchair users to access unassisted. Secondary routes provide more challenging cut-throughs. Selected play equipment enables children to play together regardless of ability.

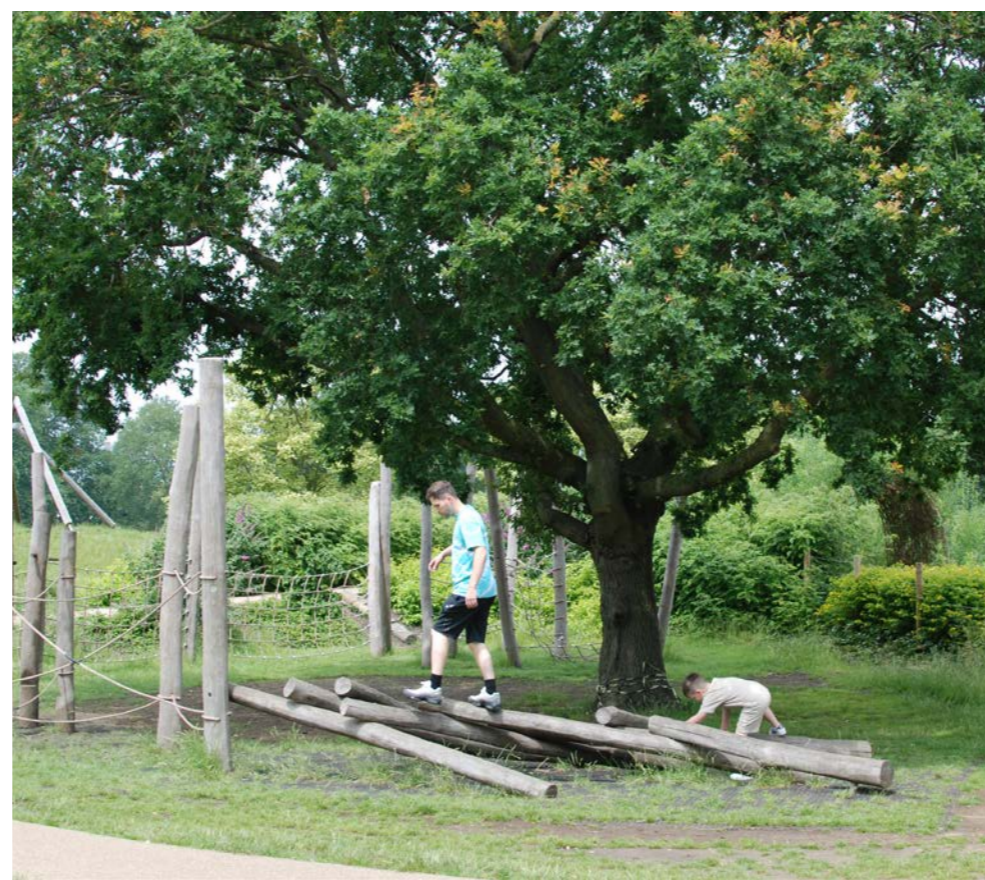
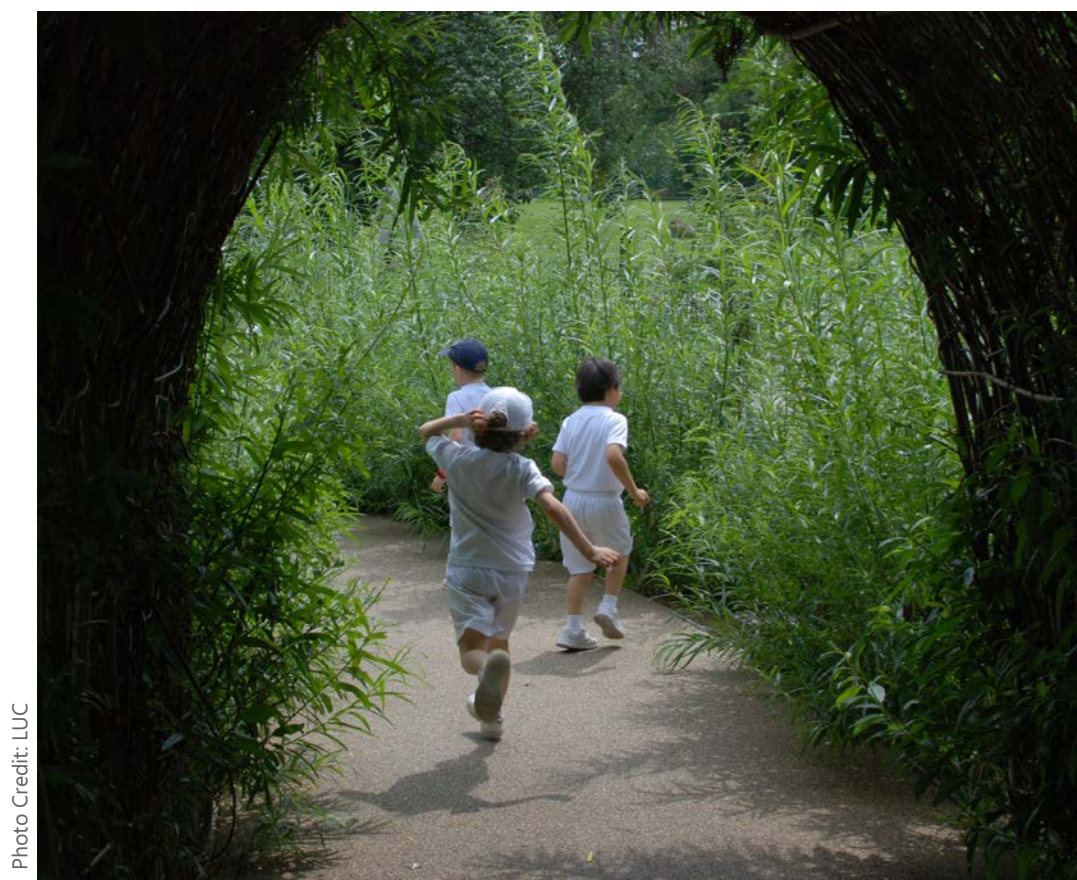
The judges' view: This playground is a breath of fresh air. Inclusivity has been designed into this scheme from the outset and makes accessible design seem effortless. The naturalistic planting and intuitive, experiential play, results in an inspirational environment for the children - and parents - that use it.



Photo Credit: LUC



Photo Credit: Duncan and Grove



'Great Things Lie Ahead', Holborn House

Scheme address: 35 Emerald Street, WC1N

Architect: 6a architects x Caragh Thuring

Client/Landowner: Holborn Community Association

Scheme description: Great Things Lie Ahead 2020, Holborn House is a new community building with an integral public artwork, in Camden for Holborn Community Association (HCA), an organisation with a 100 year history.

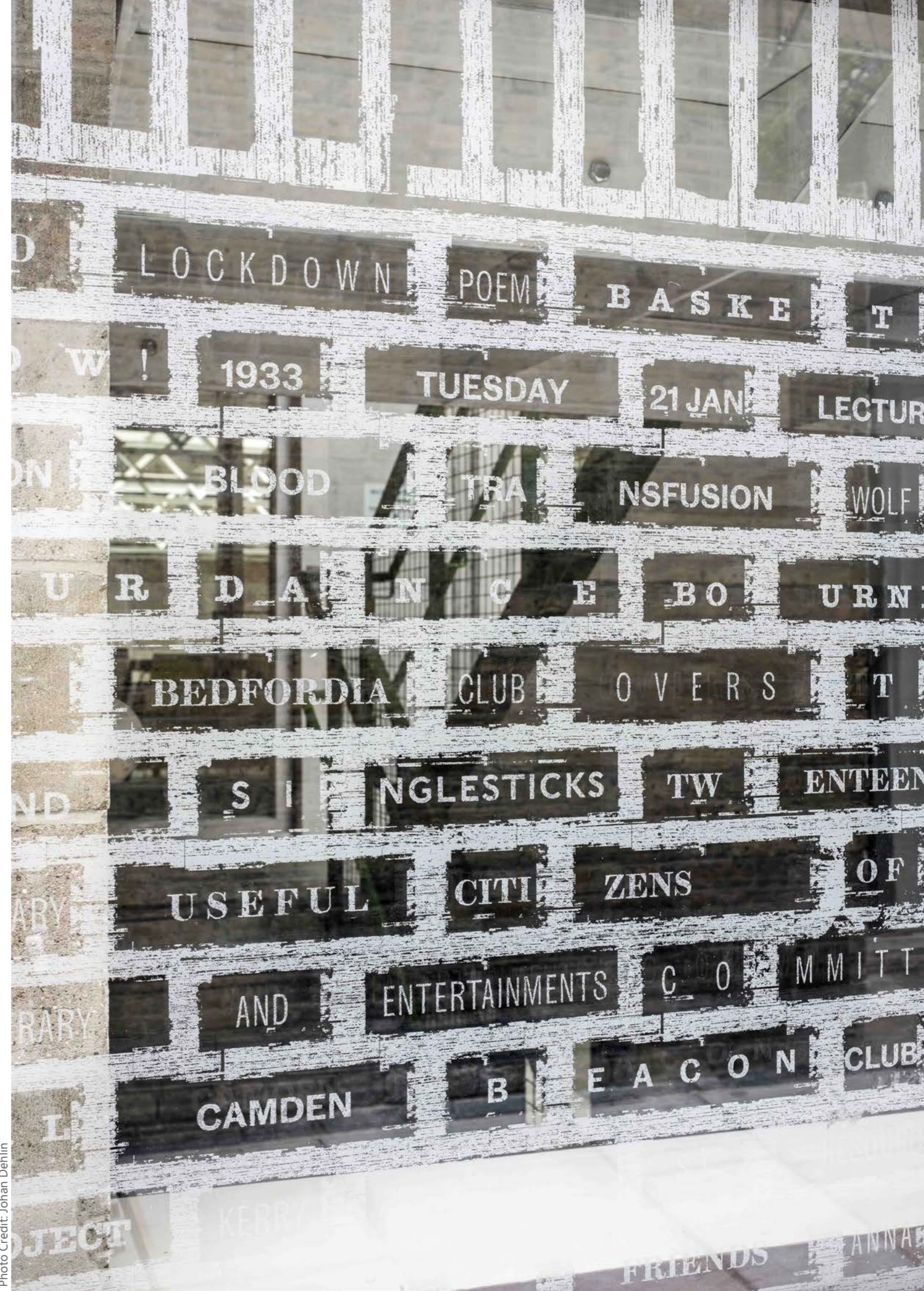
HCA's existing basement gymnasium, hidden deep in the city block, belied its vibrant rosta of community activity. It has been transformed and extended with two new storeys. The new building is outward facing, bringing visibility and identity within the neighbourhood, reflecting the importance of the community to this historic and commercially dense inner-city borough.

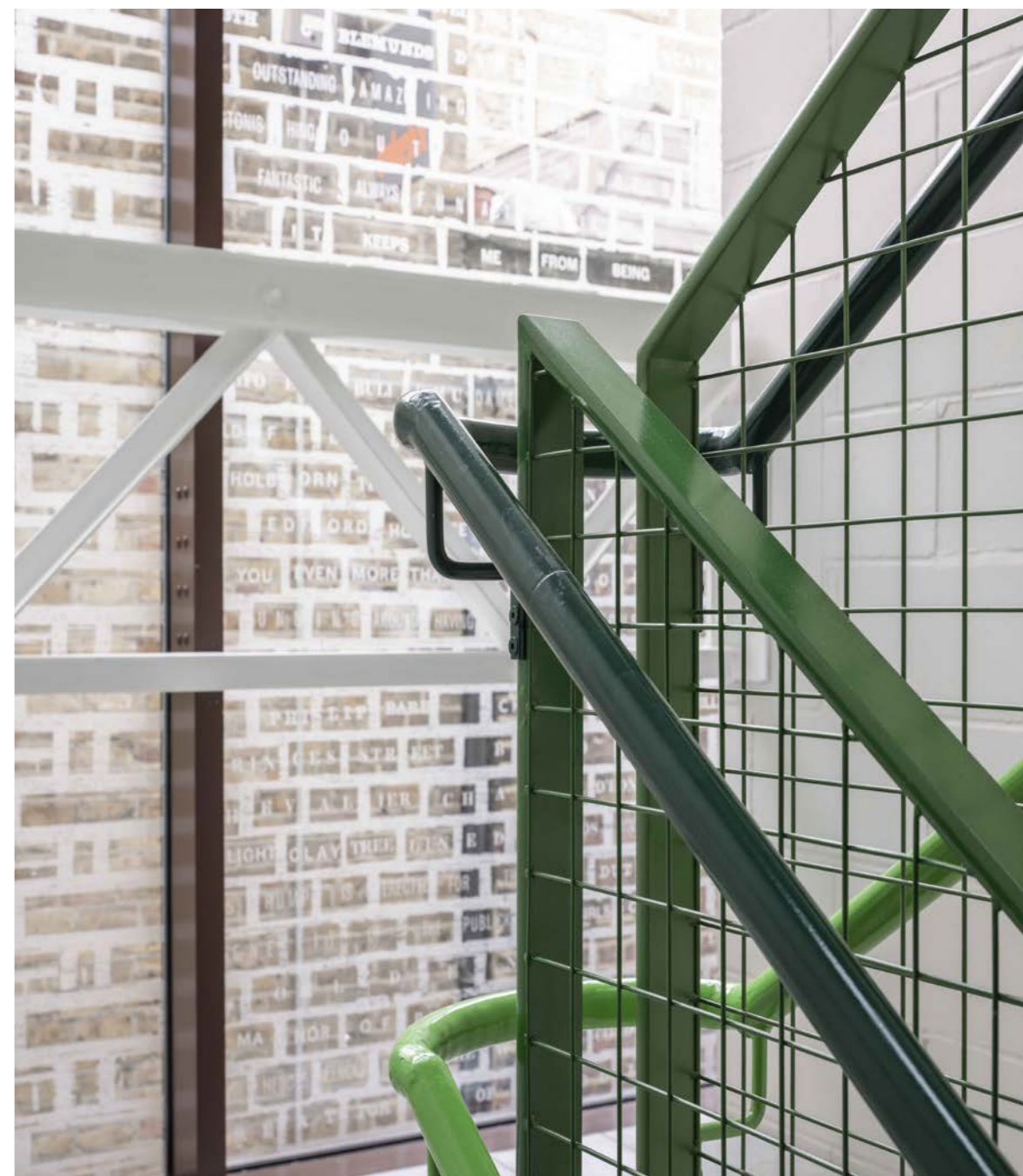
Re-use is core to the project, the old concrete infrastructure of basement and ground slabs, columns and sheer brick walls were retained, stripped back and the new design in/onto them, An area of the existing concrete ground slab was cut to insert an entrance ramp, and a new lift was inserted into the structure to make all of its floors fully accessible.

The new public artwork is integral to the architecture, it brings the rich history of Holborn's community back into the public realm. The curtain wall glazing of the façade is transformed by the local stories, names, events and places inscribed across it in etched mortar lines, traced from multiple eras of the surrounding brickwork.

The judges' view:

This scheme embeds community spirit into the design of the building and does everything well: the use of simple, beautiful materials; the way the spaces flow; the clever framing of internal views. Externally, the addition of small scale planting and the expression of the artist's work make subtle but important improvements to the narrow alleyway. These all combine to make an engaging building.





The New House

Scheme address: Parliament Hill, NW3
Architect: Woollacott Gilmartin Architects
Client/Landowner: Private

Scheme description: A new build family house with studio for two architects and their three children. The project transforms an awkward, left over site between two terraces into a contextually appropriate, sustainable home while maintaining the natural light, privacy and aspect of multiple adjacent residences.

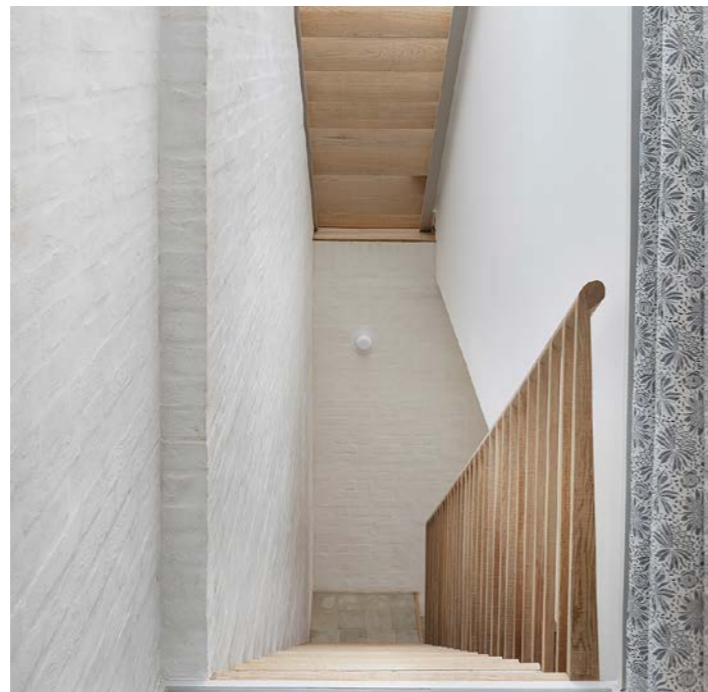
The new house does not step back from the street to exploit the gap with a pointedly modern and different building. Instead, it steps forward and engages with the setting. The building's tile-hung elevation takes cues from the local vernacular of red-brick Victorian houses and reworks them with a contemporary twist: the faceted facade negotiates the curve of the street in a way that mimics bay windows, while a roof lantern - and passive ventilation stack - takes its shape from the street's skyline of chunky brick chimneys.

The house squeezes deftly between its two neighbours and it wraps, climbs and twists over the unusually shaped plot to create a quirky collection of volumes which combine to create distinctive internal spaces. By visually addressing the differing surrounding buildings, the new house attempts, in a neighbourly sense, to introduce them to one another.

With active management the house is comfortable across a range of climatic conditions with limited heating inputs: careful window placement and sizing reduces overheating, improves natural light balance and passive cross ventilation. The house is designed for a range four alternative habitable configurations from single family home with studio to multi-generational family home with a self-contained basement flat.

The judges' view: Corner sites within London are extremely difficult - with odd-shaped sites snuck between historic terraces. Add to this complex site ownership and ground levels, and one has an impossible Rubik's cube to solve. The New House embraces these issues in an ingenious manner - not only in its layout and materiality, but also in its craftsmanship. Each space is curated uniquely with ample daylight and natural ventilation throughout. A true delight by Woollacott Gillmartin.





Wolsey Mews

Scheme address: Wolsey Mews, NW5
Architect: Burd Haward Architects
Client/Landowner: Private

Scheme description: 23/24 Wolsey Mews are two family homes on a site previously occupied by three derelict garages. This new building responds to the distinctive 'Kentish Townness' of its setting and breathes fresh life into the mews. It is a case study in how to develop a tight urban infill site, and the design works hard, maximising residential floor area, whilst at the same time as providing delightful, light-filled, flexible, sustainable living and working spaces.

When viewed from the mews the building reads as a pair of houses. Yet, behind the modest façade, a complex plan responds carefully to the constraints of the site and contains a generous volume of interlocking accommodation. A basement provides both homes with courtyard gardens and bringing natural light into the lower floors. At the rear, the volume is cut back to maintain light into adjacent buildings, and large windows and roof terraces give long views out across tree-filled gardens.

Sustainable, self-finished, economic materials are used throughout. Externally pink/yellow brick picks up tones of local flettons and stocks. Internally, brickwork is painted and the courtyard and stairwell enclosures are board-marked GGBS concrete. A characterful, pre-fabricated timber dia-grid roof structure contains large northlights, flooding the first floor with natural light.

The design benefitted from close input and consultation with neighbours. This quietly responsive but confident new building has given the mews a renewed sense of place and cohesion, and created a proper Camden street.

The judges' view: This beautifully detailed and sensitive project really makes the most of this very tight site with ingenuity and originality. The basement spaces and courtyards are highly successful living spaces and the roof detailing is exquisite.



Photo Credit: ©Heather Hobhouse



69 Highgate High Street

Scheme address: Highgate High Street, N6
Architect: Birds Portchmouth Russum Architects
Client/Landowner: Private

Scheme description: The new building stands at the summit of Highgate High Street to complete a terrace of listed buildings. It creates a focal point of civic quality at the confluence of North Hill, Highgate High St and West Hill and signals the historic route down into London.

Echoing the High St typology of shop with dwelling above the sculptural composition creates rich juxtapositions and vistas with the historic and landscape setting. The mixed-use building replaces dilapidated shacks and florist's shed on the brownfield site. Within the diminutive tapering footprint two shops and a florist face the High Street with an osteopath's studio tucked beneath. Above a maisonette is created by cantilevering three bedrooms over the alley below.

At the apex the flower stall is reintegrated with a display plinth and glazed canopy to create a focal point and enhance the village's commercial vitality. The canopy aligns with the adjacent building to mark a 'gateway' to Snow Hill which descends to Pond Square.

The High Street elevation reflects the incremental growth along Highgate High St. The Snow Hill façade echoes the ad hoc Pond Square vernacular with a London stock brick base and oversailing oak boarded fins. At the apex the two distinct elevations curve towards each other but are separated by the bay window and canopy. These elements are overlaid with fretted floral bronze panels to reflect the florist and create a delicate focal point at the climax to the High Street.

The judges' view: This project displays clever spatial manipulation on tight and complex urban site. The architect has achieved a lot in a very small space, with some quite ingenious and surprising solutions. The internal layout is clever and quirky, with a huge attention to detail, resulting in a high quality and joyful building.



Photo Credit: ©



STEM Lab, Torriano Primary School

Scheme address: Torriano Ave, NW5
Architect: Hayhurst and Co Architects
Client/Landowner: Torriano Primary School/London Borough of Camden

Scheme description: The STEM lab comprises the re-modelling of a two-storey 'turret' and the creation of a small, shiny rooftop extension and outdoor learning terrace, perched atop the school.

The headteacher wanted a space that would excite and inspire children to learn more about science. The adaptability of the space enables a wide range of learning activities for different age groups and abilities. Sensory learning features include internal planters, adaptable lighting and an interactive floor projector, which are well-used by the school for teaching children with sensory needs.

The lab nestles into the roofscape of the existing school, playfully referencing the detailing and character of the locally-listed building; clad in mirror-polished stainless steel, referencing the clay tiles and lead dormers whilst reflecting the green living wall and surrounding environment.

The scheme brings a series of previously disused spaces back into use. Timber was used for the primary structure and internal learning superstructure. A planted living wall provides habitats for insects and wildlife, enabling pupils to be involved in the care of the plants.

The superstructure, formed of a series of CNC-cut plywood portals with mezzanine act as learning framework, allowing items to be dropped from, fixed to, or projected onto it. Fold-down desks are used for class demonstrations or group work but can also be lifted-up to clear space for large-scale experiments. The lab provides an exciting, unique and well-used learning space in a previously disused, forgotten part of the school.

The judges' view: Hayhurst and Co have transformed an underused corner of the school into a truly inspiring learning space. On a tight budget, but with an enlightened client, this projects uses a number of creative and playful elements and shows how a small space can be transformed into something dynamic and fun.

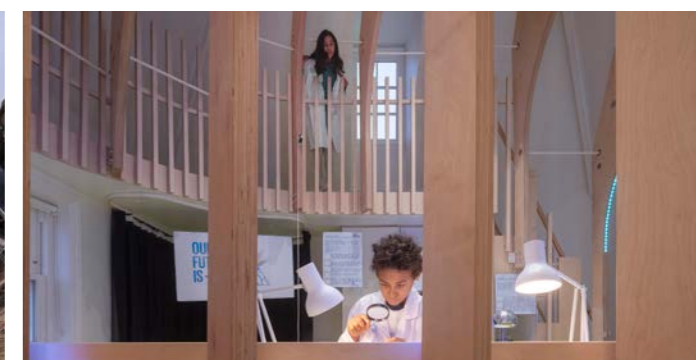


Photo Credit: © Kilian O'Sullivan

Granary Square Pavilion

Scheme address: Stable Street, King's Cross N1C

Architect: Bell Phillips Architects

Client/Landowner: Argent LLP

Scheme description: Granary Square Pavilion completes the south-western corner of Granary Square, forming a gateway to Coal Drops Yard. The design incorporates a café, public washrooms and a lift providing access between Granary Square and Lower Stable Street.

Set just a short walk from King's Cross station, the pavilion will sit beside the restored railway arches. Secondary functions such as the toilets and plant are positioned within the depth of the plan, presenting an active frontage to the adjacent public realm and historic ramp.

Designed as part of a broad-ranging masterplan for the area, the design accommodates a 105sq.m café and publicly accessible toilets. Integrating with other retail and leisure amenities, the pavilion is surrounded by a mix of stores and public space. The intricately detailed façade constructed from cast iron was designed in close-collaboration with the casting fabricators, and references the site's industrial past.

Adding an element of visual delight to the streetscape, the abstracted pattern is derived from the molecular arrangement of coal. The patterning is also applied to the lift shaft which helps to define an edge to the south-western corner of Granary Square. The building's positioning beside two retaining walls utilizes the ground as 'additional insulation' therefore resulting in less heat loss. Low flow fittings and dual flush cisterns ensure lowered potable water consumption. Landscaping plans include six new London plane trees along Stable Street; which act as stepping-stone habitat and green link in a highly urbanised location.

The judges' view: This project successfully navigates a really interesting brief. The pavilion negotiates the steep level change well, hiding the services within the depth of the plan and using windows to animate the slope down into Coal Drops Yard. Mostly unseen from the square itself, it sits quietly, but successfully brings the corner together.



Photo Credit: ©Kilian O'Sullivan

Max Fordham House

Scheme address: Camden Mews, NW1
Architect: bere:architects and Max Fordham
Client/Landowner: Max Fordham

Scheme description: This house was the brainchild and final home of the celebrated engineer and pioneer of sustainable design, who sadly passed away in early 2022. "People, and the things they do, generate heat all the time". Max long held the view that this should be sufficient to keep warm inside on a freezing, overcast day. "Only by achieving this can a building truly be called sustainable".

The Passivhaus standard was adopted as a robust way to achieve this. The building's thermal envelope, its ventilation system and its windows are designed so that the heat lost on a winter's day is no more than the heat generated by people living in the house. While the house does have a heating system, it is no bigger than a domestic kettle. With no fossil fuels in the building, a rooftop array of PV meets the majority of the annual energy demands of the house.

All occupied spaces have been designed for excellent daylight which passively warms up the house in the morning and provides pleasant sunshine. The green roofs and planting support biodiversity and give a connection to nature.

The building was designed so that the ground floor can be used as a self-contained dwelling, without the need for an occupant to use the stairs. The floor throughout is cork, which helps with acoustic character and provides some protection from falls. All these wellbeing benefits helped to provide Max with a comfortable home for his final years.

The judges' view: Max Fordham and Justin Bere have achieved a world class piece of M&E design through the design of this house. It demonstrates how sophisticated environmental technology can be used in a domestic setting. The architecture is simple and subtle forming a backdrop to the planting across the building, which helps to ground it in its surroundings and add warmth to the outdoor spaces. It is undoubtedly a visionary piece of sustainable design.



Photo Credit: ©Tim Crocker



Photo Credit: ©Lydia Goldblatt



Greening Regent's Park Estate

Scheme address: Stanhope Street, Augustus Street, Harrington Street, NW1
Architect: Groundwork London
Client/Landowner: London Borough of Camden

Scheme description: To help mitigate against the loss of public open space due to the construction of HS2 a number of housing green spaces in Regent's Park Estate have been improved. Sites include an existing MUGA adjacent to Augustus House and green spaces adjacent to Harrington House, Langdale, Kirkstone and Hawkshead.

The new MUGA is split into two halves to address level changes and the western side turned into an outdoor gym facility requested by the community. A new ramp was installed and the entire area resurfaced to allow for inclusive access. Other improvements include large areas of underused green spaces made more accessible for public use through new planted seating areas and a new parklets.

All improvements were based on community engagement to ensure the improvements met the needs of the local community. Improving access has given groups less likely to use outdoor space and local facilities the opportunity to do so. COVID has been shown to have had a disproportionate impact on black and ethnic minority groups in Camden, and these communities make up 49% of the population local to these open spaces.

This project provides an important opportunity to improve the wellbeing of these communities by enhancing the local environment and providing crucial opportunities to engage more people with nature.

The judges' view: The reimagining of these previously underused spaces has created more people-centred seating areas, garden spaces, and a sports pitch. The approach to planting brings improved biodiversity, more joy and interest, and enables residents to connect better with the natural environment. These may be small scale interventions, but they make a real difference to the residents that use them.



Photo Credit: ©LB Camden

SHORTLISTED

1950s Throwback to the Future

Address: Rosslyn Hill, NW3
Architect: Sanya Polescuk Architects
Client: Private
Description: An unloved 1950s two-storey terraced house in a Conservation Area has been given a new lease of life and a long and sustainable future. Part of a small, inter-war terrace of five, the house has been deep-retrofitted, expanded and made entirely fossil fuel free.

Photo Credit: ©Emanuelis-Stasaitis



SHORTLISTED

Camden School for Girls Extension

Address: Belsize Lane, NW3
Architect: AY Architects
Client: Camden School for Girls
Description: The creation of a new concept and business model for a new porcelain and ceramic gallery on a backland plot in London's historic Hatton Garden.

Photo Credit: Nick Kane



SHORTLISTED

Bloomsbury House and Mews

Address: John Street, WC1N
Architect: West Architecture
Client: Private
Description: On a quiet street in Bloomsbury, this project returns two Grade II listed buildings back to a single house after being used as publishers' offices since 1974.

Photo Credit: Ben Blossom



SHORTLISTED

Camley Street Natural Park

Address: Camley Street, N1C
Architect: Erect Architecture
Client: London Wildlife Trust
Description: Camley Street Natural Park is a protected nature reserve and Site of Interest in Nature Conservation, located in the King's Cross regeneration area. The centre comprises a large multi-purpose learning space, volunteer facilities and a small office. A cafe kiosk serves internal and external areas.

Photo Credit: Henrietta Williams



SHORTLISTED

Camden Pocket Park

Address: Camden Gardens, NW1
Architect: Studio MUTT
Client: Camden Town Unlimited
Description: The aim of this temporary project was to realise the potential of this underused and under-appreciated space. The landscape elements aim to be joyful and informal additions but also help reduce antisocial behaviour and make the park more usable for everyone in Camden.

Photo Credit: ©Luke O'Donovan



SHORTLISTED

Espérance Bridge

Address: King's Cross, Good's Way, N1C
Architect: Moxon Architects
Client: King's Cross Central Development Partnership
Description: Following the restoration and reopening of Coal Drops Yard, this bridge represents the final step of reinstating the heritage of this part of King's Cross. It replaces a bridge in the same position on the Regents Canal, which was used to transport coal to the Goods Yard.

Photo Credit: ©Simon Kennedy



SHORTLISTED

Fig Tree Retrofit

Address: Inkerman Road, NW5
Architect: Prewett Bizley Architects
Client: Private
Description: Home to a family of four, this London terrace was starting to feel cramped with children growing up and parents spending time home-working. The conclusion was that the existing set of rooms could be fine-tuned through 'micro-moves'.

Photo Credit: © Agnese Sanvito



SHORTLISTED

Leverton Street

Address: Leverton Street, NW5
Architect: ROAR Architects
Client: Private
Description: The brief for the project was to allow for independent living whilst encouraging family life. The Victorian house was carefully converted into two self-contained, duplex apartments with an extension to the rear and a new mansard.

Photo Credit: © Ollie Hammick



SHORTLISTED

House in Primrose Hill

Address: Fitzroy Road, NW1
Architect: Jamie Fobert Architects
Client: Private
Description: This house presents to the street a discretely extended Victorian façade, sitting comfortably and neutrally in its context, disguising an extraordinary contemporary interior. These new spaces are characterised by robust materiality, fluid floorplans, and extraordinary generosity of volume.

Photo Credit: Jim Stephenson



SHORTLISTED

Levita House - South Courtyard

Address: Charlton Street, NW1
Architect: LUC
Client: London Borough of Camden
Description: The design is modest and responds to the constraints of emergency vehicle access and refuse trucks, but within that envelope, the project has unlocked the potential of the courtyard, bring the community together and helping residents to live healthier, happier lives.

Photo Credit: LUC

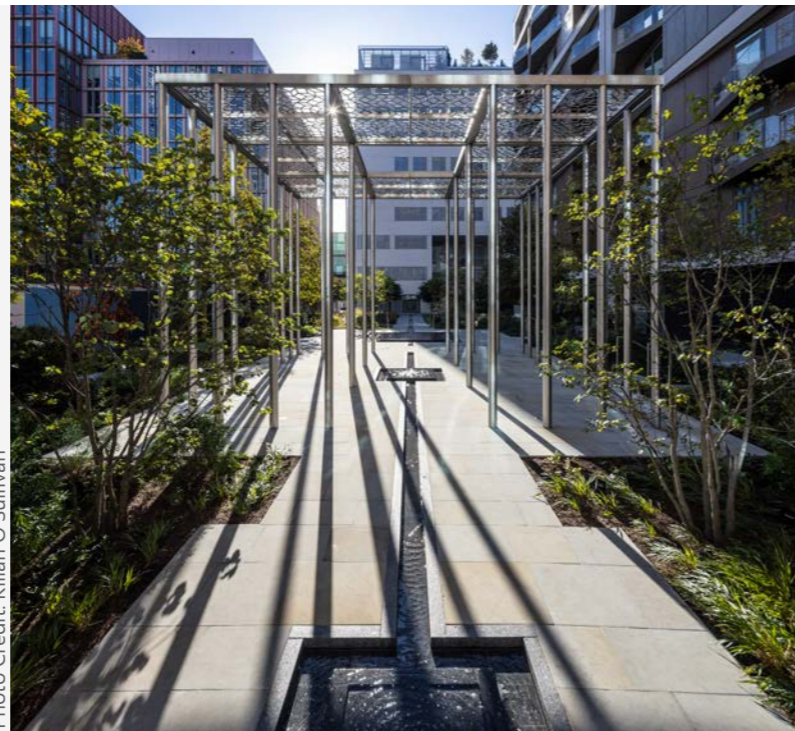


SHORTLISTED

Jellicoe Gardens

Address: Lewis Cubitt Walk, NC1
Architect: Bell Phillips Architects
Client: Argent LLP
Description: Created in partnership with the Aga Khan Development Network, landscape architects Tom Stuart-Smith Ltd took inspiration from early Persian garden traditions to design Jellicoe Gardens at King's Cross.

Photo Credit: Kilian O'Sullivan



SHORTLISTED

Mesh House

Address: Belsize Lane, NW3
Architect: Alison Brooks Architects
Client: Private
Description: The brief was for an open and transparent house that embraces its south facing orientation. By transforming the typical deep plan London house-type into an elongated courtyard villa, the form embraces the garden and fills the centre of the house with light.

Photo Credit:



SHORTLISTED

Pop Up Ute

Address: Ferdinand Street, NW1
Architect: Friend and Company
Client: Private
Description: This reuse of an existing brownfield industrial heritage site, dating from 1860, attempts to evoke the host DNA deploying contemporary industrial materials with utilitarian precision, similar to how the original piano factory on the site was extended and added to.

Photo Credit: ©Agnese Sanvito



SHORTLISTED

The Soup Kitchen London

Address: 79a Tottenham Court Road
Architect: Allford Hall Monahan Morris
Client: Derwent London
Description: Working closely with long-time client Derwent and contractor The Thornton Partnership, AHMM has created a small mental health consultation room beneath an existing stair at The Soup Kitchen's central London outreach centre on Tottenham Court Road.

Photo Credit: © Tim Soar



SHORTLISTED

Somers Town Bridge

Address: Camley Street/Regent's Canal, N1C
Architect: Moxon Architects
Client: King's Cross Central Development Partnership
Description: This bridge across Regent's Canal, designed for cyclists and pedestrians to cross from Camley Street into King's Cross Central, is one of extreme simplicity. As a simple beam, it meets structural demands with the very minimum of materials.

Photo Credit: ©Simon Kennedy



SHORTLISTED

Whitfield Gardens

Address: Tottenham Court Road, W1T
Architect: LDA Design
Client: London Borough of Camden
Description: One of the many green and public spaces in the West End Project, Whitfield Gardens has been revived and provides a strong sense of space in the shadow of the Fitzrovia Mural.

Photo Credit: ©LDA Design



SHORTLISTED

Studio House

Address: North End Lane, NW3
Architect: AOC
Client: Private
Description: The house is built on a magical plot in the woods on the edge of Hampstead Heath. The family enjoyed the intimate and outdoor living that their compact 1990s studio had allowed but wanted a larger house to meet their evolving needs as the daughters grew older.

Photo Credit:



SHORTLISTED

Pulpit House

Address: Upper Park Road, NW3
Architect: Birds Portchmouth Russum Architects
Client: Private
Description: A Victorian terrace house is imaginatively transformed by the creation of a new kitchen / dining area at the lower ground and library at reception level, linked by a dramatic new staircase.

Photo Credit: ©Renny Whitehead



Summary

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- 2 Gospel Oak Small Sites
- 3 Holmes Road Studios
- 4 Kingsgate Primary School
- 5 Mansion Block, Hampstead
- 6 R7
- 7 The Standard, London

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- 14 Belle Vue
- 15 Longford House
- 16 4 Pancras Square
- 17 1 Triton Square
- 18 Hawley Wharf
- 19 UCLH Phase 5
- 20 Zayed Centre for Research
- 21 Wilkins Terrace
- 22 80 Charlotte Street and Asta House
- 23 22 Handyside Street
- 24 Pears Building
- 25 Birkbeck, University of London
- 26 UCL Student Centre
- 27 Abbey Area Regeneration
- 28 Centre Point Redevelopment

HIGHLY COMMENDED

- 8 Coal Drops Yard
- 9 Kiln Place
- 10 No.1 New Oxford Street
- 11 The Post Building
- 12 Regent's Park Infill Sites
- 13 Sports Hall, KX

