

# London Planning Awards 2019

part of

## Building London

### The winning entries

#LondonPlanningAwards

January 2019

Headline Partner



## GROSVENOR

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MAYOR OF LONDON



# The Judging Panel



**JULES PIPE CBE,  
DEPUTY MAYOR FOR  
PLANNING, REGENERATION  
AND SKILLS**

The London Planning Awards demonstrate the quality and depth of London's built environment sector, setting the standard for the collaborative working required to meet the challenges associated with London's growth.

I would like to congratulate this year's winning and highly-commended entries for again helping to push the industry forward. Each one demonstrates what's possible when we approach development in the right way, and I would encourage developers, planners, designers, decision makers and key stakeholders to take a look at these innovative schemes and their contribution to Good Growth.



**JASMINE WHITBREAD,  
CHIEF EXECUTIVE  
LONDON FIRST**

It has never been more important for London to remain the best place in the world to do business. Our ability to conceive and deliver innovative and ground-breaking new developments is central to that vision of a thriving London; we've seen the amazing things that this approach to planning has achieved around Canary Wharf, Spitalfields, London Bridge Station, Regent Street and Battersea Power Station; it is this boldness and creativity that makes London such an attractive place to live and work.

The Planning Awards show us just how imaginative the industry can be as it plans, designs and builds tomorrow's communities, work places and open spaces, and as it preserves our heritage and champions our culture. Congratulations to this year's winning and highly commended projects!



**JOHN WALKER,  
SECRETARY OF THE  
PLANNING OFFICERS  
SOCIETY LONDON**

This year saw the strongest set of entries since the London Planning Awards started. It was difficult for the judges to compile a shortlist for each category given the quality of submissions and the winners can take great pride in knowing they have beaten off tremendous competition.



**CLLR DARREN RODWELL,  
LONDON COUNCILS'  
EXECUTIVE MEMBER FOR  
HOUSING & PLANNING**

London faces a worsening homelessness crisis. With 55,000 London households living in temporary accommodation, it's essential that we build more homes.

But it's also crucial that development is high quality, environmentally sustainable, and wins the support of the local community. This is why we're proud to be part of the London Planning Awards – celebrating the outstanding development projects that are so important to meeting London's housing need.



**IAN TANT MRTPI,  
PRESIDENT, ROYAL TOWN  
PLANNING INSTITUTE**

Many congratulations to the planners involved in all these projects who are helping to create such exciting places to live, work, explore and connect with nature across the capital. From Camden to Tolworth and from the West End to Walthamstow, these innovative projects demonstrate how London's planners are using their passion and skills to do exactly what planners should be doing – creatively solving the capital's important spatial issues for the benefit of society, our communities, the economy and the environment.

# Best New Place to Live

**WINNER**

## **CAMDEN COURTYARDS**



Image by Simon Kennedy

**Submitted by:**  
Sheppard Robson  
CBRE  
Barratt London

This innovative housing scheme successfully accommodates 50% affordable housing within a compact 'S'-shaped block plan, resulting in an efficient use of the site, optimal residential density and a high proportion of dual aspect units. The building was built on previously vacant Brownfield site and is inspired by the rich industrial heritage of the area whilst complementing the Victorian and Georgian properties in the locality.

## **HIGHLY COMMENDED**

### **KIDBROOKE VILLAGE**

**Submitted by:**

Greater London Authority  
Royal Borough of Greenwich (RBG)  
Berkeley  
Optivo  
Moat Homes  
Southern Housing Group



Image by Berkeley

## **SHORTLISTED**

Fish Island Village



Image by Peabody & Hill

Submitted by:  
Peabody  
Hill  
The Trampery  
Haworth Tompkins Architects  
Pitman Tozer Architects  
Lyndon Goode Architects

Gospel Oak Infill sites



Image by Hélène Binet

Submitted by:  
Burd Haward Architects  
London Borough of Camden  
Moulton Taggart  
Ellis & Moore  
Ingleton Wood  
Boxmoor Construction Ltd.

Kings Crescent  
Estate Phases 1 & 2



Image by Jim Stephenson

Submitted by:  
London Borough of Hackney  
Karakusevic Carson Architects  
Henley Halebourn  
Muf architecture / art  
Higgins

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ANTHOLOGY  
Build from London



# Best New Workspace

## WINNER

### NO 1 NEW OXFORD STREET

#### Submitted by:

TH Real Estate

Orms

Akt II

Mace

Arcadis

Sandy Brown Associates LLP

Design Consultancy

Long and Partners

RLF



Image by Timothy Soar

The applicant demonstrated a positive collaborative dialogue with the Local Planning Authority that has helped produce a highly sustainable workspace with active frontages at ground floor level and a new public access through the back of the development. The physical alterations have not only brought a building of merit back to life, they have significantly enhanced the workspace and environment inside and out. The finished design respects the original architecture and creates workspace that inspires its new occupants, is durable and secures this important corner building for another generation.

## HIGHLY COMMENDED



Image by Studio RHE

#### REPUBLIC

##### Submitted by:

LaSalle Investment Management

Trilogy Real Estate

Studio RHE

Savills

Quartz Project Services

## SHORTLISTED

### London Wall Place



Image by Make

##### Submitted by:

Brookfield Properties

Oxford Properties

Make Ltd

Multiplex

Gardiner & Theobald

Hurley Palmer Flatt

WSP

City of London

Sponsored by



# Best Mixed-Use Scheme

**WINNER**

## TELEVISION CENTRE



Image by Timothy Soar

**Submitted by:**

AIMCo  
Allford Hall Monaghan Morris  
Arup  
BBC Studioworks  
Deloitte  
De Rijke Marsh Morgan  
Mikhail Riches  
Mitsui Fudosan  
Stanhope  
Maccreanor Lavington  
Gillespies  
Mace  
Pritchard Themis

It was important for this regeneration scheme to respect the history of a media complex that is very familiar to the public. The best and most recognised elements of the buildings have been preserved and creatively adapted to accommodate a wide range of new uses. The result is a very high quality mixed use scheme that provides first class residential accommodation, offices, retail and health facilities. Not only are there hints of the previous media activities throughout the development, it successfully retains some of the broadcasting activities it is so well known for from the past to give a genuine integrated multi use development.

## SHORTLISTED

Caxton Works



Image by Benedict Luxmoore

Submitted by:  
Studio Egret West, U+I plc  
Cardoe Martin, CF Commercial and  
Cherryman  
Galliard Homes, Tooley Foster  
Partnership  
PH Warr, MTT  
PEP Civil and Structural Ltd,  
Royal Haskoning, Buro Happold Ltd

Former Nestle Factory, Hayes



Image by Barratt London

Submitted by:  
Barratt London, Makower Architects,  
Dmfi Architects, Hawkins Brown  
Architects, Gillespie Landscape  
Architects, Barton Willmore

Westbourne Park  
Baptist Church



Image by Allies and Morrison

Submitted by:  
Dolphin Living

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# The Heritage and Culture Award

## WINNER

### WALTHAMSTOW WETLANDS

**Submitted by:**

London Borough of Waltham Forest  
Thames Water  
Heritage Lottery  
Witherford Watson Mann  
Entuitive  
P3r Engineers  
Kinnear Landscape Architects  
Cinns  
Jackson Coles  
Real Studios  
Polimekanos  
NPS Group



Image by Penny Dixie

This huge operational site for Thames Water was previously closed to the public until the London Borough of Waltham Forest persuaded Thames Water to grant them a 25 year lease and allow public access. It is now the largest urban wetland nature reserve in Europe that celebrates both the rich wetland habitats as well as the area's rich industrial heritage. A locally listed Victorian power station was converted into a new visitor centre including a café, shop, exhibition and education space. There's works on a listed copper mill to create a viewing platform over the wetlands and two kilometres of boardwalk have been laid out for walkers and cyclists. There is a vast schools programme and the wetlands centre is attracting high visitor numbers.

### HIGHLY COMMENDED

#### SOUTH LONDON GALLERY FIRE STATION

**Submitted by:**

South London Gallery



Image by Andy Stagg

### SHORTLISTED

#### London Wall Place



Image by Make

Submitted by:  
Brookfield Properties, Oxford Properties  
Make Ltd, Multiplex, Gardiner & Theobald  
Hurley Palmer Flatt, WSP, City of London

#### Smithson Plaza



Image by Michael Carapetian

Submitted by:  
DSDHA, Tishman Speyer,  
Campbell Reith, Mace  
Como, Heritage Collective, Sweco

#### Victoria Palace Theatre



Image by Philip Vile

Submitted by:  
Delfont Mackintosh Theatres Ltd  
Aedas Arts Team,  
PFB Construction Management Services  
8Build, Buro Happold, Conisbee  
Theatre Projects, Arup Acoustics, Pritchard Themis  
Clare Ferraby Designs, Jeremy Gardiner Associates  
Bruce Shaw, Montagu Evans

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# The Mayor's Award for Sustainable and Environmental Planning

**WINNER**

## **AGAR GROVE ESTATE**



**Submitted by:**

Mæ  
Hawkins Brown  
London Borough of Camden  
CMA Planning  
Arcadis  
Peter Brett Associates  
Grant Associates

This ongoing estate regeneration in the London Borough of Camden will result in the provision of 493 new homes to existing and future residents, of which 345 will be built to Passivhaus Standards. The largest scheme of this kind in the UK, the Passivhaus specification ensures improvements in air quality and reductions in energy demand and consumption. Meanwhile, the masterplan will enhance the public realm and connections with the surrounding area.

## **HIGHLY COMMENDED WHITE COLLAR FACTORY**



Image by Timothy Soar

**Submitted by:**

Derwent London  
Multiplex  
Arup  
AKT II  
Jackson Coles  
Aecom  
BB UK Studio  
Middlemarch Environmental  
All Clear Designs  
Tibbalds

## **SHORTLISTED**

### London Wall Palace



Image by Make / Spacehub

Submitted by:  
Brookfield Properties  
Oxford Properties  
Make Ltd  
Multiplex  
Gardiner & Theobald  
Hurley Palmer Flatt  
WSP  
City of London

### Mayfields



Image by Rogers Stirk Harbour + Partners

Submitted by:  
London Borough of Lewisham  
Lewisham Homes  
Rogers Stirk Harbour + Partners  
Aecom  
Breeze Landscape

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TERENCE  
SPOURKE



# The Award for Community Engagement in the Planning Process

## WINNER

### SHEDX - GROWING IDEAS IN TOLWORTH

**Submitted by:**

The Community Brain CIC  
The Royal Borough of  
Kingston upon Thames  
Greater London Authority  
Heritage Lottery Fund



Image by Robin Hutchinson

Developed by 'The Community Brain', who in partnership with RB Kingston, secured £385,239 of GLA's Good Growth Funding, the SHEDx project responds to Tolworth's context and 'quick win' projects identified in the Tolworth Area Plan – by giving all of Tolworth's communities a voice in the area's anticipated regeneration. The judges were impressed by the energy and breadth of imagination given to creating a 15-month programme designed to create a new community narrative for Tolworth, capturing

## HIGHLY COMMENDED



Image by Lambeth Council

### NORWOOD CO-OPERATIVE LOCAL INVESTMENT PLAN

**Submitted by:**

London Borough of Lambeth  
Hatch Regeneris  
Kaizen Partnership

## SHORTLISTED

8 Albert Embankment



Submitted by:  
U+I and London Fire Commissioner

Sponsored by



# The Borough-led Projects Award

## WINNER

### COLVILLE ESTATE REGENERATION

**Submitted by:**

London Borough of Hackney,  
Karakusevic Carson Architects with  
David Chipperfield Architects,  
Higgins Homes  
Anthology



Image by Rogers Stirk Harbour + Partners

The London Borough of Hackney has demonstrated a very forward thinking approach to estate regeneration. From the outset, Hackney has been very engaged with the existing community, listened to what they wanted from the project and involved them in an iterative design process. Hackney entered into a joint venture partnership with developer Anthology to build some private housing to cross-subsidise delivery of the wider project. The blocks that have been delivered so far, are high quality and tenure blind and the estate is being fundamentally transformed.

## SHORTLISTED

### King's Crescent Estate Phases 1 & 2



Image by Jim Stephenson

Submitted by:  
London Borough of Hackney  
Karakusevic Carson Architects  
Henley Halebrown  
Muf architecture / art  
Higgins

### Regent's Park Infill Sites



Image by Stale Eriksen

Submitted by:  
London Borough of Camden, Mæ  
Tibbalds, Matthew Lloyd Architects  
East, Cambell Reith  
TGA, Arcadis, Ikon

### Marlborough Primary School



Image by Paul Riddle

**Submitted by:**

Dixon Jones, Waterman, Arup,  
Macgregor Smith  
Sandy Brown Associates,  
Exova WarringtonFire  
David Bonnett Associates,  
The Royal Borough of Kensington & Chelsea,  
Lend Lease, Gleeds, John Lewis Partnership,  
Jones Lang Lasalle, CBRE, Mace

Sponsored by



**Mount Anvil,**  
better London living

# The Mayor's Award for Good Growth

The recipient of this award is selected from the seven category winners, and is for the entry that has most successfully contributed to the delivery of the Mayor's six Good Growth Principles.

The project or scheme should help to build strong and inclusive communities; Make the best use of land, create a healthy city; deliver the homes Londoners need; grow a good economy; and increase efficiency and resilience.

## WINNER

## AGAR GROVE ESTATE



### Submitted by:

Mæ  
Hawkins Brown  
London Borough of Camden  
CMA Planning  
Arcadis  
Peter Brett Associates  
Grant Associates

For its effective use of land to deliver increased housing in an environmentally-sustainable manner, in close dialogue with the local community, resulting in improvements for existing and future residents.

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## Award Sponsors



**ANTHOLOGY**  
Built from London

Anthology is a London based residential developer who is dedicated to creating homes and enhancing neighbourhoods that inspire the real-life stories of people who are passionate about London. Anthology are a talented team of people with a wealth of experience creating residential developments in London. At the heart of our approach is enhancing neighbourhoods, celebrating the people, their stories and the culture that makes the City such an exciting place to live.

Anthology has already launched developments in Deptford, Hoxton, Wembley and Tottenham and recently acquired two new sites in Kennington and Stratford.



**BATTERSEA  
POWER STATION**

Battersea Power Station is one of central London's largest, most visionary and eagerly anticipated new town centres consisting of homes, shops, restaurants, offices, a six-acre public park and a new Zone 1 tube station. The project covers 42 acres and includes 3.5m sq ft of mixed commercial space and 4,239 homes.

Significant momentum continues across the whole redevelopment site with over 1,000 residents now living at Circus West Village, the first phase, who are the pillars of this thriving new community. Since opening, over 2 million people have visited this new London destination in advance of the opening of the restored Power Station to the public at the end of 2020.



Bryan Cave Leighton Paisner has over 1,400 respected M&A, real estate, financial services, litigation and corporate risk lawyers across 32 offices in North America, Europe, the Middle East and Asia. Our priority is applying legal excellence to help businesses find practical, executable solutions. With our recognized leadership in applying legal service and technology innovation, we deliver commercial advantage to clients. We are proud to be ranked as the number one planning team for over 15 years, our expertise extends to all facets of public law, compulsory purchase, procurement, State Aid, best value and judicial review.



**GROSVENOR**

Grosvenor Britain & Ireland creates and manages high quality neighbourhoods that are great places to live, work and visit. Our diverse property development, management and investment portfolio includes Grosvenor's London estate of Mayfair and Belgravia and other developments in London, Oxfordshire and Cambridgeshire. We are part of the Grosvenor Group, one of the world's largest privately-owned property companies, which develops, manages and invests in property in more than 60 cities around the world. As at 31 December 2017, Grosvenor Britain & Ireland had assets under management of £5.2bn.



Navigating the complexities of the planning and zoning system is challenging. At Hogan Lovells, our planning, zoning, and land use lawyers have worked on numerous high-profile development projects. We give practical advice and anticipate and solve problems at the earliest possible stage.

Our experience spans all types of development projects, including mixed-use development and regeneration schemes, new housing schemes, office, retail and leisure proposals, and large-scale infrastructure projects.

The policy and political dimensions of development proposals are fundamental elements of the planning system and we have very close links with a number of industry organizations.

Our planning practice is part of the global Hogan Lovells team of more than 2,800 lawyers operating from over 45 offices across the world, providing full-service quality legal advice to clients in the full range of industry sectors.



At Landsec, we believe great places are for people to experience and are made with the experience of great people. We own and manage some of the most successful and recognisable assets in the country. Our £14.0 billion portfolio spans 23.9 million sq ft of real estate and is a diverse mix of offices, retail and leisure.

We also aim to lead our industry in critical long-term issues – from diversity and community employment, to carbon and climate resilience. Everything we do is grounded in experience and begins with people. We deliver value for our shareholders, great experiences for our customers and positive change for our communities. At Landsec, everything is experience.



**Mount Anvil,  
better London living**

Mount Anvil has spent nearly 30 years focused on London, striving to become its most respected developer.

A Mount Anvil home is part of a collection that's in tune with its surroundings. They're built to last and built for lasting value. We raise the bar each time, evidenced by the customers and partners that keep coming back to us.

We promise and deliver exceptional homes and places that are known for world-class design, lasting quality and genuine customer care. We call that Better London Living.



Terence O'Rourke provides inspired and imaginative planning and design solutions, unlocking opportunities at the forefront of best practice and at the cutting edge of commercial thinking. We have a track record of delivering successful schemes throughout London for our clients in the property and development industry, including many award-winning projects. Our unique skill-set in planning, design and environment, working closely as one integrated unit, deals creatively with challenging planning situations, delivering commercially viable solutions across all sectors of the economy. We have a close relationship with our clients, taking care to listen to them and understand their objectives, exceeding their expectations.



# The Awards Ceremony





To sponsor or take part in next year's awards, please contact  
Beena Chester: [bchester@londonfirst.co.uk](mailto:bchester@londonfirst.co.uk)

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An aerial night view of London, showing a dense urban landscape with numerous buildings illuminated by warm yellow and orange lights. The sky is a deep blue with some clouds. The text is overlaid on the center of the image.

# Evolving Mayfair & Belgravia together

During the next 20 years we want our London estate, in the heart of the West End, to be more active, more integrated and greener, giving more to Londoners and visitors.

## Our 20 year vision

We've been creating and managing places for over three centuries, in the heart of London and across the country. And not just buildings, but neighbourhoods, streets, green spaces, workplaces and homes too.

At Grosvenor we've succeeded by adapting. We know people's needs change and places have to evolve to remain relevant. So we will always adapt, to bring benefits to our neighbourhoods and society.



GROSVENOR