



# NEW LONDON

Best Buildings and Projects  
2019/2020



Stratford Waterfront

## MASTERPLANS & AREA STRATEGIES

This category is concerned with placemaking at its best—area-wide regeneration strategies and the creation of new parts of the city.

Category expert assessor Sowmya Parthasarathy, Director Urban Design at Arup, said this was a very rich section with many entries, making it hard to whittle down to 14. Broadly they were of all different kinds of scales and types, but some themes emerged. It was hard to disentangle what was a very good project brief versus the design contribution, said Parthasarathy. But in terms of design, while some of the schemes had more of an inward focus, others responded well to the rest of the city. Masterplan projects of this kind represent a huge opportunity to push the sustainability agenda, and entries were mixed here too, but the range—big and flashy masterplans to modest, infill housing type masterplans—still conveyed a good level of quality.

One scheme worth a mention was an outlier idea for the city—Peter Barber’s 100 Mile City—which the international jury appreciated as a stimulating concept to try and solve the capital’s housing crisis.

The first winner was adjudged to be the New Cross Area Framework and Station Opportunity Study, a framework for a neighbourhood and a document to be used by LB Lewisham to inform its local plan as a high-level strategy around the proposed Bakerloo Line Extension. ‘There was a real solid approach to engagement’, said Parthasarathy of the work, which addressed issues of severance caused by transport infrastructure, promoting active travel and placemaking. Judge David Burney agreed, saying the work was an interesting and commendable framework for the future.

The second winner, currently under construction, was Sugar House Island, a 10-hectare brownfield site with two conservation areas, including offices and housing for Vastint UK. Judge Monica von Schmalensee praised the integration of new buildings with old ones and the way it ‘takes back the street’ and encourages families to move into the area.

## New Cross Area Framework and Station Opportunity Study

New Cross Gate, LB Lewisham, SE14

Focused on a 1km area around New Cross Gate station, this is a vision to maximise the benefit of infrastructure investment associated with the Bakerloo line extension to support Good Growth. Establishing an evidence base that allows insight into the life of New Cross, its economy and its built environment, the study identifies how those can be reinforced and improved through smaller projects. It will be used to inform the Lewisham Local Plan and the design of new Bakerloo line infrastructure.

**UNBUILT** | Status: **Design stage** | Client: **LB Lewisham, TfL and GLA** | Project Lead and Masterplanning: **5th Studio** | Engagement Lead and Urban Design Support: **We Made That** | Transport Engineer: **Alan Baxter** | Property Consultant: **Lambert Smith Hampton** | Value: **£120,000** | Size: **3,000,000 sqm**



## Sugar House Island

135 High Street, LB Newham, E15

This masterplan regenerates 10 hectares of brownfield land including two conservation areas into a thoughtfully-designed, well-connected new riverside. The masterplan is truly mixed use, balancing working, living and leisure activities to deliver a place which is characterful and interesting, as well as respectful of its history and responsive to its local area. The ambition is to create an inclusive, welcoming place which supports and embraces its wider neighbourhood, making it socially sustainable and commercially successful in the long term.

**UNBUILT** | Status: **Under construction** | Client: **Vastint UK** | Architect: **ARC-ML** | Landscape Architect (Concept): **Arquitectura Agronomia, Barcelona** | Landscape Architect: **Planit-IE, London and Manchester** | Structural Engineer: **engineers HRW** | M&E / Sustainability: **PBA** | Engineer: **BWB** | Planning Consultant: **GL Hearn** | Heritage: **CgMs and Montagu Evans** | Wayfinding: **We Like Today** | Contractor: **van't Hek BV, the Netherlands, JF Hunt and Henry Construction** | Size: **260,000 sqm**



