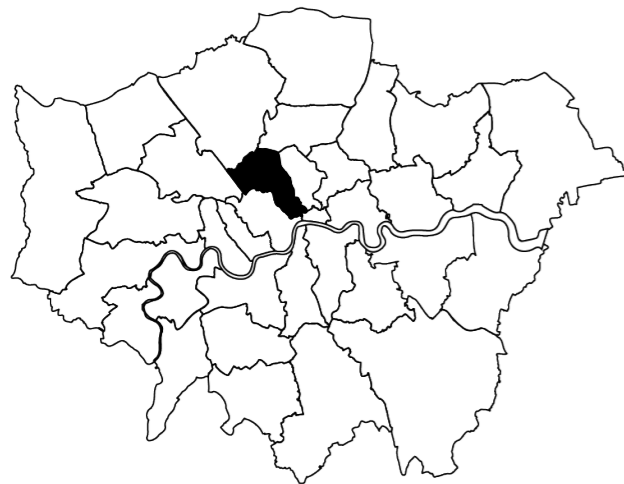




Camden Design Awards 2025 Brochure

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A brochure document to support the Camden Design Awards 2025

Produced by Camden Design and Place

Foreword

“I am pleased to welcome back the Camden Design Awards for 2025.

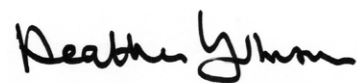
The awards are important in recognising and celebrating the excellent design that is being delivered across all sectors of the built environment in Camden.

Development and change can be challenging to local communities and residents, which is why securing high quality design that supports the best outcomes for those who live and work in Camden is so important. It is vital that the planning process in Camden works to enrich our environment and it is clear from this year’s entries that the architects and clients developing in Camden have risen to that challenge.

Over thirty projects were shortlisted from a longlist of extremely high quality schemes.

Whilst we were only able to award a handful of projects, we would like to celebrate the quality and diversity of all of the participating schemes.

We are proud to celebrate buildings that are inclusive, sustainable and fit for purpose, which reinforce a sense of place and make Camden a better borough for all. I would like to thank the members of the judging panel who shared their respective areas of expertise in judging the projects from all angles. As chair of the planning committee and the judging panel, I am honoured to reward excellent design which serves the people of Camden.”



Councillor Heather Johnson, Chair of the Planning Committee and Camden Design Awards Judging Panel



Councillor Heather Johnson
Chair of the Planning Committee, Judging panel Chair
London Borough of Camden

Major Projects Panel



Denise Bennetts
Founding Director
Bennetts Associates



Nina Woodcroft
Founder
Nina + Co



Manijeh Verghese
CEO
Open City



Sian Ricketts
Architect and Sustainability Lead
Carmody Groarke



Anthony Boulanger
Founding Partner
AY Architects



Tom Surman
Director
Surman Weston

Small Projects Panel



Agnieszka Glowacka
Associate Director and COO
Haptic Architects



Astrid Smitham
Co-founder
Apparata



Poppy Levison
Designer and disability activist
DisOrdinary Architecture and Young Trustee of the Architecture Foundation



Takeshi Hayatsu
Director
Hayatsu Architects

Major Projects

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Highgate Newtown Community Centre

Architect: RCKa

Scheme address: 25 Bertram St, Highgate, N19 5DQ

Client/landowner: London Borough of Camden

Scheme description: The successful redevelopment of Highgate Newtown Community Centre is testament to the commitment of local people and Councillors, over 100 stakeholder groups, council officers and Highgate Newtown Community Partners, to craft a sustainable, high-quality, and inclusive social asset that responds acutely to context and meets local need.

A transparent and comprehensive co-design process placed people at its heart. More than a dozen participatory workshops with 'You Said/We Did' feedback, and multiple public exhibitions and open forums, ensured evolving proposals reflected community aspirations. This process strengthened social ties, nurtured belonging, and redefined how spaces can be shaped by those who use them.

The project transforms a former Territorial Army drill hall into a dynamic community hub, alongside 41 new affordable homes adapted for refugees, arranged around a new public courtyard from which all facilities are accessed. A versatile multi-use sports hall and expanded community facilities are designed to adapt and evolve as needs change, ensuring long-term flexibility and a resilient future for the site. A new pedestrian route connects previously divided neighbourhoods to the north and south, expanding the community centre's reach.

At its heart a welcoming public courtyard - acts as a dynamic social hub and outdoor room for local life. It encourages connections among new and existing residents, centre users and passersby, hosting events that spill out from the Hall.

Judges' View

This project was an excellent example of how much can be done to maximise the potential of a small site. While it was not an easy journey, the panel felt that the architects worked well within the constraints and as the brief evolved to really listen to the needs of the community by involving them in the process. With a former Territorial Army drill hall being converted into a vibrant community centre, alongside 41 new affordable homes adapted for refugees, the result is a brilliant piece of urbanism that enhances the local area and places people at the heart of the project.





Space House

Architect: Squire & Partners

Scheme address: 1 Kemble Street, WC2B 4AN

Client/landowner: QuadReal and Seaforth Land

Scheme description: A symbol of the 1960s commercial property boom, Space House is a rare Grade-II listed brutalist icon designed by Richard Seifert and Partners, recognisable by its distinctive cylindrical tower with a pre-cast cruciform façade sat on y-shaped columns, a rectilinear block and connecting bridge.

Originally built in 1968 and refurbished in both 1996 and 2003, Space House has been inhabited exclusively by the Civil Aviation Authority until 2019, when the developers Seaforth Land and QuadReal Property Group acquired the building.

Squire & Partners' ambitious retrofit removes layers of subsequent interventions to celebrate the original architecture, while adding a rooftop extension to accommodate 255,000 sq ft of intelligently designed workspace, ground floor retail spaces and an improved public realm. It has since been named "London's coolest new building of 2024" by the Twentieth Century Society, and described as "one of the most important redevelopment projects of our time" by Historic England.

90% of the original structure has been meticulously restored and retained, saving an estimated 10,000 tonnes of carbon emissions. The extension involved the painstaking process of unstitching the precast T-form structures that crowned the building, for vital renovation, before reinstating them above a new section of cruciform structures, carefully matched to the concrete composition of the original 1960s units. Space House is the largest listed building in the UK to achieve BREEAM 'Outstanding'.

Judges' View

An exemplary retrofit scheme, restoring Space House to how it was originally imagined, whilst upgrading it to fit modern day standards. Using clever details and thoughtful design moves, the scheme has enhanced an iconic piece of London modernism to fit today's uses, complete with a welcoming lobby space and an elegant and masterful crown roof extension. The architects approach plays to the building's strengths, revealing parts of the building which were previously unused and carefully renovating pre cast structures to restore it.





8 Bleeding Heart Yard

Architect: GROUPWORK

Scheme address: 8 Bleeding Heart, EC1N 8SS

Client/landowner: Seaforth Land

Scheme description: 8 Bleeding Heart Yard reimagines the accumulation of mid to late-Victorian shops, warehouses and townhouses located on this site in Hatton Garden, demolished in the 1970s.

In response to this and constraints, proposals were planned strategically to upgrade the existing external fabric, extend horizontally and vertically to the site's red line boundary, reorientate internal layouts to activate and provide level access to the streetscape and Yard, and conceal such layers within a new envelope to acknowledge the site's rich history.

Using historical photographs, drawings and deeds, the site's previous 8 buildings were 3D modelled and mapped across the footprint to reveal building lines, heights and streetscape, informing a new old massing in which to double the internal area through rear and roof extensions and contribute to the streetscape and wider Conservation Area. From a distance the building creates the illusion of permanence, of the authenticity and security of an often idealised past. On approach this perceived solidity is nothing but a mirage, with details slipped, abstracted and transparent, an incomplete memory.

Air source heat pumps provide low energy heating and hot water which is minimised due to the heavily insulated and airtight upgraded existing envelope. Now upgraded, the building has been given a new lifetime of use, minimising embodied carbon through careful renovation and once again contributing, perhaps more critically to the historic streetscape.

Judges' View

Clever in its playfulness, materiality and unique character, this project was awarded due to the creative and inventive conversation it sets up between the existing building and the history of the site. Through detailed research into the 8 buildings that previously stood there, and by playing on the concept of a shroud to wrap around the existing building, the past haunts the present of this building in a subtle but effective way. The panel was impressed to see retrofit being tackled differently, creating a sense of intrigue and delight as the seemingly solid facade almost dissolves as you move around it. The result is a building that has been thoughtfully and sustainably designed and teaches us something new about the history of Hatton Garden.





Central Somers Town

Architect: Adam Khan Architects

Scheme address: 128 Chalton Street, NW1 1RX

Client/landowner: London Borough of Camden

Scheme description: Part of a wider Camden regeneration programme the project provides flexible community children's facilities and social housing to address Somers Town's endemic poverty and overcrowding.

Early engagement with users and staff included exploratory workshops to develop the brief: building trust and support for the wider programme. The community facilities are arranged as an enfilade of courtyards and rooms, behind a unifying celebratory façade that sits directly on the public realm. Controlled glimpses into courtyards and deep window reveals quietly satisfy the stringent safeguarding and privacy demands, whilst projecting a welcome vitality.

The shopfront windows display children's work to the neighbourhood, whilst screening the classrooms behind, and the drama club entrance hall is a kitchen to encourage parents to come in for a cup of tea. The deep windows and tall ceilings create a softness of light. The trees outside and the acoustic absorption strengthen this atmosphere.

The roof-top lift-accessible MUGA conserves the ground floor and external defensible space is eliminated. Swooping inverted arches enclose the pitch, like a child's model of a palace. The small tower of housing affirms the scale of the street whilst maintaining the delicate quality. The homes are Social Rent, with thermal mass and external shutters underpinning natural ventilation and cooling, in a robust user-friendly way. Daylit hallways, triple-aspect flats and generous balconies sized for family life make very comfortable homes.

Judges' View

Community is an important part of this project, providing a civic hub for all ages. From nursery spaces to roof top MUGAs, play and joy are at the heart of this project, with generous and thoughtful layouts and interactive defensible spaces with visual connections. Well designed flats with passing cooling techniques, including external shutters, set a precedent for sustainable moves we must consider in designing homes of the future. Finished with a softness appropriate to its programme and a well addressed street setting, it is a fantastic addition to Somers Town.





Photo Credit: ©David Grandorge



Design & Place Team

Photo Credit: ©Lewis Khan



Photo Credit: ©Lewis Khan



Photo Credit: ©David Grandorge

Arthur Stanley House

Architect: AHMM

Scheme address: 52 Tottenham Street, London

Client/landowner: Westbrook Properties

Scheme description: Sat within the Charlotte Street Conservation Area, this project has reinvented a decaying 1960s block in Fitzrovia, London to provide 10 floors of modern office accommodation and a new residential building along Tottenham Mews.

Originally designed by TP Bennett Architects, the building was part of the Middlesex Hospital estate specialising in physiotherapy with wards and consultation rooms on the upper floors and a hydrotherapy pool in the basement. Left empty since the Estate vacated in 2005, the building had become a 'detractor' in the conservation area and was in urgent need of repair.

The new scheme, which retains more than 70% of the existing fabric, has refurbished the brickwork, added depth to the façade with generous stone reveals, and replaced the existing windows with new high quality triple glazing meeting modern standards while maintaining slim profiles typical of the Fitzrovia character.

New and old is left exposed within the floorplates to represent the building's development over a 60-year period, repurposing it for a new generation by creating a design led space for the next 60 years. Additionally, the characterful floorplates give a uniqueness not normally found in commercial floor space.

Working with the existing building gave a rich palette of materials including London stock bricks, terracotta pots and dense aggregate concrete to work with and complement with any new additions. This careful salvaging resulted in a third less embodied carbon when compared to typical clay bricks.

Judges' View

A knock-out scheme using well thought out and subtle interventions to enhance and celebrate an incredible example of what was being built at its time. What once was at risk of being demolished has been sensitively restored yet carefully transformed to a successful landmark building, allowing a great case study of what an average building could become. With a good retention of the existing, the once hospital estate has been repurposed to provide modern office accommodation with generous floor plates spanning the footprint, a great case of reuse.





Edith Neville Primary School

Architect: Hayhurst & Co

Scheme address: 85 Polygon Road, NW1 1HQ

Client/landowner: London Borough of Camden

Scheme description: Edith Neville Primary School forms the first phase of Camden's new £89m regeneration of Somers Town. The project provides a new school, nursery, community spaces and public realm, making it a flagship for Camden's Community Investment Programme (CIP).

Architecturally, the school is conceived as part of the surrounding parkland landscape and its' building and boundary designed to extend the park, both physically and perceptively. The white, filigree site enclosure and building envelope, combined with strategic planting, provide a multi-layered backdrop to the encompassing public realm.

The design of the new CLT-framed, naturally-ventilated and BREEAM-excellent school was developed around the concept of a large 'family-scale' courtyard: an 'oasis' that welcomes families into the heart of the school, creating an entry sequence that allows essential parent interaction and opportunity for engagement whilst simultaneously dropping-off and picking-up multiple siblings.

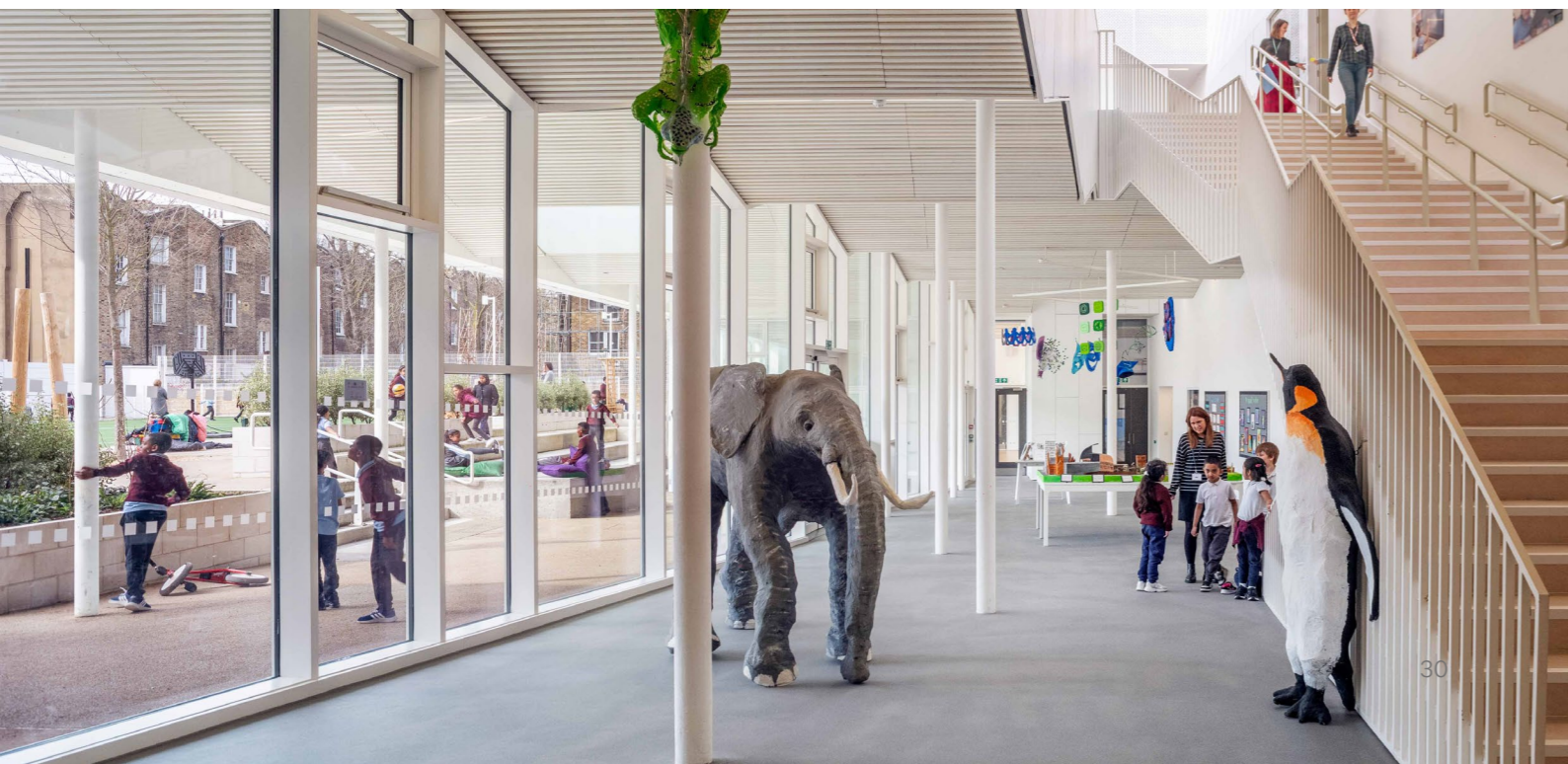
The new school is designed to promote inclusive external play and provide spaces that enrich pupil's health and wellbeing and encourage a range of modes of social interaction - nurturing those with less confidence as well as providing space for more active, physical play.

Internally, the school is arranged around 'gallery' spaces for the display of large-scale artwork, exhibitions and to encourage parents to mingle in the heart of the building. It also defines the visual character of the school as a mature, civic building that acts as a backdrop to the children's activities.

Judges' View

Surrounded by lush green playgrounds sits Edith Neville Primary School, an ingenious piece of design with clever uses of light, views and space. A layout dictated by longevity and the experience of students and teachers is well thought out, future proofed to allow expansion to a two form entry school. Each classroom complete with outdoor access and customisable 'shop front' windows is a treat for its pupils, characterising each with its own personality. Its thoughtful design and easy access to the welcoming grounds at the front makes a great place for staff working there, and a joy for its children to come to school.





Maitland Park Estate Regeneration

Architect: Cullinan Studio

Scheme address: Maitland Park Villas, NW3 2AZ

Client/landowner: London Borough of Camden

Scheme description: The primary aim of the Maitland Park project was to create a highly sustainable, low-carbon residential development. This objective has been achieved through a 'Fabric First' design approach to minimise energy demand and incorporate innovative technologies to reduce environmental impact.

Maitland Park exemplifies sustainable, community-centric design, setting new benchmarks for health and wellbeing. This car-free development integrates into an enhanced parkland setting, encouraging a connection with nature. Homes exceed spatial norms with generous balconies while a fabric-first design approach is helping to mitigate fuel poverty by reducing demands on energy use.

Materials across the new buildings share a common palette to create a cohesive development. Basketweave brick panels occur within the rhythm of the façade, framed top and bottom by white concrete elements, and a contrasting dark brick base. Top floors are in a pre-oxidised copper coloured metal cladding, also used to clad balconies of Antony Grey Court.

Maitland Park Estate was built in the 1930s with successive waves of development until the 1980s. Set around a long park, it provides a tranquil and mature landscape at its heart. Through a collaborative approach, the Maitland Park project has not only transformed the physical landscape but also significantly enhanced community well-being and cohesion. The foundation of the Maitland Park project was laid through extensive initial consultations with the community. Stakeholders directly influenced the project's priorities and outcomes.

Judges' View

A high quality example of good housing with exceptional quality of outdoor spaces. Private and social flats are identical, with generous balconies and solid finishes. The fabric first approach is well articulated, powered by heat pumps and minimising energy demand across the development allows for a commendable servicing strategy. The reference to the 30s context is successful, with a solid and honest choice of materiality complete with basket weave brick panels. A great example of infill housing done well in an inner city site that will form a sense of place for the community.





Tin Pan Alley

Architect: Ian Chalk Architects

Scheme address: Denmark Street, WC2H 8LZ

Client/landowner: Consolidated Ltd

Scheme description: Ian Chalk Architects (ICA) has spent the past decade creating and delivering a long-term vision for the remarkable heritage area of Tin Pan Alley, including sensitive historic building repairs and a series of contemporary interventions.

The entire site sits within Camden's Denmark Street Conservation Area, with the buildings spanning 400 years of local history.

The project required the dexterity to constantly work between contrasting scales of a site wide conservation, sustainability and renewal, with detailed historic fabric repair and resolution. Holistic thinking includes examples such as sustainable energy strategies for shared boiler plant within the Mansion block, allowing 22 individual boiler flues to be removed from the three historic façades.

The process of editing and removal created space for new contemporary interventions to be discreetly stitched into the urban fabric. Most of this new architecture is almost entirely screened from public view, appropriately small in scale and sat on rooftops, inserted into rear yards or defining an edge to a mews courtyard. All new volumes are designed to fit-into the geometry of their respective hosts, resulting in a new collection of highly crafted spaces, geometrically integrated.

The restoration of this collection of historically significant buildings has afforded them renewed relevance and ensured that the musical heritage of Tin Pan Alley will continue into the 21st century.

Judges' View

A series of interventions on Tin Pan Alley is doing what we want existing buildings to do, work as hard as possible. An incredibly comprehensive, complex and innovative retrofit street wide scheme, sensitively upgrading parts of Denmark Street. The care of each building's fabric is evident and respectful of the historic conservation area, whilst also bringing it a new life and enabling its musical heritage to continue.



KOKO

Architect: Archer Humphryes Architects & Heyne Tillett Steel

Scheme address: 1a Camden High St

Client/landowner: Vevil International

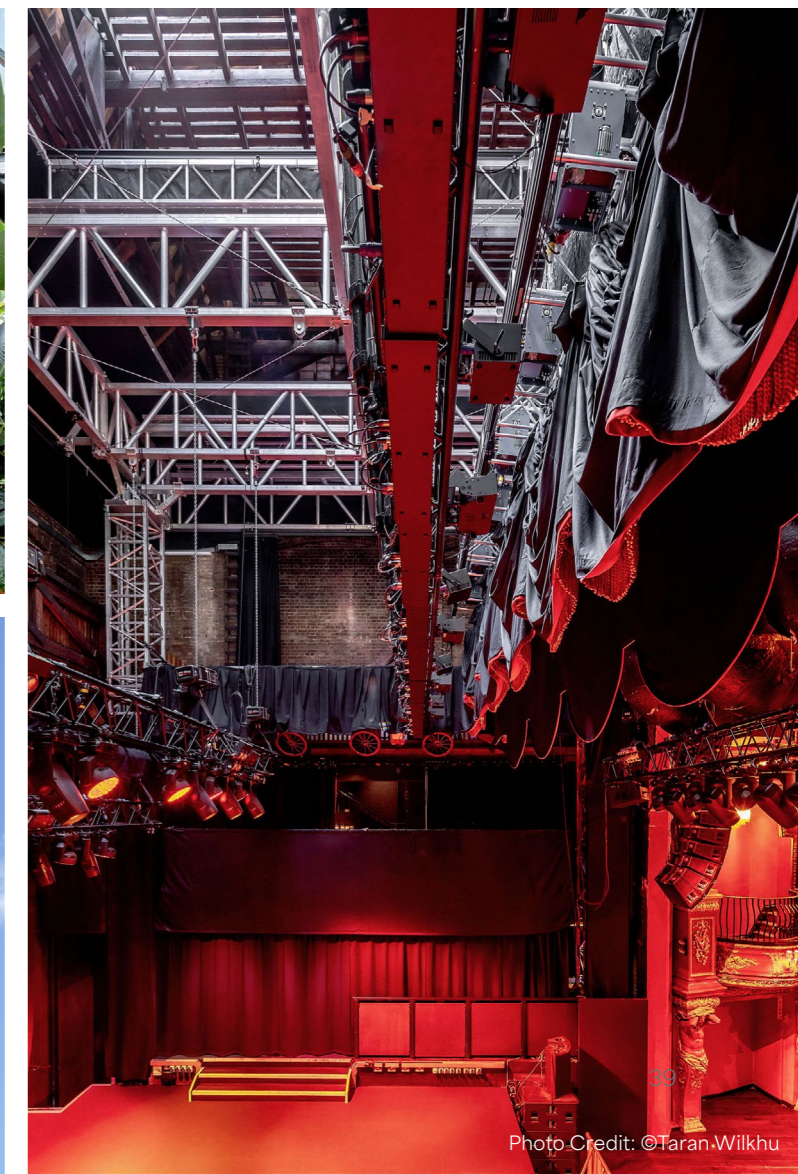
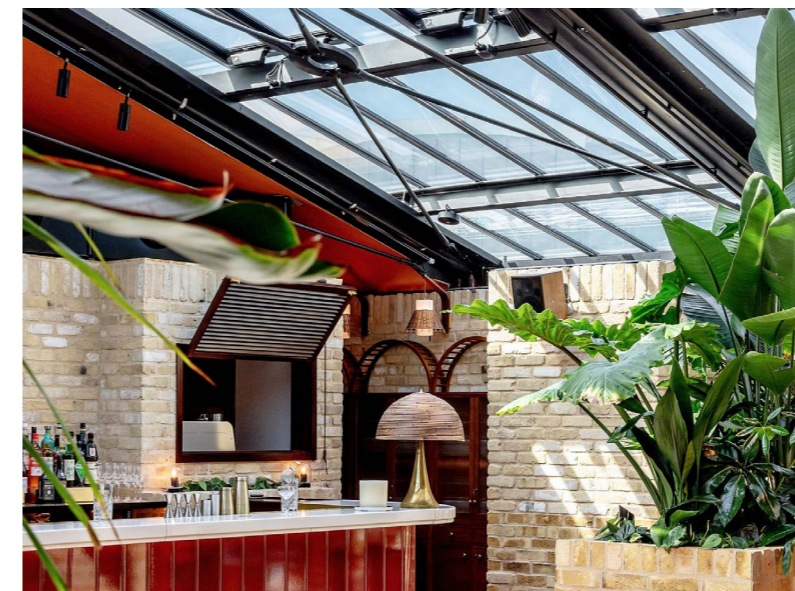
Scheme description: The restoration of the iconic KOKO music venue in Camden Town combined three historic, Grade II-listed buildings to provide 16 new spaces.

The revived venue and members club, which reopened in 2022, was the culmination of a seven-year project, designed by Archer Humphryes Architects and Heyne Tillett Steel, to restore one of London's last independent music venues with the goal of safeguarding the venue's future for another 100 years by creating a dynamic cultural hub with the highest quality facilities.

The redevelopment provides an additional 180m² of hospitality space for KOKO and its' private members club, 'The House of KOKO'. This includes a new roof terrace and restaurant above the existing heritage theatre, dome cocktail bar, penthouse and recording studio, piano room, library, a hidden speakeasy, stage kitchen, cocktail bar and secret vinyl rooms.

The unified hospitality and entertainment destination incorporates the adjacent pub and two rear office buildings, retaining the historically important façade of the Hope and Anchor pub with new, upgraded structure behind.

The design team devised a pioneering structural solution to minimise impact on the listed fabric by spanning the pavilion structure across the existing roof. The design team conducted a full review of historic plaster ceiling in the auditorium, providing complete restoration & strengthening, and reinvigorated Sprague's characteristic 'free classical' façade.



Judges' View

This Grade II listed piece of architecture, predating today's residents of Camden, has been lovingly restored and brought back to life. Preserving an iconic music venue, the restoration of the main public space is impressive. Inhabiting all available spaces as members rooms, including a cocktail bar in the dome, has admirably enabled the venue to protect its public accessibility. The efforts in preserving an iconic music venue is highly commendable.

The Warburg Institute

Architect: Haworth Tompkins

Scheme address: Woburg Square, WC1H 0AB

Client/landowner: The Warburg Institute, University of London

Scheme description: The Warburg Institute is one of the world's leading centres for the study of art and culture, founded in Hamburg at the turn of the twentieth century by historian Aby Warburg (1866-1929).

The Warburg Renaissance project enabled the Institute to continue to inhabit a building that was becoming outdated and unfit for use. It had not been substantially updated since it opened; building services were failing and Warburg's unique cataloguing system had become dispersed due to capacity. Teaching spaces were constrained and technically outdated, inhibiting the Institute from growing their study and events programmes.

The brief was expanded beyond the repair of the long-neglected fabric and infrastructure, to include new and enhanced spaces, a purpose-built lecture theatre, a highly-flexible public Gallery, improved teaching spaces and new storage and study areas for the Library, Archives and Special Collections. The expansion of the library areas has increased capacity for 20 years future growth and facilitated full reinstatement of Warburg's unique cataloguing system.

The redevelopment opens up views inside the Institute, revitalising its connections to the world-leading, local academic community and creating an accessible welcome to new audiences visiting for the first time. The public gallery provides the area with an important, public-facing introduction to the Warburg Institute and the wider SOAS.



Judges' View

A highly commendable and sensitive restoration to The Warburg Institute, with the successful intervention of a new lecture hall space and functional library interventions, expanding the institutes capacity massively.

Cadence

Architect: Alison Brooks Architects

Scheme address: Cadence Court, 4 Tapper Walk, N1C 4ED

Client/landowner: Related Argent

Scheme description: Poised between York Way and Lewis Cubitt Park, Cadence is a mixed-use residential building that defines the northern threshold of the King's Cross masterplan with human-scaled arches, active frontages and a slender tower that acts as a welcoming beacon.

This five-sided courtyard block addresses adjacent public spaces with arches at its base and crown, articulated with finely detailed orange brickwork. These lyrically irregular Bezier arches echo the architectural character and detail of nearby St. Pancras Station in a contemporary form; creating a picturesque sequence experienced at a variety of scales while enlivening new public spaces on each of its three primary frontages.

The building's massing is tailored to respond to its axial park frontage and to span the train tunnel below, offering varying streetscape characters while preserving daylight and views for its neighbours. Its stepped form also maximises dual aspect units, enhancing natural ventilation. Cadence holds 103 market and 60 affordable dwellings above commercial and community/co-workspaces. These spaces open onto a central cloister and reflecting pool: the scheme's tranquil heart.

Alison Brooks Architects delivered construction documents to enable off-site fabrication for 85% of the building's components. This significantly reduced construction waste and timeframe, achieving excellent thermal and acoustic performance and quality - unifying digital technologies with building craft.

Judges' View

Cadence completes Lewis Cubitt Park with the playful yet volumetrically successful Cadence, working well in its context and massed sensitively to its neighbours yet still providing something different to its surrounding buildings. With 85% of the project manufactured off site, eliminating a huge amount of construction waste, the project allows an innovative approach in carbon savings. Large arched brick panels are well proportioned and well sized in relation to the tower. Working on a difficult site above tunnels, it is not an easy construction site, and the creative expression of St Pancras is highly commendable.



W3

Architect: Haptic Architects

Scheme address: 180 York Way, N1C 4EJ

Client/landowner: Related Argent

Scheme description: W3 community hub offers a diverse range of amenities designed to promote community engagement and wellbeing. The building offers a number of uses to new and existing residents of the Kings Cross area, with an easily accessible café, a gym that focuses on group exercise and a creche.

The building is an intergenerational wellbeing hub, creating spaces that promote social interaction, physical activity and community engagement. Over three storeys, it offers generous views of the new green spaces towards the west and to the Victorian rail tunnels to the east.



Photo Credit: ©Hufton Crow

Princes Circus

Architect: LDA Design

Scheme address: 243 Shaftesbury Ave, London, WC2H 8EH

Client/landowner: LB Camden

Scheme description: Princes Circus was a pinched, polluted junction of High Holborn, Shaftesbury Avenue and New Oxford Street. On a key walking/cycling route between Covent Garden and the British Museum, it was dominated by heavily trafficked roads, making it hostile for pedestrians.

Reclaiming a section of Shaftesbury Avenue and Bloomsbury Street has created a lively new public square, shaped like a bowtie and richly planted, and with comfortable seating. Pedestrian and cycle safety has been improved with wider pavements, new pedestrian crossings, and greater legibility.



Photo Credit: ©Mickey Lee



Photo Credit: ©Neil Speakman

Euston Skills Centre

Architect: FBM Architects, Mace Dragados

Scheme address: Starcross St, London, NW1 2HR

Client/landowner: LB Camden

Scheme description: The Euston Skills Centre is an innovative new learning hub offering courses in Construction, with classrooms, CSCS test centre, a dedicated workshop space including specialist machinery rooms and an outside training area where students learn practical skills as part of their qualification.

The Centre forms the ground floor and part of the first floor of the HS2 Euston Station site accommodation building. The outside of the building has been designed to have reduced visual impact by breaking up the form of the building using devices such as false gable ends and green wall planting.



Photo Credit: ©Monica Wells

Alfred Place Gardens

Architect: LDA Design

Scheme address: Alfred Place Gardens, London, WC1E 7EU

Client/landowner: LB Camden

Scheme description: Alfred Place was a back street off Tottenham Court Road, a busy cut through, service road and somewhere to park. A place to hurry through, with narrow pavements and no seats.

As part of Camden Council's West End Project, it has been transformed into an inclusive, welcoming, playful linear park. Renamed Alfred Place Gardens, it is now a tranquil oasis in one of the busiest parts of London and the first new park in the area for 25 years. It enhances its surroundings and creates a new, safe active travel connection. Essential access for services and emergency vehicles has been maintained.



Photo Credit: ©Neil Speakman

Shortlisted

Shortlisted

Shortlisted

Shortlisted

St Giles Quarter

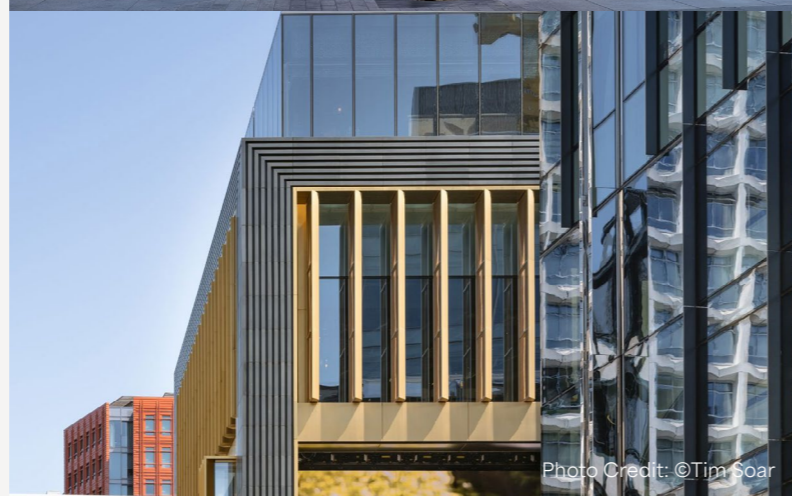
Architect: Orms

Scheme address: 1 St Giles Square, WC2H 0LA

Client/landowner: Consolidated Developments Ltd

Scheme description: Denmark Street (Tin Pan Alley), the historic heart of London's music scene, has been transformed into a vibrant, inclusive, and sustainable cultural district, balancing heritage preservation with contemporary innovation. 69% of existing buildings were retained, minimising environmental impact and preserving character.

A new planning use class (Tin Pan Alley Uses) was developed with Camden to protect its music and culture in perpetuity. A grassroots music venue, pro-bono recording studio, and music shops support emerging artists, the local community and independent businesses.



St Pancras Campus

Architect: Caruso St John

Scheme address: Royal College Street, NW1 0BY

Client/landowner: W.RE

Scheme description: St Pancras Campus is a transformative mixed-use development providing 34 homes, including 15 affordable, ensuring a diverse residential mix, alongside 130,000 sq ft of office space, 27,000 sq ft of light industrial space, and two retail units that support local businesses.

The common design language across the three buildings features subtle shifts in scale to indicate differentiate uses. Red sandstone and white concrete link the campus visually to St Pancras Station and nearby institutional buildings, while also nodding to historic Camden mansion blocks.



Longlisted

Agar Grove Phase 1(c)

Architect: Hawkins Brown

Scheme address: Agar Grove, NW1 9UE

Client/landowner: LB Camden



Mary Shelley and John Dowling House

Architect: Levitt Bernstein and Morris + Company

Scheme address: 9-10 Hampden Close, NW1 1HX and NW1 1HZ

Client/landowner: LB Camden



Liddell Road Masterplan

Architect: Maccreeanor Lavington

Scheme address: 1 Liddell Place, NW6 2DJ

Client/landowner: LB Camden



The Earnshaw

Architect: APT

Scheme address: 77-91 New Oxford St, WC1A 1DG

Client/landowner: Royal London Asset Management



Longlisted

10 Lewis Cubitt Square

Architect: AHMM

Scheme address: 10 Lewis Cubitt Square, N1C 4AY

Client/landowner: King's Cross Central Limited Partnership



Longlisted

115 Camden High Street

Architect: Morris + Company

Scheme address: 115 Camden High Street, NW1 0JH

Client/landowner: Demar Holdings



The Fitzrovia

Architect: Stiff+Trevillion

Scheme address: 247 Tottenham Court Road, W1T 7QZ

Client/landowner: CO.RE



Tottenham Court Road Elizabeth Line Station

Architect: Hawkins\Brown

Scheme address: Oxford Street, London, W1D 2DH

Client/landowner: Crossrail/Transport for London



Abbey Area Community Hub

Architect: AHR

Scheme address: 172 / 172A Belsize Road, London, NW6 4BJ

Client/landowner: LBC/Wates



The Lantern

Architect: Marks Barfield Architects

Scheme address: 75 Hampstead Rd, NW1 2PL

Client/landowner: Lazari Investments Ltd



Roundhouse Works

Architect: Reed Watts Architects

Scheme address: 212 Regent's Park Road, NW1 8AW

Client/landowner: Roundhouse Trust

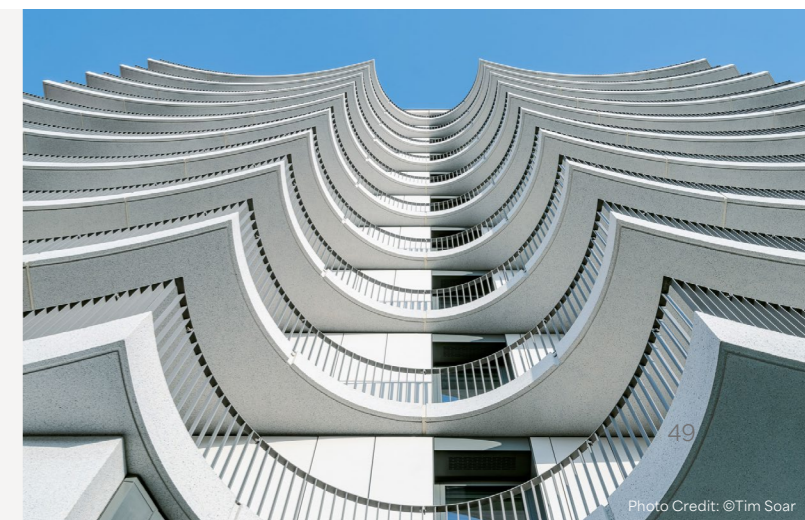


R8

Architect: Piercy&Company

Scheme address: 5 Beaconsfield St, N1C 4EW

Client/landowner: Related Argent Limited



Longlisted

Grand Central Apartments

Architect: Stiff+Trevillion

Scheme address: 1 Brill Place, NW1 1DX

Client/landowner: LBS Properties



Photo Credit: @Nicholas Worley

Longlisted

Vabel Haverstock

Architect: Piercy & Company, Burwell Architects

Scheme address: 20 Haverstock Hill, NW3 2BL

Client/landowner: Vabel



Photo Credit: @Taran Wilkhu

Capella

Architect: Allies and Morrison

Scheme address: 1 Lewis Cubitt Park, N1C 4EJ

Client/landowner: Related Argent



Photo Credit: @DMV Bolton

The Arches

Architect: DHaus

Scheme address: 140 Highgate Road, NW5 1BZ

Client/landowner: Space Free Limited



Photo Credit: @Matthew White, Izzy Scott with Richard Chivers

Author King's Cross

Architect: David Morley Architects, Feilden Clegg Bradley Studios and Haptic

Scheme address: 180A York Way, London, N1 0FP

Client/landowner: King's Cross Central Limited Partnership

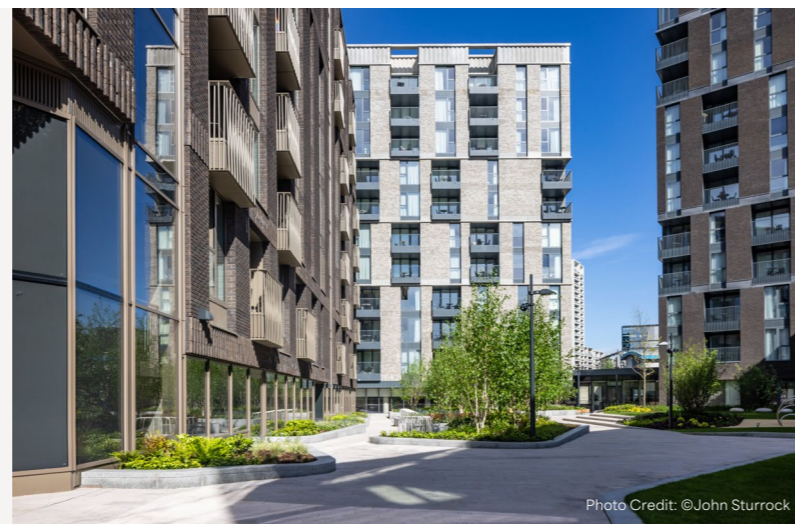


Photo Credit: @John Sturrock

Highgate Road, Greenwood Masterplan

Architect: AHR

Scheme address: Highgate Road, London

Client/landowner: GM London



Photo Credit: @AHR

St John's Wood Park

Architect: Maccreeanor Lavington and Natalie Maslaw Design with Lorenc Design

Scheme address: 1A St John's Wood Park, NW8 6QS

Client/landowner: Almax Group Developments



Photo Credit: @Tony Murray

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Steel House

Architect: EBBA Architects

Scheme address: 28 Stratford Villas, NW1 9SG

Client/landowner: Private client

Scheme description: The main objective of the project was to open up the rear of the house in order to get more light down into the lower ground floor kitchen and to connect the spaces so that the house didn't feel so separate.

In addition, the need to work from home required a new dedicated office space that could be connected to the garden. The house had not been restored since the clients purchase the house over 15 years ago, which meant the need to update the entire house was essential.

The main move was to create a full width double height extension that would site sympathetically between two existing outriggers either side. We turned what was once an external view out of the original living room into an interior moment, connecting the two levels while also retaining a connection with the garden. In doing so we wanted make the most of the volume, also making openings towards the new study in order to emphasise the relationship between the different spaces.

The language of the extension was conceived as a clean and sympathetic addition that picked up on the metalwork of Victorian balconies that was common to terraced houses. The lightness of the structure allowed a more transparent effect while still helping to frame the views through towards the garden.

Judges' View

This project has transformed a disconnected and dark lower ground kitchen space to becoming the focal point of the whole house, complete with a new dedicated office space with a connection to the garden creating a pleasant space for working from home. A small rear intervention has resulted in a massive impact on the whole house, allowing light to flood in throughout all spaces. The light structure allows for a transparent and low impact extension on its neighbours. The double height mezzanine space by the garden connects the two floors, creating a beautiful atrium center piece between the inside home space and the outside garden space.





Photo Credit: ©Ståle Eriksen



Photo Credit: ©Ståle Eriksen



Photo Credit: ©Ståle Eriksen



Photo Credit: ©Rikard Kahn

Greening Compton Close

Architect: Cityscapes, Darryl Moore

Scheme address: Compton Close, NW1 3QS

Client/landowner: London Borough of Camden

Scheme description: The Compton Close garden is created using elements from past Royal Horticultural Society Chelsea Flower (RHS) show gardens. Materials have been chosen to highlight sustainable options and climate resilient drought-tolerant plants demonstrate how to increase biodiversity. The garden was displayed at the 2024 Royal Horticultural Society Chelsea Flower Show.

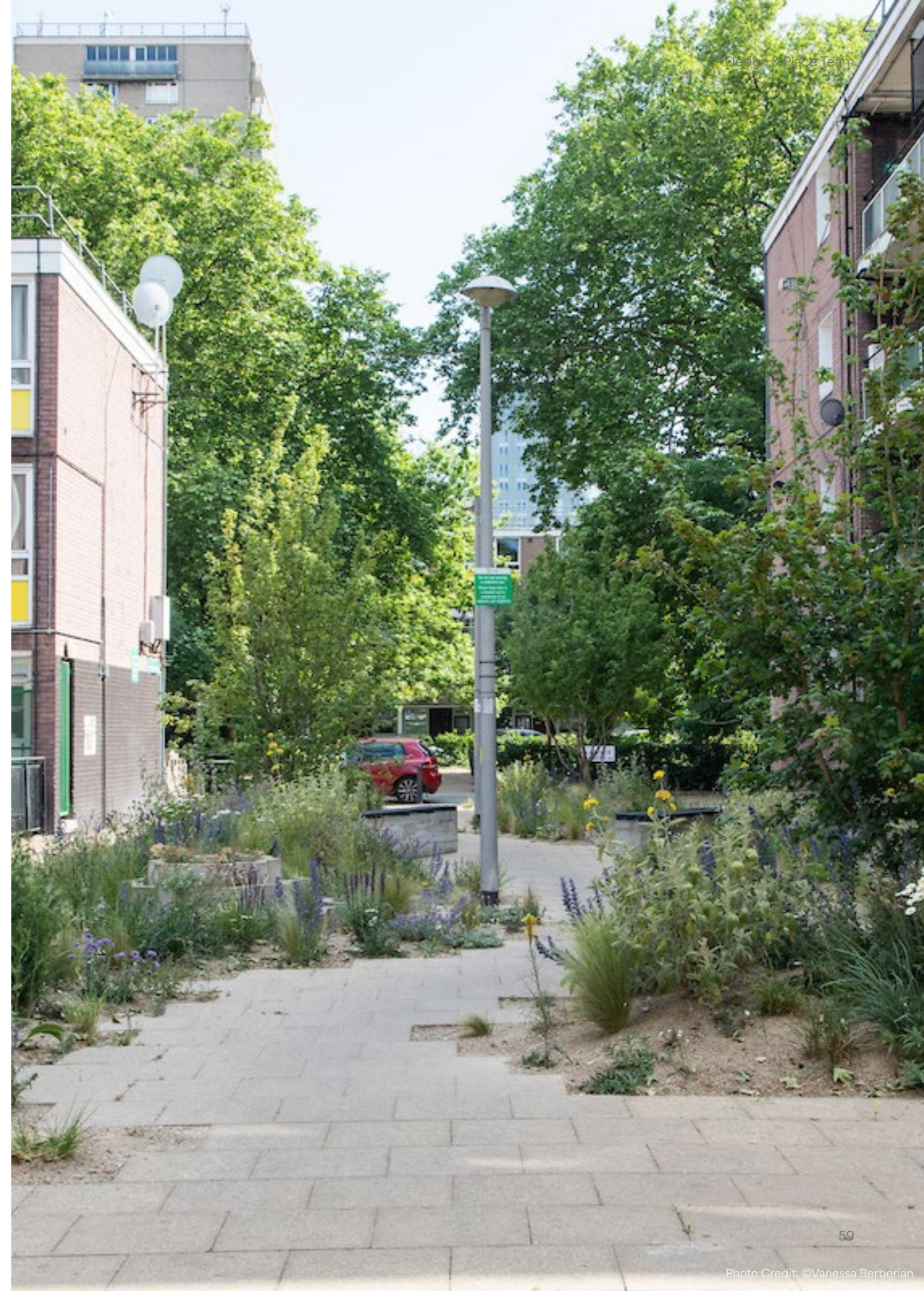
Compton Close was previously a paved walkway with limited interest or function other than a through route in the heart of Regents Park Estate. The improvements are a great example of depaving an area and planting up to help give the space its own identity, new function and greening.

The drought-tolerant species, including grasses and native wildflowers are all planted in crushed concrete and sand salvaged from demolished buildings. This is an excellent example of circular economy at work in the borough, while also establishing a green link from Clarence Gardens to Robert Street.

Some of the keys features also include an Islamic inspired fountain which is planted and concrete benches which provide a place for residents to rest. Planting includes 3 specimen Acer trees, medicinal plants including sage and fennel which release their fragment oils into the air during hot summer days.

Judges' View

Greening Compton Close demonstrates a low-cost method of transforming a space to a high degree, a method of low-cost planting and estate greening that could be easily replicated across run down estates in London. Increasing biodiversity, the variety of reclaimed planting is beautifully kept, sustainably re-planted in demolished building materials including crushed concrete and sand. This intervention has allowed a new function to a space which was once just a through route in the estate, providing seating and spaces to rest and reflect, and is an exemplary demonstration of methods of adaptive re-use to enhance an underused space.





Reciprocal House

Architect: Gianni Botsford Architects

Scheme address: 13A Pond Street, NW3 2PN

Client/landowner: Private client

Scheme description: Located in a Hampstead mews and discretely hidden behind a Victorian pub, Reciprocal House is a newly completed 280 sqm family home replacing a non-descript and dilapidated 1860s cottage while renovating its exemplary 1969 extension by Foster Associates.

The new four-storey house is designed to complement Foster Associates' lightweight single-storey structure of steel trusses, concrete blocks and large-span aluminium-framed glazing.

The industrial character of the Foster led design has been retained with the late 1960s extension returned to its original state and informing the elemental quality of the design evident in the choice of a limited palette of timeless materials.

This is an adaptive re-use project balancing retention and replacement following extensive review of the options open to us in a dense urban environment. The Foster Associates extension had a powerful presence on the site and was always going to be retained. The client's space requirements on this small backland site could not be resolved with the existing coach house and it was therefore necessary to replace it with the new 'extension' to the existing extension. The demolished material from the coach house was reused in the hard landscaping.

Judges' View

Reciprocal House uses a limited material palette to work towards enhancing a piece of architectural history whilst also providing a generous home for a family. Demolished coach house materials were re-used in the hard landscaping of the perimeter, and sustainable passive design moves include large skylights for natural stack effect ventilation, with high levels of insulation. Adaptable spaces using clever hidden doors have been designed in, allowing for flexible uses of the house. It acts as a time capsule of its architectural history whilst also a home of the future.





Triangle House

Architect: Brown Urbanism

Scheme address: 1a Glastonbury Street, NW6 1QJ

Client/landowner: Private client

Scheme description: A triangular, self build 39m² home built within the confines of a former mechanics garage. The conversion makes a space that is both small in plan and generous in volume; both private from the street yet open and expansive in its interior outlook.

This was achieved by carefully lifting ceiling heights, creating expansive views and sacrificing a portion of the available plot to create an inner courtyard at its centre whilst creating an inset planted bay window for privacy within the existing street frontage.

The project was designed as an inclusive self build - delivering as much volume, light and outlook, per pound, as possible by first time builders. The design makes use of every corner and niche of the triangular plot, creating opportunities for storage, flexible use and introspective views. The interiors feature a triangular built in sofa, a sliding pocket bed and concealed workspace desk to achieve this.

Materials such as Clay brick and tile were chosen to reinforce the industrial nature of the existing building whilst softening the interiors with Birch plywood linings and boucle upholstery. The external brick is left in its rough existing state - built upon with new hand made London stock brick.

The house has a deliberately unassuming presence on the street, skirting the line between an industrial remnant or an electricity sub station in an otherwise residential setting. The project sensitively retains and builds upon the anomalous nature of the garage, reimagining a 'use classless' workspace and home in one.

Judges' View

Triangle House is a genius use of a small space, built within the confines of a former mechanics garage. It is a self-build project, and reinvents what it means to live in a comfortable home, maximising difficult corners and using smart storage solutions. Moveable and flexible furniture allows spaces to be used for different purposes in the day, using spaces cleverly for various functions. The inner courtyard allows for beautiful views in at all sides, naturally ventilating the small space. It is a low budget project with a high quality execution and finish, making use of every corner and niche of the triangular shaped plot of land.





Elliott Square Roof Extensions

Architect: Burd Haward Architects and Richard Davies Architects

Scheme address: Elliott Square, NW3 3SU

Client/landowner: Owners of No 22-34 Elliott Square

Scheme description: A distinctive terrace of mansard extensions to nine houses in Elliott Square, part of the Chalcots Estate in Swiss Cottage, NW3. The design followed extensive consultation with local residents, neighbours and Camden planning officers. Initially developed for the nine houses facing King Henry's Road, the successful model now forms the basis of the design for all new roof extensions in Elliott Square.

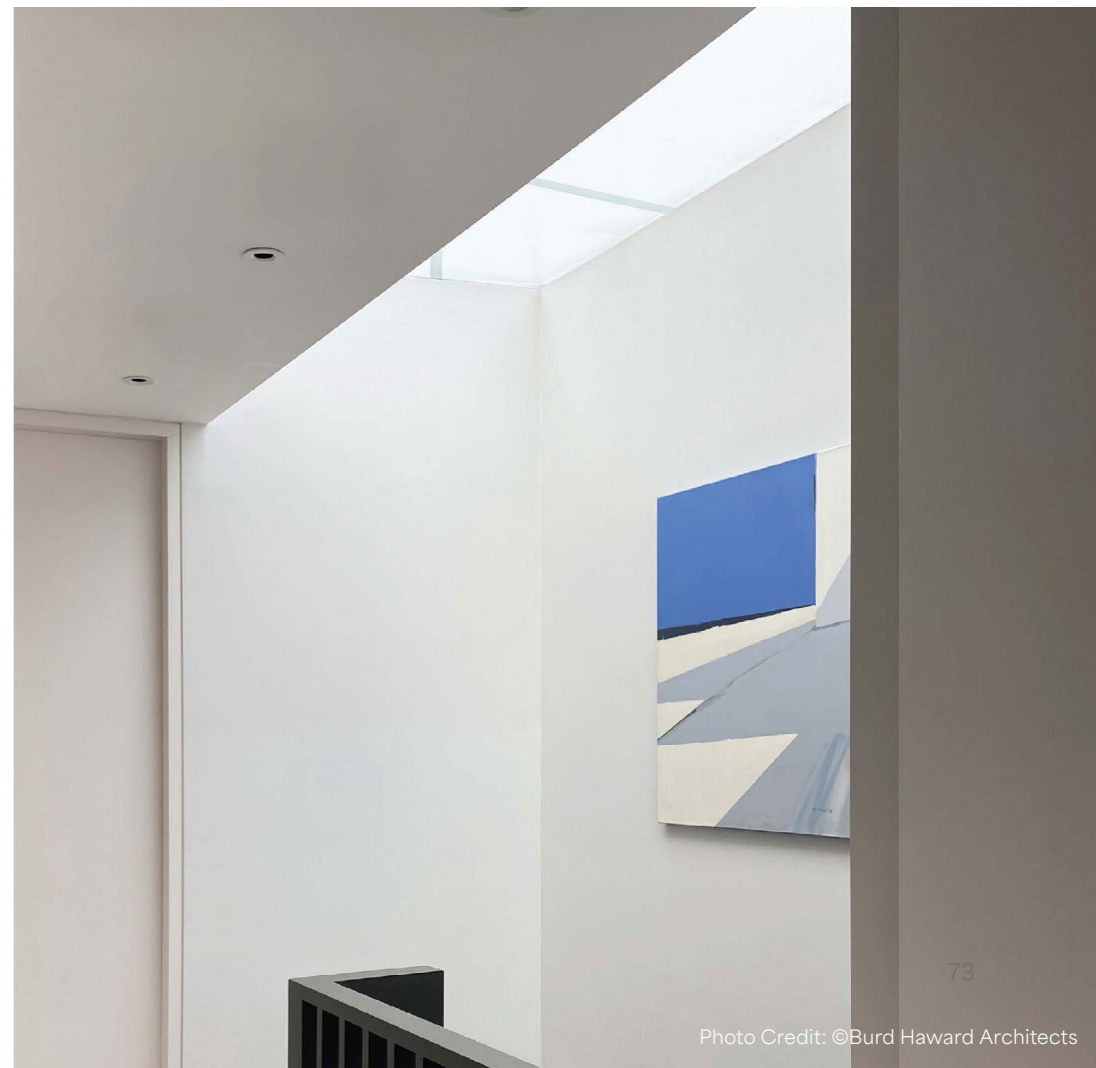
Planning consent was granted prior to permitted development legislation for upwards extensions, and on the condition that construction was implemented to all nine houses in the terrace under a single contract. This necessitated close collaboration between owners/occupants to suit varying individual requirements for cost, layout and programme, and to suit funding. This collaboration took several years and was key to the success of the project.

The new mansards are set back from the white render cornice line below and are finished with crisply-detailed coated zinc. Full height vertical dormers pick up on the existing glazing arrangement. Where the houses face the street, a single width dormer encloses a triple bay sliding window that extends across both windows and the central spandrel below and opens onto a simply detailed Juliette balcony. Where they face the square, a pair of vertical dormer windows continue the fenestration pattern. Rainwater from recessed gutters discharges to an existing central downpipe. The new extensions are all timber framed and highly insulated, substantially improving the energy efficiency of the 1980's houses, and designed so construction could be carried out entirely from above.

Judges' View

A joint community effort to transform existing tight spaces has enabled a creative site wide solution, simplifying maximisation with a replicated blueprint design. The extension design uses energy efficient techniques to upgrade a 1980s build with high insulation and sustainable materials. The design was formed with extensive community consultation, and planning consent granted to permit development on all nine houses under a single contract demonstrates the extent of close collaboration and hard work undertaken by residents, a true commitment to one another's neighbours, community and their homes.





Hampstead Passive House

Architect: GS Architecture

Scheme address: 21 Parliament Hill, NW3 2TA

Client/landowner: Private client

Scheme description: Sustainability and comfort were at the heart of this renovation of a family home, just a stone's throw from Hampstead Heath. This project involved retrofitting a semi-detached Victorian villa to meet the rigorous Passivhaus EnerPHit standard, enhancing thermal performance while ensuring that the building remains both airtight and breathable.

An existing rear conservatory and ancillary extensions were replaced with a timber-framed addition, seamlessly expanding the main family living space. A wildflower green roof enhances biodiversity while providing a natural connection between the upper-floor bedrooms and the garden beyond.

Where possible, the existing building fabric was preserved. New materials and finishes were carefully selected to minimise environmental impact, avoiding petrochemical-based products and incorporating reclaimed or repurposed elements. Even clay soil excavated from the rear garden was mixed into hand-crafted paint, creating a unique, site-specific colour palette. Photovoltaic panels contribute significantly towards the minimal energy demands of the house, while a mechanical ventilation and heat recovery (MVHR) system ensures that there is a continuous supply of fresh and filtered air throughout.

This project exemplifies what is possible in a conservation area—preserving a home's historic character while dramatically improving energy efficiency and quality of life for the occupiers. The result is a serene, sophisticated family home that sets a new benchmark for sustainable retrofits.

Judges' View

Sustainability was the driver for this project, the architect and client were dedicated to ensuring the house meets Passivhaus standards, and demonstrate it can be possible for similar homes of this scale in its context, setting a benchmark for home retrofits. Design moves are innovative and commendable efforts in sustainably enhancing the house to a high standard.



Swiss Cottage Children's Library

Architect: Jan Kattein Architects

Scheme address: 88 Avenue Road, NW3 3HA

Client/landowner: London Borough of Camden

Scheme description: Barry Spence's iconic Swiss Cottage Library turns sixty this year. Libraries remain essential free repositories of knowledge. They are also places to learn skills, to experience culture, to get creative, to stay warm, to debate, challenge convention, disagree and to build common ground.

To understand the needs and aspirations of those who would use the space, we worked with hundreds of school children who made little dream library maquettes expressing their favourite story experiences. We also spoke to the SEND teachers from Swiss Cottage School who explained the importance of tactile engagement. We listened to young people and we heard from parents and library staff.

The new library has 4 areas, each supporting a distinct story experience: acting, writing, hearing and making. We re-instated a storytelling stage, a feature that formed part of Spence's original plans. A wall with magnetic letters responds to the cravings of young wordsmiths. A listening pod is linked to a refurbished jukebox which has been loaded with audiobooks. A story-making area is kitted out with a big crafting table and a projector as a dedicated space for all the creative workshops that the library is delivering. All is brought together by books and nooks to read them.

To minimize our impact on the environment we bought pre-loved furniture, used natural materials, worked with a local community group to create the library signs and we built modularity and mobility into the new furniture so the space can change as people's needs change.

Judges' View

Developed after extensive community consultation, the library is bustling with children of all ages, with interactive design moves across the space to enhance the child's learning experience. There are spaces for craft, play, reading in nooks, and modular furniture allows for spaces to be transformable. All of these considered design moves to enhance the existing library for children are highly commendable.



Reflect

Architect: MATT+FIONA, LDA Design, Fitzrovia Youth in Action

Scheme address: National Temperance Hospital Garden, Hampstead Road, NW1 3FJ

Client/landowner: HS2 / Mace Dragados Joint Venture

Scheme description: Co-designed by local young people with the guidance of social enterprise MATT+FIONA and local youth action charity Fitzrovia Youth in Action, the six-metre 'Reflect' is the centrepiece of a meanwhile garden established on a former HS2 construction compound.

Reflect is the result of a long-term engagement process with the local community, who, when asked what the best addition to a meanwhile space in the area around Euston would be, cited a play space as the most important thing. Out of this initial engagement, the youth group 'Young Placemakers' was created by FYA.

Over the course of six months, the group took part in co-design sessions and created Reflect, an accessible play space that reflects the industrial landscape it inhabits, with mirrored surfaces intended to blur the boundaries between play and performance. The resulting pavilion wasn't just designed by young people - it was also partially built by them. The Young Placemakers took part in a week-long workshop at the nearby Euston Skills Centre where they built the decorative panels that make up the upper half of the structure.

The pavilion and the surrounding park, landscaped by LDA Design, offers precious open green space in an area that has been affected by the surrounding construction work. The structure will eventually be moved to the neighbouring Regent's Park Estate, which is home to many of the young people who played such an important part in its creation, cementing its legacy as a local landmark and source of pride for those young people.



Photo Credit: ©Jon Shmulevitch



Photo Credit: ©Nick Turnpin



Photo Credit: ©Nick Turnpin



Photo Credit: ©Nick Turnpin

Judges' View

The transformation of this construction site to a meanwhile space is a testament to the long term trust building and co-design with the young people of Fitzrovia Youth in Action and Regent's Park Estate. Designed by and partially built by the young people at the nearby Euston Skills Centre, the pavilion is a space for play and performance. It is a highly commendable effort in providing meanwhile spaces for residents facing big changes in their surroundings, ensuring young people are at the forefront.

Hampstead House

Architect: Coppin Dockray

Scheme address: 5A Templewood Avenue, NW3 7UY

Client/landowner: Private client

Scheme description: Tucked between Edwardian villas, lies an introverted 1960 house by architect Trevor Dannatt. After 60 years the house was overwhelmed by its unruly garden, and awkward additions had obscured the original design. In need of extensive repair, it was marketed for demolition.

Restoring the original design in full wasn't possible - it had been poorly adapted, was barely insulated, the roof was failing, trees were undermining the foundations & windows had rotted. Our work was both opportunistic and historically aware. We aspired to re-imagine it - with its beautiful low-slung stepped plan and staggered courtyards - through a balance of careful conservation and bold, coherent interventions.

Accommodating a growing family necessitated extensive adaptations. A new prominent 1st floor for additional bedrooms replaced a '80s neo-Victorian mansard. Other piecemeal extensions were rationalised for a playroom and to reinforce the kitchen's role as the heart of the house, building visual bridges to the outside in every direction.

Demolishing and re-building would have been an easier, cheaper task. The awkward re-working of this building however brought huge, embodied-carbon savings and spared a notable C20 house from demolition. We approached our task to create a more sustainable building in 3 ways: to improve its thermal performance; to choose recyclable materials with low embodied carbon; and to design a building made to last. Despite increased size, the house has achieved a 59% improvement in CO2 emissions.



Judges' View

The design moves to enhance this 60s house through a piecemeal series of extensions and restorative interventions have transformed it into a family home. Large openings frame a beautifully landscaped garden, connecting the home to the outdoors on all sides. Using materials with low embodied carbon and improving the homes thermal performance, the design moves to enrich this site are highly commendable.

Pine Heath

Architect: Studio Hagen Hall

Scheme address: 37B Gayton Road, NW3 1UB

Client/landowner: Private client

Scheme description: Pine Heath is an extensive whole-house renovation and sensitive energy-focused transformation of a modernist townhouse set on Gayton Road in the Hampstead Conservation Area.

It was originally designed in 1969 by architects Ted Levy, Benjamin & Partners, the Camden-based practice that was so prolific in this part of north London in the C20th.

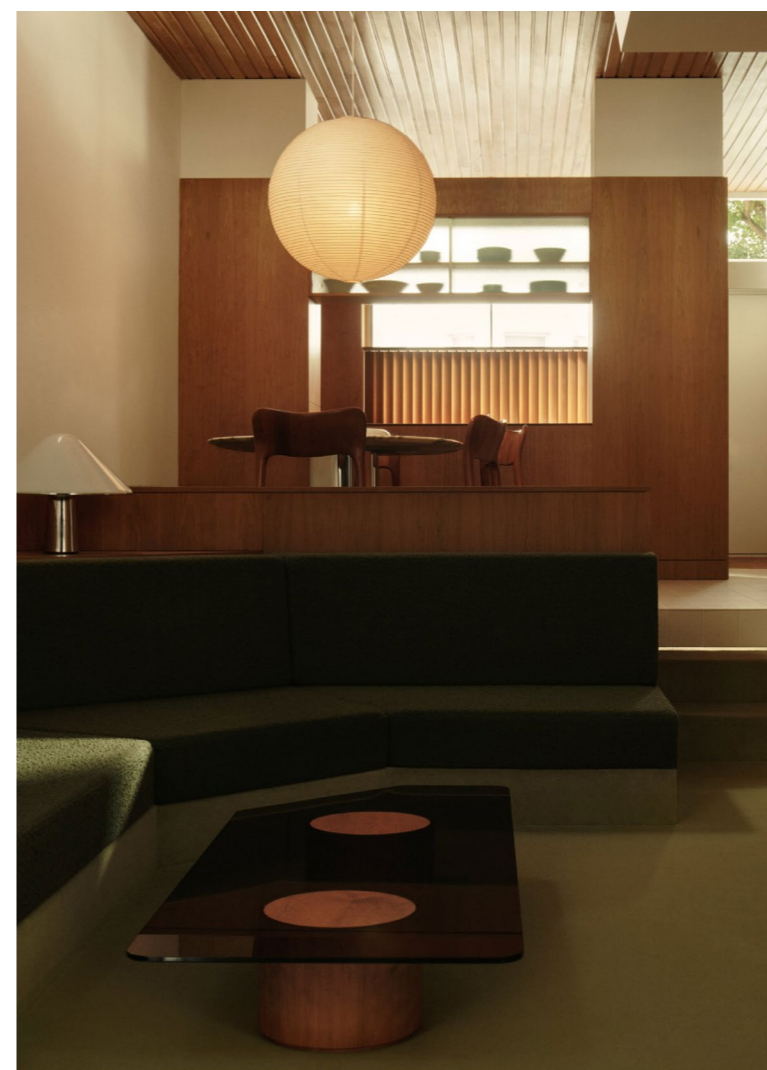
The client was to revive the tired terraced house into a warm, broken plan home for their growing family, with a keen focus on upgrading its overall energy efficiency and performance. A bespoke restoration was proposed encompassing the whole house that would improve operational efficiency and reduce overall running costs, and ultimately introduce a more sophisticated and pragmatic series of living spaces to suit a functional, life-long home.

Every element of the house was addressed and considered in detail, from reconfiguring layouts and creating bespoke interiors and joinery, to upgrading the external envelope and implementing a renewable energy strategy. Under the surface, the comprehensive set of performance improvement strategies (including both envelope upgrades and renewable technologies, such as Solar PVs and an ASHP) have helped reduce annual carbon emissions by 93%.

The retrofit and refurbishment of Pine Heath blends sensitive restoration with necessary sustainability and proves that upgrading precious post-war housing stock is not only possible, but can lead to contextual and highly crafted results that honour their roots while looking firmly to the future.

Judges' View

With a fascinating and iconic modernist townhouse as a starting point, the design moves to sensitively transform this house are highly commendable. From reconfiguring layouts, to enhancing thermal and energy performance of the house, the project results in a cosy and generous family home, and proves a result of this quality can be achieved through sensitive retrofit of existing housing stock.



Maresfield Gardens House + Studio

Architect: Pinzauer

Scheme address: 21 Maresfield Gardens, NW3 5SD

Client/landowner: Private client

Scheme description: The project involves the refurbishment and extension of the former Anna Freud Centre, a large Victorian townhouse located in the Fitzjohns/Netherhall Conservation Area.

The design respects the scale, character, and architectural heritage of the Conservation Area. The simple tectonic composition of the open-frame extension, echoes traditional stone bay windows, complementing the townhouse's proportions. The fair-faced brick studio, located to the west, provides a subtle backdrop to the garden, reinforcing a renewed sense of place embedded in the surrounding landscape.



Walden

Architect: Polysmiths AD Ltd.

Scheme address: Lady Somerset Road, NW5 1TX

Client/landowner: Private client

Scheme description: Walden is a bold response to one of Camden's most pressing urban challenges: the resilience of basement dwellings in the face of climate change. It exemplifies innovative, sustainable, and context-sensitive design.

Walden transforms a previously dark and flood-damaged basement into a light-filled, flood-resilient home. By lifting the roof structure with angled skylights and incorporating stepped glazing, the design maximizes daylight penetration while maintaining privacy. The integration of a Siberian larch louver enables climbing plants to create dappled shading, further embedding the home within its natural surroundings.



Elizabeth Mews

Architect: Trehela Williams

Scheme address: 14A Elizabeth Mews, NW3 4TL

Client/landowner: Private client

Scheme description: The project aims to set an exemplar approach to contextually-sensitive conversion of mews garages. The integration of the garage into the home reclaimed much-needed habitable space, enabled the thermal upgrade of the fabric, whilst improving outlook and daylight levels.

Environmental considerations were at the forefront of the calm and tonally harmonious finishes palette. The clay plaster is 100% natural, recyclable and compostable with zero VOC emissions or synthetic additives.



MEplace Nursery

Architect: Office S&M Architects

Scheme address: 180 York Way, N1C 0AZ

Client/landowner: Meplace

Scheme description: MEplace provides an interior that supports all children in their social and emotional development. To achieve this the design prioritises independence, for example with child-scaled fittings, intuitive colour zoning, and structured learning areas.

Sustainability is embedded throughout, from the use of natural materials such as cross-laminated timber and cork, to the incorporation of low-VOC paints and filtered air and water systems for wellbeing benefits. MEplace's environmentally conscious ethos extends to its plant-based meals, while the energy efficient design minimises operational carbon by using responsive lighting, natural ventilation, and efficient heating.



Shortlisted

Shortlisted

Shortlisted

Shortlisted

Longlisted

Achilles

Architect: ConForm Architects

Scheme address: 5 Achilles Road, NW6 1DZ

Client/landowner: Private client



Longlisted

Pigment House

Architect: Unknown Works

Scheme address: 18 Dartmouth Park Avenue, NW5 1JN

Client/landowner: Private client



Minty House

Architect: Peter Morris Architects

Scheme address: 27 Solent Road, NW6 1TP

Client/landowner: Private client



Oasis

Architect: Unknown Works

Scheme address: 63 Torriano Avenue, NW5 2SG

Client/landowner: Private client



Corner House

Architect: alma-nac collaborative architecture

Scheme address: 35 Pilgrims Lane NW3 1SS

Client/landowner: Private client



Datum House

Architect: The Dhaus

Scheme address: 18a Croftdown Road, NW5 1EH

Client/landowner: Private client



Swiss Cottage House

Architect: Studio Carver

Scheme address: 106 King Henry's Rd, NW3 3SL

Client/landowner: Private client



Studio for a Potter

Architect: Clementine Blakemore Architects

Scheme address: 4 Leverton Street, NW5 2PJ

Client/landowner: Tanya McCallin



Canal House

Architect: Tasou Associates

Scheme address: Regent House, 18-20 St Pancras Way, London, NW1 0QG

Client/landowner: Breeze Holding Limited



Bayham Place

Architect: Ambigram Architects

Scheme address: 48 - 56 Bayham Place, NW1 0EU

Client/landowner: Camden Places Ltd



Camden Market Canopy

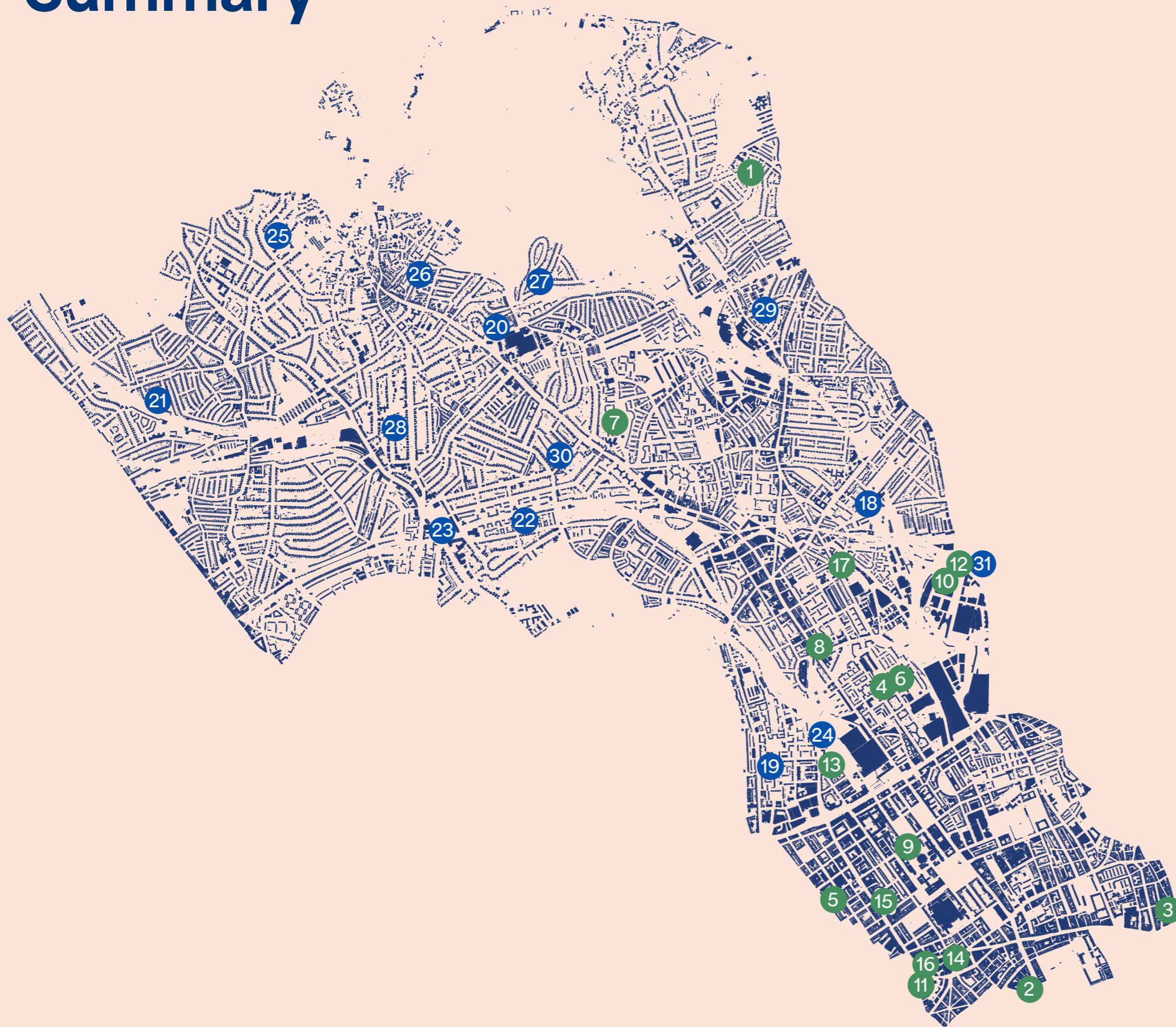
Architect: vPPR Architects

Scheme address: The Horse Hospital North Stables Yard, Chalk Farm Road, NW1 8AH

Client/landowner: The Camden Market Management Canopy



Summary



Major Projects

Award Winners

- 1 Highgate Newtown Community Centre
- 2 Space House
- 3 8 Bleeding Heart Yard
- 4 Central Somers Town
- 5 Arthur Stanley House
- 6 Edith Neville Primary School
- 7 Maitland Park Estate Regeneration

Highly Commended

- 8 KOKO
- 9 The Warburg Institute
- 10 Cadence

Special Mention

- 11 Tin Pan Alley

Shortlisted

- 12 W3 Kings Cross
- 13 Euston Skills Centre & HS2 Accommodation Building
- 14 Princes Circus
- 15 Alfred Place Gardens
- 16 St Giles Quarter
- 17 St Pancras Campus

Small Projects

Award Winners

- 18 Steel House
- 19 Greening Compton Close
- 20 Reciprocal House
- 21 Triangle House
- 22 Elliott Square Roof Extension

Highly Commended

- 23 Swiss Cottage Children's Library
- 24 Reflect
- 25 Hampstead House I
- 26 Pine Heath

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- 28 Maresfield Gardens House & Studio
- 29 Walden
- 30 Elizabeth Mews
- 31 MEplace Nursery

