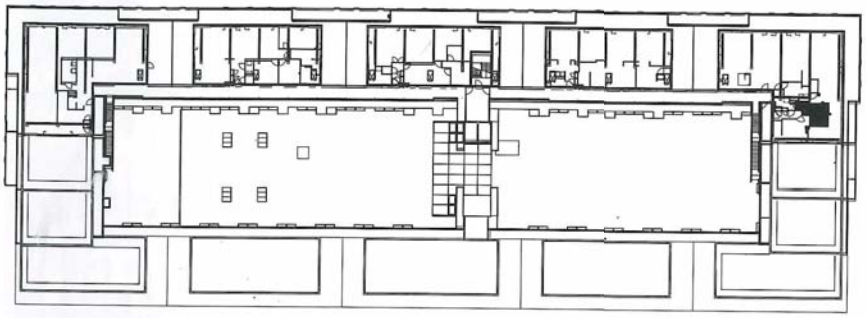
Old and New
Winner

Fenix I, Rotterdam, The Netherlands
Mei Architects and Planners
For Heijmans Vastgoed

'This design makes a coherent relationship between old and new that elegantly dovetails the existing and added structure, and convincingly fits into its docklands context'

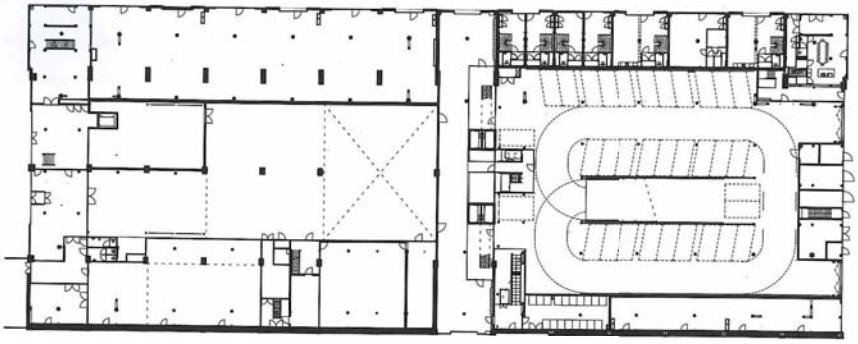
0 10m



eighth floor

second floor

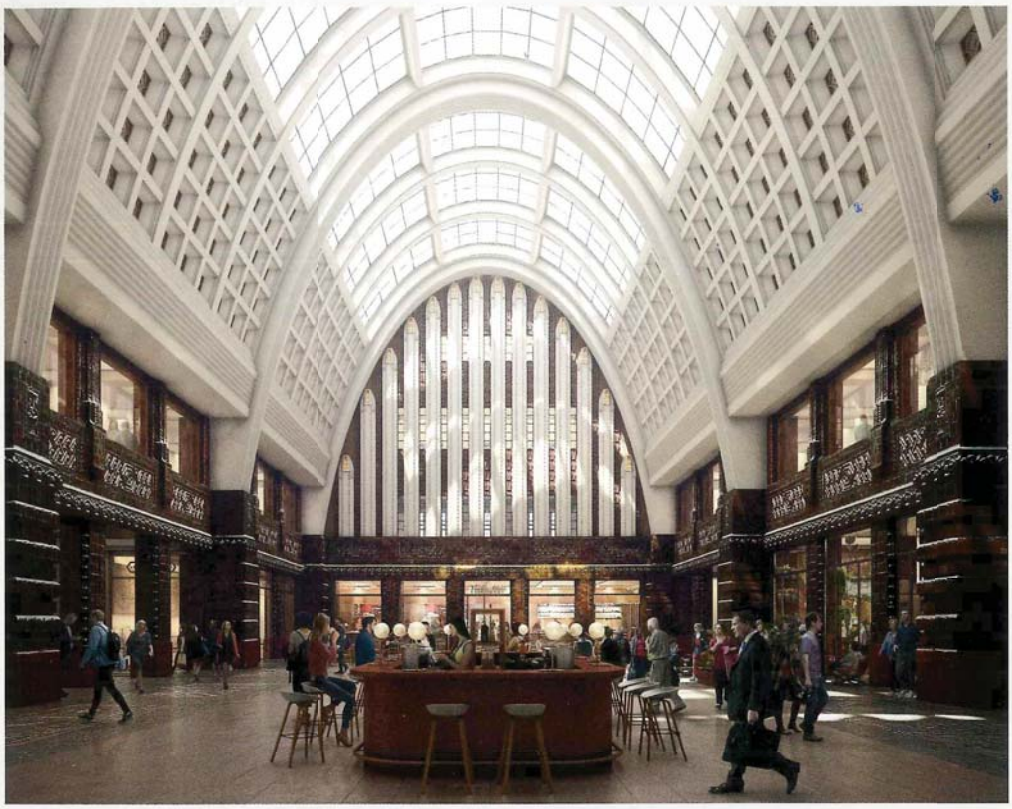
The Fenix warehouses in Rotterdam date from 1922 and are located opposite Hotel New York and the Rijnhaven Bridge. This design adds loft apartments with flexible interiors that can be divided horizontally or vertically on top of the original warehouse, which has a mixed programme of housing, workspaces, parking and leisure. It is 360m long, with two levels of 6m floor heights, two railway lines and goods lifts to take freight to and from the first floor. Located in Rotterdam's up-and-coming, vibrant Katendrecht district, the two levels of the monumental warehouse have cultural, residential and workspace uses with 212 loft apartments above, set on an active water frontage.



ground floor plan

Old and New
Commended

'This is an intelligent design-based relationship between new and old: old post hall and new entrance'



Post Rotterdam, Rotterdam, The Netherlands
ODA New York
For OMNAM Group

Rotterdam's iconic Postkantoor (central post office) is finding a new life after being empty for more than a decade. It involves many challenges: building a skyscraper on weak ground, finding new uses for a historic monument and creating an innovative development within commercial parameters. The tower's base relates the scale and feel to the post office's great hall and becomes part of the city's public realm. The post office's upper floors will be a five-star hotel while the tower adds to the city skyline.

Old and New
Entries

Whitechapel Estate Listed Buildings, London, UK
Chris Dyson Architects

A careful restoration programme of the Whitechapel Estate in East London recreates a 19th-century streetscape and makes 25 Grade-2 listed houses on three streets fit for 21st-century habitation. Long occupied by the Royal London Hospital, the buildings' restoration replaces lost features, from internal mouldings to front gardens. The reconstructed homes will have open-plan family rooms with access to their gardens.

Lund Central Station, Lund, Sweden
CF Møller Architects
For Jernhusen

Lund Central Station – one of the busiest in Sweden – will be developed into a modern meeting place and infrastructure hub for the city and the region. It comprises a new station building as well as offices, restaurants and hotels, while renovating and relocating the 19th-century customs building. The new station is inspired by Lund's architectural traditions and international station design to make a modern meeting place.

Bunker Tower, Eindhoven, The Netherlands
Powerhouse Company
For Powerhouse Company, RED Company and BEING Development

A Brutalist low-rise student centre designed by Hugh Maaskant in 1970 for Eindhoven University of Technology, this building was sold by the university and will become a mixed-use high-rise. The additions reflect the original with slanted walls, contrasting orthogonal and diagonal geometries, stark details and raw materials. Its local significance led to a consultation process, resulting in municipal monumental status.

Winspear Completion Project, Edmonton, Canada
Andrew Bromberg at Aedas
For Stantec

Adding a 600-seat acoustically excellent 'music box' was an opportunity to upgrade the public spaces of this established venue. It adds to the lobby, introduces a link over the south elevation to make the addition visible, and connects to new features including an amphitheatre, a 'garden' and a 'living room' – all nodes carved into the existing building. With automated seating and an openable wall, the music box can open to the foyer.

Bank Headquarters Refurbishment, Budapest, Hungary
TIBA Architects Studio
For CD Hungary

Built in 1914 to Károly Rainer's design, this building was the HQ of the Hungarian Inland Bank until after the Second World War and the British Embassy to Hungary from 1948 until 2017. It is being restored to provide commercial and hospitality areas, flexible offices and premium flats. The undulating skylight of bevelled glass over the treasury hall is the main historical feature, determining the architectural language of the new work.

NK Apartments, Miami, USA
Mısırlıoğlu Design Group
For ANEX Tour

The reconstruction of the Normandy Plaza Hotel recreates the atmosphere befitting a property whose guests included Frank Sinatra, Humphrey Bogart and Marilyn Monroe. The Art Deco facade and interior will be preserved for the new condo apart-hotel building and matched to make a modern hotel that exudes Miami's history and meets LEED requirements. As well as showing local artists' work, it will also allocate bikes to guests.

Old and New
Entries

78-89 Lots Road, London, UK
Nabil Gholam Architects
For Metaform Real Estate

Although neither listed nor in a conservation area, the design team's investigations showed that preserving a four-storey building to the north of this site in Chelsea would help to maintain a connection to the past. That set the task of sculpting a new building to envelop the existing and new structures to retain views across the neighbourhood, providing an appropriate volume and the right amount of lettable space with good natural light.

Auchan Maanshan Store Extension and Renovation, Maanshan, China
NOVO Architects
For Auchan (China) Investment

The realisation that good architecture is not necessarily new architecture underpins this upgrade of a 15-year-old shopping mall in Maanshan. Rather than a complete rebuild, the design seeks to find potential in the original structure to bring people together so they can share ideas and find opportunities for fun and excitement. An 'infinite' figure-of-eight path weaves together the spaces, along which are nodes, gardens and piazzas.

Library, Budapest, Hungary
Studio A4

A building for an existing library links two historic late 19th-century *palazzi*. Close to universities, well served by transport, and behind the National Museum, it animates a cultural district while separating truck routes to the warehouse from pedestrian streets. With reading areas for 500-600 people, the library houses a large, diverse collection that is continually growing and includes archives, manuscripts, photos and printed material.

V-Plaza Urban Development, Kaunas, Lithuania
3deluxe
For UAB Bei Capital

Vienybes Square in Lithuania's second-largest city is being transformed into a modern urban space. The 22,000m² piazza will be an attractive, vivid and inviting place for the public while preserving its historical, political and architectural (Bauhaus, Art Deco and the Soviet Brutalism) heritage. It includes an interactive light installation, a water playground, small skate park, basketball court, shops, cafés and restaurants.