



# BRITISH HOMES AWARDS



CELEBRATING EXCEPTIONAL DESIGN

## 2022 WINNERS



# WELCOME

## THE BRITISH HOMES AWARDS 2022

Honouring every aspect of housebuilding from one-off houses to major developments, the British Homes Awards celebrate the visionaries, the hard work, dedication and excellence currently seen in British homebuilding.

Two new categories this year, Later Living/Supported Living Design of the Year and Affordable Housing, reflect the diversification of the market and have proved popular, worthy additions to the comprehensive range of categories.

The entries reflect the combined skills of architects, planners, landscape designers, interior designers and developers coming together, and also show that there is scope and room for creativity, whatever the budget.

The judges were looking for companies and individuals to demonstrate innovation in design and delivery, originality and essentially how a design brief has been brought to life.

It is an absolute pleasure to now showcase the winners via this digital collection of entries from this year's British Homes Awards.

Alison Carter  
Editor, British Homes Awards

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# WINNER

## AFFORDABLE HOUSING

### THE CREWYARD

#### DK ARCHITECTS

Grassmoor, Derbyshire

This project comprises of 11 timber frame family houses for affordable rent located on a rural exemption site within greenbelt on the edge of the village of Grassmoor, Derbyshire. The client, South Yorkshire Housing Association, had a desire to create a development befitting this special location whilst providing much needed affordable homes.

The strength of the design is in the execution of a clear conceptual diagram. Referencing the rural edge, the design takes cues from local surrounding Farmsteads, clusters of buildings combining a large farmhouse to the front, with an assembly of agricultural buildings arranged around a hardscaped crewyard to the rear.

The shared 'crewyard' is the key galvanising design element. This space orders and arranges houses, parking and landscape whilst creating a neighbourly environment providing a sense of containment with far-reaching views over greenbelt.

Gable-fronted houses along North Wingfield Road create a distinctive identity, behind which, smaller scale houses, evoke the lower massing and character of surrounding crewyard clusters.

Materiality subtly shifts from primarily brickwork on North Wingfield Road through to ship-lapped cladding within the crewyard. Prominent storey height brickwork walls wrap around the space, bridging between houses grouping buildings into a single assembly. Framed openings in the walls sensitively accommodate parking without visually impacting the space.

Carefully arranged soft landscaping provides privacy and amenity to the crewyard houses without diluting the idea of a single hard-landscaped space.

The result is a development which sits sensitively and proudly on the village edge and provides inspiring affordable houses which will hopefully improve people's lives.



#### JUDGES COMMENT

**Excellent, small scale, high quality development for a Housing Assoc. Contextual, modern homes and high quality, progressive design. Lovely sense of community to enrich occupants lives**

# FINALISTS

## AFFORDABLE HOUSING

### NEW AVENUE

HTA DESIGN

London Borough of Enfield



### OLIVE MORRIS COURT

HARINGEY COUNCIL  
(in partnership with The Hill Group)

South Tottenham, London



### CHAPELTON

PLACES FOR PEOPLE

Stonehaven, Aberdeenshire



### MERRIELANDS

LATIMER

Dagenham



# WINNER

## APARTMENT DEVELOPMENT OF THE YEAR

### BATTERSEA POWER STATION

#### BATTERSEA POWER STATION

Battersea/London

Offering a once-in-a-lifetime opportunity to own an apartment within a London landmark, the iconic Battersea Power Station is being re-born into one of Europe's most exciting residential and leisure destinations.

At the heart of the 42-acre site, the Grade II\* listed Power Station is being restored and repurposed into 254 apartments, from characterful studios to soaring four-bedroom duplexes, alongside over 100 shops, bars and restaurants, a cinema and chimney lift experience, offering unique heritage living within a 15-minute live, work, play neighbourhood.

Divided across three phases - Switch House East, Switch House West and Boiler House - apartments within the Power Station are integrated within the existing structure, whilst three new glazed floors enhance Sir Giles Gilbert Scott's original design and deliver additional state-of-the-art residences.

Blending new with old, many of the building's original elements have been restored during the redevelopment, with the new residences featuring brick and steelwork from the 1930s and 1940s. Two interior design palettes reflect the Power Station's history, taking inspiration from the 1930s and 1950s respectively, when major elements of the Power Station were completed.

Residents have access to three gardens across the Power Station, as well as pockets of greenery interspersed along the residential hallways which feature original engineering equipment.

Residents will benefit immensely from the opening of the Power Station to the public from September, becoming a major leisure and retail destination. The recently launched Northern Line Extension also brings the development within 15 minutes of the West End and the City.



#### JUDGES COMMENT

With sustainability at its heart the development proves an uplifting example of what can be achieved with reuse, restoration and the retrofit of historic buildings. It is a relevant piece of city-making that has been executed with care to offer an eclectic mix of homes on a very unique site

# HIGH COMMENDATION

## APARTMENT DEVELOPMENT OF THE YEAR

### BOX MAKERS YARD

#### ASSAEL ARCHITECTURE

Bristol

Box Makers Yard is a Build to Rent development of 376 homes that unites two plots in the Bristol Temple Quarter Enterprise Zone (BTQEZ) to create a cohesive residential community.

The vision was to create a permeable and outward-facing development that strengthens existing pedestrian routes through the Temple Quay area to Bristol Temple Meads Station and local waterside destinations whilst responding to its locality. The contemporary design strikes a balance between the civic nature of surrounding offices and existing and emerging residential buildings whilst adopting a material palette and architectural details that reference the neighbouring historic brick buildings.

As a Build to Rent development, Box Makers Yard provides an innovative housing offer for Bristol, providing residents with not just a home but a community. The two new buildings use best practice Build to Rent design principles to shift the emphasis to shared living and experiences, nurtured around a generous array of amenities, including spaces to enable home-working, and supported by dedicated on-site management. A wide range of apartment types and sizes broadens the accessibility to the Build to Rent product for local residents - and it's pet-friendly!

Post-occupancy evaluations have been undertaken by Assael, L&G and the on-site team, allowing lessons learnt to be incorporated into future Build to Rent developments within the portfolio. Resident feedback has been very positive, in particular regarding the apartment layouts and the communal amenities, which are often used by 'resident groups' that have been created to promote interaction.



#### JUDGES COMMENT

/// The end product works well and responds very well to the context while creating live-able, homely and use-able spaces for all wants and requirements. Box Makers Yard is a great entry ///

# FINALISTS

## APARTMENT DEVELOPMENT OF THE YEAR

### KNIGHTSBRIDGE GATE

MSMR ARCHITECTS

Knightsbridge Gate, London

### 101 ON CLEVELAND

ASSAEL ARCHITECTURE

Westminster/London

### NEWFOUNDLAND

VERTUS, CANARY WHARF GROUP

London

### 1887 THE PANTILES

DANDARA

Tunbridge Wells, Kent

# WINNER

## BEST COMMUNITY LIVING

### BRAVURA HOUSE

#### SELENCKY PARSONS ARCHITECTS

London

Bravura House provides student accommodation for the beneficiaries of the Amar-Franzes & Foster-Jenkins Trust in north London. The trust was established in 2002 to provide scholarships and bursaries to post-graduate students in the arts and sciences.

This new development has taken a neglected substantial detached house in Mapesbury conservation area and repurposed and extended it to provide high quality post-graduate student accommodation. The former house, which was built circa 1905, had stood empty for a number of years, and was in a semi-derelict condition, having not been updated since the 1970s.

A clear objective of the clients was to take something that would typically be reserved for a privileged few and offer it to talented young individuals. From the outset the brief for the house was to create a home for the students that went well beyond the often sterile and cramped conditions of typical student accommodation. It was an essential part of the brief to bring a strong sense of community to the house, whilst also respecting the needs of an individual's space.

The plan contains seven large en-suite student rooms along with generous shared living areas. A mezzanine workspace sits above the dining space and maintains a visual connection to the kitchen via internal windows. A new build music rehearsal space also sits within the rear garden, which the students have 24-hour access to for solo and group practice.



#### JUDGES COMMENT

**“The remodelling of the existing property had a challenging brief. Although it had a modest budget, using a limited palette of materials, the scheme was successfully executed. Good attention is paid to the detail, particularly with regard to the lighting and the garden rehearsal room”**



# HIGH COMMENDATION

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#### JUDGES COMMENT

Wow, when sustainability meets community living this is an exemplar of a project. Great regeneration of an area



# FINALISTS

## BEST COMMUNITY LIVING



**8 WATER STREET**  
VERTUS, CANARY WHARF GROUP  
London

**SOLOHAUS**  
THE HILL GROUP  
London, Essex, Suffolk, Cambridgeshire  
and Cornwall

**THE ROBINSON**  
QUINTAIN LIVING  
Wembley Park

**GREENWICH  
MILLENNIUM VILLAGE**  
COUNTRYSIDE  
Greenwich

# WINNER

## BEST GARDEN/LANDSCAPING DESIGN

### SOUTH QUAY PLAZA

#### HTA DESIGN

Isle of Dogs

Contrasting the urban intensification of Canary Wharf and the surrounding Marsh Wall and Isle of Dogs, South Quay Plaza creates much needed public green space associated with three new residential buildings, rescuing a vacant plot that has been closed to the public since the 1996 Docklands bombing and renovating public realm associated with existing buildings beyond the development's 'red line'.

Appointed by Berkeley homes, HTA Design was responsible for the landscape design and has delivered the first three phases of the development with the fourth well underway. Designed to the highest quality, the new public realm has already become popular with local residents, playing a key role in revitalising the public realm of the greater South Quay area, and creating an important piece of green infrastructure for the Isle of Dogs.

The slender new building footprints result in over two thirds of the site offered as public realm, opening up walking and cycling connections to the wider area and allowing high levels of walkability in the immediate neighbourhood and beyond. Creating climate resilience and increased biodiversity are key drivers for the design of the public realm; contrasting the impressive height of the buildings, the public realm consists of a series of tranquil gardens, framed by large trees, that create a green envelope from the buildings, providing visual interest, high levels of amenity and play for children. The park is inclusive and accessible and has been carefully designed to create a place for residents of all ages to come together.



#### JUDGES COMMENT

**Clear and legible public realm. Really appreciate the generosity of scale, space, planting, activity. Public realm stitches well with buildings to create large and small scale pockets of space that have clear character and variety**

# FINALISTS

## BEST GARDEN/LANDSCAPING DESIGN

### LONGRIDGE HOUSE

HOLLANDGREEN ARCHITECTURE,  
INTERIORS & LANDSCAPES

Abingdon

### 101 ON CLEVELAND

ASSAEL EXTERIORS

Westminster/London

### BATTERSEA POWER STATION

BATTERSEA POWER STATION

Battersea/London

# WINNER

## BEST HOUSING PARTNERSHIP

### ABERFELDY VILLAGE

#### ECOWORLD LONDON AND POPLAR HARCA

Poplar, Tower Hamlets

In 2012, EcoWorld London and Poplar HARCA established an ambitious partnership to transform Aberfeldy Village in East London. The scheme posed a real opportunity to transform an area that has long needed regeneration. Together, the two organisations formed the Aberfeldy New Village LLP joint venture and gained planning permission for a residential led mixed-use regeneration of the Aberfeldy Estate.

The first phase is nearing completion and as it progressed, it became evident that there was scope to do even more and regenerate more areas. A new masterplan was submitted in October 2021 that is far more ambitious, derived largely from stakeholder engagement and co-design with the community. The collaborative approach taken highlights not only the partnership's desire to create real social value but its long-term commitment to creating a sustainable neighbourhood. Overall, this long-term, trusting partnership is an exemplar of what can be achieved in the drive to solve the UK's housing trust when the public and private sectors bring their skills together.

#### JUDGES COMMENT

**/// This scheme is an example of the long term commitment and patience needed to transform entire neighbourhoods with existing communities in place. The level of engagement is excellent, leading to considerable support for the project from the residents enabling it to move forward to delivery ///**



# FINALISTS

## BEST HOUSING PARTNERSHIP



**LUTON STREET AND  
FISHERTON STREET**

WESTMINSTER BUILDS  
AND LINKCITY

London

**AZURE  
COUNTRYSIDE**

St Mary's Island

**THE CAMBRIDGE INVESTMENT  
PARTNERSHIP: INNOVATION &  
COLLABORATION**

THE HILL GROUP

Cambridge

**SOUTH KILBURN**

TELFORD HOMES

South Kilburn

**THE SILK DISTRICT**

L&Q AND MOUNT ANVIL

London

# WINNER

## BEST INTERIOR DESIGN: DEVELOPMENT

### LU2ON

#### STRAWBERRY STAR

Luton

Lu2on is a residential-led mixed-use development situated in Luton close to London Luton Airport and Luton Airport Parkway Station. The development features 965 apartments (studio, 1-bed, 2-bed) alongside a retail boulevard and landscaped piazza anchored by a Co-op. Strawberry Star commissioned award-winning architects and interior designers to create an experience that appeals to first time buyers. This draws inspiration from local heritage urban materials, art installations, and hexagonal patterns. The interiors are configured as being contemporary and modern, trend-led, vibrant and energetic - these were also the design pillars for the residential interiors.

By partnering with best-in-class service providers, construction experts, design and architectural authorities, the scheme offers an inclusive and immersive lifestyle this community can be proud of. The significant cumulative assets of this Luton locality are complemented by this well connected, bustling, vibrant and economical development helping buyers take their first steps on the property ladder. A key challenge faced and overcome is noise-proofing the development, due to its proximity to the airport. The use of triple-glazed windows has served to both insulate the development from noise, as well as enhance energy efficiency, strengthening Lu2on's sustainability credentials.



#### JUDGES COMMENT

**|| A design which clearly responds to the buyer/resident profiles with a strong response to the design aspirations of the target market. Great use of colour to differentiate and embolden the design, while remaining within the range of the first time buyers it is intended to attract ||**

# FINALISTS

## BEST INTERIOR DESIGN: DEVELOPMENT

### TRIPTYCH BANKSIDE

JTRE LONDON &  
COCOVARA INTERIORS

London, SE1

### THE REGENT PENTHOUSE AT WEST END GATE

BERKELEY

London

### THE FENCHURCH AT SAFFRON WHARF

ST GEORGE & ATELLIOR

Wapping, London

### ROYAL ARSENAL RIVERSIDE

BERKELEY HOMES EAST THAMES

Woolwich, London

### THE PENTHOUSE AT BELVEDERE GARDENS, SOUTHBANK PLACE

GODDARD LITTLEFAIR

London



# WINNER

## BEST INTERIOR DESIGN: INDIVIDUAL HOME (£500,000 OR LESS)

### THE OLD SORTING HOUSE

#### STYLUS ARCHITECTS

London

The Old Sorting House was designed and developed by Stylus Architects for a private client located in South West London. The building is extremely unique in character, being an old post office that has subsequently been transformed into a modern family dwelling (steeped in the historic and material character of an existing structure).

The clients' main objectives were to retain and enhance as many original features as possible, combining old and new throughout the design, and improving flow of the ground floor space in order for it to be better utilised. Stylus researched historical records and worked closely with the clients, being sympathetic to the building's original form wherever possible. This required sensitive and complex restoration, posing a number of design and construction challenges along the way.

The project involved a full internal strip-out of the property, with only the external walls and main load-bearing walls being left intact. The existing mezzanine and ground floor accommodation was fully removed (required from a structural as well as an aesthetic point of view) since the existing structure was not fit for purpose. It was replaced with an innovative cantilevering upper mezzanine deck to create a sense of drama and generate the appearance of the first floor accommodation floating over the kitchen area below.

The project created an opportunity to enhance energy efficiency by introducing a variety of sustainable interventions such as PV panels, battery storage systems, new electricals, an integrated heating and cooling system and green technology.

#### JUDGES COMMENT

/// Glorious retelling of an old industrial building. The giant arch onto the garden is delicious and the mezzanine living area a triumph ///



# HIGH COMMENDATION

## BEST INTERIOR DESIGN: INDIVIDUAL HOME (£500,000 OR LESS)

### LEYBOURNE ROAD

#### NELSON WRIGHT ARCHITECTS

London

Acquiring a disused industrial site, Nelson Wright were able to successfully gain planning permission to create a continuation of the two storey Victorian terrace on a tree-lined street in Leytonstone, E11. The design is conceived as a contemporary interpretation of the existing terrace, with familiar forms meeting minimalist detailing. Slender format Belgian bricks and tectonic cast stone elements help to create a blend of the traditional and modern.

Light-filled, semi-open plan living spaces on the ground floor are arranged around a central bleached oak joinery unit that defines the different areas and integrates built in storage. Pocket doors allow privacy and enclosure to be controlled flexibly and a triple-height open stair connects the levels of the house together. A soft palette of materials combined with the contemporary exposed joists create a characterful quality. Sliding, folding glass doors frame views out to the walled garden, creating seamless indoor/outdoor spaces.

Nelson Wright designed and developed the project for the two directors who were seeking an alternative housing model after becoming disillusioned with the options available to first-time buyers in London.

Following a rigorous search of backland and forgotten sites dotted around London on bicycles, they came across the brownfield garage plot at a property auction. They were able to arrange enough short term borrowing to buy the site, which allowed them to re-work the existing planning permission and add a second house to the plot. This uplift helped to finance the project and deliver more much-needed housing on the disused plot.



#### JUDGES COMMENT

/// Wonderful contemporary interpretation of the traditional terrace house, delivering character and a home that supports current lifestyles. Clever use of space and volume, combined with an interior palette which contrasts the traditional facades is great ///

# FINALISTS

## BEST INTERIOR DESIGN: INDIVIDUAL HOME (£500,000 OR LESS)



**EMPEROR'S GATE  
APARTMENT**  
WOODROW VIZOR ARCHITECTS  
Gloucester Road / London

**HANOVER GARDENS**  
LOWELL  
London

**BROWNLOW ROAD –  
REVISITING MID-CENTURY  
MODERNISM IN HACKNEY**  
HA-EY  
Hackney, East London

# WINNER

## BEST INTERIOR DESIGN: INDIVIDUAL HOME (MORE THAN £500,000)

### DANISH MEWS HOUSE

#### NEIL DUSHEIKO ARCHITECTS

Lancaster Mews, London

The Danish client who had owned the building for over 35 years, using it as a workshop and garment showroom, sought to radically transform the space into a contemporary, light-filled home with a variety of social spaces for himself, his wife and visiting guests. The originally cramped rooms are reimagined; the challenge was to improve the quality of the spaces and quantity of natural light available in the home. There is only one primary facade, and the property is overshadowed. Neil Dusheiko Architects positioned new dormer windows and large skylights to create an abundance of natural light.

Materiality works in tandem light; Douglas fir steps are wrapped in a solid oak balustrade, with timber also inlaid in the stairwell. A sinuous handrail leads up from the ground floor enhancing a sense of tactility. Industrial style glazing between the dining area and the stair core helps to create a visual interplay between the two spaces. The balance between space for cooking, relaxing and dining has been perfectly judged to respond to the client's lifestyle.

In the bedrooms, bespoke joinery helps to maximise the available space. Promoting a connection to nature, one of the bedrooms has its own wintered garden, sheltered from the elements but bathed in light and fringed by built-in planters. The simplicity belies careful planning and an aspiration towards a Hygge feel. The exposed brick fireplace, Martin Moore handmade kitchen, and covered terraces lined in timber are all warming cues that nod to the Hygge design philosophy.

#### JUDGES COMMENT

/// Danish Mews House demonstrates how a cramped and dark space can be transformed into a light filled, modern home by retrofitting it. It is evident that the Architects have understood the significance of the space's history and location in order to create a sophisticated and light palette that suits their client's needs ///



# HIGH COMMENDATION

## BEST INTERIOR DESIGN: INDIVIDUAL HOME (MORE THAN £500,000)

### TABLEAU PENTHOUSE

#### KSR ARCHITECT & INTERIOR DESIGNERS

Marylebone

KSR Architects & Interior Designers have recently transformed Tableau Penthouse into a sophisticated and relaxed home. Overlooking Marylebone High Street, the apartment had been fitted out as the show home in a development of 23 units. In typical show home fashion, it was pleasant and contemporary but did not reflect the client's personality.

The brief for the designers was to create an elegant yet relaxed interior enhancing space and weaving in new elements for a fresh and individual design. Improvements needed to be executed thoughtfully, with bespoke joinery and statement furniture carefully designed to complement the client's taste and impressive art collection.

The most significant intervention by KSR was made in the main living room. The formal and symmetrical layout of the previous design was reconfigured to be spacious and modular to provide flexibility to suit the client's specific needs. Whether reading quietly, enjoying sports, or entertaining large groups of friends, the furniture and layout had to easily adapt. Better connectivity was introduced between the guest suite and informal living spaces, and the master suite was reworked to accommodate a his & hers vanity, and steam shower.

The resulting interiors have transformed Tableau Penthouse into a light, welcoming home with a mix of natural materials, integrated joinery, and a curated art collection. The space is a true showstopper, with the character and taste of its owner at the heart of the scheme.



#### JUDGES COMMENT

/// A gorgeous collaboration of art and architecture to create a serene, calming setting to entertain, meditate on art, or just relax. Combining natural materials and height breaks creates a harmonious and symmetrical layout ///

# FINALISTS

## BEST INTERIOR DESIGN: INDIVIDUAL HOME (MORE THAN £500,000)

**BELVEDERE GARDENS  
PENTHOUSE**

**GODDARD LITTLEFAIR**  
London

**DENEWOOD**

**ND STUDIOS**  
Highgate

**THE CONRAD, 9 MILBANK**

**GODDARD LITTLEFAIR**  
London

# WINNER

## BEST USE OF SMART TECHNOLOGY

### SAILOR'S HOUSE

#### OB ARCHITECTURE

Hamble-Le-Rice, Hampshire

Sailor's House is a contemporary 3-bedroom property located in a quiet coastal sailing town. It seeks to address the current climate challenges by integrating innovative sustainable technologies into a simple and unassuming design solution that quietly integrates into the sensitive setting next to the Grade II Listed Church.

The sustainability objective was achieved by a high performing building fabric, excellent levels of airtightness, integrated renewable and sustainable technologies, and a bespoke building management system to optimally control the sustainable technologies along with the solar control and thermal comfort systems.



#### JUDGES COMMENT

/// Gratifying generosity and clarity within the plans. Charming use of timber as a nod to traditional boat building. Elegant arrangement and clearly legible submission ///

# WINNER

## DEVELOPMENT OF THE YEAR (UP TO 20 HOMES)

### FAIRBROOK GROVE A PASSIVHAUS COMMUNITY

#### INSIDEOUT

Kent

Fairbrook Grove is an innovative community focused development of 14 homes in Faversham, Kent, designed to the Passivhaus standard, which represents one of the UK's first privately funded housing developments of its kind.

The principal ambition was to transform the challenging brownfield site, located in between a busy highway and open countryside, to create a high quality, highly sustainable development as an alternative exemplary model for new housing in rural settings.

A contemporary interpretation of the local Kent vernacular was adopted across all 4 different house types. The houses are arranged in such a way that they all open up into a communal central woodland, incorporating woodland walks and open green space for the resident community to enjoy. Every effort has been made to eliminate hard boundary conditions that would interfere with the sense of openness and community, while ensuring all houses have their own private gardens with views out to the surrounding countryside.

As well as being designed to the Passivhaus standard using traditional building methods, the project creates a landscape-led housing development that applies home zone principles in a new woodland setting to reduce the amount of space dedicated to roads, pavements, and car parking to prioritise landscaped communal amenity, ecology, tree planting and greenspace.

Fairbrook Grove's masterplan incorporates a highly sustainable off grid drainage system which includes individual bio-digester treatment units and as a system of swales which meander through the site and collect surface water run-off from the properties and permeable access roads.

#### JUDGES COMMENT

**|| This is an ambitious project in terms of design quality and sustainability – a passivhaus development. An intriguing site layout in response to various constraints – with all homes arranged around a central woodland. It is impressive – exemplary new homes in a rural setting ||**





# HIGH COMMENDATION

## DEVELOPMENT OF THE YEAR (UP TO 20 HOMES)

### FOREST HOUSES

#### DALLAS-PIERCE-QUINTERO

Forest Gate, London

Located between terraced homes and the edge of Wanstead Flats in Newham, London, D-P-Q's Forest Houses revitalise an awkwardly-shaped brownfield plot - once a builder's yard - to deliver three new, 2 and 3-bed homes. The scheme also comprises the refurbishment and extension of a former end of terrace shop at the site's entrance, to create another 1-bed home.

Following a number of failed regeneration attempts, the client's brief sought to maximise the potential of this under-used infill plot and deliver a site-specific solution that can respect neighbouring properties.

In response, D-P-Q's approach is based on 'upside-down' living - moving bedrooms to the ground floor and positioning living spaces on the projecting first floor. This simple re-arrangement gives the much-used living spaces plentiful daylight, and stunning framed views over Wanstead Flats, and offers a more secluded feel to the bedrooms beneath.

Tucking into the furthest corner of the site, all units interlock layouts around a series of lightwells and courtyards, creating tranquil outdoor spaces and views from all bedrooms and hallways. The homes are purposely orientated north, to reduce overlooking for neighbours and feature a distinct, sawtooth roof profile - a nod to the site's industrial heritage.

Celebrating simplicity in materials and innovation in construction, this low-tech project combines a traditional brickwork base with metal-clad, cross-laminated timber construction for the upper floors, to create a sustainable, healthy and efficient-to-run home. Within, structural elements are left undressed in an honest, unfinished approach, where white, exposed blockwork is complemented by tactile exposed timber above.



#### JUDGES COMMENT

/// An exceptional and memorable design solution to an awkward site. The result is a small group of beautiful and highly desirable homes cleverly arranged to maximise the site's limited potential ///

# FINALISTS

## DEVELOPMENT OF THE YEAR (UP TO 20 HOMES)

### SETTLE, HARROW ROAD

GPAD  
London



### THE MEWS, MARYLEBONE

HUNTSWORTH PROPERTY  
COMPANY  
London



### TAVERHAM PARK AVENUE

FLEUR DEVELOPMENTS  
Taverham Park Avenue



### LEYBOURNE ROAD

NELSON WRIGHT ARCHITECTS  
London



# WINNER

## DEVELOPMENT OF THE YEAR (20 TO 100 HOMES)

### THE GABLES

#### DK ARCHITECTS

Crosby, Merseyside

The Gables is a development of 30 new family houses for developer FP Homes located in Crosby, Liverpool.

The development brings life back to a brownfield site, combining affordable and open market homes in a mix of two, three and four-bedroom units, all seamlessly integrated around a high-quality shared-surface. The scheme provides an architecture that is distinctive and contemporary – complimentary to the surroundings, but clear and unique in vision and approach.

The site was formally occupied by a disused factory and burdened by several factors limiting its commercial viability, such as problematic access and contamination, preventing its development by volume housebuilders.

The scheme's success therefore relied on the commitment of all involved in its delivery to a high-density and high-quality alternative market approach. Our innovative design solution took risks to unlock the potential of the site through increased vertical massing and reimagined back-to-back courtyard housing, both generating increased coverage across the site. The scheme strikes a careful balance between delivering the necessary density, whilst maintaining high-levels of openness, amenity, privacy, and car-parking in a characterful and robust environment.

The distinctive 'gable' design is combined with high-quality materials and workmanship to create a recognisable aesthetic and identity, whilst deep reveals, angled brick window heads and cranked roof windows distinguish the site from neighbouring standard housing developments

The houses have been crafted to maximise daylighting through dual-aspect rooms and large windows providing strong visual connections to the outside. The scheme is a great commercial success and has received excellent resident feedback.



#### JUDGES COMMENT

**|| A highly accomplished residential project. Strong building forms are complemented by a meticulous and well thought out landscaping scheme. The architects have designed a distinctive, contemporary residential scheme which avoids the usual pitfalls of such developments ||**

# FINALISTS

## DEVELOPMENT OF THE YEAR (20 TO 100 HOMES)

### MANNSFIELD PLACE

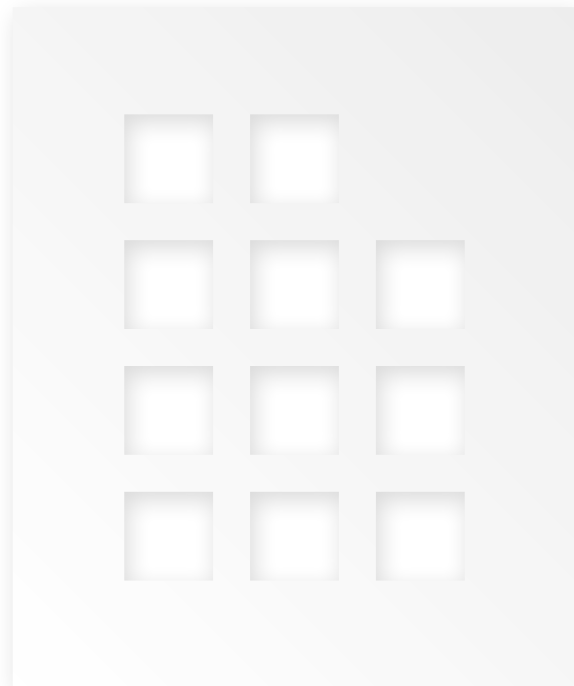
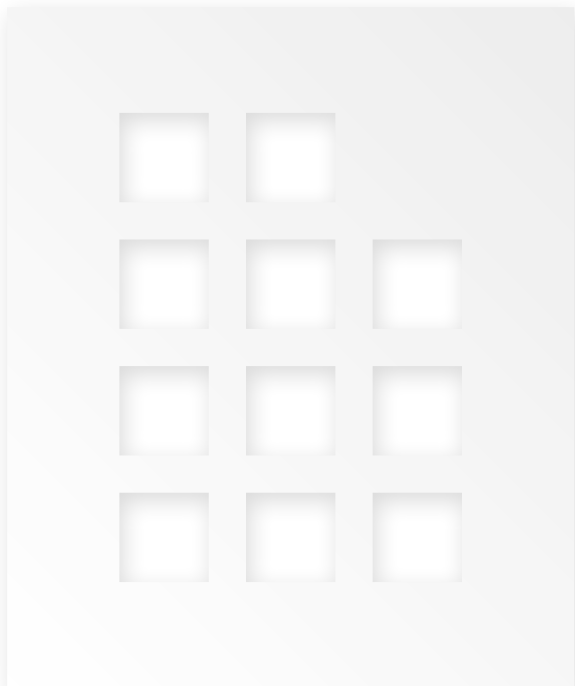
TRAIL ARCHITECTS

Avoch, the Black Isle

### SPRINGWELL HOUSE

SMITH SCOTT MULLAN ASSOCIATES

Edinburgh



# WINNER

## DEVELOPMENT OF THE YEAR (OVER 100 HOMES)

### GOODLUCK HOPE

#### BALLYMORE

London

Goodluck Hope is the unique residential-led development of 804 homes on Leamouth Peninsula, creating an island neighbourhood of apartments, lofts and townhouses, set between a series of landscaped courtyards and slipways. The industrial-inspired design, world-class amenities and excellent connectivity make this scheme unique, cementing its place as London's most exciting new riverfront development.

The scheme launched on 15th June 2017, with Douglass Tower, the 29-floor pinnacle of Goodluck Hope's residential offering, launching in 2018. First completions were in 2020, and the final phase of construction completes in summer 2022.

Goodluck Hope spans 2.7 hectares, surrounded by water on three sides. The contemporary homes are complemented by 1,900 sq m commercial space, 14,000 sq m retail space and 400 sq m education space. Designed to reflect the industrial heritage of this location, the architecture is a modern interpretation of the warehouse typology that once dominated this area, innovatively delivered yet sympathetic to the local vernacular.

Developer Ballymore approached several challenges with pioneering solutions: to achieve swift construction on this narrow peninsula, Ballymore implemented the Byldis prefabricated building system for high performance façade composition, reduced site deliveries and a condensed build process. The façade and windows are also extremely thermally-efficient, reducing the need for active heating and cooling, and offering sustainable heat and noise insulation.

Goodluck Hope's collection of immersive leisure amenities named The 1595 Club, proximity to key transport links, and tranquil waterfront location provides a holistic lifestyle offering, meeting the requirements of modern life.



#### JUDGES COMMENT

**|| This is a major achievement on what is a very constrained site with effectively only a bridge entrance. The whole process has been well considered and the outcome is impressive ||**

# FINALISTS

## DEVELOPMENT OF THE YEAR (OVER 100 HOMES)

### LOCK NO.19

ALLFORD HALL  
MONAGHAN MORRIS

Fish Island, London

### 101 ON CLEVELAND

ASSAEL ARCHITECTURE

Westminster/London

### PRINCIPAL TOWER

CONCORD LONDON AND  
BROOKFIELD PROPERTIES

EC2

### PORT LOOP

PLACES FOR PEOPLE  
AND URBAN SPLASH

Birmingham

### UPTON GARDENS

BARRATT LONDON

Newham

# WINNER

## DEVELOPMENT TRANSFORMATION OF THE YEAR

### NEW ISLINGTON, MANCHESTER

#### URBAN SPLASH

Manchester

New Islington was once one of Manchester's most vulnerable and run-down areas - it was a notorious estate once used as a backdrop to TV's Shameless.

This was an area that had fallen out of favour. In the early 20th century, it was the world's first industrial suburb, with Victorian terraces filled with workers from the surrounding mills. During the 1960s 'slum clearance' many beautiful Victorian homes were demolished, signalling an end to the working mills and making way for the Cardroom Estate - an estate which through ongoing anti-social behaviour, eventually lost its pubs, shops and school.

Through a considered and strategic masterplan, House by Urban Splash has transformed New Islington into what is now one of the UK's most desirable and accessible mixed-use, mixed-tenure communities with brilliantly designed homes, amenities and infrastructure to ensure long term economic sustainability.

The developer's ability to create a suburban place in the city is unique. Located in the centre of Manchester, where apartments and urban architecture dominate; New Islington is the antithesis and is a village in the city - giving customers an alternative option to the suburbs.

The masterplan enabled this transformation; in the early days, the developer focused on two main strategies; first to deliver housing for existing residents, and secondly to curate amenities which would bring the place to life. In the past decade that has included the creation of the OFSTED-Outstanding New Islington Primary School, a park, Marina, cafes, bars, restaurants, a Metrolink stop and a health centre.



#### JUDGES COMMENT

**Rich and varied masterplan with positively engaged streets and spaces. Diversity of built form (by using multiple designers) while retaining legibility of the whole. generous and flexible homes that are thoughtfully and simply laid out with flats that are dual aspect. An ambitious and highly innovative take on a waterside regeneration**

# HIGH COMMENDATION

## DEVELOPMENT TRANSFORMATION OF THE YEAR

### HAYES VILLAGE

#### BARRATT LONDON

Hayes

Barratt London, in partnership with SEGRO, is combining the sensitive refurbishment of a historic building with modern methods of construction to provide a mixed-use regeneration project at Hayes Village. Set on the 12-hectare brownfield site formerly occupied by the iconic Nestlé factory, which has stood as the centrepiece of Hayes community life since 1913, the development is in one of London's 30 Housing Zones and a Conservation Area with four of its own listed buildings.

Due to complete in 2028, the project will provide 1,473 new homes across a mix of tenures, three hectares of public open space, a mix of commercial including a café, gym, nursery, community facility and flexible office space, as well as 230,000 sq ft of light industrial units.

The development is an exemplar solution for creating new homes, much-needed workspace, significant employment opportunities, and new amenities for local people in the capital, against the challenge of constrained land availability.

The heritage-led factory conversion will preserve and enhance key elements of the original design. In particular, the characterful south façade of the main factory building is being retained along with elements of the west and east façades. In addition to this, historic factory machinery and artefacts will be protected and creatively integrated into the design of the public realm. Examples of this include plans to reuse the original Art Deco staircase in residential accommodation and the retention and restoration of the Art Deco entranceway.

#### JUDGES COMMENT

/// A comprehensive submission document. The development has many strong attributes, notably the quality of the interiors and the master planning of the site ///





# FINALISTS

## DEVELOPMENT TRANSFORMATION OF THE YEAR

**SOUTH OXHEY CENTRAL**  
**COUNTRYSIDE**  
Hertfordshire

**FULWOOD PARK**  
**DK ARCHITECTS**  
Liverpool

**GUN HILL PARK**  
**WESTON HOMES**  
Aldershot

# WINNER

## HOME EXTENSION OF THE YEAR

### URBAN BARN

#### JONATHAN TUCKEY DESIGN

London

Situated along a quiet grove behind the thoroughfares of West London, Urban Barn is the remodel of a formerly industrial site, stitched together from an amalgam of garages, an old carpenter's workshop, and a central house fronting the street of two-storey Victorian cottages. The memory of a WWII bomb stitched into the fabric of the place, marking the brick continue across the three volumes of the house.

Tied together by the materiality of the brickwork, the façade of the new house is given expression with handmade glazed bricks and perforated walls. Among overlooking windows and mature gardens, the house is intended to act as a refuge for its occupants - a connection to the street, a sense of solitude within the dense site.

Articulating the vestiges of old, the new additions and intersections between the three buildings are revealed as brick datums in doorway surrounds and peeled back walls in recognition of the separate fragments of the house.

Throughout, the building reveals itself as a series of intriguing moments. The interior brings together a collection of archetypal domestic spaces - the room, landing, courtyard, porch, bay, nook, gallery, garret, cloister, perron stair, privy, library, chapel, barn, light house, gallery, workshop, attic, threaded across three buildings. Linked to a memory of the archetype of these spaces, expressing a range of lightness and darkness. Housing the display objects and art collections, the spaces were crafted to reveal, extend and expose nooks, walls and openings forming a series of gallery-like spaces throughout the house.



#### JUDGES COMMENT

/// The architects have found a way to express the history of the site through a series of elegantly realised interventions. The reuse and retrofit successfully weaves old and new together to present a carefully curated series of spaces ///

# HIGH COMMENDATION

## HOME EXTENSION OF THE YEAR

### ZUCCHI HOUSE

#### PAUL ARCHER DESIGN

London

The original configuration of the property meant that the garden was not accessible from the lower ground floor, so a primary facet of the brief was to ensure the outside space could be enjoyed from all of the lower levels of the property.

Entering on the upper ground floor at kitchen level, the interior spaces have been opened up to flow through into the new extension which, at this level, houses the new family kitchen/dining area with a dropped ceiling and circular roof lights. Beyond the kitchen island, a large dining area looks out through large glazed panels onto a new balcony overlooking the greenery of the rear garden. This is a beautiful, light-filled space with distinctive detailing and bespoke joinery that feels tactile and warm, yet bright and spacious.

The lower ground floor has been transformed into a flexible space for the family to pursue hobbies such as painting, with sliding partitions to allow the zone to be turned into guest accommodation. Whilst it was within the teams capacity to relocate these ancillary rooms, it was decided not only for economic reasons, but also for concerns for wastage. The solution; A continuous wall of timber used to cloak the ancillary recesses for art and flush door details have been cut into the oak strips whilst curves help soften the edges and smooth out differences in wall alignment so not to disrupt the flow along the wall.

#### JUDGES COMMENT

**// This extension is striking and a statement however still remain subservient to the the main house and is respectful of the surrounding context. The house has great connection to the garden and the palette of material used are respectful to the host building //**



# FINALISTS

## HOME EXTENSION OF THE YEAR

### DEBEAUVOIR HOUSE

PAUL ARCHER DESIGN

London

### CANOPY HOUSE

TIGG + COLL ARCHITECTS

London

### PERGOLA HOUSE

WILL GAMBLE ARCHITECTS

Cossington, Leicestershire

### BRACKNELL GARDENS

MAREK WOJCIECHOWSKI  
ARCHITECTS

Hampstead, London

### WOODTHORPE STABLES

DELVE

Godalming, Surrey

# WINNER

## HOME TRANSFORMATION OF THE YEAR (UP TO 2,500 SQ FT)

### HAWTHORN HOUSE

BRADLEY VAN DER STRAETEN  
ARCHITECTS

London

Designed for two professors in design and fashion, the brief for this conservation area property was to merge the house with the garden and celebrate honest materiality. The existing house had turned its back on the garden with a kitchen that faced inwards and a downstairs toilet blocking the prime garden view.

The new stepped extension has opened the back of the house to blend the green of the garden with the home. The extension sympathetically steps out as far as the neighbours on both sides to ensure the least disruption to the adjacent properties and allowing the house and the garden to interlock.

Window openings fold around the corners of the extension, stepping back and forth, framing different views of the garden as you walk into the pink kitchen.

The bricks from the rear façade fold down into the garden forming the raised planter as if it has grown naturally out of the house. The planter bounds layered prairie style planting that respond to the angle of the sun and step in height based on proximity to the house. The wildflowers surround a fishpond that sits adjacent to a new window seat.

The same bricks blend into the interior to unify inside and outside. In a continuation of unadorned aesthetic, structural steels are kept exposed and celebrated in electric blue.

The extension has transformed this home into an urban oasis, with living spaces that wrap around the garden and flow seamlessly between new and old parts of the house.



#### JUDGES COMMENT

**“ The extension and the fantastic window seat transform the house. The connection to the garden and the kitchen being flooded with light transforms the house. The 90 degree window really helps blur the lines between inside and out ”**

# HIGH COMMENDATION

## HOME TRANSFORMATION OF THE YEAR (UP TO 2,500 SQ FT)

### LEVERTON STREET

#### ROAR ARCHITECTS

London

The house on Leverton Street in Kentish Town's Conservation Area had been a women's refuge centre since the 1980s but had been unoccupied for five years. It was purchased by its clients in 2017.

The end-of-terrace Victorian house has been contained into two self-contained, duplex apartments with an extension to the rear and a new mansard roof. Each has its own entrance to the street while sharing a back garden.

Internally, both dwellings have their own identity and character through differing use of colour, materials and bespoke joinery. The existing building was fully stripped out, removing the women's refuge alterations and improving the thermal and acoustic performance of the building's envelope.

The ornamentation and fenestration of the original façades to the north and west have been reinstalled, while a brick-clad stepped rear extension replaces an outrigger.

#### JUDGES COMMENT

**// Fantastic use of colour both inside and out delivers a stunning refurbishment and delivers two beautifully designed modern apartments. The externals give a lift to the whole street. The use of colour and patterns in the bathroom is incredible. Bold colours executed brilliantly //**



# FINALISTS

## HOME TRANSFORMATION OF THE YEAR (UP TO 2,500 SQ FT)

### WOOLTON HOUSE

TIGG + COLL ARCHITECTS

De Beauvoir, London

### ARTIST STUDIO CONVERSION

VATRAA

London

### RURAL RETREAT

MANEA KELLA

Colston Bassett

### REEDED HOUSE

OLIVER LEECH ARCHITECTS

Brook Green, London

### THE OLD SORTING HOUSE

STYLUS ARCHITECTS

London

# WINNER

## HOME TRANSFORMATION OF THE YEAR (OVER 2,500 SQ FT)

### HUNTS GREEN BARN

#### MCLAREN EXCELL

Henley

Hunts Green Barn represented a significant opportunity to expose the historic fabric of a Tithe Barn and restore the impressive spaces that had been neglected through recent interventions. The 16th Century Grade II listed barns had been partitioned into individual rooms through the 20th Century, betraying the grandeur and scale of the original spaces. This gave us justification at planning to provide a new massing to the rear of the site which might hold accommodation for a large family and allow the set of barns to breathe, no longer tied down by smaller programme over two storeys.

An aesthetic approach was chosen in the barns to reflect the industrial heritage of the building with raw black steel finishes adapted to function in various environments, from joinery cladding, to storage, fireplaces and window apertures. Oak veneered boards wrap around the interior of the new extension, around walls, doors, and joinery to unify the form and conceal private rooms from the more public side of the site.

The environmental performance was at the forefront of the design, with innovative detailing and products used to create a new block that would perform up and above the existing barn which had limited opportunities for improvement. A ground source heat pump and other sustainable technologies were adopted to use the local landscape and provide practically all the heating needed for the house, all year round. Low-embodied carbon materials were also chosen, including the cladding, in sustainably sourced Spruce.



#### JUDGES COMMENT

Clear conceptual diagram, sensitive and clear interventions that create wonderful experiences and poetic moments using tactile materials, light and shade, spatial vistas and interactions with the historic structure. A stunning scheme, deftly handled



# HIGH COMMENDATION

## HOME TRANSFORMATION OF THE YEAR (OVER 2,500 SQ FT)

### GRADE II\* PRIVATE RESIDENCE

#### CHRIS DYSON ARCHITECTS

London

The project brief was to convert this Grade II\* property from office use to its original purpose as a single family dwelling. The design and original layout of the historic building made for inappropriate office spaces but also resulted in adaptation which was detrimental to the property. Our key aim was to transform the property, reinstating elements lost to history, while creating a comfortable and sustainable home to meet 21st century family needs.

The front façade was largely intact and therefore involved repair work only. Sadly, the original rear of the property had been lost due to a series of unsympathetic extensions and later adaptations for office use. These neither matched the style nor proportions of the host building.

One of the key challenges was allowing natural light to the centre of the glorious original drawing room, currently dark and gloomy due to the design of the rear extension. Following analysis and studies, the decision was taken to fully remove the roof and rebuild the façade of the extension.

These new elements benefited from high quality and sustainable design. A key aspect in providing this new extension was also celebrating the quality of the material used in the original build. Through exposure of beautiful brickwork of the original rear façade and introduction of a new fixed glazed rooflight over allowed the celebration of both narratives at the threshold between old and new while transforming the natural light which was now available deep into the plan.

#### JUDGES COMMENT

/// Really high quality restoration of a listed building to its original use. The changes to the rear elevation are very effective and result in an overall improvement to the building ///



# FINALISTS

## HOME TRANSFORMATION OF THE YEAR (OVER 2,500 SQ FT)

### TWO WELLS

PAPER HOUSE PROJECT

Near Bledlow, Buckinghamshire



### THE LODGE

SIMON GILL ARCHITECTS

London



### MUSWELL AVENUE

MULROY ARCHITECTS

Muswell Hill, London



### ST JOHN'S WOOD VILLA

CATHERINE WILMAN INTERIORS

St John's Wood, London



# WINNER

## HOUSE OF THE YEAR (UP TO 2,500 SQ FT)

### SEABREEZE

#### RX ARCHITECTS

Camber, East Sussex

Sea Breeze is located on Camber Sands beach in East Sussex, directly backing on to the natural sand dunes behind and with outstanding views across the beach and English Channel to the south. The site is unique in that it is one of only a handful of properties in the region which are only accessed by driving along the beach making the construction extremely challenging.

The dune formations behind the property are a unique landscape feature and are designated as a SSSI, also attracting migrating birds. The designs are focused on creating a robust building to cope with the extreme weather conditions, with high winds, moving sand and salt air. The building has been externally finished in trowelled micro fibre concrete with a pink pigment, to create a sealed external envelope. The external material selection was carefully considered to be robust and strong, however the pink pigment in the finish softens the visual impact and sets the building off against the dramatic and ever changing backdrop of the sky and beach. The pink hue gives a nod to traditional pink plastered Mediterranean beach houses, and the tone changes depending on the natural light and sun levels.

#### JUDGES COMMENT

**// Really humble and appropriate form that beautifully nestles into its context, carefully mediating between both adjacent buildings. clean, crisp external detailing that celebrates the specific nature of the environment //**



# HIGH COMMENDATION

## HOUSE OF THE YEAR (UP TO 2,500 SQ FT)

### GREEN HOUSE

#### HAYHURST AND CO

London

Green House is located on a small back lane in the Clyde Circus Conservation Area of Tottenham, originally an access road to market garden orchards and greenhouses. A small area of re-wilded woodland opposite the house remains.

The concept for Green House draws on the green history of the site and the verdant gardens and woodland surrounding the plot, providing a contemporary re-imagining of a domestic greenhouse, blurring the boundaries between inside and outside spaces and re-instating the site's historically verdant character.

The owners were keen to maximise living space for their growing family as far as possible on a limited budget. The simple 'block' form of the house was chosen both for its material and constructional efficiencies, as well as providing an efficient form factor.

The house is designed to be low carbon both in construction and use. The cross-laminated timber (CLT) frame holds 39 tonnes of sequestered carbon and the house is fossil-fuel free, heated by an air-source heat pump, whilst solar panels mounted on the roof assist with the house's electricity needs.

Fabric-first and passive design principles have been applied throughout; a south-facing planted façade with sliding external screens assists in shading, cooling and supporting biodiversity and a riad-style central atrium maximises natural daylighting and enables passive cooling via stack-effect ventilation.

Green House provides a prototype that could be replicated on other restricted sites or built as 'green terraces' as it does not rely on side windows, providing bright, comfortable, flexible and sustainable family homes.



#### JUDGES COMMENT

**/// An exemplar in reimagining the status quo of housing building, creatively solving all the site, environmental and budgetary challenges in one coherent building ///**

# FINALISTS

## HOUSE OF THE YEAR (UP TO 2,500 SQ FT)

### THE GARDENERS COTTAGE

PAD STUDIO

Fordingbridge

### LOCHSIDE HOUSE

HLM ARCHITECTS

Perthshire

### HAYCROFT GARDENS

SARAH WIGGLESWORTH  
ARCHITECTS

London

### COPPER BEECHES

NAPIER CLARKE ARCHITECTS

High Wycombe, Buckinghamshire

# WINNER

## HOUSE OF THE YEAR (OVER 2,500 SQ FT)

### WIMBLEDON HOUSE

ALLFORD HALL  
MONAGHAN MORRIS

12 The Drive, Wimbledon, London

Wimbledon House is a new family home in South London located within the Wimbledon West Conservation area. The stepped form of the building takes advantage of the sloping site, creating a terrace at each level, and maximising views to the south-west.

Accommodation is arranged over three floors, entered on the middle level, and linked by a central triple-height space. The middle floor is 'public', with a formal living room and scenic terrace, two studies and guest bedrooms. At lower ground, informal family living spaces let out into the garden, while private family bedrooms are at the upper floor.

The modern design was encouraged by both the client and the local authority planning department, and the resulting design of interlocking rooms, voids and views, is both a formal architectural composition and a comfortable family home.

#### JUDGES COMMENT

|| An original and bold response to tricky planning constraints and a positive intervention from the Design Review Panel, resulting in something truly unique ||



# HIGH COMMENDATION

## HOUSE OF THE YEAR (OVER 2,500 SQ FT)

### CHELWOOD

#### NAPIER CLARKE ARCHITECTS

Chesham Bois, Buckinghamshire

Chelwood is a new modern contextual family home in Chesham Bois, Amersham. The brief was to replace the dilapidated existing suburban house with a house that responded to the surrounding local vernacular and context.

The house is in an area of special character and therefore, the rhythm and scale of the house needed to fit in with the suburban street. Gaining planning permission for a modern house in this location is not easy. However, we clearly demonstrated the concept was influenced by the prevailing characteristics of the area, which included the use of vaulted roofs as the centrepiece of the design. Therefore, planners and neighbours were accepting of the proposal.

We created a triangulated folding vaulted roof that maximised space but minimised external scale.

The use of handmade local red brick and local charred timber are reminiscent of the existing building.

The brief required a large volume including 5 bedrooms, 5 bathrooms, living space, snug, kitchen/ dining, play area, garage, utility room and a large yoga room in the attic. To reduce the overall mass, we experimented with floating a monolithic brick form cantilevered over a lightweight charred timber recess. This helped reduce the appearance of scale.

The 'barcode' front elevation consists of slender windows with vertical brick fins providing shading and privacy. The facade is constructed of highly insulated timber panels wrapped with a Tyvek house wrap achieving an air tightness of 2.5. The house is naturally ventilated.

The ground floor is simple and subtle in design it highlights the form of the cantilevered brick upper storeys, with the cantilever providing shading to the rooms below. The interior reflects the exterior, with exposed structure, brick walls and charred timber.



#### JUDGES COMMENT

**“An original and considered response to tricky planning constraints resulting in a beautiful, well-detailed home that draws on and adds much to the character of the surroundings”**

# FINALISTS

## HOUSE OF THE YEAR (OVER 2,500 SQ FT)

### TYTO

SUZIE BRIDGES ARCHITECTS

Long Sutton



### TOTTERIDGE HOUSE

GREGORY PHILLIPS ARCHITECTS

London



### THE HIDE

HOLLANDGREEN ARCHITECTURE,  
INTERIORS & LANDSCAPES

Berkhamsted



### RIVERVIEW

MOLE ARCHITECTS

Saffron Walden, Essex



### THE GLASS HOUSE

DK ARCHITECTS

Liverpool





# WINNER

## MIXED-USE DEVELOPMENT OF THE YEAR

### WALTHAMSTOW GATEWAY PHASE 2

ROLFE JUDD

Walthamstow, London

Walthamstow Central Phase 2 is located within the commuter carpark adjacent to the south platform of Walthamstow Central Station. It is an eleven-storey, private tenure residential building containing 79 one and two-bedroom apartments, along with extensive landscaping and tree planting works to the existing commuter carpark.

It is conceived as a floating box to keep it clear of the parking and access requirements at ground level, and to bring the majority of the apartments up to, and above, the level of the new tree canopy. The bulk of the form is set in the centre of the site to keep clear of the underground constraints which prevent the sub-structure required to support any substantial building.

The form of the upper part of the building is a series of brass 'wraps' which envelope the inner form containing the apartments and constrain their aspects in a primarily east-west direction. This allows for full height glazing to bedrooms and living spaces while protecting the privacy of neighbouring properties.

The upper section is generally clad in a glass plank system and articulated with four weathered brass 'wraps' to accentuate the predominantly east-west aspect of the apartments.

The surrounding environs consists of the re-linked pedestrian route along the southern boundary and the parking area between the route and the northern boundary. The carpark will have extensive semi-mature planting to create a plane of greenery at first floor from the tree canopy.

#### JUDGES COMMENT

/// A superb project to transform a car-park into a car-free development of much needed, high-quality housing ///



# FINALISTS

## MIXED-USE DEVELOPMENT OF THE YEAR



**PRINCIPAL PLACE**  
CONCORD LONDON AND  
BROOKFIELD PROPERTIES  
EC2

**WATERMARK**  
COUNTRYSIDE  
Maidenhead

**HIGH STREET QUARTER**  
BARRATT LONDON  
Hounslow

# WINNER

## NEW! LATER LIVING/SUPPORTED LIVING DESIGN OF THE YEAR

### THE VINCENT

#### ALLFORD HALL MONAGHAN MORRIS

The Vincent, Redland Hill, Bristol

The Vincent comprises of 65 apartments with communal facilities which are set within both the existing building - Queen Victoria House (formally St Vincent's lodge) and two adjacent new build mansion blocks on a podium, all located within retained mature gardens.

The refurbished Queen Victoria House (QVH) is a four-storey detached property fronting Redland Hill. Built by William Larkins Bernard in 1886 for Wynflete Private School for Boys, it has been used as a convalescent home, maternity hospital and more recently offices. It is set in grounds that include a car park and lawns with a Grade II Listed obelisk. The building itself is not Listed, but the site is located within the Whiteladies Conservation Area.

Management, reception areas, staff accommodation and dining areas are all housed within the lower ground floor of the existing house. A wellbeing area including a hydrotherapy pool, sauna, steam room, yoga studio and change facilities as well as guest accommodation is housed within a podium below the new residential buildings, opening out onto the large, landscaped gardens. Off-street parking is provided both to the north of QVH and within the podium behind the wellbeing area at garden level.

A new roof extension on the east wing of QVH helps 'complete' the look of this later addition to the main house. This 'top hat' enables the creation of two, dual aspect, duplex apartments, optimising the fantastic views and providing an element of private outside space to the residential stock within The Vincent.

#### JUDGES COMMENT

**///**he refurbishment of the existing building is done to a very high standard. The new apartments are of really high design quality – in relation to aspect and layout. The whole composition of new and existing is very successful **///**



# HIGH COMMENDATION

## NEW! LATER LIVING/SUPPORTED LIVING DESIGN OF THE YEAR

### HAMMERSON HOUSE, WOHL CAMPUS

POLLARD THOMAS EDWARDS

Barnet

Hammerson House, Wohl Campus is a flagship Third Age dwelling located a short walk from Hampstead Heath. A redevelopment of an ageing on-site facility, it provides a homely environment for 116 residents from the Jewish community.

As well as rooms for each resident – arranged into distinct households for varying levels of care need – the four-storey building also offers dining rooms, communal lounges, a café and lobby as well as therapy suites and spaces for festival celebrations.

The scheme has been imagined as a modern take on a country house hotel, accessed via a sweeping driveway, with visitors and returning residents catching a glimpse of its memorable stone entrance portal from the street. Bedrooms sit within pitched roof 'houses' inspired by the local Hampstead Arts & Crafts vernacular.

Nightingale Hammerson is an independent charity and a leading specialist in the care of older people. Combined with Nightingale House, a sister residence in South London – both funded with charitable donations – Hammerson House, Wohl Campus offers 'home from home' care to over 250 residents.

Pollard Thomas Edwards engaged with the client's specialist care teams in the design and layout of the care-specific 'houses' – addressing residential, nursing, dementia and palliative care – and worked with a country house hotelier to create a suitably relaxed environment that enables delivery of high levels of residential care.

P+HS Architects' expertise in designing for later life ensured that the therapeutic elements of the design were well understood, and could be developed with the client during the build.

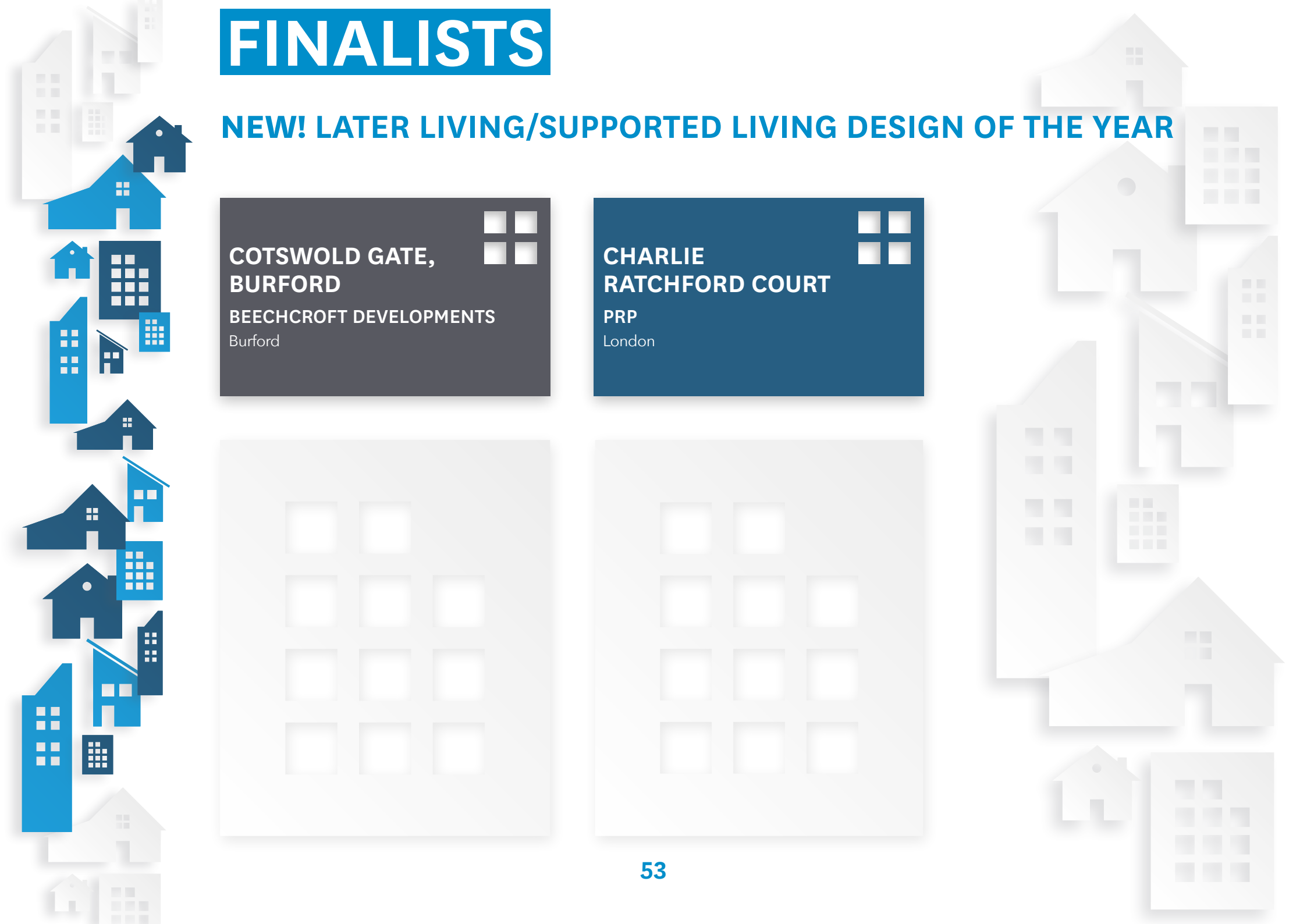


#### JUDGES COMMENT

**|| This development has a contemporary, urban London feel to it. Good choice of brick coupled with the white tiles gives it a clean modern look. The spaces and apartments are well laid out and the facilities are well thought through catering for a range of needs. The communal space are warm and inviting ||**

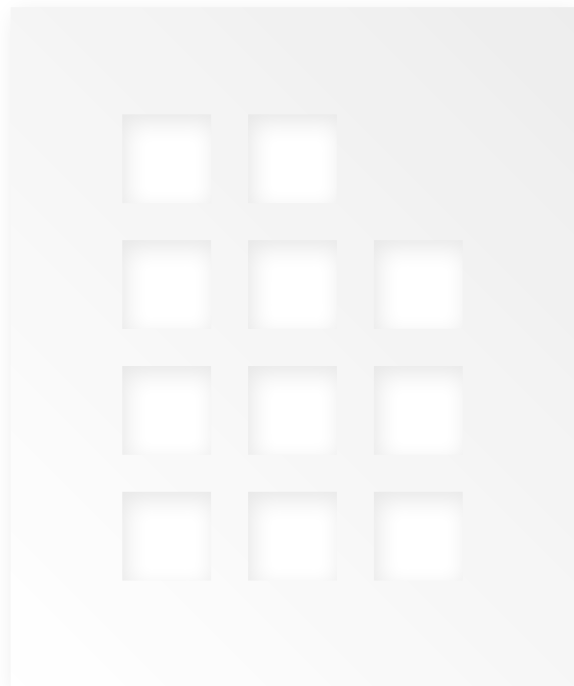
# FINALISTS

## NEW! LATER LIVING/SUPPORTED LIVING DESIGN OF THE YEAR



**COTSWOLD GATE,  
BURFORD**  
BEEHCROFT DEVELOPMENTS  
Burford

**CHARLIE  
RATCHFORD COURT**  
PRP  
London



# WINNER

## REGENERATION SCHEME OF THE YEAR

### PARK HILL

#### PLACES FOR PEOPLE AND URBAN SPLASH

Sheffield

In 2013, affordable homes-led placemaker Places for People and developer Urban Splash formed a joint venture to reinvigorate the Park Hill housing estate in Sheffield.

Park Hill is an icon on the Sheffield skyline, being the largest grade II listed building in Europe and of special architectural and historic interest and national importance.

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This is no longer a mono-tenure estate, but now offers homes in a mix of tenures for families, the young and older people, enabling the estate to become a more balanced community. Residents have been attracted by the homes' contemporary living spaces and Park Hill's welcoming neighbourhood. Regeneration has not only resulted in the creation of desirable homes, but is boosting the local economy, with new commercial spaces providing employment and local services for residents and the surrounding community.

#### JUDGES COMMENT

**Exemplary retrofit project that demonstrates the possibility to re-invent unloved brutalist structures. The re-use of the existing concrete structures points to the future and illustrates what is possible. Very high level of design throughout**



# FINALISTS

## REGENERATION SCHEME OF THE YEAR

### EGHAM GATEWAY WEST

ALLFORD HALL  
MONAGHAN MORRIS  
Station Road, Egham, Surrey

### SPRINGWELL HOUSE

SMITH SCOTT MULLAN ASSOCIATES  
Edinburgh

### EAST WICK + SWEETWATER

PLACES FOR PEOPLE AND  
BALFOUR BEATTY INVESTMENTS  
London

THE LOCK  
TELFORD HOMES  
Greenford

### HAYES VILLAGE

BARRATT LONDON  
Hayes

# WINNER

## SUSTAINABLE DEVELOPMENT OF THE YEAR

### FAIRBROOK GROVE – A PASSIVHAUS COMMUNITY

#### INSIDEOUT

Kent

Fairbrook Grove is an innovative community focused development of 14 homes in Faversham, Kent, designed to the Passivhaus standard, which represents one of the UK's first privately funded housing developments of its kind.

Our principal ambition was to transform the challenging brownfield site, located in between a busy highway and open countryside, to create a high quality, highly sustainable development as an alternative exemplary model for new housing in rural settings.

A contemporary interpretation of the local Kent vernacular was adopted across all four different house types. The houses are arranged in such a way that they all open up into a communal central woodland, incorporating woodland walks and open green space for the resident community to enjoy. Every effort has been made to eliminate hard boundary conditions that would interfere with the sense of openness and community, while ensuring all houses have their own private gardens with views out to the surrounding countryside.

As well as being designed to the Passivhaus standard using traditional building methods, the project creates a landscape-led housing development that applies home zone principles in a new woodland setting to reduce the amount of space dedicated to roads, pavements, and car parking to prioritise landscaped communal amenity, ecology, tree planting and greenspace.

Fairbrook Grove's masterplan incorporates a highly sustainable off grid drainage system which includes individual bio-digester treatment units and as a system of swales which meander through the site and collect surface water run-off from the properties and permeable access roads.



#### JUDGES COMMENT

**/// A strong development with many sustainable points including the Passivhaus design, through to the off grid water management. The submission was clear and well presented ///**



# FINALISTS

## SUSTAINABLE DEVELOPMENT OF THE YEAR

### GROSVENOR ROAD

MIDLAND HEART

Birmingham

### TEN DEGREES

HTA DESIGN, GREYSTAR &  
TIDE CONSTRUCTION

Croydon

### KNIGHTS PARK

THE HILL GROUP

Eddington, Cambridge

### EQUIPMENT WORKS

TELFORD HOMES

Walthamstow

# WINNER

## ARCHITECT OF THE YEAR

### HUNTS GREEN BARN

#### MCLAREN EXCELL

Henley

Hunts Green Barn represented a significant opportunity to expose the historic fabric of a Tithe Barn and restore the impressive spaces that had been neglected through recent interventions. The 16th Century Grade II listed barns had been partitioned into individual rooms through the 20th Century, betraying the grandeur and scale of the original spaces. This gave us justification at planning to provide a new massing to the rear of the site which might hold accommodation for a large family and allow the set of Barns to breathe, no longer tied down by smaller programme over two storeys.

An aesthetic approach was chosen in the barns to reflect the industrial heritage of the building with raw black steel finishes adapted to function in various environments, from joinery cladding, to storage, fireplaces and window apertures. Oak veneered boards wrap around the interior of the new extension, around walls, doors, and joinery to unify the form and conceal private rooms from the more public side of the site.

The environmental performance was at the forefront of the design, with innovative detailing and products used to create a new block that would perform up and above the existing barn which had limited opportunities for improvement. A ground source heat pump and other sustainable technologies were adopted to use the local landscape and provide practically all the heating needed for the house, all year round. Low-embodied carbon materials were also chosen, including the cladding, in sustainably sourced Spruce.



#### JUDGES COMMENT

**Clear conceptual diagram, sensitive and clear interventions that create wonderful experiences and poetic moments using tactile materials, light and shade, spatial vistas and interactions with the historic structure. A stunning scheme, deftly handled**

# WINNER

## HOMEBUILDER OF THE YEAR

### GOODLUCK HOPE

#### BALLYMORE

London

Goodluck Hope is the unique residential-led development of 804 homes on Leamouth Peninsula, creating an island neighbourhood of apartments, lofts and townhouses, set between a series of landscaped courtyards and slipways. The industrial-inspired design, world-class amenities and excellent connectivity make this scheme unique, cementing its place as London's most exciting new riverfront development.

The scheme launched on 15 June 2017, with Douglass Tower, the 29-floor pinnacle of Goodluck Hope's residential offering, launching in 2018. First completions were in 2020, and the final phase of construction completes in summer 2022.

Goodluck Hope spans 2.7 hectares, surrounded by water on three sides. The contemporary homes are complemented by 1,900 sq m commercial space, 14,000 sq m retail space and 400 sq m education space. Designed to reflect the industrial heritage of this location, the architecture is a modern interpretation of the warehouse typology that once dominated this area, innovatively delivered yet sympathetic to the local vernacular.

Developer Ballymore approached several challenges with pioneering solutions: to achieve swift construction on this narrow peninsula, Ballymore implemented the Byldis prefabricated building system for high performance façade composition, reduced site deliveries and a condensed build process. The façade and windows are also extremely thermally-efficient, reducing the need for active heating and cooling, and offering sustainable heat and noise insulation.

Goodluck Hope's collection of immersive leisure amenities named The 1595 Club, proximity to key transport links, and tranquil waterfront location provides a holistic lifestyle offering, meeting the requirements of modern life.



#### JUDGES COMMENT

**|| This is a major achievement on what is a very constrained site with effectively only a bridge entrance. The whole process has been well considered and the outcome is impressive ||**

# WINNER

## INTERIOR DESIGNER OF THE YEAR

### DANISH MEWS HOUSE

#### NEIL DUSHEIKO ARCHITECTS

27 Lancaster Mews, London

The Danish client who had owned the building for over 35 years - using it as a workshop and garment showroom - sought to radically transform the space into a contemporary, light-filled home with a variety of social spaces for himself, his wife and visiting guests. The originally cramped rooms are reimagined; the challenge was to improve the quality of the spaces and quantity of natural light available in the home. There is only one primary facade, and the property is overshadowed. Neil Dusheiko Architects positioned new dormer windows and large skylights to create an abundance of natural light.

Materiality works in tandem light; Douglas fir steps are wrapped in a solid oak balustrade, with timber also inlaid in the stairwell. A sinuous handrail leads up from the ground floor enhancing a sense of tactility. Industrial style glazing between the dining area and the stair core helps to create a visual interplay between the two spaces. The balance between space for cooking, relaxing and dining has been perfectly judged to respond to the client's lifestyle.

In the bedrooms, bespoke joinery helps to maximise the available space. Promoting a connection to nature, one of the bedrooms has its own wintered garden, sheltered from the elements but bathed in light and fringed by built-in planters. The simplicity belies careful planning and an aspiration towards a Hygge feel. The exposed brick fireplace, Martin Moore handmade kitchen, and covered terraces lined in timber are all warming cues that nod to the Hygge design philosophy.

#### JUDGES COMMENT

“A wonderful reinvention of a Georgian mews house, which clearly responds to the client's needs from their home, while responding to the context in which it sits. The simple interiors has moments of personality which provide both a sense of space but also warmth and homeliness”



# WINNER

## JUDGES AWARDS FOR EXCELLENCE

### PARK HILL

#### PLACES FOR PEOPLE AND URBAN SPLASH

Sheffield

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#### JUDGES COMMENT

/// Brilliant refurbishment and updating of Sheffield's 'castle on the hill' ///





**BRITISH  
HOMES  
AWARDS**



CELEBRATING EXCEPTIONAL DESIGN