



BRITISH HOMES AWARDS 2021

CELEBRATING EXCEPTIONAL DESIGN

WELCOME

The British Homes Awards 2021

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 seen in British homebuilding.

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

The judges were looking for entries that 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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Homebuilder of the Year
Judges award for excellence

AFFORDABLE HOUSING

Farm Street

MSMR Architects

● London

A joint venture between Westminster City Council and Caudwell Properties, this Mayfair development provides off-site affordable housing associated with the neighbouring Audley Square House.

WCC's 'City for All' agenda has been front and centre of this development which provides 14 high-quality, key worker apartments, arranged over three floors, above a street cleansing depot with associated ancillary accommodation. The unusual combination of uses reflects those previously established on the site.

The building's 'super-prime' location is not known for its diversity of tenure and WCC were keen to create a much-needed addition to its affordable housing provision in this area. The building's unusual design and setting, together with its unconventional combination of uses, brings a welcome vibrancy, adding to the social mix and character of the area.

The adjacent properties form a complex and varied backdrop to the new building, comprising an eclectic blend of Georgian, Queen Anne revival, and Arts & Crafts architecture, mixed together with more recently constructed commercial buildings. In a quiet location but on a prominent corner site, the Farm Street project incorporates a bespoke architectural language that references and reconciles the differing architectural styles in the vicinity.

The primary frontage contains strong, articulated forms, reflective of the neighbouring Queen Anne style. Diaper brickwork is inspired by the decorative façade of Farm Street Church, and this diamond pattern is referenced in many of the building's design details. A wide range of performance enhancing features include; communal plant, PV panels, CHP installations, HRV systems, and a high-performance thermal envelope.



“An innovative mix of uses and response to a challenging site. A high quality design that delivers a contextual response to an area with a rich history using modern details and high quality materials to great success. The development of efficient plans within such a highly constrained site make best use of this central London site and is to be applauded. It is a great positive to see the delivery key worker housing in such an affluent area.” Judge's comment





SHORTLISTED
BRITISH HOMES AWARDS 2021

AFFORDABLE HOUSING

The Post Building

Allford Hall Monaghan Morris
London



SHORTLISTED
BRITISH HOMES AWARDS 2021

AFFORDABLE HOUSING

Copley W7

Broadway Living
Guildford



SHORTLISTED
BRITISH HOMES AWARDS 2021

AFFORDABLE HOUSING

Windmill Place

Pitman Tozer Architects
London



SHORTLISTED
BRITISH HOMES AWARDS 2021

AFFORDABLE HOUSING

Varcoe Road SE16

Pocket Living
London



SHORTLISTED
BRITISH HOMES AWARDS 2021

AFFORDABLE HOUSING

Margaret Stancomb

Selwood Housing Group
Trowbridge



SHORTLISTED
BRITISH HOMES AWARDS 2021

AFFORDABLE HOUSING

**Britwell Ex-Servicemen Club
Residential Development**

Slough Urban Renewal and Stride Treglown
Bristol

APARTMENT DEVELOPMENT OF THE YEAR

Motion

Pollard Thomas Edwards

● London

Motion is a new 300 home development on Lea Bridge Road in the London Borough of Waltham Forest, a bold architectural ensemble uniting the lively townscape of Leyton with the Hackney Marshes and the Walthamstow Wetlands.

Located opposite the re-opened Lea Bridge station on a plot previously occupied by ageing warehouses, Motion's expressive architecture blends sleek lines with confident placemaking, is ranged across three towers and two low-rise courtyard blocks. Aerodynamic Smart Deco towers, with contrasting bands of matt brown and ivory gloss, are combined with functional, robust courtyard blocks with dark brick facades and well-proportioned windows and terraces.

Motion heralds the borough's commitment to transforming Leyton with design-led, needs-focused architecture. Two thirds of its studio, one-, two- and three-bedroom apartments are suitable for families. It has a ground floor gym, office, shop and café as well as new squares and green spaces, including rooftop gardens and growing plots. Communal stairs and cycle lifts are accessed from the courtyard and there is a new public pedestrian route through the site.

Primary schools and bus stops are within walking distance, and an adjacent cycle route connects to the Queen Elizabeth Olympic Park. Motion's proximity to the biodiverse landscape of Walthamstow Wetlands and the sport-friendly spaces of Hackney Marshes further emphasises the holistic urban design that underpins its development.

Taken together, these facets - its placemaking nous, its powerful iconography, its rich mix of spacious homes and its social, commercial ground floor - mark out Motion at the forefront of high-density housing in London today.



“An imaginative and bold scheme that looks to push beyond the typical boxy brick aesthetic of residential schemes from the past decade. Certainly a thought-provoking scheme, possibly with a hint of Marmite, which makes it exactly the kind of project that needs to be celebrated. The bold expression of the towers also goes beyond aesthetics, which otherwise could have been the development's downfall - the resultant homes are generous, light-filled and well planned. An exciting contribution to the housing offer in London.”

Judge's comment



Wardian is a world-first in housing design that champions botanically inspired living with an exceptional waterside location on the Isle of Dogs immediately south of Canary Wharf London. Wardian comprises two residential towers of 55 and 50-storeys, which contain 767 homes including suites, one and two-bedroom apartments and penthouses.

The two towers sit above a podium containing a grand lobby space, retail tenants including coffee shop, The Espresso Room, and Botanical Boys terrarium shop, cinema room and a waterfront café. The project also features a dramatic rooftop observatory bar and a 25-metre open air swimming pool, set within a richly landscaped environment.

The project is designed to connect residents with nature and Wardian's reputation as a leading botanically inspired development that sets a new standard for high-rise living is quickly growing. Characterised by its unique eco-concept, nature is incorporated into generous private and communal spaces; providing an oasis in one of the capital's most cosmopolitan and commercial centres. The scheme's eco-friendly nature helps fight ecosystem crises and move London closer towards a greener city.

With an ambitious commitment to incorporating the best of both worlds, proximity to the energising workplace and a green home environment, Wardian heralds a unique 'bringing the outside in' design theory that sets it apart from its competition.



APARTMENT DEVELOPMENT OF THE YEAR

Wardian

EcoWorld Ballymore

● London





SHORTLISTED
BRITISH HOMES AWARDS 2021

**APARTMENT
DEVELOPMENT
OF THE YEAR**

LUMA

Argent
London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**APARTMENT
DEVELOPMENT
OF THE YEAR**

One Park Drive

Canary Wharf Group
London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**APARTMENT
DEVELOPMENT
OF THE YEAR**

8-13 Casson Square

Patel Taylor
London



BEST COMMUNITY LIVING

Canada Gardens

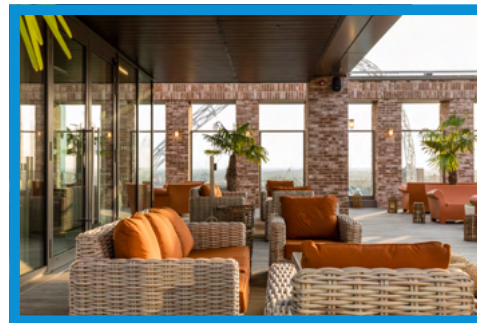
PRP

● London

Canada Gardens is Quintain's flagship BtR development and the largest site at the Wembley Park estate. The development will provide 743 tenure-blind apartments across seven buildings and is the first family-focussed development at Wembley Park, with a large number of three-bedroom homes. Some 303 of the apartments are affordable homes and 80 are wheelchair adaptable homes. As the affordable homes are distributed tenure blind throughout the development, all residents have access to the same shared facilities and exceptional service from Quintain Living.

As owner and operator of what will be the largest single site of BtR in the UK, Quintain has the unique benefit of being able to form a continuous feedback loop from customers of previous Quintain Living BtR developments to the designers of future homes, such as Canada Gardens. This has ensured it is at the leading edge of customer experience and fully delivers on being a wonderful place to live, with excellent apartment design and a thoughtful amenity offering, which includes an acre of private podium gardens; a seven-acre park; resident allotments and greenhouse; work-from-home sheds; rooftop terrace with GIA of 4,618 sq ft; a pet park; a children's play room and pirate ship; BBQ areas; a serviced clubhouse; a library; reading rooms with views across London; meeting rooms/ spaces to work from home; a super-lobby with a 24-hour concierge.

The development also includes an energy centre operating a district heating network to serve thousands of Wembley Park homes.



“An exemplar BTR scheme that promotes diversity and inclusivity and is designed with great attention to detail, including numerous thoughtful features intended to delight the residents. The tenure-blind approach to amenity facilities is truly commendable. The range of amenities has clearly been designed with care, ensuring that there is something for all members of the family - the 'work from home sheds' are a particular favourite, bringing a sense of greener suburban living to a high density urban environment.”

Judge's comment





**HIGHLY
COMMENDED**
BRITISH HOMES AWARDS 2021

Island Point is a new residential development on Westferry Road, delivering high quality affordable homes to the area. The scheme provides 173 residential units in a group of low rise buildings. The community is centred on a new south facing garden square, framed by apartment blocks, townhouses and maisonettes.

Townhouses enjoy private gardens, and each apartment has its own external terrace. A community pavilion for use by residents and local groups is located in the centre of the site. Designs reference local industrial buildings such as listed Burrells Wharf, employing brick as the primary material and metal detailing for windows and balconies, grouped vertically in bays. Within this common architectural language, different expressions define the building types - maisonettes being arranged in pairs, townhouses expressed as individual units and apartments in larger warehouse style buildings.

Areas of green glazed bricks are used to bring interest and character to the development, the colour referencing the Blythe Burrell Colour Company Ltd which established its colour works on the nearby Millwall Iron Works in 1888.



BEST COMMUNITY LIVING

Island Point

Squire & Partners

● London





SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST
COMMUNITY
LIVING**

Ten Degrees

Greystar

Oxford



SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST
COMMUNITY
LIVING**

Brio - Button House

Places for People

Preston



SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST
COMMUNITY
LIVING**

10 George Street

Vertus

London



BEST GARDEN/ LANDSCAPING DESIGN

Cator Park

HTA Design & Berkeley Homes

● London

Cator Park transforms 8-hectares of an existing underused parkland into a biodiverse park for people and wildlife at the heart of Kidbrooke Village.

The new chalk stream transforms an existing underused parkland into a biodiverse park for people and wildlife, supporting the network of green infrastructure beyond the site boundaries, offering places for the local community to grow.

At the highest and most northerly point of the park, and at the source of the chalk stream we have created a 3,000 sq m wild play space creating a biophilic experience for people of any age. Limestone outcrops and climbing walls enclose the space and bespoke natural play towers create a dramatic focus the space, materials used in the construction have been repurposed and upcycled from standing deadwood trees, air preserved and reused as climbing frames to greenheart groynes pulled out redundant Thames jetties to be used as climbing walls and benches. Local children have designed a 'stepping stone' trail made from cast iron from clay reliefs they created with the design team.

The vision returns nature to the city and challenges the perception that urban brownfield development cannot contribute to the wider ecological and biodiversity network whilst creating successful spaces for the community. Not only has nature returned but the parkland transformation has received an overwhelmingly positive response from local residents. This new park at the centre of the development will offer a legacy for the local community and London that will bring people together and form a sense of identity.



“This is clearly a project that will benefit not only many hundreds of people for many years to come, it is also a project that will have a considerable benefit to bio diversity and the ecology of the local area, whilst also dealing with issues of rain water run off and SUDS.”

Judge's comment





SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST GARDEN/
LANDSCAPING
DESIGN**

Asher House

HollandGreen Landscapes

Thame



BEST HOUSING PARTNERSHIP

Kingsbrook X RSPB
Barratt David Wilson Homes

● Egham

Barratt David Wilson Homes and the RSPB have joined forces to create the UK's first truly wildlife-friendly housing development at Kingsbrook, a 306-hectare site on the outskirts of Aylesbury, Buckinghamshire, with the aim of "Giving Nature a Home".

The RSPB worked with Barratt David Wilson on the masterplan of the 2,450-home project, which built the care of the natural environment into the scheme at the earliest stages, including keeping ancient hedges, creating a 250-acre nature reserve and visitor centre, and concentrating homes in areas with the least biodiversity. The addition of miles of new hedges with native plants, gardens planted with fruit trees, allotments, a community orchard and a sustainable drainage system that created wildlife-rich waterways, ensured a rich environment to support wildlife and biodiversity.

Specific wildlife-friendly initiatives were invented and introduced, including "swift bricks", artificial nesting holes built into homes; hedgehog highways, small access points built into garden fences to encourage hedgehogs and amphibians to travel between gardens; bat-friendly street lighting; amphibian-friendly kerbing; and bat boxes.

Barratt David Wilson and the RSPB have also been working together to create a guide to help residents plan their gardens to support wildlife, as well as a new online resource called Nature On Your Doorstep that will help people to care for their local animals and birds.

The two organisations have a long-standing and fruitful partnership which dates back to 2014, and aims to show that with the right design and forethought, both people and nature can thrive in close proximity.



“In the context of the current climate emergency and biodiversity crisis, the aspirations and achievements of this partnership must be recognised and celebrated. A significant amount of effort has undoubtedly been put into this scheme to balance the aspirations of creating a "home for nature" with the necessary commercial outcomes of the project. However, the project goes to show that early consideration of ecology and biodiversity will deliver exciting outcomes benefitting all.” Judge's comment





SHORTLISTED
BRITISH HOMES AWARDS 2021

BEST HOUSING PARTNERSHIP

Beaulieu

Countryside & L&Q

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

BEST HOUSING PARTNERSHIP

**Hull Citywide Developer
Partnership**

keepmoat homes

Doncaster





WINNER
BRITISH HOMES AWARDS 2021

BEST INTERIOR DESIGN: DEVELOPMENT

The Makers

Woods Bagot

● London

The Makers is a private residential development of 175 apartments and duplexes nestled between Shoreditch and the City, with a warm and welcoming interior design led by Woods Bagot.

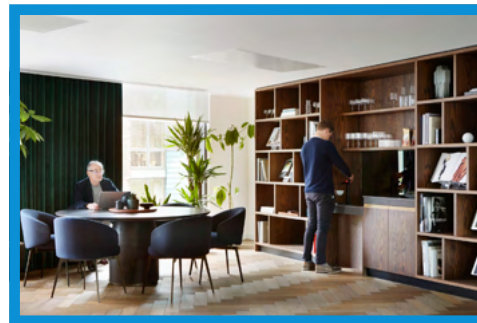
Developed in tandem with a school located on the same site, The Makers is a private residential development consisting of a 28-storey tower and an inter-connected low-rise block. The development draws on the local area's rich history of craft to deliver interiors which are materially honest and rich.

The sensitive, modern design conceived by Avanti Architects ensures the building responds to its environment by referencing the surrounding warehouse typology, but reinventing it for contemporary residents.

The apartments and communal areas have been designed for modern living, while making the most of the architectural merits of the building.

The material palette takes inspiration from the 1920s - a stunning feature wall, terrazzo flooring, bespoke lighting, custom furniture and joinery, brass details and smoked oak chevron floors set the tone. The simple palette of quality finishes provides the perfect canvas for residents, with local furniture makers offering inspiring finishing touches.

A generous provision of private communal facilities includes a screening room, two landscaped garden terraces, a gym, a treatment room, three lounges and storage for 335 bikes.



“Impeccable detailing, and a lovely combination of crisp clean lines but still with a homely touch. I love the colour in the bathrooms, the mix of furnishings and finishes in The Common and the flow of these public spaces works really well. Perfectly matched for an urban area with a luxury edge.” Judge's comment



Sitting proudly across the tenth floor of Argent's latest residential development, The Dusk Penthouse is an ode to King's Cross and its rich cultural history. With triple aspect views over lush urban gardens and a spectacular 550 ft roof terrace, Conran and Partners' design has been centred around creating a sense of calmness and tranquillity, bringing a peaceful quality to the space.

The Dusk Penthouse, which spans over 2,200 sq ft, is entirely crafted and bespoke, with every item intentionally sourced and curated to create offer a real edge for the prospective future buyer. A striking floating staircase which leads straight out onto the roof terrace naturally divides the living space, creating a dramatic natural lighting effect, while offering an enhanced sense of escapism and connection to nature.

A sanctuary in the heart of the city; the space adopts a warm yet subtle colour palette, focusing on neutral, earthy tones along with natural materials including timber and stone.

The penthouse features four bedrooms, all with a unique style and a distinct look and feel. The master suite boasts a walk-in dressing area, a long vanity which runs along the width of the room and a spacious marble en-suite bathroom.

The penthouse has been designed to offer a number of distinct 'zones' which can be closed off for privacy with hidden sliding doors. This combined with the extensive glazing and generous roof terrace make the penthouse a perfect place for post-pandemic entertaining.



BEST INTERIOR DESIGN: DEVELOPMENT

LUMA - Dusk Penthouse

Conran and Partners

● London





SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST INTERIOR
DESIGN:
DEVELOPMENT**

Gasholders London

Argent
London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST INTERIOR
DESIGN:
DEVELOPMENT**

**Thirty Casson Square,
Southbank Place**

Braeburn Estates
London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST INTERIOR
DESIGN:
DEVELOPMENT**

One Park Drive

Canary Wharf Group
London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST INTERIOR
DESIGN:
DEVELOPMENT**

Canada Gardens

Fossey Arora
London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST INTERIOR
DESIGN:
DEVELOPMENT**

**Laurie Show Home,
Longniddry Village**

Places for People
Preston



WINNER
BRITISH HOMES AWARDS 2021

BEST INTERIOR DESIGN: INDIVIDUAL HOME

(more than £500,000)

Park House
The Vawdrey House

● Haywards Heath

The design brief was to add space and value to this much-loved family home, while creating a relaxed London retreat with a cosmopolitan feel.

Planning permission was challenging in this conservation area, but the sensitive approach taken by The Vawdrey House secured approval for extensions to the rear, side return and roof, plus a two-storey 'Coach House' on the side.

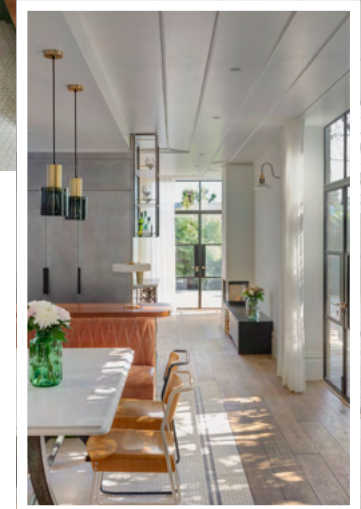
Park House now offers seven bedrooms, five bathrooms, together with large flexible living spaces and the potential for guest accommodation in the Coach House.

The Coach House has been designed with traditional proportions and materials to the street façade. This contrasts with the rear of the property, which features sharp detailing and hexagonal slate cladding to both the side and the rear extensions. This glitters in the sun and sets off the black limestone and hardwood decking of the garden.

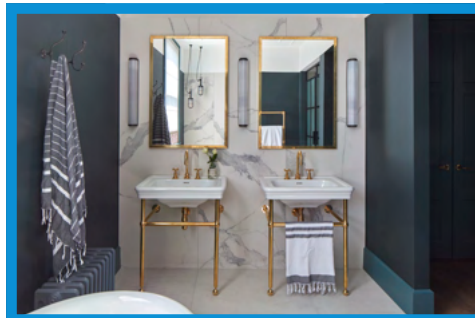
At the back of the house, steel framed doors and corner glazing flood the new kitchen/living space with light from three sides.

A patent glazed roof to the side return, above the kitchen, complements the urban setting.

The interior reflects the client's eclectic tastes with inspiration from Parisian bistros and New York lofts blending with classic Victorian townhouse and mid-century vibes. Brass, marble and battered leathers, set against a deep palette of paint colours and quirky lighting, ensure a relaxed, welcoming and luxurious feel throughout.



“A wonderful interior scheme that just keeps giving elements of surprise and interest. The creative blend of Victorian architecture mixed with Parisian bistros and New York loft style interiors provides an eclectic fusion of moods and ambience in each zone / space of the Main house and Coach House.” Judge's comment





SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST INTERIOR DESIGN:
INDIVIDUAL HOME**

(more than £500,000)

**Georgian Villa House
Belgravia**

Alison Henry Design

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST INTERIOR DESIGN:
INDIVIDUAL HOME**

(more than £500,000)

Knolehurst

Charlton Brown
Architecture & Interiors

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**BEST INTERIOR DESIGN:
INDIVIDUAL HOME**

(more than £500,000)

Pembridge Villas, London

Designed by Woulfe

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

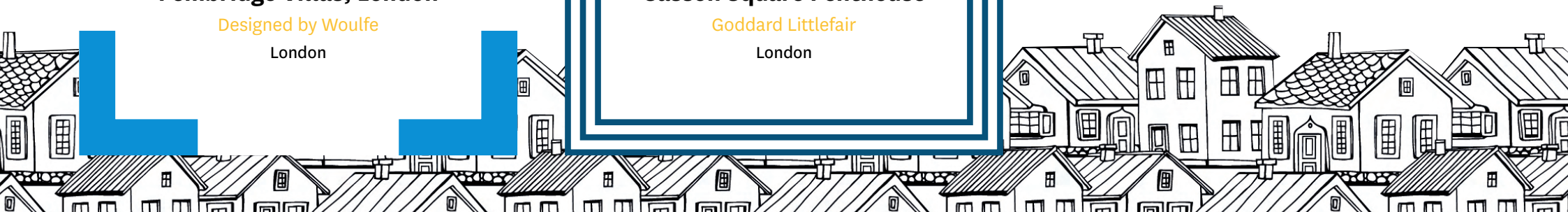
**BEST INTERIOR DESIGN:
INDIVIDUAL HOME**

(more than £500,000)

Casson Square Penthouse

Goddard Littlefair

London



DEVELOPMENT OF THE YEAR

(20 to 100 Units)

Archway Road

pH+ Architects

● London

The Archway Road project in the heart of the Highgate retains and enhances a much-loved Victorian façade within the local Conservation Area whilst creating a truly modern development behind. The shared vision was to refurbish the facade and extend the original building, working closely with the existing character of the building, to create 25 striking new residential homes.

A new active shop frontage has been provided along the busy Archway Road, while the existing basement has been enlarged and improved to provide affordable workspace for a small local fashion business.

Environmental impact and social responsibility were important drivers which resulted in a challenging and careful retention, renovation and refurbishment of three existing Victorian façades and original ornamental features. Great care has been taken to ensure the design is at an appropriate scale, with contemporary architecture making clear references to the surrounding context and existing building.

The scheme features a variety of shared amenity spaces distributed across three floors. Spaces allow you to meet your neighbours and enjoy outlook to either adjacent greenery or sweeping views across the Victorian roof tops. Private roof terraces feature to the homes at first floor along Archway Road and encourage 'Over the fence' discourse with your neighbours through the introduction of low level planting. This is an approach that maximises the qualitative and commercial values of the properties whilst also delivering social and ecological value for the context.



“Well considered and designed high density scheme building on character of existing buildings and area. applaud engaging with community to help inform massing and design approach. Good mix of units and commend the incorporating of retail and affordable workspace. Good material choices and love the idea of designing to encourage neighbourliness.”

Judge's comment





**HIGHLY
COMMENDED**
BRITISH HOMES AWARDS 2021

Backhouse was born out of a desire to establish an innovative British housebuilder that could deliver new homes at a scale and of outstanding design quality which respond to the needs of today's contemporary lifestyles.

At Calne, Backhouse set a challenging brief focussed on the delivery of contemporary rural housing rooted in the character of the local area and featuring the craft and richness of period homes, with 21 dwellings designed for contemporary life rather than replicating generic house building norms seen around the country.

Clifton Emery design worked through an analysis and design process bringing together a study of the site and context, analysis of how we interact with our homes in the C21st including a review of housing trends and standards, technologies, space standards, light, movement and uses, storage requirements and the need for flexibility over time. The aim being to identify the key attributes that would provide a modern home with practicality, longevity and adaptability while grounded the scheme in its context.

A simple concept was developed harnessing the site's attributes and resolving the identified challenges. The concept envisaged a hub space containing vertical and horizontal movement, formal and informal entrances, adaptable storage spaces and vertically stacked wet rooms; leaving the rest of the house as a flexible, light and airy space – to be subdivided as required and changeable over time. The houses would be arranged on the narrow site to create a distinct 3-dimensional form taking into account spatial requirements, privacy, surveillance, outlook, orientation, and microclimate.



DEVELOPMENT OF THE YEAR

(20 to 100 Units)

Sandpit Road, Calne

Clifton Emery Design

● Exeter





SHORTLISTED
BRITISH HOMES AWARDS 2021

DEVELOPMENT OF THE YEAR

(20 to 100 Units)

Spinners Grange

Cameron
Chasetown



SHORTLISTED
BRITISH HOMES AWARDS 2021

DEVELOPMENT OF THE YEAR

(20 to 100 Units)

**Hayfield Green, Stanton
Harcourt, West Oxfordshire**

Hayfield
Solihull



SHORTLISTED
BRITISH HOMES AWARDS 2021

DEVELOPMENT OF THE YEAR

(20 to 100 Units)

Cedar Square, Alderley Park

PH Property Holdings
Cheshire



SHORTLISTED
BRITISH HOMES AWARDS 2021

DEVELOPMENT OF THE YEAR

(20 to 100 Units)

The Serpentine Alderley Park

PH Property Holdings
Cheshire



SHORTLISTED
BRITISH HOMES AWARDS 2021

DEVELOPMENT OF THE YEAR

(20 to 100 Units)

Treetops

Terence O'Rourke and Bournemouth
Development Company
Bournemouth

DEVELOPMENT OF THE YEAR

(Over 100 Units)

One Park Drive

Canary Wharf Group

● London

One Park Drive, designed by Herzog & de Meuron, is the signature building of the new district and one of London's most distinctive residential towers. Positioned on a prominent dockside plot on Wood Wharf, the new district of Canary Wharf, One Park Drive represents a unique architectural achievement, which has been designed to be the very best in city and waterside living.

The scheme is a combined vision of the developer and architect of how best to live in an urban tall building. One of the most popular features of the developments are the large floorplates that create spacious homes that have a sense of depth and character, whilst every apartment benefits from outside space.

One of the most challenging building types to construct, the circular, geometric form was chosen to clearly distinguish itself from the commercial buildings of Canary Wharf, meaning it cannot be mistaken for anything other than a place where people live. The four distinctive zones on the outside, reflect how well the living spaces work on the inside.

Ensuring One Park Drive is not an insular building, the ground and first floors are home to the communal areas that positively engage with its beautiful waterside surroundings thanks to floor-to-ceiling windows. The ground floor features a reception, 24/7 concierge, lounge, cinema and library, while the first floor boasts a five-star health club with gym, spa and pool overlooking the water.



“A unique approach to residential tower design that creates a landmark building on this prominent central London site. The unique design approach makes a feature of the interplay between the cylindrical form and orthogonal layouts to deliver generous apartments with extensive terraces and external amenity. The standard of fit out and internal design is to an exceptional quality. A world class development” Judge's comment



West Green Place is the regeneration of what was council owned brownfield land into a new residential street that re-provides community uses, opens a new access to Downhills Park and completes the existing Victorian street pattern that surrounds the site.

The design comprises 126 homes designed for Pocket Living. They are organised along a new tree lined street with a generous public realm and entrance square forming the main point of arrival from the north. At the southern end the site opens up to reveal residents raised planters used as allotments and an orchard. The buildings are split either side of the avenue with flats arranged as pavilions along the park edge to the west. On the opposite eastern side of the avenue are predominantly two and a half storey townhouses, arranged in terraces of four, culminating in three storey flat blocks at the northern end, which faces the entrance square. This arrangement enables the houses to sit back to back with existing houses.

The scheme establishes new public routes between the existing residential streets to the west and the park to the east. Community uses that previously existed on the site (in run-down or poor quality temporary buildings) have been rehoused in a new, purpose built home that forms a key element within the new development. This anchors the entry square space and ensures integration with the existing neighbourhood by providing a new focal point for the whole community.



DEVELOPMENT OF THE YEAR

(Over 100 Units)

West Green Place N17

HTA Design and Pocket Living

● London





SHORTLISTED
BRITISH HOMES AWARDS 2021

DEVELOPMENT OF THE YEAR

(Over 100 Units)

Park Central West and East

Allford Hall Monaghan Morris

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

DEVELOPMENT OF THE YEAR

(Over 100 Units)

South Quay Plaza

Berkeley

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

DEVELOPMENT OF THE YEAR

(Over 100 Units)

Southbank Place

Braeburn Estates

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

DEVELOPMENT OF THE YEAR

(Over 100 Units)

Great Kneighton

Countryside Properties

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

DEVELOPMENT OF THE YEAR

(Over 100 Units)

Newfoundland

Vertus

London

DEVELOPMENT TRANSFORMATION OF THE YEAR

The Officers' House, Royal Arsenal

Allford Hall Monaghan Morris

● London

AHMM has undertaken a complex mixed-use project combining the sensitive refurbishment of a historic building with modern methods of construction within a masterplan developed and curated by Berkeley Homes. Modularisation and an ambitious approach to circulation, services distribution and structure have delivered two residential blocks that both respond and help define, two important areas of public realm at the heart of the historic Royal Arsenal site in Woolwich.

The Officers' House redevelops a dilapidated Grade II listed barracks building (Block A) and provides additional housing within a new twin block (Block B).

Block A was fully refurbished after 30 years of neglect since the Ministry of Defence vacated the site. Many original features such as moulds of cornices and fireplaces were reused to preserve the original character of the building.

Block B and Block A are united by a shared courtyard animated by access bridges linking each apartment with a central walkway over three levels. All apartments are dual aspect with external walkways and generous front doors.

For Block B, the client chose an offsite construction method. In total forty-eight modular units were manufactured to create 19 apartments. Block B also accommodates retail units addressing the new public square. Externally, the facade is composed of Flemish bond brickwork with, deep window reveals and large external balconies overlooking the square.

Extensive landscaping and public realm work has been undertaken as part of the redevelopment creating a pedestrian route to and from the future CrossRail entrance.



“The entry is clear in showing the transformation in before and after photographs which helps measure the change. The project has successfully transformed the building still respecting the character but bring the building in line with contemporary standards.”

Judge's comment





SHORTLISTED
BRITISH HOMES AWARDS 2021

**DEVELOPMENT
TRANSFORMATION
OF THE YEAR**

New Little Mill

PRP

Thames Ditton



SHORTLISTED
BRITISH HOMES AWARDS 2021

**DEVELOPMENT
TRANSFORMATION
OF THE YEAR**

Printers Mews

Quad Architects Limited

Richmond



SHORTLISTED
BRITISH HOMES AWARDS 2021

**DEVELOPMENT
TRANSFORMATION
OF THE YEAR**

The Old Granary

Vine Architecture Studio

London



HOME EXTENSION OF THE YEAR

Cherry Tree House

Guttfeld Architecture

● Twyford

A sustainable and low-cost home in Harpsden in the Chilterns AONB.

The existing existing cottage was retained to avoid wasting embodied carbon and preserve much of the history of the site. A striking extension based on the existing architecture and local building traditions was added.

Contemporary architecture in sensitive locations can be controversial, so the community was consulted to explain how the design was inspired by local context and with the planning officer onboard obtained planning permission at the first attempt. The cottage is the driver for the extension which together form a new tripartite composition, unified by the horizontal continuation of the cottage eaves. A winged roof references the cottage, its geometry giving rooms below uniquely vaulted ceilings.

Key elements of the cottage are reflected in the extension: window alignment, elevational organisation and dentil detailing. Chilterns traditions inspired the knapped flint panels and a sharply quoined corner. Internal spaces celebrate views of our clients' favourite tree and countryside beyond. A curved banquette and circular dining table allow diners to drink in the view, whilst a cork staircase appears pulled from the wall.

The house needs no mechanical ventilation as eaves and balconies shade the elevations. Construction is lightweight with super-insulation and triple glazing. Foundations use minimal concrete with recycled cement. There is a ground source heat pump for heating and an air source heat pump for the pool.

Guttfeld Architecture designed everything before going to tender and completed the 3552 sq ft (330 sq m) house for £2,300/sqm, modest for a generous family home.



“The house clearly has high sustainability credentials so it is excellent to see it benefits from super-insulation to its walls, triple glazing, concrete with recycled cement, a ground source heat pump for heating and an air source heat pump for the swimming pool.” Judge's comment





SHORTLISTED
BRITISH HOMES AWARDS 2021

HOME EXTENSION OF THE YEAR

House for a Gardener

Amos Goldreich Architecture

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

HOME EXTENSION OF THE YEAR

Framework House

Amos Goldreich Architecture

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

HOME EXTENSION OF THE YEAR

The Pavillion

David James Robinson & Stephen Graver

Bath



SHORTLISTED
BRITISH HOMES AWARDS 2021

HOME EXTENSION OF THE YEAR

Hipped House

Oliver Leech Architects

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

HOME EXTENSION OF THE YEAR

Magnolia House

RDA

London



HOME TRANSFORMATION OF THE YEAR

(Large)

Pennine Farm

Gagarin Studio

● Halifax



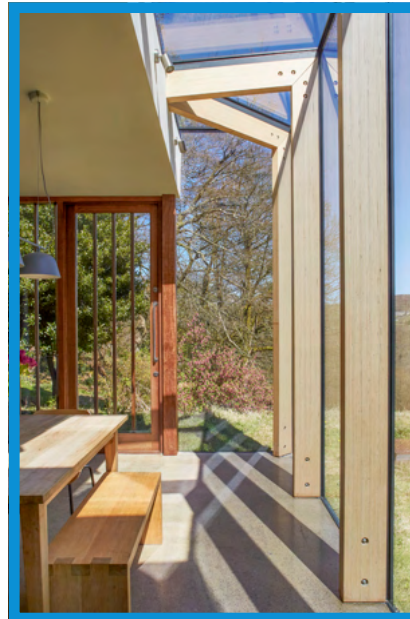
Pennine Farm is an 18th century, Grade II listed property in the heart of a hilltop conservation village in rural West Yorkshire.

The farm is made up of a string of stone buildings to include cottage, barn and ancillary buildings of varying degrees of dilapidation that stagger down the terrain towards a large garden but with the most impressive views across the Calder Valley.

The original buildings were dark, damp and in need of significant refurbishment, the removal of poor quality adaptations, and an improved connection to the landscape context.

This is a farm that has been imaginatively transformed to fully realise its potential as a home that is warm, intimate and characterful with new interventions that have unlocked delightful spatial experiences of the interior, light and materiality.

Pennine Farm demonstrates how existing buildings like this can be sustainably and creatively re-used to provide joyful spaces in which to inhabit for years to come.



“A great restoration project truly magnifying the beauty of the original building. Yet, the new elements have a design strength in their own right.”

Judge's comment





SHORTLISTED
BRITISH HOMES AWARDS 2021

**HOME
TRANSFORMATION
OF THE YEAR** (Large)

Heath House

Finkernagel Ross

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**HOME
TRANSFORMATION
OF THE YEAR** (Large)

Cherry Tree House

Guttfeld Architecture

Twyford



SHORTLISTED
BRITISH HOMES AWARDS 2021

**HOME
TRANSFORMATION
OF THE YEAR** (Large)

St Paul's Place

IF_DO

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**HOME
TRANSFORMATION
OF THE YEAR** (Large)

Lanchester Road

Mulroy Architects

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**HOME
TRANSFORMATION
OF THE YEAR** (Large)

St Georges House

Paul Archer Design

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**HOME
TRANSFORMATION
OF THE YEAR** (Large)

Ansell's Barn

Tyack Architects

Moreton-in-Marsh

HOME TRANSFORMATION OF THE YEAR (Small)

Evelyn Street

Gruff

● London

Evelyn Street's clients opted to extend their family space, and, shrewdly, add another bedroom to an enlarged self-contained flat to balance the figures.

By relocating the kitchen to the front of the house, the living space flows onto a large terrace. A cantilevered bay connects the interior to the green beyond. A ribbon of metalwork forms a sculptural staircase to the garden.

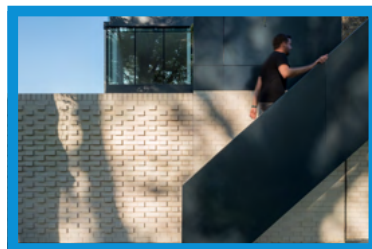
Externally, white bricks and dark metalwork form a restrained but bold monochrome aesthetic to distinguish new from old, and accentuate the verdant outlook.

Internally, considered joinery and a pared-down material palette create clean lines and orderliness.

The project's exterior design reads the new on the old - the use of metalwork in planters, the staircase and cladding is integral to this. Designing in a connection between multiple levels of the open-plan interior, the terrace and garden is key to the quality of the lived experience.

Plywood is chosen as a key joinery material for its low-carbon and future recyclability credentials. Core to the project's restrained materiality, it lends a sense of orderliness internally. Heritage London materials of brick and metal are updated with a monochrome palette externally. The design also carefully considers efficiency by upgrading thermal properties through insulation and glazing.

The project celebrates its position by Deptford Park from both within the house and its aspect from the park. The oriel window stretches towards park views, and integrated terrace planting blurs the boundaries between these green spaces.



Really clever and really beautiful!

Neat mass all interventions feel purposeful and even though contemporary read contextually with the existing structure.

Competent and well thought through design work both externally and internally.

An interesting transformation, I like the new connection between inside and outside.

Clever use of quite functional materials such as the plywood. Great sourcing of local materials.

Judge's comment



Loader Monteith has sensitively and forensically restored High Sunderland, one of only two Category A-listed modernist houses in Scotland. High Sunderland was designed by famous British modernist architect, Peter Wormesley for world-renowned textile designer Bernat Klein and his family in 1957, and played a central role in Klein's success throughout his career.

The house required sensitive and complex restoration after weather and fire damage in 2017. Loader Monteith and their clients saw the accident as a positive opportunity to restore the woodland retreat in the Scottish Borders to its original Wormesley vision, and enhance the energy efficiency of the house with new, invisible sustainable interventions. An air source heat pump, new electricals, an underfloor heating system and insulated warm roof have been surgically incorporated into the tight, original lines of the maison design.

Loader Monteith exhaustively researched Wormesley's projects, combing historic records to exactly restore the house and its fittings including cabinetry, panelling and Klein textile furniture.

In deftly incorporating as many environmentally-friendly focused solutions as possible to the skeleton of High Sunderland, Loader Monteith has set a high standard for the impending future of modernist restoration work across the world. Their work celebrates and preserves High Sunderland and its rich history, so it can be enjoyed for many generations to come.



HOME TRANSFORMATION OF THE YEAR (Small)

High Sunderland

Loader Monteith

● Glasgow





SHORTLISTED
BRITISH HOMES AWARDS 2021

**HOME
TRANSFORMATION
OF THE YEAR** (Small)

Mountain View

CAN

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**HOME
TRANSFORMATION
OF THE YEAR** (Small)

Wakehurst Road

Matthew Giles Architects

Birmingham



SHORTLISTED
BRITISH HOMES AWARDS 2021

**HOME
TRANSFORMATION
OF THE YEAR** (Small)

Clapham Common House

Matthew Giles Architects

Birmingham



HOUSE OF THE YEAR

(over 2,500 sq ft)

Claywood House
Ayre Chamberlain Gaunt

● Basingstoke

Claywood House, a new 5-bedroom low-carbon home has been designed to meet the needs of a wheelchair dependant client and to create spaces that allow her to live independently.

The new building is located within the orchard of the client's previous home- a multi levelled building unsuitable for conversion. The house is designed as a counterpoint to the original and with an architecture of contrast reflecting a 'fresh start' for the client and her family.

The design celebrates the beautiful setting and builds into the landscape itself. The shape of the building responds to the complex geometry of the topography and the site boundary and works with the slope of the site to reduce the visual impact to the surrounding area. The house is cut away to direct views across the garden and away from the former home, creating sheltered living spaces and establishing a clear entrance. A privately accessed guest annex is located to the south of the site.

The new building is fully accessible with a lift and provides facilities for the specialist care required by the client including a physiotherapy pool, gym and carer's suite.

The house incorporates a ground source heat pump, a 6kw photovoltaic array and a mechanical heat recovery ventilation system. Further, the building envelope is extremely well insulated and airtight thereby creating a highly sustainable new building.



“Wheelchair dependency should not affect good modern design, here it has not. A fabulous house with picture frame views in a beautiful setting. Material selection first rate with a good combination of natural materials avoiding that monotone look.”

Judge's comment





**HIGHLY
COMMENDED**
BRITISH HOMES AWARDS 2021

Winter house is a replacement dwelling within a one acre site in a conservation area in Rolleston on Dove, Staffordshire. The site is bound by impressive, protected trees.

The client imposed no architectural style, accommodation schedule or brief; only the dimensions of his art collection to accommodate within the design - a true blank canvas of a project. The building is 550 sq m arranged over two floors. The ground level hosts living spaces and a fitness suite, while four bedrooms are located upstairs.

The street-facing side of the building is restrained and solid, punctuated only with a few sections of glass. The dark materials serve to minimise the impact of the building behind the protected greenery - a request by the conservation officer.

To the private, garden side however, the building is wrapped with expanses of angled glazing - an extroverted aesthetic which allows the building to connect with the its architectural gardens at every turn.

Achieving a symbiotic relationship between house and nature was a deliberate design objective. Glazing, structure and all associated details were considered to enable a series of seamless inside/outside living spaces. The client remarked on this element of the design as being "the biggest success of the building and what gives the family most joy."



HOUSE OF THE YEAR

(over 2,500 sq ft)

Winter House

Scott Donald Architecture

● Sale





SHORTLISTED
BRITISH HOMES AWARDS 2021

HOUSE OF THE YEAR

(over 2,500 sq ft)

Riverside House

Concept Eight Architects
Weybridge



SHORTLISTED
BRITISH HOMES AWARDS 2021

HOUSE OF THE YEAR

(over 2,500 sq ft)

River House

HollandGreen Architecture,
Interiors & Landscapes
Thame



HOUSE OF THE YEAR

(up to 2,500 sq ft)

Jupp House

Phillips Tracey Architects

● Richmond

Phillips Tracey Architects have created a new two-bedroom house in west London, occupying a site at the end of a large back garden, and replacing an old garage and shed.

This single storey house is situated at a bend in the road, and positioned discretely behind an old brick garden wall; featuring a new pedestrian entrance, set between existing piers from a vehicular entrance to the demolished garage. The footprint of the house creates two private courtyards to the front and rear. The roof has been designed within an intricate pitched form, with gables fronting the street, protruding over the top of the boundary wall creating an intriguing character, reflective older gabled buildings across the street.

Externally, a simple palette of materials has been chosen to reflect the discreet setting and to ensure they weather and mature well. Internally, polished concrete floors, oak veneered joinery, white painted walls and brass ironmongery complement the honest approach adopted generally.

Inside, a simple layout opens up from the entrance hall. To the east, the hallway flows into a spacious dual aspect living and dining area, with large sliding doors leading onto a peaceful courtyard space. On the other side of the hallway, bedrooms are positioned in a more traditional cellular arrangement. A second bedroom has been designed to also serve as a quiet study space. Lit by the high roof, fitted with bespoke lights, providing high levels of daylight within and providing unexpected dramatic spaces.



“Great use of a redundant bit of land. A small and discrete house, of high quality design and delivered at a low construction cost. Ties in well with the neighbourhood without being really visible. Light filled rooms thorough windows and roof lights. Use of materials gives the space a comfortable feel.”

Judge's comment





SHORTLISTED
BRITISH HOMES AWARDS 2021

HOUSE OF THE YEAR

(up to 2,500 sq ft)

Gables

chadwickdryerclarke studio
Cambridge



SHORTLISTED
BRITISH HOMES AWARDS 2021

HOUSE OF THE YEAR

(up to 2,500 sq ft)

CHALK

Tgdesignerhomes
Kingsgate



MIXED-USE DEVELOPMENT OF THE YEAR

Ram Quarter

EPR Architects and Greenland

● London

In 2013, EPR Architects secured planning consent for a mixed-use masterplan which has transformed the former Young's brewery site into a new residential quarter that celebrates the strong heritage of the brewery buildings whilst creating a vibrant new heart in Wandsworth town centre.

Initially conceived by Minerva and Delancey, Greenland UK took ownership of the project in 2014 as the sole developer. The first phase of Ram Quarter was completed in 2018 and includes Grade II* listed brewery buildings which have been sensitively repurposed to include commercial and cultural spaces at ground and first floor level with exclusive loft-style apartments above.

Due to the history and the particularly complex nature of the site's location, EPR faced the challenge of creating a development that could successfully respond to the context whilst enhancing the heritage assets and community.

The innovative masterplan, which was conceived as a series of high-quality, inter-linked urban spaces with new pedestrian links, provides more than 300 beautifully crafted apartments, access to the River Wandle and improves connections with the surrounding neighbourhoods.

The new buildings adopt and reinterpret the materials, forms, and scale of the historic structures to define the urban edges of the public realm. At ground level, the elevations are enlivened with a range of commercial spaces.

The sensitive retention of the significant listed buildings, high-quality new homes and wide array of commercial offerings appeal to the demographic of young professionals and families looking to live, work and play in a thriving urban area of southwest London.



“This mixed use scheme has responded sensitively to historic nature of the site and the new contemporary buildings merge seamlessly and integrate well into the setting and context. Not only with the existing building but urban fabric. The entrant has conveyed quite easily how the interlinked pocket of external spaces is used but the public and inhabitants. Creating a community a strong sense of place to create an organic public realm and chance encounters that makes places and pockets our cities work and thrive.” Judge's comment





SHORTLISTED
BRITISH HOMES AWARDS 2021

**MIXED-USE
DEVELOPMENT
OF THE YEAR**

Kingsmere

Countryside Properties (Bicester)

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

**MIXED-USE
DEVELOPMENT
OF THE YEAR**

One Crown Place

MTD Group/CBRE

London





REGENERATION SCHEME OF THE YEAR

New Islington, Manchester

House by Urban Splash

● Manchester

New Islington is one of Manchester's most exciting new neighbourhoods - a place which has been successfully regenerated from one of the city's most unloved and antisocial areas, to somewhere brimming with people living, working and playing there.

This residential-led community is an exceptional place - not only somewhere in which people want to live, but also root themselves and their families. Today, it is one of Manchester's coolest communities, with the Sunday Times citing it as one of the UK's ten best places to live.

In early 2020, when the Covid-19 pandemic hit, the team applied innovation and quick thinking to help adapt the sales process, ensuring customers could continue to view properties at New Islington during lockdown, and by spring 2020 the team had swiftly explored and launched a new way for customers to view homes. A series of virtual desktop videos and a 360-degree CGI experience of new homes were launched - allowing customers to view properties from their tablet or mobile phone.

In addition to this, with more people now working from home than previously, the homes at New Islington provide versatility in space that is needed right now. The customisable layouts have been designed to appeal to the increasing number of families moving to the area, with open plan layouts aimed at catering for those with children, showing the flexibility of homes which can accommodate everyone working, socialising, exercising and living at home.



“The offsite manufactured and customisable houses created by US are a breath of fresh air internally and externally. Their flexibility, adaptability and sustainability help set this regeneration scheme apart from others in being ahead of its time and through its adoption of innovative and forward looking approaches to regeneration.” Judge's comment





SHORTLISTED
BRITISH HOMES AWARDS 2021

REGENERATION SCHEME OF THE YEAR

Hawley Wharf

Allford Hall Monaghan Morris

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

REGENERATION SCHEME OF THE YEAR

Matlock Spa

David Morley Architects

Wood Green



SHORTLISTED
BRITISH HOMES AWARDS 2021

REGENERATION SCHEME OF THE YEAR

Aberfeldy Village

ecoworld london

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

REGENERATION SCHEME OF THE YEAR

Southmere

Peabody

London



SHORTLISTED
BRITISH HOMES AWARDS 2021

REGENERATION SCHEME OF THE YEAR

Wapping Wharf Phase 2

Umberslade and Muse Developments
in a joint venture

Bristol

SUSTAINABLE DEVELOPMENT OF THE YEAR

Priddy's Hard Peninsula

Elite NuGEN

● Egham

Priddy's Hard is a development of 39 eco-friendly homes on a disused military brownfield site in Gosport, Hampshire. Surrounded by listed buildings and protected wildlife, and overlooking a tidal lake, the development needed to be planned and executed with enormous care, and three years of consultation took place before construction. The development, which also includes a military museum, pub and micro-brewery, is part of a larger regeneration plan to benefit the whole area.

Built by Elite NuGEN to plans by John Pardey Architects, the development ranges in design from neo-classical terraced townhouses referencing historic buildings on the site, to architecturally stunning, contemporary detached family homes. What all have in common is the use of modern methods of construction (MMC), careful choice of materials to create properties with lower embedded carbon, and the latest renewable energy systems and home technology systems for 75% lower energy usage.

Care was taken to reduce disturbance to wildlife, with the construction of the insulated timber frames taking place close to the build, reducing site movement, noise and dust. The use of pre-insulated foundations, waterproof panelling in bathrooms and pre-finished doorsets helped to reduce time on site, while U-values and airtightness exceeded Building Regulations.

Roof-mounted photovoltaic panels and batteries harvest and store energy for home heating using infrared panels, all monitored and controlled by a sophisticated home automation system. Meanwhile, each home has a smart hot water tank that only heats what is required and learns the usage patterns to plan an optimum schedule.



“Architecturally this scheme looks great! I like the mix of building styles and love the black water front houses nestled between the old brickwork.”

Judge's comment





WINNER
BRITISH HOMES AWARDS 2021

INTERIOR DESIGNER OF THE YEAR

The Makers

Woods Bagot

● London

The Makers is a private residential development of 175 apartments and duplexes nestled between Shoreditch and the City, with a warm and welcoming interior design led by Woods Bagot.

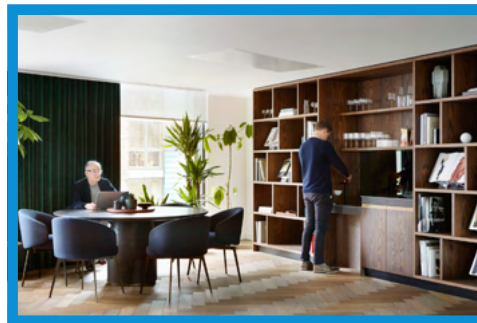
Developed in tandem with a school located on the same site, The Makers is a private residential development consisting of a 28-storey tower and an inter-connected low-rise block. The development draws on the local area's rich history of craft to deliver interiors which are materially honest and rich.

The sensitive, modern design conceived by Avanti Architects ensures the building responds to its environment by referencing the surrounding warehouse typology, but reinventing it for contemporary residents.

The apartments and communal areas have been designed for modern living, while making the most of the architectural merits of the building.

The material palette takes inspiration from the 1920s - a stunning feature wall, terrazzo flooring, bespoke lighting, custom furniture and joinery, brass details and smoked oak chevron floors set the tone. The simple palette of quality finishes provides the perfect canvas for residents, with local furniture makers offering inspiring finishing touches.

A generous provision of private communal facilities includes a screening room, two landscaped garden terraces, a gym, a treatment room, three lounges and storage for 335 bikes.



“Varied palette of harmonising natural materials used in sophisticated combinations. Interesting, craft influenced/mid-century influenced features like the wood panelled apartment kitchens. Good sense of place for it's Shoreditch location.”

Judge's comment



ARCHITECT OF THE YEAR

One Park Drive Canary Wharf Group

● London

One Park Drive, designed by Herzog & de Meuron, is the signature building of the new district and one of London's most distinctive residential towers. Positioned on a prominent dockside plot on Wood Wharf, the new district of Canary Wharf, One Park Drive represents a unique architectural achievement, which has been designed to be the very best in city and waterside living.

The scheme is a combined vision of the developer and architect of how best to live in an urban tall building. One of the most popular features of the developments are the large floorplates that create spacious homes that have a sense of depth and character, whilst every apartment benefits from outside space.

One of the most challenging building types to construct, the circular, geometric form was chosen to clearly distinguish itself from the commercial buildings of Canary Wharf, meaning it cannot be mistaken for anything other than a place where people live. The four distinctive zones on the outside, reflect how well the living spaces work on the inside.

Ensuring One Park Drive is not an insular building, the ground and first floors are home to the communal areas that positively engage with its beautiful waterside surroundings thanks to floor-to-ceiling windows.

The ground floor features a reception, 24/7 concierge, lounge, cinema and library, while the first floor boasts a five-star health club with gym, spa and pool overlooking the water.



“Amazingly complicated, hugely expensive and quite unique residential tower. It is iconic whether you love it or hate it. There is a great narrative to the design and placemaking. The concept is strong with apartments grouped into numbers of floors with designs that related to their specific location. Every apartments interior and exterior have been carefully thought through as have the ground floor spaces.” Judge's comment



HOMEBUILDER OF THE YEAR

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House by Urban Splash

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“A fantastic example of urban regeneration that showcases great community building, place-making, mixed use commercial and sustainable residential development. New Islington has successfully regenerated a formerly disused and anti-social area into a vibrant community with a mix of housing tenures, sustainable community infrastructure, services and facilities.” Judge's comment



JUDGES AWARD FOR EXCELLENCE

Cator Park

HTA Design & Berkeley Homes

● London

Cator Park transforms 8-hectares of an existing underused parkland into a biodiverse park for people and wildlife at the heart of Kidbrooke Village.

The new chalk stream transforms an existing underused parkland into a biodiverse park for people and wildlife, supporting the network of green infrastructure beyond the site boundaries, offering places for the local community to grow.

At the highest and most northerly point of the park, and at the source of the chalk stream we have created a 3,000 sq m wild play space creating a biophilic experience for people of any age. Limestone outcrops and climbing walls enclose the space and bespoke natural play towers create a dramatic focus the space, materials used in the construction have been repurposed and upcycled from standing deadwood trees, air preserved and reused as climbing frames to greenheart groynes pulled out redundant Thames jetties to be used as climbing walls and benches. Local children have designed a 'stepping stone' trail made from cast iron from clay reliefs they created with the design team.

The vision returns nature to the city and challenges the perception that urban brownfield development cannot contribute to the wider ecological and biodiversity network whilst creating successful spaces for the community. Not only has nature returned but the parkland transformation has received an overwhelmingly positive response from local residents. This new park at the centre of the development will offer a legacy for the local community and London that will bring people together and form a sense of identity.



“The clear strategic plan of the park with the layers of placemaking and a clear understanding of contextual development on a micro and macro level creates a habitat. The park holds sustainable well-being at its core. Well executed environment for its public users.”

Judge's comment



haymarket[®]