



*Best New Homes  
in Britain*

Judges Report  
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**WHAT HOUSE?  
AWARDS 2016  
THE BEST NEW  
HOMES IN BRITAIN**

I hope you enjoyed the show, the day the new homes flag flies highest and many congratulations to all the winners and their supply chains. You are a credit to the housebuilding industry and should be immensely proud of your achievements.

And congratulations to us. We obviously realised back in the spring when we booked The Right Honourable Lord Hague, the former Foreign Secretary and Leader of the Conservative Party and a most enlightened and erudite politician, that the most momentous six months in modern global political history would unravel before 1,700 of us sat down for lunch today.

First there was the EU Referendum and Brexit, or, as we like to refer to it in the new build market, Bricksit. Then a property developer of orange hue and sexist, racist view became leader of the free world.

William Hague first hosted the WhatHouse? Awards back in 2004. The theme that year was the chronic skills shortage and England rugby legend Jason Leonard, wearing his tool belt as a former chippie, was on hand at the Grosvenor House Hotel that day, to highlight the issue and hand out the awards.

The prop forward also took part in a video specifically put together for the event, which saw England's most capped rugby player on a building site in Plumstead, south-east London. 'The fun bus'

and myself at the end of the video squeezed into a 'Tardis', which looked and smelt suspiciously like a Portaloo, only to miraculously 'reappear' on stage at the Awards in a fog of dry ice. You had to be there.

Anyway while we may have been time travellers in 2004, it seems time has stood still, or gone backwards in terms of solving the acute labour and skills shortage in our industry, not helped in between by the ravages of recession.

It is not through want of trying: many winners this year have shown an unwavering commitment to recruiting apprentices and mentoring trainees and Show House, in conjunction with Awards sponsor Appliance Plus+ from Beko plc, even held a panel discussion in the Houses of Parliament last month to highlight the problem.

There are skills in abundance in the award-winning homes showcased in this magazine. The industry has many challenges ahead, but for now let us celebrate the best new homes in Britain.

We would like to thank all the housebuilders, suppliers and other industry colleagues who have once again supported this great event, with special thanks to the Awards sponsors and judges.

As for Donald Trump, let's put him in a Portaloo, build a wall around it and teleport him back to the dark ages he came from.

**Rupert Bates**

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Globespan Media is the organiser of the WhatHouse? Awards and also publishes the leading trade title for the housebuilding industry, Show House. Its sister consumer-facing business is WhatHouse.com, the leading new homes portal, supported by regional WhatHouse? newspapers.

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**WhatHouse?  
AWARDS 2016**



# Churchill

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## Retirement Living

### Housebuilder of the Year Churchill Retirement Living

**“Our mission: To be the most successful housebuilder in the UK,” said Spencer McCarthy, chairman and CEO.**

Mission accomplished, certainly in terms of garlands, for Churchill Retirement Living has won the biggest accolade in housebuilding and is the first retirement developer to win the most coveted prize in the new homes industry.

This award is for so much more than bricks and mortar. Churchill, turning over £190m with £62m operating profit, builds with flair and consistency and has an innate understanding of the market it serves, without ever presuming or generalising.

But its talents are so much more than that and this year has seen the Hampshire-based business go even further in shouting the retirement homes market as its loudest champion. Demographic time bomb may be a cliché, but the fuse is getting shorter.

Residents are happy and so are the staff, with Churchill 14th this year in The Sunday Times Top 100 Best Companies to Work For.

There is a sprinkling of stardust too; not just marketing for PR purposes, but using ambassador profiles to hammer home the need to meet the housing and health needs of an ageing population. Dame Esther Rantzen is an unstinting advocate for the wellbeing of the elderly, just as much as she is for children. Sir Roger Moore won the stage & screen category of the Churchill Awards, which celebrate the work of the over 65s. He didn't stop there and Sir Roger, 89 years young, even wrote a cover story for Churchill's Lifestyle Living magazine.

Churchill started life in 1994 as Emlor Homes, building stone and thatched cottages in Wiltshire and Dorset, winning this title in 1998, before switching in 2000 to exclusively retirement apartments, rebranding as Churchill in 2003.

The business was founded by brothers Spencer and Clinton McCarthy – sons of John

McCarthy of McCarthy & Stone fame, who is a non-executive director of Churchill – and there is little they do not know about housing for the elderly. But the company never stops learning, or seeking solutions. Last year also saw the launch of The Churchill Foundation to raise funds for a variety of charities helping both young and old alike.

Spencer McCarthy describes Churchill developments as “halls of residence for life's post-graduates”. It sums up what a retirement scheme should be all about – young at heart, if older of body; private space, but with companionship available to avoid the increasing scourge of loneliness among the elderly.

Make a wise investment at a key stage in life and continue to have fun, secure in the knowledge that someone is there to help or talk to.

You'd happily see your mother in a Churchill apartment and she'd be happy there – with or without James Bond sipping a vodka martini in the owners' lounge. Mission accomplished indeed and a worthy winner of housebuilding's biggest prize.



# HOUSEBUILDER OF THE YEAR





**GOLD**  
**Berkeley Group**

To be a champion housebuilder you need to champion housebuilding. Being successful commercially – and Berkeley is robustly that, on course to hit aggregate pre-tax profits of £2bn over three years to 2018 – takes a lot of hard work.

However, the sign of a great company is to sustain that success year after year, always looking to break new ground – not just literally on new sites – but in terms of the way it does business and seeks industry solutions to enhance lifestyles, as well as profit margins.

This year, Berkeley announced its plan to become the industry's first carbon positive UK housebuilder. It also revealed its Urban House, recognising that delivering supply is not just a numbers game and a planning

issue, but requires design innovation and flexibility.

Berkeley is a master of placemaking and building for everyone, always doffing its hard hat to open space, public realm and the natural environment, looking to embed communities in the right way, not as noisy neighbours.

A familiar and reassuring theme in this volume category is the addressing of skills shortages and Berkeley has over 1,500 people in apprenticeships or structured training, not to mention the work of the Berkeley Foundation. It has been a big year for the big boys, but Berkeley just takes gold on a podium of the highest quality.







**REDROW**  
A BETTER WAY TO LIVE

## SILVER CALA

CALA, now made up of eight regional businesses, continues to move through the gears as a growing housebuilder, but one that measures its success against a wealth of indicators; always innovating, never standing still. Upmarket is its territory, both in its Scottish homeland and south of the border, with

an average selling price of £538,000.

The highest standards of customer service, build quality, health and safety, design elegance, sustainability and marketing panache have always been key components of the CALA playbook. But, as chief executive Alan Brown, says: "This year's entry is dedicated to our legacy of future craftspeople and influencers."

CALA has addressed the skills shortage head on. Developing future talent not only enhances future performance, but helps drive up industry standards, recognising how apprentices and trainees need to be recruited, engaged with company culture and shown the well-lit career paths ahead with the right attitude and support. You cannot put the customer first, unless you have put your staff there already.

A successful housebuilder, especially at the volume end, has to deliver across so many disciplines. CALA has only been eligible to enter this category race – over 1,000 units – for two years, but it is making giant strides to the very summit in terms of people, product and performance.

## SILVER Redrow

It may be an anecdote of one, but while the UK housing market supposedly woke up trembling in



**CALA**  
HOMES





the wake of the EU referendum result, one buyer of a Redrow home in Liverpool slept in his car overnight 24 hours later to secure his property. Proof of underlying demand whatever economic volatility throws up, but also proof of the enduring appeal of Redrow across the UK. Turnover went to a record £1.56bn, with 4,716 legal completions last year – nearly 67% up on three years ago.

Redrow looked away from the overheated central London apartment market to outer London and also opened two new divisions, with one covering Kent and Sussex and the other to look after Colindale Gardens in Barnet, where the former Metropolitan Police training centre will release 2,900 homes.

Design tweaks continue to elevate Redrow elevations, with plenty of attractive innovation to add to the streetscapes the housebuilder does so well, with the local vernacular and sustainable solutions always in mind.

Customer service is high on the agenda as always; be it through digital technology or old-fashioned

human engagement. Redrow continues to lead the way with its training programmes and John Tutte, Redrow CEO, was the natural choice to chair the new Home Building Skills Partnership.

## BRONZE Barratt

Sometimes the numbers do tell the story. In the year to last June Barratt completed 17,319 homes from around 365 active outlets, at an average selling price of £260,000, ranging from £110,000 flats to £5m luxury. Whatever ill-formed television programmes may claim about the big boys 'land banking,' that is a huge number of new homes – big profits yes, but all that investment comes with big risk.

Barratt has, over the last five years, increased completions by 50,000. Barratt, which includes David Wilson Homes, has produced a fascinating socio-economic footprint of its work, showing it supported 53,000 jobs last year and contributed £3bn to the UK economy.

Building for Life 12 runs through the firm, as does Great Places, an internal awards process, showing Barratt's design commitment, while sustainability remains a key priority.

Most impressive is its careers programme, supporting graduates and apprentices. Barratt has also produced an outstanding Careers Toolkit, providing information for students, parents and teachers and promoting the industry across its rich variety of opportunities. Its Construct a Career poster should be on the noticeboard of every school and college in the land.





## GOLD

### Churchill Retirement Living

Both Churchill and Audley on the Best Medium Housebuilder podium is a triumph, not just for the two outstanding companies concerned, but a shot in the arm to the retirement market and hopefully a wake-up call that housing an ageing population is an issue not just for housing, but for the greater benefit of the economy, with health and wellbeing such important

components parts in the delivery of retirement homes.

Churchill doesn't do the biggest or the most glamorous, but its consistency across a portfolio of developments that stretches from Yorkshire to Cornwall, from Wales to Essex and many points in between is remarkable.

Churchill does its work simply, but with élan and empathy. Its sites are brownfield, within half a mile of town centres and amenities, developing purely apartments averaging around 40 units per development, built

with purposeful and imaginative design.

It may sound formulaic but there is flair aplenty; drop into a communal lounge and the chatter is infectious, the sense of place palpable. Churchill, with staff values engrained, doesn't presume to know its customers and respect for the individual outranks everything, but it has done so much homework, so much listening, that it has a pretty good idea what its purchasers want. A worthy gold in a hugely competitive and impressive category.





# BEST MEDIUM HOUSEBUILDER



## SILVER Hill

Hill, Housebuilder of the Year in 2015, came very close to retaining its Best Medium Housebuilder title this year after 12 months of excellence in all this smart, savvy, innovative developer does.

The business built over 1,500 homes with profits of over £30m – a 69% rise. It doesn't stop there, with plans to treble turnover and profitability over the next five years.

Hill delivers a real mix of projects – be they private, JVs or contract work. Design is in its DNA – not design for design sake, but to fit the communities in which Hill builds and fit for sustainable purpose. Indeed, sustainability is a core tenet, with its Cambridge developments examples of its environmental commitment.

Hill has also set up a subsidiary company, Hill Bespoke, to take on

(BIM) helping to drive the new processes.

The Hill family name is above the door and development of the workforce and staff satisfaction are vital ingredients to the company's success, supporting trainees, as well as developing leaders. A pledge to become "an employer of first choice for our subcontractors" also highlights Hill's recognition of the importance of its supply chain in delivering award-winning homes.

## SILVER City & Country

City & Country continues to deliver outstanding projects, building on its reputation as a restoration developer arguably without peer in the industry, with meticulous conversion work of often very sensitive heritage buildings that require the highest levels of technical expertise as well as an



more complex schemes, with building information modelling

understanding of the fabric and history they are dealing with.

Last year saw a record 161 completions, but it has also been a 12 months firmly focused on the future and investing its in own staff through recruitment and training, with senior management mentoring and supporting trainees to ensure they share the company's vision and recognise the value of the career path ahead. City & Country's 'People Strategy', instilling values, passion and team spirit, is both wide-ranging and pioneering.

The business also reviewed its supply chain, recognising, in a market struggling with a skills shortage, the importance of the best contractors, consultants and suppliers. Finding talent is just as important as finding land and development opportunities.

Its conversion work on a number of prisons will be fascinating to follow, as well as the magnificent Donaldson's site in Edinburgh, while schemes such as King Edward VII Estate in Sussex and The General in Bristol continue to impress. Another great year for a great company.





## BRONZE

### London Square

London Square, building 167 homes last year and with a £1.5bn land bank, was a very appropriate name when it started out six years ago and focused on – well – London squares. The residents of Richmond prefer to be referred to as Surrey rather than London and, as for square, The Star & Garter is a dazzling array of shapes and sizes – an architectural and construction jigsaw of astonishing breadth, range and ambition on Richmond Hill with a view of such iconic

beauty it is protected by an Act of Parliament.

There are less grand projects in the London Square portfolio, but all highly impressive, mixing gentle conversion work with bold new products. Beyond the confines of its creations, London Square always looks to evoke a community spirit and its work with local schools is far more than marketing, spreading the housebuilding career message.

London Square is a progressive people business, always looking at the personal development of staff and nurturing new talent from school leavers upwards, with the company led by CEO Adam Lawrence, who has built a deeply impressive housebuilder from the embers of the last recession, supported by a hugely experienced board and the financial backing of Ares Management.

Audley business to support a £600m investment programme to deliver more than 2,000 homes in the next five years.

Audley, led by a dynamic CEO in Nick Sanderson, is growing extremely fast; just as well because the numbers around retirement housing are getting scarier by the day, as the need to cater for an ageing population becomes ever more critical. Audley has always been a trailblazer at the high end of the market, but has the middle in its sights too, launching Mayfield Villages this year specifically for the purpose, looking at delivering apartments from around £200,000.

What is always impressive about leaders in the retirement field is the commitment to flying the flag in front of government and other influencers. Yes, it is in its commercial interests to do so, but compelling promotion of the needs of older people is absolutely vital and should not simply be left to the industry to highlight.

Audley, delivering with style and innovation, does country club look very well, but there is plenty of care provision behind the leisure and hospitality elements of its developments. A true pioneer with a passion to make a difference.



## BRONZE

### Audley

New finance, new ambition. This year £200m of private equity funding entered the



# BEST SMALL HOUSEBUILDER



## GOLD

### Spitfire Bespoke Homes

There are so many component parts that go into a successful housebuilder. Everybody knows you've got to get the land deal right or you are toast before breakfast. But you can always tell a developer with design in its soul and part of its ethos. That is the case with Spitfire. Land may lead the commercials, but design dictates the brand and that all-important reputation in the eye of the purchaser. Spitfire currently builds around 90 homes a year and its turnover in the last year increased by a huge 170% – testament to the rapid growth of a company only born six years ago. It has plenty of property pedigree and clout as part of IM Properties – a compelling story in its own right as part of the IM Group, best known in the world of motors.

Spitfire has expanded beyond its Warwickshire homeland to the south-east with sites in the Home Counties and now a southern office in Maidenhead.

Spitfire chooses its materials with great care, appropriate to

location and vernacular but with an overarching design flair to ensure its homes really are bespoke.

Sustainability and customer care are also core beliefs and strengths, as is the company's development and training of its staff. From silver last year to gold.

## SILVER

### Metis Homes

Apparently Metis was, among other responsibilities, the Titan goddess of planning. In which case, builders across the land must pray before her every day. It was the inspiration behind the name of Metis Homes – a recently rebranded nine-year-old business based in England's ancient capital of Winchester in Hampshire.

Its average selling price is around £438,000, but Metis operates across a broad range from £155,000 to £1.85m. The company, founded by Tony Burton, a former board director at Linden, and current managing director Adam O'Brien, started



out as Burton Property Ventures. The business is backed by parent company RO Trading and Metis now operates in Hampshire, Sussex, Wiltshire, Surrey and Dorset, building 76 homes in the last financial year.

There is real detail in its homes, as well as design innovation and a robust commitment to customer service.

Its suppliers talk with one voice of the company's professionalism and collaborative approach to delivering a diverse product range with health and safety front and centre.

The goddess clearly looks favourably on them with an impeccable planning track record – the result of extensive and early engagement with key stakeholders.

The directors know the lie of the land too, with a partnership deal with Waitrose to deliver new homes in Guildford town centre a classic example.





## BRONZE

### Wyatt Homes

One moment there are waterside apartments at Sandbanks in Dorset that sail towards the eye like the brow of a luxury liner; the next classic Georgian-style symmetry in Somerset; the next a pretty thatched cottage in a West Country village.

Wyatt Homes, 26 years young, certainly does good looking and variety, and this Poole-based housebuilder continues to make south-west waves. Founder and managing director David Wyatt is passionate about design and detail and it shows. Brinsmore for example will be a fascinating development journey to follow – a 100-acre site on the edge of Yeovil with the mixed-use community to be built in several phases and running in total to more than 800 homes. Wyatt's current price range across Dorset, Somerset and Hampshire is from £299,000 to £495,000

It is easy for a developer to talk about legacy, but with Wyatt Homes it looks and feels like more than an empty promise, with a belief in standing the test of time, both architecturally

and sustainably, building for community profit as well as commercial margin.

The company looks to source both materials and labour locally and likes and respects green space. It has even put allotments into new developments, allowing residents to grow their own vegetables.

## BRONZE

### Langton Homes

**The judges like the cut of this builder's Leicestershire jib. The company clearly looks to challenge itself with a diverse range of projects and, in common with all the outstanding winners in this category, design and detail are paramount.**

Langton Homes dates back to the 1980s, founded by Robin Cripps as Rutland Restoration. His sons Toby and Ben Cripps now run the business with the company rebranding as Langton Homes seven years ago. It is easy to see the brothers' eye for design, but underpinned by the more prosaic skills of land acquisition, planning and project management.

They are big into energy efficiency too, with high levels of insulation and renewable heating and water systems.

Tur Langton is a rural gem near Market Harborough and who wouldn't want to live in a development called The Old Bull's Head, in homage to the ancient inn that dispensed justice, taxes and presumably ale in the 1700s.

Easton Square in Great Easton offers bigger detached properties with the highest of specifications and technology, while Paget's Farm – again in Leicestershire – will showcase Langton's refurbishment skills, renovating a listed farmhouse and derelict barn. Bigger sites are in planning and these Leicestershire brothers are clearly ones to watch.





# SUSTAINABLE DEVELOPER OF THE YEAR



## GOLD

### Trivselhus by Esh

A joint venture formed in 2009 with the aim of delivering low-energy homes constructed using cutting-edge offsite manufacturing techniques, Trivselhus by Esh operates in the north of England and is clearly dedicated to sustainability. It has a determination to produce value-for-money homes that are superior in quality and style and are constructed from sustainably resourced raw materials.

Trivselhus, which is owned by Södra, a Swedish forestry collective that farms its timber sustainably, has over 20 years' experience in the Swedish housing market and a commitment to ethical business management. This is matched by Esh Group's core values of healthy living, positive lifestyle and sustainable communities.

Exacting quality control in the factory means nothing less than perfection is accepted and the cutting-edge computer-aided manufacturing processes cuts waste to a minimum. A fabric-first approach is complemented by air source heat pumps, underfloor heating and triple-glazed windows.

Standards of workmanship are high and the homes are an exemplar of sustainable design and construction. Both Trivselhus and Esh are to be congratulated for this joint venture and for demonstrating that sustainability adds value, especially as they appear to be operating in an area of lower values than other entrants.



## SILVER

### Linden Homes

Sustainability is embedded at the core of Linden Homes' business and is a fundamental part of its strategy for growth. Its groundbreaking Graylingwell Park development in Chichester, West Sussex, and other major regeneration schemes continue to push the boundaries of energy efficiency, while minimising environmental impact. The company retains a FTSE4Good benchmark.

Linden Homes has a good understanding of energy use and



has introduced extensive energy reduction initiatives. The company takes a fabric-first approach, diverts 92% of waste from landfill and over 29% of developments constructed in 2015 include some form of renewable technology. Local subcontractors are chosen wherever possible and, where appropriate, shared community infrastructure is installed to reduce energy usage and costs for homeowners.

Almost 50% of Linden Homes' residential developments are within 500m of a major transport node. Cycle storage was provided in 67% of schemes and 19% benefited from a bus route through the development. The company has cut its fleet emissions and overall has achieved a significant fall in carbon emissions. Figures for 2015 were verified as 1.5 tonnes CO<sub>2</sub>e per £100k turnover – an 8% reduction. In 2015, 54% of Linden Homes' sites under construction had evidence of enhanced ecological value onsite.

## BRONZE

Hill

Sustainability is integrated into the Hill ethos and it strives to

**incorporate it throughout its business. Hill builds social, economic and environmental sustainability into its new homes by focusing on practical and cost-effective solutions, encouraging partners to find ever more innovative ways to bring down the cost of running a home and to promote the green agenda.**

Hill has developed an environmental management system to guarantee that it meets the requirements of environmental legislation. Every Hill project runs a site waste management plan and has adopted BRE's SMARTWaste plan. To help employees keep up to date with environmental and energy topics,

an e-learning training initiative has been rolled out among all Hill staff.

At its Virido development in Cambridge many of the windows are triple glazed, and extra-large windows have been incorporated to allow in plenty of natural light while mechanical ventilation with heat recovery maintains air quality. Some 500 varieties of plant species will be planted across the 208-home development. The experience gained from the Virido concept house, along with environmental monitoring commissioned from a research analyst at Leeds Beckett University, has enabled the designs for the homes within the scheme to be fine-tuned.





# HOUSING ASSOCIATION OF THE YEAR



## GOLD

### Network Homes

Network Homes has had an incredible year, and despite its many achievements, there is a real sense that this is only the beginning of a remarkable transformation.

The last 12 months have seen a new structure implemented as it moved from a federal group structure to a single housing association – Network Homes, launched in May 2016. And some of the numbers involved are hugely impressive: a 2016 surplus of £103.5m, more than double that of 2015; a 64% increase in turnover to £311m; an operating margin of 39.3%; 945 homes completed and 559 homes sold. Network exceeded its sales target

by more than £11m and increased its stock under management to more than 20,000 units.

And it's not just about numbers – people are important too. Network has launched SW9 Community Housing, a resident-led management organisation in Stockwell, as well as helping unemployed residents get back into work and supporting community groups and projects. Joint ventures in the build to rent market have been launched with the likes of Quintain and Stanhope, and Network's commitment to good design is evident in its choice of architects – PRP Architects, PCKO and GRID, to name but a few, have worked on recent projects. The future is looking bright for Network.



## SILVER

### Swan Housing Association

Perhaps the most striking quality about Swan, a housing association operating in London and Essex, is its bravery.

It takes on and successfully regenerates areas where others fear to tread. It specialises in complex projects, building new mixed-tenure estates, often including community and commercial facilities.

A prime example of its ethos is the regeneration of Laidon town centre. Swan bought the shopping centre – an asset that a long line of previous owners failed to transform – because it manages 1,500 homes in the surrounding area, and felt its residents deserved a town centre they actually wanted to use. Swan has also taken on the Cambridge Road site in Barking, which has been vacant for 14 years.

This forward-looking approach also extends to construction techniques, with Swan opening its own factory to manufacture modular housing for its Craylands estate



# HOUSING ASSOCIATION OF THE YEAR



regeneration in Basildon. Swan has also been named as one of the Top 100 Not for Profit Companies to Work For by The Sunday Times, and has launched its NU Living brand for private sale properties.

## BRONZE

### Peabody

Peabody has really upped its game in development over the last two to three years. The merger with Thamesmead-based housing association, Gallions, was high risk, but Peabody is making it work, with ambitious plans to completely transform the massive Thamesmead estate in south-east London and the local environment over the next 30 years, including building 15,000-20,000 new homes. With Housing Zone status, and close working with Transport for London and the GLA to help bring better transport links, this is placemaking at its strongest.

Last year, Peabody started over 1,200 new homes, including many at the forefront of energy efficient and sustainable

development. It also produced a substantial surplus of £98m.

Peabody's corporate social responsibility programmes are equally impressive, with an investment of over £5m a year and fundraising of over £500,000 supporting nearly 1,100 Londoners into jobs or apprenticeships and thousands more to improve their quality of life.

One of the strongest brands in the sector, with a history stretching over 150 years, Peabody has reinvented itself in recent years, adding a necessary new vitality and modernised vision and dynamism to its traditional ways of working.

## BRONZE

### Sentinel HA

Basingstoke-based Sentinel HA is one of those housing associations that quietly goes about its business doing a tremendous job in the local communities where it works without getting much attention or thanks for all its great work. What is clear is that Sentinel has thought hard about the operating environment it is working in and has responded

with a new strategy, aiming to do more to support local residents and neighbourhoods get the housing they need.

For its size, Sentinel is making a big investment in new housing, working to deliver 600 new homes a year and investing £70m in development in 2015/16 alone – a very substantial sum for a 10,000-home association, making it the fifth biggest housing association developer in the country in terms of percentage increase in housing stock during the year.

The range of expertise in Sentinel's development team is also impressive, from handling complex estate regeneration schemes to converting commercial premises to residential, and providing homes for all tenures from social rent through shared ownership to market rent and sale. The team has also created important partnerships with some of the leading national housebuilders to support its ambitious plans and introduced innovative new marketing techniques.

All in all, a really solid performer with strong ambition that deserves to be recognised.

# BEST STARTER HOME SCHEME



## GOLD

### Network Homes

The Junction, London, SW9

The Junction feels like an impossibility for first-time buyers. It's in the middle of London, set in the heart of Brixton, where 'vibrant' is no longer a euphemism for high crime rates, and residents have the best of the city on tap.

Turning off Brixton high street, The Junction's streetscape is reminiscent of an old school community, complete with mature trees and retro doorbells. The security system is state of the art, arresting any lingering concerns over the area's former reputation. The flats are of a generous size, and offer an exceptionally high specification, which includes underfloor heating, Neff ovens and Zanussi appliances. Every flat comes with its own outside space, comprising a delightful 'winter garden'. Real care has been taken to create attractive communal spaces, which are linked by graceful, flower-lined walkways. The car-free

development also has impressive green credentials, including living roofs. With the availability of shared equity, shared ownership and flexible home ownership, first-time buyers have been offered a number of ways in to this modern community. The Junction feels more of a leap, rather than a step onto the property ladder for aspiring homeowners.

## GOLD

### St Modwen Homes

Glan Llyn, Newport, Wales

**With the former Llanwern Steelworks set to be transformed into a neighbourhood of 4,000 new homes over the coming years, the high standards of so many aspects of this regeneration are clear to see, even at this relatively early stage.**

Furthermore, the efforts that have gone in to attracting first-time buyers in particular to the scheme – a major factor demanded from the development's public

consultation at the planning stage – are extensive, with the statistics from the early phase confirming great success in doing so.

Visiting the site, the most striking elements are the wide streets and plentiful open spaces, with the distinctive house types standing out from other schemes. A mix of brick and weatherboarded finishes and wide selection of two- to four-bedroom house types mean buyers have had a terrific choice, with attractive interior specifications standing out through generous glazing.

An array of offers has brought the first step on the property ladder within reach of many local buyers. Help to Buy was used by 88% of the first-timers purchasing at Glan Llyn, with further deals paying for legal fees, stamp duty and even Severn Bridge toll costs for commuters, improving affordability even more.

The coordination of exceptional design and considerate marketing make this an outstanding starter home development.



## SILVER

### Kier Living Balaam Wood, Birmingham

A far cry from the city centre flats that dominate this category, Balaam Wood provides a family-friendly alternative for first-time buyers keen to put down roots. The development, once a sad collection of neglected post-war buildings, feels like a real neighbourhood, with a community park, gardens and an orchard. Close to the A38 and a short drive from Birmingham city centre, residents can enjoy city living from a leafy suburb.

The two- and three-bedroom homes have plenty of room for families to grow, being 10% larger than the average offering from a private developer. First-time buyers accessing Help to Buy pay an average of £159,066 for a two-bedroom property, representing superb value for the space and high specification on offer. To help first-time buyers feel at home, Kier offers an impressive array of incentives, including furniture packages,

appliances and up to £1,000 in support towards legal fees. Kier has clearly answered the needs of Birmingham's residents by choosing to build energy-efficient, family homes with generous living space at a reasonable cost. By focusing on future-proofing, Kier has created a sturdy community that is accessible to a range of buyers.

## BRONZE

### Network Homes Lime Walk, London, HA9

Further success for Network Homes north of the river to complement its Gold win to the south. Of 81 one-, two- and three-bedroom homes at tenure-blind Lime Walk, 74 were purchased by first-time buyers, with a mix of outright sale, shared equity (thorough the mayor of London's Housing Covenant) and shared ownership options to appeal to a broad spectrum of budgets.

These Code for Sustainable Homes Level 4 homes are also very economical to run, equally important to buyers starting out on the property ladder.

Generous interior sizes, including higher-than-average ceilings, are matched by large balconies, so no compromise on living space has been forced on buyers, with little difference in the attractive interior specifications between tenures.

Interesting elevations, spacing between buildings and smart design to communal areas inside and outside, shows how much thought has gone into the scheme to maintain its appeal to residents and neighbours equally.

The development's location has also provided appeal to a range of first-time buyers. This quiet residential street is just minutes from Wembley Park tube station – with a fast connection into central London for commuters – and is within minutes of Wembley's own extensive shopping and local amenities, including primary and high schools.

The judges have found the Network Homes approach to helping people into homeownership hugely successful this year.



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## GOLD

### Hill

#### The Longstowe, Ninewells, Cambridge

This stunning three-storey detached house, a contemporary reinterpretation of an East Anglian barn by Hill and architects PRP, forms part of a prestigious development on the southern fringes of Cambridge. The new homes are set within a naturally landscaped rural setting with views across open fields to the hills beyond and areas of grass and wildflowers blending seamlessly with the countryside.

The Longstowe is a large five-bedroom house built as part of a row of six. The exterior elevations are clean and contemporary and characterised by the distinctive grey-tiled pitched roof and a warm palette of materials and colours – soft taupe painted aluminum cladding details with a brick and timber façade.

The house features three floors of versatile accommodation including a garage with parking for two cars, a spacious hallway, and a light, open-plan kitchen, dining and living area on the ground floor with bi-fold doors

opening out on to a secluded sunny garden.

On the first floor, an extremely generous formal reception room looks out over a wide balcony to the fields beyond. Bedroom three, with en suite, and bedrooms four and five are also on this level together with a family bathroom. The New England-style staircase leads up to the top floor with its large second bedroom with en suite and huge master suite with walk-in wardrobe. All ceilings are almost double height and there is a large roof terrace – a wonderful area for evening entertaining.

The specification is good with underfloor heating throughout and a well-designed kitchen and bathrooms. All lighting and audio is controlled via Crestron.

Most of the spaces were well thought out with good attention to detail, and the judges particularly liked the external terrace, balcony spaces, garden and attenuation pond areas with their attractive landscaping.

## SILVER

### Turnwood

#### Park View, Chesterton, Cambridge

Park View is an exclusive development of four new detached houses looking out on to parkland in the Chesterton area of Cambridge. Designed by DPA Architects, it has been built using very good quality materials and incorporates the latest technology.

Outside, York brick was carefully selected to match the adjacent listed dove-cote, while landscaping has been carefully considered with a low-maintenance approach in mind. Premium windows are used throughout and were chosen for their energy efficiency and







security; solar panels are almost completely hidden on the flat roof.

The interior is modern and flexible and provides excellent specification with near-silent comfort cooling in the kitchen, living room, master bedroom and second bedroom as well as underfloor heating throughout.

The hallway is filled with natural light and opens up on to a wonderfully spacious, contemporary oak and glass staircase. The ground floor provides an expansive open-plan living/kitchen area with bi-fold doors to a stone-paved rear terrace space. The kitchen boasts custom fitted, handleless cabinets as well as a Sonos sound system with in-ceiling speakers, which also serve the master bedroom and master en suite.

All bedrooms are generously sized but the master stands out in particular with its en suite, walk-in wardrobe and high vaulted ceiling. At the top of the house, a study area has excellent views of the park and opens onto a spacious private tiled roof terrace for outdoor entertaining.

The LED lighting has been very carefully considered, controlled

with preset dimmers. The luxury bathrooms are beautifully finished with Mosa tiles, and the utility room is outstanding, equipped with state-of-the-art appliances. The judges particularly liked the substantial oak doors, and the huge oriel windows and interesting slit window to the master bedroom and bathroom.

## SILVER

**Millgate Homes**  
Plot 13, Sundridge Park,  
Bromley, London

**Sundridge Park is a well-proportioned, private development of terraces, apartments and detached homes set in an attractive, secure and prestigious environment in the grounds of Sundridge Park Golf Club, an unexpected secluded enclave very close to downtown Bromley.**

Plot 13 is one of a terrace of four- and five-bedroom townhouses in this unique and landscaped setting.

The scheme's architect, Adam Architecture, has drawn inspiration from John Nash's Grade I listed mansion, which

already occupies the site, to successfully reinvent a standard terraced house in a neo-classical style, complementing Humphry Repton's thoughtfully curated landscaping.

The properties have been carefully planned to provide beautifully lit living spaces that flow seamlessly into one another. A generous hallway with a high-quality solid wood floor reinforces the attention to detail and gives the overriding impression of a special, non-standard product. The large kitchen/dining/family room creates a fabulous area for entertaining and relaxing alike and opens onto the terraced garden beyond.

The master suite is on the first floor, together with en suite and drawing room, which leads onto a generously sized south-facing terrace overlooking the delightful landscape.

The quality of the detailing and the implementation of the scheme using high quality products is apparent. Some subtle improvements could be made to the specification, which would ensure that all parts of this excellent house are matched.



## BRONZE

### Crest Nicholson

The Villas, Bath Riverside, Bath

The Villa collection comprises eight four-storey townhouses arranged in a gently curving crescent in homage to the elegant Georgian architecture that typifies much of Bath. Designed by Alison Brooks Architects, the villas feature traditional Bath stone for the exterior, modern cladding for the rooftops and industrial style windows, which create a contemporary twist to the façade. The wider landscaping, by Grant Associates, distracts from the city feel, creating a natural retreat, while stepped terraces provide unobstructed views of the river and countryside beyond.

The elevations are cleverly conceived and much thought has been put into the detail. Internal floor-to-ceiling windows throughout emphasise the feeling of spaciousness while flooding the interior with natural light, which flows throughout the property with the help of glass balustrades and light-coloured walls and finishes.

The kitchen/dining room at the rear opens out on to a landscaped

terrace overlooking the river and a double-height space incorporates part of the first-floor reception area above. There is a fabulous terrace for outside entertaining at this level, running the entire length of the house. The secondary bedrooms are on the second floor, with the master suite occupying the entire top floor, with high vaulted ceilings to make the most of the interesting roof shape. The master suite also has its own private balcony.

This was a close runner-up, however the interior detailing and specification could have been better and of a higher quality.

## BRONZE

### Fruition Properties

8 Merchant Terrace, London W6

This house is part of a terrace of townhouses, by in-house architects and Engine Room and implemented by OSEL, which was part of the design-build team. Using roof terraces, it offers a clever solution to a shallow site that doesn't have the space for rear gardens. An underground car park with access to each of the houses offers security and is a rare benefit in this part of London.

The front elevation is fine, but a more refined portico and parapet at attic level would have lifted this to a Silver award; detailing is crude and somewhat disappointing. The plans, however, are well thought out and offer many features that make these houses very attractive. There is a large, flexible open-plan family area, behind which is a cloakroom, utility area and stairs to the garage. A well-designed open staircase leads to the first floor with its reception room with a large, private roof terrace. To the front is a study with French doors.

There are two bedrooms and a huge, well-detailed bathroom on the second floor, with a spacious master suite on the top floor that has the benefit of a large west-facing balcony. The judges were impressed with the roof terrace at the very top that is large enough for some serious entertaining. Indeed, the two terraces make this a very special house.

The finishes are a high standard and a subtle hierarchy of different-sized doors and skirtings in the higher status areas underpin the thought and attention to detail that has gone into this house. Lighting is sophisticated with features like pelmet lights to the bath.



# BEST APARTMENT SCHEME



## GOLD

### Ipsus Developments Ipsus 08, London, SE1

Located in urban and gritty SE1, Ipsus 08 provides nine well-designed apartments accommodated over three levels above contemporary office space. Although constrained by the length of street frontage available, the design has retained the two separate identities by incorporating both residential and commercial entrances.

The brick exterior pays homage to the design of its semi-industrial surroundings with particular attention paid to the brick soffits and openings. On entering the communal lobby, the judges were struck by the confident interior design. One wall is fully tiled in bottle green glazed ceramic tiles, the flooring is a dark sett-type tile set in concrete and the staircase balustrade is black steel – all reinforcing the industrial aesthetic.

The one-, two- and three-bedroom apartments within the development all felt very generous, both in size and design detail. Bathrooms are well laid out, with walls finished in a combination of dark marble and bronzed glass,

and include ample storage and quality CEA brassware in a satin stainless steel finish.

The colour palette is subtle, with bleached oak and clever tiled flooring details at the balconies to help define the space, blurring the boundaries between inside and out. The expressed dovetail joinery of the wide wooden stairs to the duplex units was a well-conceived feature.

Lighting throughout the development is, again, confident; communal areas are subtle with accent lighting where required, while the bathrooms incorporate hidden lighting troughs to diffuse the light. In the kitchen/reception areas the glass pendant fittings over the kitchen island are included in the package along with the Italian kitchens and Siemens appliances.

## SILVER

### FABRICA by A2Dominion City Wharf, London, N1

Externally the combination of brick, COR-TEN steel and hardwood cladding means City Wharf sits both confidently and comfortably within its urban context. Of the 327 apartments within the development there is a

good mix of tenure, including private sale, private rent, affordable rent and shared ownership.

The judges enjoyed the entrance sequence from Wharf Road through a double-height gated archway and on to the private courtyards, which give access to the respective cores. The communal amenity space of the courtyards are further enhanced by the linear park that connects them along the north bank of the Wenlock canal basin and the large communal roof terraces that are dedicated to each of the four blocks.

The well-designed apartments are generally larger than the usual minimum standards and benefit from private balconies and additional storage space. Internally, bespoke design details follow through the whole development and provide a focal point to the kitchens, bathrooms and communal areas.

While parking comes at an additional cost there is ample space for those London residents that still require cars; alternatively, the secure bicycle storage for all residents is accommodated within the vast basement.



## BRONZE

**Berkeley Homes**  
(South East London)  
One Tower Bridge,  
London, SE1

One Tower Bridge still represents work in progress, but the first phases have been delivered to extremely high standards and, once complete, the development will deliver over 400 residential units including 43 affordable apartments, resident's amenity spaces, shops, bars, restaurants, a hotel and even a 900-seat theatre – the largest new theatre to be built in London for 40 years.

The setting is undoubtedly London, with numerous iconic structures within direct view of the front door; however, if you are lucky enough to have an apartment facing north towards the Thames on an upper floor, the views are quite astonishing. For the lucky few the London skyline can even be enjoyed while relaxing in the bespoke wooden bath tub in the en suite of the master bedroom.

The selection of materials and attention to detailing is clearly visible throughout the development from apartments to common areas

including the health spa, swimming pool, gym and business centre, but to extend this to the car park is an extraordinary surprise.

While much of the interior design successfully draws inspiration from the art deco period, the judges were left unconvinced by the rounded bullnose detail to the marble tops in both the bathroom and kitchen.

## BRONZE

**Berkeley Homes**  
(Central London)  
Abell & Cleland House,  
London, SW1P

While Cleland House is still under construction, the completed Abell House presents itself as a contemporary piece of architecture that sits well in its Westminster context. This is in no doubt due to the elegant vertical proportions of the elevations and palette of materials that complements the omnipresent use of Portland stone in its neighbourhood.

A total of 227 units, including 81 affordable, will be delivered upon the completion of Cleland



House, breathing new life into a neighbourhood that was more recently dominated by large empty office buildings. The developer has forged a clever alliance with the adjacent Hilton Hotel, which will allow residents the luxury of an in-room dining service and the practicality of a regular line of waiting black cabs at their doorstep.

Access from the triple-height through-reception of Abell House, complete with uniformed concierge, has more than a passing resemblance to a high-end boutique hotel and is a good indicator of the quality achieved within, while the well-manicured private landscaped garden provides additional amenity space to the large private balconies of the apartments.

The apartments contain all the latest home technology kit as would be expected, but more importantly they are well designed with a good mix of both formal and family living.



# BEST LUXURY HOUSE



## GOLD

### Huntsmere

Franklyn, Alderley Edge, Cheshire

Architecturally, the inspiration for Huntsmere's magnificent country mansion stems from the Georgian era, but inside it is intelligently designed for the present and the future.

The 16,000ft<sup>2</sup> house with six bedroom suites plus staff apartment embraces grandeur and informality. A series of double pocket doors between the three adjoining living, dining and day rooms are aligned for entertaining and a sense of flow while, in the kitchen, an oval recessed ceiling above the breakfast table is finished in silver leaf, adding to the opulence that coexists happily with everyday life.

The orangery transforms, at the swipe of a touchscreen, into a cinema: concealed blackout blinds descend as does the 160"

the practicalities of a boot room and first-floor laundry and the fun of a swimming pool with springboard in the garden along with a sunken trampoline and tennis court. The games room with its own kitchen, a steam room, gym, and even a golf simulator room add the finishing flourishes.

Local hallmarks include natural stone from a quarry in Preston, pebbles under the glass floor in the wine store from the Peak District, and Burlington roof slate from the Lake District. Carefully considered lighting, heating, sound and vision combines with classical design and modern practicality to create this well-deserved winner.

## SILVER

### Octagon

High Ridge, Oxshott, Surrey

Fresh, stylish and bright, Octagon's 13,000ft<sup>2</sup> house

has a clean-lined elegance for sophisticated entertaining.

Twin flight marble staircases rise from either side of the reception hall as you step into the core of the property, where a sheer wall of glass to the dining room leads the eye through to the immaculate garden beyond.

Landscaping is exemplary with a sunken all-weather tennis court with retractable floodlighting at the end of the 1.2-acre plot. Just beyond the outdoor kitchen, complete with California grill, hob, sink and fridge, is an informal seating area with its own weather- and sun-proof plasma TV.

There are five bedrooms, each with an en suite bathroom, plus a self-contained guest suite above the triple garage. The 41ft master bedroom has two separate dressing rooms, two en suite bathrooms finished with book-matched marble, and bi-folding doors onto a sizeable roof terrace.

Harnessed technology includes televisions disguised as mirrors, number plate recognition at the main gates, full AV and utilities control by app, and fingerprint entry to the pool suite. The pool itself is 2m deep,

## HENLEY



and the suite has a detachable dance floor, a jacuzzi and bar.

The lower ground floor has a further 2,000ft<sup>2</sup> of leisure space including a split-screen media wall, curved cocktail bar and cinema. This is grandeur with a remarkably light touch.

## SILVER

### Henley Homes

20 Linksway, Northwood, Middlesex

**This modern and luxurious home has a Zen-like calmness thanks to the easy flow of open-plan living space and elegant interior design.**

All main rooms are located to the rear of the property to enjoy the southerly aspect over the landscaped gardens, which feature not only a 6ft Buddha but a stunning outdoor kitchen and oak-crafted steps and seats surrounding a magnificent oak tree. A living wall borders a curved stairwell down to a sunken terrace adjoining the leisure suite.

An infinity pool, gym, sauna, massage room and changing facilities adjoin the outstanding entertainment space, which features a 6m-long professionally

equipped cocktail bar and a cinema. The floor of the pool matches the tiling in the surrounding leisure space and can be hydraulically operated to rise from the 1.8m depth to any level, even a dance floor, complete with concealed lighting above that syncs with music.

Extensive glazing brings natural light into the interior, which features dark wood, polished concrete and smoked glass finishes. All six bedrooms have private bathrooms and the master suite dressing room fitments incorporate glass display cases under a dramatic skylight – just one aspect which demonstrates the quality and attention to detail found throughout this substantial, contemporary home.

## BRONZE

### Aspire

Kings Chase, Crown Estate, Oxshott, Surrey

**Kings Chase is a beautifully crafted mansion, the design of which was inspired by the floor pattern of an Italian hotel, now replicated in the grand reception hall. The choice of marble**



**determined the colour hues throughout the rest of the house, with bronze inlays translating into the solid bronze balusters and door furniture creating a sense of cohesion.**

Specification of the six-bedroom property also includes 8ft solid oak doors finished with 12 layers of paint and lacquer, and a Clive Christian study complete with panelled ceiling and a false door to an inspirational cocktail bar.

The copper-clad leisure complex is designed to gently glow under a setting sun while, internally, a spa-like vestibule leads past the wine store and cinema to the pool room where floor-to-ceiling bi-folding doors open to the garden. Alongside changing facilities, steam room and fully equipped gym, the 12m swimming pool has been fitted with a swim jet.

Security also features highly, with 16 CCTV cameras and grounds criss-crossed by lasers, which notify the owner when someone is onsite and in which zone. Even the garaging is impressive, with showroom lighting and space for four cars under a 3.6m ceiling to allow for a car stacker should it be required.





## GOLD

### City & Country

The Mansion Apartments,  
King Edward VII Estate,  
Midhurst, West Sussex

Opened in 1906, the former sanatorium – originally designed as a tuberculosis hospital – is being converted by City & Country to provide apartments and houses in the Grade II\* listed buildings that form part of the 164-acre estate that lies within the South Downs National Park.

The design for the hospital and its grounds was undertaken by an important triumvirate of the day: Charles Holden, Percy Adams and Gertrude Jekyll – a partnership linked to the Arts & Crafts movement. The Mansion Apartments are the latest phase in this huge project and again prove City & Country's mastery when it comes to adapting old buildings without compromising the aims of the original designers.

Although the sanatorium's layout lent itself to residential

conversion, the divisions have been executed with considerable thought to provide space, light and non-repetitive floor plans without unnecessary loss of original fabric. Doors, windows and shutters that had previously been lost or replaced have been carefully remade or

repaired based on evidence from historic photos.

Equal care and attention to detail has been lavished on the communal areas that include wide corridors and a reading room with painstakingly renovated panelling. The work to the exterior facades is close to faultless.





## SILVER

**Thomas Homes**  
Old Railway Quarter,  
Swindon

Located at the heart of Swindon's Railway Works Conservation area, this is a mixed-use development that has been created with the consideration, quality and architectural innovation normally associated with luxury schemes.

The buildings are rooted in the history of the Great Western Railway. Thomas Homes was fortunate to take over both the Grade II\* listed Chain Testing House, which will become a mini museum, as well as two major 1840s workshops with cast iron trussed roofs where springs were manufactured. These have been sensitively converted into 56 apartments, which offer mezzanine and loft-style spaces.

With a clear understanding of old buildings, Thomas Homes has retained as much original fabric as possible with the result that a

work, cleverly inserted within the historic stone walls, is clearly 21st century, creating both dynamism and readability.

Much of the success of the scheme comes from an understanding of materials both old and new. Great care has been taken repairing the historic fabric, including the mixing of coal dust with lime to match the original mortar. Sustainability is not forgotten and 177 photovoltaic panels have been carefully incorporated to power communal areas.

## BRONZE

**Esquire Developments**  
Hazells Farm, Northfleet  
Green, Kent

Built in the mid 19th century, Hazells Barn, on Hazells Farm, was erected during a period of experimentation in the design of agricultural buildings. A process of using imported materials and implementing simplified structures and jointing



was being tested and this magnificent barn is testament to the time. Associated oasts and a stable contribute to the group of buildings that now make up the collection of farmstead homes.

Because of the complexity of the site and the building's Grade II listing, Esquire Developments worked closely with the local conservation officer during both the application and the construction phase. Wherever possible, original fabric and features have been retained while balancing the history of the buildings with the demands of modern living and the need to maximise potential.

Barn conversions are among the most difficult, often ending up being sadly compromised. Part of the success of this scheme results from the bedrooms being on the ground floor. This has allowed much of the building's volume to be retained with double-height living spaces above where utility areas are housed in single-storey pods to avoid conflict with the roof trusses. The external elevations are equally successful in retaining the building's essential character and form.





## GOLD

### Hill Ninewells, Cambridge

Ninewells is a development of 270 new homes on the southern fringe of Cambridge. Characterised by its natural landscaping and rural setting, with views out across open countryside to the Gog Magog Hills, it is a subtle blend of urban and rural forms with patterns of regular development interspersed within 'green fingers' – a series of green spaces connecting visually to the countryside and acting as viewing corridors.

We particularly liked the forms and style of the contemporary homes. The appearance is crisp and refreshing with its reinterpretation of the vernacular. The detailing, choice of external materials and hard landscaping is simply inspirational, with a feel of quality about it that simply cannot be faulted.

House types are larger, private sale houses as well as retirement apartments and affordable homes. There are varied types, ranging from five-bedroom homes with distinctive pitched roofs to smaller

four-bedroom mews houses incorporating a private internal courtyard garden. Space standards are generous and much advantage is taken of full-height large expanses of glazing leading out to external balconies, which offer views that bring the rural character right into the dwelling as well as flooding rooms with light and emphasising the clean lines inherent in all the detailing.

Dwellings are energy efficient with increased standards of insulation, efficient boilers and sanitaryware, taps and showers, zoned energy heating and low-energy lighting.

This is an extremely well-balanced and well-designed scheme fully deserved of its Gold award.

## SILVER

### Durkan The Academy, London, SE18

**This is a stylish mix of refurbished and new build homes by Durkan at The Royal Military Academy, Woolwich.**

Original buildings date back to the early part of the 19th century and were designed by James

Wyatt in a castellated Tudor style with deep buff-red facing brickwork and stone dressings, the central block being inspired by The White Tower in the Tower of London with large octagonal curved corner towers jutting up above the fine terraced form of the two- and three-storey buildings. Cadets were given training here in science and mathematics. After the Second World War it fell into considerable dereliction until Durkan purchased 10 years ago.

New build three-storey elements form a marked contrast in buff brick and timber, with heights and location of these new build elements carefully controlled to preserve views of the original, now Grade II\* listed, buildings. The new buildings are designed in a series of elevational planes using timber screening, black weatherboarding and brickwork, giving a simple clean appearance but with a sympathetic rhythm to the original buildings close by.

Interiors are stylish in both refurbished and new build elements, the larger floor-to-ceiling heights of the refurbished buildings giving opportunities to create some exciting spaces, with variation in heights by



insertion of mezzanine levels.

The landscaping cleverly complements the scheme, with yesterday's quadrangles and parade grounds developed into sympathetic landscaped spaces.

We were particularly struck by the excellent workmanship of all the buildings. A truly deserved award for Durkan.

## BRONZE

### Developing London and Stockool

Clock House Gardens, Welwyn Garden City, Hertfordshire

**Bronze goes to Clock House Gardens, a derelict hotel site that has been transformed into a new residential "community" creating 50 new homes on a key gateway site into Welwyn Garden City.**

The design responds to the particular and specific site constraints, with the A1(M) on one side of the plot and dense woodland on the other. The proximity to the road heavily influenced the design concept, with the new access road and parking located to run parallel with the A1(M) thus allowing the developer to create a private,

pedestrianised and landscaped courtyard screened and separated from the busy main road.

It is described as being a modern take on a walled garden, with buildings formed to minimise effects from the road and maximise the benefits of the site's geometry and the neighbouring woodland.

The elevations and materials are contemporary and crisp with vertical and horizontal timber cladding echoing the wooded backdrop. The restrained use of brickwork, simply detailed with deep reveals and feature brick panels, complements the regular geometry of the fenestration, with just a few projecting windows and glass balustrading adding interest to the largely flat facades.

This is an excellent piece of urban design.

## BRONZE

### Millgate Homes

Woolley Hall, Maidenhead, Berkshire

**The 24 acres of the Woolley Hall Estate has been skillfully developed to create a mix of high-quality apartments and housing. These include the conversion of the Grade II listed**

**Hall to create six grand mansion apartments, refurbished stable conversions, new mews houses and five classically styled detached villas. All of which are sensitively located within the extensive, mature gardens.**

The Stables, three- and four-bedroom terraced houses, are designed around the original summerhouse and the cloister garden, both of which have been carefully restored to their former glory.

The large, detached villas are set back within the gardens so as not to overpower or detract from Woolley Hall itself; their classical design, using traditional materials, complement the existing buildings without competing with them.

The Mews Houses overlook the green and the Thomas Mawson garden, which has been replanted with the exact variety of flowers, shrubs and trees that he had originally specified.

This attention to detail runs through the development and is a credit to the designers and the developer. In fact, it is the wide range of properties, both in size and scale, which, together with the attention to the gardens make this a stand-out project.



# BEST PARTNERSHIP SCHEME



## GOLD

### Crest Nicholson Park Central, Birmingham

Residents of the notorious Lee Bank estate which, prior to its demolition, occupied the 61 acres of this outstanding partnership scheme, once hijacked a billboard at its edge to announce that this was Europe's biggest slum. That slum, thanks to the investment of a quarter of a billion pounds, stock transfer from the council, a 70/30 split of open market and affordable housing, extensive consultation and tenant buy-in from the start and, above all, a highly successful and attractive architectural masterplan, is now but a memory.

At the heart of its success is the park (actually two linked parks), the development's eight-acre green lung, its focal aesthetic point and the centre of so many community and leisure activities. It is the park that gives this massive redevelopment its structure and

unique sense of place. Defined by the eight-storey, high-quality, balconied apartment blocks at its edge, the linked parkland is also beautifully landscaped. Changes in level in the bank are exploited to provide features such as an amphitheatre and extensive underground car parking.

This new community of, ultimately, over 2,000 homes,

300,000ft<sup>2</sup> of commercial space generating 1,500 jobs, a large medical centre and a local school, has been 10 years in the making. In forming such a positive partnership with the city council and the Optima Community Association, Crest Nicholson and architects Gardner Stewart have every reason for pride in their part in its outstanding success.



## SILVER

### Hill Ilan Square, London, E5

Ilan Square is quite the most sophisticated development of this year's Partnership entries. Deceptively simple elevations, characterised by high-quality brickwork and disciplined proportions of solid and void, disguise the fact that housing for three separate client bodies with very different briefs sits behind the uniform façade of this six-storey single block. While the block gives an overall impression



of a simple backdrop to the attractive park and pond of Clapton Common on to which it fronts, the use of balcony recesses and projections gives sculptural interest to this elegant resolution of the three briefs by the project's distinguished architects, Levitt-Bernstein.

Set in the heart of an Orthodox Jewish community, the centre section of the block houses apartments for the Agudas Israel Housing Association, book-ended by, on the one side, those for private sale by developer-builder Hill, and on the other, quite another type of dwelling, catering for the over 55s, by Hanover housing association. This section contains complex individual plans designed for clients with learning and mobility difficulties and incorporating features such as spacious wet rooms and individually coloured front doors to help the innumerate. This section also incorporates public facilities such as a laundry and a common



room, which opens on to attractive gardens.

The humanity of this development is matched by an architectural ambition rarely found in a category where

bog-standard provision is too-often prevalent. Although strictly contemporary in style, this building clearly reflects the spirit and proportions of the best of Georgian terraces.

## BRONZE

### St James

Vauxhall City Farm,  
London, SE11

**Vauxhall City Farm unites in partnership two organisations that might be thought to represent extremes of the social spectrum.**

On the one hand, developer St James, a subsidiary of the Berkeley Group, is active in building luxury apartments on the Thames embankment; on the other, Vauxhall City Farm, founded in 1976 after a group of architects began squatting in St Oswald's Place, a short terrace left standing in the Vauxhall slum clearance area, and cleared by hand a small derelict plot of land

**that was ultimately informally developed as a city farm.**

Over a 40-year period, this has become a London institution, helping over 400,000 young and disadvantaged people through its animal therapy and educational programmes and its free-to-access farm. Its success has lately been threatened however, both by lack of adequate funding and buildings. The crunch came when Lambeth, the local authority, threatened closure because of the conditions of the buildings. It was at this point that St James, mindful of its place in the community and committed already to providing 174 affordable homes for the borough, gifted and rebuilt the farm at its own expense, providing eight homes above extensive new administration and educational facilities and a café.

Everybody wins: the tenants are delighted with their attractive new homes, the borough takes the rents, the City Farm (now with a 125-year lease) is sustained by being a Berkeley's nominated charity and by the income from the thriving café (so popular that it now has 10 weddings on its books), and certainly, St James must feel good about itself. This is a modest scheme in scale, but big in heart.





## GOLD

### London Square The Star and Garter, Richmond, Surrey

When the view is protected by an Act of Parliament you'd better get the properties overlooking it right and London Square has got them right magnificently, creating a stunning restoration of The Star and Garter – an iconic Grade II listed building in Richmond. The home was established in 1916 to treat servicemen returning from the First World War; The Star and Garter charity sold it to London Square as it was no longer fit for purpose, with residents moved to three purpose-built care homes.

The matchmaking of original materials has been meticulous, as has the cleaning and restoration work.

London Square uses the word 'entrusted' in terms of its responsibilities, but this is not just about buffing up an old building with a parkland and Thames view to die for. It is constructing a magnificent collection of apartments and penthouses with all the modern toys and lifestyle amenities.

The show apartment is achingly cool, although the word apartment hardly does it justice. There is a sense of living in the whole building rather than your own division of it,

with high ceilings, sweeping terraces and gardens and those views. This is boutique living for the iPad generation – as sympathetic as it is imaginative. The sales rate has been hugely impressive and, although not yet complete, it is already gold standard.







**MILLGATE**

## SILVER

### Millgate

Englemere, Ascot, Surrey

Imposing but soft is a tricky palette to mix – the desire to whisper rather than shout opulence. Millgate has created the desired effect beautifully at Englemere – a development of 17 apartments from the fabric of the original 1815 house and its classical, Italianate façade. Half brick and half cream render elevations work well, as does the mix of pillars, terraces and balconies.

Millgate set out to “break up the imposing residence into more human spaces” and it has achieved this. But you still know you are in something grand, with the luxury hotel-style entrance hall and the stone chequerboard flooring. The 12 acres of gardens are pastoral elegance in suburban Surrey, studded by stone and water features. The old squash court in the grounds has been turned into a leisure suite and in itself is a delightful building, with a kitchen, changing rooms and a small gym. Next to the leisure suite is a swimming pool, surrounded by stone temples

and there are also two outdoor tennis courts.

Ancient trees in the grounds, modern products and technologies in the apartments, this is a worthy silver winner in a category of exceptional quality.

## BRONZE

### Berkeley Homes (South East London)

One Tower Bridge,  
London, SE1

Like the gold winner in this category, One Tower Bridge benefits from an iconic view.

Too often developers use poetic licence with images in glossy brochures. Drop in a picture of Tower Bridge to signify London to investors, even if the scheme is in Greenwich. But One Tower Bridge could not be a more apposite address.

The scheme will run to more than 400 homes across eight architecturally diverse buildings, ranging from studios to penthouses with large roof terraces.

Mixed use is de rigueur these days on such sites – and this was a particularly tricky one, with a chequered planning history – and there will be plenty of retail and commercial space and even a brand new theatre, as well as communal gardens and public realm. The car park is Conran-designed and there is a virtual golf room, as well as gym, health club and swimming pool.

A triplex penthouse sits at the top of a 20-storey ‘campanile’ modelled on the bell tower in Venice’s St Mark’s Square. The judges’ favourite touch was a handmade walnut bath designed by a yacht builder that you can wallow in while enjoying the view, but with a privacy glass if modesty gets the better of you.



**Berkeley**  
Homes

# BEST MIXED-USE DEVELOPMENT



## GOLD

### Quartermile Developments Quartermile, Edinburgh

Quartermile has set the bar so high and its success has been so all encompassing, that, as it reaches near finality, all the pieces are coming together to make this a truly mixed development with everything that is required for living, work and play provided onsite and to the highest standards.

Lord Norman Foster's brilliant masterplan, with its south-facing residential fingers penetrating the seven green acres of the Meadows almost complete, its commercial and retail Grade A office buildings and broad mix of retail and leisure facilities at its centre similarly advanced and its restoration of the former hospital buildings to the north to create an interdisciplinary hub for the university in train, Quartermile is now the very essence of facilitated urban living. The contemporary glass and steel apartments overlooking the park will soon be joined by the conversion of seven 19th-century listed hospital buildings to luxury apartments at the centre of the development, part of the 176 under

construction to add to the 633 occupied apartments.

With the refurbishment programme underway, it is now possible to appreciate how well Foster has married the modern of the San Gimignano-inspired glass stair towers, which provide the dominant image of the scheme, with the heritage of the Victorian masonry buildings of the former hospital. With the central Lister Square now virtually complete and bounded by office blocks, retail and leisure outlets and buildings refurbished as apartments, the buzz simply underlines the success at every level of this exemplary development.

## GOLD

### St George Fulham Reach, London, W6

One of the great transformations of London in the past couple of decades has been the opening up of the river to pedestrian benefit, achieved, in no small part, by the demolition of formerly walled off commercial developments and their replacement by quality housing fronted by public promenades.

There can be few better exemplars of such development than St George's Fulham Reach where a former distillery will ultimately be replaced with 744 (including 186 affordable) new homes, over 40,000ft<sup>2</sup> of commercial space, a new boat club and a residents' leisure suite.

The first phase is a U-shaped seven-storey block comprising two parallel seven-storey arms, the top five storeys of which are faced in London stock bricks above a two-storey stone plinth to give a warehouse aesthetic, the two arms being linked by a central block that forms the backdrop to the raised central residents garden within the U. The central block is finished in cream render, which together with the stock brick, stone plinth and steel and glass balconies gives an extremely sophisticated aesthetic. Add to this the skill with which the architect, John Thompson and Partners, has incorporated the pub, boat house and leisure suite, and this first phase even in itself is a tour de force.

However, it is in both the public benefit of the affordable housing, the public river promenade and the boat club, together with the overall planning of the future blocks and



their relationship to the river that this development strikes gold.

This bodes well for the future expansion of the development, but already the first phase – an elegant block facing south with views across the promenade and the river to the south bank of the Thames and with its pub, shops, rowing club and luxury leisure suite with gym, pool and spa, snooker room, golf simulator and wine store – ticks all the boxes.

## SILVER

### London Square

London Square Putney, SW15

This striking 12-storey scheme on Upper Richmond Road reshapes the Putney Skyline. Replacing two banal office blocks with flat street frontages, the architect, AHMM, has created a modernist sculptural landmark with a three-part façade, cascading in a series of levels and providing 113 double aspect apartments with 30 distinctive house types, sitting above two floors of 47,000ft<sup>2</sup> of flexible retail and office space.

The building's complex form is complemented by cladding in three types and colours of

handmade bricks imported from the Netherlands and further enriched by the balconies, winter gardens and terraces, which provide outdoor space to every apartment. At the upper levels, apartments in the Terrace collection have south-facing walls of bi-fold doors opening out on to extensive stepped terraces for outdoor living and entertaining. The panoramic views taking in the Shard to the east and the Wembley arch to the west are breathtaking, and these upper floor duplexes have proved a snip at less than £2m each.

Unsurprisingly, the development is sold out, but it is not only purchasers who have been satisfied, with its stripped-back aesthetics and extensive concrete finishes; this is architects' architecture to the extent that another prestigious firm of architects has leased the prime commercial letting space. It also contributes significantly to the public domain, enriching the street, even providing 'breakout space' on the pavement, which hopefully will spawn street activities such as a small market. This is architecture that genuinely improves the overall environment.

## BRONZE

### Crest Nicholson, Harbourside, Bristol

Waterside redevelopment – from the Venetian reinvention of Birmingham's canals to the media city of Salford's docks – has been a key element of city regeneration over the past few decades, and in this Bristol has been an exemplar.

Go back 200 years and the waterfront was the centre of the city's economy, but by the 1990s it was rundown and largely derelict. Today, the area, now known as Harbourside, is an entertainment and residential district, with over 700 homes and various facilities, from health clubs to hotels, supporting more than 3,000 jobs.

The final part of this jigsaw, the Invicta residential development, creates a multi-level avenue leading out of the commercial area down to the water, with the SS Great Britain anchored on the opposite bank as its focal point. The architecture and landscaping of the streetscape is sophisticated and uplifting; the final six-storey apartment block imparts an urban scale, while its long balconies and curved 'prow' echo the shapes of sea-going vessels. Appropriate and joyful.



# BEST RETIREMENT DEVELOPMENT



## GOLD

### Audley

Audley Chalfont Dene,  
Chalfont St Peter,  
Buckinghamshire

Creating a brand new retirement village that has the feel of an established community is one of the secrets to Audley Chalfont Dene's success. Another is that it is destined to become an important hub for the local area too, as it is opening its restaurant and bistro to non-owners.

Audley Retirement's newest project, and first to be built from scratch, reveals why this developer is a winner when it comes to building stylish yet cutting-edge retirement villages – that anyone of any age would want to live in.

When complete, Audley Chalfont Dene will have 84 one-, two- and three-bedroom apartments designed as micro communities in stable-block clusters with a neo-classical-style grand house, the Audley Club, at its heart.

Housing a stylish bar, outside terrace and restaurant, there's no shortage of wow factor here or opulent furnishings that would enhance a top-class boutique hotel. There's also a

fitness centre, indoor pool and landscaped gardens with an ornamental lake.

The apartments are spacious with large windows and fitted with all the integrated high-quality mod cons you would expect from Audley. There is also a full range of care options and its location close to Gerrards Cross railway station makes it ideal for a 30-minute hop into the centre of London.

## SILVER

### Churchill Retirement Living

Hawthorn Lodge,  
Farnham, Surrey

**It may have been a clichéd picture, but it certainly wasn't staged: the judges' visit saw residents gathered at the bar by the residents' lounge in casual conversation drinking coffee and eating cake.**

Hawthorn Lodge is a scheme of one- and two-bedroom apartments. The elevational treatments give Georgian-style elegance to the street scene, respecting the neighbours that include the River Wey and the

listed old brewery buildings of The Maltings. Walkways and seating areas are weaved into the landscaped gardens.

The simple and obvious things for elderly owners are done well, with lever taps, waist-high ovens and elevated plug sockets. Design, practical as well as attractive, is a familiar strength of Churchill developments, always well located close to town centres with level walks to shops and essential services. The culture of a scheme is more difficult to articulate, but there is a warm and relaxed air to the communal atmosphere – a sense of companionship, without losing the privacy and independent identity of individual apartments.

Hawthorn Lodge looks good outside; feels good inside and has a robust sense of place and context. Event management ensures there is plenty going on, while a fully furnished guest suite allows friends and family to stay.



## SILVER

### Anchor

Hampshire Lakes,  
Yateley, Hampshire

For a retirement village to work it has to have a good atmosphere and friendly staff as well as state-of-the-art facilities and well-designed living accommodation.

**Hampshire Lakes delivers all this and more.**

The 78 one- and two-bedroom apartments in this purpose-built community are cosy without feeling cramped, having views of the gardens and grounds, while a further 17 are dedicated to those needing extra support. There is also an onsite care home for 36 residents in this stunning location of lakes and gardens that is also home to a varied wildlife.

Other facilities include a restaurant, bar, swimming pool and spa, hair salon, library and craft room and a little deli that sells basic essentials and has a few tables where you can catch up with your neighbour over a cup of tea and slice of cake.

Materials are of high quality with solid wood floors in all

communal areas, lots of comfortable sofas and chairs and a décor that combines a palette of calming pastel colours. There is a real dedicated focus on the property owners at Hampshire Lakes, with a minibus service to take them on day trips and shopping excursions and a very cheery fellow to put them through their paces in the gymnasium.

## BRONZE

**McCarthy & Stone**  
Constance Place,  
Knebworth, Hertfordshire

**Constance Place is a development of 26 one- and two-bedroom apartments for those aged 60 or over. It is named after Lady Constance Lytton, a famous suffragette, whose family lived in Knebworth House – a striking Tudor mansion and gardens.**

The scheme is full of nice touches – stylish, contemporary and warm. The fully fitted kitchens have mid-height ovens and the shower rooms wide access. Heating is underfloor,

allowing for more design flexibility with no radiators to accommodate, while the security alarm system includes a video entry phone and a 24-hour emergency call link.

There is a primary school next door to the development, which, while naturally noisy at times, is welcomed by the residents, ensuring a multigenerational sense of community. Location is vital and a list of local amenities highlights how close key services such as the local pharmacy, doctor's surgery and post office are, as well as shops and transport links. There is a car park for residents, a ground floor store for scooters and a communal lounge.

McCarthy & Stone, the UK's biggest retirement housebuilder, has clearly thought about its purchasers through the design process and beyond and delivered an award-winning scheme.

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## GOLD

### **Berkeley Homes** **(North East London)** Woodberry Down, London, N4

Undoubtedly one of the most ambitious and far-reaching regeneration schemes in London, Woodberry Down will eventually see 5,500 new homes built on the rundown Woodberry Down estate in Hackney, north London.

In 2005, Berkeley Homes was chosen as developer, along with partners Genesis, the Greater London Authority and the Woodberry Down Community Organisation. As well as the mixed-tenure housing, the scheme will deliver local amenities including shops, offices and public spaces.

Since work started on the site in 2009 more than 1,200 homes have been completed, a mixture of private sale, shared ownership and social rent. The development has a palpable buzz, and is now home to a varied mix of residents,

including young families, City professionals and students. High-quality public spaces surround the striking mix of contemporary apartment buildings, which have been designed by prominent architects including Rolfe Judd, Fletcher Priest, Carey Jones Chapman Tolcher and Hawkins Brown. The site includes a park, a children's playground and two

large reservoirs, one of which has is now a designated nature reserve, the other a busy watersports venue popular with canoeists, dinghy sailors and open-water swimmers. By the time the development is complete in 2034, it will be one of the most comprehensive transformations of a London neighbourhood ever undertaken.





## SILVER

**Network Homes**  
Stockwell Park Estate,  
London, SW9

It was always going to take more than bricks and mortar to pave over Stockwell's past. The £175m transformation of the Stockwell Park Estate in Lambeth is about more than just buildings.

From leafy open spaces and a renovated community centre to resident associations, Network Homes' flagship regeneration project is about rebuilding a community. It's obvious how

closely Network Homes has worked with local residents and organisations to restore a neighbourhood once blighted by crime and antisocial behaviour. The developer has partnered with numerous organisations, including the Community Trust, Safer Neighbourhood Team and the Jobcentre to create opportunities for local people. The estate now has an inclusive feel, with three out of the five new buildings being mixed tenure and an impressive extra care scheme, which provides 46 units catering to older people. There is a sense of pride among residents about the new area, from contemporary gardens to preserved graffiti.

In 2016, Network Homes crowned the development with Park Heights, a 20-storey tower of 159 luxury homes. In the spirit of the new estate, its entrances and communal areas are used by all residents, irrespective of tenure.

## SILVER

**Miller Homes**  
Varcity North, Edinburgh

When Telford College decamped to a new building, Miller Homes snapped up the site and set

about transforming it into an urban community worthy of Edinburgh's cosmopolitan reputation.

Miller Homes has successfully cemented the best of old and new with contemporary homes set around a stunning art deco building. The new buildings give a respectful nod to the site's era, with graceful curves and spacious, bright living quarters. The 1930s' grandeur of the central building, a former school currently being transformed into modern flats, remains intact with sweeping staircases and high ceilings.

Opposite one of the city's most popular walking and cycling paths, residents are within easy reach of the city centre while still being able to enjoy the open air. On a clear day, Fife can be seen peaking across the Firth of Forth. The site backs onto a community football pitch, which was purchased as part of the site and gifted back to the local council. Miller Homes' apprenticeship programme has also created local employment and opportunities for young people.

Varcity North offers superb value in a development that residents can be proud of.







## BRONZE

### Inspired Homes

Green Dragon House,  
Croydon, CR0

Billed as “micro living for a macro lifestyle”, Green Dragon House offers a new concept for a new generation of homeowners.

Inspired Homes puts modern lifestyles under the microscope, and strips housing back to the bare necessities. Dead space, such as hallways, have been scrapped and every inch of floor space serves a purpose. By boiling flats down to the essential square footage, the developers have been able to bring homes to market at an affordable price for the local community.

Each unit is superbly equipped for modern living, with smart technology and high-speed internet access. To compensate for a small living space, the developers embraced communal living and created executive living spaces. The beautifully designed rooftop terraces boast barbecues, table football and impressive views, while the communal lounge is reminiscent of a city club. Brompton bikes are on offer and the security desk doubles as a concierge.

Green Dragon House is reflective of the creative community Croydon now houses, with walls adorned with local artwork. By creating a scheme that vaguely resembles a business hotel for young professionals, Inspired Homes has simultaneously regenerated a derelict office block and property development for a new generation.

The Buttercross is a thoughtful and successful scheme on the site of a former industrial works in Witney town centre. Before construction could begin, 128,000ft<sup>2</sup> of concrete buildings had to be demolished and several thousand tonnes of contaminated soil remediated and reused, virtually eliminating disposal to landfill. A sustainable urban drainage system across the site was built using only recycled materials from the site.

The Buttercross now features a mix of 106 two-, three- and four-bedroom houses and apartments, built using a range of styles and material sensitive to the local Cotswolds vernacular. Considerable thought has gone into the design, in terms of layout, house type and planting, with the result that the development feels far more established than most of a similar age. This has extended to the community feel evident at the scheme, with homeowners forming clubs and holding regular social events.

The Buttercross is a superb example of regenerating a derelict town centre eyesore into a vibrant neighbourhood.



## BRONZE

### Bower Mapson

The Buttercross,  
Witney,  
Oxfordshire



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## GOLD

### Audley

Audley Chalfont Dene,  
Chalfont St Peter,  
Buckinghamshire

Instead of a mega mansion, this year's Gold award goes to a retirement development, created in Chalfont St Peter by Audley Retirement for independent retirement living.

Chalfont House is the stunning centrepiece of the development. Designed to imitate a boutique country hotel or club, it is a huge project covering 26,000ft<sup>2</sup>, encompassing 11 apartments and all the facilities to support this incredible village development of 84 apartments. The colours and thought that has gone into creating this interior, alongside the attention to detail with fine joinery and craftsmanship, means it would not be out of place in a boutique hotel in Mayfair.

The design starts with a magnificent chandelier in the main hall; the bar and lounge areas zing with colour and the restaurant is a delight, with a huge print of a John Singer Sargent dominating the private dining area, which can be

hired by residents. The point that impressed the judges the most was the idea of an art strategy, where artwork dating from 17th century onwards has been sourced on long-term loan from provincial museums. These grand portraits and landscapes add a completely different dimension to the development, creating a country house environment where every floor and corner has something interesting to see. The loan benefits the museums and the paintings are eventually returned restored and loved.

The designers, Carol and Kirsty Gearing of Inside Design Company, have put enthusiasm, professionalism and passion into the design and it shows. A well-deserved gold.

you would want to bring your friends back to after a night out.

Great care has been taken over the fixtures and fittings; this is a company that cares about the basics. German Hacker kitchens with sleek lines complement the entertaining and dining areas. A great feature is the bathrooms and the judges were impressed with how this company has used marble to great effect. The interior design is Marylebone – edgy, fun and unusual for a show apartment. Interior designer Louisa Penn has created an apartment of style and class.

## SILVER

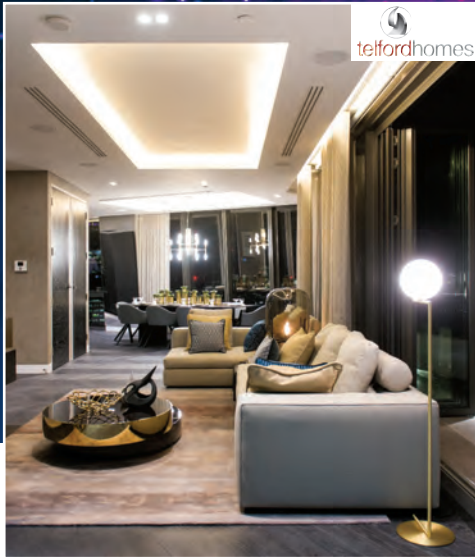
### Oakmayne Bespoke

The Fitzbourne, London,  
W1

The Fitzbourne development in an elegant mansion block reflects the traditional style of local area; however, inside, Oakmayne Bespoke has created apartments that are edgy and just the place







telfordhomes



LONDON SQUARE

## BRONZE

### Telford Homes

The Triplex Penthouse, Parliament House, London, SE11

Telford has created a 'Fifty Shades of Grey' penthouse on the top of the sell-out scheme on the south bank of the Thames and done it with style and élan.

The Triplex Penthouse, set over the 21st, 22nd and 23rd floors of the Parliament House development, is just perfect for a party-loving person who wants to live on top of the world, with the Houses of Parliament and the river forming the view to the front of the apartment. Bronze mirrors, fabric wallpaper and leather furniture feature, while in the master suite, the bed overlooks Big Ben's clock face – the perfect alarm clock.

We loved the bespoke design created by Honky in a sophisticated and elegant style. A strong masculine feel runs through the apartment, with the kitchen by Molteni&C Dada,

featuring black timber with black appliances, complementing the style – a perfect place for a morning coffee. The magnificent floating solid wood staircase was fantastic but the really 'wow' feature was the outside terrace complete with a working kitchen, cedar hot tub and TV. Just the place to entertain. A proper penthouse in an amazing setting.

## BRONZE

### London Square

The Star & Garter, Richmond, Surrey

You could compare the apartments at London Square to a Hermès Birkin bag, very exclusive, very chic and quite a long wait to get one. The interior design reflects the elite and exclusive location of this very special and historical site.

There is no doubt the apartments are mouth-wateringly expensive but you are buying a property with views of Richmond Park, and the Thames ambles

alongside this historic building.

The architect, Paul David & Partners, has preserved the wonderful interiors, complete with views that inspired the painters Turner and Reynolds. Helen Fewster at Suna Interior Design has achieved a six-star hotel experience with the interior design of the apartments. Oozing art deco glamour, carefully selected natural but extremely luxurious fabrics have been used to reflect the glamour and the rare opportunity to live in a Grade II listed building, which had Queen Victoria as a visitor.

Careful selection of colour to add highlights to the natural colour palette make these homes to relax and enjoy. The kitchens are fitted out with a range of appliances including the essential wine cooler. A profusion of marble decorates the bathroom, which has a freestanding bath with a wonderful view of Richmond Park. The latest technology has been incorporated into the homes including a bespoke sound and lighting system controlled by iPad.



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**azdominion**

## **GOLD**

### **FABRICA by A2Dominion City Wharf, London, N1**

This is a large scheme which successfully pulls off the challenge of creating a high-density urban housing scheme that genuinely regenerates and enhances its challenging setting in a semi-industrial area, which had been in decline for many years before the current wave of housing schemes started to take root.

The design breaks down the bulk of the scheme into smaller blocks, with varied material finishes to create humane and attractive open space alongside the waterfront to the east facing the wharf while presenting an unapologetic and intriguing mix of elevational treatments to the more robust urban setting to the west.

The design does not attempt to be traditional, and in some respects is quite startling in its boldness; however, it is an authentic proposal, very much of its time and place, which seeks to exploit and celebrate the society and technology of its time. The design is a good example of how well-established, traditional spatial

layouts, the street and the square can be fused with more contemporary experimental façade design that feels ‘right’, but also fresh.

Furthermore, the close proximity of the scheme to last year’s category winner is circumstantial evidence perhaps that good design begets good design.



  
**azdominion**





## SILVER

### Hill

Ilan Square, London, E5

There is a great deal of merit in the calm and considered design of this scheme. Its ability to incorporate multiple and varied forms of tenure echoes the most enduringly successful characteristics of the UK's 'typical' terraces and tenements – their ability to house rich and poor, faithful and faithless inclusively.

As a piece of urban design the scheme sits comfortably in its setting. While it is bigger than its neighbours, it reinforces their building line and creates a satisfying progression through degrees of enclosure, from the public space of Clapton Pond to the private space of each individual dwelling. The treatment of the elevations is simple but

confident – not requiring whimsy or affectation to be effective – and there is delight and care in there too. The judges were particularly taken with the thinking behind the staggered balconies, enabling each apartment to see more of the sky without any impact on cost – a small but ennobling detail. The scheme captures much of what is good in the wider 'new vernacular' of respectfully designed contemporary brick housing projects emerging across the UK's towns and cities, and narrowly missed out to the winner.

## BRONZE

### David Wilson Homes

Leithfield Park,  
Godalming, Surrey

The enormous projections for UK housebuilding requirements over the next few years will inevitably

put increasing pressure on rural and green belt sites.

A happy side effect of this could be better design, as housebuilders seek to distinguish their projects from their competitors in more sensitive sites – and persuade planning authorities of their merit. Leithfield Park shows how these issues may play out. This is a substantial scheme of 108 dwellings but it is thoughtfully and carefully stitched into its rural setting. The shared landscaping around the housing is crucial to the success of the masterplan and sensitively integrates the new housing into an area of outstanding natural beauty and existing ancient woodland. The layout and style of the different housing types suggest that the buildings have been laid out organically over time creating a sense of longevity across the site. Great care has been taken to create a range of different housing types, from 'barn' to 'house' to 'farmstead', which reflect the charm of local vernacular and historic building styles while also exploiting the best advances of 21st-century environmental and architectural design.





## GOLD

### **Berkeley Homes (North East London) Goodman's Fields, London, E1**

"The space between the buildings is where people meet and talk. It is where you create community. Berkeley invests in the landscape and the public realm just as much as the internal design of every home," says Berkeley group chairman Tony Pidgley.

With passers-by taking selfies with the beautiful bronze horses sculpted by Hamish Mackie, not to mention married couples choosing the piazza at Goodman's Fields for wedding photographs, the lure of great public realm is self-evident.

There will eventually be more than 1,000 mixed-tenure apartments at Goodman's Fields in the City from Berkeley Homes North East London, but the most popular residents are equine, with the sculptures, hooves aloft or galloping through the

illuminated water, stunning creations that the eye cannot help be drawn to. This is public art at its best.

The development is a far cry from the old RBS building that stood there, but the sculptures are not mere decoration, as they reference the history of the site where horses once grazed. The

central piazza where they now frolic and the landscapes were designed by architects Murdoch Wickham and the whole scheme, with green spaces studding the city space, is a dynamic fusion of a new urban quarter for living and commerce and landscape design and public realm – a thoroughbred in every sense.



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# WHATHOUSE AWARDS JUDGES



## **JOHN ASSAEL**

John is chairman and co-founder of award-winning Assael

Architecture. John specialises in residentially led mixed-use projects, with a particular interest in the regeneration of urban brownfield sites and conservation of listed and historic buildings.

He has been a judge for the RIBA Regional Awards, WhatHouse? Awards and WAN Awards and continues to search for and reward examples of good design, year-on-year. His other passions lie in being an exemplar employer, promoting the profession and supporting the future generation of architects. John is a nationally elected member of the RIBA Council and the ARB, the profession's regulator, and a trustee of the Architects Benevolent Society.



## **RUPERT BATES**

Rupert, one of the leading property

journalists in the country, is editorial director of Show House and What House Digital and is a co-founder of the business, having covered the new homes industry and presented the WhatHouse? Awards for over 25 years.

Rupert has appeared regularly on national television and radio, giving his views on the housing market and has chaired and

facilitated many industry events both at home and abroad. He also writes the property column for The Field magazine.

Alongside his magazine and online journalism, Rupert wrote for The Telegraph for 20 years and has covered five Rugby World Cups.



## **RORY BERGIN**

Rory's role is to develop excellence in sustainable and

innovative design, enabling multidisciplinary design consultancy HTA to achieve its objective of leading the field in sustainable placemaking.

He has an impact on many of HTA's projects, overseeing the practice's implementation of sustainable design and the use of appropriate sustainability tools. He leads a team of sustainability consultants advising clients and certifying projects in the commonly used sustainable design standards. Rory and his team are responsible for the sustainability consultancy on some of the UK's highest profile housing projects.

He represents HTA at conferences regularly and is on the Advisory Board of the Active House Alliance.



## **BRIDGET CORDY**

With over 20 years' experience of selling and marketing

property, Bridget has worked alongside many of the country's top developers.

A graduate of the Chartered Institute of Marketing, her career started as a trainee negotiator in Surrey followed by the roller-coaster markets of London's Docklands during the late 1980s, where she got the taste for new homes. This led her to gain a broad experience in new homes agency before joining the developer side of the business. After six years at director level with Charles Church and then Centex, Bridget is now a freelance property writer and a regular columnist for Show House magazine.



## **JAKE EDGLEY**

Jake founded Edgley Design in 2004 – an

architecture and development practice based in Clerkenwell, and focused on craft and innovation in architecture.

The practice has built many contemporary private houses, residential and mixed-use schemes, mostly in and around London. The practice has been widely published and has won numerous awards.

Jake also has extensive development experience and runs a parallel development company that builds high-quality residential and mixed-use schemes, based on a simple strategy of creating value through design quality.



# WhatHouse? AWARDS 2016

# WHATHOUSE AWARDS JUDGES



## **SIMON GRAHAM**

Simon is director of Blue Sky, a freelance housing consultancy established in 1995. He has worked in the residential property industry for over 25 years, including holding senior sales, marketing communications and corporate strategy posts with housing associations and a private development company.

Simon specialises in research, marketing and public affairs projects. His clients include many of the largest housing associations in the country, trade bodies and a range of public and private sector organisations. He is also a trained journalist and has written a monthly column for Show House since 1995, focusing on government policy, the housing market and social housing issues.



## **STANLEY HAINES**

Stanley studied architecture at the Welsh School, Cardiff, qualifying in 1977 and is now senior partner of Haines Phillips Architects based in central London.

He has been involved with housing design throughout his career and has been awarded numerous RIBA, Civic Trust and local awards and commendations for his housing work. His practice specialises in all aspects of housing and undertakes projects for housing associations, volume

housebuilders, smaller developers as well as retirement housing specialists. Stanley is formerly an assessor for the Civic Trust and a design assessor for Hertfordshire County Council.



## **JO HAMILTON**

Jo has been an interior designer for more than 20 years and in that time has earned a reputation for delivering exceptional, high-end finishes.

She is widely regarded as one of the UK's leading interior designers, noted for her confident grasp of colour, intelligent use of space and luxury aesthetic.

Jo is a skilled communicator with clients and contractors alike, while her long-term resident interior designer role for Grand Designs has added to her standing as an accomplished public speaker.

She runs interior design courses for all skill levels, from novice to professional and also offers a property search service.



## **DAVID HEATH**

David is a conservation architect with wide-ranging experience of building repairs and maintenance and of the adaptive reuse of historic buildings.

From 2010 until September 2015 he was chair of the Society for the Protection of Ancient Buildings (SPAB). The Society,

founded in 1877 by William Morris, is the largest, oldest and most technically expert national amenity society in the UK. The SPAB has a clear set of principles concerning the conservation and repair of historic buildings, and seeks to encourage excellence in new design to enrich and complement the historic environment.



## **ROGER HUNT**

An award-winning writer and blogger, Roger is an expert on sustainability, building materials and construction. A long-standing Show House contributor, he is also the co-author of Old House Handbook and the companion volume Old House Eco Handbook – A practical guide to retrofitting for energy efficiency and sustainability. Both are in association with the Society for the Protection of Ancient Buildings. His other books include Rural Britain: Then & Now. Roger is currently writing a book commissioned by the RIBA on new design for old buildings. Roger also lectures regularly on retrofit and old buildings.



## **ISLA MACFARLANE**

Isla is editor of [showhouse.co.uk](http://showhouse.co.uk). She has worked on magazines and websites across the UK, south India and the UAE covering topics ranging from business and



# WhatHouse? AWARDS 2016



# WHATHOUSE AWARDS JUDGES

banking to property and construction. Isla moved to Dubai in 2008 as the editor of Private Equity and Hedge Funds Middle East. She spent the next few years producing business and financial content across a variety of platforms including websites, magazines, e-newsletters, books, events, broadcast and contract publishing. She has reported on property, construction and financial markets across Europe, the Middle East, Africa and South-East Asia.



## **GEORGE OLDHAM**

George is a graduate of Manchester

University where he was awarded the Manchester Society of Architects Student Medal. He enjoyed a 25-year career in the public sector, becoming city architect of Newcastle upon Tyne, winning several national design, energy and conservation awards. In 1989, he became chief architect for Barratt Developments, later setting up Oldham Associates, combining practice with teaching design at the universities of Newcastle and Humberside. On accepting the post of degree programme director of professional practice at Newcastle, he became a full-time academic before returning to practice in 2003. His main interest, apart from serving on RIBA Council, is golf course design, having written two books on the subject.



## **KEITH OSBORNE**

Keith is the editor of WhatHouse?, in charge of the editorial content

for whathouse.com as well as WhatHouse? regional newspapers. With a background in finance, he has been involved in the new homes industry for over 15 years, contributing to the website, Show House and Homes Overseas magazine over that time, and was formerly on the judging panel for the Homes Overseas Awards. He has also provided articles and copy for numerous property companies and websites in the UK and overseas, both in the consumer and business-to-business sectors.



## **MICHAEL PHARE**

Michael is principal of OPUS Architecture and Design, which he formed 25 years ago.

He specialises in high-quality residential projects, working closely with developers and individual clients on a wide range of projects, from small studios to substantial country houses. His work has been regularly featured in national property magazines. In addition to practising as an architect, he is a director of a property investment and development company.



## **GEORGE SELL**

George is a freelance journalist, editor and copywriter with more

than a decade's experience of covering the UK residential property market for consumer and business-to-business publications.

George is a former editor of both WhatHouse? and Show House and remains a regular contributor to Show House. He writes about UK and overseas property for a wide range of magazines, newspapers and websites.



## **JANE SLADE**

Jane Slade is the former property editor of the Sunday Express

and founder of Retiremove, a dedicated property and lifestyle website for people seeking a new life and new home after retirement.

As a journalist and commentator she is highly regarded as a retirement property expert and often invited to sit on panels and participate in conference debates. She is passionate about this market sector and is ambitious to expand the Retiremove website further. Jane also writes for several national newspapers and magazines including The Daily Mail, Express online and The Times.



## **MARTIN TAYLOR**

Martin is an interior designer with 25 years' experience

reorganising space, primarily for private clients in the residential market.

# WhatHouse? AWARDS 2016

Initially trained as a theatre set designer, Martin began his working career as an in-house interior designer for two architectural practices, before starting his own company in 2000.

He specialises in creating additional space, both within the envelope of the existing building, but also through the design and construction of extensions and basements. He has a wealth of experience, and huge interest, in working on period and listed buildings. He's always keen to ensure that their historical qualities are retained while being developed into properties suitable for today's contemporary living.



## TRICIA TOPPING

Tricia has over two decades of property business and marketing experience.

Tricia is the founder of Carlyle Consultants, a communications consultancy focusing on luxury products, prime London and international property destinations, with clients in all sectors. Carlyle Consultants advises its clients using strategic communication methods and traditional as well as modern marketing tools to position them at the heart of their target audience.

Tricia also created her blog, Luxury Topping, through her love of property, interior design, jewellery,

art and fashion. Luxury Topping focuses on 'the business of luxury' and shines the spotlight on the trends and the people who work to create wonderful objects that we can admire, desire and buy.



## CAROLYN TREVOR

Carolyn is director of Trevor Lahiff Architects alongside her husband Patrick. Their practice, founded in 1995, specialises in one-off, high-end residential projects for both private clients and developers.

TLA's bespoke houses and interiors are informed and stylish, attributed to Carolyn's extensive experience working as both architect and interior designer.

The studio has previously won the UK & International Property Design Award for the best new residential development and the Design & Architecture awards from Design et al. Projects range from extensions, to large-scale refurbishments and to new build and refurbishments of country houses in the UK and abroad.



## PASCAL WENSINK

Pascal, director of EPR Architects, studied architecture at Kingston Polytechnic and South Bank University with a six-month placement at Delft Technical University in the Netherlands.

While studying, he joined a

design studio in the East End of London, converting industrial and warehouse buildings into live/work units, bars and restaurants. Pascal then became a freelance architect, converting and adapting private homes in and around north London before joining EPR Architects.

His projects range from bespoke, one-off houses to large, mixed-use developments and inner city urban initiatives.



## MATT WHITE

Matt established MATT Architecture in 2012. The studio is

based in Leicester Square and enjoys a London-focused reputation for designing award-winning projects that unlock the potential of the most complex and constrained sites – with intelligent, generous and, frankly, opportunistic architecture.

Projects include one-off houses in the UK and Europe as well as regeneration and redevelopment work. Matt's residential experience includes multi-unit central London schemes for Candy & Candy as well as his own house, No.23, which won the Daily Telegraph's Residential Design and Innovative Home awards in 2013. His own new house in Sussex recently featured on Channel 4's Grand Designs.



# WhatHouse? AWARDS 2016



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**NEW HOMES**  
IN BRITAIN

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THE BEST NEW HOMES IN BRITAIN



It has been a year of exceptional growth for What House Digital as we become the new homes partner of choice for housebuilders.

We know the builders through media relationships dating back many years and we are getting to know the buyers more and more through some exciting initiatives backed by significant investment, allowing us to launch innovative new digital products with some groundbreaking projects in development.

As well as WhatHouse.com, we have newhouses.co.uk and we also power new-homes.co.uk, the HBF website. Everything we do is about helping to sell and promote brand new homes. We don't deal in second-hand.

For housebuilders in a competitive marketplace, it is all about lead generation, but more importantly the

quality of those leads, targeted with laser precision, delivered with maximum efficiency and the best value for money.

This year has seen What House Digital open a national call centre, offering further advice on the telephone to potential buyers who have opted into our homemover service.

What House Digital, backed by daily editorial news and feature content, is also pioneering initiatives in the programmatic field, putting in new technology to

target a whole range of media channels, as well as building key partnerships and routes to market.



**Daniel Hill**  
managing director

The logo for the What House? Awards 2016. It features a white outline of a house on the left. To its right, the text "WhatHouse?" is in a large, white, sans-serif font, with "What" and "House?" in a slightly larger size than "House?". Below this, the word "AWARDS" is in a smaller, white, sans-serif font, followed by "2016" in a larger, white, sans-serif font. The entire logo is set against a dark red background with a pattern of glowing yellow and orange dots and lines.

# INSPIRA

YOUR STYLE, YOUR BATHROOM



## A BATHROOM COLLECTION DESIGNED BY YOU

Inspira is one single collection based on the three most geometric shapes: Round, Soft and Square. A new bathroom design concept offering you the flexibility to create your own individual bathroom space.

**Roca**

[www.uk.roca.com/inspira](http://www.uk.roca.com/inspira)



# Roca



**As a market-leading bathroom manufacturer, we are delighted to be a headline sponsor of the WhatHouse? Awards for the 12th year running.**

When making important purchasing decisions such as buying a new home, consumers want to be reassured and have confidence they are investing in quality products and solutions that complement their lifestyle. This is where the Roca brand truly stands out.

Being a forward-thinking, innovative manufacturer, we constantly develop our products and solutions in line with new technologies. Sustainability and stylish design is at the heart of everything we do and we are committed to offering the best solutions for bathroom spaces, helping to push the boundaries of bathroom design.

At Roca, we understand the need to make new developments unique to gain a competitive advantage in market conditions where design and quality is paramount. That's why we offer housebuilders a wide range of choice for their projects, giving designers the freedom to be creative while providing solutions to

achieve water-saving and sustainability targets. We have been successfully manufacturing our own brassware for over 60 years and currently offer a vast range of contemporary styles across various price points, from entry to luxury. Wall-hung and back-to-wall WCs have risen in popularity with developers, and we also offer a wide range of installation systems, for easy installation of WCs, as well as basins and bidets.

Our new Inspira bathroom collection, perfect for those housebuilders looking to stand out, is based on three design lines – Round, Soft and Square – which, as well as providing design solutions on their own, also work in harmony with each other when combined.

We hope you enjoyed the event and thank you for your continued support.



**Sian Lane**  
national sales manager  
(developers)



**WhatHouse?**  
**AWARDS 2016**

Living in  
the kitchen.



Nolte Küchen has come out as "Germany's most popular kitchen brand" in a survey conducted by the German Institute for Service Quality (DISQ).

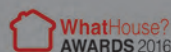


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## KITCHENS

Another year has passed and once more it is time for the WhatHouse? Awards. What a year it has been! Nolte Küchen has managed to steer the ship steadily through the waves the Brexit referendum has caused: clients benefit from a special currency support to assist with the lower exchange rates and standing by our partner BK Nolte Contracts we opened a joint Westminster showroom in July.

In September, Nolte Küchen launched fantastic new products for 2017. The new portfolio is all about choice and continuity. There is even greater planning flexibly on all levels – colours, materials, units, interior organisation, extras and, ultimately, budget. For example, new door range PORTLAND with its individually applied layer of cement is complemented by STONE with a cement decor. CORONA with its realistic glass laminate surface is an alternative to Nolte Küchen's genuine glass ranges, and NAPPA has the authentic look and feel of leather.

New drawer system PremiumLINE, which is available in three variants, features sides with a stainless steel look exclusively designed for Nolte Küchen. The base units now come in nine widths and four depths for greater planning continuity; the 900mm base unit is available as handleless option MatrixArt900.

This and more is worth shouting about – which is why Nolte Küchen has put additional branding on the product. We look forward to helping our partners discover all the assets in the course of next year, which will mark the 10th of our sponsorship of the WhatHouse? Awards. After all, this is all about continuity...



Richard Pedgrift  
consultant



WhatHouse?  
AWARDS 2016





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# APPLIANCEPLUS+

**GRUNDIG****Blomberg****beko**

We are very proud to be sponsoring the WhatHouse? Awards and wish all the award winners our congratulations. Supporting residential developers is incredibly important to Beko plc – this growing sector is a major focus for us, which is why we are extremely pleased to be part of an event that recognises the talent in the industry.

We continuously carry out research to thoroughly understand the needs of both consumers and residential developers to ensure we offer a dedicated service that sets us apart from the competition. We continue to develop and launch appliances that are energy efficient and equipped with innovative and useful technologies. When it comes to selecting appliances for a kitchen, we offer our dedicated service and a complete product range, across a variety of brands, catering to every home.

To reflect our genuine commitment to this industry, we have developed a proposition under the name of Appliance Plus. This represents our exclusive dedicated service, our sustainable approach, our range and availability of quality products. As part of this proposition we have four distinct brands – Grundig, Blomberg, Leisure and Beko – each with

their own identity, innovation and warranties.

We are able to deliver our proposition to satisfy appliance needs for all types of residential development projects. We win awards for our energy-efficient factories and work closely with the Energy Saving Trust to verify our products and position ourselves as champions in this area.

Grundig, Blomberg, Leisure and Beko appliances offer state-of-the-art technology, including everything from time-saving features such as our Beko Wash & Wear Cycle that washes and dries clothes in just one hour, to our Grundig GEBM34001, one of the market's most silent ovens, ideal for open-plan kitchens.

As part of the Appliance Plus proposition we provide a dedicated service from purchase through to after-sales. We offer a range of two-, three- and five-year warranties as standard, ensuring residential developers can leave a property with the peace of

mind that they have delivered the best possible quality and aftercare for the buyer.



**Murat Sapci**  
head of built-in and leisure



## WhatHouse? AWARDS 2016

“During the week  
I’m breaking a  
sweat for NHBC  
At the weekend,  
I don’t use the  
brakes at all.”

Mike Quinton  
CEO & Cyclist

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**Raising Standards. Protecting Homeowners**

As the leading warranty and insurance provider for new homes in the UK, NHBC is delighted to be sponsoring the Sustainable Developer of the Year category at the 2016 What House? Awards.

This category will reward those within our sector who are committed to all aspects of sustainability, particularly developers using low carbon initiatives and energy-saving appliances – an area that we have taken a great deal of interest in via the research of the NHBC Foundation.

Sustainability is just one of a number of key issues that we as an industry have to consider. Perhaps the most important area, however, is that of construction quality.

As ever, the issue of quality is paramount in all of NHBC's work, engaging with the industry and its vast

array of stakeholders to ensure build quality remains front and centre of future housebuilding activity across the country.

Despite the many challenges the housebuilding sector continues to face, NHBC has been an effective partner in supporting the industry, working with builders to stay abreast of changes, and retain the right skills to enable the construction of high standard and quality new homes.

Finally, I would like to congratulate all this year's WhatHouse? Awards winners.



**Mike Quinton**  
CEO



**WhatHouse?**  
**AWARDS 2016**




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# LAUFEN

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Laufen is delighted to be a headline sponsor of the prestigious WhatHouse? Awards and wishes a hearty congratulations to this year's winners. It is fantastic to see so many developers taking pride in what they do and striving to be the best of the best.

Laufen is a proud sponsor of the WhatHouse? Awards, which are a highly respected symbol of prestige and excellence throughout the housebuilding industry. In 2016, the demands placed on housebuilders in the UK have never been greater. Demand for new homes outstrips supply, and buyers quite rightly expect a high standard of finish in return for their investment. With the bathroom now seen as a

place of sanctuary and relaxation rather than a purely practical space, Laufen supplies quality fixtures and fittings to the housebuilding industry. These solutions enable developers to tap into the latest trends in interior design while delivering a space that is as functional as it is beautiful. Bathrooms help to sell houses and the Laufen brand enables housebuilders to lead the field and set the highest of standards for the rest to follow.



**Alan Dodds**  
managing director



**WhatHouse?**  
**AWARDS 2016**





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Providing a seamless and tailored service, we ensure every detail and eventuality is considered. From concept to completion, our dedicated designers and associates provide a personalised service, together with uncompromisingly high standards, to ensure that our clients realise the full potential of every project undertaken.

Driving forward new design and innovation is not only fundamental to the success of this exciting

industry, but also to the heritage of Alexander James. It is so important to recognise and reward the excellence that assures the future success of both The Alexander James Group and the industry as a whole. This is why we believe that the WhatHouse? Awards are among the most highly regarded in the UK housebuilding industry.

At Alexander James, design and innovation are at the heart of everything we do, and we are thrilled to continue our support of the WhatHouse? Awards for our third year.



**Robert Walker**  
managing director



## WhatHouse? AWARDS 2016

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# aldermore

We are delighted to be sponsoring the WhatHouse? Awards. Since Aldermore launched as a specialist lender and savings bank more than seven years ago, during the economic crash, we have seen huge changes across the housing and mortgage market: the introduction of the Help to Buy scheme, changes to the buy to let market and wider reforms to encourage Britain to build more homes.

While we are all aware of the ever-present issue of housing supply, most commentators are focused on the effect and aftermath of the EU referendum and its impact on the housing market. The mortgage market continues to be a key indicator on the health of the British economy. In the months since the June vote, there appears to be no let-up in demand for housing. In fact, recent research by Aldermore shows that confidence among first-time buyers remains steady

following the decision to leave the EU. It is certainly something we will all be keeping a close eye on in the coming months.

In spite of the uncertainty within the market, we recognise that the people working across our sector, the hardworking developers, the SME builders and the landlords who provide suitable housing for millions are integral to the UK housing market.

Aldermore is proud to support the WhatHouse? Awards and we will continue to support the wider industry and ensure the people who work within it get the recognition they deserve.



**Simon Knowles**  
head of property development



## WhatHouse? AWARDS 2016

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# IBSTOCK

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Ibstock is the UK's biggest brickmaker, with 19 factories nationwide. Established for almost 200 years, Ibstock bricks have been at the heart of construction, helping to create homes, places and spaces across the country.

At Ibstock we are delighted to support the WhatHouse? Awards and their goal in helping to ensure that the housebuilding industry gets the recognition it deserves for its major contribution to enriching the country's built environment and economy as a whole. Ibstock is committed to supporting the housebuilding industry. To this end, we have invested in the most modern brickmaking technologies including £54m in a new, state-of-the-art brickworks currently under construction at our Ibstock site. This will ensure that we can continue to offer high-quality products to meet the growing demand of our customers.

We also appreciate the importance of being

able to offer a wide range of bricks to meet local vernacular and planning considerations. Our network of factories across the country means that the Ibstock range is unmatched for its variety of colour, size and manufacturing techniques thus ensuring that even the most demanding requirements can be met. In addition, Ibstock Kevington is the country's only nationwide brick special shape and brickwork component manufacturer. Our products such as prefabricated arches, the FastStack Chimney and Nexus Underslung Soffit systems, have been developed to improve quality and save build time on site.

We wish you an enjoyable and successful What House? Awards.



**John Richards**  
director and general manager



**WhatHouse?**  
**AWARDS 2016**



# Show House SH1

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**showhouse**

# showhouse

Another outstanding 12 months for Show House magazine – the leading trade title for the UK housebuilding industry.

For the third successive time – an unprecedented achievement – Show House won Magazine of the Year at the LSL Property Press Awards, testimony to the strength of the publication across all disciplines and our unique relationships with the new homes industry right across the supply chain.

Housebuilding's favourite monthly read is packed with people, product, punch, personality and a light touch where necessary.

Editorial highlights in 2016 included the New Homes Debate at Emirates Stadium, a Houses of Parliament round table and extensive live coverage from MIPIM in Cannes.

This year has also seen us ramp up our online content at [showhouse.co.uk](http://showhouse.co.uk), led by our new digital editor Isla MacFarlane, ensuring our readers can access daily news and features, as well as their monthly fix in print.

WhatHouse? is our sister brand so we are very proud to be associated and involved with the Awards, the oscars of the housebuilding industry, and will be publishing a comprehensive review of the event, featuring all the winners and images from the ceremony, in our December issue.



Iga Costa  
Sales Manager



WhatHouse?  
AWARDS 2016





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# N&C

wet rooms • tiles • showering

The N&C Group is the UK's leading manufacturer and supplier of wet rooms, tiles and showers to the UK housebuilding industry and is very pleased to be sponsoring the WhatHouse? Awards 2016.

Wet rooms have become a key area for adding value to new homes. Today's design-conscious consumer aspires to own a wet room, which offers housebuilders the opportunity of additional margin as the consumer perceives the cost of a wet room to be substantial. The reality is very different; N&C already offers some of the UK's largest and smallest housebuilders a warranted, British manufactured 'total wet room solution' for little more than the cost of the standard en suite shower tray and enclosure.

N&C has been manufacturing and distributing wet rooms to the UK building industry for decades. We are recognised as the authority in wet room systems, chairing the UK Technical Wet Room committee. Our

internationally proven, warranted wet room systems offer housebuilder's total peace of mind alongside the latest in design-led innovation.

The N&C Group owns four state-of-the-art manufacturing facilities and has distribution centres throughout England, Scotland and Wales offering a next-day delivery service using its private fleet of low emission vehicles to any address, including direct to site. 140 years of manufacturing and distribution experience, coupled with a highly competitive offer and unique market-leading innovation make The N&C Group a perfect wet room partner.



Richard Hill  
sales director



WhatHouse?  
AWARDS 2016

# When it comes to service **we lead the way**

Monthly site visits and regular client updates means that our Property Management service is simply unbeatable.



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From tiny acorns great oaks grow, and this could well be said about Warwick Estates. Set up as a one-man band in 2008 we have grown into one of the largest dedicated property management companies in the UK.

With over 120 employees and over £7bn of assets under management, Warwick is well positioned to grow further with an office network spread across eight locations in England and Wales. We are currently actively searching for companies in our sector to acquire and integrate into the Warwick model.

We are proud to announce the start of the Warwick Academy, where we will be investing in young people within the industry and offering them a two-year

apprenticeship leading to a recognised qualification via a local university. We believe taking young professionals and putting them through their IRPM exams, conducting health and safety training via IOSH and learning technical aspects of the job through our surveyors will lead to the best-trained property managers in the industry. This should help the oak tree grow bigger and stronger.



Craig Stevens  
director



WhatHouse?  
AWARDS 2016



Clean lines ✓  
Cutting edge design ✓  
Ultra High Definition ✓



## Make incredible Sky Q available from the moment homebuyers walk in

Walk in working services appeal to 98% of homebuyers, with most wanting TV, phone and broadband in place within 48 hours of moving into a new home. We'll work with you during or after construction to make sure everything is up and running on moving day.

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Subject to status. Upfront payment may be required. New Sky Q TV customers only. New 12 month minimum term. Original Bundle: £20pm; Variety Bundle: £32pm; or Box Sets Bundle: £38pm. Sky Cinema: £18 extra pm. Sky Sports: £27.50 extra pm. Sky Q Multiscreen: £12 extra pm. Sky Q 2TB box: 1/7TB personal storage. 300GB storage reserved by Sky. Ultra-HD: Watch Ultra HD content (only available to customers with a Sky Q 2TB box and Multiscreen subscription). Ultra HD not available on Sky Q Mini boxes or Sky Q 1TB box. Record More: Compared to standard 500GB Sky+HD box. Requires Sky Q 2TB box. Sky TV subscription and HD TV. Box Sets: Selection of shows/series available & varies each month. Sky Store costs extra. Box Sets Bundle required for TV Box Sets. General: Separate contracts apply. Prices may go up during the minimum term. Non-standard set-up may cost extra. Connect to TV using HDMI cable. Sky Q kit is loaned to you at no cost and must be returned at the end of the relevant subscription. You own the Sky dish. Prices may vary if you live in a flat. You must get any consents required (e.g. landlords). Prices for Direct Debit payments only. Continuous debit/credit card mandate costs 30p pm. UK. Channel Islands and Isle of Man residential customers only. Email address required so we can keep in touch about your services. Further terms apply. Calls to Sky cost 7ppm plus your provider's access charge. Correct at 20/10/2016.



This has been an exciting year for Sky, with developments that included the launch of the future of home entertainment, Sky Q. New technology like Sky Q is already having a profound effect on our social and working habits: consumers want to access data, watch TV shows and contact friends from wherever they are, whenever it suits them and on whatever device they choose.

We also know that technology solutions in the home are no longer a value-add, but integral to the connected home of the not too distant future, where all our devices and appliances will talk to each other. In a recent survey commissioned by Sky of over 1,000 UK residents, 70% of people said that they think more could be done to make new build properties better equipped for modern living and that includes technology.

We work with many of the top 20 UK housebuilders to provide their residents with a TV and broadband solution that is ready from the moment they walk into their new home. These housebuilders are looking for new ways to appeal to house buyers and our 'walk-in working' proposition is proving very popular. The idea is that it takes away some of the stress of moving in and gives new homeowners access to the best in broadband and TV from day one.

We are delighted to be part of this year's Awards, rewarding new innovation and progress in the housebuilding industry.



**Claire Gartland**  
head of marketing development

The logo for the WhatHouse? Awards 2016. It features a white outline of a house on the left. To the right of the house icon, the text 'WhatHouse?' is written in a large, white, sans-serif font, and 'AWARDS 2016' is written below it in a smaller, white, sans-serif font. The background is a dark red with a pattern of glowing yellow and orange stars.

We are proud to sponsor  
The WhatHouse? Awards 2016

# OUR COVER IS BUILT ON OVER 30 YEARS' EXPERIENCE

When Joe Kelliher established Kerry London in 1986 it was to provide the construction industry with specialist insurance and personal service. Since then our approach, and our reputation as an independent Lloyd's accredited insurance broker, has helped us build long-lasting relationships with a wide range of clients across your industry. From builders to demolition experts, scaffolders to 2nd fix contractors.

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# Kerry London

Kerry London Ltd is part of the Kelliher Insurance Group, a Top 50 insurance broker that calls on three decades of experience helping construction companies grow, safe in the knowledge that their insurance risks are covered. We understand construction, the risks you face, the issues you are dealing with and, most importantly, the solutions that are available.

Our experienced team of specialist brokers solely dedicated to construction general insurance are available to have a conversation with you about your insurances. We source policies specifically for housebuilders, which are available exclusively to us, and help you manage risk throughout your business and supply chain. Our in-house performance bond team has in-depth knowledge of the best bonds to meet your requirements, and we can work with our professional indemnity team to source relevant covers for construction firms.

In the event of you needing to claim, our dedicated

claim team works alongside the broking team and has the specialist expertise to work with you and the insurer to arrive at the best outcome.

We also know that risk mitigation and insurance cover provides many benefits – not only minimisation of loss to your business if the worst happens, but it also demonstrates to companies you want to work with that you will be reliable and low-risk partners.

We are delighted to sponsor this year's WhatHouse? awards – the industry's premier event. The sponsorship places us at the heart of housebuilding at an exciting time for the industry. We are looking forward to continuing to work alongside companies in a sector that has a wide-reaching impact on the nation as a whole.



Imogen Coggan  
CEO (Kelliher Insurance Group)



## WhatHouse? AWARDS 2016



[www.tclgrp.co.uk](http://www.tclgrp.co.uk)



## We've got it covered

TCL are leading providers of landscape installation, design and consultancy services to residential house builders throughout the UK. For over 30 years we've been providing an end to end range of services to meet all 'outside space' requirements.

### Show Home Services

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- Turnkey solution including design, landscape, signage and lighting installation
- Show home and sales enhancement schemes

### Construction Landscapes

- From single plots to country parks
- Ongoing maintenance
- Green roof design and installation

### Play Areas

- Cost effective play areas for residential house builders
- Play areas designed to be sympathetic to the development using natural features

### Plot Cleaning

- Professional build clean services
- Show area cleaning
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**Bringing *life* to outdoor space**

# tcl

## creating outdoor spaces



TCL is a leading provider of 'outside space' services to residential housebuilders throughout the UK. From sales area, plot design and installation through to public open space installations, TCL has all your requirements covered.

With over 30 years' experience in the landscape services sector, TCL supports residential housebuilders throughout the entire construction cycle with unparalleled pedigree in relation to provision of outside space-related services.

TCL offers landscape consultancy, architecture, installation and grounds maintenance services to many UK leading housebuilders with services provided by directly employed and highly trained colleagues.

With dedicated focus on sales area installations, we provide an end-to-end service, designing and installing the entire sales complex including the

landscape, railings, signage and lighting. Our complete service means we can remove the hassle of coordinating multiple suppliers and ensure your sales area opens on time, every time.

Playforce, TCL's specialist play area business, provides design and installation services to support housebuilders to make best use of land designated for play provision. With a focus on design, site aesthetics, acoustic suppression and play equipment that blends with the development and fits with the adopting local authority, every effort is made ensure that LAPs/LEAPs provide a reason to select property on your development.



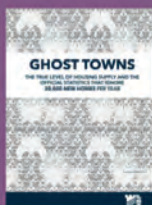
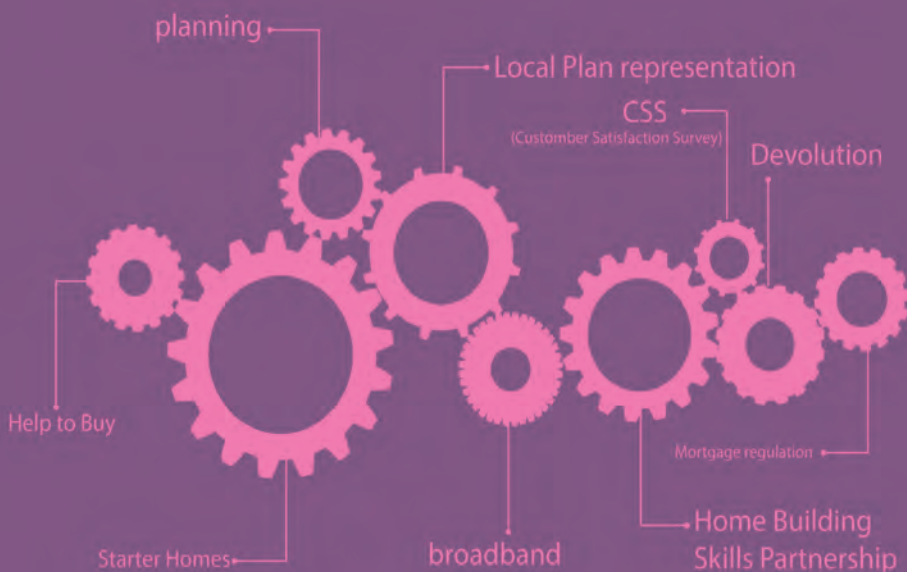
Simon Cashmore  
CEO



WhatHouse?  
AWARDS 2016



# WORKING FOR YOU





**We are keen supporters of the WhatHouse? Awards, which reward excellence within an industry ever striving to be better.**

We congratulate all nominees, large and small, and look forward to continuing to work on your behalf.

In an industry committed to excellence, delivery and growth, to be nominated is a significant achievement.

HBF and its members have worked closely over a number of years with the government to create a policy framework within which the industry can operate. This has helped the industry deliver huge increases in output as has been demanded by the government to address our chronic housing shortage.

Companies have recruited heavily and invested

in the land, supply chains and people necessary to allow them to grow, such that the outlook for the industry is positive.

In the years to come, assuming a stable economic, political and policy environment, the industry will continue to deliver more of the high quality homes the country needs. With a supportive government, a strong demand for new homes, good access to

lending and low interest rates, our industry is well placed to be a driver of the post Brexit economy.



**Stewart Baseley**  
executive chairman



**WhatHouse?**  
**AWARDS 2016**



Jackson-Stops  
& Staff

“You can design and create,  
and build the most wonderful  
place in the world.

But it takes people to  
make the dream a reality.”

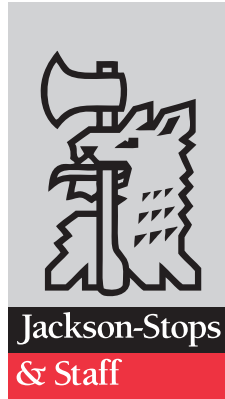
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The Jackson-Stops & Staff Residential Development team are absolutely delighted to be sponsoring the WhatHouse? Awards. The event is the key date in the new homes calendar and it is a day that our team looks forward to immensely every year. The ceremony offers a fantastic platform to celebrate the many successes over the previous 12 months and recognise the extremely high standards attained by the very best in our industry.

We are delighted to see that many of our clients have entered the awards this year, particularly those where our team has played an important role in the success of their business.

We have long recognised that our ability to source land opportunities is the foundation of our residential development service offering and the high calibre of our team reflects the importance we place upon it. Highly regarded figures including Peter Braithwaite,

Hugo Stuttaford, Adrian Mason and Henry Golland consistently prove their ability to source a broad range of development opportunities to suit the full spectrum of the industry's land requirements.

Our experienced new homes sales team led by Ben Babington harnesses the might of our extensive office network in London and the south-east, as well as promotes our clients' schemes via our global network of 5,000 agents on Newhomes.London. Having launched over 50 developments last year, it is hardly surprising that our team is in high demand to offer detailed development consultancy advice to a range of housebuilders, boutique developers, family trusts and global funds.



**Andrew Simpson**  
group director



# WhatHouse? AWARDS 2016

# The Award Winning UK Housebuilder's Lighting Supplier of Choice



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Green Lighting has always had a strong connection with the housebuilders of the UK, working closely alongside them for over a decade. By consistently exceeding the expectations of our customers and supplying quality products that surpass the requirements of building regulations, we have been able to build and maintain strong bonds with developers nationwide.

We are proud to be able to show our commitment to the industry sector with which we work most closely, acknowledging the achievements of worthy developers. With the UK construction sector finally recovering following the Brexit vote in June, which led to some sharp falls in the industry, it is more important than ever to differentiate yourself from the rest of the firms throughout Great Britain.

It is a great opportunity to sponsor the WhatHouse? Awards 2016. We are proud to be able to show our

commitment to the housebuilding industry at and promote ourselves and our unique qualities as a company, with new ranges of innovative LED products, including downlights, lanterns and an abundance of new decorative lighting, along with unique services, such as our Green Lighting Deal, which won the Queen's Award for Enterprise & Innovation and includes our unique first-year labour support service.

At Green Lighting, we intend to continue to develop our products to improve both functionality and efficiency, keeping us at the top of the market, continuing to strengthen our bond with the UK housebuilder.



Anthony Ottway  
managing director







Putting people together

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This has been a memorable year for our business as we celebrate 50 years of recruitment into the housebuilding sector.

As main sponsors we would like to take the opportunity of congratulating all of the nominees and winners today.

To my team, candidates and clients I also want to extend thanks for the professionalism, support, fun and fulfilment of working with you through what has been a hugely successful year. Amazing British success in the Olympic and Paralympic Games emphasise the importance of training, belief, expert coaching and teamwork – all highly portable to our own values at Thomas Gray and to those lifting awards at this year's event.

We have continued to develop valued relationships with a number of top 10 housebuilders together with working with SMEs, affordable contractors and some new registered provider clients, introducing individuals from site level to executive boards.

Our team operates in a targeted, efficient and diligent way offering continuous support and advice to our candidates and clients. We have a springboard to make next year our best ever with an exciting time in housing coupled with new hires to our own team, with improved systems and leadership within the firm from Stuart Johnstone, who has become a director after 10 years, and Matt Revett, moving into a managing consultant position supporting and driving our team at Virginia Water.

If you would like to talk or meet with the most respected name in housebuilding recruitment, make contact confidentially to enable us to help you find the edge over your competition.



Ian Gray  
managing director

The logo for "WhatHouse? AWARDS 2016" features a white outline of a house icon on the left. To the right of the icon, the text "WhatHouse?" is written in a large, white, sans-serif font, and "AWARDS 2016" is written in a smaller, white, sans-serif font below it.



# A PLATFORM FOR EXCELLENCE

Congratulation to all of this year's WhatHouse? Award winners!

To discover how the hidden strengths of Jablite insulation can help you build great homes, visit [thermalfloorsystems.co.uk](http://thermalfloorsystems.co.uk)







# Jablite

## INTELLIGENT INSULATION

Achieving the excellence seen in these Awards requires commitment throughout an entire organisation and that means building from the ground up.

We all know that great homes start on the ground floor, and Jablite can help you with that. Our innovative thermal floor system for housebuilders helps to improve thermal performance and delivers a fast and excellent build.

I congratulate all the winners at this year's WhatHouse? Awards. As the managing director of a company dedicated to innovation and new product

development, I particularly applaud those seeking to innovate their building practices – I know how challenging that can be

Each of the award-winning companies featured has shown an admirable drive for excellence and Jablite is delighted to sponsor these most prestigious Awards.



**Richard Lee**  
managing director



# WhatHouse? AWARDS 2016

# ScottishPower congratulates all who took part in the **What House? Awards 2016**

[scottishpower.co.uk/new-connections](http://scottishpower.co.uk/new-connections)



**SCOTTISHPOWER**



# SCOTTISHPOWER

As energy supplier to a number of the UK's major builders, ScottishPower is delighted to be sponsoring the UK's most prestigious new build award ceremony.

ScottishPower is part of the Iberdrola Group, a global energy company and world leader in wind energy. We are one of the larger energy companies in the UK with a commitment to build a sustainable future from renewable sources and a focus on bringing you competitively priced products. We supply energy products in the UK to over five million domestic and over 150,000 business customers.

Our commitment to making a difference stretches beyond energy. In 2012 we started a three-year long relationship with Cancer Research UK with the aim of raising £5m. Since then we have raised in excess of £9m and we're not stopping there; in April 2015, we renewed our relationship with Cancer Research UK for a further three years and we will continue to help generate funds for the charity through a range of activities.

Closer to home, we are continuing to work with our new build partners to develop best practice at an operational level. Most prominent of these has been the use of the unique-in-the-market New Connections portal. This provides the capabilities to enable end-to-end online self-management of gas and electricity connections. Users can manage everything from the initial site set-up, registration and scheduling of meters, through to legal completion.

The portal delivers real-time visibility for our partners at all levels – from a group, region or site perspective, even down to individual plot level.

While 2016 will no doubt continue to throw up challenges for us all, we are convinced that by working closely with you, we can help provide real value to your business.



**John Lewis**  
new connections  
development manager



## WhatHouse? AWARDS 2016





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Service Graphics delivers strong, clear, high-impact signage for building wraps, hoarding graphics and marketing suites for housebuilders and property developers across the country. Our expertise and experience, together with an unwavering commitment to health & safety, quality and the environment is reflected at every stage of the production process.

Our goal is to provide professional, streamlined branding solutions to help sell your vision for your development. We bring technical knowledge, innovative thinking and a dynamic approach to every project. Our skills ensure that your ideas are brought to life and delivered for maximum impact – that's what we do.

With sites throughout the UK we have the scope and the infrastructure to develop innovative solutions to produce, deliver and install branding to any size and scale. Dedicated account managers focus on the

smallest details to ensure your work makes the biggest impact. We have full end-to-end process facilities in-house, including pre-press studios, state-of-the-art production facilities and a nationwide team of accredited installers.

We are part of the St Ives Group, the UK's leading provider of marketing and communications solutions renowned for their strategic vision and insight. Service Graphics is your partner in the production process and your priorities are our priorities.

We are delighted to be part of this year's WhatHouse? Awards and we would like to congratulate the award-winners on their success and wish all involved today an enjoyable event.



**Andrew Willey**  
new business sales director



**WhatHouse?**  
**AWARDS 2016**





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# CONGRATULATIONS TO ALL TODAY'S WINNERS

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