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WhatHouse? AWARDS 2015



Best New Homes in Britain 2015

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WHAT HOUSE? AWARDS 2015 THE BEST NEW HOMES IN BRITAIN

**I hope you enjoyed the show,
the day the new homes flag
flies highest.**

A theme this year has been the skills shortage and how to attract more young people into the housebuilding industry. So we were delighted today to have a table of 'apprentices' – young industry talent representing the future and determined to promote what they do to their peers and those who will hopefully follow them.

Last year in this foreword I called for a more concerted effort to win hearts and minds and overcome narrow-minded criticism of new build developments. But maybe we have been using the wrong tactic.

The marketing army of housebuilders needs to be made up of the young recruits. Not only can they tell their parents that their opposition to the scheme in the village is hardly helping their children get on the housing ladder, but they can also point out that more homes creates more jobs for young people and that within the industry there is a rich variety of rewarding careers. Not only are they today's young workers building homes, they are tomorrow's buyers too.

Mums and dads, take a look at this Judges Report. This is what the best housebuilders, large and small, and their supply chains, can deliver.

Perhaps the marketing teams from today's award winners might like to find and highlight the youngest person who worked in whatever capacity on their winning scheme, who played his or her part in building one of the best new homes in Britain.

The Awards received a great compliment the other day. An ageing relative who thinks anything that doesn't look like Downton Abbey should never be allowed out of the ground admitted, having always asked to peruse this annual report, that the standard of new homes had been steadily rising and kindly suggested we take some credit for it.

But the credit goes to the men and women in the room today, who, in many cases, have watched the peaks and troughs of the new homes market across the 34 years of the WhatHouse? Awards. There were plenty of people in the room much younger than the awards. They are the future. Recruit them, train them, mentor them and standards will continue to rise.

We would like to thank all the housebuilders, suppliers and other industry colleagues who have once again supported this great event.

Special thanks to the Awards sponsors and judges and congratulations to the winners and everyone who entered and attended today's ceremony. 1750 of you.

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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HOUSEBUILDER OF THE YEAR

HILL

When it comes to industry awards, Hill, lifting the most coveted prize in British housebuilding, has just climbed the highest mountain. The company, based in Waltham Abbey, Essex, has had a phenomenal year as a cabinet full of awards testifies.

This year, schemes in Walthamstow, Cambridge and Alperton picked up awards across five categories: Best Development, Best Partnership Scheme, Best Brownfield Development, Best Starter Home Scheme and Best Sustainable Development.

Hill also won a bronze for Sustainable Developer of the Year and gold for Best Medium Housebuilder, as well as the blue riband of new homes The WhatHouse? Housebuilder of the Year title.

Eight awards is a stunning achievement and the fact that they were spread across such a range of categories adds to the lustre of the victories.

Hill, founded in 1999, was originally a contractor, but a rebranding saw Hill Residential and Hill Partnerships brought into one business, with housebuilding now the focus as this Top 20 housebuilder by volume looks to reach a £450m turnover by 2016.

Hill, building more than 1,150 homes last year, has developments in London, Essex, Norfolk, Kent, Surrey, Berkshire and Oxfordshire and continues to work on innovative partnerships, but a lot of its work is in Cambridge, a



city creating quite a residential development reputation.

Hill has a fierce commitment to customer care, as well as staff development, training and recruitment. There is also a passionate drive to encourage more young people into housebuilding and address the industry's skills shortages.

Hill has come an awfully long way from its first office – a lock-up on a Dagenham industrial estate – and there is plenty more to come from the champion builder of 2015.



REDROW



GOLD

Redrow

Redrow retains its title in an incredibly tight category where the big beasts of the housebuilding jungle roam. In this category it is important to look behind the numbers; for what is key at the volume end of the market is not just what and how they are building, but what the big developers are doing to promote the need for more homes, putting their names and reputations out there.

There is an imperative to shout coherently about what is required and why, in an industry that is such a key economic and social driver and engine of growth.

For every big builder with a story behind the numbers, there is a big builder who hides behind the big numbers. The public is convinced of the need for more new homes; they remain to be convinced by their quality, which is why the best – which we see in this category – must make themselves heard.

Redrow once again led the field with initiatives throughout its business, backed by quality products, both traditional and contemporary,

across England and Wales.

It is strengthening its commitment to sustainability, continues at the forefront of industry training, and is revolutionising its customer service.

Redrow's marketing continues to evolve and embrace online technology. Indeed, its Redrow TV channel includes a host of videos, highlighting not just the developments but the way Redrow staff engage with the communities in which they build, enjoy and deliver.

As for the financial numbers, they are record-breaking, as the company heads into its fifth decade, pushing boundaries and constantly enterprising.

To borrow from its own marketing: Very Redrow. Very Impressive.

SILVER

Berkeley

'Building a world-class business' is a mantra from Berkeley. Well it's already a long way down that route, not just in the quality of its developments, but the strength of its brand, reaching out across the world and still very much leading the way in London.

The Group continues to grow, with its latest offspring St William, a joint venture with National Grid,

carrying the potential to deliver 15,000 new homes, starting with a big scheme in Battersea.

Berkeley is not just homes, but schools and other local facilities and infrastructure improvements – making places and regenerating communities.

Berkeley does not content itself with its own personal success; it helps drive the whole industry forward too, putting its head above the parapet to challenge and innovate. Behind its deeply impressive figures are wider statistics. Berkeley not only delivers 10% of all new homes in London, but that equates to £1.4bn of economic value and sustains 12,000 jobs.

It may build some iconic residential structures, but there is plenty of affordable provision there too and a range of product across the south-east.

Sustainability remains at its core, as are health and safety and customer service, not to mention a fervent commitment to apprentices and attracting young talent into the industry.

Roman House – a 90-home development in London – won the title of Britain's most considerate construction site, showing it is not just about the end product, but how you get there, while an Innovation Fund rewards bright ideas across the supply chain and stakeholders.





BRONZE

Barratt

Barratt makes a big play about tackling both the housing shortage and the skills shortage. It is just about the most important move in the industry playbook.

The housing shortage and the skills shortage are inextricably linked: not just because you need more builders to build more homes, but because those homes need to be of the highest quality; not just chasing numbers, but enhancing reputations and driving up standards.

Barratt builds more than 16,000 homes a year, including nearly 3,000 affordable homes, right across the country and the price spectrum; £100,000 to £6m is quite a spread of product.

Its annual output of homes also supports more than 52,000 jobs. It is also clearly focused on the jobs of tomorrow too, having established a housebuilding foundation degree at Sheffield Hallam University. Barratt is also recruiting 1,100 apprentices and graduates over the next three years and the builder was named Employer of the year in the National Apprenticeship Awards.

As for doing its bit to address the housing shortage, Barratt, trading under Barratt Homes, David Wilson Homes and Barratt London, has opened 176 new developments in

the last year, increased its completions by 11% and committed £1bn to its land bank.

Barratt has produced a fascinating 'Socio-Economic Footprint' infographic, which brings home, in striking numbers, the importance of housebuilding to the economy, education, local amenities, the exchequer and the job market, while a Sustainability Report digs into every aspect of Barratt's business, both in terms of delivery and ambition.

BRONZE

CALA

CALA has broken through the 1,000 homes a year barrier to enter the Best Large Housebuilder category and it has been a milestone year for the company in many other ways too.

CALA, operating in Scotland, the Midlands and the south-east, didn't

just dust itself down after the trials of six years ago, it has put on a whole new set of top quality clothes.

Patron Capital Partners and Legal & General bought into the business and last year CALA acquired a developer of great distinction and achievement in Banner Homes.

New sites, new staff and some record-breaking performance numbers, but old-fashioned virtues inform and drive the innovation.

Customer care has always been in the CALA vanguard, priding itself on its customer satisfaction ratings. Service comes first, but that has to be backed up by the product and the attention to detail along the customer journey and beyond. The word service recurs in all its buyer testimonials.

CALA invests in young recruits, recognising they are the future of the business and that skills shortages can derail new homes supply, unless addressed now.

Design quality runs through its homes: bold and light, spacious and sustainable. CALA has a 'Sustainability Pledge' right through from land acquisition to post-sales. Sales and marketing have always been exceptionally strong suits and continue to evolve, recognising the rise of e-commerce and online engagement. A marketing campaign saw the production of four stories on film, representing core CALA values.





GOLD

Hill

Gold for an exceptional all-round game creating exceptional homes and spaces. The rise of Hill has been measured, but dramatic nonetheless, as it continues its transition from contractor to housebuilder, while always alert to the merits of joint ventures with key partners to unlock schemes and drive value.

Turnover broke through £250m for the first time, with profits up 30% and an average sale price of £500,000.

Based out of an award-winning mill restoration and conversion in Waltham Abbey, Essex, Hill reaches out to London, Essex, Norfolk, Kent, Surrey, Berkshire and Oxfordshire.

But its footprint is currently heaviest and most recognised in the city of Cambridge, the buzz city when it comes to not just technology, but new homes quality and innovation too.

This is where several of Hill's flagships flutter, including Ceres and Virido, with Virido its carbon zero development in the university city, with a family of five test-driving the concept house and its sustainable technology.

Quality and design are at the heart of the Hill build, with a real

commitment to staff recruitment, training and progress. Engagement with the supply chain is not only a commercial imperative, but a social one, driving shared ambitions and standards.

Hill works closely with local councils, while pipeline land holds around £650m of sales value. In marketing terms, Hill looks to brand its sites by development to cement the character and local significance of each scheme, with a 'right first time' approach to its five-star customer care. A narrow winner in the toughest of categories.

SILVER

City & Country

City & Country won gold in this category last year, going on to win the top prize Housebuilder of the Year. The restoration specialist has had another stellar 12 months, in terms of product, performance and overall contribution to promoting the importance of the new homes industry beyond its own balance sheet.

The company may be famed for its restoration work, but it is thoroughly dynamic and modern in thinking and innovation, constantly taking on challenging projects and refusing to accept

anything but excellence in all aspects of its business.

City & Country completed on 115 properties and the last 12 months has seen two outstanding developments added to its portfolio in the King Edward VII Estate in West Sussex and The General, Bristol.

A rich collection of new sites, including decommissioned prisons, has also been acquired as the company's expansion continues.

Maybe restoration is the wrong word, for it is as much about revitalising, breathing fresh life into historic buildings, but with respect and sympathy and even specialist historians employed. Complementary new build often sits beside the heritage, adding not jarring.

City & Country part-funds Traditional Building Skills courses, such as thatching and wrought ironwork, as well as being a member of the Inspiring the Future programme, going into schools to promote careers. Staff training and mentoring is a passion, as is customer care.

Classy marketing campaigns and strong branding backed by ambassador George Clarke, the architect and television presenter, make for a compelling sales message. The past and the future are in safe hands.





BRONZE

Churchill Retirement Living

Churchill Retirement Living, run by Spencer and Clinton McCarthy, is growing fast. It needs to: the whole retirement homes sector needs to in the face of overwhelming demographic evidence of an ageing population urgently seeking appropriate housing.

Research suggests that around 3.5m people over 60 in the UK would be interested in buying a specialist retirement property, while Churchill itself is sponsoring a PHD student to study its product and retired people's needs.

Based in Ringwood, Hampshire, with other regional offices, Churchill, already delivering excellent margins, is looking to double sales – 492 forecast this year – to more than 1,000 units by 2019. Staffing levels – currently at 420 – are expected to increase by 120 in the next 12 months alone.

The average age of a Churchill customer is late 70s, with a higher female to male ratio and likely to have been recently widowed. This is why customer care is so vital, understanding needs, fears and emotions and delivering the solutions in attractive, welcoming apartment schemes close to town centres and local amenities.

Churchill also operates a reward card, providing discounts to owners.

Churchill has a strong performance culture among its staff, backed by innovative initiatives, and the company leadership is extremely vocal, engaging with the key issues affecting the elderly and not just housing. Its marketing was supplemented by an excellent corporate video and lifestyle magazine.

BRONZE

Weston Homes

Weston Homes never fails to deliver and never stands still under the stewardship of Bob Weston, who founded the company in 1987.

Weston certainly does variety in its portfolio, from traditional brick to steel and glass, with plenty of restorative projects on listed buildings in between.

Weston knows it is not just about building homes, but building communities, giving added value in terms of not just amenity, but social. Enhance an area and the wellbeing of the residents, don't just profit from it. The testimonials

from Weston buyers speak volumes.

The company has always been a trailblazer when it comes to charity work, be it supporting children or the armed forces. Weston is certainly growing, significantly adding to its workforce as well as its sites, having secured £120m of bank financing to expand its regional reach.

The Essex-based housebuilder is looking to double in size over the next three years. Weston, selling 735 homes last year, has a projected turnover for 2015 of around £200m.

Weston is a brownfield specialist with a progressive sustainability agenda. One of its customer care initiatives is to assign each purchaser with a dedicated customer care assistant. Staff training is another strength, while Weston also runs a Career Start Scheme for school-leavers, as well as a management trainee scheme.

This year saw the opening of Weston's corporate suite in Portman Square, London W1, bringing its quality brand to the heart of the West End where dealmakers meet.





GOLD

London Square

Small in unit numbers, big in turnover, huge in ambition. London Square is a remarkable story.

Set up by former senior Barratt executive Adam Lawrence in 2010 when the housebuilding world was still reeling from the credit crunch, London Square, backed by Ares Management, has carved a niche name for itself in the capital and beyond, with beautifully designed, finished and nuanced schemes across the price spectrum. Its development pipeline now stands at more than £1.6bn.

Its board of directors, brimful of experience and enterprise, knows how to spot land opportunities, unlock them and deliver. The 90 completed homes in the last year ranged from Ruislip starter homes, to stylish apartments in Putney, Fulham and Teddington. This year also saw the launch of The Star and Garter development on Richmond Hill, a remarkable restoration and conversion project that will doubtless interest awards' judges in the years to come.

This year also saw London Square selected for The Sunday

Times Best 100 Companies to Work For. Regular barbecues and table tennis tournaments ensure it is not all work. For the first two years buyers are looked after by a customer care team, supported by a dedicated 24-hour helpline.

Sustainability is a key driver too, as is education and health and safety, including interaction with local schools and communities. Marketing is bold and innovative and media engagement outstanding. A worthy winner.

SILVER

Spitfire Bespoke Homes

There is something about fifth birthdays this year. Spitfire Bespoke Homes, like London Square, has only been around for five years, but it is already growing fast and moving with speed and precision, creating a reputation for its stylish designs and clever locations.

Spitfire is closing in on 100 homes a year, which will mean it moving categories next year, but what it has done with its homes today is as refreshing as it is successful.

Its turnover increase in the last year was 200%, but its growth is measured, underpinned by its parent IM Properties, a big player in commercial and industrial development for many years and with an international portfolio of more than £500m.

The Midlands is its home territory, with developments in Dorridge, Sutton Coldfield and Knowle examples of Spitfire's architectural flair and ability to interpret both the needs of the local markets and surroundings.

Hall Farm Estate near Knowle is an outstanding scheme, mixing a Palladian-style villa with barn conversions and new build, including a thatched cottage. There is a real attention to crafted detail, using original materials where appropriate, with no compromise on internal specifications.

Spitfire has also flown south with large detached houses by Ascot racecourse, townhouses on a Roman site in Cirencester and Georgian-style homes near Bath.





BRONZE

Millwood Designer Homes

When it comes to marketing, a picture can be misleading or it can paint a thousand words. A picture of Millwood Designer Homes founder and managing director John Elliott presenting a Tonbridge schoolboy with an award sits squarely in the thousand words camp.

The company has produced an Encouragement Pack to celebrate and nurture achievement in schools close to where Millwood is building. It is not just a local PR exercise; it promotes housebuilding as a career at a time when skills shortages and the lack of young people entering the industry is seriously undermining new homes delivery. Millwood, which runs a staff profit-share scheme from site labourer to MD, carved its original niche with period-style, locally sourced homes – be they Georgian, Tudor or Yeoman farmhouses – always sympathetic to the local vernacular, but making their own striking design statements at the same time and with all the latest technology. Millwood is now about more than large detached houses and has mixed up its portfolio to include larger developments of smaller-sized properties in response

to the market, such as its Orchard Gate scheme in Ditton, Kent. Here Millwood has created what it calls “a small hamlet that has evolved over time”. This is a look more developers should strive to achieve – not pastiche, but realising that complementary architecture is often a local winner.

BRONZE

Regal Homes

You have to have a degree of confidence to call yourself Regal Homes, but the London developer, founded in 1998, is certainly establishing a reputation for high quality – in terms of location, design and delivery.



Land is the raw material all developers seek and Regal is often approached by landowners to form innovative joint venture partnerships. Examples of its current projects are St Pancras Place, in London WC1, where light industrial will transform into a mixed-use scheme of apartments and commercial space. Royal Quay in Tower Hamlets sees the conversion of warehouse buildings under Permitted Development Rights, while a development in Dalston, London E8, will be Regal's first scheme for the Private Rented Sector (PRS), with commercial space in the mix too. Regal's Banyan Wharf development near Old Street station in London, with its construction innovatively illustrated with a time lapse video, is claimed to be the tallest cross-laminated timber frame residential building in Europe. Architectural flair is in Regal's DNA as is entrepreneurship under the leadership of joint CEOs Paul Eden and Simon de Friend. Regal also has its own in-house construction team, Eurobuild Properties, thus acting as both developer and contractor, while interior design flair is a key asset too, with innovative partnerships on luxury developments.



GOLD

Barratt Developments

In an industry where the word sustainability is much overused, Barratt Developments actively contributes to the sustainability agenda and understands its all-embracing nature. Backing this is high-quality reporting, which ensures that the company's approach to sustainability is based on hard facts rather than hypotheses.

In 2014 Barratt completed 14,838 homes, including joint ventures. It scored 86% in the FTSE4Good index and 81% in the NextGeneration benchmark and claims to be the only leading housebuilder to have its sustainability report (including data) externally assured. The company is committed to achieving Building for Life 12 on all new developments and to creating a net positive impact for biodiversity and ecology. It is

planting 400,000 trees and shrubs at developments around the UK to celebrate completion of its 400,000th home.

Sustainable sourcing is key. Barratt works closely with its supply chain and has created an Innovation Panel tasked with finding products and services that can help it and the

industry meet future challenges. All divisions are certified to ISO 14001. Quite simply, the determination to be sustainable not only influences the homes that the company builds but permeates its entire business model, making Barratt Developments a deserved winner of this award.





SILVER

Linden Homes

Sustainability is embedded in Linden Homes' business and is a fundamental part of its strategy for growth – embarking on an ambitious programme that will increase production by a third – to 4,000 homes – by 2018. Over the past year, Linden Homes' systematic approach to sustainability has achieved improvements in every area. The company scored 73% in the NextGeneration benchmark and has developed a Sustainability Route Map for launch this year, setting annual targets against six 'pillars' of sustainability. It is accredited on the FTSE4Good index.

Linden Homes takes a fabric-first approach and this is credited with its homes overwhelmingly achieving a 'B' Energy Performance Certificate. To drive down its carbon footprint, the company has established a Carbon Task Force and Carbon Management Plan, appointed Carbon Champions and engaged employees company-wide. Results in carbon reduction are reported each month to the chief executive. Further initiatives, including cutting

average fleet emissions and using new eco work cabins, have resulted in carbon emissions falling to 1.7 tonnes per £100,000 revenue from 2.4 tonnes in 2013.

The company has strengthened measures to improve suppliers' sustainability by supporting the Supply Chain Sustainability School, holding its second annual supply chain briefing.

BRONZE

Hill

Hill specialises in developing homes across London and the south-east and strives to incorporate sustainability throughout all its business areas. It has completed seven

developments to Code for Sustainable Homes Level 5+ and its environmental management system is accredited to ISO 14001. The company's CSR policy focuses on five strategic areas and it is committed to employing locally and using SMEs.

Wherever possible, Hill uses sustainable, renewable and recyclable materials and components. Each of its projects runs a site waste management plan and it has adopted the BRE's SMARTWaste plan. It has succeeded in halving waste by employing measures such as modern methods of construction and designing out waste by avoiding cutting on site.

The company is currently working on two schemes that exemplify its sustainability goals. The Virido development is a sustainable new community in Cambridge where 208 homes will be built following the construction of a pair of concept houses built to Code Level 5. These are being extensively monitored with the results used to influence the design of the new Virido homes. The second development is Agar Grove, consisting of 95 homes in the London Borough of Camden, which will be delivered as Passivhaus certified.





GOLD

L&Q

L&Q takes the honours for the sheer scale of its impact in the markets in which it works and for the innovation it continues to show.

L&Q is becoming a genuine competitor to the big housebuilders in London and the south-east. It's now involved in 20% of London's housing development output and is planning to build 50,000 homes over the next 10 years, a scale of building that would launch it into the top five or six developers, private or public, in the country.

Most housing associations can only look on in envy at the financial muscle L&Q brings to bear – a surplus of £209m in 2014/15 alone – and the power of the L&Q brand in the market. But L&Q uses its brain as well as its brawn. Like the innovative 'multi-generation house' at the £142m Chobham Manor scheme in the Olympic Park: a number of family homes will include a separate annexe, offering independent living to grandparents no longer able to manage alone or adult children

unable to afford a place of their own; designing in solutions to two of the big housing problems people now face in London.

Yet while going head to head with the big developers on luxury £1m plus apartments or in large-scale private rented schemes, L&Q keeps a firm hold of its roots, making sure its big

profits are used to support its social purpose in a big way – building affordable homes in volumes that place it solidly at the forefront of the sector and creating £14m of community benefit this year through the charitable L&Q Foundation.

L&Q is perhaps the first housing association to have built genuine market-influencing power in its areas of operation. It stands out for its financial strength, thoughtfulness, influence and ambition.

SILVER

A2Dominion

A consistently impressive performer, A2Dominion has had

an interesting year, generating a record surplus of £44m while increasingly diversifying its activities. The judges were particularly impressed by the breadth of projects A2Dominion is involved with, with schemes ranging from 18 homes in Winchester to 820 homes in Ealing.

As lead developer at the Elmsbrook phase of the NW Bicester eco town, A2Dominion is delivering 393 zero carbon homes, while the launch of the FABRICA brand, which encompasses private sale, shared ownership and private rental homes, has added a new string to A2Dominion's bow, strengthening its commercial activities.

The solidity and consistency of the group was illustrated by its ability to raise £150m from investors in just 24 hours after issuing a second retail bond; the funds will be used to support a 4,300-home development pipeline and services.

Although the group is firmly focused on the future, it invested £37.4m over the past year in repairs and renovations to existing stock and launched a five-year customer service strategy to improve its services. A2Dominion also retained its place in the Sunday Times Top 100 Not for Profit Organisations to Work For list, as well as its Investors in People Gold accreditation.





SILVER

North Wales Housing

North Wales Housing is a relatively small housing association that packs a big punch in the communities in which it works. It is everything a community-based housing association should be.

NWH has spent a lot of time understanding and thinking about the needs of its communities and then working out strategies to meet those needs successfully. It's a great example of not always requiring the biggest resources to deliver big impacts if an organisation is focused, innovative and committed to its purpose.

Among the many instances of NWH's positive achievements this year are two new extra care schemes in Abergele and Bangor, housing more than 60 older residents; a dementia care home for 16 people in Old Colwyn; transforming ugly and derelict buildings into excellent new homes in Ruthin, Rhyl and Llanberis through its empty homes strategy; and working in partnership with a Community Land Trust to create the first urban housing cooperative in Wales, now onsite with its first new development.

All of this has been done while working to the highest sustainability standards, providing new apprenticeships and work placements, and driving service improvements for existing residents.

North Wales Housing adds real value for its communities and its local partners and is a worthy recipient of the silver award.

BRONZE

Network Housing Group

Network Housing Group has had a truly momentous year, celebrating its 40th anniversary by topping the housing association league table for the largest increase in stock – at

7.6%, having completed 1,288 new homes, and more than doubling its surplus to a record £49.2m (up from £23.3m the previous year). Operating margin increased from 29.6% to 35.5%, and turnover increased by 21.4% to £189m.

Network secured £22.7m from the GLA programme for 2015-18, the second largest grant allocation of any housing association in London, as well as HCA grant funding for 330 homes in Hertfordshire.

Aside from the financials, the group completed a complete governance restructure, moving from a federal system to a consolidated group, purchased its headquarters building in Wembley as a future strategic development opportunity, and established a central asset management team.

To keep pace with other similar organisations, Network has delivered its first PRS homes in partnership with Crown Estates, and launched Network Living, its private development brand. A new customer contact centre has enabled the group to deliver a better service with faster response times and longer opening hours. Just under 90% of customers said they were satisfied or very satisfied with the service they received.





GOLD

Thames Valley Housing Russell Square, Horley, Surrey

**Thames Valley's Shared Ownership
Plus initiative has already won
many plaudits for simplifying the
staircasing process and helping
buyers increase their ownership
of a home in a steady and cost-
effective way.**

At this development of 89 apartments, all properties (bar the 14 affordable rent homes) were available through a part-buy/part-rent arrangement, including the penthouses.

All properties come with private outdoor space and allocated parking alongside a strong interior specification. With a possible initial deposit of under £5,000, first-time buyers were given a realistic chance to own a quality, brand new home here, only needing to provide their furniture. And with a deal struck with a local department store to give buyers at Russell Square a 5% discount on items, even that was less expensive than they might have expected.

With Gatwick airport just down the road, Russell Square has understandably been popular with locals employed there. Just a couple of minutes from the station and high

street, it's also been perfectly situated for workers in town and commuters.

This attractive building replaced the very tired, former headquarters of Dan-Air on a convenient central site, enhancing both the street scene and the housing stock of the heart of the town.

It was clear to the judges that no stone was left unturned in the planning and execution of this development and that it has without question brought the benefits of homeownership to many who would not otherwise have stepped on the property ladder.

SILVER

Places for People Roman Fields, Twechar, East Dunbartonshire

**Twechar, near Glasgow, might be
one of the least familiar locations**

**on this list, but it is the setting
for a regeneration project that is
beginning to put the former mining
village back on the map.**

In creating Roman Fields, Places for People has shown an understanding of local economic conditions, the needs of the community and the demands of buyers to create a balanced and visually appealing development in a stunning location.

The first-phase of homes here has sold quickly, with buyers aided by a range of tenures, including developer shared equity, government shared equity, rent-before-you-buy, and Help to Buy. With properties ranging from two-bedroom flats at £97,500 to three-bedroom semi-detached homes for £135,000, the development has provided great accessibility for local buyers, first-time buyers working in the city and downsizers. Phase two is already underway and is sure to be equally popular.

Everything about this development has a community feel, with local residents playing a key role in the consultation stage. Indeed, it is rare to see a development that is so universally welcomed by the locals. For its picturesque views, financial accessibility, quality of homes and effect on the local community, Roman Fields is certainly deserving of its award.





there is an impressive spread of tenures on offer, including affordable rent, private sale, shared ownership and Rent to Save. This development has proved very accessible for first-time buyers, with a deposit of just £5,500 needed to purchase a 40% share of a one-bedroom apartment (full price £275,000).

One of the most impressive aspects of this development is the sense of tranquillity it retains, just a couple of hundred yards from a busy high street. 243 Ealing Road faces on to the Grand Union Canal, and each property boasts some form of outdoor space, allowing residents to enjoy a peaceful lifestyle well within reach of central London. There will also be eight new communal public spaces across the development, with Union Square the centrepiece.

With the addition of commercial units, Zipcar facilities, 24-hour CCTV surveillance and estate management services, 243 Ealing Road is a visually impressive, well-thought-out and affordable development for first-time buyers.

BRONZE

Notting Hill Housing Camberwell Fields, Camberwell, London, SE5

Many of the people who have lived in Camberwell for some time consider it something of an overlooked gem in south London.

While neighbouring Elephant & Castle has made many headlines, the regeneration of SE5 has been quiet and effective, with Camberwell Fields representing a great example of what that can achieve, bringing social and affordable rented homes, shared ownership apartments and private sale flats and houses.

Close to the centre of the capital and with some well-regarded local schools and a diverse array of independent shops, cafés and businesses, the area has always attracted a very broad spectrum of residents, and Notting Hill Housing has done well to provide properties to suit the range of homebuyers who have purchased here.

The unloved grey blocks of the old Elmington Estate have been replaced by colourful and contemporary buildings that have brought new vibrancy to the area. The mix of designs and finishes for the different blocks make for attractive scenes from every corner. The affordable housing blocks have

taken precedence in the build sequence but the final private sale buildings will be handed over by the end of 2015.

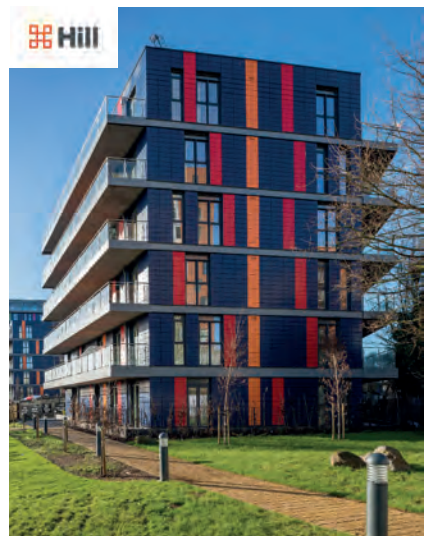
Huge windows bring light flooding in and add to the exterior appeal of the blocks, and homes have well-proportioned rooms and a high-quality all-round specification as standard. A good-sized balcony or terrace to each apartment and gardens to the houses have made them practical spaces to enjoy rather than token attachments to each home.

BRONZE Hill

243 Ealing Road, Alperton, London, HA0

243 Ealing Road is already playing a key role in the wider regeneration of Alperton, which will eventually see 1,600 new homes coming to the area as part of a £520m project spearheaded by Brent Council.

The seven colourful buildings here range from six to 14 storeys and across the 441 properties



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GOLD

Q Developments

The Longfords, Teddington, London, TW11

This is a small, gated mews development of three contemporary four-bedroom terraced houses and one two-bedroom house at the rear, all with gardens, terraces and dedicated off-street parking, set back from the road behind a gatehouse and three traditional style townhouses at the front. This attractive scheme was designed by 5plus Architects, on the site of an old petrol station.

Behind the cool slatted timber and stepped yellow brick front elevations, these tardis-like terrace houses have been carefully planned to provide very well-proportioned, beautifully light living spaces that flow seamlessly into one another.

Outside, the off-street parking is placed within the attractively landscaped communal garden where well-detailed slatted cedar fencing increases privacy for the residents.

The interesting timber screens on the front elevations are a clever touch. The entrance hall feels light and spacious, with a decent-sized cloakroom adjacent to the front door. The hall opens into a wonderful, light, open-plan

kitchen/dining/reception room and out on to the linked external terraces and garden beyond. The well-designed, clean white kitchen with breakfast bar is very well specified and the reception area has a wonderful contemporary fireplace.

Carefully detailed mitred tread oak stars lead down to a great family room/guest suite, which opens out on to an attractive external terrace area, with steps up to the garden level. There is also a good-size bathroom, a huge, well-equipped utility room and a generous-size storage room or study on this level.

The master suite is on the first floor overlooking the rear garden, together with a second bedroom, family bathroom and a third single bedroom. The judges particularly liked the huge roof light over the stairs and were also impressed by the colour palette for the walls, floors, carpets and contrasting dark wood veneered doors.

A great house packed with thoughtful details and a very well-deserved winner. Congratulations to Q Developments.





SILVER

Kilpark Properties

Bronlei Woods, Bramley,
near Guildford, Surrey

This is a small, private development of four semi-detached three-bedroom houses set in an attractive, sloped woodland setting on the outskirts of Bramley near Guildford in Surrey. Two paths wind through the light wooded grounds, punctuated with magnificent specimen trees to lead the visitor up steps to an elevated terrace and into the houses beyond. Most of the buildings in the village are predominantly traditional rural period properties, so these modern houses stand out as an unashamedly contemporary product, yet they do not look out of place.

Designed by architect Mike Cooper, this is a very successful reinvention of a Huf Haus/chalet but with lots of style and panache. The quality of the detailing and the implementation of a scheme using high-quality products are apparent.

The internal features, cool timber stairs, the expansive use of glass and double-height volumes all emphasise the feeling of spaciousness. The generous open-

plan kitchen/dining living space with its amazing view and the clever minimal styling reinforce the attention to detail, giving the overriding impression of a very special, non-standard product.

Externally, the underground parking area is discreetly concealed behind gabion walls. Residents can drive in through electric gates, park and access their house directly from below. This design together with the very-well-executed landscaping maintains the clean rural views and keeps the cars out of sight.

BRONZE

Habitat First Group

The Water Garden, Lower
Mill Estate, Somerford
Keynes, Gloucestershire

The Water Garden is part of a development of 10 contemporary detached four-bedroom holiday homes positioned informally around a central garden and linked by canals to the lakes within the unique rural surroundings of Lower Mill Estate in the Cotswolds, where a 550-acre nature reserve provides families with a 21st-century country retreat.

These contemporary-style houses have been cleverly designed by Andy Ramus for Habitat First Group. All the homes are detached and arranged over two floors, each with its own private rooftop terrace providing sweeping views over the surrounding countryside. The sleek modern styling and the use of natural materials allow them to blend seamlessly into the rest of the development while still having their own distinctive character.

The elevations are simple and functional. Sustainable western red cedar, which should age and weather

well, has been used for the exterior timber cladding. Expansive floor-to-ceiling glazing allows the interiors to be flooded with natural light. There are balconies at the front and back providing plenty of outside space. The plans have been carefully thought out to work well for family holiday living and there is an added option for buyers to select bespoke layouts and finishes.

The interiors are modern and flexible, offering good living accommodation. On the ground floor there is a lovely, light, open-plan reception/kitchen with sliding glazed doors opening on to a wonderful outside deck space. There is a separate utility/mud room and cloakroom with an external shower and a study that can double up as a fifth bedroom – great for older relatives. Upstairs on the first floor there are four bedrooms, two with en suites and a family bathroom. Access to the roof terrace is via a central stair through an electronically operated glazed window where there is plenty of private space for sunbathing and al fresco dining.

The Water Garden offers exceptional value for money, with fantastic green credentials. The specification is very good for the price.



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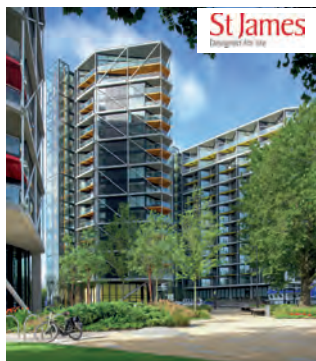
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GOLD

St James

Riverlight, Vauxhall,
London, SW8

St James is at the forefront of the new riverside Nine Elms neighbourhood in south-west London, with 813 apartments across three completed buildings and three more under construction. The judges were impressed by the landscaping – thankfully, no springy chickens, but RCA artist Kate Davies' pleasing scheme from natural materials discovered when the tide goes out.

Other favourable points include the prow-like design by architect Rogers Stirk Harbour + Partners; a balcony attached to each apartment; smart and sizeable lobbies; two concierge stations; residents' lounge; a pool in a double-height space with a Jacuzzi, sauna, steam room and luxe changing rooms; and a well-equipped gym. It's impressive that the chief executive of St James test drives gyms at his projects on weekends to make sure they're up to scratch.

Small touches identify a gold winner: bathroom pods manufactured offsite, a shower that ensures you don't get wet when you turn it on, units pre-wired for sound, and wardrobes in secondary

bedrooms and blinds included as standard. It was admirable too to see plates matching light switches and heating control panels.

Specifications are elevated and customer service generous. St James doesn't walk away when there's a problem after the warranty runs out. It stands firmly by its product. There are two colour palettes for smaller apartments and a certain amount of flexibility for purchasers who might want to make a few tweaks. Prices from £335,000 to £5,860,000 are reasonable considering what your get for your money.

Most heartening is that Riverlight's design has proven to be so triumphant. Other developers at Nine Elms will be following St James's overall masterplan, which should result in a splendid new district for the capital.

SILVER

Oakmayne Bespoke

10 Soho Square, London, W1

Undoubtedly luxurious, the five capacious apartments in a converted, Grade II listed Soho Square building originally leased by the Duke of Portland, are an example of how developers are increasingly delivering homes at a commendable level.

It's true that you'll require a decent bank balance to attain one of these

prized properties – think £4.25m for a first-floor, two-bedroom apartment and £5.75m for a lavish, three-bedroom duplex – but it can be argued it is money well-spent, as the price tag includes all of the upmarket and well-chosen furniture.

The judges applauded the grand, long, lateral living spaces, with plenty of room to seat eight at a dining table as well as accommodate a good-sized, German-engineered kitchen and a pleasing and comfy zone for relaxation.

Also worth noting are pocket sliding doors to divide the kitchen from the rest of the living area, remote controlled blinds and heating system, an en suite bathroom with each bedroom, waterfall showers, underfloor heating and terrific operations via Creston, Sky and iPads.

Added soupçons are wardrobes that instantly light up and where every inch of space is used; tiles running all the way up walls and classic brown marble in bathrooms; televisions in every room; and witty and effective interior design by Lambert and Browne, evident not only inside the apartments but on staircases and in all the communal parts of the building.

Storage and use of space is generous and well thought out, from the design of dressing room areas to adding extra shelves at the top of cupboards and providing inviting seating and a mini-library on a landing area.

Overall, the contemporary finishes blend artfully with the older skeleton of the edifice, providing cheeky but classic apartments that come with a year's membership to private concierge club Quintessentially to cater to a purchaser's every need.





SILVER

London Square

London Square Putney,
Putney, SW15

As soon as you glimpse the three different grey-hued handmade bricks shipped from Amsterdam on the outside of 113-unit London Square Putney, you know you're in for something special.

The aura of specialness carries over to the green glazed tiles at the entrance and into the uber-groovy, concrete lobby that's reminiscent of the Tate Modern. Architect Allford Hall Monaghan Morris, please take a bow.

The judges also approved of the tiered gardens that are part and parcel of The Terrace Collection. It's not surprising there are only three out of 12 apartments left, priced from £1.2m and rising to £2.2m for the generously proportioned penthouse.

Other features worthy of mention are a winter garden or balcony with every apartment (the penthouse is munificently rewarded with four terraces, including a huge south-facing area with seating and eating areas); large storage cupboards to hold washer-driers; glass splashbacks running the full-length of showers; pre-wired speakers for sound; and light,

medium or dark palette options for interiors.

The word bespoke is bandied about with abandon these days, but wardrobes constructed by London Square's carpenters all differ, depending on the space in each apartment. Judges also liked the absence of 'wall acne' – a maddening array of controls and switches that could detract from the clean-lined design.

Parking is one for one – a space for one car for each apartment. Parking is included in the price with The Terrace Collection, while extra spaces for other units is £40,000 per bay.

London Square is playing a leading role in reinstating a green and leafy quarter, part of a wider regeneration scheme. A good mix of upmarket and quirky independent shops, restaurants and bars are arriving – a promising sign for the future of this previously ignored Upper Richmond Road corner of Putney.

BRONZE

Martins Properties

195-197 King's Road,
Chelsea, London, SW3

An unusual, but interesting model, family-owned Martins Properties is a property investment business based in London's Chelsea, which owns and manages commercial and residential property.

This Grade II listed, 19th-century former restaurant and pub has been imaginatively transformed into six apartments with the help of architect Paul Davis + Partners. Even though Martins Properties has recently sold off some of its residential stock, the units in the reinvigorated block on the King's Road are currently being successfully rented.

Highlights in this thought-provoking project include dropping a modern, kitchen pod into the long, lateral apartment located in the former first floor function room; reinstalling roses and cornicing based on original designs; providing roomy bathrooms and terraces; putting in an eco-friendly sedum roof; and glazing roofs to allow as much light as possible inside.

There's been a strong emphasis on using the best of materials, in order to increase longevity and sensibly cut down on the cost and time to carry out repairs. A good mix of the contemporary and the ancient lends the scheme a good deal of character and a sense of homeliness.

All the apartments are furnished well by in-house interior designers in an effort to try to raise the bar in the private rentals sector. Storage is generous, with large cupboards off hallways and voluminous wardrobes – something not normally associated with rental properties.

The judges liked efforts to obtain dual-aspect and eye-line views – for example, there's terrific architectural focus on a bay window in one of the apartments – and make good use of unusual angles in this intriguing and inspirational refit of a period building.





GOLD

Q Developments

Laurel Grove, Kingston upon Thames, Surrey

The affluent buyer seeking that perfect combination of location, luxury and lifestyle need look no further than Laurel Grove where they'll find, tucked away down a private lane and behind oak electric gates, a house of some 11,000ft², which borders the 1st green of Coombe Hill Golf Course. To ensure complete privacy, six sequoia evergreens were craned into position.

Q Developments has broken with its customary contemporary style, opting for more traditional elevations, but the story changes once inside. Three-metre-high ceilings and a galleried hall provide the perfect setting for contemporary artwork, while glass balusters to the dramatic staircase set the scene for minimalist style. Natural light ripples through the house thanks to clever plot positioning and extensive windows.

A David Linley kitchen with dark, cafe noir doors and a comprehensive range of appliances leads through the open-plan breakfast zone to the orangery, where glass doors slide back from

the corner for unobstructed views and indoor/outdoor entertaining.

IT hasn't been forgotten. Everything is controlled by app but there are also seven ports for iPads, which charge the iPad and allow easy control of AV and ambience.

A house of this substance wouldn't be complete without a spa which is where the 13m pool, sauna, fitness room and changing area come in, with accommodation nicely rounded off by a cinema room complete with bar.

It's the cumulative effect of the subtle, luxurious detailing that makes this a timeless property of the finest finish.

SILVER

Searchfield Homes

Waverley House, Farnham, Surrey

Classical elevations reminiscent of the Georgian period conceal an elegant interior at this impressive six-bedroom house spanning around 7,500ft². Set in an acre and a quarter of gently sloping and terraced landscaped

gardens, Waverley House entirely suits its setting.

With four enviable bedroom suites and a further two bedrooms on the second floor, Waverley House has been designed to maximise the use of space and lavish it with a specification designed to dazzle guests or provide a private retreat of opulence. The master suite has an expansive dressing room finished with suede-panelled doors and a stunning bathroom with outstanding book-matched marble walls.

A self-contained annexe lies above the triple garage while the main house is unashamedly out to impress from the first step inside. A sweeping staircase rises majestically from a marble-floored hall, which has the classic view through to the dining room and the garden beyond, allowing light from both aspects. The stairs, clad in polished Botticino marble with a wrought iron baluster and bronze handrail, set the scene for the rest of the house, which combines practical warmth with understated luxury. Even the open-plan kitchen is designed to impress with its vast central island.

Waverley House flows with easy elegance, an outstanding specification and stunning presentation.



ANTLER HOMES



BRONZE

Antler Homes

Archdale Manor, Cheam, Surrey

It's the subtle design touches and bold interior layout behind the symmetrical architecture that lift Archdale Manor into award-winning realms. With some 7,500ft² of beautifully finished accommodation set over three storeys, this six-bedroom home is one of two built by Antler Homes.

The classic design incorporates tall, hardwood, sliding sash windows, which are taken out of the ordinary by a gentle curve to the upper edge.

The front door leads into a traditional vestibule that then opens out into a magnificent octagonal reception hall, which is naturally lit from a corresponding octagonal roof light and a graceful 6m-high chandelier. The stairs are set back discreetly in an inner hallway to preserve the clean symmetry of the central core of the house, which is replicated on each floor with banisters edged with a walnut handrail.

Space abounds, with a dining room that comfortably seats 12 and an open-plan kitchen that opens to an orangery as well as breakfast and relaxation areas, and is finished with lacquered espresso macassar

storage units. Finishes including coffered ceilings, triple coving, stunning garden landscaping and comprehensive AV and security, ensure Archdale Manor is a remarkably accomplished new home.

BRONZE

CALA Homes

Glenthorne, Bentley Priory, Stanmore, London, HA7

Behind the wrought iron gates stands a substantial family home, which provides a generous 7,500ft², including a stylish ground-floor leisure wing. Leading from the main accommodation is a contemporary spa area

opening out to the pool room, which features a double-height ceiling and a 10m swimming pool with hot tub, steam room and changing room. Twin sets of bi-folding doors open out to the garden while a floating staircase leads up to a mezzanine air-conditioned gym overlooking the pool.

Glenthorne provides plenty of formal and informal living areas. The open-plan kitchen/breakfast/family room spanning some 35ft by 28ft is cleverly zoned to create a feeling of informality and home.

An elegant curved walnut staircase reflects the Arts & Crafts style to perfection, leading to the five first-floor bedroom suites and a sixth bedroom suite on the second floor. A balcony leads from the air-conditioned master suite, which incorporates a dressing room with natural light and a suitably impressive bathroom.

Staff have been considered with a self-contained studio over the triple garage, which is linked to the main AV system in case owners prefer to use it as a games room or separate home office.



CITY & COUNTRY

KING
EDWARD
VII
ESTATE



GOLD

City & Country

King Edward VII Estate,
Midhurst, West Sussex

Built in 1901 as a specialist tuberculosis hospital, the former sanatorium is being converted by City & Country to provide apartments and houses in the Grade II* listed buildings which 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 work undertaken by City & Country is an exemplar of how, through thoughtful design and attention to detail, old buildings can be adapted without compromising the original designer's aims.

Poorly executed later additions have been carefully stripped away to reintroduce the original feelings of space and light. Specialist craftspeople have been involved throughout, repairing intricate ceiling plasterwork, stonework, flooring, wall panelling and fireplaces while light fittings have been painstakingly replicated.

As with all historic buildings,

context is key. Mindful of this, the renovation encompasses the gardens and surrounding estate. At the heart of the development, the chapel, which is one of the most important elements of the site, has undergone equally careful renovation and is planned eventually to serve as a cafe or shop.

GOLD

City & Country

The General, Bristol

The General puts the City into City & Country by proving that the company can tackle a complex urban project with just as much panache as those in more rural locations. When complete, the renovation and conversion of the

landmark Grade II listed Bristol General Hospital will provide 205 one- to four-bedroom apartments and houses, together with a collection of waterfront commercial units.

City & Country has stripped away the many unsightly accretions and unsympathetic 'renovations' that had occurred since the Victorian hospital was built and, in so doing, rediscovered the essence and character of the buildings. The historic details have been well understood and, with the help of skilled craftspeople and the use of appropriate materials, careful renovation has been undertaken, including the overhaul of original windows and stone repairs.

Notable is the reinstatement of the internal courtyard. An even greater challenge, successfully met, is the division of the buildings so the interiors work as homes and communal spaces, adding a new layer of history while maintaining readability of the retained fabric. Within this context, the extensive enabling development is also being executed by City & Country and, although not complete, this appears to exemplify the best qualities of new design in a historic setting.



THE GENERAL
BRISTOL

CITY & COUNTRY



SILVER

PH Property Holdings
Hulme Hall, Cheadle Hulme,
Cheshire

Dating back to the 17th century, the Grade II listed Hulme Hall had undergone restoration and extensive additions during the 19th and 20th centuries and had most recently been used as a residential care home.

PH Homes has taken great care to understand the building and execute its renovation to a high standard. Incongruous modern extensions were demolished and through vertical subdivision, which enabled the retention of principal rooms in their original form, the Hall has been thoughtfully converted to create three, well-proportioned, two-storey homes while retaining as much original fabric as possible.

Notably, the oldest part of the building is timber framed. Specialist repairs to the oak frame involved cutting out rotten timber and splicing in new as well as the painstaking repair of wattle and daub panels. Using conservation techniques, original plaster ceilings were wired back to the joists while stained glass windows were repaired.

A redundant social services facility to the rear of the site was demolished to make room for 11 new homes, well executed in a mews style in keeping with the site's history. A well-landscaped space between the hall and the homes ensures that these are discrete from the historic building.

BRONZE

Comer Homes
Royal Connaught Park,
Bushey, Hertfordshire

Set within 100 acres, the Grade II listed buildings of the former Royal Masonic School, which was opened in 1903, are arranged around cloisters, quadrangles and

formal gardens. Sadly the entire site had fallen into disrepair and, after nearly 20 years of neglect, the brickwork was crumbling, the ornate windows were broken and the interiors, which had been open to the elements, were suffering from wet rot and insect infestation.

Comer Homes has renovated some 230,000ft² of accommodation and created 250 apartments and houses, together with an indoor swimming pool and communal entertaining space in the former dining hall. Considerable thought appears to have been given to how the old buildings should be divided. Interventions, such as the introduction of new door openings, have been carefully conceived and executed to minimise loss of original fabric and there is a high degree of readability where change has been necessary.

It is clear that skilled craftspeople were involved in the work, including brick specialists, stonemasons, glaziers, joiners and master carpenters, who worked in workshops set up on site and recreated items such as ridge ties. Importantly, the patina of age has been retained and facades have not been over repaired.



COMER HOMES GROUP

GOLD

Hill

The Scene, Walthamstow, London, E17

This is a joint venture between Hill, Waltham Forest Council and Islington & Shoreditch Housing Association. It delivers a modern sustainable development to the heart of Walthamstow, north-east London, offering 48 homes for private sale and 73 affordable homes both rented and shared ownership and is just the type of development required in London to address housing needs. It also provides a new, purpose-built, 1,200-seat, nine-screen cinema and five new commercial units primarily for restaurant use. It is also therefore an exciting mixed-use development delivering vibrancy and vitality to what had been for many years a vacant, cleared site contributing nothing to the area.

The design acts as a focal point and catalyst, playing a significant part in the regeneration of the town centre, which has suffered from migration of economic activity to other centres, principally Stratford in east London.

The coexistence of housing above a cinema and restaurants brought numerous challenges to the design team in terms of structure, acoustic separation, and performance, which all seem to have been successfully addressed within a framework of an ordered elevational treatment, well articulated. Detailing of glazed brickwork, balconies and fenestration is clean and precise and the choice of materials well thought through. The scheme presents an excellent presence to the street frontages and the judges particularly liked the waved form delineating



each of the apartment blocks.

Internally, detailing is simple, solid and robust. Yet the high-specification flooring, kitchen units, and sanitaryware give an upmarket touch. Apartment layouts are straightforward and uncluttered.

The whole scheme has a simplicity and order that defies its complexity. It provides immeasurable benefits to the area, both architecturally and socially. The partnership is to be congratulated on creating such an iconic development.

SILVER

Habitat First Group

Lower Mill Estate, Somerford Keynes, Gloucestershire

The silver award goes to an outstanding scheme of contemporary holiday homes located in the heart of the Cotswolds, just five miles from Cirencester and set within a stunning 500-acre nature reserve.

Lower Mill Estate was established in 1995 by the late Jeremy Paxton and Habitat First Group, the family run company, which continues to run the business with a vision to create holiday home communities with

nature and sustainability at the heart of the development.

This phase, The Water Garden, consists of just 10 detached houses surrounded by a network of canals. Each property is two storeys, with a rooftop terrace and far-reaching views over the estate.

The construction of the houses is focused on sustainability. Energy-efficient materials have been selected and, wherever possible, these have been locally sourced. Each home also has an air-source heat pump, zoned underfloor heating for every room, rainwater recycling and greywater harvesting.

The ground floors are open-plan with large areas of glazing opening out on to decks accessed by sliding glass doors. The glazing and direct access to the decked area is designed to create a seamless link to the outside. In addition, the expansive glazing means the interiors are flooded with natural light, reducing the need for electric lighting during the day and heating the house through solar gain.

Great care has been taken to blend the design into this sensitive location. The exterior facades, for example, incorporate western red cedar, which has been selected to blend in to the natural environment as it ages and weathers.



BRONZE

Hopkins Homes

St Michael's Place and Bure Place, Aylsham, Norfolk

Dating from the 19th century and within extensive grounds, Bure Place was originally designed as the Aylsham Union Workhouse by William Donthorn, in 1848, one of some dozen workhouses in Norfolk, designed and built by this local architect, interestingly all in a similar linear neo-gothic style.

This building has been very well restored as part of this project, retaining many original features including the stunning front elevation window, castellated parapets, tiled domes, and stonework. Internally, great challenges were presented, particularly in incorporating the existing fenestration within the plan forms, and this has been very successfully addressed, creating 38 bespoke properties.

St Michael's Place consists of a further 131 two-, three- and four-bedroom houses. These have been sensitively and carefully located within the estate grounds forming a hinterland of new development beyond the original buildings and thus retaining the impact of the original on entering the site.

The appearance of the new insertions reflect the style of the original refurbished buildings and have a simple robust Victorian feel, correctly proportioned and detailed and with a good choice of materials.

Inevitably in this rural location, car parking makes a visual impact but there is a clever use of screened car courts that lessens this effect. Landscaping is also critical here and this has been well implemented.



The judges' main concern was the extent of development, which felt perhaps a little excessive, and the treatment of the water tower, which really looked rather out of place. However, Hopkins Homes is to be congratulated on a well-designed and executed development bringing new life to a stunning building and its environs.

BRONZE

Freeman Homes

The Avenue, Ross-on-Wye, Herefordshire

This is a small but exciting development, located in the desirable Ross-on-Wye. Formerly a nursing home, the project includes the conversion of the existing building to form three apartments and the construction of two single-storey 'lodges' and four three-storey houses.

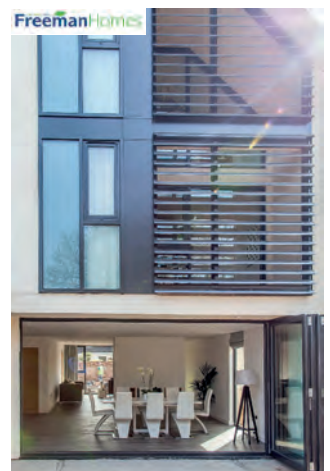
It successfully combines a contemporary style with simple building forms to create an interesting, attractive and bold housing scheme.

At first glance what appears to be a very simplistic site layout has actually been carefully considered to ensure that each dwelling has some

garden areas that are private and aren't overlooked. In addition, full-height glazed openings with bi-fold doors and screens have been used as an effective way of breaking down the divide between the outside and the inside. This successfully extends the living space by bringing the inevitably limited garden space into the houses.

Internally, the open-plan living has been adopted and this has created an imaginative and contemporary ground floor, which makes excellent use of natural light to create airy, flexible living spaces. The finish of the interiors is equally as impressive: high-quality kitchens, bathrooms, flooring all add to the overall modern clean lines and calm, sophisticated feeling.

The new-build elements have used timber frames, with colour through renders and aluminium windows. All of which involve very low maintenance and long life, which is becoming increasingly important to buyers, the sustainability of the development, and housebuilding industry as a whole. Congratulations on an innovative, quality development.





GOLD

Cavanna Homes, Clinton Devon Estates

Horizon, Budleigh Salterton, Devon

Budleigh Salterton has the dubious honour of having one of the highest average aged inhabitants of any town in the UK, with 41% of its residents aged 65 or over, compared with a national average of 16%. The town also has a highly organised Nimby lobby, and, consequently, this exemplary scheme is the first development of new homes in Budleigh Salterton for around 15 years.

A partnership of landowner Clinton Devon Estates and local developer Cavanna Homes teamed up with LHC Architecture and Exeter-based housing association Cornerstone to deliver 48 new homes on a plot of 2.5 acres that was home to 56 community allotments.

It has been a remarkable success – Cornerstone was involved early in the design process and the affordable housing (40% of the development) has been allocated mainly to young local families – a

demographic that was previously priced out of the area.

The private sale homes have been popular with a variety of buyers, including local downsizers. There are an impressive 14 house types among the 48 homes, all designed in the local vernacular to sit comfortably in the landscape (a designated Area of Outstanding Natural Beauty); and the 56 allotments were

replaced by 87 new ones.

Perhaps Horizon's most enduring quality is the sense of how much each of the stakeholders really cared about its delivery and success, and it shows in the final product and the budding new community it is creating.

SILVER

Hill, Waltham Forest Council, Islington & Shoreditch Housing Association

The Scene, Walthamstow, London, E17

As well as 121 new homes, around 60% of which were made for

shared ownership and affordable rent, this scheme is also responsible for three new restaurants and a new Empire multiplex cinema.

The completion of this development is impressive not only because of its location, a stone's throw from Walthamstow's bus and Tube transport hub, but because of the sheer number of parties involved and the management of a number of strict deadlines.

The town centre location meant working on a very small footprint, allowing shoppers to access the surrounding streets and trying to keep as much of a 'business as usual' scenario while bringing this impressive element to Walthamstow's regeneration scheme.

It was of course necessary to balance the expectations of the three main partners, but as the retail and cinema elements neared completion, extremely tight deadlines had to be met, and the project manager had to deal with the additional responsibilities of the cinema and restaurants chains fitting out their new premises.

At its busiest point, the development had 565 subcontractors onsite daily, but these large-scale logistics were





tackled by a supportive partnership at every stage.

The striking contemporary design has made The Scene a landmark in the town, generating much-needed, high-quality new homes from a complex but supremely managed project.

BRONZE

City & Country, Millgate, CALA Homes
King Edward VII Estate,
Midhurst, West Sussex

King Edward VII Hospital was built in 1901 and heralded as "one of the three finest buildings of the time". Its magnificent Arts and Crafts architecture and Gertrude Jekyll gardens fell in to disrepair when the hospital closed, and by the time City & Country made moves to acquire the site in 2009 it was in a sorry state.

Plans to restore the estate received the support – after protracted negotiations – of Natural England, English Heritage, Chichester District Council and the South Downs National Park. Planning permission, including offsite affordable housing contributions of £800,000, was granted in 2011.

City & Country was the natural fit to restore such an illustrious building,

but the scale of the project meant that it decided to bring in partner developers to bring the site to fruition. Rejecting several attractive financial offers in favour of partners chosen for their credentials and suitability for the development, it settled on Millgate Homes and CALA Homes, selling land parcels to each.

The developers have worked together to ensure their offerings are distinct from each other – aimed at a different group of buyers – but all sit comfortably alongside each other on the estate. CALA and Millgate have built detached family homes, while City & Country has completed the first phase of the mammoth task of restoring and converting the hospital buildings. This will be followed by more new-build, and a thriving new community will enjoy a stunning estate restored to its former glory.

BRONZE

Lovell, Stroud District Council

The Paddocks and Old Common Mews,
Minchinhampton,
Gloucestershire

Lovell does this kind of project really well, as proved by its consistent recognition by the judging panel over the years, and this scheme in the

delightful hilltop village of Minchinhampton reinforces this strength once again.

The £9.5m scheme has provided 66 homes of one, two, three and four bedrooms over two sites, the council adopting 35 of them for shared ownership and affordable rent. There are five different levels of interior specification, depending on whether homes are for rent, shared ownership or open-market sale, though from the outside this pepper-potted scheme is tenure blind.

Lovell has created some attractive street scenes: some of the properties overlook a generously sized green, allowing parents to watch their children playing from the kitchen; and the mix of external finishes incorporates lots of golden Cotswold stone, complementing neighbouring existing properties, and the local vernacular, very well.

This new partnership with Stroud District Council – providing the first new council homes to be built in over 30 years – has gone so well that it has already led to an agreement between the two partners to work together again on the next phase of new homes for the district, as the council sets out to achieve its target of 150 new homes over five years. This is a testament to the great relationship that working on this attractive development has forged.



LOVELL

GOLD

London Square

London Square Fulham,
Fulham, SW6

This is a genuine legacy development, replacing a former light industrial estate on the two-acre site with a classic London square form comprising 40 townhouses and shared ownership apartments. In a 21st-century twist, the traditional four-storey terrace layout sits on a two-acre car park, freeing up the centre for a traffic-free communal garden and allowing each townhouse a private garden and terrace on the periphery. The gated underground garage has sufficient parking for second cars or visitors and access to a secure integral garage to each house.

On the lower ground floor of the high-spec townhouses there is a spacious kitchen/dining/family room with bi-fold doors to a walled private garden. Marble stairs lead to the upper ground floor with a study and drawing room with bi-fold doors to an upper terrace and garden. The master bedroom with dressing room and en suite occupies the whole



500ft² of the first floor, while the second floor has two double bedrooms and family bathroom, with a further double bedroom together with dressing room, en suite and balcony in the attic. This excellent layout provides a fine balance between luxurious living and convenience suited to modern lifestyles.

These houses are not cheap (priced from £3.6m) but for their location, ambiance and practicality by comparison with traditional properties they represent outstanding value for money.

The sense of place is set by the external design, beginning with the double arch that marked the entrance to the former estate, which, saved from the wrecking ball by architect John Assael, now stands guardian to the new square. While the proportions of the square and the materials of the elevations (stucco at ground floor, London stock brick and dressed stone above, with zinc-clad Mansard top storeys) reflect the classical tradition, they are also, with their clear glazing and dark aluminium frames, unmistakably modern.





SILVER

Hill and Cambridge City Council

Virido Concept Houses,
Trumpington, Cambridge

Virido will comprise 208 new eco homes with half for private sale and the other half affordable homes managed by the council. These two Code for Sustainable Homes Level 5+ houses have been developed as a prototype for this community. With the aim of informing the design of the homes being built, they provide Hill and architects Pollard Thomas Edwards with the chance to test many of the green features that they are proposing for the whole development during a year-long monitoring programme.

Designed to Lifetime Homes standards, the three-storey, four-bedroom houses are constructed using a prefabricated timber frame and have an impressive build quality with an exterior design that escapes

the norm. Biodiverse green roofs with PV solar panels that are specified to generate more than 100% of regulated primary energy are hidden behind parapets. Internally, the homes are light-filled and apparently spacious with ceiling heights of 2.7m for better daylighting and cross ventilation. Importantly, there is generous storage space. Heating is by gas condensing boiler while MVHR maintains air quality.

The commitment to monitoring with a real family, and the care and enthusiasm with which this is being undertaken, is impressive and reassuring.

BRONZE

Radian

Exhibition Mews, Whitehill & Bordon, Hampshire

The terrace of three affordable homes that forms Exhibition Mews was built by Radian following an international design competition. The brief sought designs that were highly

sustainable, explored new ways of family living, were replicable and would be a benchmark for the design and sustainability aspirations of the new Whitehill & Bordon green town.

The winner, Ash Sakula Architects, designed homes that are flexibly arranged, low energy and highly insulated to meet Code for Sustainable Homes Level 5. Each is entered through a large glass 'porch' which doubles as an extra room, helping support the buildings' Lifetime Homes credentials.

The homes have an unusually high-ceilinged first-floor landing where the washing machine is accommodated and a wooden clothes drier on a pulley system has been built in. An opening roof light and mechanical ventilation are designed to eradicate any potential condensation.

Other eco features include locally sourced sweet chestnut shakes used as part of the wall and roof finishes, green roofs, triple-glazed windows, PV solar panels, shower heat recovery technology and habitats for house martins and bats. The simple communal garden has been cleverly landscaped with sunken patio areas to define 'private' spaces. The judges look forward to the lessons learnt being carried forward.





SILVER

Millgate

Sundridge Park, Bromley,
Kent

The setting of this luxury development of 14 townhouses, 25 apartments and two large houses is of such historical importance that it demands the highest level of architectural response. Set in the Humphry Repton-designed landscapes and John Nash architecture of Sundridge Park, the classical elevations provided by the master of the genre, Robert Adam, are an entirely appropriate response to the context.

Approached along a half-mile secluded driveway between the park's two golf courses, the parallel classical terraces, book-ended by two Georgian-styled villas, present an imposing and unique sense of place, and one in which the privacy and quality of the location create an extraordinary sense of wellbeing. The classical tree-lined street formed by the terrace of apartments on the north side and the townhouses on the south reflects the gracious architecture and scale of a typical regency London street. But the pièce de résistance of this development is the south-facing rear aspect of the townhouses, providing not only

sunny living areas – including a light and airy family kitchen leading to a granite paved patio, and a piano nobile drawing room with large outdoor terrace – but also overlooking the

splendour of the landscaped formal terraces that form the backbone of the layout.

Throughout, specifications are of the highest quality, matching the excellence of the plans and Adam's harmonious and well-proportioned buff brick and stucco elevations. Purchasers of these £1.6m houses will find nothing comparable.

BRONZE

Ultrabox

The Woods, Kings Wood,
near Leighton Buzzard,
Bedfordshire

The Woods is an exceptional development: a collection of four uncompromisingly modern, large luxury houses set in a clearing in ancient woodland, it also demonstrates unusually high levels of sustainability.

Accessed by a private half-mile driveway, each home is screened not by fences but by landscaped grassed mounds. The elevations of cedar vertical boarding with zinc cladding to the upper storeys together with the use of double car ports rather than garages are further departures from the visual language of suburbia. Internally, the uncompromisingly modernist architecture is continued by the open-plan concept linking inside and out – the large living/dining/kitchen

area connecting directly through sliding glazed doors to the garden. However, the scale of these 3,000ft²-plus houses is such that the ground floor also provides a separate media room, study and general-purpose suite that can be adapted as a self-contained apartment as needed.

The sense of spaciousness is further reinforced by the triple-height void running the length of the house and a cathedral ceilinged second floor that can be configured as the owner wishes. Although the four houses share a generic layout, the amount of space allows for multiple choices of how each house is used.

Sustainability is embedded in the design of this development and its response to its brownfield site – once an engineering works but now returned to a woodland glade – from triple glazing and the southerly orientation of main rooms to solar PV and thermal panels on the roof; water is supplied by boreholes and heating comes from biomass boilers. Overall, these homes have achieved a Code Level 5 and a Lifetime Homes certification.

This development by Ultrabox and architects Scott Brownrigg is a tribute to the commitment to the highest standards of design for a sustainable future.





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SILVER

Inland Homes

Drayton Garden Village,
West Drayton, London, UB7

This vibrant 779-home development on a site formerly housing RAF West Drayton has succeeded in creating a sustainable mixed-use community on what was previously a tranche of derelict brownfield land.

Drayton Garden Village includes everything from apartments to five-bedroom houses, and succeeds in its aim to be a 'lifetime neighbourhood', with its range of homes matched by the tenures on offer, which include shared ownership, affordable rent and private rent. The Help to Buy scheme has also been very successful here in getting first-time buyers on the ladder.

In addition to a series of commercial units and a spacious village hall, which can be hired by residents, there is also an 80-bedroom residential care home at the development. Drayton Village Care Centre, part of the Gold Care Homes Group, is a carefully considered project, with large

windows offering views over the landscaped grounds and spacious bedrooms with en suite facilities among the highlights.

Perhaps most impressive is the sustainable vision of Drayton Garden Village, from its design as a leafy neighbourhood with significant outdoor space, to its low carbon strategy and district heat network, where domestic hot water and heating is provided through an onsite energy centre as part of an innovative partnership with E.ON Sustainable Energy.

BRONZE

Hyde New Homes

The Barrows, Brighton,
East Sussex

The first thing that strikes you about The Barrows development is the zany marketing, very fitting for the bohemian, free-spirited reputation of its Brighton location.

Mixed use can mean many things: usually any conventional combination of residential, commercial, retail and leisure. The Barrows is a scheme of 87 apartments, built to high sustainability standards, for sale through shared ownership, as well

as 27 rental properties. But next to the development is The Open Market – a covered market of stalls, an eclectic mix of food outlets, workshops and arts and crafts – very much local trader territory. It is a market as a social enterprise – no antiseptic add-on for planning purposes, but a clear community benefit, creating jobs and a social meeting place.

The scheme has made a very tangible contribution to the regeneration of this part of the East Sussex town, both in terms of residential and retail offering – new homes, new jobs and a new vitality to the area. The £13m project was very much a community-led partnership. Hyde worked closely with local residents and the local business community, including a three-day public consultation, which led to changes to building heights, materials and road layouts.

"The street furniture recreates the feel of an outside living room" – the marketing is zany, but it is also spot on.





GOLD

Igloo

Four Hundred Caledonian Road, London, N1

Four Hundred Caledonian Road embraces sustainability with little apparent compromise, despite the constraints of a difficult site: a former light industrial workshop adjoining Caledonian Road & Barnsbury station. The mixed-use scheme blends past and present around two intimate courtyards. Comprising 25 one-, two- and three-bedroom homes and three commercial studios, the integration of new build with the renovation of a Victorian townhouse and the conversion of a stable block is seamless.

Meeting Lifetime Homes standards and Code for Sustainable Homes Level 4, the scheme uses fabric-first principles to achieve 40% higher performance than Building Regulations while attaining a full outstanding 12/12 rating against the Building for Life 12 assessment criteria. Both externally and internally the specification and quality of finish is high. Green roofs provide biodiversity and accommodate solar PV while rainwater harvesting reduces the use of potable water. Secure cycle storage is available for residents and balconies reduce solar gain but ensure good daylighting.

Neighbourhood and community have not been forgotten. The development has helped regenerate this part of the 'Cally Road' and local businesses supplied metalwork and joinery elements. Igloo must be applauded for a scheme that is sustainable, attractive and highly liveable.





GOLD

BEN

Lynwood Village,
Sunninghill, Berkshire

Owned and operated by automotive industry charity BEN, Lynwood Village and its care centre, set within 20 acres of woodland on the outskirts of Ascot, are run on a not-for-profit basis.

The onsite 24/7 care team combined with its design, accessibility and support systems help make Lynwood Village an attractive retirement destination. Tailored care packages are available, with ongoing health and wellbeing assessments. Residents can buy here and have the peace of mind of having access to a respite centre for short-term convalescence and a state-of-the-art care centre if needed at any time in the future.

There is a shop onsite plus facilities including a health club with swimming and hydrotherapy pools, fitness suite, a hairdresser, a spa, treatment rooms, a library, snooker, bowls and croquet, and a village hall;

a minibus also transports residents to local amenities.

Organised activities, such as a cinema club and evening events, add to the vibrant, buzzy atmosphere. There is a full-time restaurant, brasserie and bar onsite with a 40% residents' discount plus a private dining facility. The outside

community can use some facilities too and there are guest rooms available for overnight visitors.

The development contains spacious, well-designed properties, with apartments, duplexes and cottages on offer. Larger units are in the pipeline thanks to downsizers requesting larger lock-up-and-leave units. The design of apartments replicates a street scene with residents' own door numbers. Properties all have outdoor areas, plenty of storage, and friendly features such as wet rooms, high level sockets, low temperature radiators and non-slip floors with Jack and Jill doors to wet rooms/bathrooms in case of accidents.

Overall this is an incredibly well-designed community with a great team on hand to help its ageing population thoroughly enjoy retirement. BEN has fully considered the person and the activities that promote wellbeing, making it a deserved winner.





SILVER

Renaissance Villages and Helical Bar

Durrants Village, Faygate, West Sussex

The key to any large-scale retirement community is not to look like a large-scale retirement community and this is just one reason Durrants Village near Horsham in West Sussex succeeds.

There is an eclectic mix of cottages and apartments among the 154 properties, set in 30 acres of private parkland with a nice ebb and flow to the streetscape.

The centrepiece of the village is the clubhouse, an upfront commitment by developers Renaissance Villages and Helical Bar to the wellbeing, both social and medical, of the residents. The clubhouse has a pool, fitness centre, library, games room and restaurant, as well as a nurse and doctor's surgery and a guest suite for residents' friends and family to stay.

The residents are empowered to run events and services themselves, such as the bar – a major attraction and not just because of its highly subsidised prices. You won't find a cheaper beer in Sussex. There is also a village shop being built.

The quality of finish of the properties is excellent, as are their

ecological credentials, with high thermal efficiency standards throughout and sustainability a key virtue of the village. There is plenty of storage space in the homes and important design touches such as level thresholds, lowered electrical appliances and lower window sills to take advantage of the countryside views.

BRONZE

Adlington Adlington House, Portishead, Bristol

Adlington House, located in the coastal town of Portishead, just a short drive from Bristol, is a purpose-built apartment development that has been created specifically for the retirement market.

The scheme offers a range of one-, two- and three-bedroom units, rather unusual in itself for a retirement development. The apartments themselves are spacious and well appointed, and have very well-thought-out storage including utility rooms. All properties have a balcony or private patio area, and the communal grounds are landscaped to a very high standard.

Particular attention has been paid to the communal areas, with all doors wide enough for a wheelchair, seats

in the lifts and sturdy grab rails in the corridors designed to look like classic dado rails. In addition, each floor features a different coloured carpet, making it easy for residents to spot that they are on the right floor.

However, it is the facilities and amenities on offer at Adlington House that is the big draw. A communal lounge, subsidised restaurant, hairdressers, spa room and an activities room are open daily, while the private dining room can be booked in advance if residents wish to entertain a large party. There is also a guest suite available for visiting family and friends, which can be booked for a very reasonable cost.

An onsite nurse is available 24 hours a day, and all of the apartments have an emergency call system. Parking is onsite, while a minibus is available to take residents into town if they were unable to make the walk. The ground floor also features a mobility scooter charging room, and the wheelie bins have an innovative pully system so that residents can still take their own rubbish out even if they are in a wheelchair.

Adlington House has done a fine job to support independent living while simultaneously encouraging social interaction.



GOLD

Hill

The Scene, Walthamstow, London, E17

The Scene not only provides 121 new homes in the centre of Walthamstow, but regenerates the site of a demolished shopping centre with a mixed-use development based on leisure retailing and the provision of a cinema, the borough being one of only two in London without this facility. The cinema, flanked by restaurants and shops, is the centrepiece of this vibrant development, and forms a podium on which the housing sits, surrounding a first floor communal garden on the roof of the cinema.

The external four-storey elevations are highly articulated, with projecting balconies and metal-clad recessed penthouses on one side and gentle wave forms with balconies recessed from the busy road on the other. Above the ground-floor shops, elevations are clad in iridescent glazed brick, with decorative metal balconies laser cut with patterns taken from the designs of William Morris, a native of the borough. The elevated position of the development provides outstanding panoramic views of central London to the south and there is a good social mix in the housing surrounding the central communal garden, with two-storey affordable housing, affordable and shared ownership flats, and five-storey private ownership flats.

This development is an exemplar of town centre regeneration, providing a landmark building and enhanced public space. The architect, Justin Laskin of Pollard Thomas Edwards, has ingeniously



wedded the lively public elements and the calm required of family housing, but the achievement of this development is shared by the whole team: Hill, Waltham Forest Council, and Islington & Shoreditch Housing Association. It merits gold, not because it is intrinsically higher in quality than the others in this category, but for the outstanding impact that this regeneration of this brownfield site has made to the local environment.

SILVER

Berkeley Homes

Holborough Lakes, Snodland, Kent

Holborough Lakes is a breath of fresh air – a new community of over 1,000 new houses (with 25% affordable housing pepper-potted throughout the development), sited beyond the green belt in a former Blue Circle quarry. Remedial works to the 72-acre site were necessarily extensive and expensive and included clearing the industrial elements on the site, cleaning the lake, stabilising and draining the site and its surrounds, relocating the existing fauna and establishing new planting.

Much of the initial attraction of this development lies in its predominant New England

aesthetic, which provides a visual identity and sense of place, the variously coloured weatherboard elevations distinguishing it from more mundane brick developments. However, the merits of Holborough Lakes are far more than skin deep. The architect, Stefan Zins Associates, has created a wide range of well-designed houses and constantly interesting streetscapes and vistas, from the impressive entrance boulevard flanked by four-storey New England-influenced apartments, to the individual villas and townhouses that overlook the central village green and the feature lakes that give the development its name. These communal landscape features, linked by trim trails, make this much more than simply a housing development: this is a community, with its own nursery, primary school, gym and watersports centre.

Over the 10 years of its development, Holborough Lakes has become an entity, with its own M&S foodstore and dedicated bus service linking it with Snodland, two miles away, with its HS1 link to St Pancras. Berkeley, in purchasing this site without even the benefit of planning permission, took a huge risk, but its boldness has not only been vindicated, but also serves as an exemplar for development on and beyond the green belt.



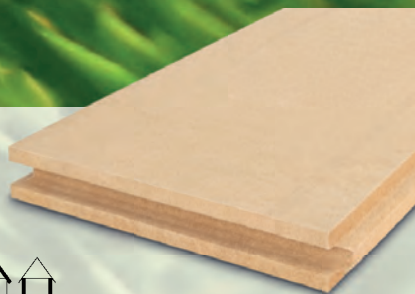
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ENGINEERED BY NATURE

SILVER

Catalyst by Design

Portobello Square, Ladbroke Grove, London, W10

Portobello Square is a landmark regeneration project, in its first phase of 324 new homes, 150 of which have been made available for private sale, replacing the 538 flats in the worn out 1960s Wornington Green estate. The contrast between the single-tenancy deck block architecture of the past and the genuinely mixed-tenure community of the new development, where new private owners have joined existing residents, is striking, as is the physical difference between the former six-storey linked blocks and the new mix of four-storey apartments, townhouses and mews homes.

The contrast between the brutalist concrete horizontally banded red brick former deck blocks, and the urbane elevations of the new London stock brick town houses with their vertical emphasis could not be more marked: the former being social housing writ large with no private outdoor space or territory; the latter, designed with real flair by architects PRP, epitomising individual territory, emphasised by the generous private gardens to the houses and duplexes and the outdoor space of the individual balconies to the flats.

Both the houses and apartments are light and airy and with high-quality finishes. There is a degree of overlooking in consequence of the necessarily high density, but this does not detract from the overall attractiveness of these new homes, and, exceptionally, the three-bedroom penthouses (a snip at

Catalyst



£1.2m), have views of The Shard to the south and the Wembley arch to the north, while many of the other homes will look across a newly created park. This high quality development by Catalyst is an exemplar of large-scale urban regeneration.

BRONZE

Hyde New Homes

One Hove Park, Hove, East Sussex

One Hove Park comprises 71 apartments (41 for private sale and 30 affordable), located on a site that had lain derelict for many years, ultimately becoming a notorious squat. Despite a consensus that the site represented a blight on the neighbourhood, there were strongly expressed local concerns about conservation and worries about overdevelopment of the site. However, at the third attempt, the proposals, by the newly appointed Yelo Architects, for a new building, a green corridor between the two adjacent parks, and fully screened car parking provision were approved. The result of this extensive consultation has been a highly successful landmark building

and attractive communal garden that has been warmly welcomed by the local community.

The first thing that strikes visitors is the powerful and attractive presence of the new, single, horseshoe-shaped, five-storey building on the corner of Goldstone Crescent and Old Shoreham Road and the confident handling of the three step changes as it follows the rising slope of the latter. The decision to site all of the parking beneath the block has allowed for large private gardens for ground-floor apartments and a beautifully designed communal garden by Nicholas Dexter that incorporates a dedicated wildlife corridor and a sett for the resident badger.

The quiet modernist aesthetics of the building, while contextual in the use of the local Hurstwood Multi brick and referencing the projecting bays of the surrounding villas, are uncompromising in the use of steel, plate glass, and, on the recessed penthouse top storey, zinc cladding.

This is a project that works on every level. Every design decision, every finish, every specification seems just right. Hyde New Homes is to be congratulated for achieving such a modest tour de force.





GOLD

Newcourt Residential Alderbrook House, Weybridge, Surrey

By a whisker, gold had to go to Newcourt Residential for Alderbrook House, located in a quiet road close to the town centre with a garden that runs down the River Wey and a private mooring on to a peaceful section of the river.

The theme of the house is reminiscent of a New York apartment, with clever layering of wallpaper, mirrors and lights, but this is combined with the softness of an English country house in a superb location close to London with river views, fully exploited and capitalised throughout in the interior design. The company employs a very talented in-house designer who sourced all the furniture from various

trips around the world: for example, the hand-blown chandelier, which stretches to more than 7m, came from Paris; the furniture, including the bathroom cabinets and the 11m curved sofa were specially made in

Portugal; and the dining room table came from Texas. However, and very surprisingly, the cost was less than 1% of the sales price. For this reason, Newcourt should give their designer a 'real' gold star.





SILVER

CALA Homes

Hurlingham House,
Brockenhurst Road, Ascot,
Berkshire

This home oozes in style and glamour and in terms of the exterior is definitely the best house out of the three winners.

Internally, the house gave the interior designer scope to create a scheme that worked in harmony with the space. Silver, gold and bronze colour palate is used in the entertaining rooms, which is contrasted with a monochrome theme using checks and stripes for the large kitchen and family area. The marble staircase is a striking feature leading up to the amazing master bedroom suite with its sitting room and masses of cupboard space. The interior designer has done a fabulous job of creating a home, which is restful and luxurious.

BRONZE

Berkeley Homes

One Tower Bridge,
London, SE1

It would be so easy for Berkeley Homes to rest on its many laurels but it has really pushed the boat

out at its latest London scheme and used the cartouches from its neighbour, London landmark Tower Bridge, to create a distinctive identity for the development – and what an identity.

The elegant art deco glamour with bespoke parquet floors and burnished bronze lifts with hand-made panels inlaid with bronze, created in Nottingham and a nod to traditional craftsmanship. Another very special touch is the book matched marble floor leading into the apartments; the design is mirrored on the ceiling and a panelled wall creates a vision of opulence. The theme is carried through into the bathrooms – the wooden laminated bath is especially amazing. As well as the interior design of the apartments, there is incredible attention to detail in the communal areas. Once again, Berkeley Homes has raised the bar on giving a development the wow factor.

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GOLD

Regal Homes

Banyan Wharf, Islington,
London, N1

Banyan Wharf demonstrates a genuine effort to use design, not just execution, to bring value to its site and so immediately stood out among the entries.

The project makes a clear and conscious attempt to explore the opportunities provided by ongoing technical innovations in building technology – with its dramatic and large-scale use of a cross-laminated timber structure. In so doing it stakes its claim to make a significant contribution to the story of architecture and homebuilding in the UK.

Its success is based on more than just technical innovations however, as the building provides a rich and varied spatial experience to residents. Its overall form is organised around a twisted cruciform plan, which brings natural light deep into the site, enabling the creation of double or triple aspect apartments with unique terraces –

providing real and individual personality to each home. This is a humane and ennobling decision and demonstrates a commitment to providing value that will be measured by residents in more than just square feet.

While relentlessly exploiting the opportunities provided by its own

spatial and technical innovations, the project also shows a respectful concern for its context. It marries itself to the neighbouring street frontage with a masonry screen that acts at an urban scale – as a piece of placemaking ‘outside’ that also enhances the private terraces ‘inside’.





SILVER

Bernard Construction UK
The Warren Apartments,
Tulse Hill, London, SE27

The Warren Apartments are a good example of the kind of small-scale developments that have become rarer over the last decade but which should be being encouraged across the country. They have obviously been designed with great affection and consideration using a few simple devices to create a handsome and coherent whole.

The design strikes an enviable balance between the intimate private nature of domestic space and the more dramatic scale of the railway line next to which the apartments are situated.

Crittall windows hint at an industrial feel and heritage while also allowing generous amounts of light into each home. Similarly, the extensive use of glazed bricks bring to mind the lightwells of Victorian-era mansion blocks and civic buildings, which resonates with the Victorian railway heritage of the project's trackside location.

The exterior palette is monochromatic with the rich dark tone of the glazed bricks being an

effective counterpoint to the white infill areas.

Overall, the exterior design is an intelligent blend of old and new, small scale and large scale, which creates a refreshing and memorable design.

BRONZE

Octagon

The Grove Villas, Highgate,
London, N6

The design of The Grove Villas, two five-bedroom semi-detached townhouses in Highgate, is not obviously about innovation, it is

about repair – replacing a very unlovely 1970s' apartment building that was previously on the site. That said, the designer's decision to use a version of the neighbouring Georgian architecture – rather than a more obviously contemporary approach – shows an admirable level of confidence and is arguably innovative of itself. The new buildings are a significant and attractive enhancement of the conservation area.

Most importantly, the historic approach to materials and detailing demands a substantial commitment to craftsmanship throughout construction, which has been delivered upon. It must also be noted that this has to be balanced with the modern demands of Building Regulations, which were never imposed upon the Georgians. While very much at the top end of the market, The Grove Villas demonstrate that very high-end developments can make a really beneficial contribution to their neighbourhood while also being lovely homes, not just bank vaults.

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Beechcroft



GOLD

Beechcroft Developments Orchard Gardens, Storrington, West Sussex

The development at Orchard Gardens has been carefully and sensitively designed on the site of the orchard of the former St Joseph's Abbey. The scheme is located in a quiet lane opposite the parish church, a short level walk from the shops and services on offer in Storrington.

The over-55s development comprises 25 two- and three-bedroom houses and apartments, set within attractive communal gardens, with many also benefiting from their own private garden, all beautifully maintained by the development's estate manager.

The judges were impressed by the elegant simplicity of the scheme and how the new dwellings sit comfortably within the setting, complementing the vernacular architecture and merging seamlessly into the historic fabric of the neighbouring streetscape.

The scheme has been designed to maximise the views from the new homes of the church and South Downs: parking and garages are placed discreetly, tucked out of site, giving the impression that the development is car free. The materials combine golden gravel paths, timber fences and trellis, and characteristic ironmongery.

The planting design is soft and pleasing and yet vibrant with its attractive mix of shrubs and herbaceous plants, with climbers that deck the walls and trellises. The skilful mix of interest, colour, texture, movement and scent is a delight. The gardens are planted in a similar way to the established

gardens the owners may have left behind when downsizing from their former homes and are sympathetic to the area's abundant wildlife and mature trees.

An eloquent scheme sensitively designed and executed within a historic setting and so well maintained.





SILVER

Countryside Properties

St Irvyne's, Wickhurst Green, Horsham, West Sussex

The landscape vision of Wickhurst Green – which will eventually provide 963 homes, a new primary school, a neighbourhood centre and facilities, and formal and informal open spaces – has three core elements: to retain and enhance the existing vegetation and biodiversity; to use the established flora and fauna water networks to create an immediate mature character; and to provide play and recreation facilities.

At St Irvyne's, a small part of this new development, the architecture and landscape combine to create an attractive and pleasantly relaxing atmosphere.

This part of Wickhurst Green incorporates one of the balancing ponds required as part of the SuDS scheme, which has been planted with native plants to provide a habitat for wildlife and for the

residents to enjoy. Avenue tree planting gives structure, interest and a focus, and the hedges and planting areas create an attractive backcloth by utilising predominantly native species.

Exteriors are a mix of traditional and colonial styles, both of which sit comfortably in the landscape. The hard surface materials include tarmac and block paving, which are imaginatively used and mixed to vary the character of areas.

These are combined with thoughtfully designed timber picket fences and bin stores, while the use of both garden walls and fences give privacy and interest.

With St Irvyne's, Countryside has successfully recreated the village environment, complete with a sense of tranquillity and calm.

BRONZE

Redrow

Lucas Green, Whittle-le-Woods, Chorley, Lancashire

Lucas Green composes 135 dwellings and associated open space on the land to the north and west of Lucas Lane in Whittle-le-Woods. The site is surrounded by a combination of farmstead and historic buildings, early- to mid-1900s and modern housing developments with predominantly agricultural land to the east. On the eastern

boundary is an area of land designated as a Biological Heritage Site and neighbouring streams. An existing track, Lucas Lane East, runs across the site.

The scheme has been carefully designed to take account of the existing mature trees and hedgerows, ponds and watercourses, footpaths and Biological Heritage Site, integrating them into the design within green linking corridors. There will be "substantial new indigenous planting" alongside the laurel hedgerow surrounding the existing pond.

A great deal of research had been carried out in order to plan and design the scheme so that it will complement the surrounding town and landscape, and this deserves recognition and acknowledgement. However, the judges felt, on the basis of the areas implemented, that there was more scope to reinforce the structure of the scheme and its landscape in accordance with the drawings and through the increased use of native planting and the quality, size and density of plant material used to date. Hopefully this will become more apparent as the scheme progresses.





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.



Rory Bergen

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 – most recently, Pear Tree House won a RIBA London award this year and was shortlisted for the Stephen Lawrence Prize. 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.



Katharine Gillings

Katharine is principal of cHOROS Landscape Architects. Started in 1983, her early work was grounded in mixed-use schemes and sheltered accommodation for housing associations, private clients and developers, broadening to new town/urban masterplans in Bahrain and Jordan, where she presented her work to the then crown prince. Today, cHOROS encompasses a multidisciplinary environmental team that includes landscape architects, forestry, and management consultants. cHOROS provides consultancy services for a wide range of clients and has won several awards in the UK. cHOROS has developed skills in urban land regeneration, working closely with land agents and stakeholders to instigate opportunities to make the most of our cities and towns. Schemes include hard landscape design and masterplans to encourage



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wildlife in an urban environment and to create an enjoyable setting in which to live and work in harmony. CHOROS also specialises in historic/sensitive sites; for example, the company completed a masterplan for Tesco in relation to a sustainable, zero-carbon scheme on a rural 81-hectare historic estate.



Simon Graham

Simon is director of Blue Sky, a freelance housing consultancy established in 1995. He has worked in the residential property industry for 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 now a design assessor for Hertfordshire County Council.



Kate Hamilton

Kate is a freelance property journalist and magazine editor who has written for Show House, Homes Overseas, International Construction, BuyAssociation, easyJet magazine, Inside ATM and The Mail on Sunday. She has a passion for property, having bought and renovated five homes in London until she finally settled with her family in north Wales. She now works with her husband renovating property for sale and has a small buy-to-let portfolio. Kate has been judging for the What House? Awards for the past 10 years.



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. He blogs on building-related issues at www.huntwriter.com and tweets @huntwriter. He lectures regularly on retrofit and old buildings.



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Cheryl Markosky

Cheryl has contributed to the property pages of a number of publications for the past 15 years, including The Sunday Times, Daily and Sunday Telegraph, Country Life, Mail on Sunday, Daily Mail, Financial Times, Sunday Express and Show House. She also writes for London-based magazines MoveTo London and MoveTo Town & Country. Cheryl has ghostwritten two books with Channel 4's Location, Location presenter Phil Spencer. She also does a great deal of print and digital corporate work for agents and developers.



Stephen Maunder

Stephen is an online property writer for Which? having previously spent nearly two years as assistant editor of WhatHouse? During his time at WhatHouse? his brief expanded from managing estate agency content on the whathouse.com website to contributing to the various print publications and regularly reviewing new-build developments. With a background in academic research, Stephen previously worked at Sky News and has written about a range of topics from education to sport for BBC News and The Huffington Post UK.



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 and local newspapers. With a background in finance, he has been involved in the new homes industry for over 14 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, including Homebuilding & Renovating. In addition to practising as an architect, Michael 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.



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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.



Ginetta Vedrickas

Ginetta is an award-winning property journalist who has written for many titles in the UK and overseas including *The Times*, *Telegraph*, *Independent*, *London Evening Standard* and *Metro*. A WhatHouse? judge for several years, Ginetta is *Show House* magazine's marketing and media columnist, as well as a regular feature writer on other topics for housebuilding's leading trade title and is a former presenter of the BBC1 property series *Staying Put*.



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. Current projects include one-off houses in the UK and Europe, the regeneration of Walker's Court in Soho – incorporating the old Raymond Revuebar and Madame JoJo's – and Ilona Rose House, the 300,000ft² redevelopment of the old Foyles bookshop site on Charing Cross Road (with Soda). 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.



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The new homes sector has had a very strong and successful year and with the continuation of Help to Buy, developers have seen growth in revenues in 2015. However, as we move forward into 2016 one of the key potential

threats is likely to be consumer affordability.

We too have had a successful year. We have record levels of new homes inventory, with over 2,700 developments now on our platform, and have delivered record lead levels for our developer customers. Our mobile engagement continues to grow and now accounts for a staggering 65% of our usage and is growing every month.

Looking forward, with our recent acquisition of uSwitch, we are delighted to be able to provide our customers with a unique opportunity to reach consumers at every stage of the property cycle and look forward to developing more opportunities for our customers in the future.

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Alex Chesterman, founder and CEO



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creative while providing solutions to achieve water-saving and sustainability targets. Thanks to our extensive knowledge and expertise 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.

Our Gap-N furniture collection has been redesigned and is now available in four sizes and three finishes, all of which feature drawers with a new stylish textile interior finish, perfect for any bathroom.

Wall-hung and back-to-wall WCs have risen in popularity with developers, therefore we have extended our range of installation systems. With a wide range available, the new collection provides solutions for easy installation of wall-hung and back-to-wall WCs, as well as basins and bidets.

We hope you enjoy the event and wish those entering the awards the very best of luck and thank you for your continued support.

Sian Lane, national sales manager (developers)



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In 2015, Nolte Küchen is sponsoring the WhatHouse? Awards for the eighth year running. It is the premier event in the housing development market and a perfect opportunity to liaise with partners. Since we last met at the Grosvenor House hotel, Nolte Küchen was named "Germany's most popular kitchen brand" in an open survey conducted for news channel n-tv by the German Institute for Service Quality (DISQ), with the large product range and material quality cited as the main reason for this result.

In line with this, Nolte Küchen has again come up with exciting additions for 2016. The core range, nolte, now features an elegant wood concept on top of the wide matt lacquer choice introduced last year, resulting in an even greater

number of attractive individual combinations. New door range ARTWOOD with an authentic wood decor and realistic texture was a huge success at the autumn in-house fair; it can be paired with FEEL, a door front with a lacquered laminate finish.

For lovers of real wood there is also exciting news in the shape of new door range LEGNO. Available in three oak veneer shades it can be combined with individually lacquered doors, for example, or with glass surfaces in matt and high-gloss finishes. This excellent, sophisticated choice again proves that Nolte Küchen has something for every taste and every budget. We are delighted that this way we will be able to continue offering an attractive, diversified product to our partners in 2016.

Richard Pedgrift, senior consultant



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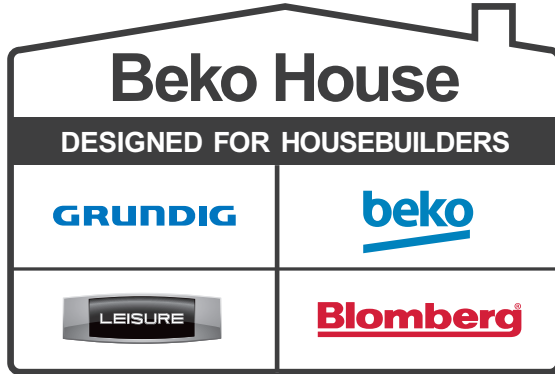
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Supporting residential developers is incredibly important to Beko plc – this growing sector is a major focus for us, which is why we are extremely pleased to be part of this event that recognises the talent in the industry.

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 its 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.

Best of luck and we look forward to seeing you on the day.

Murat Sapci, head of built-in and leisure



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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 2015, 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



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2014 was challenging for spicerhaart; however, the year saw the company, yet again, expand and take significant market share, regardless of much of 2014 being a time of political uncertainty.

Over the last 12 months, spicerhaart land & new homes has yet again been recognised as the most progressive and advanced business of its type, with our digital marketing proposition producing records levels of footfall to sites, winning gold in the Which Test Won international app development awards category, beating the likes of Microsoft, Tesco and Suzuki.

We also provide specialist advisory, marketing and sales expertise for housebuilder and developer clients of all sizes and have an award-winning 'off line' creative and design, including print and distribution/direct mail services.

The spicerhaart land team also deals with the brokering of land to developers and housebuilders, including extensive brownfield sites, blighted green belt and comprehensive conversion and PD projects.

I personally look forward to the awards every year and spicerhaart's support of What House? merely reflects the belief that this single event brings together the best in the industry and provides the platform to meet and speak to clients and friends, both old and new.

Peter Krelle, managing director



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Driving new design and innovation is not

only fundamental to the heritage of Alexander James but also to the success of this exciting industry that we all work within. Recognising and rewarding excellence is the driving force behind 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.

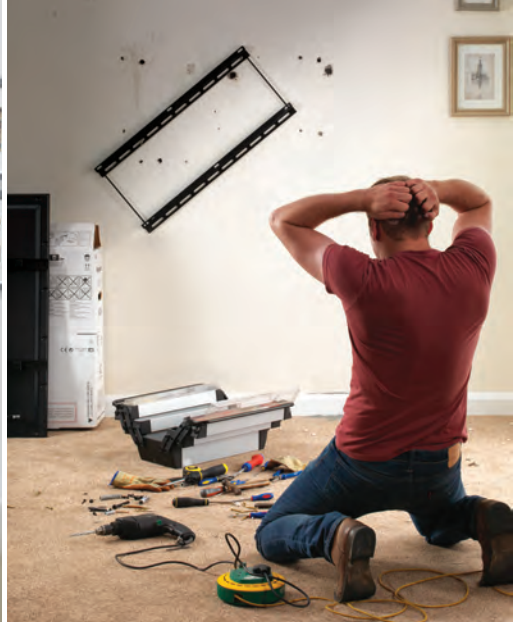
At Alexander James, design and innovation are at the heart of everything we do, and we are proud to continue our support of the WhatHouse? Awards in 2015.

Robert Walker, managing director



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At a time when housing supply is the most pressing constraint on the market, the property development market is more important than ever. The development industry is full of talented and hardworking people who care immensely about their jobs, and awards like these reward organisations and people that innovate and support their customers.

Aldermore started in 2009, at a time when the economic situation wasn't particularly positive. The past few years have been especially tough for smaller developers: the construction industry was crushed during the recession, with many good firms pushed under and countless projects cancelled or mothballed. Mainstream funders turned their back on the industry en masse.

As the economy has improved, we have seen a great deal of demand for Aldermore's common-sense approach, not relying solely on computerised underwriting but assessing each application on a case-by-case basis. We will consider loans to developers who had trouble during the downturn and want to start building again; just because a firm went bust during the credit crunch does not mean it is a bad risk today.

As a champion of smaller developers and builders in particular, Aldermore is proud to support the WhatHouse? Awards to help make sure that the housebuilding industry gets the recognition it deserves for its valuable contribution to the UK economy.

Simon Knowles, head of property development



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British Gypsum is a leading manufacturer of interior lining systems with over 100 years of experience in plaster, plasterboard and ceiling solutions and, as such, is focused on helping customers build better spaces to live and work.

British Gypsum is proud to support the WhatHouse? Awards. These prestigious awards support innovation within the housebuilding industry, which is something that we feel very strongly about. British Gypsum is driven by innovation and is always looking for new and creative ways to meet demand from customers. This is most evident through our Rooms Made For You range, which features Thistle Magnetic Plaster, Lifestyle Wall and Sound Solutions. Each of these propositions has a unique approach to tackling everyday problems for homeowners and, what's more, they have been designed in such a way that they can be installed easily by housebuilders.

The awards align with British Gypsum's philosophies and beliefs in that they strive to improve standards within the housebuilding

industry and recognise those who do, which is something we feel passionately about. British Gypsum tries where possible to associate with like-minded brands and through our involvement with housebuilders such as Cawrey Homes, Barratt West Midlands, Scandia-Hus, Lewis Properties and English Brothers we have helped to create innovative living spaces, which are desirable to homebuyers, and drive standards forward.

British Gypsum's products are designed to give housebuilders a competitive edge when completing projects. This is something that is of growing importance as homebuyers place increasingly high expectations on new build developments. The WhatHouse? Awards recognise the endeavours of those housebuilders who go the extra mile, tackle the issues that are of growing concern to customers and deliver superior living and working environments. This is intrinsic to the British Gypsum ethos and one of the reasons that we are delighted to be associated with these influential awards.

Sarah White, residential sector manager



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CANNES DO ATTITUDE

Before: The February issue of Show House will feature a preview supplement of MIPIM 2016.

During: Show House will be distributed at MIPIM in Cannes and Rupert Bates, editorial director and Iga Lisowska, sales manager, will be in Cannes for editorial and advertising meetings...

...and maybe even a drink under the Mediterranean sun.

After: The April issue of Show House will feature a review supplement of MIPIM 2016.

Show House is looking for sponsors, advertisers and editorial contributions, as it covers the world's biggest property event, talking new homes with more than 20,000 developers, agents and investors from nearly 100 countries.

Sponsorship and advertising:
Iga Lisowska. il@showhouse.co.uk
Tel: 020 7940 1070



Editorial: Rupert Bates:
rb@globespanmedia.com



showhouse



It has been an historic year for Show House magazine. Our 20th birthday celebrations kicked off with Show House retaining its crown for the second successive time as Magazine of the Year at the LSL Property Press Awards.

20 years is a milestone anniversary having found a gap in the market back in 1995. We couldn't have got here without not just the Show House team, but our readers, advertisers and contributors, helping to deliver the housebuilding industry's favourite monthly read, packed with people, product, punch, personality and a light touch where needed.

We have plenty of exciting plans for new

content and features in 2016 and suggestions are always welcome, with MIPIM, the world's biggest property event, an early focus for the magazine, with preview and review supplements, as well as a special Show House issue distributed in Cannes during MIPIM week in March.

WhatHouse? is our sister brand, so we are always very proud to be involved and associated with the WhatHouse? Awards, the Oscars of the housebuilding industry.

Show House will be publishing a comprehensive review of the WhatHouse? Awards, featuring all the winners and images from the ceremony, in our December issue.

Iga Lisowska, Sales Manager



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The N&C Group is the leading manufacturer and supplier of wet rooms, tiles and showers to the UK housebuilding industry and is very pleased to sponsor the WhatHouse? Awards 2015.

Wet rooms have become a key area for adding value to new homes. Today's design-conscious consumer aspires to own a wet room and that 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 housebuilders 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 our private fleet of low emission vehicles to any address, including direct to site.

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Richard Hill, director



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It doesn't seem that long ago since the last WhatHouse? Awards but over the last year Warwick Estates

has been cementing its position at the forefront of developers' minds when it comes to picking a distinctive managing agent they can really trust for their major residential projects.

It says much about our continued success that most of our offices around the country have had to expand this year as, in particular, our new build team improves on its achievements and grows from strength to strength in all regions, especially in London. Staffing levels have increased beyond projections so we can maintain our industry-leading low ratio of just 15 sites maximum for our managers and their assistants to take care of.

Demand for our services has been incredible, driven by our multiple award-winning and unique

model, which gives our managers time to do what they do best and take care of your assets.

Warwick's experienced teams have been able to assist with early involvement in developments for our clients, taking care of management angles from the beginning and enabling clients to focus on their core activities, while we help smooth the process along to a seamless transition into our care for the longer term.

We remain focused on our future growth, which looks extremely positive, but more so on maintaining the service delivery that has fuelled our development thus far and above all in retaining our genuine passion for what we do.

All here at Warwick Estates are looking forward to seeing more new friends this year and developing and firming up our lasting partnerships across the industry for another impressive year ahead.

Craig Stevens, director



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Raising Standards. Protecting Homeowners



NHBC is delighted to be sponsoring this year's WhatHouse? Awards as part of our ongoing support to the UK housebuilding industry.

Our sector has enjoyed another promising year, continuing on from the growth in new home volumes seen over the last three years. Despite this upturn for UK housebuilding, NHBC, and many other organisations within the industry, have continued to emphasise that we must not lose sight of the fact that the country still has a drastic shortage of new, quality homes.

It is now clear to see from our registration figures that the sector has partly recovered from the effects of the recession and, to attempt to fully capitalise on this, we have been looking ahead at the new challenges this may bring,

with annual UK registrations almost back to their long-term average.

By evolving and tailoring our services, NHBC is able to offer an unparalleled range of provisions to our registered builders at this time of considerable growth in the UK new homes market.

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 homes.

Finally, the very best of luck to everybody involved in the Awards and I hope you all have a great day.

Mike Quinton, CEO



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With most people moving within a small area, generally less than six miles, our local newspapers and websites continue to deliver the best shop window for property advertising within our local markets.

Our property supplements now include dedicated property editorial and features every week, supporting our property clients and ensuring maximum reader engagement. We have also invested heavily in our network of local

websites and, as a result, their audiences are steadily growing.

This year, our digital products have really been embraced by the new homes industry, with many successful campaigns running across our online portfolio. Using our full optimisation and targeting options delivers an even better response; several property clients have received a 600% increase in click through rates by applying these instead of traditional 'run of site' advertising.

Local media means local knowledge. Half the people in the UK use their local media to keep an eye on their local property market, significantly more than use either estate agents or specialist portals. So whether it's building a database for a new site launch or reinvigorating leads on a more established site, Local World will create a bespoke multimedia campaign to drive enquiries.

Mike Fundell, classified property manager



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With over 30 years' experience within 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.

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With dedicated focus on sales area installations, TCL provides an end-to-end service, designing and installing the entire sales

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

Clean Estates, TCL's cleaning services business, provides a range of build clean services to ensure your properties complete on time and to your customers' satisfaction.

Simon Cashmore, Group CEO



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Collyer Bristow LLP is a leading London-based law firm with a rich history and a bright future. We have been around for more than 250 years, during which time much has changed; but our commitment to deliver the highest quality legal advice and exceptional service remains unchanged.

The mixed-use development team at Collyer Bristow has considerable experience advising on all sides of the industry. Unlike other law firms, we offer our clients a service that is truly partner-lead. This approach means that our clients benefit from having one person coordinating all facets of a project and from a single office location.

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- financial institutions

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For further information, please contact:

John Rochman, Head of Commercial and Residential Real Estate
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Collyer Bristow



Collyer Bristow is proud to be associated with the WhatHouse? Awards – the most prestigious event in the industry's calendar.

Collyer Bristow LLP is a leading law firm offering a wide range of services to both businesses and individuals in the UK and internationally. Our specialist real estate group provides a comprehensive service to property owners, investors, developers, landlords, tenants, banks and borrowers.

Housebuilding is at the very core of what we do. We work in close partnership with our housebuilder clients, helping them to maximise the income and profitability of sites, by providing legal advice that is both pragmatic and commercially focused. Our experienced team

can provide support at every stage, from land acquisition to plot sales.

Our key strength lies in being able to understand the differing perspectives of builders, developers, landowners, local authorities, financial institutions and retailers in complex mixed-use development projects. We have an instinct for looking ahead and anticipating problems before they arise, ensuring that we are always prepared for the next stage in any project. We pride ourselves on providing our clients with sensible, straightforward advice and information, and exceptional levels of service – whatever the size of the project.

We would like to offer our congratulations to all the award-winners.

Paul Newhall, business development director

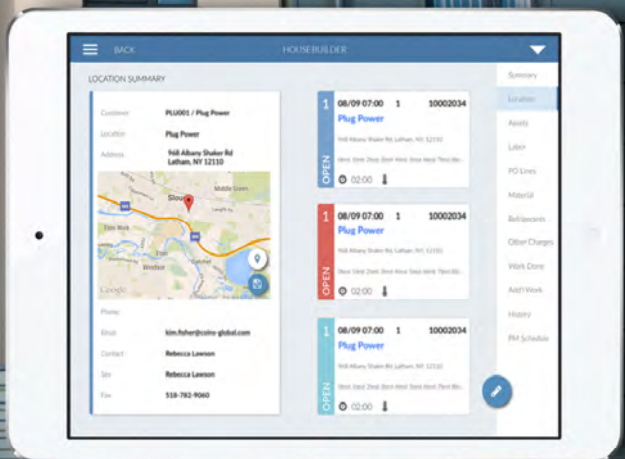


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We are proud to be able to show our commitment to the industry sector with which we work most closely, acknowledging the achievements of worthy developers, as, with over 5,500 new construction firms being formed in the last year, it is more important than ever to stand out from the crowd.

It is a great opportunity to sponsor the WhatHouse? Awards 2015. We are proud to be able to show our commitment to the housebuilding industry and promote ourselves and our unique qualities as a company. With a range of innovative LED products, including downlights, lanterns and an abundance of new decorative lighting, along with unique services, such as our first-year labour support service, we strive to be at the forefront of the market.

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



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