



# **WhatHouse?** **AWARDS 2017**



## **BEST NEW HOMES IN BRITAIN**




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**WHAT HOUSE? AWARDS 2017  
THE BEST NEW  
HOMES IN BRITAIN**

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

highest and many congratulations to all the winners  
and their supply chains. You are a credit to the  
housebuilding industry and should be immensely  
proud of your achievements.

The houses, the products, the bricks and mortar  
continue to be the stars of the show, highlighting  
the very best work of Britain's housebuilders and  
silencing those lazy critics who still assume the new  
homes industry only churns out bland uniformity or  
worse. Get out of your ivory towers and look around.

However, what has been particularly noticeable this  
year is how entrants have showcased their people –  
the talent within their organisations and the need to  
find more of it to solve a skills crisis of monumental  
proportions. Just one reason why we are delighted  
this year to support Dallaglio RugbyWorks, a charity  
helping teenagers who are not in mainstream  
education into employment, training or education.

Housebuilders quite rightly are always keen to  
trumpet their customer care initiatives, but more and  
more are emphasising the importance of training  
and nurturing their own employees – from  
encouraging apprentices into their fold through to  
career paths from building site to boardroom. The

culture of a housebuilder should be woven into the  
very walls of their new homes; the staff the very  
foundations of award-winning schemes.

Industry leaders came on stage to receive their  
awards from our event hosts Jack Whitehall and  
Lawrence Dallaglio, but I would once again urge  
today's award-winners to find and highlight the  
youngest person who worked in whatever capacity  
on their winning development, who played his or  
her part in building some of the best new homes in  
Britain – further proof that new homes create jobs  
for young people and rewarding careers in an  
industry absolutely vital to this country's economic  
and social well-being.

This is what the best housebuilders, large and  
small, and their supply chains, can deliver. There are  
skills in abundance in the outstanding properties  
and housebuilders showcased in this magazine.

The industry has many challenges ahead, but for  
now let us celebrate the best new homes in Britain.

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

**Rupert Bates**  
Editorial Director  
What House Digital & Show House magazine  
[rb@globespanmedia.com](mailto:rb@globespanmedia.com)

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Editorial director: Rupert Bates • Creative director: Kelly Bates • Chief sub-editor: Suzanne Frost  
• Sales director: Adrian Talbot ([at@globespanmedia.com](mailto:at@globespanmedia.com))

Globespan Media Ltd – 5th Floor, 291-299 Borough High Street, London SE1 1JG 020 7940 1070

[www.whathouse.com](http://www.whathouse.com) | [www.showhouse.co.uk](http://www.showhouse.co.uk)

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## Berkeley Group

It is a bold statement to compare your community spirit and social responsibilities to great Victorian businessmen and philanthropists such as the Lever brothers (Port Sunlight on The Wirral) and Titus Salt (Saltaire in West Yorkshire).

But it is this robust belief that, amid the profits that make the headlines, you are doing good that housebuilders need much more of. Shout it from the rooftops.

Berkeley Group, through its 41-year history, has styled itself housebuilder, property developer, placemaker and now community builder.

Berkeley doesn't just read the markets in terms of how it runs its business, it taps the social

zeitgeist too, which is one reason why it is Britain's fourth most admired company across all sectors and industries.

The group mixes hard-edged commercial savvy, with soft social skills. Integrity and respect are familiar values espoused by its executives, led by chairman and

founder Tony Pidgley and group managing director Rob Perrins. Berkeley is a FTSE 250 company developing under six brands – Berkeley, St James, St George, St Edward, St Joseph and St William. London and the south-east is its vast manor, but Birmingham's Gun Quarter will





see 400 homes from the new St Joseph stable in the Midlands.

More than £0.5bn of subsidies have gone into affordable housing and wider community and infrastructure benefits in the last year; while Berkeley's health and safety record, supported by an Innovation Fund for ideas improving health and safety, was its best ever. Meanwhile, the Berkeley Foundation has committed more than £10m to charities around homes, jobs skills and care since being launched in 2011.

While 'modernise or die' has been a mantra promoting the adoption of modern methods of construction, Berkeley has simply got on with being innovative with its own housing



typology and modular solutions and a commitment to net bio-diversity gain on its sites.

Berkeley is also acutely aware of the skills shortage crisis and the urgent need to promote housebuilding as a career. Last year it launched its own Apprentice Awards and

currently employs more than 650 apprentices in the group.

Incidentally, in the 2016 list of Britain's Most Admired Companies, Unilever came second, just two places higher than Berkeley. Perhaps the Lever brothers reference is not a bold comparison, but entirely fitting.

# Best Large Housebuilder



## GOLD

### Berkeley Group

Everybody loves a before and after picture story, be it a small private project upgrading your own kitchen, or, in the case of Berkeley Group, urban regeneration on an epic scale.

Here are just two examples highlighting the housebuilder's placemaking skills and ability to deliver at scale and why Berkeley is once again worthy of gold in this category.

Kidbrooke Village circa 2009 was a no-go area even for police, a hugely deprived, notorious 1970s' housing estate. The 2017 model is a new London village of 1,450 homes and 667 affordable and extra-care homes, 136 acres of landscaped parkland and new school buildings.

Turn the Royal Arsenal dial back to 2001 in Woolwich and there were no homes, derelict heritage buildings, contaminated land and general deprivation. Now there are 2,600 homes – a third affordable – pubs, a microbrewery, local start-up businesses, a train station, a river bus service and a cultural quarter hosting public events. The scheme has created more than 3,000 jobs, with more than £15.5m invested in the community. Rob

Perrins, group managing director of Berkeley, called Royal Arsenal Riverside “a real-life manifestation of sustainability”. Sustainability and social integration, community plans rolled out across 12 sites to deliver “successful places” through measurable targets, Berkeley simply refuses to rest on gold-plated, copper-bottomed laurels, always prepared to push boundaries, looking ahead, staying ahead and constantly thinking in terms of both today's customer and tomorrow's legacy.

## SILVER

### CALA Homes

**CALA, 142 years young, hopes to be building around 2,500 homes a year with £1bn revenue by 2020 and it is certainly going about its rapid growth in the right, sustainable way.**

Dip into any aspect of CALA's performance in the last year and you see high achievements, be it in developing sites across its eight regional businesses, or developing people.

What strikes you about a company

that badges itself “the UK's most upmarket major homebuilder” is the culture that permeates the business. It lists its four foundation values around its people as passion, quality, respect and delivery.

Culture cannot be created and sustained without engagement, with employees not just sharing in overall company strategy, but being part of it, whatever your job title.

CALA has a flourishing charity partnership with the Prince's Trust, running a 'Get into Construction' programme with City of Glasgow College, with work placements and college placements leading to subcontractor apprenticeships. Be it through training, development, recognition or rewards, CALA's commitment to its staff is second to none.

Community engagement and customer service go hand in hand with its new developments, with enduring and innovative design excellence throughout the product mix, always true to local context and buyer need and invariably sprinkled with sales and marketing stardust.

Another award in the toughest of categories that recognises the best of the biggest. CALA doesn't just build houses, it builds people, while its wider responsibility to promote the industry is an example to its peers.







## BRONZE

### Redrow

Redrow continues to deliver outstanding financial results. But look behind the profit and you see the excellence of the people and products responsible for the record-breaking numbers.

Redrow delivers through every facet of its business. It can contribute new garden cities such as Ebbsfleet in Kent, where Redrow will deliver nearly 1,000 homes into a new community expected to reach up to 15,000 new properties. It is equally ambitious in the north-west, with two garden villages.

Numbers never come at the expense of product and design. The Redrow landscape is diverse, ranging from its Arts & Craft-inspired Heritage homes, through Georgian influences to cutting edge and contemporary. Blake Tower at the Barbican, for instance, sees Redrow take brutalist architecture and turn the building into sleek, stylish apartments, while Colindale Gardens in north-west London is a vast regeneration scheme to create a brand new neighbourhood.

Consumer engagement and feedback is key and Redrow produced a report this year called 'Creating Britain's new communities', surveying 2,000 people on what they want

from new developments.

Redrow continues to lead the way when it comes to apprenticeships, training and staff development.

The issue of skills shortages is beyond critical and Redrow went to the root of the problem, with its research revealing poor careers advice and misconceptions, which put off young people from entering the industry.

The housebuilder has called for more collaboration and communication to promote the industry and is both a doer and a thought leader in this field.



home brand Millgate, acquired by the group in 2014 and continuing to set new benchmarks at the high end of the market, with schemes such as Knowle Hill Park in Cobham.

The partnerships division is one of the country's leading urban regenerators, taking on big public sector sites to deliver mixed-tenure homes in partnership with housing associations and local authorities.

One shining example of this work is Acton Gardens in Acton, West London – a £840m, 16-year project to regenerate one of the largest council-built estates in London, run-down and crime-ridden. It is a joint venture with L&Q and Ealing Council and the masterplan is for more than 2,800 homes.

Countryside is nothing if not big and bold with its major developments, with Beaulieu in Chelmsford, Essex, another in its portfolio, delivering 3,600 homes.

Design is also central to the company's ambition and delivery, with Abode near Cambridge an example of its contemporary flair.

Skills and training rank very high too and for 26 years Countryside has run Local Labour in Construction schemes on its major regeneration projects.

Turning eyesores into landmarks at scale requires collaborative skill and vision, which Countryside, from the top down, has in abundance.

## BRONZE

### Countryside Properties

Countryside Properties, founded in 1958, was an early adopter of the term 'placemaking', used to portray a business in terms of beliefs, not just bricks – what Countryside refers to as "delivering enduring value" and where "people feel a true sense of belonging".

Countryside runs two thriving divisions: housebuilding and partnerships. Housebuilding also includes the award-winning luxury





# Best Medium Housebuilder



## GOLD

### Hopkins Homes

Hopkins Homes, founded by executive chairman James Hopkins in 1993, has been entering and winning WhatHouse? Awards for 20 years and now wins its biggest accolade so far, with gold in a hugely competitive category.

Hopkins Homes is the largest independent housebuilder in East Anglia – a long way from its birth with just four employees. It now, directly and indirectly, supports around 2,000 jobs.

The team, with the Hopkins head office within its Melton Park development in Woodbridge, Suffolk, is passionately committed across all disciplines, with training and staff development ensuring bars are continuously raised by one of the region's most respected businesses.

Where Hopkins has always scored highly – underscored by its wealth of awards down the years – is in design. It builds houses with pretty faces that doff the cap to the vernacular, without tumbling into pastiche; enhancing communities too, be it bold new developments or sensitive, restorative work on brownfield sites.

East Anglia, through S106 payments, offsite facilities, community infrastructure projects and creating school places, has a lot to thank Hopkins for. The last financial year saw the housebuilder closing in on 1,000 homes a year, with prices starting from just under £120,000.

Hopkins Homes, largely by dint of its design excellence, was selected by Urban&Civic as its first residential partner at Alconbury Weald in Cambridgeshire – the largest planned brownfield residential development in the UK, stretching to more than 1,400 acres. If you want to set the tone and the palette, call Hopkins.

## SILVER

### Hill

**Hill doesn't miss a beat in the enduring quality of its work and the boldness and breadth of its ambition. It was another record year in financial performance for the Essex-based business, taking the group's net worth past £100m and with a very healthy pipeline and land bank, equating to more than 3,200 homes. Hill broke**

through the 1,000th private home sale too last year, which also saw work started on two big schemes in North West Cambridge and Barton Park, Oxford.

Hill is highly sought after as a partner – be it pioneering JVs with universities, or work with housing associations, such as Hyde, Origin and Peabody, and local authorities like Ealing Council – to deliver critically needed affordable housing.

Staff training and employee engagement remain among the best in the industry. Hill had its largest ever intake into its management trainee programme and introduced a Women's Innovation Forum to review the company's processes and values. Subcontractor performance is equally important and Hill has rolled out a supply chain system, assessing subcontractors to produce star ratings.

Customer service has seen a number of new initiatives, with the journey from initial enquiry to moving in and beyond tracked and measured and making customers well aware of how any post-completion defects will be dealt with.

Cast an eye over its property portfolio and the eye is drawn to the veracity of the architecture – always contextual, never uniform –







and such is Hill's reputation, the government white paper used one of its developments to showcase design quality.

## BRONZE

### Churchill Retirement Living

The Medium Housebuilder category of the awards covers a huge number of highly rated companies. Churchill Retirement Living finished top of the medium tree last year, before taking the industry's blue riband prize – WhatHouse? Housebuilder of the Year.

2016 was a hard year to cap, but Churchill has kicked on impressively, driving the business forward in every facet of the retirement housing sector – not just delivering the product, but shouting loudly on behalf of the industry, promoting both the housing and social needs of the elderly and the need for the overwhelming demographic evidence to be addressed by both government and industry.

Sustainability has never been accurately defined, but Churchill talks of "integrating with communities, reducing and preventing social care costs and delivering value for society as a whole". This is an ethos that goes way beyond the delivery of purpose-built apartments. The

Churchill Awards, celebrating the achievements of the over 65s across a variety of categories, are testimony to looking outside the bricks and mortar of housebuilding in promoting the talents and values of older generations, not to mention its funding of retirement living research at Newcastle University.

Churchill has big growth plans, allied to a commitment to spend £500,000 on staff training and building on a culture of excellence, which saw another Five Star rating in the HBF Customer Satisfaction Survey.

Churchill was placed 13th in The Sunday Times 100 Best Companies to Work For and last year opened its 100th development. Bronze may not be gold, but another mighty impressive year.



Chief executive Ed Monaghan is a shining example of the company's 'grow your own' philosophy, having started at Mactaggart & Mickel as a 16-year-old apprentice painter.

Mactaggart & Mickel announced this year that it is heading south of the border into England, securing consents on strategic landholdings, with Oxfordshire its first port of call.

Schemes this year include Polnoon in East Renfrewshire – a development of energy-efficient homes and Red Lion, 17 family homes at Newton Mearns, near Glasgow.

This year also saw the company win the Queen's Award for Enterprise for Sustainable Development for the Glasgow Commonwealth Games Athletes Village, as part of the City Legacy consortium. Mactaggart & Mickel won a Five Star rating in the HBF Customer Satisfaction Survey for the fifth successive year and showed its marketing innovation with an interactive 'kitchen styler' tool, allowing customers to create their own kitchen finishes.

MacMic also has a range of community sponsorship initiatives, including the Derek Mickel Architecture Scholarship at the Glasgow School of Art.

A Scottish builder with a great heritage and plenty more to come both in Scotland and England.

## BRONZE

### Mactaggart & Mickel

This Scottish housebuilder is a remarkable family business, now with fourth generation family members in the 92-year-old company.

It is not just family loyalty. Long service medals are regularly awarded, with career progression and opportunities

reasons for the continued success of 'MacMic', with the housebuilder delivering five successive years of rising profits. The latest figures show pre-tax profits up 22% to £12.7m on £74.3m turnover.



METIS HOMES



## GOLD

### Metis Homes

The Hampshire housebuilder, based in Winchester, has gone one better, turning silver in this category last year into pure gold. Metis had an outstanding 2017, selling 62 homes across Hampshire, Dorset and Surrey with an average price of £438,000.

Metis Homes was founded in 2007 by managing director Adam O'Brien and Tony Burton, a former board director of Linden Homes and Alfred McAlpine Homes, so it launched with a distinguished housebuilding pedigree, augmented by investment from The RO group.

Team building has mirrored the Metis growth, with a robust selection process ensuring the hiring of top-class talent. Staff training is front and centre of the business, with various programmes and initiatives including a strong focus on customer service.

Metis can boast a 100% planning success record in the last year, with seven permissions from seven applications and stakeholder engagement and community collaboration crucial.

Metis has an eclectic design palette, but with each scheme pertinent to its location. It builds contemporary apartments in Guildford, large detached traditional red brick houses near Winchester, and Portland stone Dorset vernacular beside the waters of Dorchester.

Town or country, it meets the architectural challenge and adds to the local scene, with sympathetic landscaping another string to its bow. Metis expects its supply chain to match its standards, resulting in high specifications and top quality materials.

Technology and sustainability are key future drivers too, as well



METIS HOMES



as keeping pace with marketing innovation and enriching the customer experience, not to mention the commitment to aftersales service. You sense a builder with happy staff and happy customers and a strong culture established within a decade of business. Simple ambitions, but not so easy to realise. A gold standard set.

## SILVER

### Freeman Homes

There is something about family businesses that invariably means a touch more pride, a bit more passion. When your name is over the door and on the signage, perhaps you care more.



FreemanHomes



The MF Freeman Group was founded in 1966 by Mervyn and Jenny Freeman as a plant hire company, before their eldest son Luke Freeman founded Freeman Homes in 1999.

SMEs have to fight hard when it comes to planning and funding, but, while dealing with the frustrations and the roadblocks, they must show an unswerving commitment to quality of product – no corners cut, with local materials in the mix and local reputation on the line.

Freeman, based in the Forest of Dean, has done just that with its collection of design-led developments in Gloucestershire and Herefordshire.

Freeman has taken customer and product research to a new level with its profiling and is working with Keith Goffin, professor of innovation and new product development at Cranfield School of Management.

Freeman leaves no stone, Cotswold or otherwise, unturned in its quest to improve. Its senior management team undergoes leadership training and joint CEO Luke Freeman, who has a post-graduate certificate in leadership, is completing an MBA, including a dissertation on 'responsible leadership to deliver good dividends'. Personal development

of staff is also integral to the success and growth of the business.

Sales and marketing is both strategic and innovative and this year Freeman launched its own 'Lifestyle' magazine.

There is an energy and authenticity about this builder that radiates through its work and Freeman pushed Metis all the way for top spot in a highly competitive category.

## BRONZE Conservation Builders

**You have got to be confident in your ability to deliver sustainable, ecologically driven communities if you call yourself Conservation Builders. The confidence is justified, for this company is all about bold, bespoke architecture complementing, even enhancing nature, not fighting or threatening it.**

This Cotswolds business was founded by the late Jeremy Paxton, an inspirational figure who created the remarkable Lower Mill Estate and his

enduring legacy has been taken on with equal passion and commitment by his family, led by Jeremy's son Red Paxton.

As well as the ongoing delights of Lower Mill near Cirencester, Conservation Builders is building on the 650-acre Silverlake development in Dorset.

Lower Mill is a development of holiday homes set within a nature reserve, with a series of lakes and lagoons forming a collection of waterside villages. The Habitat House, designed by Featherstone Young, is a prime example of the estate's innovative architecture, with a wildflower living roof providing a natural habitat for birds and plants.

Silverlake continues the clever fusion of natural habitats with modern design. The Lighthouse beams strong at Silverlake, sustainably built to Passivhaus Standard and with redwood cedar cladding and a wrap-around balcony among its rich features.

As befits bespoke products, buyers have tailored, face-to-face services to steer them through the design and build process. As for lawn-mowing duties at Silverlake, that's left to four Dartmoor ponies. Biodiversity and building in one rare company.







# Housing Association of the Year



## GOLD

### Swan Housing Association

Everything about last year's silver winner and 2017's top dog in this category shouts ambition and innovation. From its award entry, with its digital and video content, to its determination to take on high-risk, high-reward development sites that other organisations wouldn't even consider.

Under its new corporate strategy, in the last year alone Swan has opened a modular housing factory in Basildon, which will generate 40 jobs and build up to 300 homes a year; secured planning permission for the final phase of its £100m Beechwood regeneration scheme; and increased its secured development pipeline to more than 3,500 homes and 4,000 plots.

Its in-house developer, NU Living, has now built more than 800 homes and contributed nearly £60m to the group's social purpose projects, while the in-house management arm Hera is providing services to other companies, operating PRS

developments for Gloriana, Mercury and Red Door Ventures.

Swan has a major focus on providing community facilities as well as homes – in the last 12 months it has opened The Reach community hub, at its £300m Blackwall Reach regeneration in Poplar, providing youth activities, a book club, exercise classes, and women's groups, as well as providing a local events space.

Other recent highlights for this dynamic organisation include jumping from number 63 to number 34 in the most recent Sunday Times Best Not For Profit Companies To Work For list; retention of SHIFT gold status

(one of only six RSLs to do so); and achieving accreditation from the Housing Diversity Network.

A worthy winner with a lot to live up to next year.

## SILVER

### Thames Valley Housing

Thames Valley Housing wins the Silver this year for its continuing willingness to challenge the status quo and innovate to achieve its goals.

Thames Valley Housing has an exceptional shared ownership offering, with around 7,000 homes managed, but its Shared Ownership Plus model offers





making Community Land Trust schemes a reality – something others have struggled with or shied away from. Its commitment is helping build new homes in rural communities desperate for affordable housing. Its financial strength has also allowed Aster to take the risk on more land-led developments and rapidly boost shared

ownership volumes.

Aster's strategic partnership with Galliford Try is growing in importance, with a new £150m five-year deal in place to create 2,500 homes and joint ventures already delivering on two big schemes in the south.

A focus on organisational efficiency is also paying dividends, through cheaper procurement and improvements in management and maintenance, while the Aster Foundation ensures the group "gives something back" to the communities it serves.

All in all, an organisation on the up.

customers a unique opportunity to grow their equity share year-on-year. The association is also rebranding its shared ownership properties to keep the product fresh and interesting.

Elsewhere, its smart strategic partnership deals mean its private market sales arm, Opal Land, and private renting product, Fizzy Living, contribute valuable cross-subsidies to help fund new affordable homes and remain ahead of the competition in terms of brand profile.

Finally, Thames Valley Housing takes its commitment to customers seriously, working hard to deliver a modern online

service through MyTVH and refocusing its community investment funds to ensure all projects help keep management costs down and support residents get jobs, training and a better service.

## BRONZE Aster Group

Aster has grown significantly in recent years and is becoming increasingly ambitious, using its new size and strength to deliver more. This year it broke into the top 10 developers in the sector and it is undertaking some interesting projects, including



## Best Build to Rent Project



### GOLD

The Slate Yard, Salford, Manchester

**Legal & General  
Investment Management  
Real Assets**

The Slate Yard in Salford is the first completed build to rent scheme by Legal & General Investment Management Real Assets (LGIMRA) and it has set the bar high. LGIMRA, part of Legal & General Group, is one of the largest real estate investment managers in the UK, with £24bn of funds under management. It has made a big commitment to the build to rent sector to the investment tune of around £1bn, with 1,500 homes currently being built across five UK cities, with the business projected to deliver more than 1,000 new homes a year from 2019.

The Slate Yard – 225 one-, two- and three-bedroom apartments

in two phases – is part of the first residential phase of the New Bailey regeneration scheme on the Salford waterfront opposite Spinningfields. One-bedroom apartments start from £895 a month.

The scheme has been specifically designed for rent, with an onus therefore on operational efficiency and service. The scheme, with up to five-year leases available, encourages social interaction, with amenity space, including a club room with work desks, a communal riverfront terrace and a landscaped garden and with a gym to follow, but also allows for 'own front door' privacy and making each apartment personal.



Crucially for budgeting purposes, there are no fees and the scheme also offers a free WiFi package and free car club membership. With 170 cycle spaces and just seven car parking spaces, the transport emphasis is obvious. There is a mix of residents from students through to pensioners. Design and service, with a 24-hour onsite team, are at the core of the Slate Yard. A gold-winning debut from L&G in this brand new awards category.





## SILVER

**Be:here** Hayes, Hayes, Middlesex

### Be Living

**Be:Here** is a development of 133 rented homes in Hayes, Middlesex – a mix of 119 apartments for private rent and 14 affordable homes. The scheme works round two interlinking blocks, with exposed external walkways, with undercroft car parking and cycle storage.

The **Be Living** (part of Willmott Dixon) scheme, a slice of the Old Vinyl Factory mixed-use development just three minutes' walk from Hayes & Harlington station, has proved popular in the area, with 20% of tenants having moved in from the local area. Confounding an assumption that the build to rent sector is all about Millennials and young professionals, the tenants range in age from 20 to 60, with over three-quarters of tenants wanting to stay for at least two to three years, or "as long as possible".

**Be:Here** Hayes has a combined heat and power system and solar panels and there is enhanced sound insulation between the bedrooms and the living spaces.

Shared amenities include a landscaped podium on the first

floor of the building, with benches for tenants to socialise, while the fifth floor has a landscaped roof terrace, complete with deckchairs.

Some of the apartments have private outdoor gardens, while pets are welcome, with a certain number of units designated as pet-friendly homes.

The apartments are fully furnished, with Habitat supplying the designer furniture, and resident feedback has been overwhelmingly positive, praising the location and design, as well as the onsite service from the property management team.

## BRONZE

**Royal Albert Wharf**, Beckton, London E16

### Folio London

**Royal Albert Wharf** is part of the

regeneration of London's Royal Docks. The scheme, from Folio London, the private rental arm of Notting Hill Housing Group, comprises 73 rental apartments, surrounded by water on three sides, including a new footbridge.

Residents have a dedicated site and facilities management team, available 24 hours a day, including concierge services.

There are no administration fees, but a £340 holding fee, which goes towards the first rent payment. All of the units were let within five months of launch, with rents starting from £1,100 a month for a one-bedroom property. There are online systems to pay rent and track and log any issues, with apartments also given an annual health check.

Royal Albert Wharf, close to Gallions Reach DLR station, is merely the first phase of a scheme that will deliver more than 1,500 homes, as well as commercial units and community spaces, across nearly 10 hectares of east London.

A lot has gone into the contemporary design as well as the service, with bespoke brickwork, including green-glazed feature bricks.



# Best Starter Home Scheme



## GOLD

The Crescent, Hertford, Hertfordshire

### Network Homes

Network Homes retains this title with another highly successful development, this one a collection of 35 homes aimed at local people, including 11 stunning three-storey townhouses made available to local buyers on the Shared Ownership scheme, with a minimum 40% initial investment.

Replacing tired, sub-standard properties, these three-bedroom houses have an appealing modern design, and each boasts a rear patio and garden, off-street parking and two balconies, and an interior with an abundance of natural light.

Each home is of a generous size, with well-appointed rooms, plentiful storage and great standard specifications and designs for bathrooms and kitchens. Master bedrooms are very spacious and come with their own large balcony, built-in wardrobe and a bathroom.

This popular area – which benefits from good schools nearby, a range of shops just opposite The Crescent and Hertford North station just a few

minutes' walk away – has very little of this kind of property available, and Network Homes has worked hard with East Herts District Council to produce high-quality homes aimed specifically at the local market. The housebuilder provided events and information on the purchase scheme to potential buyers in the neighbourhood prior to completion, and brought in a dedicated aftercare team to help those in all 35 homes settle in.

This development has achieved its success in the category with this excellent combination of quality, price and service for those purchasing a first home.

## SILVER

Lymington Mews, Dagenham, London, RM8  
Lovell Homes



It isn't surprising that house-hunters camped overnight to be first in line for a property at Lymington Mews.

First-time buyers prepared to inch to the outskirts of London can buy a home here for as little as £230,000 and still be within striking distance of Chadwell Heath station, which offers fast connections to Liverpool Street.

There is a feeling of permanency to Chadwell Heath, which is often lacking in this category. With a mix of homes, from one-bedroom flats to four-bedroom houses, and the foundations laid for a new school, Lymington Mews offers more than just a step onto the property ladder. The developer is keenly aware the first-time buyer category now includes parents in their 40s as well as young professionals; the patchwork of tenures will ensure a mixed community. The developer has also upped the ante for first-time buyer offerings: rooms are generous, ceilings are high and storage is ample. A city worker or young parent would be equally at home. Lymington Mews, a former gravel pit, was the first development built on public land released by the Mayor of London in response to the capital's housing crisis. It is a fine example of what this kind of partnership can achieve with the right developer.



## SILVER

Locking Parklands,  
Locking, Somerset  
**St Modwen Homes**

This transformation of a former RAF site into 1,450 new homes, a collection of shops and schools, extensive space for employment opportunities and new sports and leisure areas, has proven incredibly popular with those purchasing their first property.

To date, nearly three-quarters of those purchasing have been located within 10 miles of this site. Around 90% of buyers have been first-timers and over 70% have been under 35, with Help to Buy and Shared Ownership both commonly used to enhance the affordability. Other offers on legal fees and stamp duty have also assisted budget-conscious purchasers.

The mix of apartments and houses, all in St Modwen's distinctive contemporary design style, provides property types to suit a wide range of budgets and requirements. Internal/external specifications exceed those of other developments in the region, and purchasers with a little extra budget are able to choose from a range of optional extras to personalise their homes.

These homes are just a few minutes from the M5 and rail stations, and within easy reach of

Weston-super-Mare, Bristol and the Mendip Hills, meaning both work and leisure options are well served.

Thorough pre- and post-purchase services offered by this housebuilder further appeal to those buying a home for the first time.

## BRONZE

Clissold Quarter,  
Stoke Newington,  
London, N4

**Higgins Homes**

Clissold Quarter is one of those developments that first-time buyers probably won't believe they can afford. With Help to Buy, a one-bedroom flat is available to first-time buyers for just £285,000, in an area where the average property price reached £676,355 in July 2017. By restricting multiple purchases and excluding overseas sales, the developer has given the local community a chance to gain a foothold in the London Borough

of Hackney; the majority of two-bedroom homes are also priced within the limit for Help to Buy.

Impressively, the developer has not cut space to match the price – the smallest apartments on offer are a generous 544ft². First-time buyers will feel spoiled with ample storage, floor-to-ceiling windows, generous balconies and a specification a cut above the average offering for this category. The developer has also paid close attention to its market, offering thoughtful perks such as lifetime access to a car club.

Clissold Quarter is an exciting prospect for a first home in an area currently undergoing a makeover and with Arsenal, Manor House and Finsbury Park underground stations within easy reach, the development offers superb value for money. With swathes of communal outside space including play areas, landscaped gardens and allotments, it is easy to imagine generations calling Clissold Quarter home.







## GOLD

Plot 1 Habitat House,  
Lower Mill Estate,  
Somerford Keynes,  
Gloucestershire

### Habitat First Group

Plot 1 Habitat House is part of a development of 10 (to date) contemporary detached four/five-bedroom holiday homes positioned informally lakeside within the unique rural surroundings of Lower Mill Estate in the Cotswolds, where a 550-acre nature reserve provides a 21st-century country retreat.

These contemporary-style sustainable houses have been very cleverly designed by Featherstone Young Architects. All the homes are detached and arranged over three floors. Each house has its own garden deck surrounded by lawn and allowing plenty of private unenclosed space; upstairs balconies provide sweeping views over the lake and surrounding countryside. The elevations are simple and functional and the sleek, modern styling and the use of local natural materials, including a green wildflower roof, local Cotswold stone and Western red cedar cladding, allows the homes to blend seamlessly in with the rest of the development while maintaining their own distinctive



character. Each house has its own air source heat pump.

Expansive floor-to-ceiling glazing allows the interiors to be flooded with natural light. The interiors are modern and flexible, offering spacious accommodation. On the ground floor there is a lovely, light, open-plan reception/kitchen space with sliding glazed doors opening onto the deck space. There is also a separate utility/mud room and shower room and a small study that can double up as a fourth/fifth bedroom. On the first floor, a huge light-filled landing leads to two bedrooms, both with en suites, and the master with its huge walk-through dressing room. There is another en suite bedroom on the top floor. All the bedrooms have large balconies overlooking the lake.

The Habitat House offers exceptional value for money, with fantastic green credentials and a

great specification for the price. The judges were impressed by the sense of space and light and the fabulous views from almost every room. A very worthy Gold winner.

## SILVER

Townhouse, Gabriel  
Square, St Albans

### Meyer Homes

This four-bedroom townhouse at Gabriel Square, a development of 80 contemporary homes designed around a new garden square in central St Albans, offers more than 2,000ft<sup>2</sup> of living space over four floors with a roof terrace, three smaller terraces and a private rear garden.

Behind the cool, modernist, stone-clad elevations, this crisply detailed terrace house has been carefully planned to provide very well-proportioned, beautifully light living spaces that flow seamlessly into one another.



The houses are accessed at ground floor level via a paved bridge over the lower ground courtyard. Once inside, the view extends through to the rear of the building and the terrace beyond. Extra-wide, full-height sliding doors pull back to allow the two smaller living spaces to become one.

A well-designed contemporary Poggenpol kitchen with breakfast bar is located to the rear of the lower ground floor opening onto the garden, while a fourth bedroom/study looks out onto the front courtyard, with a storage space and shower room alongside the central stairs.

Two bedrooms, a family bathroom and small utility cupboard occupy the second floor. The master suite is located across the third floor level, with the bedroom overlooking the main square via a private balcony and the large luxury bathroom overlooking the garden to the rear. Each house has its own underground parking space beneath the very attractively landscaped communal garden square.

The judges particularly liked the generous glass box above the stairs, the fabulous roof terrace space, the immaculately designed bathrooms and the luxurious Control4 home

automation system provided throughout the house.

A great house packed with thoughtful details.

## BRONZE

1 The Place, Sale, Manchester

Altin Homes

**The Place is a development of 24 three-storey family homes offering a choice of six house designs; 1 The Place is one of five semi-detached five-bedroom houses arranged as part of a split terrace set back from Northenden Road within landscaped grounds.**

Designed by local architect Calderpeel, with Altin Homes' own design team providing the specification and details, the elevations are well-conceived modern reinterpretations of the traditional Victorian houses located around the site. At the front, each house has its own off-street parking spaces as well as a garage with direct access from the entrance hall.

A substantial hardwood front door opens into the light and spacious entrance hall.

Passing the front reception room and cloakroom, the hall leads to a light, open-plan kitchen/family room which in turn opens out via sliding folding doors onto the large terrace and landscaped garden beyond. The full-height interior glass panels to the reception room and kitchen, together with the glass handrails and oak open-tread stairs, emphasise the feeling of spaciousness while helping to flood the interior with natural light.

Upstairs there are three bedrooms on the first floor, including the master with en suite dressing room and bathroom, while a guest suite and fifth bedroom/study occupies the floor above, utilising the additional ceiling height into the roof space. All the bathrooms are very well specified with Duravit and Grohe fittings, flush shower trays and good lighting. There is also a laundry cupboard on the first floor with space for a washer and dryer.

The luxurious SieMatic kitchen is very well equipped with Siemens appliances and sleek Silestone worktops. There is a multi-room HD distribution system with ceiling speakers in the ground-floor rooms and master bedroom together with a home automation system with lighting presets throughout. A full security system is also provided.



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## GOLD

Blake Tower, Barbican, London, EC2Y

### Redrow

Stylish and practical meets truly urban at Blake Tower in the City of London, where Redrow and the Conran Design Group have transformed a former brutalist YMCA block at the Barbican into uber-cool apartments.

The retention of original concrete walls in the Grade II listed building alongside 21st-century versions of the Barbican signature features of brass ironmongery, integrated wooden seating and alcove shelves above beds adds character to what could have been a predictable scheme.

Even though the setting's a bit Marmite – you either love or hate the Barbican – the judges were impressed by Harper Downie's consistency of architectural thinking, providing roomy spaces, excellent finishes, ample storage and plenty of balconies with views of Smithfield Market, St Paul's and the Barbican Estate gardens.

Prices from £710,000 for an apartment measuring over 500ft<sup>2</sup> appears reasonable for Zone 1. Carefully determined extras, such as the Blake Tower logo set into cutlery drawers, Terrazzo counters and clever pull-out cupboards in kitchens, generous built-in wardrobes and 'old-school' toggle light switches, summon up the post-war Barbican vibe.

Service charges seem fair at £5/ft<sup>2</sup> per annum, as Barbican

residents get access to private gardens, the library, art gallery, theatre, cinema and gym. There's no parking, but owners can rent an underground space onsite for £1,600 a year, and there's sufficient cycle storage.

The ultimate accolade is that the judges wanted to move in immediately, summing up the excellence of this gold-standard project.



# Best Apartment Scheme

CITY & COUNTRY



## SILVER

The Iron Foundry at The General, Bristol

City & Country

In contrast to the existing Grade II listed buildings of the former hospital, the Iron Foundry presents unashamed contemporary architecture within the development. The position of the new building not only takes advantage of views towards the Bathurst Basin but also generously opens up views back towards the Edwardian architecture of the original hospital.

The strength of architectural design flows into the building through the common spaces, with a lift and stair core flooded with natural light and supplemented with well-chosen light fittings and bespoke artwork. The same strong design ethos continues into the 16 generously sized apartments with their clean minimalist interiors and substantial outside terraces.

The kitchens and bathrooms are large and well-designed and it's a pleasure to see a developer using a colour other than white within the base specification for the painted

doors and skirting. The cool light grey worked well with the overall palette of materials and gave a feeling that the interiors had been as considered as the external appearance.

A two-bedroom apartment, easily the size of most developer's three-bedroom apartments, comes with secure basement parking included within the £750,000 price tag. Although the development doesn't offer additional onsite facilities, this is easily excused, as its location is just a short walk from Bristol City centre.

## BRONZE

Vista, Battersea, London, SW8

Berkeley Central London

Located minutes away from Chelsea Bridge, on Queenstown Road, the majority of Vista's

residents enjoy uninterrupted views across the trees of the neighbouring Grade II listed Battersea Park.

Designed by Scott Brownrigg, the strong architectural form has been well planned to provide a high proportion of dual-aspect units, which benefit from expansive west-facing terraces towards the park and additionally generous winter gardens with views facing east over the railway tracks towards the iconic Battersea power station. The stepping form along Queenstown Road not only reduces the apparent mass of the building facing the park, but also creates the opportunity for multiple penthouse-type apartments with an infinity-style planted edge treatment.

Prices for a one-bedroom apartment start at £890,000 and are finished to the high standards that Berkeley Homes consistently delivers. The judges particularly liked the quality and design of the fitted wardrobes and the inclusion of dimmable lights in the bathrooms.

The £5/ft<sup>2</sup> service charge seems good value for the onsite facilities, which include a 24-hour concierge, plunge pool with jacuzzi, sauna and a resident's gym, which also benefits from an outside terrace overlooking the sunken landscaped gardens.





## GOLD

Bewdley, Alderley Edge,  
Cheshire

Huntsmere

Bewdley is a home with plenty of personality. Entertaining takes centre stage from the moment you enter the gated driveway that winds up through parkland landscaping to the house, where the entrance hall has an 11m high ceiling adorned by a handcrafted light feature completed in situ by the designer.

Set over seven split levels with glimpses through to neighbouring floors adding to the cohesiveness of the design, Bewdley spans 11,000ft<sup>2</sup> and not one of them is wasted.

The lower ground floor 'party room' has a 105" curved TV, a professionally equipped bar and a full DJ deck while the indoor pool has a depth of 2.4m and multi-folding doors onto the garden. There's also a fully equipped gym, steam room and experience shower.

Upstairs there are six distinctive bedroom suites including the master suite, which features two substantial dressing rooms fitted with library-style storage more than 4m high.

The extensive open-plan kitchen has a minimalist design housing banks of appliances and multi-

folding doors lead out to an impressive covered terrace with a vaulted roof for seamless indoor/outdoor living. Audio visual is as you'd expect for such a top flight home, with high security features to match.

Bewdley is light, bright and finished by Huntsmere to near perfection. The design displays a lightness of touch and an underlying mastery of the use of space across its many different levels.

## GOLD

Camp End Manor,  
St George's Hill,  
Weybridge, Surrey

Werner Capital

Camp End Manor captures the essence of Regency elegance on the highest plot on St George's Hill. Standing in 1.4 acres with views that stretch for miles, this substantial home of 15,000ft<sup>2</sup> revels in its setting and maximises

views in every direction from the core of the property.

Here, an elliptical floating staircase, finished in French limestone and attached only at floor and ceiling levels, swirls up to the first floor and down to the basement leisure suite. Exclusively designed and engineered for Camp End Manor, it was constructed on a supporting brick structure, which was subsequently removed, resulting in an engineering wonder that is aesthetically stunning.

Alternatively, the eight-person lift with limestone floor can whisk guests down to the lower ground floor, which features a well-equipped bar, gym and a cinema room, along with a 12m pool with an oculus roof window for natural light, hammam spa, sauna and changing rooms. There are also two staff suites.

On the first floor are five bedroom suites including a guest suite with its own sitting room and the grand master suite, which spans the entire southern elevation.

Ceilings of 3.5m to all the main rooms add a distinct sense of grandeur to the interior furnished by Linley Interior Design. Classical architectural style and modern engineering combine to create a magnificent property of elegance, style and class.





# Best Luxury House

Aspire



## SILVER

Kings Lodge, Oxshott, Surrey

### Aspire Luxury Properties

**Kings Lodge successfully blends traditional materials and craftsmanship with contemporary design throughout its 11,000ft².**

The 8ft entrance doors in dark stained oak provide the first sense of something special, and open to reveal an oval reception hall with a floor of Greek marble and glimpses through to a 14-seater dining room and the garden beyond. The landscaping was designed and planted before construction took place and features an outdoor 14m pool bordered by a covered yoga deck and a summer house for the air-conditioned gym and changing rooms.

Attention to detail is noticeable at every turn, such as the dining room parquet floor design inspired by Versailles, bespoke skirting and architraves in proportion to the 3.3m high ceilings, and Control4 automation, which does away with wall panels and is set up for Google voice activation. There are practical banks of storage units in the boot room, a second cloakroom and a fabulous utility

room which doubles as a prep kitchen. The vast kitchen, by Turner & Foye, was designed around the deep marble worktop reclaimed from a chateau in northern France.

The master bedroom suite across the back of the house is served by twin dressing rooms and en suites with original and unpredictable styling that complements this outstanding new home.

## BRONZE

Hurlingham, Beaconsfield, Buckinghamshire

### Oakeve

**Hurlingham is unashamedly a luxury family home. Styled after a manor house, the property features stone mullions designed by Oakeve and its stone**

**manufacturer for a traditional finish combined with the latest thermal insulation.**

The interior is fresh, vibrant and light with a natural warmth from extensive use of oak. Oakeve's directly employed joiners crafted the oak wall panelling onsite, which is offset by a striking interior design and specially commissioned artwork.

Chandeliers in glass and champagne silver grace the reception hall and landing while the dining room and cinema are finished with Murano glass chandeliers. Air conditioning to the main south-facing rooms, all first-floor bedrooms and the top floor media room provides year-round comfort. Outside, an entertaining area has its own fireplace and speakers and pleached photinias provide year-round screening.

Giant book-matched slabs of marble cover the kitchen's central island unit, beyond which is the breakfast area and open-plan family room, naturally lit by a stretch of multi-folding doors and a lantern roof light. The door to a second staircase leads from the kitchen to the first-floor landing, reminiscent of eras gone by while adding modern functionality to this luxurious and contemporary family home.



## GOLD

Grange Hall,  
Stoke Newington,  
London, N16

### Cubitt Greystock

Built in 1837, this former school later served as a church hall, a social hall, a snooker house and a warehouse for electrical fittings, before being converted by Cubitt Greystock into nine houses.

The conversion carefully combines contemporary design, building technology, new and traditional styling and materials to create impeccably thought out, practical and individual homes that are peppered with original features. In the conversion, stone detailing within the facade was carefully repaired and the form of the original dormer windows was maintained but reinterpreted using a modern, high-performance system.

Meticulous renovations such as this require an architect's eye, attention to detail and problem solving at every step. While historic fabric is respected and retained wherever possible, new work is celebrated so the building is still readable, despite the vertical division of the internal volumes to create three floors of contemporary living space.

The new homes are intriguing, light filled, spacious and highly flexible, with successful use made of pocket doors to aid circulation and create an uncluttered plan. Suiting today's changing living patterns and the flexibility demanded by modern life, some include mezzanine decks, terraces and dramatic top-floor living areas where the sloping ceilings are lined with the original timber boards.



**SPRING**

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## SILVER

**Anstey Hall Barns,  
Trumpington, Cambridge  
Hill**

With a site dating back to Saxon times, Anstey Hall Barns is a collection of four new builds and eight carefully renovated historic barns, two of which are Grade II listed. This was no ordinary barn conversion: BIM (building information modelling), drone and laser-point scanning technologies enabled the buildings to be renovated efficiently and precisely.

Historic fabric has been painstakingly retained and integrated with the new work through a high degree of architectural precision and quality. The resultant mix of old and new is clearly readable but nonetheless striking and unfussy, with the design ensuring elements of surprise. In the largest of the barns, pods have been introduced to maintain the internal volume; alongside is a double-sided long burner and a contemporary kitchen with a mezzanine study platform above.

The careful use of materials plays a big part in the scheme's

success. Traditional and modern complement one another, with timber, bricks, pantiles, slates and lime mortars combined with large glazed screens, grey zinc roofing and aluminium rainwater goods. Internally, effective use has been made of plywood and CLT (cross-laminated timber). Importantly, the sense of place is still agricultural with the original farmyard spaces uncluttered by planted landscaping or excessive fencing.

## BRONZE

**St Osyth Priory, Clacton-on-Sea, Essex**

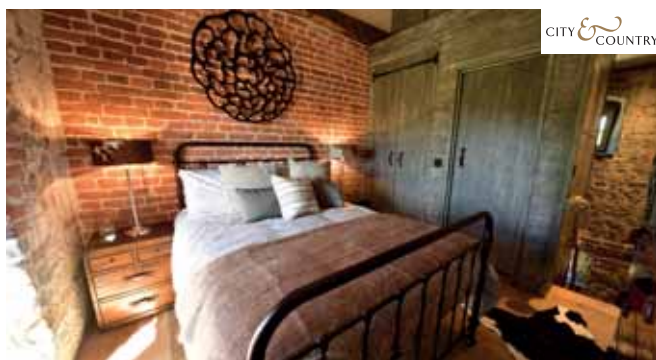
**City & Country**

**Comprising 16 separate Grade I, II\* and II listed buildings set within a Grade II registered park**

and garden, St Osyth Priory would be a daunting prospect for many housebuilders but City & Country has embraced the challenge with great skill and tenacity. The initial renovation work has focused on the Bailiff's Cottage and the Toll Barn, two Grade II\* listed buildings dating from the 13th century (and overhauled in the 16th century), which were in a terrible state of dilapidation.

The hugely complex renovation job was carefully executed to retain existing fabric while maximising the use of space through a clever design that retains a sense of the original volumes. The detailing and craftsmanship is of textbook quality with one of the biggest tests the repair of the cottage's rare scissor truss roof. Essential to all of this was an understanding of how old buildings work, the need for breathability and for the structure to be readable. Honesty to materials was vital, with lime mortars and plasters used throughout.

An innate sense of what works permeates the project: the new staircase steps are formed of large solid oak blocks, a form that replicates stone stairs but is more befitting a humble building.





## GOLD

### Bath Riverside, Bath Crest Nicholson Regeneration

Bath Riverside is an ambitious regeneration scheme on a 44-acre site bordering the River Avon that had lain derelict for over 25 years. When fully completed, it will comprise over 2,000 new homes along with much-needed community facilities including a new school, an energy centre, riverside parks, restaurants and a new public walkway abutting the river.

The properties that make up Bath Riverside are varied, with apartment buildings, Georgian-inspired terraces and individual villas, all cleverly designed to be individual in character and yet complementary to one another. The inherent elegance and softness of touch that has been achieved owes much of its success to the simple, clean lines of the buildings and this is reinforced by the consistency in the building palette, with Bath Stone used across the development.

You could be forgiven for thinking that this development is all about the urban design, but it has also delivered contemporary,

classic interiors with exciting communal spaces within the apartment buildings and light and airy interiors in the townhouses and apartments.

Externally, the landscaping that links the buildings and forms the new public and private relationship with the river is understated. It has been designed to create not one large space but a series of spaces, not only linking the buildings but also creating individual pockets where residents can sit. The planting has a light touch, with an emphasis on the natural; peach trees have been fanned to create natural dividers.

There is an attention to detail and quality which runs through all aspects of this project that it is a credit to all of those who have

been involved conceiving and delivering this project, which is set within one of the country's most sensitive cities.

## SILVER

### Roussillon Park, Chichester, West Sussex Places for People

On the northern outskirts of the beautiful and historic town of Chichester lies Roussillon Park, a development of more than 250 new homes on the site of a former barracks that was once home to the Royal Sussex Regiment and the Royal Military Police.

The final phase of 56 dwellings combines distinctive architecture with well-laid-out green spaces, giving both a sense of place and of wellbeing. It also balances starter homes, family houses and apartments, within the context of delivering varied forms of tenure, with properties ranging in size from one to four bedrooms. It is an ideal mix that has met with strong local demand and popularity. Terraces of two and three storeys are well mannered, crisply designed and detailed, and give a feel of quality that references both the past use of the site and many vernacular features of this area of West Sussex.



Plans are thoughtful and precise, work well and provide good quality accommodation. It is very difficult to fault this scheme and Places for People is to be congratulated on its achievement.

## SILVER

190 Strand, Westminster, London, WC2R

### St Edward

There is no doubt that this development is the epitome of style, elegance and luxury. The design and choice of materials not only make their own statement of what this development is all about but also fit sympathetically to the surroundings, which include some historic landmarks of central London. Portland stone and decorative stainless steel sit comfortably in context and the elevational treatment is very refined.

Internally, the scheme echoes all of these features, from the double-height entrance hall to stunning interiors. It comprises a range of 216 luxury suites, apartments, townhouses and penthouses across six buildings. It also boasts swimming pool, sauna and gym. With a five-star, hotel-style concierge service available



24 hours a day, residents are able to pick up anything, from a pedicure to an umbrella on their way out should it dare to rain. No worries on that score either, with the in-house virtual golf course and private cinema room meaning there is almost no need to go outside. Those that do will find the best of London living and the capital's famed theatre district right on their doorstep. 190 Strand really offers the best of both worlds.

## BRONZE

The Place, Sale, Manchester

### Altin Homes

The Place is a bespoke development of 24 contemporary homes that has transformed a two-acre brownfield site formerly occupied by a car park, council resource centre and a single detached house. The development mixes six different house types,

each of which uses the same strong architectural features and language creating a striking development with a strong sense of place and identity. The bold, steep roofs and strong vertical window configurations echo some of the Victorian homes that surround the site while firmly rooting the development within the here and now.

All of the properties are spread over three floors, with the purchasers having a choice of internal arrangements and external features. The large, tall windows create naturally light interiors, with some of the windows spanning a number of floors.

As you would expect, the interior is of a high quality, with luxury fitted kitchens and premium sanitaryware. Underfloor heating is standard on the open-plan ground floors and the staircases feature glass balustrading, which is a small, but impressive variation to the norm. In this instance the developer has also chosen to fit oversized doors, adding to the overall feeling of space and openness.

This is a well-thought-out piece of urban design with an interesting and comforting balance of traditional and contemporary design features, creating a strong sense of place and community so often lacking in modern housing layouts.





# Best Partnership Scheme



## GOLD

**Woodberry Down, Finsbury Park, London, N4**  
**Berkeley Homes, Hackney Council, Genesis, WDCO & MHDT**

Woodberry Down at Manor House is one of the capital's largest regeneration projects; it is also one of the finest. Developed by Berkeley Homes, Hackney Council, Genesis HA and Woodberry Down Community Organisation, it will see 1,890 dwellings replaced by more than 5,500 mixed-tenure homes. To date, the partners have delivered 1,443 tenure-blind homes – 707 private sale and 736 affordable – all of them of the highest quality.

There is an impressive roll-call of architects, including Fletcher Priest, Rolfe Judd and Hawkins Brown, whose mixture of towers offer homes enjoying balconies, floor-to-ceiling windows and open-plan layouts 10% over Parker Morris standards. All have views over the reservoirs and country park as well as to the Olympic Stadium, Canary Wharf and The Shard.

The scale of the towers perfectly matches that of the parkland of the 11-hectare urban oasis created around the restored East Reservoir. This landscaping has already won a Green Flag as one of the UK's best outdoor recreational areas. Of

particular note is Woodberry Wetlands, a café and nature reserve that was opened last year by Sir David Attenborough.

Overall, the relationship between housing and landscaping creates a sense of place, while the new school and neighbourhood centre underline the sense of community. This is no accident; the involvement of the award-winning Manor House Trust has been key, driving forward both social and economic regeneration. Upskilling is a key objective – employing residents in construction and apprenticeships and setting up new businesses.

Woodberry Down, which has transformed a run-down estate into a thriving community, is an object lesson in every respect, from stunning housing set in a beautiful landscape to social sustainability underpinned by constant communication between the partners. Such is the quality, that the scheme could be mistaken for a luxury development. A triumph.

## GOLD

**Lexicon, Islington, London, EC1V**

**Mount Anvil, Clarion Housing Group**

Lexicon, by Mount Anvil and Clarion Housing Group, could also be mistaken for a best luxury development entrant. Designed

by a prestigious architectural partnership of Squire & Partners and SOM, and distinguished by its elegant, rhomboid 36-storey glass tower, this development of 307 tenure-blind apartments, 35% of which are affordable, transforms this City Road site.

Apart from the architectural quality of the sleek tower and two adjacent canalside blocks, there are also improvements to the public realm, including a new plaza, shops and cafes, opening up and landscaping the formerly closed basin to provide access. The commitment to the public realm is further emphasised by funded maintenance of the city basin to provide safe public use.

While the elevations and public environment immediately impress, perhaps even more striking are the interiors of the apartments, particularly in the tower, where the floor-to-ceiling windows provide stunning views and the open-plan interiors are of exceptional quality. Specifications are high quality, including energy systems powered by closed-loop ground source heat pump systems and app-controlled smart blinds, which automatically lower to avoid heat gain.

You would expect such quality homes in Islington, one of London's most expensive areas, to be costly, but here 37 social rented homes have been allocated, while 70



shared ownership apartments allow purchase from just 25% of market value. This scheme ticks the boxes and is a credit to its developers.

## SILVER

Oakfield Village,  
Kingsbrook, Aylesbury,  
Buckinghamshire

**Barratt Homes, David  
Wilson Homes and the  
RSPB**

Oakfield Village comprises 492 homes, phase one of Kingsbrook, a 2,450-home planned urban extension by Barratt and David Wilson Homes. The layout of the development, the streetscapes and aesthetics, and the house types are all attractive and above average for schemes of this type. However, what makes Kingsbrook important and worthy of award is its embrace of sustainability and enhancement of the natural environment by its unique partnership with the RSPB.

It is still not widely appreciated how residential development provides, through gardens, a more diverse habitat for flora and fauna than a monoculture of agriculture. By using the RSPB's expertise, the developers have retained, enhanced and created wetland, grassland and woodland habitats. The housing is set in 250 acres of green infrastructure, planted with

native species, with wildflower meadows and wildflower verges. Sustainable drainage is provided with rainwater being channelled into surface rills and swales, which provide additional green corridors for small animals as well as habitats for birds. The concept of green corridors is extended to the gardens with 'hedgehog highways' created by holes in the fences.

Many houses have swift and bat boxes and owners are provided with welcome packs encouraging them to plant their gardens to support wildlife habitats and to use plants attractive to butterflies and bees. None of the above are 'add-ons' but central to the ethos of this development, an ethos which serves as a model for the housebuilding industry to promote.

## BRONZE

Acton Gardens, Acton,  
London W3

**Countryside  
Properties & L&Q**

Acton Gardens is a £800m-plus regeneration project in West London – a joint venture between Countryside Properties and housing association L&Q, working with Ealing Council.

This Acton housing estate was all high-rise ugliness and crime in the 60s and 70s. Something needed to be done and it is, with a regeneration masterplan across 52 acres and 21 development phases. The final number of homes will be more than 2,500, with 50% affordable. Some developers are criticised for hit and run schemes; taking the sales and leaving town with little regard for legacy. Well Acton Gardens was first agreed in 2011 and overall completion is projected for around 2026, so the developers have fully embraced the community as its long-term partner.

The statistics speak for themselves, with most residents of the notorious estate, one of the largest council-built estates in London, keen to flee before work started, but now the overwhelming majority want to stay, with the chance to move into a new-build property, with a mix of tenures on offer. There is plenty of architectural innovation and design detail amid the sheer scale of the project and it is designed with security in mind.

The partnership extends to local community groups, actively engaged with the evolution of Acton Gardens, which will include new schools, healthcare, shops and community centre. An excellent example of urban regeneration partnership in action.





# Best Luxury Development

## GOLD

Dollar Bay, Canary Wharf, London, E14

### Mount Anvil

The adage ‘location, location, location’ is admittedly a factor at Dollar Bay, but it is what Mount Anvil and its architects have done with the development that merits its Gold accolade. The crystal-like form of the Dollar Bay 31-storey tower rises like a beacon at the foot of the South Dock in Canary Wharf. The Docklands development, a monument to unrestrained capitalism, scarcely controlled by planning restrictions, might trouble the politically correct, but countless architectural awards over the years suggest that some loosening of the planners’ grip might be advantageous. And Dollar Bay is no exception. With its sculpted form, by architects SimpsonHaugh, it is a notable addition to the public realm, which it further enhances by creating more public space with seating and a cafe in addition to its outdoor garden areas.

Within the tower, which contains 125 bright and spacious open-plan homes with unhindered

views, more transitional space is provided by winter gardens, naturally ventilated by glass Louvres. Oriented to the west and east, and narrowed to the north and south to reduce temperature differentials, further climate control is provided by a unique dock-water comfort cooling solution. This is the first time London docks have been used to cool a residential development – reducing living costs by 39%. Unrestrained in their luxury and space standards, and with incomparable views, the apartments are crowned by a 3,000ft² three-bedroom penthouse, arranged over four storeys and including gallery and jacuzzi terraces and an extensive winter garden. The epitome of luxury.

## SILVER

The Villas, Bath Riverside, Bath

### Crest Nicholson Regeneration

As a UNESCO World Heritage Centre, it is axiomatic that any new development in Bath should respect the city’s architectural heritage and be of the highest

quality; criteria on which Crest Nicholson has fully delivered in its Bath Riverside development.

The Villas, the penultimate phase, comprises a collection of eight townhouses within an enclave of contemporary four-storey terraced houses by the award-winning architect Alison Brooks. The character of this village within a village is established by the crescent form of the blocks, the use of the traditional Bath stone, and by the characteristic faceted roofs, which are almost an Alison Brooks trademark. Powder-coated to blend tonally with the honey coloured stone, these copper roofs present a contemporary twist to an architecture that reflects the tradition of Bath’s history and culture.

Within, the houses demonstrate another characteristic of Brooks’ architectural palette – bringing light into the house through well-placed, oversized windows and roof lights. Stepping into a spacious entrance hall, flooded with light from the staircase lantern, you can access the study, cloakroom and garage and, through glazed double doors, the open-plan kitchen/family room.







This not only has two large windows plus French doors onto a terrace overlooking the river, but also a two-storey space allowing even more light to penetrate. The whole of the first floor is given over to two living rooms, the one at the rear with a stunning void area to the family room below. The front living/entertaining room also has French windows on to a large first-floor terrace for outdoor living that runs the depth of the house. The second floor provides three bedrooms, one with an en suite, and family bathroom. The magnificent master bedroom, extensive dressing room and en suite with both bath and walk-in shower occupy the whole of the top floor, which has, in addition yet another balcony with views to the Bath's hills.

These houses are completely contemporary while respecting, and adding to, Bath's historic architectural heritage.

## BRONZE

The Crescents, Caer Amon, Cramond, Edinburgh

**AMA Homes**

AMA Homes' architect for The Crescents development,

**Richard Murphy, winner of the RIBA/Channel 4 House of the Year award, is known for his innovative architecture, and here at Cramond he doesn't disappoint.**

The two crescents of eight terraced houses each perfectly mirror each other, sitting each side of the entrance road to the Caer Amon development. Each crescent is made up of six four-bedroom and two five-bedroom homes, set around a central landscaped courtyard, which provides parking for residents. Additional parking is provided in two private gated car parks set behind each crescent.

The contemporary aesthetic of the development features slate monopitch roofs above predominantly white render walls. At first-floor level, above sill level, a band of stained hardwood horizontal boarding emphasises the oversailing roof. The use of milled aluminium gutters, hopper-heads and drainpipes illustrates the high quality of the external detailing.

The quality of the fitments throughout the houses is exceptional. From fitted

wardrobes to kitchen worktops, everything is a joy to look at, touch and use. Heating, lighting and integral reception systems are sophisticated, and solar panels on the flat roofs plus high levels of insulation mean that these homes easily meet EPC band B ratings for low running costs and low levels of CO<sub>2</sub> emissions.

However, above all, it is the quality of the layouts and internal spaces which impress and make this development worthy of an award. All four optional plans have a common theme: entering through a vestibule with plenty of storage space, each house has a central hall, flooded with light from a ceiling lantern. The hall serves a cloakroom, a fourth bedroom with en suite at the front, and open-plan living and family rooms and kitchens at the rear, garden side of the house, the garden being accessed by sliding doors from these rooms. Upstairs, either three or four bedrooms with one en suite and a family bathroom complete the generous accommodation. These are great family houses: unpretentious but well planned and generously specified to the smallest detail; good to live in and with a unique sense of place.





# Best Mixed Use Development

## GOLD

One Tower Bridge,  
London, SE1

### Berkeley Homes

Located next to Tower Bridge and opposite the UNESCO World Heritage Site of the Tower of London, One Tower Bridge is a residential-led mixed-use development. While some developments claim their mixed-use credentials through the merit of including a ground-floor convenience store, few can boast the well-conceived and integrated uses at One Tower Bridge.

The impressive 900-seat theatre will add a cultural activity that works well with the already established restaurant offer and the boutique five-star LaLit hotel located within the listed former site of St Olave's Grammar School. The Ivy restaurant will soon be joined by The Coal Shed, a Brighton-based steak restaurant, Rosa's Thai Café, and Gunpowder, serving 'home-style' Indian dishes, as well as other offers that are new to the UK.

One Tower Bridge comprises over 80,000ft² of retail, leisure and cultural space in addition to 420 highly specified new apartments. The development is surrounded by pedestrian-friendly public realm, including the riverfront walkway and landscaped piazzas. The judges loved the new pedestrian route linking Tooley Street to the River Thames, with its controversially narrow proportions and focal axis on Tower Bridge.

It is the sheer quality of the development and the tenacity of the Berkeley Homes to attract the right level of retailers, restaurants and businesses that the judges were most impressed with. As a result the area has become a vibrant new destination for London as well as a pleasant and peaceful home for residents.



Berkeley  
Designed for life

## SILVER

### Quatermile, Edinburgh Quatermile Developments

Formally home to Edinburgh's General Hospital, this area has undergone a huge regeneration over the past decade resulting in a new mixed-use destination for the city.



Berkeley  
Designed for life



At the heart of the development is a public square, which is animated by restaurants, bars and occasionally open-air events. The retail operators work well together and it's pleasing to see a local Edinburgh operator, Söderberg, expand into more than one of the retail units. The access routes into the square are lined by the commercial offices and other niche leisure activities such as the yoga studio and gym.

The commercial office space is supported by the Marriott Residence, which offers business accommodation through serviced apartments.

Particularly striking is the mix of the original Victorian hospital buildings and excellent new buildings finished in glass and steel and designed by Foster & Partners. A good mix of retail, leisure and office space and the addition of footfall from the adjoining university creates a particularly vibrant feel to the development.

The residential units, both those converted from the original buildings and new blocks, have been finished to an extremely high standard. At present, the development benefits from the outlook over the adjoining

meadows but feels separated because of a perimeter fence. An existing gateway remains locked, but hopefully, over time, the residents will see the advantages of allowing access and increasing the pedestrian permeability across the development.

## BRONZE

Bristol Harbourside, Bristol

### Crest Nicholson Regeneration

Previously this site was both a gas works and part of Bristol docks. When the docks declined the area became largely derelict despite its location in the heart of the city. Imaginative planning has created a direct vista (a pedestrian street) straight through the development from the Bristol Millennium Square to the floating harbour, this is further intersected by another new pedestrian street that forms a direct link to the city centre.

The development is well established and provides a good mix of residential, office, leisure and retail

space. Almost 880 residential units, of which 116 are affordable, are at the core of the development along with office space creating 3,000 jobs. Convenience stores and restaurants, including local start-ups, Steak of the Art and Friska are a draw to both residents and employees from the offices, ensuring a vibrant and busy urban centre throughout the day and early evening. A casino adds to the variety and extends the life and activity into the night.

The retail and leisure space is spread in pockets around the development with one opening onto a new marina area in the floating harbour. This provides a new pleasant social public space accessed from the main centre via a natural park-like walkway. The majority of the retail is focused in the central area and a strong emphasis on health and fitness retail has grown naturally, partly due to the location with open boulevards and new wide dockside pavements.

Overall, Bristol Harbourside works as a cohesive and truly mixed-use development regenerating a previously redundant parcel of land and further extending Bristol's fine waterfront.







# Best Retirement Development



ADLINGTON  
HOUSE

## GOLD

### Adlington House, Otley, West Yorkshire Adlington

The views of The Chevin hill alone are enough to convince someone to retire to this pretty part of West Yorkshire, with Adlington House beside the banks of the River Wharfe in the market town of Otley.

The scheme by developer Adlington, part of the Gladman Group, is 48 apartments and fits seamlessly into its local environment, right down to the stone on the buildings from

the Bank Top Quarry down the road in Bingley.

The River Wharfe is a wonderful neighbour, but it brings with it flooding fears, allayed by Adlington by digging deeper foundations and installing a specialist flooding basement. In fact, the work that has gone into the build and infrastructure is indicative of the thought and attention to detail and owners' needs that permeates the entire scheme, with Adlington House operated and managed by charity Methodist Homes.

The entry is replete with glowing testimonials from

residents. Chat to them over lunch in the restaurant or in the homeowners' lounge and the happy ambience of the building is tangible – a clear and deep community spirit.

There is 24-hour onsite healthcare,

as well as a varied programme of social activities, a spa and a hairdressing salon.

There is integrity in every facet of the development, with site manager Simon Pallent, a multiple NHBC Pride in the Job winner, even producing a comprehensive construction history document. A worthy gold for a company "committed to reducing isolation and loneliness within the ageing population... and promoting and enhancing retirement living". Adlington House certainly does that.

## SILVER

### Woodside Square, Muswell Hill, London, N10 Hill

Hill is no stranger to winning awards. It won Housebuilder of the Year in 2015 and nearly scooped Best Medium Housebuilder last year, taking home silver.

Now it is being recognised for

ADLINGTON  
HOUSE





its retirement scheme, Woodside Square, a mixed-tenure, intergenerational development near Highgate village in north London.

The development covers six acres and comprises 159 properties including townhouses, and one-, two-, three-bedroom apartments and duplexes. Some 103 properties are designated for over 55s.

Woodside Square has the feel of a self-contained community featuring a mixture of architectural styles including listed buildings and modern apartment blocks.

Construction of the retirement apartments is around a series of landscaped courtyards; each block has a lift and there are no long gloomy corridors. There are no flashy facilities either: there are gardens, a secure underground car park, a guest suite and a common house with a kitchen which can be hired by owners for special events. This means that service charges are kept low, enabling those who are paying an affordable rent or bought through shared ownership to manage them.

Apartments, which can also be bought outright, are spacious with dual-aspect windows,

balconies or patio gardens and plenty of storage, the latter being a rarity in many retirement developments. Kitchens are well designed; some open-plan, others not. Some include quirky design features such as slanting ceilings and roof lights.

Woodside Square is close to excellent transport links and is the third development Hill has built in conjunction with Hanover Housing, not-for-profit providers of affordable housing for older people.

## BRONZE

**Bowes Lyon Court, Poundbury, Dorset**

**McCarthy & Stone**

**McCarthy & Stone has been building homes for the past 44 years. However, its Retirement Living Plus**

**development in Poundbury breaks the mould in terms of its typical housing stock.**

The stunning heritage facade of Bowes Lyon Court, for one thing, resonates more with the Prince of Wales-inspired architecture in this

Dorset village than the character of McCarthy & Stone's existing portfolio.

Furthermore, this is a Platinum development from the housebuilder, offering a step up from its basic model, with lots of extra facilities more likely to be found in a high-end retirement village.

There is a restaurant, owner's lounge and onsite care as well as a guest suite and landscaped gardens. The 63 assisted-living apartments are compact yet spacious and clearly designed for older retirees (you have to be over 70 to live here) wanting a bit of style and comfort in their old age.

Bowes Lyon Court could not be in a better location too: walking distance from Waitrose and the town's cafes, restaurants, shops and post office.

Entrusted by the Duchy of Cornwall to develop this prestigious site, McCarthy & Stone has certainly raised its game to become worthy of the honour. Its Platinum collection, which is fitting in a town speckled with regal stardust (there is a statue of the Queen Mother in front of the development), acknowledges that high quality, spacious living and good facilities need not cost the earth.



# Best Sustainable Development

## GOLD

Elephant Park, Elephant & Castle, London, SE17  
**Lendlease**

The urban regeneration project being undertaken by Lendlease at Elephant Park is delivering 2,500 homes, 11 acres of new community space, plus energy-efficient living in central London. The homes are built to a minimum level 4 of the former Code for Sustainable Homes; 15 of them are level 5 and Passivhaus certified. Elephant

Park is the only UK project participating in the C40 Cities Climate Positive Development Program, an initiative shaping the future of sustainable living.

Residents have access to electric car charging ports, bike storage and gardens for producing homegrown produce. Homes are connected to an energy hub providing net-zero carbon heat and hot water. Green roofs and PVs top the buildings while cross laminated timber, much of it fabricated offsite, is being used in construction.

This may read like a tick-box exercise but the true sustainable nature and quality of the development is clearly visible throughout Elephant Park.

From the high standard of the interesting brickwork to the thoughtful and inviting community spaces, the scheme pushes the boundaries and has an ethos that works environmentally and socially, even delivering skills and training with the aim of helping the area thrive in the future.

## SILVER

Elmsbrook, Bicester, Oxfordshire

**Fabrica by A2Dominion**

The initial phase of North West Bicester, the UK's first eco-town of 6,000 homes, Elmsbrook comprises 393 properties. The scheme is the first true zero carbon development of its size and one of just 16 projects worldwide to have been awarded BioRegional's One Planet Community status. Cycle and walking routes encourage







**FABRICA**  
by Silverlake

healthier lifestyles with 40% of the 52-acre development designated to green space. Because of the innovative approach at Elmsbrook, Bicester became one of ten NHS Healthy Towns in 2016.

All the homes meet level 5 of the Code for Sustainable Homes and carbon used in construction has been reduced by 30% with zero waste to landfill. Following fabric-first principles, the homes are constructed using a timber frame structural insulated panel system that has helped increase air tightness and energy efficiency. Solar panels are fitted to every rooftop, averaging 34m<sup>2</sup> per property, generating capacity capable of powering 528 homes. A combined heat and power plant supplies heat and hot water

to all homes through a district heating system.

Elmsbrook embraces big picture, real world sustainability. Boundaries are being pushed, lessons learnt and new technologies embraced while community engagement is dedicated to ensuring that sustainability works for all.

## BRONZE

Silverlake, Warmwell, Dorset

### Habitat First Group

With over 650 acres of lakes, heathlands, waterways and woodlands on a site that encompasses a former quarry and World War II airfield, Silverlake is a development of sustainable holiday homes. The

first phase, Beaumont Village, comprises 31 properties that embrace contemporary architecture, local materials and high standards of energy efficiency. The scheme's overall design is carefully shaped by the site's topography, ecology and its watercourses, ensuring that the natural setting and biodiversity take priority.

Silverlake has a great sense of place and community, helped by the outstanding detailing of the architecture and landscaping and the wide palette of materials, which avoid a uniform approach. Construction is with structural insulated panels, some homes have green roofs, and expansive glazing ensures plentiful natural light within. Heating is provided via air source heat pumps and underfloor heating systems and greywater is recycled.

The homes within the carefully managed community cannot be used as permanent residences but can be let to other holidaymakers. A range of leisure facilities, including a spa, are provided and the development is expected to boost the local economy by almost £4m a year, as well as creating a significant number of new jobs for local people.



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**Berkeley**  
regeneration



## GOLD

Royal Arsenal Riverside,  
Woolwich, London, SE18

### Berkeley Homes East Thames

Sweeping along a kilometre of the Thames, Royal Arsenal Riverside has resuscitated a derelict area in a significant historical site. What is most impressive, however, is how the local economy has also enjoyed a revival. People have lived and worked on the site since the Iron Age, and for almost 300 years Royal Arsenal was a major employer and backbone of the local economy. This entrepreneurial spirit has been restored to Royal Arsenal Riverside. For a growing number of residents, the development isn't just their home – it's also their livelihood. Six resident-led independent businesses now exist on the site, and with a 16,500m<sup>2</sup> creative hub in the pipeline, many more are likely to follow.

Derelict since 1980, the site is now home to a museum, a variety of eateries, a farmers' market and even an onsite brewery. A luxury spa is in the works. Berkeley hasn't just created homes; the development feels like an exclusive brand. It has also been admirably picky about which brands are allowed to take up retail space.

Berkeley is carefully cultivating a mixed community, with 25% of

the proposed homes being affordable and 165 senior living homes. A discount market sale scheme is available to residents of the borough. The homes on offer match the luxury lifestyle the development promises. Berkeley was instrumental in bringing Crossrail to Woolwich, making the development among the best connected in London. The developer can safely boast it has put the area back on the map.





# Best Regeneration Scheme



downsizers. The homes take inspiration from the original site's Victorian and railway heritage, using predominantly red brick, but incorporating details such as window quoins, columned porches and pentice boards. Nearing completion, the majority of the development, although still new, feels established already, and a fitting transformation of a site that had been unused for many years.

**knits seamlessly into the area, making the development feel at home in its historical surroundings.**

The new community is already forging a strong sense of identity. Local artists proudly showcase their work from several thousand square feet of studio space, rented by The Bow Arts Trust; pop-up cafes, engineered in a professional kitchen let by the Greenwich Co-Operative Development Agency, are a regular feature; yoga classes, a film club, and weekend craft club for children add to the new neighbourhood's charms.

The flats are generously sized with floor-to-ceiling windows and spacious balconies. The layouts are particularly impressive, with clearly defined dining areas and unparalleled views. Launched with a range of tenures, the developer has taken care to ensure the homes remain accessible to Londoners, with Help to Buy and Shared Ownership schemes available and priority given to those from the area. With Canary Wharf just 20 minutes away, the development isn't as remote as it feels and offers superb value for waterside living.

## SILVER

Prospect Place,  
Framlingham, Suffolk

### Hopkins Homes

Prospect Place is a very impressive development of a difficult site, which had an awkward shape and a plethora of previous uses, including large seed warehouses and other various light industrial buildings.

As one has come to expect from Hopkins Homes, the developer has really paid attention to architectural detail, using quality materials and a vast number of house types in order to give the scheme an established look in keeping with the local area, which according to local planners has "an overwhelming need" for new homes.

The 99 homes here range from one to four bedrooms, enabling the site to appeal to a wide range of buyers, including first-time homeowners, families and retired

## SILVER

Royal Albert Wharf, Royal  
Docks, London, E16

### Notting Hill Housing

Built on an underused brownfield site in a sparsely populated area of east London, the Royal Albert Wharf is uniquely peaceful. Bordered by water on three sides, this part of the wider Docklands regeneration feels like a floating village. The bespoke brickwork





## BRONZE

Maida, Aldershot,  
Hampshire

**Bellway South London**

Part of the huge regeneration of former Ministry of Defence land in Aldershot, Maida is one phase of the Wellesley development, by master developer Grainger. Maida consists of a mix of apartments and houses, featuring an unusually high proportion of three-, four- and five-bedroom homes suitable for families. These have largely been bought by local buyers as they represent property types previously lacking in this market. The homes are well designed and spacious, with 10 house types providing a nice mix of elevations and proportions and creating an established feel to the new development.

The broader Wellesley development – named after the Duke of Wellington, whose enormous statue stands nearby – will eventually feature woodland, parks and nature trails; shops and play areas; a neighbourhood centre and two primary schools; and sports facilities and allotments.

## BRONZE

Mount's Bay Lodge,  
Penzance, Cornwall

**Churchill Retirement Living**

A long overdue development at a prominent former gasworks site on the town's harbour front, Churchill has grasped the nettle and built on a site that had been an eyesore for decades. The scheme was a tricky build due to the constraints of the site, with remediation work needed along with some significant shoring up of a very steep wall at the back of the plot.

With the resulting development, Churchill has provided 51 one- and two-bedroom units, many with sea views, representing much-needed retirement housing in an area where the average age is significantly higher than the national average. The development features a residents' lounge, which is already proving popular with residents, as the social hub of the scheme, and its position means all the town's main amenities are within walking distance, as are the train and bus stations.



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Mount Anvil, better London living



## GOLD

The Penthouse, Dollar Bay, Canary Wharf, London, E14

### Mount Anvil

This is probably the best penthouse judges have seen in many years and Mount Anvil has to be complimented on its vision for Dollar Bay. There is no doubt that the wonderful design, rising like the perfect cut on a faceted diamond, is really the pinnacle of an outstanding architectural design by Ian Simpson Architects. Set in a location, which takes full advantage of the views stretching to the Shard at the front of the building with the Dome and the Thames at the rear.

Suna Interior Design's specification is complemented by interior designer Daniel Hopwood's vision of the buyer who will live in this four-storey penthouse. The aim of this upside-down penthouse, where the bedrooms are on the ground floor and the party room is on the top floor, is to maximise the wow factor of the views by having triple-height windows from the party pad on the fourth floor, which is complete with plunge pool, dining and lounge area.

Suna has cleverly incorporated luxury natural finishes into the penthouse, while Hopwood has combined bespoke furniture with high street pieces to make the most of the budget. Throughout the apartment, the use of colour – for example, the clever combination of reupholstered French dining chairs in an electric blue combined with Philippe Starck's Ghost chairs – creates a memorable image and gives this gold winner the wow factor, befitting of its location and neighbours in the glittering financial centre of Canary Wharf.



## GOLD

Gabriel Square, St Albans  
Meyer Homes

A stunning development. The developers have taken every care to consider the end user to the last detail and the result is a gloriously practical and well-thought-out living space.

It is a brave interior designer who can use the colour palette of emerald with élan, especially in a showhome, which has to appeal to a variety of potential buyers. The skillful designer from Conran & Partners has carefully used this



fashion hit of the season throughout the home, combining current trends directly from the high street. The stamp of Conran and Partners can be seen through the design and unlike the interior designer who guards their secret list of suppliers, the look could probably be achieved simply by visiting the Conran store in West London. The modernist, clean living style complements the development perfectly.

The interior design is considered and punctuated with a number of statement items of on-trend, mid-century pieces of furniture, which have been commissioned specifically for the property. The dressing table in the master suite is a work of art. Beautifully handcrafted, the sculptural

piece by Thomas Bullimore, rightly takes centre stage. A fabulously designed property with every detail considered and balanced beautifully.

**SILVER**  
Knowle Hill Park Country Estate, Cobham, Surrey  
**Millgate Homes**  
Knowle Hill Park by Millgate Homes starts with the advantage of being in a superb and very expensive part of Surrey. In the 45-acre location there are detached houses that will appeal to Chelsea footballers, as the training ground is right next-door. The magnificent Palladian mansion has been reimaged by Ascot Design to create 22 new-build apartments for high-net-worth

purchasers. The majority of the apartments have been snapped up by downsizers from the enormous mansions in the area.

If you buy one of the apartments, you are loaned a Bentley for the day to get your shopping and a whole range of other perks. You also get a wonderful 3,000ft<sup>2</sup> apartment where Alexander James has created six-star interiors for the lucky buyers to whom the £2m-plus price is a drop in the ocean.

The design is luxurious. A huge hall leads into an amazing, mammoth room and Alexander James has overcome the design issues of the 48ft x 28ft super room by creating zones that blend together seamlessly maintaining the wow factor of the titanic room. The kitchen with the bespoke carpentry has the informal dining, while the 3m-long Macassar ebony dining table that glows with the reflected light from the chandeliers will more than impress the friends at the golf club.

Alexander James has made full use of layering of fabrics using velvets, linen and silk to create an award-winning apartment with personality. Naturally all the appliances are from Sub-Zero & Wolf, confirming nothing but the best for these apartments.



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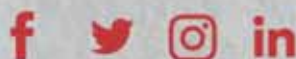
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## GOLD

Riverlight, Battersea,  
London, SW11

### St James

**Riverlight, designed by architects Rogers Stirk Harbour + Partners, brings the successful concept and aesthetic of Neo Bankside to Nine Elms in Battersea.**

This large housing scheme has been broken down into a series of six pavilions, orientated south to north to allow light and views across the site, while reducing the mass of the building viewed from the river. The height of the pavilions steps down across the site, creating a transition from the scale of Battersea Power Station developments to one side, and housing to the other.

The individual buildings are articulated with structure and services exposed on the exterior. This gives the buildings a delicacy and complexity that further reduces the appearance of mass, and allows the buildings to sit harmoniously in their context in this sensitive location near the river and the power station. This strategy also allows for clean, open interior layouts unobstructed by structure, while panoramic

external lifts give residents a dramatic vista of the river.

Triangular inset balconies to every unit cleverly bring both northern river views and south light into the single aspect apartments to the long sides of the pavilions. These angled views also help to maintain privacy between units.

A generous 75% of the site has been given over to public landscaped space, all of which is entirely pedestrianised, with car and bicycle parks all underground.

These open landscapes will create a new destination in London, with allocations of ground-level units in the pavilions to commercial use providing retail and amenity provisions for the residents, making this an enviable place to live.

St James should be commended for the high standards delivered with this project, and the commitment to creating not just excellent housing but a high-quality new public space in London.







## SILVER

Lombard Wharf, Battersea, London, SW11

**Barratt London**

**Lombard Wharf, designed by Patel Taylor architects, is a single tower of apartments adjacent to Cremorne Bridge on the Thames**

The simple concept of undulating ribbon balconies gives this scheme a strong identity and a clean sculptural aesthetic. The balconies are particularly effective when viewed from nearby, the deep overhangs sheltering the inset glazing, and the shifting forms of the balcony ribbons creating a sculptural and modulating solidity that belies the heavily glazed fenestration of the apartments.

These deep balconies have a sensible environmental purpose, shading glass in summer while allowing lower winter sun to penetrate the living spaces.

There will be a large public space around the new building, comprising 65% of the site area. In addition, the landscaping will allow a more direct route for the Thames Path, incorporating the opening up of the Cremorne Bridge Arch, making a positive contribution to

public access to the Thames. Commercial space to the ground floor will create a mixed-use environment, providing amenity uses to residents and creating street life at ground level

Overall,

the scheme makes a positive contribution to the London skyline and the public realm, with a simple and effective façade articulation that delivers a sense of form and place.

## BRONZE

The Lighthouse, Silverlake, Warmwell, Dorset

**Habitat First Group**

**This new house, designed by Jerry Tate architects, is part of Silverlake, an estate of holiday homes in Dorset.**

While this development for a single unit is very small scale in comparison to the other winning schemes, the judges felt that these was a sensitivity to design and context both in the project and in the site masterplan that warranted recognition.

The masterplan concept

allows buyers to choose from 11 different house types for each plot as a custom build. This will create a community of buildings varying in design and aesthetics, but each reflecting the aspirations of their occupiers, and the judges felt the developers should be commended for this open-minded, user-first approach to delivering housing. The resultant development will not have a homogenous uniformity – it's atmosphere and sense of place will arise from its natural variety.

The Lighthouse itself has an understated aesthetic of traditional weathering materials, in a form evocative of a barn conversion, that, while simple, will blend well into its context over time. While the interiors are relatively private, a wrap-around balcony allows occupiers to enjoy views over the lake and surrounding countryside.

The house has been built to very high Passivhaus standards, giving the building top environmental credentials.

Overall, the scheme provides a good combination of a sensitivity to its rural context, while providing contemporary living space and sustainable housing that should stand the test of time.





## GOLD

Heritage Walk and Kew Bridge West, Brentford, London, TW8

### St James

Housebuilders should not just set out to build homes, but communities. Placemaking is an art, as much as a science – a difficult path to tread, for you cannot impose community on an area, it has to be a natural reaction to both the private and public realm. St James continues to lead the way in public realm, forging identities around its schemes, and this development, designed by Stockwool and Assael

Architecture, built in two phases over six years on the site of an old Thames Water filter bed, is another fine example of its work.

St James has paid due homage to the industrial heritage of the site through a mix of preservation, restoration and new additions.

There is a linear park running from the entrance to Kew Bridge West on to Heritage Walk and the London Museum of Steam and Water, with the well-used park decorated with a variety of specially commissioned

artwork, as well as seating areas, including fun animal-shaped seats for the kids, with the landscaping delivered by landscape architects Gillespies.

The innovative use of public art includes a specially commissioned poem by Alice Oswald that runs, woven in steel, along the walkway. There are delightful touches everywhere

amid the public realm, including a text trail with text fragments carved into slabs and boulders.

The piece de resistance is probably the Big Table, which is exactly that – an oak table by sculptor and furniture maker Alison Crowther and a focal point at the heart of Kew Bridge West. A seat at the big table – the top table – for St James.



**SPRING**

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(in association with  
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**Where:  
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**SUMMER**

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**When:  
June 2018**

**Where:  
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**showhouse**





# WhatHouse? Awards Judges



## JOHN ASSAEL

John is chairman and co-founder of award-winning

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

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



## RUPERT BATES

Rupert, one of the leading property

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

Rupert has appeared regularly on national television and radio, giving his views on the housing market and has chaired and facilitated many industry events both at home and abroad. He

also writes the property column for The Field magazine.

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



## RORY BERGIN

Rory's role is to develop excellence in sustainable and

innovative design, enabling multidisciplinary design consultancy HTA to achieve its objective of leading the field in sustainable placemaking. He has an impact on many of HTA's projects, overseeing the practice's implementation of sustainable design and the use of appropriate sustainability tools. He leads a team of sustainability consultants advising clients and certifying projects in the commonly used sustainable design standards. Rory and his team are responsible for the sustainability consultancy on some of the UK's highest profile housing projects. He represents HTA at conferences regularly and is on the Advisory Board of the Active House Alliance.



## BRIDGET CORDY

With over 20 years' experience of selling and marketing

property, Bridget has worked alongside many of the country's top developers. A graduate of the Chartered Institute of Marketing, her career started as a trainee

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



## JAKE EDGLEY

Jake founded Edgley Design in 2004 – an architecture and

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

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

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



## SIMON GRAHAM

Simon is director of Blue Sky, a freelance housing consultancy established in 1995. He has worked in the residential



# WhatHouse? AWARDS 2017



property industry for over 25 years, including holding senior sales, marketing communications and corporate strategy posts with housing associations and a private development company. Simon specialises in research, marketing and public affairs projects. His clients include many of the largest housing associations in the country, trade bodies and a range of public and private sector organisations. He is also a trained journalist and has written a monthly column for Show House since 1995, focusing on government policy, the housing market and social housing issues.



## STANLEY HAINES

Stanley studied architecture at the Welsh School, Cardiff, qualifying in 1977 and is now senior partner of Haines Phillips Architects based in central London. He has been involved with housing design throughout his career and has been awarded numerous RIBA, Civic Trust and local awards and commendations for his housing work. His practice specialises in all aspects of housing and undertakes projects for housing associations, volume housebuilders, smaller developers as well as retirement housing specialists. Stanley is formerly an assessor for the Civic Trust and a design assessor for Hertfordshire County Council.



## JO HAMILTON

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

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

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

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



## ROGER HUNT

An award-winning writer, blogger and long-standing Show House contributor, Roger is an expert on sustainability, building materials and construction. He is the co-author of the recently published *New Design for Old Buildings* from RIBA Publishing as well as the bestselling *Old House Handbook* and the companion volume *Old House Eco Handbook*, published in association with the Society for the Protection of Ancient Buildings. His other books include *Rural Britain: Then & Now*, and *Villages of England*. Roger also lectures regularly on retrofitting and repairing old buildings.



## ISLA MACFARLANE

Isla is editor of [showhouse.co.uk](http://showhouse.co.uk). She has worked on magazines and websites across the UK, south India and the UAE covering topics ranging from business and banking to the property and construction. Isla moved to Dubai in 2008 as the editor of *Private Equity* and *Hedge Funds Middle East*. She spent the next few years producing business and financial content across a variety of platforms including websites, magazines, e-newsletters, books, events, broadcast and contract publishing. She has reported on property, construction and financial markets across Europe, the Middle East, Africa and South-East Asia.



## CHERYL MARKOSKY

Cheryl is a freelance journalist, specialising in property and lifestyle print and digital material. Currently, she's writing regularly for *The Sunday Times*, *MoveTo London*, *MoveTo Town & Country*, *Abode 2* and *Tempus* magazine, as well as for magazines and other publications in the West Indies. Cheryl splits her time between London, Wiltshire and the Caribbean and has been a WhatHouse? judge for nearly 20 years. Her new homes loves include thoughtful design with references to the locality, and proper storage.



# WhatHouse? Awards Judges



## 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.com.

With a background in finance, he has been involved in the new homes industry for over 15 years, contributing to the website, Show House and Homes Overseas magazine over that time, and was formerly on the judging panel for the Homes Overseas Awards. He has also provided articles and copy for numerous property

companies and websites in the UK and overseas, both in the consumer and business-to-business sectors.



## HARRY PATICAS

Harry is an architect with a passion for and expertise in

sensitive deep retrofitting of both historic and modern buildings. He has practical, onsite experience, from his own phased deep-retrofit project in Honor Oak, London, and professional experience of numerous completed projects.

Harry is a co-director of Arboreal Architecture, and co-founder of the 15-40 low energy architecture collective. He is a member of the Sustainable Traditional Buildings Association panel of experts, co-chair of the Technical Working Group for the UK Centre for Moisture in Buildings and an external examiner on the MSc Energy Retrofit Technology at Dublin Institute of Technology. Harry lectures on deep retrofit and low-energy projects.



## MICHAEL PHARE

Michael is principal of OPUS Architecture and Design, which

he formed 25 years ago. He specialises in high-quality residential projects, working closely with developers and individual clients on a wide range of projects, from small studios to substantial country houses. His work has been regularly featured

in national property magazines. In addition to practising as an architect, 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.



## JANE SLADE

Jane Slade is the former property editor of the Sunday Express

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

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





## MARTIN TAYLOR

Martin is an interior designer with 25 years experience reorganising space, primarily for private clients in the residential market.

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

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



## TRICIA TOPPING

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

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

them at the heart of their target audience.

Tricia also created her blog, *Luxury Topping*, through her love of property, interior design, jewellery, art and fashion. *Luxury Topping* focuses on 'the business of luxury' and shines the spotlight on the trends and the people who work to create wonderful objects that we admire, desire and buy.



## CAROLYN TREVOR

Carolyn is director of Trevor Lahiff

Architects alongside her husband Patrick. Their practice, founded in 1995, specialises in one-off, high-end residential projects for both private clients and developers. TLA's bespoke houses and interiors are informed and stylish, attributed to Carolyn's extensive experience working as both architect and interior designer. The studio has previously won the UK & International Property Design Award for the best new residential development and the Design & Architecture awards from Design et al. Projects range from extensions, to large-scale refurbishments and to new build and refurbishments of country houses in the UK and abroad.



## PASCAL WENSINK

Pascal, director of EPR Architects, studied architecture at Kingston Polytechnic and South Bank University with a

six-month placement at Delft Technical University in the Netherlands. While studying, he joined a design studio in the East End of London, converting industrial and warehouse buildings into live/work units, bars and restaurants. Pascal then became a freelance architect, converting and adapting private homes in and around north London before joining EPR Architects. His projects range from bespoke, one-off houses to large, mixed-use developments and inner city urban initiatives.



## MATT WHITE

Matt established MATT Architecture in 2012. The studio is

based in Leicester Square and enjoys a London-focused reputation for designing award-winning projects that unlock the potential of the most complex and constrained sites – with intelligent, generous and, frankly, opportunistic architecture. Projects include one-off houses in the UK and Europe as well as regeneration and redevelopment work. Matt's residential experience includes multi-unit central London schemes for Candy & Candy as well as his own house, No.23, which won the Daily Telegraph's Residential Design and Innovative Home award in 2013. His own new house in Sussex has featured on Channel 4's *Grand Designs*.



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**WHAT HOUSE**

Daniel Hill, Managing Director

As the website and digital proposition behind the WhatHouse? brand, we are delighted to sponsor the housebuilding industry's biggest event.

It has been a year of exciting expansion for WhatHouse.com. We launched our programmatic trading desk, which is helping to revolutionise the way housebuilders, housing associations and new build suppliers find and interact with their customers and making best use of first party data to deliver highly targeted and cost-effective leads.

Our website is also underpinned by regular news and features, keeping visitors informed of what is happening in the new build market with the best homebuying advice.

2018 promises even more compelling digital interaction with our clients. We have launched our Cost-Per-Click (CPC) model on WhatHouse.com, while our team also provides creative, Pay-Per-Click (PPC), search and social media for housebuilders, adding value to your sales and marketing operations.

WhatHouse.com has a unique pedigree and heritage in the new homes sector and is proving to be a digital pioneer too, with cutting edge technology to drive new homes sales in an increasingly competitive online space.

We would like to thank everybody who has entered the most prestigious accolades in British housebuilding and congratulations to all the winners. We look forward to working with you in 2018, which promises to be another pivotal year for the industry.





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**Roca**

Sian Lane, national sales manager  
(developers)

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At Roca, we understand the need to make new developments unique to gain a competitive advantage in market conditions where design and quality is paramount. That's why we offer housebuilders a wide range of choice for their projects, giving designers the freedom to be creative while providing solutions to achieve water-saving and sustainability targets. We have been successfully manufacturing our own brassware for over 60 years and currently offer a vast range of contemporary styles across various price points, from entry to luxury. Wall-hung and back-to-wall WCs have risen in popularity with developers, and we also offer a wide range of installation systems, for easy installation of WCs, as well as basins and bidets.

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

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





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## KITCHENS



### Nolte Küchen

Richard Pedgrift, senior consultant

When we celebrate the achievements of the housebuilding industry at the WhatHouse? Awards we should also raise a glass to Nolte Küchen. This year marks the company's 10th anniversary as sponsors of these prestigious Awards, and I would like to thank the Awards for bringing together the construction industry and their suppliers in such a sophisticated, inspiring event that we are delighted to be a part of.

As one of Germany's major kitchen brands, we pride ourselves in quality, diversity and excellent value for money. Together with our partner BK Nolte Contracts we have established Nolte Küchen in the UK as a reliable supplier, proving flexible in the more recent past with a refined product offering to more closely reflect the market conditions post-Brexit.

Our comprehensive portfolio not only allows architects and designers to meet individual requirements, but also to cover various styles and trends. Recent additions include a range of doors and extras for the 'industrial' look, allowing our partners to flexibly design kitchens on various budget levels.

Recognising the creativity that brings our product alive, we look forward to new projects and fruitful developments in 2018.





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## Appliance Plus +

Mike Beech, national contract manager

We are very proud to be sponsoring the WhatHouse? Awards for the fourth year running. Supporting residential developers is incredibly important to Appliance Plus+.

This growing sector is a major focus for us, which is why we are extremely pleased to be part of this event recognising the leading talent in the industry.

To reflect our genuine commitment, we have developed our Appliance Plus + proposition. Our dedicated service, shared values, strong portfolio of brands including Grundig, Beko, Blomberg and Leisure, and range of innovative and sustainable solutions for residential developers, positions us as a collaborative partner for new developments. We've grown our offering significantly over the past few years, and are garnering new business every day. Our proposition satisfies 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.

We also provide a dedicated service from purchase through to aftersales. 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.

We wish all the finalists every success in the Awards.

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**Jablite**

Richard Lee, managing director

Before we launched our innovative All-in-One Thermal Floor system at the WhatHouse? Awards last year, we were warned that housebuilders and ground workers – the people who would actually be installing our system – are slow to change and don't like new products or suppliers.

Well, I am here to tell you that is not the case. When presented with our Jablite system that offers speedier, safer installations and a great thermal performance, a lot of people wanted to give it a go.

Our customer focus and determination to deliver world-class customer service has undoubtedly kept them on board. However, the key point is – as is demonstrated in every one of these Awards – that housebuilders want innovation and are driven to deliver excellence and value.

Jablite is very proud to be a sponsor of these prestigious Awards, which showcase the absolute best of the best in the housebuilding sector. Congratulations to all the winners. Please get in touch with us; you are exactly the kind of customers that Jablite wants to work with. We want to supply you with not only the best products and customer service available today, but also to provide you with solutions and future options that we will develop just for you.





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## Laufen

Alan Dodds, managing director

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

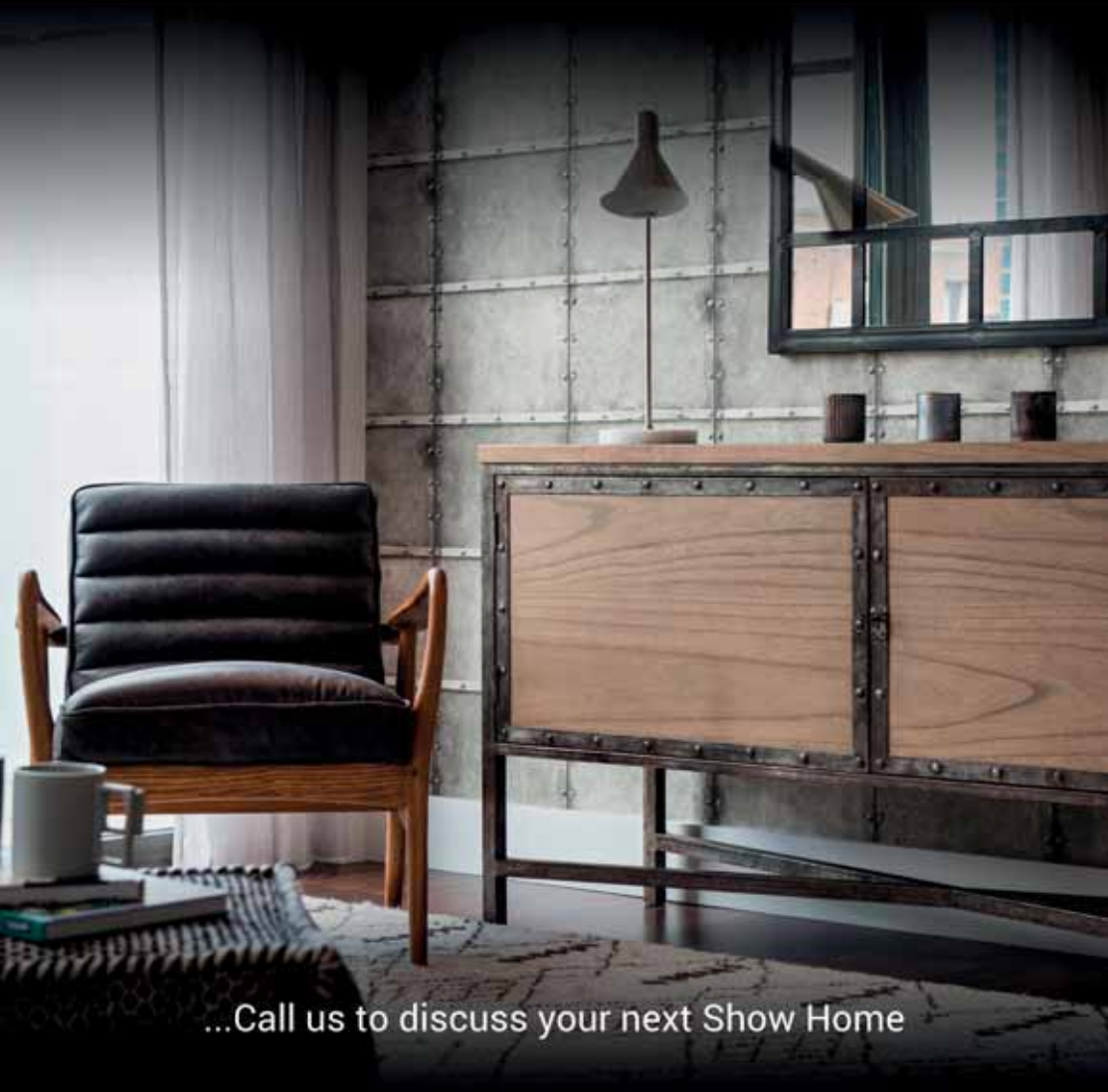
do and striving to be the best of the best.

Laufen is a proud sponsor of the WhatHouse? Awards, which are a highly respected symbol of prestige and excellence throughout the housebuilding industry.

In 2017, the demands placed on housebuilders in the UK have never been greater. 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.



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**New i.d Interiors**  
Daniel Caplan, CEO

New i.d Interiors is a specialist interior design company predominantly dealing with interior design of new build property throughout UK.

Our design team has a wealth of knowledge and years of experience in delivering projects from concept to completion, creating effective solutions for show homes and private client interiors. We are renowned for having a deep understanding of the project brief and delivering to specification, and our expert team of nine fully qualified interior designers is also able to advise and offer guidance for tailored interiors solutions. Our excellent attention to detail and ability to cater to the desired style and budget without compromising on quality and service is what sets us apart. New i.d combines inspirational creative interior design with our professional installation services, seeing residential and commercial clients through every step of the design process.

We are thrilled to be one of the main sponsors of the WhatHouse? Awards this year. Contributing and taking part in this prestigious event is of tremendous value to us and the WhatHouse? Awards is of great importance in the industry.





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Specialist Property Lawyers



### New Homes Law

Charlotte Bentall, business development director

The staff at New Homes Law are committed to doing their utmost to provide a high-level conveyancing service to prospective purchasers

of new-build properties.

We have worked tirelessly to try to understand what it is that buyers of new-build properties expect during their purchase transactions and to understand the transaction from the developers' perspective.

It is this knowledge and understanding that has allowed New Homes Law to grow into a recognised specialist new-build conveyancing company and provide an unrivalled service to our clients.

Good communication and sincere, honest professionalism have enabled us to build strong relationships with our clients and we will work continually to ensure the ethics we have built our company on remain.

New Homes Law is very happy to be a sponsor of the prestigious WhatHouse? Awards this year and we are very much looking forward to seeing both familiar and unfamiliar faces at the event.

The WhatHouse? Awards are a fantastic opportunity for companies like ours to expand their branding, so if you are attending the Awards this year, why not come over and say hello to New Homes Law. You are guaranteed a very warm welcome.



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# IBSTOCK



## **Ibstock**

Darren Bowkett, Operations director –  
Ibstock Brick & managing director –  
Ibstock Kevington

Ibstock Brick, part of Ibstock plc, is the UK's largest brickmaker, with 19 factories nationwide and almost 200 years of experience. Our bricks are at the heart of construction, helping to create homes, places and spaces across the country.

We are delighted to support the WhatHouse? Awards and its goal of helping to ensure that the housebuilding industry gets the recognition it deserves for its major contribution to enriching the country's built environment and economy as a whole.

Ibstock Brick is committed to supporting the housebuilding industry. To this end, we have invested in the most modern brickmaking technologies including £54m in a new, state-of-the-art brickworks nearing completion at our Ibstock site. This will ensure that we can continue to offer high-quality products to meet the growing demand of our customers.

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

Ibstock plc is a building family of exceptional brands that includes manufacturers of concrete roof tiles, concrete stone masonry substitutes, concrete fencing, pre-stressed concrete products and concrete rail products.

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





# Congratulations to all winners at the



## The key to your new homes sales: the kudos of a WhatHouse? Award

The Awards champion housebuilders that produce top-quality housing across the whole spectrum of styles, developments and costs.

Housebuilding offers a rewarding and challenging career for talented people. The diversity of successful housebuilders as demonstrated at this year's Awards are testament to that.

Finding the talent to fuel our industry can be tricky, there is huge demand for people with the skills who can help shape the future of UK housebuilding.

Partner with Show House Jobs and get access to jobseekers who are looking to make the next move on the career ladder.

From apprentice all the way through to managing director level across a variety of trades as well as office-based roles, we can help fill the skills gap in your organisation.

## showhousejobs

Contact Stewart Black to find  
out how you can get involved.

Tel: 020 7940 1074

E-mail: [sb@globespanmedia.com](mailto:sb@globespanmedia.com)

Web: [www.showhouse.co.uk/jobs](http://www.showhouse.co.uk/jobs)



# showhousejobs



## SHOW HOUSE JOBS

Stewart Black, Business Development Manager

Show House Jobs ([showhouse.co.uk/jobs](http://showhouse.co.uk/jobs)), launched this year, is a natural extension to the best-known trade brand in UK housebuilding and, from the same Globespan Media stable, we are proud to sponsor the WhatHouse? Awards.

We are purely focused on housebuilding and the new build supply chain with a strategy to build long-term relationships, working directing with hiring companies.

As we know and cover editorially on a daily basis at [showhouse.co.uk](http://showhouse.co.uk) and monthly in the housebuilding's leading trade title Show House magazine, the industry is faced with a massive skills shortage, exacerbated by the need to build new homes in huge numbers to meet demand.

Show House Jobs targets vacancies from apprentices to chief executives, promoting opportunities within the industry, as well as using our cutting edge programmatic advertising platform to reach the right target audience and find the best candidate.

We send weekly newsletters to our engaged database, promoting jobs, as well as featuring careers advice and industry news and features. We also send daily job alert emails, engaging with candidates and motivating them to apply for suitable jobs.

Current clients include Redrow, Persimmon, Avant Homes, Ballymore, Hill, L&Q, Churchill Retirement Living, Hopkins Homes, Knight Frank, Lendlease and Larkfleet Homes.

We congratulate all the winners of the 2017 WhatHouse? Awards and look forward to helping you all with your recruitment needs in 2018, as well as promoting the huge opportunities the industry offers.





## Specialising in Wet Rooms

N&C are unique in being the only UK manufacturers that offer you a complete wet room solution. We specialise in the production of high quality, robust components that work together to create a truly watertight system. We offer unrivalled technical expertise and a warranty for peace of mind. Our market leading, Premier Shower Deck sits at the core of our wet room system, ensuring that water is rapidly removed by our high flow waste systems.

- The UK's strongest shower decks
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- Complete warranted wet room tanking system
- 7 attractive ranges of wet room glass screens
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- Over 120 wall and floor tile ranges

# N&C

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# N&C

wet rooms • tiles • showering



## N&C

Richard Hill, sales director

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

Wet rooms have become a key area for adding value to new homes. Today's design-conscious consumer aspires to own a wet room, which offers housebuilders the opportunity of additional margin as the consumer perceives the cost of a wet room to be substantial. The reality is very different; N&C already supplies 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.

Well over 100 housebuilders specify N&C tiles from the company's Mode or Synergy collections. N&C offers hundreds of on-trend tile ranges including an extensive range of coordinating porcelain tiles for external use in place of traditional patio paving.

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 offers housebuilder's total peace of mind alongside the latest in design-led innovation.

N&C 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.

Our 140 years of manufacturing and distribution experience coupled with a highly competitive offer and unique market-leading innovation make N&C the perfect tile and wet room partner.







## Your Property Management Superheroes

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- ⚡ Personalised service
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- ⚡ Voted best managing agent for five consecutive years



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Email: [info@warwickestates.net](mailto:info@warwickestates.net)

Phone: 01279 626 616



#### Warwick Estates

Craig Stevens, managing director

Warwick Estates are a multi-award-winning residential property management company. In 2017 we celebrated our 10-year anniversary by signing up our 1,000th development under management.

We also invested a further £400,000 improving our bespoke software system to ensure that it remains more sophisticated and nimble than our competitors' off-the-shelf solutions. It is this state-of-art technology and old fashioned customer service (still no computerised telephone system – just lovely people picking up the phone) that makes us best placed to help our developer clients look after their customers and infrastructure. Our software now easily allows us to white label our services, so that homeowners can be served by their own development's name rather than ours, which greatly increases the buy-in between the two parties and reduces the costs involved in running the development.

We are proud to be sponsoring the WhatHouse? Awards for the fourth year in a row; it's always a great day and we enjoy seeing many of our developer partners being rewarded for their hard work and innovation.



# The blueprint for structural warranties

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**THE Q POLICY**

The Q Policy is a recognised Structural Defects Warranty provider for new build, refurbishment and conversion developments. Whether you're a builder or a developer, we offer sound advice, support and insight - protecting standards, one house at a time.

For a better and smarter way to build homes call 0333 577 2800 or email [admin@qassurebuild.co.uk](mailto:admin@qassurebuild.co.uk)



### **Q Assure Build**

Clare M Thomas, managing director

The WhatHouse? Awards is a highly respected symbol of excellence in the housebuilding industry and Q is delighted to become a headline sponsor of this prestigious event.

The Q Policy brings a fresh approach to the structural warranty market, promoting high quality construction and quality underwriting.

We have a wealth of experience and expertise, meaning that Q's warranty services put customers first, attracting developers who want to offer the highest quality customer journey, and maintain a clear focus on the technical aspects of construction. Our team works with developers, builders and contractors to support site teams during the construction phase to help get their new and converted homes right first time. The growing network of quality developers Q works with is key to our success. Our clients want to build quality homes and promote their brand reputation, so we go the extra mile to provide support and advice throughout the whole construction process, visiting site a minimum of eight times per plot.

And this is all backed by a Lloyd's underwriter, providing A-rated insurance to give your customers peace of mind. The Q Policy is a quality warranty for quality properties.

With figures showing a 21% growth in the number of new homes built in the first quarter of this year, it's a really exciting time for the housebuilding industry. The WhatHouse? Awards is an incredible celebration of this and is testament to the success and hard work of the many excellent housebuilders across the UK. We are delighted to be part of such an aspirational event, recognising the quality in our industry.







# We've got it covered

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

## Show Home Services

- Design and installation of sales area gardens
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- Show home and sales enhancement schemes

## Construction Landscapes

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

## Play Areas

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

## Plot Cleaning

- Professional build clean services
- Show area cleaning
- Part exchange clean, repair and maintenance programmes

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**Bringing *life* to outdoor space**

# tcl

## creating outdoor spaces



### TCL

Simon Cashmore, chief executive

TCL are leading providers of 'outside space' services to residential housebuilders throughout the UK and were recently named in the London Stock Exchange report '1000 Companies to Inspire Europe'. We are delighted to be supporting the WhatHouse? Awards for the fourth successive year.

TCL Group, one of whose companies holds a Royal Warrant, has over 30 years' experience supporting residential housebuilders throughout the entire construction cycle in relation to provision of 'outside space'-related services. From sales area, plot design and installation through to public open space installations, TCL has all your requirements covered.

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

With dedicated focus on sales area installations, TCL provides an end-to-end service, designing and installing the entire sales complex including the landscape, railings, signage and lighting. Our complete service means we can remove the hassle of coordinating multiple suppliers and ensure your sales area opens on time, every time.

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





# JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910

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

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

Walt Disney

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[jackson-stops.com/development](http://jackson-stops.com/development)



# JACKSON-STOPS



## Jackson-Stops

Ben Babington, director, residential development

Jackson-Stops is delighted to be sponsoring The WhatHouse? Awards again in 2017. Not only are we looking forward to playing a central role in this great day of celebration for our industry, but it is the first major event where we are showcasing our new corporate branding.

Our new brand is an expression of the characteristics that form our values. These values differentiate us in life and in business, help us maintain a clear advantage and fully equip us to deliver our promises. Our team is grounded by authenticity, agility and astuteness.

Our land and new homes department continues to thrive and evolve in response to prevailing market conditions. Our mission remains to be a leading land and new homes agency, offering efficient, effective and innovative marketing campaigns and delivering service excellence to developers and purchasers.

We are always mindful that our clients have increasingly high expectations of the added value that their agents need to offer. For this reason, it remains our vision that we will always deliver an irreplaceable service in an increasingly digital world.

We wish all our clients the very best of luck at the WhatHouse? Awards this year.







THOMAS GRAY

# LET US BUILD YOUR CAREER IN HOUSEBUILDING

*Their credibility of working at an executive level has proved successful for us for over a decade.*

Andrew Saunders-Davies  
Regional Chairman,  
Berkeley Homes

*Thomas Gray have always provided exceptional service.*

Paul Beaney  
Managing Director, Millgate Homes

*Thomas Gray offer a professional service, the team have excellent contacts at senior level within the type of organisations to which I am suited and are discreet.*

David Evans  
Director

*The service I experienced from Thomas Gray was exceptional. They matched my skill set and style of management to the optimum role and employer.*

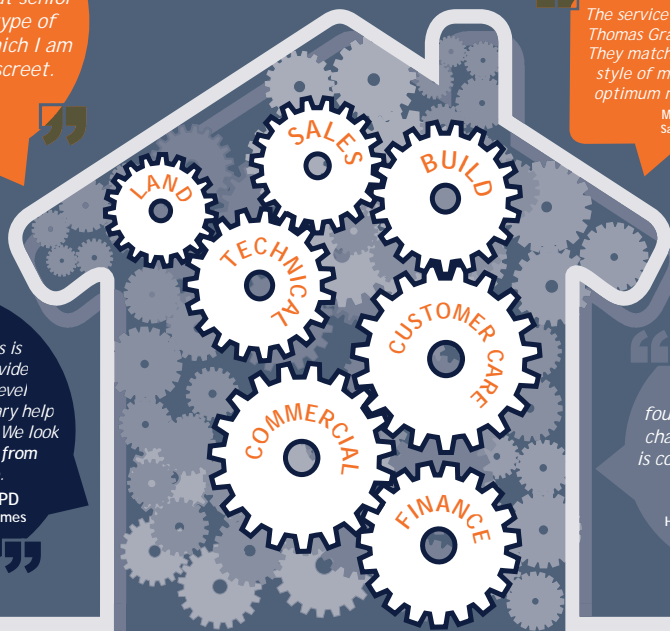
Marie-Claire  
Sales Director

*Workplace Solutions is a unique idea to provide cross-sector junior level candidates and temporary help at middle management. We look forward to benefiting from this in the future.*

Sarah Overton FCIPD  
HR Director, Telford Homes

*In short, he delivers. Ian has found us top talent in a challenging market and is commercial, connected and responsive.*

Nick Worrall CIPD  
HR Director, Countryside



THOMAS GRAY  
SEARCH & SELECTION



THOMAS GRAY  
CONTINGENCY RECRUITMENT



WORKPLACE SOLUTIONS  
A DIVISION OF THOMAS GRAY



**Thomas Gray**

Ian Gray, managing director

The team at Thomas Gray would like to extend their congratulations to all of those who have been nominated and recognised as best in class at this year's event.

As always, it is a privilege to be one of the main sponsors of the Awards and gives us a chance to see so many clients and candidates with whom we have developed an excellent business relationship.

This has been another year of evolution at Thomas Gray, as we continue to add key people to the business at all levels. We have developed an algorithm-based technology platform, which forms the basis of our new division, Workplace Solutions. Workplace Solutions works in tandem with both our established Contingency business and Executive Search arm, which has introduced some of the leading names in housebuilding, such as Phillip Lyons to Countryside Properties as chief executive, housebuilding.

One of the aims of this new operation is to address diversity in recruitment and tackle the skill shortage but, moreover, capture and pre-select professionals from aligned sectors, who are unaware of their worth and portable skillset, through programmatic marketing, trade and social media advertising and PR.

We have already had a high takeup from our established client base and would welcome the chance to meet with you to expand upon the unique application together with introducing you to our new head of division.

Over the last year, the business has put additional structure and process in place ahead of the Data Protection Act next May and has elevated Matt Revett to the post of operations director at our HQ in Surrey after four years with the firm.





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#### Green Lighting

Anthony Ottway, managing director

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

Green Lighting's main drive is to deliver the best service possible to our customers. As a forward-thinking company, we are continuously updating our ranges of LED products, including downlights, lanterns and an abundance of new decorative lighting, as well as offering services such as the Queen's Award-winning Green Lighting Deal, which includes our unique first-year labour support service.

Our latest innovation is the introduction of our Online Developer Portal. Offering a service designed to help developers specify and procure products by allowing easy, 24-hour access to all our product information, including datasheets, technical files and BIM models. This enables product specification to become more streamlined process and allows for the sale of additional extras for end users to be simple and easy.

We are proud to be able to show our commitment to the housebuilding industry, promoting ourselves and our unique qualities as a company.





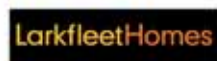
# We've made it our New Year's resolution to help you hire fantastic candidates... **What will yours be?**

Show House Jobs, our specialist jobs board has been designed to match employers and jobseekers to employment opportunities across the housebuilding industry. Since launching in June we have rapidly become the go-to jobs board for our community.

- Get ready for the New Year rush with Show House Jobs
- Book your 2018 recruitment advertising campaign with Show House Jobs\* and get a 20% discount on your first five job postings

Brought to you by the publishers of Show House magazine and in association with the WhatHouse? Awards, we have an unrivalled understanding of the market, making us nimble and in a position to source and deliver the very best candidates.

Some of our clients include:



\*Campaigns must be booked by Friday 29th December 2017.  
First job ad must be live by Wednesday 31st January 2018.



# showhousejobs

If you would like to get one step ahead of the New Year recruitment rush, maybe it's time you partnered with the most specialised jobs board in the industry.

Contact Stewart Black and quote **WHA2017** when booking

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E-mail: [sb@globespanmedia.com](mailto:sb@globespanmedia.com)

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Show House Jobs

# Be seen in **showhouse**







When we publish something – **it counts**. Product reviews, interviews with housebuilding leaders, news and features on the key issues of the day. Show House magazine covers the topics that matter to our community.

Getting your business and your message in front of the right people at the right time is hard. With a circulation of 10,000+, advertising in Show House magazine is a guaranteed way of reaching the audience you want to communicate with. Sometimes the simple methods are the most powerful.

Whether you're looking to build brand awareness, deliver lead generation opportunities or want to drive traffic to your website, we have a variety of advertising solutions to match every budget.

We look forward to supporting you further in 2018 as your omni-channel marketing partner.

Contact Bryn Hossack and quote **WHA2017** when booking

Tel: 020 7940 1087

E-mail: [bh@showhouse.co.uk](mailto:bh@showhouse.co.uk)

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