

APARTMENT BUILDING

WINNER One Smithfield Square; MWA+D, Ryder, Muse Developments
 Reminiscent of a Lego tower, One Smithfield Square forms part of a £120m regeneration scheme in Manchester's Northern Quarter. Its vivid yellow balconies shout for attention on a tight site — no wonder an investment fund bought all 77 flats to let.

COMMENDED
 110 at the Quay Stride Treglown, Crest Nicholson
 The Aura Building TateHindle, Countryside
 Riverlight Rogers Stirk Harbour + Partners, St James Group



INTERIOR DESIGN



WINNER One Tower Bridge; Honky Interior Design, Berkeley Homes (South East London)
 How do you match a view across Tower Bridge? With a bath sculpted in resin-coated zebrawood and a geometric mirror. These were among the glamorous touches in Honky's three-bedroom show flat at One Tower Bridge, where homes sold for up to £15m. Founded by Christopher Dezille in 2001, the firm was also commended for a family house in Hampstead, north London, with an oval staircase curving around a three-storey chandelier.

COMMENDED
 Morgan House and Regency Mews Stride Treglown, Taylor Wimpey Central London
 Neven Square apartment Daniele Petteno Architecture Workshop
 Private residence, Hampstead Honky Interior Design

Simply the best



ONE-OFF HOUSE OR EXTENSION: ABOVE 5,000 SQ FT

WINNER Bighton Grange; ADAM Architecture*, RJ Smith
 In a category dominated by ostentatious country houses oozing pastiche, Bighton Grange, on a country lane near Winchester, Hampshire, stood out for its dignified design. It's inspired by John Nash's Regency architecture: the Greek-revival mouldings on the doorcases, and a combination of arched and rectangular sash windows, lend a quiet grandeur. Yet the layout is simple, with the ground-floor

kitchen, dining and living rooms all equal in size at 18ft by 24ft, and the bedrooms placed in the four corners upstairs.

COMMENDED
 3A Spencer Park MG Architects
 Flint House Skene Catling de la Peña, Kinglerlee
 Project 1092 Verity & Beverley, HB Lewis & Sons
 *Robert Adam, director of ADAM Architecture, did not judge this category

HOUSING PROJECT

WINNER Creekside Wharf; Assael Architecture, Essential Living
 The first scheme in Britain to be designed, built and professionally managed for families who rent, this development of 249 flats in Greenwich, southeast London, was praised by planners as "highly imaginative". One of its two towers will contain buggy storage,



extra sound insulation and a rooftop with internal and external play space, as well as barbecues and pizza ovens.

COMMENDED
 The Acre, Cumnor Hill John Parley Architects, HAB Housing
 Agar Grove Hawkins\Brown, Mae, Grant Associates, London Borough of Camden
 Manhattan Loft Gardens Skidmore, Owings & Merrill, Manhattan Loft Corporation
 Vista Scott Brownrigg, Berkeley Homes Central London

ONE-OFF HOUSE OR EXTENSION: 2,500-5,000 SQ FT

WINNER Broombank; SOUP Architects
 The owners of what used to be an eyesore with a dilapidated conservatory on the River Alde, in Suffolk, wanted a home that blurred the boundaries with the surrounding Area of Outstanding Natural Beauty. Four-bedroom Broombank was the result — a lesson in sensitive modernism, with a pale grey brick facade that disappears into the marshland, while sliding glass walls on the riverside lead the eye across the lawn to the wetlands beyond. Inside, the pale theme continues with power-floated white concrete floors and oak panels, one of which slides to separate the vast family room from the rest of the 3,500 sq ft house.

COMMENDED
 Hatfield Road Richard Dudzicki Associates, Belgravilla Construction Group
 The Pavilion E2 Architecture + Interiors
 Pear Tree House Edgley Design
 Wandsworth House Boon Brown Architects, James Laurence Group



MIXED-USE DEVELOPMENT

JOINT WINNERS Spring Mews; The Manser Practice, CLS Holdings (below left)
Advocate's Close; Morgan McDonnell, Chris Stewart Group
 The Manser Practice's pared-back design in brick for the 378 student bedrooms, office and retail space at Spring Mews transformed an industrial site in south London. Morgan McDonnell, architect of Advocate's Close, an Edinburgh development on a site of nine listed buildings, liked the scheme so much, it moved its offices there.

COMMENDED
 The Bloom Penoyre & Prasad, Notting Hill Housing
 The Filaments Boffe Judd, Mount Anvil
 The Scene Pollard Thomas Edwards, Hill, London Borough of Waltham Forest





Developments of the year

UP TO 25 HOMES

JOINT WINNERS *The Firs*; JTP, Berkeley Homes Central London (top right) *Asquith*; Chassay & Last, Landview Properties
Brain-surgery patients used to convalesce at Atkinson Morley Hospital, in Wimbledon. Now Berkeley has turned the site into luxury homes, including eight detached houses at *The Firs*, with contemporary design and panoramic roof-terrace views.
In Wandsworth, *Asquith* is a row of four stucco homes, inspired by 18th-century parkside houses. It replaced a brutalist police barracks.
COMMENDED
Macaulay Road Squire & Partners
Slaley Village Hub Architecture, Anvil Homes
Trinity Church Terrace Peter Powlesland Architects/A&Q, London Realty



26-100 HOMES

WINNER *St Irvyne's*; FBB Architects, Countryside
Fresh as a sea breeze, the colonial-style houses at *St Irvyne's*, in Broadbridge Heath, a village near Harsham, West Sussex, avoid that stale, cookie-cutter feel with New England-style clapboard exteriors and generous living spaces with french doors. Some are still available, priced at up to £975,000.
COMMENDED
Carter's Quay Metropolis PD/ArchTech, Inland Homes
Royal Connaught Park Plus Architecture, Corner Homes Group



BEST HOUSE DESIGN: UP TO 50 HOMES



JOINT WINNERS *The Byfield*; Goddard Littlefair Design, St James Group (left, top) *The Highfield*; Redrow
The Georgian townhouses of central London might be beautiful, but their many floors (and stairs) don't suit modern family life. In Fulham, west London, St James has combined those classic proportions with a practical layout in the *Byfield* – a row of four-storey, four-bedroom houses named after the architect of the manor at the heart of the famous Hurlingham Club, next door, and marketed for £2.45m each.



One of a small collection of £1m homes alongside golf courses in Stretton, near Chester, the *Highfield* has a half-timbered front and high chimney stacks inspired by traditional Cheshire manors. Inside, the modern layout includes five bedrooms – one of them a large master suite – and an open-plan family room with two bifold doors.
COMMENDED
Nautica Pennyfarthing Homes
The Stanley Core Design, PH Property Holdings



BEST HOUSE DESIGN: ABOVE 50 HOMES

WINNER *Oakgrove Village*; Gardner Stewart Architects, Crest Nicholson
The 950 new homes at *Oakgrove Village*, in Milton Keynes, range from one-bedroom flats to five-bedroom detached houses. Even the smallest units have floor-to-ceiling windows, spacious rooms and generous balconies with parkland views.

ABOVE 100 HOMES

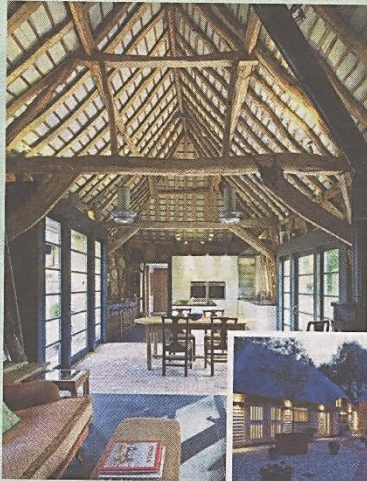


JOINT WINNERS *One Tower Bridge*; Squire & Partners, Berkeley Homes (South East London) *St Michael's Place* and *Bure Place*; Hopkins Homes (below)
With three London icons on its doorstep – Tower Bridge, the Thames and City Hall – the Berkeley scheme at *One Tower Bridge* could have rested on its laurels. Yet it doesn't: most of the 400-plus flats (marketed from £1.475m) have a private balcony or terrace, and the buildings frame that famous view.
On the site of a workhouse in Aylsham, Norfolk, the 169 homes at *St Michael's Place* and *Bure Place* lack that glamour. Yet the clever conversions – from a water tower to a castellated hall – have plenty of appeal.
COMMENDED
Bath Riverside Feilden Clegg Bradley/Alison Brooks, Crest Nicholson
Baylis Old School Conran + Partners, Henley Homes
The Eagle Farrells, Mount Anvil





CONVERSION, RESTORATION OR REFURBISHMENT

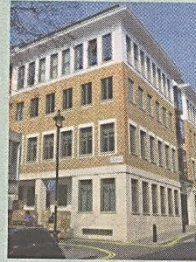


JOINT WINNERS

The Barns at Lynch Farm; Jeremy King Architects, Emerys of Bath (left)
Hulme Hall; Core Design, PH Property Holdings (far right)
Hop House; Brimelow McSweeney Architects, Dukelease (right)

With 37 entries spanning the transformation of barns, office blocks and listed buildings, the judges deliberated at length and chose a winner for each type.

Two wonderfully wonky barns at Lynch Farm, in Shalbourne, Wiltshire, were joined to the farmhouse to form a single family home, while still looking like separate buildings. The threshing barn (pictured) was held up by a single telegraph pole, but planners wanted to preserve its precarious shape. The solution was to glue a timber



shell to the outside, locking the undulating form into place.

Subdividing listed manors often compromises the feature rooms. Not so at 17th-century Hulme Hall, near Manchester, where a conversion into mews houses preserved the principal spaces in their original form.

Hop House, 29 flats in a former office block in Covent Garden,

central London, won praise for details such as carved hop motifs and bronze shingle cladding on the roof extension.

COMMENDED

Brentford Magistrates Court and Market Place Paul Murphy Architects, Abchurch Properties
Morgan House and Regency Mews Stride Treglown, Taylor Wimpey Central London
The Old Library TateHindle, TAG Exclusive Properties
Royal Connaught Park Plus Architecture, Corner Homes Group



ONE-OFF HOUSE OR EXTENSION: UP TO 2,500 SQ FT

WINNER Sandpath; Adrian James Architects

For a timber and glass box on a budget, this four-bedroom self-build in the countryside near Oxford is as good as it gets. With less than £1,500 a sq ft to spend, the owners – who managed the project themselves – opted for a no-frills cube constructed with prefab timber panels (and a bit of steel for that huge window to the garden). The money went towards a few features that mattered, such as the cantilevered front, for a dramatic welcome, and the minimalist staircase, a focal point in the open-plan living area.

"The purity of the shape not only helped the cost, it helps the architecture, keeping it pristine and clean," says Adrian James, Sandpath's architect.

COMMENDED
Crowsport LA Hally Architect
London Art de Vivre Sophie Nguyen Architects



THE SUNDAY TIMES



The Best of British Homes

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Mike Gazzard Hon FRIBA
 Director, British Homes Awards

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AGE-RESTRICTED DEVELOPMENT

WINNER Luke Allsopp Square; Patel Taylor Architects, London Borough of Barking & Dagenham

Many more aspirational retirement properties are needed to tempt older people to "right-size" – which could release up to 3.4m family homes. Inspired by almshouses and set around a large communal garden, Patel Taylor's "courtyard housing" scheme for over-55s in the East End of London shows how this can be done without spending a fortune.

COMMENDED
Audley Binswood Quad Projects, Audley Retirement Church View ADAM Architecture, Lochallort Investments
 "Robert Adam, director of ADAM Architecture, did not judge this category"



AFFORDABLE HOUSING DEVELOPMENT

WINNER William Street Quarter; Maccreanor Lavington/Allford Hall Monaghan Morris, London Borough of Barking & Dagenham

The first affordable-housing scheme in Britain to be wholly privately funded, the 201-home William Street Quarter replaced the tower blocks of Barking's Linton estate. Three streets of family terraces and three cubist blocks of flats are built around public spaces for "informal play", as the design statement puts it.

COMMENDED
Vaudeville Court Levitt Bernstein, Islington Council
The Paddocks & Old Common Mews Lovell

