



The British Council for Offices Awards

2015





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**Congratulations to this year's entrants,
finalists and winners.**

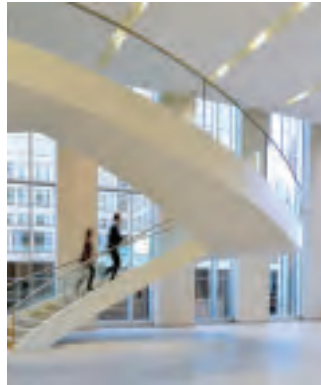
The BCO Awards is committed to the advancement of office buildings

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This year's winners show that a client with a clear vision and the ability to communicate effectively, and a designer which listens and can turn that vision into reality, is key to creating a brilliant workplace.



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Kennedy Institute,
Oxford

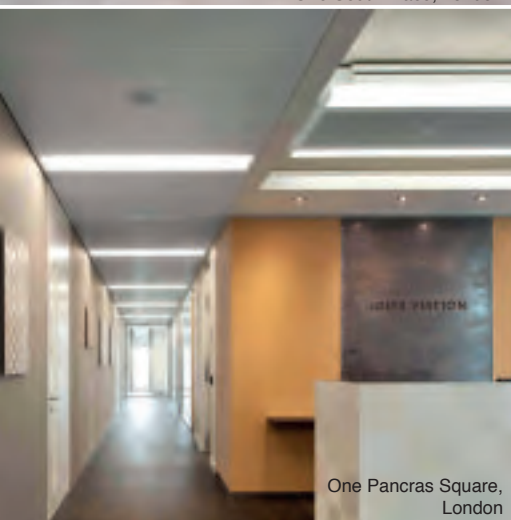


The Helicon,
One South Place, London



20 Fenchurch Street, London

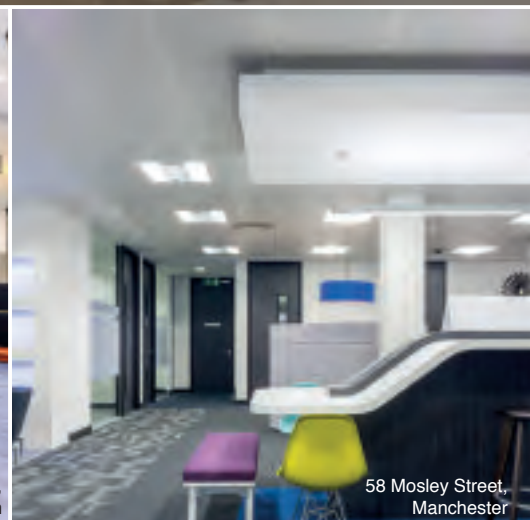
ACHIEVING LONG TERM VALUE
for commercial fit out



One Pancras Square,
London



The Walbrook Building,
25 Walbrook, London



58 Mosley Street,
Manchester

Introduction

Effective collaboration is the key to getting the best out of space and staff alike

The prime factor that really hits home when you look at the 2015 BCO Award winners is the power of an effective team – it is the common denominator in all this year’s stand-out projects.

When you get a client with a clear vision and the ability to communicate its requirements effectively, and a designer which listens and has the ability to turn that vision into reality, then you get the best results.

There are many shining examples. These include PwC, where its exhaustive consultation process ensured that the exact requirements of staff were understood by the design team and included in the blueprint for its new Edinburgh office; the WWF, whose understanding of the importance of getting it right from the start saw it put its team together before even thinking about where it wanted to be located and the team behind One St Peter’s Square, whose professionalism means Manchester has benefited from a new landmark building – and, of course, this year’s Best of the Best award – the clear and decisive brief that was delivered by the local authority, and the precise delivery by the team, shows exactly what can be achieved when all parties work together to the best of their abilities.

This optimum relationship occurs where all members of the team contribute effectively – and feel able to



do so. It is also evident, and understandable, that while conflict and challenges arise in most teams, the ability to consolidate, maintain mutual respect, negotiate and ultimately move on successfully is what defines the best teams.

And once a team has delivered a stunning workplace, it is apparent how the occupier then carries the results forward and uses its office to encourage staff to collaborate.

We are seeing that the most successful buildings have been designed with larger shared and more accessible areas such as canteens, coffee shops, lounges and terraces. There is the improved provision of shared facilities where staff

from different businesses can interact, such as bike storage areas and outside space. These open facilities also allow visitors and clients to see how the staff operate and interact. They create a buzz and a vibrancy which communicates the ethos of the company.

New Balance used its communal space to assimilate staff into their new open plan building and to bring about a culture change in working practices. Severn Trent Water’s eating and meeting area is a wonderful facility for staff and visitors alike.

The evolution of the public sector workplace continues apace. The civic centre has been placed back at the heart of the community and is being used successfully as a

stimulus for regeneration. In many cases we are seeing the financial benefits achievable from not only the creation of these cost-efficient buildings, and the rationalisation of outmoded ones, but from the effect on staff. The best designs have created an uplifting environment that is driving productivity and reducing absenteeism.

One of the more gratifying trends, for those of us at the BCO in particular, is the clear drive towards creating more thought provoking environments. It is apparent that the best possible space is being delivered through the intelligent application of the ‘BCO Guide to Specification’. The Guide is being used as it was intended – selectively, to assist with the optimum delivery of the vision and the brief, rather than being followed religiously as a rule book.

And to prove a point, as the first chapter, Drivers for Change, in the latest BCO Specification Guide says: “To deliver value in a changing world will be challenging in a design and construction industry that is coming out of five years of downturn and which has adopted behaviours and ways of working that are more aligned with survival than out-performance.

“However, it is clear that teams that focus more on collaboration for project delivery will get the best out of all participants.”

Peter Crowther, chairman of the BCO Awards 2015

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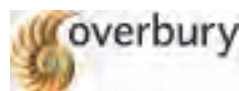


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List of winners

President's Award Sir Howard Bernstein

Best of the Best / Corporate Workplace

National

Regional South West of England, Thames Valley & South Wales

Keynsham Civic Centre & One Stop Shop, Market Walk, Keynsham

Regional Scotland

GDF SUEZ House, 16 North Esplanade West, Aberdeen

Regional North of England, North Wales & Northern Ireland

Number One Bickerstaffe Square, Talbot Road, Blackpool

Regional Midlands & East Anglia

Severn Trent Water, Shelton, Shrewsbury

Regional London & the South East

Living Planet Centre: WWF-UK Headquarters, Rufford House, Brewery Road, Woking
See *Innovation*, pages 40-41 for coverage

Commercial Workplace

National

Regional North of England, North Wales & Northern Ireland

One St Peter's Square, Manchester

Regional London & the South East

10 Hammersmith Grove, London

Regional South West of England, Thames Valley & South Wales

Point, Maidenhead, 27-29 Market Street, Maidenhead, Berkshire

Regional Scotland

Venture Building, No 1 Kelvin Campus, West of Scotland Science Park, Maryhill Road, Glasgow

Fit Out of Workplace

National

Regional Scotland

PwC Edinburgh, Atria One, 144 Morrison Street, Edinburgh

Regional North of England, North Wales & Northern Ireland

Appleton House, 430 Birchwood Boulevard, Warrington, Lancashire

Regional London & the South East

Brand Union, 6 Brewhouse Yard, London

Regional South West of England, Thames Valley & South Wales

Life Sciences Hub, 3 Assembly Square, Cardiff

Regional Midlands & East Anglia

National Grid House, Warwick Technology Park, Gallows Hill, Warwick

Projects up to 2,000m²

National

Regional Scotland

The Albus, 110 Brook Street, Glasgow

Regional London & the South East

20 Bentinck Street, London

Regional Midlands & East Anglia

Cundall Office, 4th Floor, Cathedral Court, 15 Colmore Row, Birmingham

Regional South West of England, Thames Valley & South Wales

Eagle House, 1 Babbage Way, Exeter Science Park, Exeter

Regional North of England, North Wales & Northern Ireland

Number 1 Hardman Street, Manchester

Refurbished/Recycled Workplace

National

Regional London & the South East

1 & 2 Stephen Street, London

Regional North of England, North Wales & Northern Ireland

The Bonding Warehouse, Terry Avenue, York

Regional South West of England, Thames Valley & South Wales

Eastleigh House, Upper Market Street, Eastleigh

Regional Midlands & East Anglia

Edmund Street, 158 & 170 Edmund Street, Birmingham

Innovation

National

Living Planet Centre: WWF-UK Headquarters, Rufford House, Brewery Road, Woking

Test of Time

National

The Angel Building, 407 St John Street, London

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LUXONIC

SAS

International

Silver sponsors

FAULKNERBROWNS
ARCHITECTS



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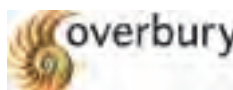
GRAHAM

TROUP
BYWATERS
+ ANDERS

Regional sponsors

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bam
properties



The judges are all at the peak of their profession, they are drawn from a broad range of business backgrounds

Judges

The BCO celebrates 25 years of 'defining excellence'

It is a quarter of a century since the BCO set out to 'define excellence in office space', and over that period it has become apparent that the Annual Awards are the best way to get that definition across.

From the three trophies handed out at the inaugural Awards in 1992, to the 33 competed for in 2015, every BCO winner sets a benchmark which others will

aspire to emulate. To receive a BCO Award is to reach the pinnacle of the property industry.

The reason this can be said with such confidence is because it is an onerous task to actually win. It is not easy to create a ground-breaking workplace that stimulates, inspires and educates. It requires skill, knowledge, and creativity to create landmark offices.

But this effort is reciprocated by the national and regional judges who visit, inspect and merit every nominee, applying the most rigorous of processes at every stage.

The judges are all at the peak of their profession, they are drawn from a broad range of business backgrounds and varied locations. They combine their experience and understanding to establish the

precise decisions required. The judges then use this knowledge to select buildings that embody the BCO's motto and which truly 'define excellence'.

Our thanks go out to all of the regional and national judges whose efforts ensures that the standards of excellence of the winners are maintained. It is with this in mind that entrants can continue to strive to win one of the coveted BCO Awards.



Peter Crowther
(chairman)
Bruntwood Estates



Emma Crawford
CBRE



Juliet Filose
BP PLC



Hanif Kara
AKTII



Linda Morey-Burrows
MoreySmith

REGIONAL PANELS

London & the South East

Helen Berresford
(chairman)
Sheppard Robson

Jeremy Bates
Savills UK

Mike Burton
AECOM

Nick Jackson
Eric Parry Architects

Paula Walsh
Arup

Richard Young
Buro Four

Midlands & East Anglia

Ted Pearce (chairman)
Severn Trent

Adrian Griffith,
Bilfinger GVA

James Hall
Associated Architects

Rob van Zyl,
Cundall

Matthew Viall
Turner & Townsend

Jonathan Wallis
Miller Developments

**North of England,
North Wales &
Northern Ireland**
Andrew Woodhouse
(chairman)
Mott MacDonald

Ian Aldous
EC Harris

Bill Colville
Cushman & Wakefield

Stephen McIntyre
Faulkner Browns
Architects

Mike Payton
Muse Developments

Scotland
Stephen Lewis
(chairman)
HFD Group

Nick Berry
Clearbell Capital

Lyle Chrystie
Reiach and Hall
Architects

Gayle A. Leslie
Wood Group PSN

Stephen Phimister
TUV SUD Wallace
Whittle

South West of England, Thames Valley & South Wales

John Wright
(chairman)
Stride Treglown

Alistair Allison
Tuffin Ferraby Taylor

Jason Balls
EPR Architects

Rory Carson
Oxford Properties
Group

Doug Kerr
Elementa Consulting

A man who has demonstrated, probably more than any other individual, how to bring about regional economic success

President's Award

Sir Howard Bernstein

When the prime minister extolled the virtues of the 'Northern Powerhouse' to the Singaporean government earlier this year, he would have done so secure in the knowledge that a key driver of this unofficial region was a very real public official who has demonstrated, possibly more than any other individual, how to bring about regional economic success.

Under Sir Howard Bernstein's stewardship, Manchester has established itself as not just a regional capital, but a European force to rival the likes of Frankfurt, Barcelona and Milan.

Since the former *Financial Times* FDi European Personality of the Year took over as chief executive of Manchester City Council in 1998, he has stewarded in the Commonwealth Games; Bridgewater Hall; the Manchester Velodrome; the Manchester Arena; the City of Manchester Stadium; Spinningfields; Urbis; Piccadilly Gardens; Exchange Square and New Cathedral Street, to name but a few. Even more remarkable is that the former Town Hall clerk helped them come in generally on time and on budget.

Much of this investment could not or would not have emerged had it not been for the efficiency of the Manchester Metrolink system and the expansion of the airport.

Bernstein has often cited his early success in prising



funding from the Tory leaders of the early 1990s for that revolutionary light rail system as one of the highlights of his career. The devoted Manchester City fan said of this achievement: "A so-called hard left council successfully negotiated with a Conservative government a funding package. This showed more than anything our capacity to put place before party politics."

This ability to put the city before anything else is at the root of Manchester's success. Bernstein went on to say: "This is why we have one of the most formidable partnerships with business to be found anywhere."

This is why the Bank of New York chose Manchester, why so many regional and national developers have delivered so many great schemes in the city and why

the council was the first local authority to be selected by RIBA as its prestigious 'Client of the Year' in 2003. At the time the judges said: "Manchester City Council has been an exemplary client and enabler of good architecture."

Without Bernstein's willingness to work alongside the private sector, and an uncanny ability to sniff out what will do well, it is unlikely that Manchester could have recovered so strongly from the devastation and tragedy wrought by the 1996 IRA bombing.

Following the attack Bernstein was appointed chief executive of Manchester Millennium Limited, the public/private sector task force set up by the government and the city council to oversee the

redesign and rebuilding of the city centre. His astute handling of this sensitive and vital role saw Manchester host the Commonwealth Games just six years later – a job that the city performed with much aplomb and diplomacy. Bernstein's key contribution was recognised when he became a Sir in the following New Year's Honours List.

There is an underlying factor in all of this striving for investment and creation of wealth – to better the lot of each and every Mancunian. In what has been referred to as enlightened socialism, Bernstein, his colleagues, and Council Leader Sir Richard Leese have taken the stance that the fundamental requirements of access to decent housing, health and education should be met by economic activity.

As Bernstein says: "The single biggest influence in transforming the lives of residents and to improve the productivity of our workforce is tackling levels of worklessness." To achieve this Manchester has strived constantly to improve the economic competitiveness of the area.

While he would be the first to admit that the city of Manchester should be the one being honoured, this year the BCO would like to recognise the individual that has driven, encouraged, negotiated and fought for that success. Congratulations to Sir Howard Bernstein, worthy recipient of the BCO President's Award 2015.

This is an inspirational
development that improves
working practices and offers
much to the local community

Sponsored by ISG

Best of the Best
National & Regional winner Corporate Workplace
South West of England, Thames Valley & South Wales

Keynsham Civic Centre & One Stop Shop

Market Walk, Keynsham



The extensive use of wood and the irregular shapes and heights in the interior, allied to impressive natural light, makes for an uplifting workspace

Sponsored by ISG

This project has delivered an excellent building, in response to the clear brief set by Bath and North East Somerset Council. Not only does the marvellous new Civic Centre provide an environmentally sustainable, low maintenance and flexible workplace, its design is well considered, modern and aesthetically pleasing.

The council opted for Keynsham to host its new operations hub – rather than the perhaps more obvious choice of Bath – as a catalyst for the regeneration of the market town. The orientation and layout of the building creates a well-integrated streetscape while adding valuable retail and amenity space to stimulate the revival of the high street. Around half of the site area has been given over to public realm.

Without compromising the architectural design, the building clearly serves the local community while providing effectively for the needs of the council staff. The team undertook a thorough and impressive stakeholder engagement

process, from the inception of the project through to post completion, facilitated through the adoption of the Government's latest Soft Landings Framework.

The building is set to receive an 'A' rated EPC and, rather than a BREEAM rating, has targeted a Display Energy Certificate (DEC) 'A'. This should be achieved through a cleverly designed natural ventilation strategy, a large area of photovoltaic cells, thin client technology and a hybrid cross-laminated timber frame. The resultant energy and running cost reductions will benefit taxpayers and, if successful, will be the UK's first DEC 'A' rated office building. This all emphasises that sustainability was at the very heart of this design.

The quality of the external environment is matched by the interior. The extensive use of wood and the irregular shapes and heights, allied to impressive natural light, makes for an uplifting workspace. The office floors lend themselves toward flexibility and efficiency of use

and encourage collaboration. The design team has created a vibrant, bright, airy and attractive workplace.

This is an inspirational development that improves working practices and offers much to the local community in terms of its public facilities and also its form within the urban landscape. The team has worked to a clear brief in a unified fashion and their unwavering desire to deliver an exemplar scheme is apparent in every aspect. The building's proportions, form and massing are perfect. The generous public streets that have been created provide a comfortable and inviting setting.

Whereas the scale and formality of a number of civic buildings actually serve to drive away the people they are designed to accommodate, this development provides a clear beacon of civic pride, that is accessible and inviting. To achieve all of this while also delivering such a low-carbon building is remarkable.

Client

Bath & North East Somerset Council

Owner

Bath & North East Somerset Council

Occupier

Bath & North East Somerset Council

Project manager

Capita Symonds

Quantity surveyor

AECOM

Architect

AHR

M&E engineer

Max Fordham

Structural engineer

Hydrock

Contractor

Willmott Dixon



Sponsored by **Concord Lighting**

The company took the base build and improved upon it, paying extra for higher grade materials to be used in the external façade

Regional winner Corporate Workplace
Scotland

GDF SUEZ House

16 North Esplanade West, Aberdeen

Global energy company GDF SUEZ's bold decision to develop its new North Sea headquarters on this Aberdeen brownfield site has acted as a catalyst for the North Dee business quarter.

The new building allows GDF SUEZ to consolidate its three Aberdeen offices into one place, providing it with a profile befitting its worldwide status.

The energy company took the base build and improved upon it, with enhancements such as paying extra for higher grade materials to

be used in the external façade. Such attention to detail and the use of prime products imbues the building with a sense of quality. This pattern was followed through to the interior, with an impressive and well-considered fit out.

The design cleverly adapts the 'L'-shaped floor plate facing the River Dee and Palmerston Place, to provide flexible Grade A office space suited to both single and multiple occupancy. The building has workspace for up to 200 people, which will

allow the company to grow if it ramps up activity in the North Sea.

That this building has been declared the first BREAAAM 'Excellent' rated building in Scotland, under the 2011 regulations, is evidence of the corporation's commitment to the sustainability agenda and the endeavour of the development team.

The overall success of this project can be judged by the clear delight displayed by GDF SUEZ staff at their new building.

Client

Miller Cromdale

Owner

Tritax

Occupier

GDF SUEZ E&P UK

Project managers

Miller Cromdale / Savills

Quantity surveyor

Murray Montgomery Partnership / Heasmans

Brief consultant

Savills

Architects

Halliday Fraser Munro / BLUU

Interior designer

BLUU

M&E engineers

CCDP / Medland Metropolis

Structural engineer

Goodson Associates

Contractors

Balfour Beatty Construction Services / BLUU

Developer

Miller Cromdale



A visual representation of Blackpool's ambitions and aspirations and a tangible step in the push to return the town to being a thriving destination

Sponsored by **Concord Lighting**

Regional winner Corporate Workplace
North of England, North Wales
& Northern Ireland

Number One Bickerstaffe Square

Talbot Road, Blackpool

Number One Bickerstaffe Square is a flagship building providing an efficient, flexible and modern new home for Blackpool Council, which also contributes to the ongoing regeneration of the town.

The new civic centre delivers improved working practices and significant cost savings to the local authority.

The building is part of the first phase of Blackpool's 25-acre Talbot Gateway scheme, the new central business district in the heart of the town centre, opposite Blackpool North station.

The integration of the façades with the energy strategy has resulted in an outstanding and informed visual appearance representing imposing structures and wave formats.

This BREEAM 'Excellent', EPC 'A'-rated building has delivered a contemporary working environment at excellent value for money and has allowed the council to rationalise its accommodation and reduce its energy costs by around one third.

Flexibility and future-proofing are at the heart of

the design. Dual entrance options and efficient floor plates provide space for either cellular or open-plan offices, and also multi-floor sub-division and multiple entrances. This means that, if required, sub-letting is relatively straightforward.

Number One Bickerstaffe Square is a visual representation of Blackpool's ambitions and aspirations. It is a tangible step in the push to return the town to being a thriving destination for visitors and businesses and a desirable place to live.

Client

Muse Developments

Owner

Blackpool Borough Council

Occupier

Blackpool Borough Council

Project manager

URS

Quantity surveyor

AECOM Professional Services

Architect

AHR

Interior designer

AHR

M&E engineer

Hannan Associates

Structural engineer

Arup

Contractor

Eric Wright Construction

Developer

Muse Developments



Sponsored by **Concord Lighting**

This development provides a prime example of how to minimise the impact of a building on the environment

Regional winner Corporate Workplace
Midlands & East Anglia

Severn Trent Water

Shelton, Shrewsbury

Severn Trent Water's new headquarters reflects the utility company's ethos and sustainable commitment. It is also testament to what can be achieved by an educated and committed occupier which has learned from past developments.

The new building provides a platform for the FTSE 100 company to demonstrate its brand values.

Developed on an existing Severn Trent Water site, the design of the new HQ is sympathetic to its surroundings, with sensitivity shown to the woodland setting. The innovative, naturally

ventilated office has been awarded a BREEAM rating of 'Excellent' and an EPC 'A' grade. Simple strategies such as maximising natural daylight, limiting solar gain and reducing the demand for cooling helped towards achieving this status.

The project has provided a quality working environment for both staff in the call centre and for external visitors. The quality of the workspace has also assisted in the recruitment and retention of staff while encouraging interaction and collaboration. At the heart of the design is a well thought-out and well used multi-

function meeting/cafeteria space.

The building itself is a fantastic piece of architecture that responds wonderfully to its setting and, in turn, the environmental aspirations of its occupier. There is an elegant simplicity to the external form that translates through to the building services and the low energy consumption.

This development provides a prime example of how to minimise the impact of a building on the environment, while enabling its occupants and visitors to actively participate in saving energy.

Client

Severn Trent Water

Owner

Severn Trent Water

Occupier

Severn Trent Water

Project manager

MACE

Quantity surveyor

MACE

Brief consultant

MACE

Architect

Glenn Howells Architects

Interior designer

Glenn Howells Architects

M&E engineers

ESC

Structural engineer

Arup

Contractors

BAM Construction

Developer

Severn Trent Water

Agent

MACE





Concord



Organic Response Sensor Node

OFFICELYTE LED WITH ORGANIC RESPONSE®

LIGHT WHERE AND WHEN NEEDED

Officelyte with integrated LED and Organic Response wireless technology, delivers the ultimate in cost savings and longevity. As well as turning lights off in unoccupied areas, or dimming down in low activity zones, the Organic Response Sensor Node in each luminaire wirelessly communicates with its neighbours to ensure automatic group-wide adjustment to occupancy and ambient light, guaranteeing user-comfort and maximising energy efficiency at all times. Outperforming T5 fluorescent and rated up to 90lm per circuit watt, Officelyte is one of the most efficient LED modular fittings on the market. Available in 3000K, 4000K and minimum CRI 80, the Officelyte LED's satin acrylic diffuser provides perfect, homogeneous illumination. There are two sizes and two output options equivalent to 2 x 24W T5 and 1 x 55W T5 TC-LE fluorescent modules.



Winner of the Lighting Controls category

Sponsored by **Jackson Coles**

The building recognises the vertical emphasis of fenestrations, as is evident in the historically important buildings surrounding the site

National & Regional winner Commercial Workplace
North of England, North Wales & Northern Ireland

One St Peter's Square

Manchester



Small but well-considered details are apparent throughout the development, such as a unique dedicated entrance for cyclists

Sponsored by **Jackson Coles**

One St Peter's Square stands proudly within a busy and illustrious neighbourhood, creating a new landmark building at one of Manchester's prime addresses.

The scale of the design is sensitive to its urban context and cleverly frames views of the Central Library when approaching from Oxford Street, and completes the south side of the Square.

The BREEAM 'Excellent' rated, grade-A office space is the largest new business accommodation available in the city.

The building employs a classical tripartite modulation of base, main and upper sections to reduce the perceived scale. It recognises the vertical emphasis of fenestrations, as is evident in the historically important buildings surrounding the

site. Put simply, it is a well thought-out and intuitive design.

The ground floor opens up into an impressive reception area and public space with a high quality restaurant. This welcoming area will mature into a fantastic amenity for the building and will add vibrancy and life.

The office floor plates above benefit from a clever use of building components to deliver varying amounts of solar shading depending on elevation, while also providing excellent views in all directions.

The workspace offers great flexibility for future fit out potential, with a variety of servicing and division options available in a way that will suit any business. The open layout will help to foster a workplace culture of innovation and collaboration.

The building services have also been provided with the potential city centre energy strategy in mind, allowing easy connection to any future district energy network. As well as the BREEAM rating the building achieved an EPC 'B' rating.

Small but well-considered details are apparent throughout the development, such as a unique dedicated entrance for cyclists.

This is a development that is fully aligned to Manchester's aspirations and ambitions, in terms of its form, function and flexibility.

The professionals involved have clearly worked effectively as a team and the already impressive results of their labour will continue to evolve and improve over time.

Client

GMPVF & Argent Development Partnership

Owner

GMPVF & Argent Development Partnership

Occupier

KPMG

Project manager

Faithful+Gould

Quantity surveyor

Faithful+Gould

Architect

Glenn Howells Architects

Interior designer

Glenn Howells Architects

M&E engineer

Hoare Lea

Structural engineer

Tier Consult

Contractor

Carillion Construction Services

Investment/property co

GMPVF & Argent Development Partnership

Developer

GMPVF & Argent Development Partnership

Agent

Argent (Property Development) Services



Sponsored by **Jackson Coles**

Regional winner Commercial Workplace
London & the South East

10 Hammersmith Grove

London

It is fitting that the first major speculative development for many years in this popular West London office location has resulted in such a significant landmark building.

Its intuitive design creates valuable public realm which makes for seamless linking of the building to its surrounding environment.

The impressive set-back design and the open terraces with paving and greenery, situated on the upper floors, adds to the aesthetic attractiveness of the building. This was no doubt a significant factor in

securing its tenants, which means that the building is also fully let.

The terraces provide a great space for staff to relax or to entertain clients. The reception boasts an art wall and a welcoming open fire. The public space, with seating, planting and way-finding elements, provides a valuable contribution to this heavily trafficked area.

The commercial success has given the fund and the developer the confidence to build out the second building – number 12 – alongside, also on a speculative basis.

The speculative development of this site was a bold move given the lack of previous activity in Hammersmith and the prevailing economic conditions at that time. The location is, however, excellent in terms of its public transport links and the many and varied amenities which are to be found in the vicinity.

The decision to deliver shell and floor space has been vindicated by the letting success and an impressive variety of fit outs are to be found from occupier to occupier.

The decision to deliver shell and floor space has been vindicated by the letting success and there is a variety of fit outs to be found

Client

Development Securities

Owner

Development Securities

Occupiers

Multiple occupants: UKTV / Fox International Channels / Phillip Morris / Accor

Project manager

EC Harris (Arcadis)

Quantity surveyor

EC Harris (Arcadis)

Architect

Flanagan Lawrence

Interior designer

Flanagan Lawrence

M&E engineer

AECOM

Structural engineer

Pell Frischman

Contractor

Wates

Investment/Property Co

Scottish Widows Investment Partnership Property Trust

Developer

Development Securities

Agent

JLL



The designers have carefully used a selectively chosen palette of high calibre, durable materials, which have been applied with a deft touch

Sponsored by **Jackson Coles**

Regional winner Commercial Workplace South West of England, Thames Valley & South Wales

Point, Maidenhead

27-29 Market Street, Maidenhead, Berkshire

This speculative development achieves the developer's goal of providing a gateway building in this Thames Valley town which is of a quality and stature normally associated with the West End of London.

That such a superior project was delivered at an incredibly low cost adds to the achievement and pays testimony to the skills of the team.

Admirable attention to detail is apparent throughout the building. The designers have carefully used a selectively chosen palette of high calibre, durable materials, which

have been applied with a deft touch.

The effectiveness and impact of the development has been maximised on the site with a series of set-backs at upper levels, which create attractive terraces. These features, on the fifth and seventh floors, offer excellent far reaching views over the surrounding countryside.

The main cores change subtly at upper levels, responding cleverly to the smaller floor plates. Excellent levels of natural light flow through the workspace. The dramatic double-height reception has the quality and

welcoming feel of a boutique hotel.

The development makes many gestures towards sustainability, with 20 electric car plug-in points, 67 secure cycle spaces with associated lockers and storage facilities and the green roof terraces. These factors help contribute to its BREAAAM 'Excellent' rating and an EPC of 'B'.

The developer received incredible value for money and deserves credit for speculating in a depressed market. This bold move and the quality of product have been rewarded with an almost full building.

Client

Aegon UK Property Fund /
Capella Estates

Owner

Aegon UK Property Fund c/o
Kames Capital

Project manager

Rider Levett Bucknall

Quantity surveyor

Rider Levett Bucknall

Architect

Darling Associates

M&E engineer

Watkins Payne Partnership Group

Structural engineer

Upton McGougan

Contractor

Morgan Sindall

Developer

Capella Estates

Agents

Savills / Strutt & Parker



Sponsored by **Jackson Coles**

The building delivers a series of shallow plan, high amenity offices arranged around a central atrium space

Regional winner Commercial Workplace
Scotland

Venture Building

**No 1 Kelvin Campus, West of Scotland
Science Park, Maryhill Road, Glasgow**

The Venture Building has created an impressive working environment which is suited perfectly to its technology sector target market. That this building was delivered during the depths of the recession, to an extremely tight budget, provides proof that high quality products will succeed even in challenging economic circumstances.

The building delivers a series of shallow plan, high amenity offices arranged round a central atrium space, which provides for and encourages social interaction. This space is much more than a light-well; it creates

a striking centrepiece to the building, is the key to orientation and acts as a ventilation path, encouraging cross-flows of air through the adjacent offices.

The offices, organised around the atrium, have simple, easy-to-use floor plates with high amenity views to the delightful parkland setting. While deceptively simple in appearance this is actually a sophisticated design, which has achieved a BREEAM 'Excellent' and an EPC "A" rating.

Unusually the developer was also the main contractor, and has retained its

interest in the property as a long term asset. This has encouraged a focus on increased life spans and in-use flexibility.

So as to be suitable to the diverse functions of the potential tenants, the building has enhanced floor-to-ceiling heights and also a structural loading provision, which enables fit out as a research function space or laboratory, as well as offices.

The success of this approach has resulted in a creative mix of users ranging from tech industries and scientific operators through to straightforward office space occupiers.

Client

Speyroc

Owner

Speyroc

Occupiers

Multiple tenants

Brief consultant

Buro Happold – Environmental consultant

Architect

haa design

Interior designer

haa design

M&E engineer

KJ Tait

Structural engineer

Arup

Contractor

Speyroc

Developer

Speyroc

Agents

Colliers CRE / Neil Munro Associates



jackson|coles

Morelands
5-23 Old Street
London EC1V 9HL
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www.jacksoncoles.co.uk
[@jacksoncoles](https://www.instagram.com/jacksoncoles)

Offices in Milton Keynes

**Proud sponsor of the Commercial
Workplace Category at the 2015
BCO Awards**



Sponsored by **SAS International**

This project acts as a benchmark
for business as to how to design
well considered accommodation
perfectly suited for staff and visitors

National & Regional winner Fit Out of Workplace
Scotland

PwC Edinburgh

Atria One, 144 Morrison Street, Edinburgh



The well designed fit out has provided a coherent mix of locations to create a single and unified workspace

Sponsored by **SAS International**

Rather than wait for its lease expiry, PwC opted to decant early from its cramped and outdated home of 20 years, to grasp the opportunity presented by the emergence of a large single floor in Edinburgh's newest and greenest office development. The relocation from the four floors at Erskine House to Atria One has truly transformed the consultant's working practices in the Scottish capital.

This move has delivered a masterclass in user engagement, with PwC demonstrating perfectly the significant benefits achievable from early, considered and structured interaction with staff and clients at every stage of the process.

The well designed fit out has provided a coherent mix of locations to create a single

and unified workspace. The office provides a range of uses, with mainly open-plan workspaces with a limited number of partner offices, collaborative areas and amenity hubs.

Atria One provides a physical example of PwC's mission statement: "Together: one firm, one space, one future". This ideal is put across not from its repetition on the numerous staff engagement documents provided, but through the staff themselves and their undoubted passion and pride in the inspirational office that they now occupy.

This project acts as a benchmark for business as to how to design well considered and resolved accommodation perfectly suited for its staff and visitors. The local team were consulted extensively as to

what they would like to see included in the design and how they would like to use the space. Their thoughts and suggestions have been incorporated into the final outcome and they have therefore bought into the resultant space and have taken ownership of it.

There is a fantastic blend of fixed workstations, breakout areas, quiet rooms and meeting space. The management systems employed ensure that all the varied space is utilised efficiently and effectively.

Through its attention to detail, endeavour and desire for quality, PwC has taken an already excellent base build set up and enhanced it considerably. This has meant that its Edinburgh office now sits comfortably amongst PwC's exemplar collection of UK workplaces.

Client:
PwC Edinburgh

Owner:
The City of Edinburgh Council

Occupier:
PwC Edinburgh

Project manager:
AECOM

Quantity surveyor:
AECOM

Interior designer:
BDP

Mechanical engineer:
Rybka

Contractor:
Overbury



Sponsored by **SAS International**

The intuitive design has helped staff move on from the desk-based culture carried over from the former premises

Regional winner Fit Out of Workplace
North of England, North Wales & Northern Ireland

Appleton House

430 Birchwood Boulevard, Warrington, Lancashire

Once through the door of this standard looking business park building, it is clear that this fit out is far from the norm. In the reception and throughout the themed offices there are bright colours and matching décor, quirky furniture and extensive use of reclaimed materials linking subtly to the history of the sporting goods company that occupies it.

The creative design has allowed New Balance to combine its two existing offices, which were overcrowded both with staff and merchandise, into this one efficient building.

This has improved working practices and is assisting the iconic running shoe manufacturer to cope with its rapidly growing business in the EMEA region.

Novel solutions to working and storage have been deployed, with flexible meeting and demonstration rooms providing client-facing and promotional opportunities in secure surroundings. Bespoke furniture, which has been manufactured locally, is tailored to New Balance's specific requirements and has sporting themes woven artistically into it. The workstation desks are of

reclaimed oak and formed in a trestle table style.

The intuitive design has helped staff move on from the desk-based culture, carried over from the former premises, to adapt to the new open-plan flexible workspaces. The cafeteria areas help to bring staff together and act as focal points both for ad hoc meetings and socialising over food and drink.

This new workplace creates a physical and visual expression of the complex, intertwined with elements of the company ethos. It displays a major statement of the company brand.

Client:
New Balance (UK)
Owner:
Aviva Life & Pensions (UK)
Occupier:
New Balance (UK)
Project manager:
CBRE
Quantity surveyor:
CBRE
Brief consultant:
CBRE
Architect:
CBRE
Interior designer:
CBRE
M&E engineer:
CBRE
Contractor:
ADT Workplace
Agent:
CBRE



Intelligent space planning and innovative features have created a welcoming working environment from a previously redundant building

Sponsored by **SAS International**

Regional winner Fit Out of Workplace London & the South East

Brand Union

6 Brewhouse Yard, London

This previously neglected Clerkenwell building has been transformed into a bright and energetic media hub befitting the creative and artistic nature of the new occupier, Brand Union. The reworked office is a welcome addition to this vibrant and exciting place to live and work in east London.

The team has successfully overcome the challenges presented by the original inefficient and bland entrance sequence, the lack of access to areas and a disconnected layout. The design has opened up the building to maximise use of the lower ground

floor. Intelligent space planning and the addition of innovative features has created a welcoming working environment from what was a redundant building which had lain empty for five years. The insertion of new light shafts has created something from nothing in the conversion of the basement.

The fit out influences the space so that it better supports Brand Union's work styles and meets its professional demands. A range of shared locations for working, meeting and socialising have been installed. Various facilities

reflect the requirements of different interactions, from informal get togethers and more structured internal meetings through to client-facing situations for different types of companies. New circulation routes encourage people to collaborate and flow through the space and make use of shared facilities.

The welcome area gives all visitors a view of the creative space. Work areas have large expanses of writeable, magnetic surfaces. These can display work to create project areas and encourage team input, as well as celebrating achievements.

Client:
Brand Union
Occupier:
Brand Union
Project manager:
Bollingbrook
Quantity surveyor:
Bollingbrook
Brief consultant:
BDG architecture + design
Architect:
BDG architecture + design
Interior designer:
BDG architecture + design
M&E engineer:
Medland Metropolis
Structural engineer:
Knapp Hicks
Contractor:
Overbury
Agent:
Hall and Kemp



Sponsored by **SAS International**

Regional winner Fit Out of Workplace South West of England, Thames Valley & South Wales

Life Sciences Hub

3 Assembly Square, Cardiff

This interesting and pioneering new faculty gives the vibrant life sciences sector in Wales a single point of contact and acts as the nerve centre for externally-based stakeholders.

The campus in Cardiff Bay, nestled between the Welsh Assembly buildings, provides the location to bring together entrepreneurs, advisers and financiers for the industry.

The fit out makes effective use of the existing building systems, providing a range of functional spaces within a high quality and attractive work environment.

The overriding theme of science and nature creates an immediate impression,

with a living moss wall, oversized test tubes, silver birch timbers, acoustic blood cells, expansive cell graphics and silestone feature timeline all establishing the sector's ethos.

The well considered design ensures that IT, collaboration and flexibility are key to the operation. The high quality environment is responsive to the Hub's operational focus.

Staff benefit from the provision of a wide range of flexible work settings, as well as meeting and seminar spaces. And befitting this cutting-edge industry, there is a state-of-the-art media room

and video-conferencing centre.

The design also creates the desired central point and physical forum for Wales's sciences sector. It provides the facility to bring together academic, business, clinical and professional services and funding organisations in a commercially-driven melting pot.

The integrative layout allows the Hub to provide organisations with a single access point to dedicated facilities, encourages networking and hosts communal events.

The building also provides the platform for showcasing the talents of the various occupiers.

A living moss wall, oversized test tubes, silver birch timbers, acoustic blood cells and cell graphics all project the sector's ethos

Client:

Life Sciences Hub

Owner:

Aviva Life and Pensions UK

Occupier:

Life Sciences Hub

Project manager:

AECOM

Quantity surveyor:

AECOM

Architect:

B3 Architects (responsible for design concept)

Interior designer:

Paramount Interiors

M&E engineer:

Arup

Structural engineer:

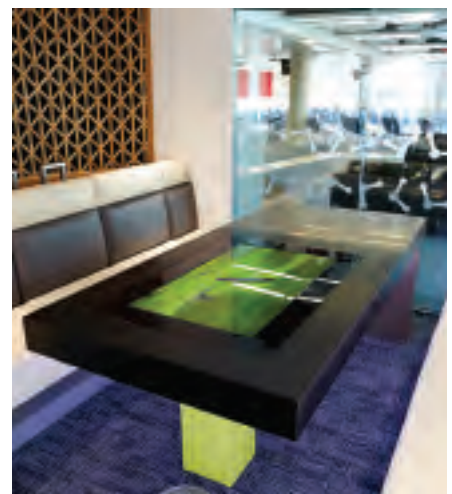
Arup

Contractor:

Paramount Interiors

Developer:

Welsh Government



It is immediately apparent why this has quickly become one of the most visited and talked about workplace installations in the energy sector

Sponsored by **SAS International**

Regional winner Fit Out of Workplace
Midlands & East Anglia

National Grid House

Warwick Technology Park, Gallows Hill, Warwick

The team at National Grid has brought about a remarkable transformation of its existing building. It is immediately apparent why this has quickly become one of the most visited and talked about workplace installations in the energy sector.

The new building is a part of the power company's Smart WorkSpace strategy, which it is rolling out throughout its offices. This process is developing efficient workspaces which staff feel comfortable in, that reduce the impact on the environment and allow better collaboration. This cost effective approach is

reckoned to have increased capacity at National Grid House by around 35%.

The success of this project has been achieved through diligent planning and thorough attention to detail of every conceivable aspect – as demonstrated by the rigorous testing programme of the pilot floor. Intelligent and well considered post-occupancy management has been strenuously applied. There is a relentless pursuit of feedback and measured results in order to ensure continuous improvement and evolution. The successful outcome of this process speaks for itself through the improved

working practices.

The creativity of a hugely dedicated team has allowed National Grid to significantly reduce both its carbon footprint and subsequent energy consumption. The building is now home to 3,000 people from the electricity and gas transmission teams and support functions.

The design has cleverly integrated the catering, visitor attractions, a conference suite and the operational control centres seamlessly into the overall layout. The staff operate from vibrant workspaces which stimulate networking and idea fertilisation.

Client:
National Grid
Owner:
National Grid
Occupier:
National Grid
Project manager:
Deloitte Real Estate
Quantity surveyor:
Deloitte Real Estate
Brief consultant:
AECOM
Interior designer:
AECOM
M&E engineer:
Cundall
Structural engineer:
Cundall
Contractor:
Overbury



The Albus is a superb example of a building that has been developed by a client with a clear vision and a contractor with the skills to deliver it

National & Regional winner Projects up to 2,000m²
Scotland

The Albus

110 Brook Street, Glasgow



The Albus has created a truly sustainable development while also embracing the social and economic needs of the area

The Albus is a superb example of a building that has been developed by a client with a clear vision, and a design team and contractor with the skills and expertise to deliver those aspirations. This development, in the Commonwealth District in the east end of Glasgow, fits a gap in the wider provision of quality office accommodation that has not been catered for in the area until now.

Rather than roll out a standard office building aimed at a wide range of users, the team identified the type of employment and sectors they wished to promote. The new building responds to this and the end result delivers the appropriate workspace to attract its target audience of creative media and technology occupiers. The flexible internal spaces have the capability to meet the

eclectic range of office uses and users that will make the Albus their new home.

The range of occupiers benefit from the understated palette of quality materials that has been used throughout the building. This subtle application allows the tenants to create their own bespoke internal workspace by stamping their own identity on their accommodation and personalising the deliberately benign background.

The Albus has created a truly sustainable development, delivering not just sound environmental credentials – scoring a BREEAM ‘Very Good’ and ‘B’ rated EPC – but also embracing both the social and economic needs of the area. The building will help create jobs and add to the improvements already underway in the

locality, which includes the Emirates Arena and Velodrome; public transport and highway investment; upgrading key public realm routes and spaces, including new pedestrian bridges and pathways and new residential, leisure and retail provision.

The close collaboration that existed between all those involved in the project has resulted in the office successfully avoiding a feeling of ‘cheap and cheerful’. The quality of the design, workmanship and internal environment stands out, not just in this rapidly changing part of the City, but the rest of Glasgow and indeed Scotland as a whole. That all of this was achieved with a very modest budget is also worthy of commendation. The Albus stands confidently and proudly in the community in which it serves.

Client:
Clyde Gateway
Owner:
Clyde Gateway
Project manager:
Gardiner & Theobald
Quantity surveyor:
Gardiner & Theobald
Architect:
jmarchitects
M&E engineer:
Wallace Whittle
Structural engineer:
Woolgar Hunter
Contractor:
Robertson Construction



An uplifting environment that acts as an example as to what can be achieved with the application of progressive thinking

Regional winner Projects up to 2,000m²
London & the South East

20 Bentinck Street

London

This development, in the middle of the Marylebone Conversation Area, is more New York loft apartment building than Bentwick Street office block. The team has created an uplifting environment that acts as an example as to what can be achieved with the application of progressive thinking. In keeping with its Edwardian beginnings, the building retains its original facade, revealing a highly contemporary office interior within.

The designers worked effectively with the occupier to challenge the

conventional approach to workplace design in its industry sector. The high standard of the client-facing meeting rooms gives way to an 'engine room' that caters for the many different work methods employed by the staff. Rather than just a workplace, the design creates a real home for this organisation.

The central space is connected by a dramatic angled staircase with access to the kitchen and dining areas on the higher floor and the main office, which is linked below. Within the workspace the office

'war rooms' are clustered around the perimeter. These meeting areas encourage collaboration and are fully kitted out with the technology and tools to facilitate joint working practices. The central desk tables are positioned in a hub so they can support all members of the team. This also helps to create a buzzy dynamic space with a great variety of work settings.

No expense has been spared on this project and the new office will undoubtedly lead to improvements to the business's bottom line.

Owner:
Howard de Walden Estates
Project manager:
modus
Quantity surveyor:
CBRE
Brief consultant:
UnWired
Architect:
modus
Interior designer:
modus
Structural engineer:
Elliott Wood
Contractor:
modus
Agent:
Colliers



Cundall took a standard office floorplate and transformed it into a unique workplace that is a perfect showcase for the business

Regional winner Projects up to 2,000m²
Midlands & East Anglia

Cundall Office, Cathedral Court

4th Floor, 15 Colmore Row, Birmingham

Cundall took a standard office floorplate and transformed it into a unique workplace that is a perfect showcase for the building services consultant's business. The engineer assembled a team from internal and external members which worked efficiently and effectively to deliver exactly what was required.

Also worthy of praise is that within its marketplace new ground has been broken with the conversion of standard Cat A space by removing the ceiling and exposing volume. This has been done in conjunction with investment in advanced

lighting and communication systems, which, as an overall package, has paid dividends.

Cundall's relocation from its previous residence in St Paul's Square provides room for the West Midlands team to grow, with the benefits of being in a central location, near public transport. The new workplace offers a welcoming reception leading to a transformed vibrant studio catering for individual working areas, as well as collaborative breakout spaces and meeting rooms.

Acting as both the occupier and the designer meant Cundall was able to work with the landlord,

Hortons' Estate, to enhance the base build and combine the Cat A – such as the new HVAC system – and Cat B fit outs, avoiding duplication and waste, whilst maximising comfort and energy efficiency.

The new fit out exposes the building services, which is pleasing aesthetically and also enables the consultant to put its own work on show. Lighting has been enhanced with techniques such as task lighting that provides cylindrical illumination on faces, which enables desk-bound video-conferencing and energy efficient daytime dimming.

Client:
Cundall
Owner:
Hortons' Estate
Occupier:
Cundall
Project manager:
RLB
Quantity surveyor:
RLB
Interior designer:
Peter Grant Associates
M&E engineer:
Cundall
Contractor:
Overbury
Agent:
GVA



Low-demand and carbon saving without impacting building users' ability to control and tailor their own environments

Regional winner Projects up to 2,000m²
South West of England, Thames Valley &
South Wales

Eagle House

1 Babbage Way, Exeter Science Park, Exeter

This development has created a flagship workplace that will set the benchmark for the emerging masterplan of Exeter Science Park and will support the local science-based community. Eagle House, the new headquarters of developers Eagle One/Blue Cedar Homes, is the first of seven buildings expected to form phase one of this science cluster.

With rectilinear architecture that cantilevers out of the ground on this steeply sloped site, the south elevation opens out to announce the building with framed terraces. This allows the views across the Clyst

Valley and Exe Estuary to be exploited whilst dealing sensitively with the impact on the landscape.

The space has the flexibility to be adapted for open-plan office or research use, including the possibility to create laboratory space. The business-like and contemporary office building has an impact that outweighs its size.

Eagle House provides a sustainable, naturally ventilated workplace which achieves a BREEAM 'Excellent' rating. It offers a low-demand and carbon saving environment, without impacting on the building users' ability to

control and tailor their own environments. With the ability to connect into the planned central district heating system, the sustainability credentials will continue to evolve.

Eagle House sets a high design standard for the new science park to follow. It responds to the values of the occupier whilst still achieving a flexible and sustainable office that will suit many users. This flagship building, and the developing campus, will support the emerging science-based community, encourage start-ups and nurture local skills well into the future.

Client:
Eagle One
Owner:
Eagle One
Occupier:
Eagle One
Project manager:
Sweett (UK)
Quantity surveyor:
Sweett (UK)
Architect:
LHC Architecture + Urbanism
Interior designer:
LHC Architecture + Urbanism
M&E engineer:
AECOM
Structural engineer:
Hyder Consulting (UK)
Contractor:
Interserve Construction
Developer:
Eagle One
Agent:
Eagle One acted as own agent



The building was delivered from planning through design and construction to occupation in an impressive 20 months

Regional winner Projects up to 2,000m²
North of England, North Wales & Northern Ireland

Number 1 Hardman Street

Manchester

The design of this new building has allowed it to successfully overcome the numerous onerous challenges that it faced to establish its own bold identity as a landmark entrance to this corner of Spinningfields.

To create this small but significant piece of Manchester's urban mixed-use estate, the team had to work with a postage stamp of a building plot with limited opportunity for height due to it being a neighbour to the historic listed three-storey former County Court. It also sits adjacent to the new seven-storey, 2 Hardman Street and other glass and

steel commercial buildings. To add to this there was a need to amend planning consent due to the tenancy requirements for office space rather than the originally envisaged leisure box. The final development addresses successfully all these challenges.

The original leisure box had relatively high floor-to-floor dimensions. In reverting to office accommodation the designers took the opportunity to maximise floorspace by the introduction of an additional floor, whilst not changing the overall massing. The

external envelope treatment provides this building with a striking appearance and allows this smaller development to hold its own within its surroundings.

Although fitted out for a single tenant, the workplace retains future flexibility options for multiple occupancy. Its floorplates benefit from good daylight, with external roof space where staff can enjoy Manchester's occasional sunshine.

The building was delivered from planning through design and construction to occupation in an impressive 20 months.

Client:
Allied London

Owner:
Charles Street Building Group

Occupier:
MediaCom

Quantity surveyor:
Gardiner & Theobald

Architect:
Levitt Bernstein

M&E engineer:
Grontmij

Structural engineer:
Capita Symonds

Contractor:
Eric Wright Construction

Developer:
Allied London



Sponsored by **Luxonic Lighting**

The reworking of the street frontage has unified the two buildings and created an animated base to the original monumental building

National & Regional winner Refurbished/Recycled Workplace
London & the South East

1 & 2 Stephen Street

London



Intelligent intervention at lower and upper levels has overcome problematic structural challenges and has created significant new space

Sponsored by **Luxonic Lighting**

This scheme provides an example as to what can be achieved with creative thought, vision and attention to detail. It also demonstrates the importance of having an understanding of where to invest – and where not to.

Prior to this refurbishment being undertaken, this double-fronted building, known as Central Cross, presented a tired and uninspiring face onto one of the capital's busiest streets. The rejuvenated and rebranded 1 & 2 Stephen Street now has a distinct identity and character, and the refurbished floors set the template for the future transformation of the whole building.

Derwent London acquired the 66,500 sq ft complex on Tottenham Court Road in 2010. This late-1970s development was built as the headquarters of EMI, as well as housing retail

space and a cinema along its 400 ft street frontage. The surrounding area is set to benefit from the opening of the Crossrail station in 2018 and the creation of a new square at St Giles Circus.

The reworking of the street frontage has unified the two buildings and created an animated base to the original monumental building, and the ground floor has been completely remodelled. Intelligent intervention at lower and upper levels has overcome problematic structural challenges and has created significant new space. The design for the building's redevelopment was delivered in multiple phases, which allowed existing tenants to remain in occupation throughout the construction works.

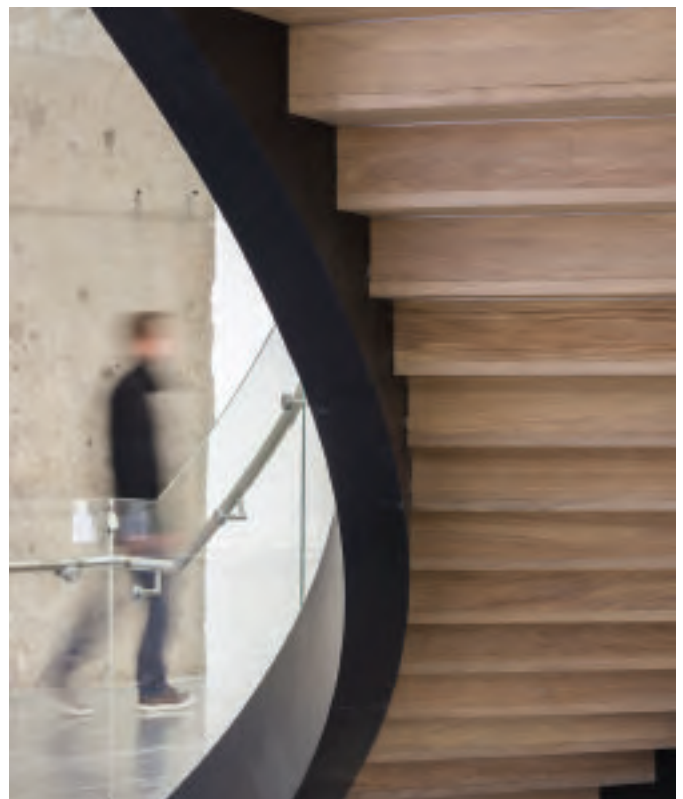
All the customer touch points have been reworked and executed with the user journey and experience at

the forefront of the mind. The workspace provides a simple but incredibly flexible space within which the occupier can stamp its own mark.

Two new and enlarged reception areas have been created and an impressive five metre high glass and perforated stainless steel façade to the ground floor building perimeter has been developed. The former recording studios, loading bay and basement car park have been converted into grade-A office space. Three new roof terraces provide the occupiers with sought-after outdoor meeting and socialising space.

The much improved environment with its broad mix of office, retail and leisure will go some way to restore Tottenham Court Road's status as one of central London's prime thoroughfares.

Client:
Derwent London
Owner:
Derwent London
Occupiers:
In part only (Brand Opus, and Freud)
Project manager:
Jackson Coles
Quantity surveyor:
Quantem Consulting
Architect:
Orms
M&E engineer:
Arup
Structural engineer:
Arup
Contractor:
Balfour Beatty
Developer:
Derwent London
Agent:
JLL



Sponsored by **Luxonic Lighting**

The transformation of the building has raised the quality of the local area and added vibrancy to this once dark and unfrequented space

National commendation
Regional winner Refurbished/Recycled Workplace
North of England, North Wales & Northern Ireland

The Bonding Warehouse

Terry Avenue, York

The redevelopment of this flood-damaged building has revitalised and transformed the Grade II listed former warehouse, to create high quality office space and four penthouse apartments. The formerly derelict building on the banks of the River Ouse in York was extensively damaged by flooding in late 2000 and the challenge undertaken to redevelop this iconic building cannot be underestimated.

As well as re-establishing the historic building back to its former glory, the team has learnt from the past and sensitively incorporated flood defence measures to prevent disaster reoccurring. These are in keeping with the building's heritage and

ensure that business can continue to operate even during periods of high water levels.

The design has ensured that many of the building's original features have been maintained, including the vaulted ceilings, exposed brickwork, ironwork and stonework features. A new core extension, in keeping with the context, has been added to the original façade to provide vertical circulation, security and access to the building and roof when necessary. The core sits very comfortably alongside the original building and is the key to unlocking the practical use of the occupiable space.

The building's appeal and

the considered flood defences have no doubt assisted in early letting of the entire space. But these measures have in no way compromised on potential future use or current flexibility.

Prior to its redevelopment, The Bonding Warehouse was serving little purpose and its structure and appearance were deteriorating rapidly. The transformation of the building has raised the quality of the local area and added activity and vibrancy to this once dark and unfrequented space. The new office space has attracted a new business to the city centre, which has already started to expand, creating more jobs for the local economy.

Client:
Grantside
Owner:
Grantside
Occupier:
Grantside
Project manager:
Grantside
Quantity surveyor:
Grantside
Architect:
So Vibrant
M&E engineer:
Silcock Leedham
Structural engineer:
Dossier MCA
Contractor:
Lindum Group
Developer:
Grantside



The refurbished building has improved significantly the council's delivery of services and provided a well located community facility

Sponsored by **Luxonic Lighting**

Regional winner Refurbished/Recycled Workplace
South West of England, Thames Valley & South
Wales

Eastleigh House

Upper Market Street, Eastleigh

The fully refurbished Eastleigh House has completely transformed the existing council house from a redundant eyesore to a landmark building in the town centre. The contemporary workplace has given Eastleigh Borough Council a new identity. The authority's new home now provides modern, flexible and sustainable office accommodation for 350 employees, in around one-third less space than was required previously.

The existing building has been fitted with an attractive render façade, PV-rainscreen cladding and a new glass box at the corner.

The existing undercroft within the footprint of the building has also been filled in order to create additional floorspace. There is a totally new entrance area and much improved external amenity space.

Using passive environmental principles, the building has been reconfigured to provide simple, well designed, low-energy workspaces with a high level of sustainability. This makes a significant contribution to reducing the carbon impact of the council's activities, and accrues the benefits from the resulting energy savings. These and other

environmental factors, including energy-efficient lighting and much improved insulation, have seen the building achieve a BREEAM 'Excellent' rating.

The refurbished building has improved significantly the council's delivery of services and provided a well located community facility. The new public caller spaces have been met with a positive response from staff and visitors and more members of the community now come to the council in person. Eastleigh House has given the local authority a base to move forward in a progressive, modern and efficient way.

Client:
Eastleigh Borough Council
Owner:
Eastleigh Borough Council
Occupier:
Eastleigh Borough Council
Project manager:
Stride Treglown Management
Quantity surveyor:
AECOM
Architect:
Stride Treglown
Interior designer:
Stride Treglown
M&E engineer:
WSP Group
Structural engineer:
Integral Engineering Design
Contractor:
Balfour Beatty Southampton



Sponsored by **Luxonic Lighting**

The quality of the end product has led to commercial success as the building has been quick to attract tenants

Regional winner Refurbished/Recycled Workplace
Midlands & East Anglia

Edmund Street

158 & 170 Edmund Street, Birmingham

By creating a strong and targeted brand from the outset and imposing a meticulous focus on build quality, the Edmund Street team has delivered a unique offer in the Birmingham business marketplace. The quality of the end product has led to commercial success as the building has been quick to attract tenants.

The former home of global insurance company Aon has been given a new lease of life with the interior offering a mix of traditional and contemporary design, using high quality materials to create a modern workspace.

The commitment to improve the sustainability of the building has meant the EPC rating has risen from 'D' to 'B' and produced a forecast of a 44% carbon saving. Environmental efficiency measures include intelligent lighting, a state-of-the-art air conditioning system and utilising energy harvesting technology through photovoltaic panels. The substantial reduction in occupancy costs deriving from these measures has been passed on to tenants through decreased energy bills and lower than usual service

charges. These economical factors, in conjunction with the building's strong visual appeal, have ensured higher than projected rental values and a stronger on exit yield on sale.

The team has spent a modest budget wisely. By focusing on the reception, the common areas and the energy performance levels, the market has accepted the building as a very high-end and desirable offer. Overall, the developer and the fund's aspiration to create best-in-class refurbished offices has been realised with much assurance and aplomb.

Clients:

Evenacre / Bridges Ventures

Owner:

Edmund Street Investment c/o Evenacre

Occupiers:

Multi let

Project manager:

Marchmont Projects

Quantity surveyor:

Marchmont Projects

Brief consultant:

Evenacre

Architect:

CDC

Interior designer:

Fresh Living Interiors

M&E engineer:

CBRE

Contractor:

DP Designs

Investment/property co:

Edmund Street Investment

Agent:

CBRE



One Angel Square, Manchester



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From the underground heat pumps to the solar panels on the roof, it has clearly strived to create the greenest development possible

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National winner Innovation

Regional winner Corporate Workplace, London & the South East

Living Planet Centre: WWF-UK Headquarters

Rufford House, Brewery Road, Woking



The Living Planet Centre is at the forefront of sustainable design and construction, creating a harmonious link between the urban and the rural

Sponsored by **Land Securities**

The World Wildlife Fund was so keen to get its sustainable design spot on that it selected its architects before it had even found a site for its new headquarters.

With the Hopkins practice on board, a brownfield site in Woking, already earmarked for development, was selected for the WWF-UK to work from and showcase its global operations. A former tarmac car park is now the conservation body's new home; its 'flying carpet' building, which levitates above the car park, houses an inspiring and innovative working environment.

The importance of sustainability to the WWF is at the heart of every facet of its new HQ. From the underground heat pumps to the solar panels on the roof, it has clearly strived to create the greenest

development possible. The building achieves BREEAM 'Outstanding' status through, amongst other factors, the use of mixed-mode ventilation, ground source boreholes, earth ducts and night-time purge cooling. A full carbon audit was undertaken throughout the design and construction process.

The staff are also key components of the worthy environmental credentials: there are six workstations for every 10 people and the only reserved car parking spaces are for disabled drivers. The centre shows that through the smart use of design, materials and technology it is possible to create a state-of-the-art building with minimal environmental impact.

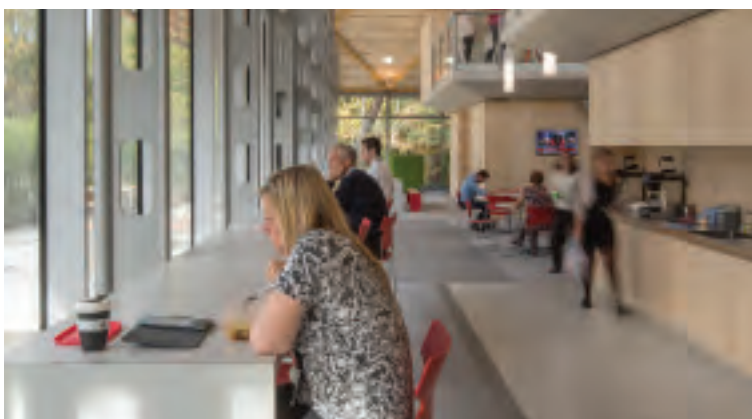
The transparency with which the WWF displays its

building is to be admired and is an indication of how proud it is of its HQ. The wonderful visitor and education centre opens its doors to all comers and the public is invited to find out more about the story of this building, and what makes it one of the greenest in the UK, through behind-the-scenes tours.

There is much to appreciate in this project: The comfort with which it sits in its surroundings; the strong external form; its response to civic responsibility by inviting all interested parties in and its remarkable environmental performance.

The Living Planet Centre is at the forefront of sustainable design and construction and creates a harmonious link between the urban and rural environment.

Client:
WWF-UK
Owner:
WWF-UK
Occupier:
WWF-UK
Project manager:
King Sturge
Quantity surveyor:
Gardiner & Theobald
Brief consultant:
Alexi Marmot Associates
Architect:
Hopkins Architects
Interior designer:
Hopkins Architects
M&E engineer:
Atelier Ten
Structural engineer:
Expedition Engineering
Contractor:
Wilmott Dixon



Sponsored by **AECOM**

Derwent London's largest development to date is a benchmark as to how to re-use and reinvent a tired and outdated building

National winner Test of Time

The Angel Building

407 St John Street, London



Sponsored by **AECOM**

That this area is now home to so many household names is in no small part thanks to the success of the Angel Building and the precedent it set

From arriving outside the Angel Building and witnessing how the existing trees and the new planting have matured seamlessly into a cohesive and inviting public realm, then through into the building itself and seeing how the users have bedded themselves in, it is clear that the 2011 BCO Refurbishment winner has more than stood the ‘Test of Time’.

Derwent London’s largest development to date is an established benchmark as to how to successfully re-use and reinvent a tired and outdated building. The astute retention of the original structure saved on energy and materials, yet is fully integrated into the final design. The extensions maximised usable floor areas in an efficient layout, without displaying greed.

Five years ago the BCO

judges praised the developer for taking a risk with this unloved building in one of London’s less popular office locations. That this area is now home to so many household-name brands, blue-chip corporations and trend-setting companies is in no small part thanks to the success of the Angel Building and the precedent it set.

And it is not just in place-making that this RIBA Stirling Prize nominee set the standard. Whilst a BREEAM ‘Excellent’ rating and an EPC ‘B’ is more common in today’s prime buildings, five years ago when the building first won the BCO Award it was not so de rigueur. The Angel Building achieved these ratings with the help of a considered approach to environmental control and a lot of good quality exposed structure. The

natural ventilation derived from opening windows is clearly popular with staff, as is the abundance of daylight, which the high ceilings allow to penetrate into the deep plan space.

The liberal provision of occasional balconies, looking both into the atrium and externally, has paid off as they have become favourite places for informal staff meetings. The wonderfully proportioned café and communal space is also a big hit.

In 2011 the BCO judges likened the office space to a modern-day warehouse with exposed ceilings and a relaxed approach to different fit outs. Far from being outdated, this style is now highly desirable – because The Angel Building was ahead of its time it is a worthy winner of the 2015 BCO Test of Time Award.

Client:
Derwent London

Owner:
Derwent London

Occupiers:
Cancer Research UK / Expedia / NG Bailey / Sage Pay / Design Council

Project manager:
Buro Four

Quantity surveyor:
AECOM

Architect:
Allford Hall Monaghan Morris

Interior designer:
Allford Hall Monaghan Morris

M&E engineer:
Norman Disney & Young

Structural engineer:
Adams Kara Taylor

Contractor:
BAM Construction

Developer:
Derwent London

Agents:
Pilcher Hershman / CBRE / H2SO / DTZ



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