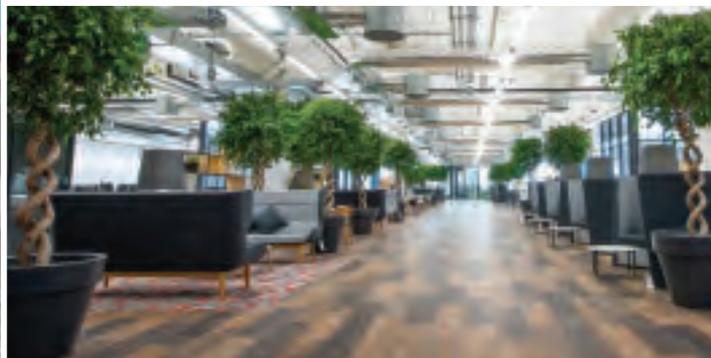




The British Council for Offices Awards

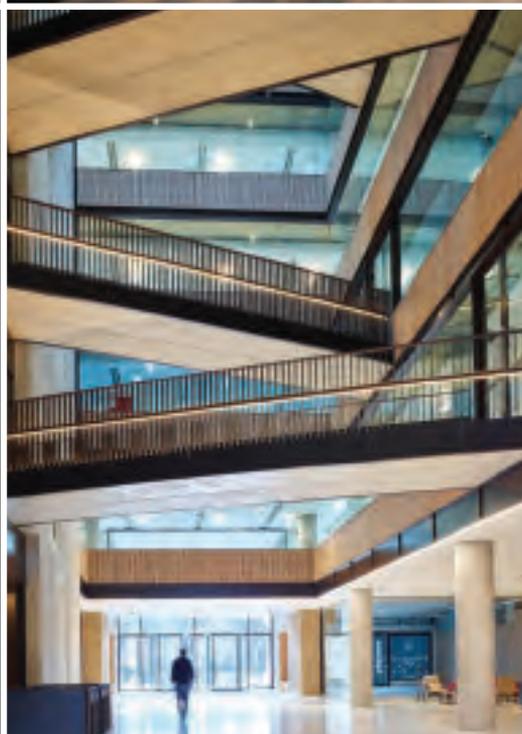
# 2019



**BCO**

**EC**

**Awards**





ISG

**Delivering places  
that help people and  
businesses thrive.**

**Read what our clients say  
[isgplc.com/thrive](http://isgplc.com/thrive)**

Find @isgplc on Facebook, Instagram,  
LinkedIn, Twitter and YouTube

Fit out | Construction | Engineering services | Development

The BCO Awards are committed to the advancement of office buildings

# Contents

## 4

### Introduction

The boundary between offices and hotels has blurred and it is now a commercial imperative for developers to put people first, says BCO Awards 2019 chairman Tony Hordon.

## 5

### List of winners

A BCO Award is one of the most valued and worthwhile accolades in the property industry. Find out who took home the national and regional trophies in the seven categories.

## 6

### Judges

Like the property sector itself, the BCO Awards have evolved over the past 27 years; our judges have the expertise and experience to identify the very best projects in this fast-changing market.

## 7

### President's Award

This year's winner is Helical chief executive and former BCO president Gerald Kaye, who has proved himself to be one of the most talented and experienced professionals working in the office business.



## 8

### Commercial Workplace

2 Television Centre, Stanhope's new west London mixed-use destination, is an exemplar of innovative and thoughtful design – and a deserving winner of the Best of the Best award.

## 16

### Corporate Workplace

Janet Nash House in Durham celebrates the industrial heritage of its owner, global electrical wholesale CEF, and provides a future-proofed home for the firm's IT HQ.



## 24

### Fit Out of Workplace

Staff at Deloitte's London HQ at 1 New Street Square now enjoy a space that is optimised for its people and that redefines what is possible for a green building.

## 30

### Refurbished/ Recycled Workplace

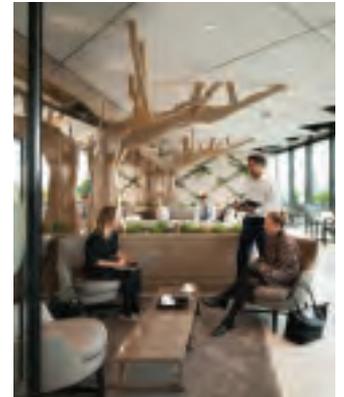
At the heart of Manchester's NOMA district, Hanover is a stunning refurbishment of a listed building that blends Edwardian Baroque architecture with contemporary design.



## 38

### Projects up to 1,500m<sup>2</sup>

The developers of Live Works in Newcastle have demonstrated how an office building can be merged into a challenging cultural context.



## 44

### Innovation

Global services support firm Interserve set out to give staff a sustainable, flexible and motivational workplace, with space occupation analysis and advanced environmental systems. Ingenuity House delivers exactly that.

## 50

### Test of Time

PwC's HQ at One Embankment Place in London has established itself as a destination for staff and clients and become a community hub which brings everyone together.



# Introduction

In designing today's workplaces, putting people first is a commercial imperative

When the BCO judges stumbled upon four workers deeply ensconced in a power nap in the middle of the afternoon, we discovered that sleeping on the job is no longer a dismissible offence – it is positively encouraged. And this workplace sleeping accommodation is the perfect illustration of how the boundary between offices and hotels has blurred. To the firmly embedded trend of the workplace being centred around wellness and welfare, we can also now add hospitality.

The offices which achieve the BCO's raison d'être of "defining excellence" are those with "people" at their very core: they are the workspaces which provide the stage and environment to attract, retain, support and nurture the very best talent.

They also look to the future by providing relevant workplaces for the next generation. On our travels we witnessed



Tony Hordon

have responded by taking the opportunity of using their office as an extension and expression of their brand and ethos. Across the country we witnessed a whole variety of buildings

seamlessly into the fabric of the building.

The displays of hospitality we experienced, and the amenities and devices used to create such joyous and inspiring working

has taken hospitality to a new level and shows what is possible.

It is also apparent how far the industry has advanced its expertise. There were many wonderful structural engineering solutions, such as Spinningfields and Victoria Gate, or the daring and very complicated refurbishment of Cornerstone. The use of intelligent Building Management Systems has emerged with Ingenuity House and Deloitte London in particular showing the value of this technology.

And in these days of struggling high streets, it was heartening to see offices provide a dynamic pulse to the heart of a community. Buildings such as Live Works and 16 Church Street stimulate their locality and act as catalysts for economic growth and regeneration.

We experienced a huge variety over the categories. Given this multiplicity, it is interesting now to

“ The buildings which have achieved the most commercial success are those where the developer has focused on the overall amenity provided ”

that the buildings which have achieved the most commercial success are those where the developer has focused on the overall amenity provided, and not simply on the space they can rent.

And as the developers have risen to the task of providing these "excellent" workspaces, the occupiers

and office floors which provided their occupiers with the canvas to depict a bespoke image as to who they are, what they do and, most importantly, their values and how they care for their staff.

A wonderful example is Janet Nash House, where the company's DNA and brand was stitched

environments, were wondrous. The judges experienced full-on bars, fine dining, DJ decks, a whisky bar, dart boards, playrooms, sleeping pods, a rooftop pool and of course that retreat room where the judges rudely awoke the aforementioned nappers. 2TVC, with its incredible access to amenity space,

establish what constitutes a "workplace" and, indeed, how to define one. Or do we even need to? But what is not up for debate, is the constant prevalent throughout the elite offices – that they have people at heart.

*Tony Hordon  
Chairman of the BCO  
Awards 2019*

# List of winners

## President's Award

Gerald Kaye

## Best of the Best / Commercial Workplace

National Regional London

2 Television Centre (2TVC), 101 Wood Lane, London

Regional Scotland

2 Semple St, Edinburgh

National Commendation Regional Midlands & Central England

Cornerblock, Two Cornwall Street, Birmingham

Regional North of England, North Wales & Northern Ireland

No 1 Spinningfields, 1 Hardman Street, Manchester

Regional South of England & South Wales

No 2 Forbury Place, Forbury Road, Reading, Berkshire

## Corporate Workplace

National Regional North of England, North Wales & Northern Ireland

Janet Nash House, Meadowfield Industrial Estate, Durham

Regional Scotland

16 Church Street, Dumbarton

Regional The Midlands & Central England

Cambridge Assessment, The Triangle Building, Shaftesbury Road, Cambridge

Regional London

Facebook at Rathbone Square, 1 Rathbone Square, London

Regional South of England & South Wales

Two Central Square, Cardiff

## Fit Out of Workplace

National Regional London

Deloitte HQ, 1 New Street Square, London

Regional The Midlands & Central England

Deloitte Cambridge, 1 Station Square, Cambridge

Regional South of England & South Wales

Herb House, Pukka Herbs, Block C, The Chocolate Factory, The Chocolate Quarter, Trajectus Way, Keynsham

Regional Scotland

KPMG Edinburgh, Saltire Court, Level 3, 20 Castle Terrace, Edinburgh

Regional North of England, North Wales & Northern Ireland

PwC Manchester, 1 Hardman Square, Manchester

## Refurbished/Recycled Workplace

National Regional North of England, North Wales & Northern Ireland

Hanover, Corporation Street, NOMA, Manchester

Regional London

Boden Head Office, 114-120 Victoria Road, London

Regional Scotland

The Garment Factory, 2, 6, 10 Montrose Street, Glasgow

Regional South of England & South Wales

Victoria Gate, Chobham Road, Woking

Regional The Midlands & Central England

WSP The Mailbox, Level 2, 100 Wharfside Street, Birmingham

## Projects up to 1,500m<sup>2</sup>

National Regional North of England, North Wales & Northern Ireland

Live Works, 55-57 Quayside, Newcastle upon Tyne

Regional The Midlands & Central England

Beazley Insurance, Cornerblock, 2 Cornwall Street, Birmingham

Regional London

Parkeray HQ, 24 King William Street, London

Regional South of England & South Wales

Promenade House, Bristol

National commendation Regional Scotland

Threesixty Architecture Studio, The Garment Factory, 10 Montrose St, Glasgow

## Innovation

National Regional The Midlands & Central England

Ingenuity House, Interserve UK Hub, Elmdon Trading Estate, Bickenhill Lane, Marston Green, Birmingham

Regional Scotland

16 Church Street, Dumbarton  
See **Corporate Workplace** for coverage.

Regional London

Fora Borough, 180 Borough High Street, Borough, London

Regional North of England, North Wales & Northern Ireland

Janet Nash House, Meadowfield Industrial Estate, Durham. See **Corporate Workplace** for coverage.

## Test of Time

National

PwC One Embankment Place, London

National Commendation

Brent Civic Centre, Engineer's Way, Wembley

## Platinum sponsor



## Gold sponsors

AECOM

HR | Hurley Palmer Flatt

jackson coles



SAS  
International

SHARKEY

## Silver sponsors



FUTURE  
Designs

Linesight

RLB Rider  
Levett  
Bucknall

TROUP  
BYWATERS  
+ ANDERS

Virtus  
partners in construction

Waterman

A project will not even be considered for an award if it does not have market-leading environmental credentials

# Judges

## BCO: Setting new benchmarks and rewarding the best

Since 1992, the BCO Awards have propelled those that have “defined excellence” in office space into the limelight. A BCO Award recognises top-quality design and publicises those projects which set that benchmark of excellence. This rewards those developments that have exceeded what was developed before them and educates and enlightens the industry as to what it should aspire to.

The BCO Awards and the judging process have evolved over the past 27 years in correlation with the progress and advances that the office schemes being assessed have

made. In the past a scheme would be rewarded for being green; now, a project will not even be considered for an award if it does not have market-leading environmental credentials.

The BCO judges have the expertise to understand this evolutionary process and the experience to appreciate the changing market. On top of this, the national and regional judges apply the dedication necessary to visit, compare and assess every one of the 100-plus schemes, from all corners of the UK.

BCO judges serve for up to three years, with one or two new members joining the

panel each year. This ensures the longer-term knowledge is buoyed by the new ideas and alternative thinking; it also means no one gets jaded – or exhausted, because it is a tough job.

This wholehearted commitment to keep up the most rigorous of judging processes ensures that a BCO Award must be earned, not won, and explains why they will always be one of the most valued and worthwhile awards in the property (and any other) industry.

This process, and the coveted status of a BCO Award, is a major reason why the physical quality of

the UK’s office buildings gets better and better each year. And that is why the praise and respect which BCO Award winners receive from the world of property and beyond is well deserved.

In light of this, the entry process for a BCO Award is reassuringly strenuous. As a result, every entrant that is planning an entry for 2020 and beyond can be secure in the knowledge that their efforts will be given the attention they merit.

Thank you to all the regional and national judges whose dedication ensures that BCO Award winners have reached the pinnacle of the industry.



**Tony Hordon**  
Parabola



**Mike Burton**  
AECOM



**Mark Kowal**  
Sheppard Robson



**Gayle A. Leslie**  
Wood



**Stephen Lewis**  
HFD Property Group



**Cristiano Testi**  
tp bennett

### National panel

**Tony Hordon (chairman)**, Parabola  
**Mike Burton**, AECOM  
**Gayle A. Leslie**, Wood  
**Mark Kowal**, Sheppard Robson  
**Stephen Lewis**, HFD Property Group  
**Cristiano Testi**, tp bennett

### London

**Phil Breeden (chairman)**, Mace Cost Consultancy  
**Frances Brown**, Hoare Lea  
**Helen Hare**, Great Portland Estates  
**Felicity Roocke**, HASSELL  
**Steve Toon**, AKT II  
**Jonathan Turner**, Honeywell Global Real Estate  
**Andy Tyler**, Cushman & Wakefield

### Midlands & Central England

**Robert van Zyl (chairman)**, Cundall  
**David Hammond**, University of Warwick  
**Theo Holmes**, CBRE  
**Lee Jones**, Quantem Consulting  
**Alison Monteith**, Monteith Scott  
**Sven Töpel**, Brookgate

### North of England, North Wales & Northern Ireland

**Ian Aldous (chairman)**, ARCADIS  
**Thomas Bone**, Hoare Lea  
**James Evans**, Savills  
**Tony O’Brien**, Sheppard Robson Architects  
**David Wells**, Muse Developments

### Scotland

**David Dool (chairman)**, Cooper Cromar  
**Alistair Black**, KJ Tait Engineers  
**Margaret Butler**, KPMG Facilities  
**Michael Gallacher**, Abstract Group of Companies  
**Donald Reid**, Reid Mitchell

### South of England & South Wales

**Alistair Allison (chairman)**, Tuffin Ferraby Taylor  
**Jon Eaglesham**, Barr Gazettas  
**Catherine McPherson**, Hoare Lea  
**Howard Morgan**, RealService  
**Aaron Pope**, M&G Real Estate

He has championed offices and thrived under the simple rule of “well-designed buildings in good locations, responsibly financed”

# President's Award

Gerald Kaye

On Friday 24 June 2016, the pound dropped to a 31-year low and stock markets went into meltdown as the FTSE dropped by 500 points. A rare winner on that day was gold, which saw its price leap by 5% as investors sought a safe haven for their funds following the British voters' decision to leave the European Union.

A couple of weeks later, with the markets still in turmoil, a new chief executive took over at Helical. And who better to take the helm in such turbulent times than the reassuringly safe pair of hands of Gerald Kaye, the office market's equivalent of gold?

During his 40 years in the property industry, Kaye has studied at, trained with, worked alongside and learnt from the best. And, with the expertise and dependability that the Reading University land management graduate has gathered over that time, Kaye is one of the few people who commands enough respect to step into the shoes of, then work with, one of property's biggest characters – Mike Slade, who vacated the chief executive role to take over as Helical's chairman.

The BCO past president 2010-11 began his career a stone's throw from Helical's Hanover Square office at Knight Frank and Rutley – as it was then known – where



Gerald Kaye

he spent four years on the agent's well-respected graduate scheme. One of Kaye's clients was London and Edinburgh Trust, the property vehicle for industry icons John and Peter Beckwith. The brothers were so impressed with the then 26-year-old that they got him on board to work on office projects such as 51 Eastcheap.

The keen fisherman and keep-fit enthusiast developed his entrepreneurial skills and understanding of financing under the tutelage of the Beckwiths and others at the firm, such as director Chris Hoddell. While operating in a booming post-recession market, Kaye

still appreciated the folly of overexposure to potential risk. The adept skier began to appreciate the benefit of gaining the trust of the institutions and the positive long-term outlook for prime offices, two things which have held him in good stead.

When London and Edinburgh was taken over by a Swedish-owned property trust, Kaye was selected to head the European arm based in Brussels. Although Kaye's favourite salmon fishing spot of Kharlovka River in Russia did not feature in the firm's portfolio, its properties were spread around France, Spain, Italy, Germany, Austria and Holland. Kaye also experienced a market in recession where again his faith in location and sound financing proved valuable.

In 1994, the father of two performed his own early Brexit and took himself back to the UK, joining Helical as development director, largely responsible for offices in London and the M25/Thames Valley region. The Old Radleian cut his teeth on the 200,000 sq ft, 33 Broad Street, which let on completion to Halifax Building Society.

While keeping his hand in on major developments such as Barts Square and The Bower – and serving as a member of the Investment Committee at Guy's and St

Thomas' Charity – Kaye's key task was to define Helical as an office company. Under his stewardship, the 100-year-old firm has sold its entire portfolio of non-office buildings and only kept office space which is in London or Manchester. Among its many awards, Helical was named the Office Agents Society Developer of the Year for 2019.

By the time long-term colleague Mike Slade stood down as chairman in July 2019, Kaye had already proved he was his own man. Throughout his career he has championed offices and thrived under the simple rule of “well-designed buildings in good locations, which are responsibly financed”.

Kaye has proved himself to be one of the most talented and experienced professionals working in the office business. His fantastic vision allows developments to flourish in all market conditions. He is someone you want on your team and his leadership, like his developments, has stood the test of time.

Another trait which has served him well is his amiability, which has often been beneficial in his many tough negotiations. And all of that is why Gerald Kaye, someone who has served this industry so well, is more than deserving of the BCO President's Award for 2019.

“His fantastic vision allows developments to flourish in all market conditions. He is someone you want on your team and his leadership, like his developments, has stood the test of time”

Sponsored by ISG

Best of the Best  
National & Regional winner Commercial Workplace  
London

# 2 Television Centre (2TVC)

101 Wood Lane, London



**The outstanding level of services and amenities at 2TVC has blurred the boundary between the hospitality and office sectors**

**Sponsored by ISG**

The outstanding level of services and amenities on offer at 2TVC has blurred the boundary between the hospitality and office sectors. Add to that the fact that the five-star service is matched by the excellence of the workspace and the distinguished design, and it is obvious why this outstanding project has been awarded the 2019 BCO Best of the Best Award.

The iconic BBC Television Centre, the original home of creative broadcasting, is now a lynchpin of Stanhope's new west London mixed-use destination. 2TVC has been sympathetically inserted between the historic studio buildings that now form part of the residential offer and the new BBC offices.

Externally the architecture of the new building is reflective of its surroundings and nestles seamlessly within the existing estate. Internally the project has delivered flexible, modern and sustainable accommodation.

There is dual access from either Wood Lane or White City stations. These double-height entrances, linked by

an internal street, lead into a stunning spacious atrium, below which sits the office's reception, with seating, a café and breakout areas, operating 24 hours a day.

A pedestrian bridge across the atrium connects people and activity across floors and between businesses. This atrium brings an abundance of light to the office floors, which all benefit from internal balconies. Finishes such as Canadian Douglas Fir board-shuttered concrete and angled feature windows have brought an air of contemporary design to what was the UK's first purpose-built TV studio. The utility and digital capability is of the highest standard and achieved a Wired Platinum rating.

The design team's ingenuity is nowhere more evident than in their achievement of building a swimming pool at the top of the building through the incorporation of a thin pretensioned slab and without the need for transfer structures. This feat, together with the chilled beam and under-floor

services delivery strategy, has allowed the insertion of an additional floor within the planning confines, further maximising the commercial return.

The all-round excellence of the building persuaded Publicis Media, an arm of the world's third largest PR company, Publicis Groupe, to take 212,000 sq ft across seven floors. The media firm's staff have the pleasure of working from the generously proportioned floorplates that are flooded with light from all sides.

When they are not working from their state-of-the-art office space, they benefit from an array of services to rival any luxury hotel. These include a gym, cinema, a selection of restaurants and a branch of Soho House private members' club, while Westfield White City is a stroll away.

2TVC is an exemplar project demonstrating what can be created through innovative and thoughtful design and delivery, all backed by a desire to establish new frontiers of workspace provision.

**Client**

Stanhope

**Owner**

Whitewood UK Sarl

**Occupiers**

**Offices:** Publicis Media / Soho House / The White Company

**Private members club:** White City House (Soho House)

**Cinema:** Electric Cinema (Soho House)

**Retail:** Bluebird Café White City / Krickit / Homeslice / Patty & Bun / The Allis

**Quantity surveyor**

Deloitte

**Architect**

Allford Hall Monaghan Morris

**M&E engineer**

Arup

**Structural engineer**

Arup

**Contractor**

Mace

**Investment/property companies**

Mitsui Fudosan / Alberta Investment Management Corporation (AIMCo)

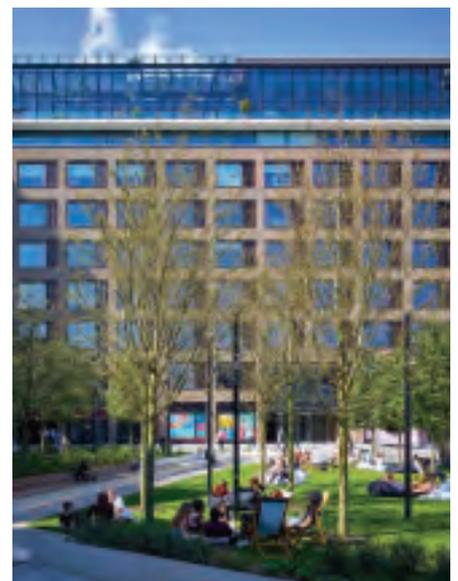
**Developer**

Stanhope

**Agents**

**Offices:** Knight Frank / Cushman & Wakefield

**Retail:** Bruce Gillingham Pollard and Restaurant Property



Sponsored by Jackson Coles

The creation of facilities of such a very high standard throughout demonstrates the strong focus on meeting the needs of future occupiers

## Regional winner Commercial Workplace Scotland

# 2 Semple Street Edinburgh

Despite working with a challenging site, with 2 Semple Street the team have delivered a strong statement building. The development, in the heart of Edinburgh's Exchange District, is highly efficient and benefits from flexible floor plates that maximise natural daylight.

The developer used ingenuity, dexterity and efficiency to create 35,000 sq ft of office space across five upper floors, with a further 10,000 sq ft of retail accommodation at ground floor level, on this constrained city centre setting, adjacent

to the listed Lothian House.

On entering, visitors are met by a concierge-style reception in an entrance space with a feature soffit that mirrors the brand of the building. The entrance houses seating booths which provide the space for tenants to hold informal meetings. Branding in the entrance space is continued via large-format screens that afford individual tenants the opportunity to promote their businesses. The open-plan workspaces are bright and contemporary, shrouded by full-height glazing,

providing good levels of natural light. The fifth floor benefits from an impressive balcony with great views.

The building elevations comprise a combination of traditional handset stone with anodised curtain walling. A dedicated entrance is provided for cyclists, complemented by maintenance and changing facilities.

The creation of facilities of such a very high standard throughout demonstrates the strong focus on meeting the needs and demands of future occupiers.

### Client

GSS Developments

### Owner

GSS Developments

### Project manager

Axiom

### Quantity surveyor

Axiom

### Architect

Michael Laird Architects

### Interior designer

Michael Laird Architects

### M&E engineer

Rybka

### Structural engineer

Quattro Consult

### Contractor

McLaughlin & Harvey  
Construction

### Developer

GSS Developments

### Agents

CBRE / CuthbertWhite





Image courtesy of Miller Hare Limited

**jackson|coles**

Construction Consultants  
Project Management and CDM Services for City Gate House

**Sponsor of the BCO Awards 2019, Commercial Workplace Category**

[www.jacksoncoles.co.uk](http://www.jacksoncoles.co.uk)  
Jackson Coles LLP  
Morelands, 5-23 Old Street, London, EC1V 9HL  
Tel: 020 7608 8600

Sponsored by Jackson Coles

**National commendation & Regional winner**  
**Commercial Workplace**  
**Midlands & Central England**

# Cornerblock

## Two Cornwall Street, Birmingham

What had become an obsolete 1980s building, has been stunningly regenerated into one of Birmingham's most exciting office spaces. The external and internal appearance has been completely transformed, effectively creating a new office building at significantly reduced construction costs.

The amount of lettable floorspace has increased by more than 20% and this addition was needed as within a year of completion, the building was 90% let at rents at the top end of the market.

Cornerblock, in the heart

of the Colmore Business District, has been designed for progressive occupiers, to allow users to work more flexibly and enjoy their surroundings. The dramatic front entrance creates a true sense of arrival and gives the building an imposing street presence.

Internally the floor-to-ceiling glazing ensures a feeling of light and space, which is supported by clean and contemporary design. A range of breakout areas, private offices, standing desks, meeting rooms and open-plan areas all help to foster diverse and efficient working methods. Resilient

IT facilities with diverse incoming fibres and standby generation will endure the test of time.

Cornerblock is the first building in Birmingham to achieve an A-rated EPC. Welfare facilities include ample bike storage, a free on-site gym and showers. A generous new communal roof garden – Birmingham's largest – offers a stunning view across the city and provides an alternative place for the building users to work and get together. The workspace is further enlivened with artworks including contributions by local artist Jo Masding.

An obsolete 1980s building has been stunningly regenerated into one of Birmingham's most exciting office spaces

<b>Client</b>	Bruntwood
<b>Owner</b>	Bruntwood
<b>Occupiers</b>	Various companies
<b>Project manager</b>	Bruntwood
<b>Quantity surveyor</b>	Robinson Low Francis
<b>Architects</b>	Glenn Howells Architects / 5plus architects (Delivery)
<b>Interior designer</b>	Glenn Howells Architects (CAT A)
<b>M&amp;E engineer</b>	Hulley & Kirkwood
<b>Structural engineer</b>	DW Consulting
<b>Contractor</b>	Bruntwood Contracting
<b>Investment/property company</b>	Bruntwood
<b>Developer</b>	Bruntwood
<b>Agents</b>	CBRE / Avison Young / Savills



A commercially,  
environmentally and visually  
successful building of  
exceptional quality

Sponsored by Jackson Coles

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

# No. 1 Spinningfields

## 1 Hardman Street, Manchester

This landmark office building marks the culmination of the Spinningfields Masterplan, the thriving office-led, mixed-use district on the western edge of Manchester city centre. This new 20-storey building delivers 270,000 sq ft of category-A office accommodation, retail space, a rooftop restaurant, bar, terrace and enhanced public realm with improved circulation routes.

A varied and flexible commercial offer – with floor plates of between 11,000 and 25,000 sq ft – in conjunction with a comfortable, light-filled environment has attracted high-calibre tenants, including

professional services firm PwC and shared workspace provider WeWork. Its high-performing, fully glazed façade helps achieve the optimum working environment and BREEAM Excellent rating, while also creating a visually attractive envelope. There are 120 secure cycle spaces, together with lockers, drying room and cubicle showers. Guests and staff also benefit from access to some of the finest workplace hospitality amenities in Manchester.

This is a building that could not be anywhere else other than on this precise site in Manchester. The elevations are designed specifically

to suit their orientation and the form responds to context. Made up of plinth and tower components, the building's form incorporates dramatic cantilevers and cutbacks that purposefully guide pedestrian movement around and through the building. On the ground floor, retail outlets animate the streetscape. The building is set back to maximise the public use of Hardman Square.

1 Hardman Street is a commercially, environmentally and visually successful building of exceptional quality that provides an impeccable sign off for Spinningfields.

### Client

Allied London

### Owner

Schroders

### Project manager

Gardiner & Theobald

### Quantity surveyor

Gardiner & Theobald

### Architect

SimpsonHaugh

### M&E engineer

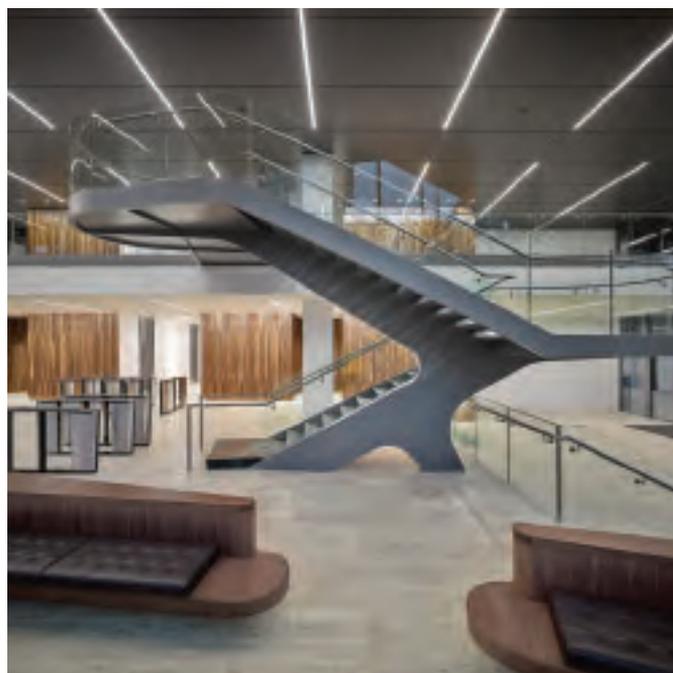
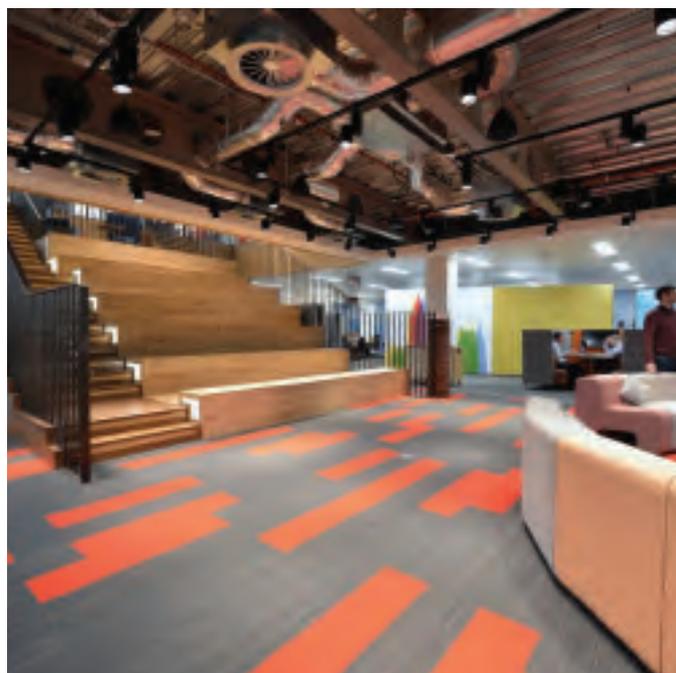
Sweco

### Structural engineer

RoC Consulting

### Contractor

BAM



Sponsored by Jackson Coles

**Regional winner** Commercial Workplace  
South of England & South Wales

# No. 2 Forbury Place

## Forbury Road, Reading, Berkshire

The team behind the final instalment of the three buildings which make up the Forbury Place Estate took all they had learnt from the first project (No. 1) and managed to improve on what was already a successful building. The result is a central London quality workspace that now sets the benchmark for grade-A space in Reading and the wider Thames Valley area.

With its bold diagrid façade design, the eight-storey building, standing prominently on the main rail line's gateway to Reading, makes a proud statement

to everyone who comes into the town by train. The building displays a strong commitment to wellness, sustainability and occupier experience – not always easy or commercially viable for a speculative building.

The stunning double-height reception makes for a grand entrance to the building's office space. The bright, flexible and efficient floor plates – the largest in the town centre – support the requirements of modern businesses with high levels of utilities and infrastructure provision. Building users also benefit from a high

specification and provision of shower and cycle facilities.

No. 2 Forbury Place was the first building in Reading to be awarded a Wired Score "Platinum" valuation, the highest level in the international digital connectivity rating scheme, and it has also achieved a BREEAM Excellent rating and EPC A.

It is this quality throughout which encouraged KPMG to rent the top two floors. The financial consultant will relocate from its two offices at Theale into this single space.

**The building displays a strong commitment to wellness, sustainability and occupier experience**

### **Clients**

M&G Real Estate / Bell Hammer

### **Owner**

The Prudential Assurance Company

### **Project manager**

Total Project Integration (TPI)

### **Quantity surveyor**

Currie & Brown

### **Architect**

Aukett Swanke Architects

### **Interior designer**

Aukett Swanke Architects

### **M&E engineer**

AECOM

### **Structural engineer**

AKSWard

### **Contractor**

Galliford Try

### **Investment/property company**

M&G Real Estate

### **Developer**

Bell Hammer

### **Agents**

CBRE / Campbell Gordon



# Over 60% of the market\* now share their data via Radius Data Exchange.

Radius Data Exchange has been built with the market, for the market to share real estate data the way the market wants to share it.



**No more calls from researchers.**



**No more sharing spreadsheets.**



**No more waiting for critical deal data.**

Just powerful data that improves market advice, drives more deals and saves your business time and money.

Contributors:



Find out more at [egi.co.uk/radiusdx/](http://egi.co.uk/radiusdx/) or call 0207 911 1861

\*overall market size = total occupational space in square foot transacted in 2017 (as estimated based on EG research and expert analysis); the percentage reflects the 2017 transactions which were handled by an agent which contributes data directly to Radius Data Exchange as at October 2018. Non Radius Data Exchange contributed data acquired by EG researchers.

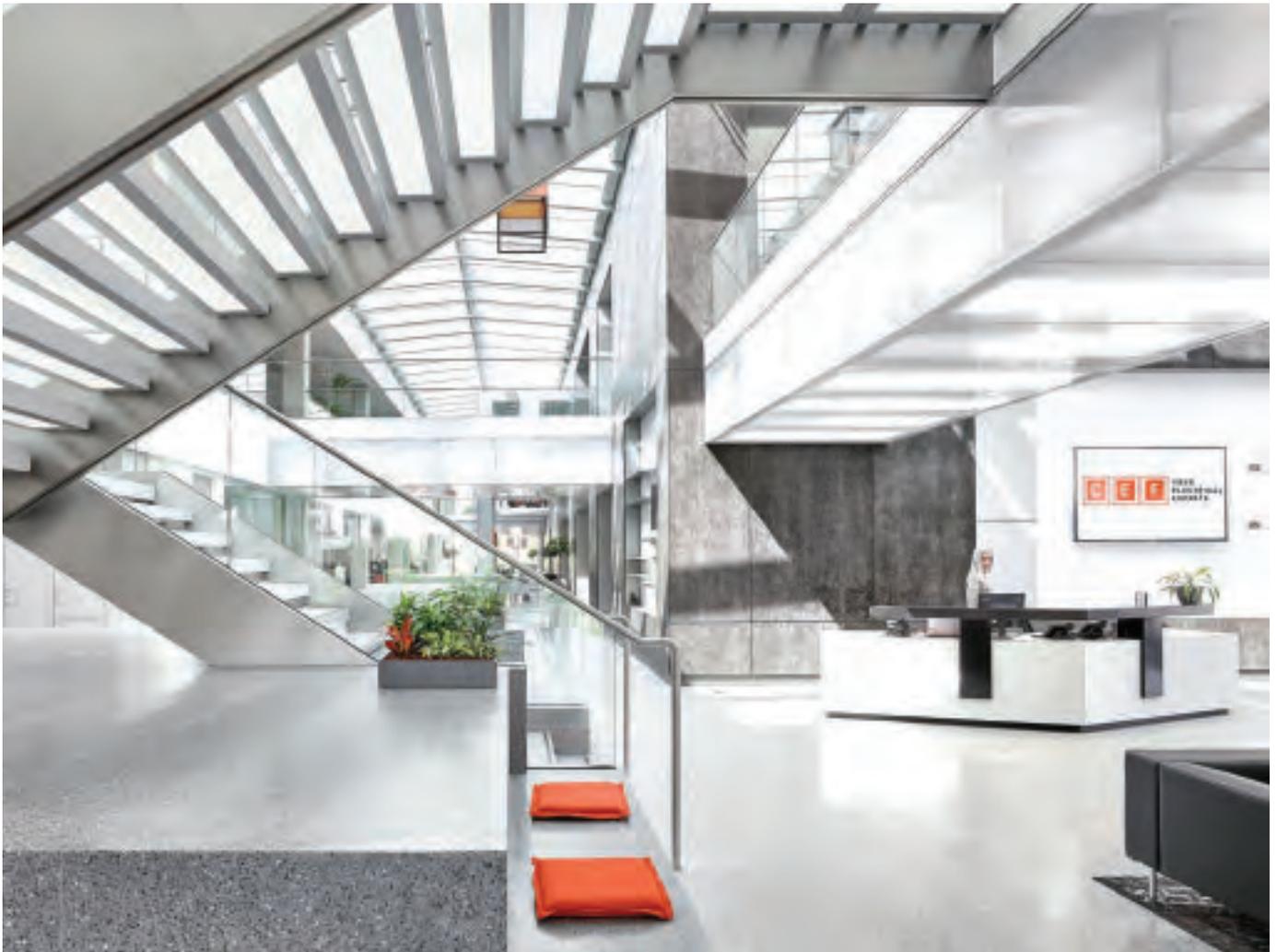
The detailed and thoughtful approach to the development of this new headquarters is exemplary

Sponsored by HDR | Hurley Palmer Flatt

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

# Janet Nash House

Meadowfield Industrial Estate, Durham



**By considering everything, this building has commercially future-proofed the workplace for the next generation**

**Sponsored by HDR | Hurley Palmer Flatt**

Janet Nash House, the new European IT headquarters for City Electrical Factors (CEF), combines a variety of working environments to mould a rich office landscape of workplace settings. The new workplace has allowed the global electrical wholesale business to consolidate all its IT departments into one location, helping to improve both individual and team performance.

The materials used in the project were inspired by the firm's core product – electrical wire. This has fashioned the building into a visual celebration of CEF's company ethos and rich industrial heritage. Large porcelain panels, anodised aluminium, woven steel mesh and accents of copper are set against an exposed concrete structure, allowing Janet Nash House to become a physical manifestation of its key business – the global

distribution of electrical equipment.

The building is expressed using two distinctive blocks which accommodate different environments to respond specifically to each department's unique working tasks. The two forms are joined together by a central glazed atrium, which acts as a transitional, interactive and collaborative space.

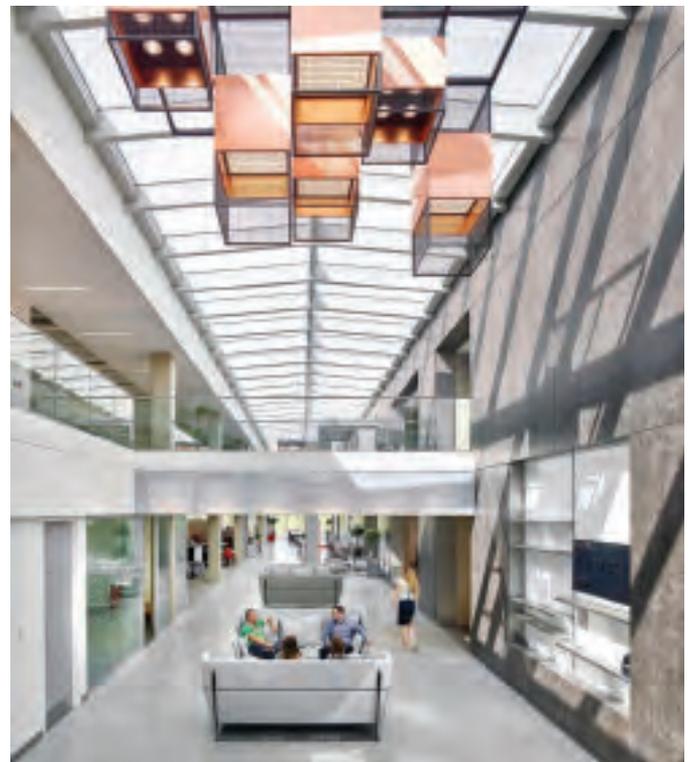
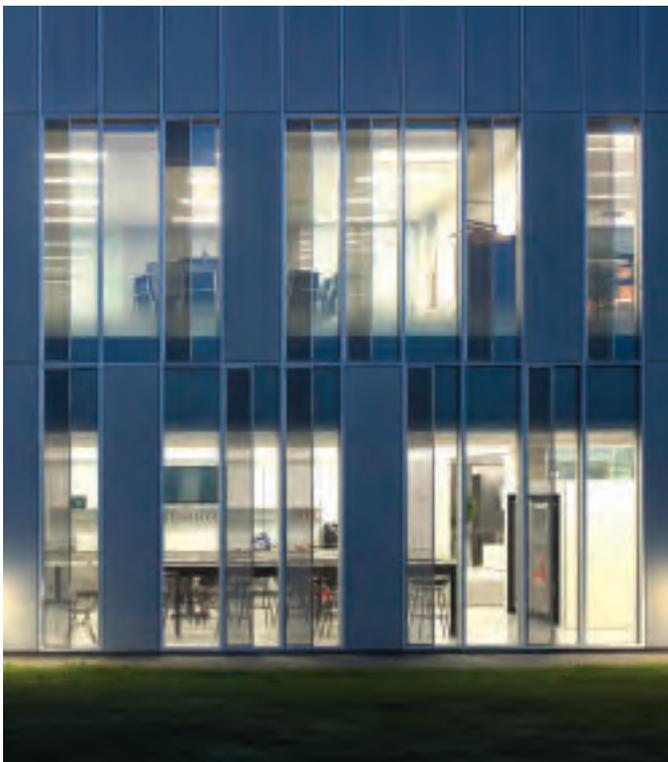
The facility offers enhanced wellbeing amenities for all employees, including a healthy eating café, gym and cycle to work facilities. The prominent feature staircase at the entrance promotes activity and gives a visual anchor to the shared spaces within the atrium. Biophilic design principles are adopted throughout, with elements of nature brought indoors through a curated planting strategy.

Expansive use of glazing

and the central positioning of the atrium ensures light permeates through the building, promoting natural circadian rhythms, supported by a colour-temperature controlled LED lighting strategy. Uplifting views out across the Durham countryside are promoted along the southern and eastern elevations and are especially effective in the social gathering spaces. Sheltered outdoor seating areas provide alternative meeting areas and reinforce the links to nature.

Janet Nash House celebrates the best in corporate office space and the detailed and thoughtful approach to the development of this new HQ is exemplary. By considering everything, this building has commercially future-proofed the workplace for the next generation and the truly holistic approach has given CEF a wonderful home.

**Client**  
 City Electrical Factors  
**Owner**  
 City Electrical Factors  
**Occupier**  
 City Electrical Factors  
**Project manager**  
 Property Consult  
**Quantity surveyor**  
 Gleeds  
**Brief consultant**  
 FaulknerBrowns  
**Architect**  
 FaulknerBrowns  
**Interior designer**  
 FaulknerBrowns  
**M&E engineer**  
 Desco  
**Structural engineer**  
 Curtins  
**Contractor**  
 Sir Robert McAlpine



# Absolute Engineering | Absolute Certainty

HDR | Hurley Palmer Flatt Group specialises in delivering smart solutions for your toughest challenges. Our expertise spans more than 10,000 employees, in more than 200 locations around the world. We combine technical resources with flexibility to complete your most complex and extensive projects.

We provide design and consultancy services in:

- Building Engineering Services
- Structures & Civil Engineering
- Energy & Sustainability
- Smart Buildings
- Commissioning Management
- Digital Management

**Proud sponsors of the BCO Corporate Workplace National Award**



A compelling story of regeneration, bringing dignity and purpose back to an old landmark building long in decay

Sponsored by HDR | Hurley Palmer Flatt

Regional winner Corporate Workplace  
Regional winner Innovation  
Scotland

# 16 Church Street

## Dumbarton

This project tells a compelling story of regeneration, bringing dignity and purpose back to an old landmark building long in decay.

West Dunbartonshire Council's new civic centre now houses 500 staff over three floors of simple office floor plates, organised around a central atrium space which forms the social heart of the building. Accessible to all, it serves as a one-stop-shop to the public.

The new facility has reduced the council's office estate by more than half and benefited ratepayers by delivering considerable ongoing operational cost savings.

Just the announcement of the redevelopment, which is supported by Historic Scotland, helped rouse commercial interest in the town. The activity saw many of Church Street's vacant high street outlets become reoccupied, which was followed by the development of a new supermarket and 150 affordable homes nearby. Once occupied, the council made a conscious decision not to install a staff canteen to encourage staff to support local cafés and shops.

The central atrium space, supported by the natural lighting and ventilation strategies, is used as an

informal workspace for casual meetings, staff presentations and lunch. Extensive staff consultation resulted in the introduction of new working practices, including rigorous workspace sharing with height-adjustable desks on each floor. The design boasts flexible civic and function space with large community training rooms and a public gallery.

The ongoing process of regeneration in the surrounding town has breathed new life into the community and established a modern and invigorating environment for all who associate with it.

**Client**

West Dunbartonshire Council

**Owner**

West Dunbartonshire Council

**Occupier**

West Dunbartonshire Council

**Project manager**

HubWest Scotland

**Quantity surveyor**

Doig + Smith

**Architect**

Keppie Design

**Interior designer**

Keppie Design

**M&E engineer**

Rybka

**Structural engineer**

Curtins

**Contractor**

Lendlease



Sponsored by HDR | Hurley Palmer Flatt

Daylight, natural ventilation and wide-ranging views assist with mental health, while artwork lifts the spirits

Regional winner Corporate Workplace  
Midlands & Central England

# Cambridge Assessment

## The Triangle Building, Shaftesbury Road, Cambridge

Cambridge Assessment has used the Triangle as the platform to showcase its new brand and culture and as a catalyst to stimulate significant business growth. The new international headquarters has brought together all the global exam group's Cambridge-based staff, from 11 different offices across the city, under one roof.

The design of the contemporary development, constructed on what was previously Cambridge University Press's offices, is sympathetic to the neighbouring conservation area and the surrounding buildings. An art installation in the shape of 40-metre

tower, which at night gently glows the colour of academic parchment paper, makes an impressive landmark when approaching the city.

Past the 33-metre-long stretch of glass at the entrance is a welcoming reception capable of handling large numbers of staff and visitors. The flexible design allows for considerable future growth, with the office space able to accommodate up to 3,000 staff. This being Cambridge, it is not surprising that staff will have access to more than 1,300 cycle parking spaces.

Welfare facilities include catering areas, changing rooms, showers and various

green and outdoor spaces in the several courtyard gardens, which provide areas for relaxation and work.

Daylight, natural ventilation and wide-ranging views assist with mental health, while artwork lifts the spirits and animates the surroundings. Moreover, a Wellbeing Centre further enhances the staff environment.

The design of the spaces, the quality of construction, and adherence to the recommendations of the BCO Guide, all ensure that this office provides an outstanding environment which proudly shows off Cambridge Assessment's presence.

### Client

Cambridge Assessment

### Owner

Cambridge Assessment

### Occupier

Cambridge Assessment

### Project manager

Turner & Townsend

### Quantity surveyor

AECOM

### Architect

Eric Parry Architects

### Interior designer

BDP

### M&E engineer

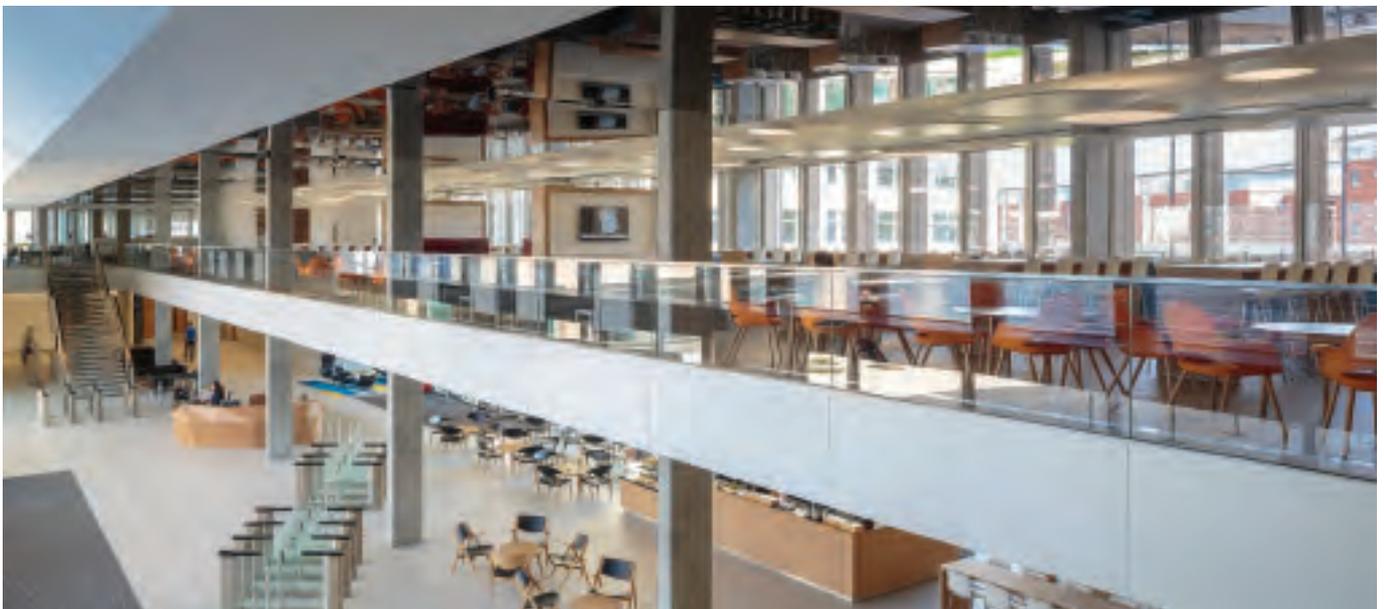
Max Fordham

### Structural engineer

Ramboll UK

### Contractor

Bouygues UK



This workplace creates an “experience” that lets staff and visitors live and breathe the spirit of the iconic brand

Sponsored by HDR | Hurley Palmer Flatt

Regional winner Corporate Workplace  
London

# Facebook at Rathbone Square

## 1 Rathbone Square, London

Ten years after first coming to the UK, Facebook selected Great Portland Estates’ mixed-use Rathbone Square development to bring the essence of San Francisco to its new London office. The social media giant anchors the scheme, with the entire 243,000 sq ft office element set in a new public square just off Oxford Street. The workspace will house the firm’s largest engineering team outside of the USA.

Facebook has slotted seamlessly into the development, yet still maintains its individuality

and unique branding. This workplace creates an “experience” that lets staff and visitors – around 3,000 of whom are expected per month – live and breathe the spirit of the iconic brand.

The office hosts Ldn Lab, an incubator space which will take on UK-based tech start-ups as part of a rotating, three-month programme where engineering, product and other experts will give their support to help boost the business of around 20 firms a year.

Staff benefit from the new central public square

that sits at the heart of the development, where water features, trees, greenery and even yoga classes help to create a calm hub, yards away from one of the busiest streets in London. There is also a stunning rooftop park with magnificent views.

The ambience of this new London HQ enables staff and visitors to feel as much part of the Facebook community as if they were visiting the company headquarters in Silicon Valley – yet still manages to remain firmly in the character of London.

### Client

Great Portland Estates

### Owners

WestInvest Gesellschaft Für Investmentfonds mbH / Deka Immobilien Investment GmbH (“Deka”)

### Occupier

Facebook

### Project managers

Buro Four / Gardiner & Theobald

### Quantity surveyors

Arcadis / CBRE

### Brief consultant

Gehry Partners (fit out only)

### Architect

Make Architects

### Interior designers

tp bennett / Gehry Partners

### M&E engineers

Hilson Moran /  
Troup Bywaters + Anders

### Structural engineer

AKT II

### Contractors

Lendlease / StructureTone

### Developer

Great Portland Estates

### Agents

Colliers International / Knight  
Frank / Cushman & Wakefield



Sponsored by HDR | Hurley Palmer Flatt

Regional winner Corporate Workplace  
South of England & South Wales

# Two Central Square

## Cardiff

This incredible workplace, within the successful Central Square development, has exceeded all the expectations of Hugh James' staff and client expectations. This bespoke office will assist the law firm with attracting new talent and it provides luxurious visiting client facilities of a quality rarely seen outside of London.

All the decisions as to how the workspace should be shaped and how it should cater for staff needs were made based on extensive research and comprehensive surveys and consultation. This has resulted in the development of highly

efficient business space which promotes wellbeing and collaboration. The internal staircase encourages impromptu meetings, while the staff canteen hosts working and informal get-togethers and planned meetings.

The firm relocated its two Cardiff businesses – Hugh James and Hugh James Involegal LLP – from separate offices into this single premium city centre environment, directly opposite Cardiff Central Station.

This building is an integral part of the Central Square Masterplan, which has set

out to provide a gateway to Cardiff that is befitting of a European capital.

Hugh James joins BBC Wales at Central Square, where the media company's new HQ has the most advanced technology of any broadcast centre in the UK.

Staff feedback concerning their new workplace has been overwhelmingly positive, as has the effect on productivity. The success of this project is testimony to the close working relationship that evolved between client and developer from the scheme's inception and continuing through to the successful delivery.

Staff feedback concerning their new workplace has been overwhelmingly positive, as has the effect on productivity

### Client

Hugh James

### Owner

Credit Suisse

### Project manager

Hugh James

### Quantity surveyor

ChandlerKBS

### Brief consultants

Foster + Partners / Harmsen

Tilney Shane

### Architect

Foster + Partners

### Interior designer

Harmsen Tilney Shane

### M&E engineer

Arup

### Structural engineer

Arup

### Contractor

ISG

### Investment/property company

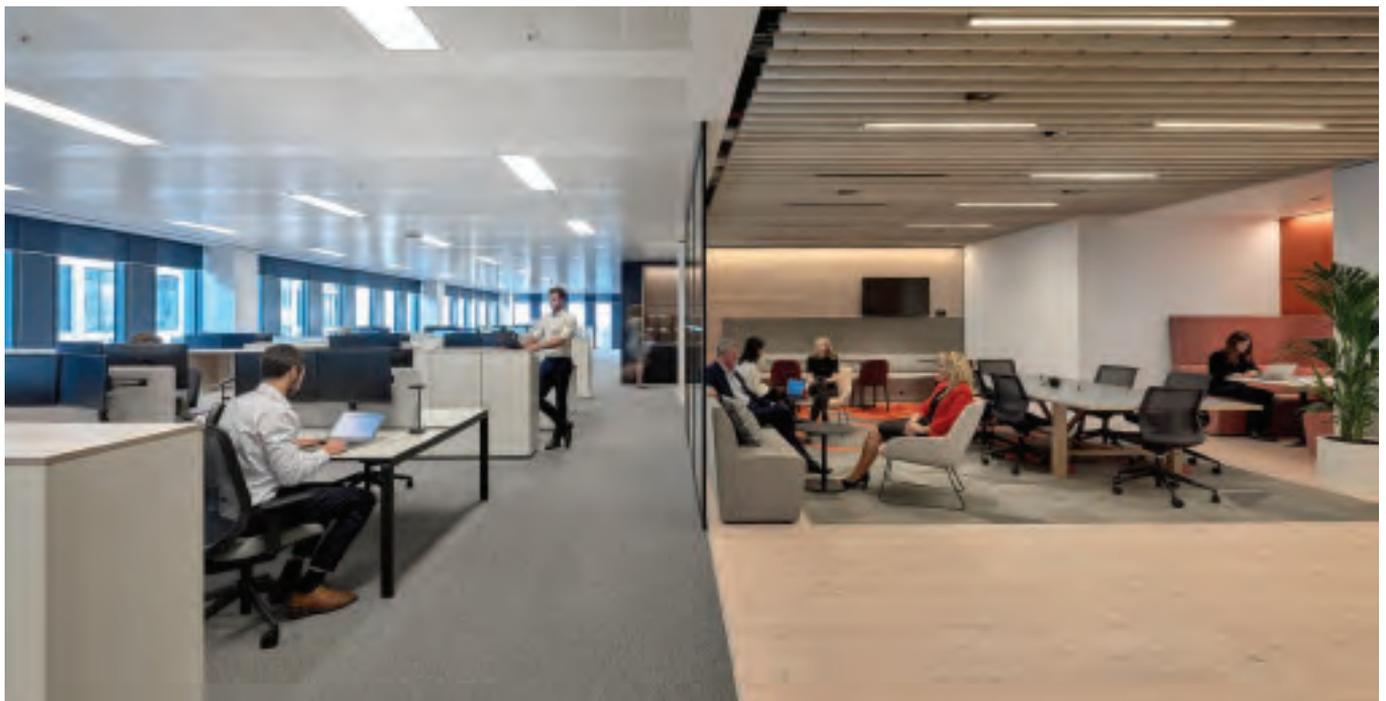
Rightacres

### Developer

Rightacres

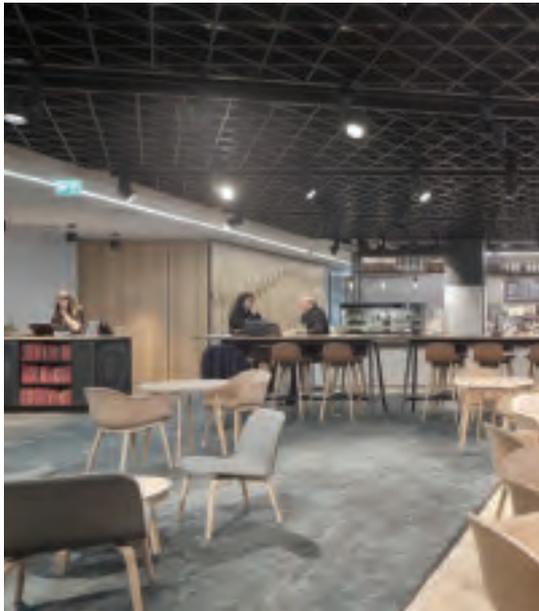
### Agent

Cushman & Wakefield





KPMG, Edinburgh



PwC, Manchester



160 Aldersgate, London

# PROUD SPONSORS

of the National BCO Awards 2019



Sponsored by SAS International

National & Regional winner Fit Out of Workplace  
London

# Deloitte HQ

1 New Street Square, London



**A space that is optimised for the business and its people and redefines what is possible for a green building**

**Sponsored by SAS International**

The design of Deloitte’s HQ has had a major impact on the business, helping to drive efficiency, enabling flexibility, improving connectivity, attracting talent and encouraging relationship building. It is no surprise that in achieving all this it has matched and exceeded BCO guidelines.

1 New Street Square is the centrepiece of “Creating Spaces”, Deloitte’s programme of transforming its UK and Switzerland workplaces to reflect and support the changing way that the consultant operates. The firm’s new London campus gives a stage for the five principles of that strategy – uniqueness, connectivity, simplicity, relevance and inspirational – to be put into action.

The project is set apart by the successful delivery of its ambitious vision to establish a new

benchmark for workplace sustainability which places wellbeing on an equal footing with environmental considerations. The fit out attained both BREEAM Outstanding certification and WELL Certified Gold – the largest project in the world to do so. It is also the first to achieve dual-certification from these two schemes.

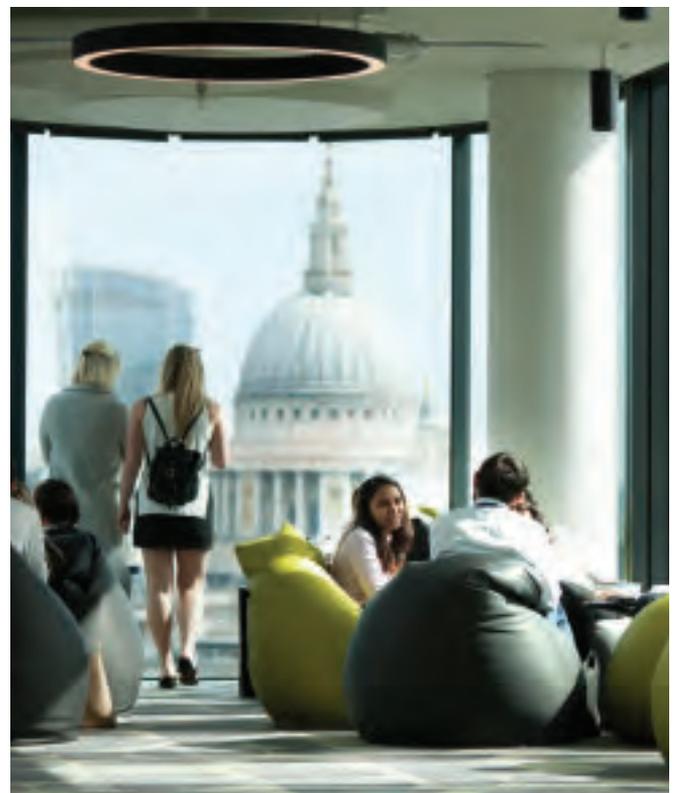
The working environment accommodates 30% more people in 3% less space than was previously occupied and has reduced on-floor storage by more than 60%. Partners no longer have their own offices, instead they make use of a rich variety of flexible work settings that cater to the specific requirements of all staff and all roles. Deloitte has introduced new ways of welcoming and interacting with clients – from the workplace and meeting

rooms to fine dining.

Two floors in the 280,000 sq ft, 15-storey building are made available for anyone in the business to use. There are 10 client zones, including event spaces such as The Greenhouse and The Academy, and a choice of dining options. Flexibility has been built in, enabling an intelligent building system to be implemented. This provides a wealth of data around utilisation and environmental conditions, so the present use and future space requirements are more easily understood, and adaption is readily achieved.

This building pushes the boundaries on space management and the use of technology to drive business efficiencies. Deloitte’s London HQ has created a space that is optimised for the business and its people and redefines what is possible for a green building.

<b>Client</b>	Deloitte
<b>Owner</b>	Landsec
<b>Occupier</b>	Deloitte
<b>Project manager</b>	Deloitte Real Estate
<b>Quantity surveyor</b>	Deloitte Real Estate
<b>Architect</b>	Sheppard Robson
<b>Interior designer</b>	ID:SR Sheppard Robson
<b>M&amp;E engineer</b>	Hoare Lea & Partners
<b>Structural engineer</b>	Hurst Peirce + Malcolm
<b>Contractor</b>	Overbury
<b>Investment/property company</b>	Landsec
<b>Developer</b>	Landsec



Sponsored by SAS International

Regional winner Fit Out of Workplace  
Midlands & Central England

# Deloitte Cambridge

## 1 Station Square, Cambridge

Deloitte Cambridge's vibrant and flexible new workspace is a world away from its previous disconnected and uninspiring offices. 1 Station Square has enhanced the staff and client experience in a space which is truly reflective of the business' needs. Much of this success is down to the full staff engagement programme undertaken to understand the requirements and desires of those who use the building.

The centrally positioned breakout facilities have encouraged working

together and stimulated inter-departmental synergies, giving the large office space a buzz.

The single efficient floor plate incorporates a variety of task-based solutions and has been designed with creative adaptability in mind. Partner offices are easily converted into meeting space and breakout areas, which in turn can then evolve into a large town hall environment. Visitor-focused zones create a welcoming atmosphere with imagery of clients' stories

depicted across the years.

Thoughtful space planning has removed external offices, allowing light to penetrate deep into the floor plate. The biophilic design with subtle planting and timber screening not only provides connection to nature but also a sense of privacy when required. The efficient design has reduced the overall amount of space occupied by 17%, while still allowing for a 12% increase in headcount – even the amount of paper filed has gone down by a quarter.

The efficient design has reduced the overall space occupied by 17%, while still allowing for a 12% increase in headcount

**Client**

Deloitte

**Occupier**

Deloitte

**Project manager**

DRE

**Quantity surveyor**

DRE

**Interior designer**

Perkins+Will

**M&E engineer**

Troup Bywaters + Anders

**Contractor**

BW



A combination of restorative, relaxing and playful spaces embody the brand's "come alive" positioning

Sponsored by SAS International

Regional winner Fit Out of Workplace  
South of England & South Wales

# Herb House, Pukka Herbs

Block C, The Chocolate Factory, The Chocolate  
Quarter, Trajectus Way, Keynsham

Herb House represents the expert blending of Pukka's business ethos and ethical stance into the office space it occupies. This is a fantastic place to work which addresses every detail from design to biophilia and flourishes in all of them. The new offices form part of the historic Chocolate Factory – the site of Cadbury's former confectionary manufacturing operation – just outside of Bristol.

The UK-based herbal tea and supplements brand's sustainably concerns and credentials are at the heart of the design. All the furniture

in Herb House has been handcrafted using recycled materials and every piece of timber has been reclaimed. The in-house lab provides a well-equipped setting for the testing, tasting and creation of new products.

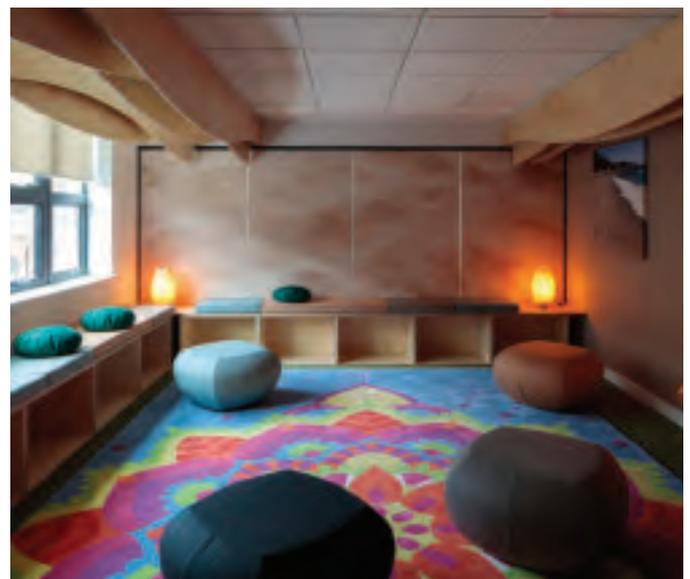
The workplace offers a combination of restorative, relaxing and playful spaces which embody the brand's "come alive" positioning and creates an inclusive environment that accommodates different working styles. The wellbeing of the team is at the roots of the workplace and staff are invited to reflect

on the beauty of nature and afforded space for thinking and meditation.

The impact of Pukka's HQ reaches beyond the building itself: the firm has instigated various initiatives which support local non-profit organisations and staff have grasped opportunities to interact with the local people through volunteering in community programmes.

By planting its brand, spirit and values into its HQ, Pukka Herbs has cultivated a nurturing environment for staff members to grow their creativity and allow their potential to blossom.

**Client**  
Pukka Herbs  
**Owner**  
St Monica Trust  
**Project manager**  
Knight Frank  
**Quantity surveyor**  
Claremont Group Interiors  
**Brief consultant**  
Claremont Group Interiors  
**Architect**  
AWW  
**Interior designer**  
Claremont Group Interiors  
**M&E engineer**  
Keyplan Engineering  
**Structural engineer**  
NJP Consulting Engineers  
**Contractor**  
Claremont Group Interiors  
**Investment/property company**  
St Monica Trust  
**Developer**  
Andrew Wilson Partnership  
**Agent**  
Alder King



Sponsored by SAS International

Regional winner Fit Out of Workplace  
Scotland

# KPMG Edinburgh

Saltire Court, Level 3, 20 Castle Terrace,  
Edinburgh

KPMG's new Edinburgh office has strengthened the firm's ability to connect with clients and helped the business to innovate and excel. This project puts the Edinburgh office on a par with the standards set at KPMG Glasgow – which won the BCO 2017 Regional Fit Out Award – but still celebrates the differences between the two cities.

The clever design concept takes cues from the Scottish capital's dramatic townscape, from the organic spread of the Old Town to the planned elegance of the New Town. This theme is

expertly woven through the two separate wings of the existing floor plate, which are brought together by an invisible layer of connectivity dubbed the Future Town. This reflects Edinburgh today as a connected modern city with commerce spanning from tourism to financial services and in turn highlighting the diversity of KPMG's own skills.

The not inconsiderable budget has been used effectively to deliver an incredibly high-quality product, not only in terms of design but also in the array of materials chosen. This

is further complemented by clever use of circadian lighting and soft acoustics. KPMG's brand values are subtly incorporated throughout. That all of this was delivered while the firm remained in occupation demanded a notable feat of engineering ingenuity.

This highly desirable and stimulating workplace, with its array of creatively imagined spaces, has encouraged agile, intelligent and cooperative new ways of working. This exceptional workplace is commensurate with KPMG's standing as a global corporate powerhouse.

This highly desirable and stimulating workplace has encouraged agile, intelligent and cooperative new ways of working

**Client**  
KPMG  
**Owner**  
Tigon 7 c/o Savills  
**Occupier**  
KPMG  
**Project manager**  
Gardiner & Theobald  
**Quantity surveyor**  
Gardiner & Theobald  
**Brief consultant**  
Michael Laird Architects  
**Architect**  
Michael Laird Architects  
**Interior designer**  
Michael Laird Architects  
**M&E engineer**  
Atelier Ten  
**Structural engineer**  
Curtins  
**Contractor**  
GHI



The new office brings together the very best ways of working, operations and physical spaces in a first-class environment

Sponsored by SAS International

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

# PwC Manchester

## 1 Hardman Square, Manchester

PwC Manchester's move to Spinningfields has enabled the creation of a new standard for office fit out in the firm's UK portfolio. Its new office, set in the final piece of the development programme of Manchester's vibrant business and finance district, brings together the very best ways of working, operations and physical spaces in a first-class environment.

The design cleverly weaves the spirit of the city throughout, with white hexagon shapes on the ceiling representing Manchester's iconic emblem,

the worker-bee. The city skyline, the music scene and passion for art, design and creativity are all expressed.

The traditional partner offices and desk-phones have been jettisoned, all staff now simply turn up, find a space – such as a pod or a team desk – and log on. The fifth and sixth floors are connected by a large sweeping staircase, which doubles as a social/communal space.

The client experience has also been simplified, with a move away from the traditional reception desk to a personal meet and greet service on arrival, with the

offer of refreshments and a choice of a variety of spaces to suit their needs.

On each side of the reception there is a terrace space, one with views toward the Beetham Tower, which makes the perfect setting for a quick coffee, and the other looking across Spinningfields itself.

PwC has always set out to do things differently, and by using its No. 1 Spinningfields to help revolutionise its working practices, it has achieved exactly that. The Manchester office has created a blueprint for the future.

**Client**  
PwC  
**Owner**  
Allied London  
**Occupier**  
PwC  
**Project manager**  
Gleeds Management Services  
**Quantity surveyor**  
Gleeds Cost Management  
**Interior designer**  
BDP  
**M&E engineer**  
Sweco UK  
**Contractor**  
BAM Construction NW  
**Investment/property company**  
Allied London  
**Developer**  
Allied London



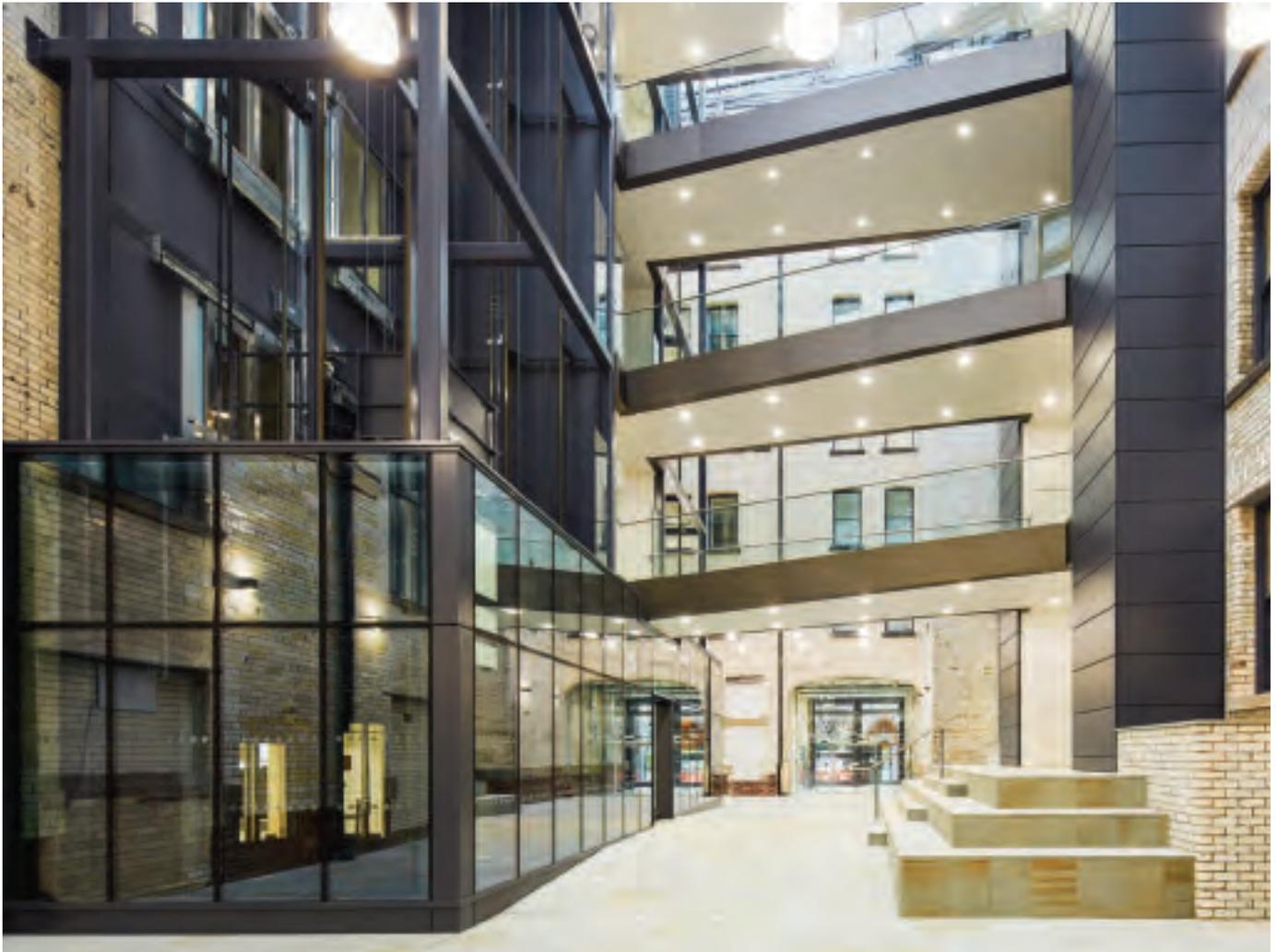
The perfectly balanced approach respects and celebrates history while looking to modernity with boldness and vision

Sponsored by Luxonic Lighting

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

# Hanover

Corporation Street, NOMA, Manchester



**Sensitive modern interventions sit in perfect harmony with the carefully preserved character of the original design**

**Sponsored by Luxonic Lighting**

Hanover is a stunning refurbishment of a notable Grade II listed building that sits at the heart of NOMA – a rapidly evolving 20-acre mixed-use neighbourhood in Manchester city centre. An iconic part of the cityscape, the building has been lovingly restored and reimagined, blending heritage with stunning contemporary design to create 90,000 sq ft of grade-A office space with 30,000 sq ft of retail and leisure.

A stunning example of Edwardian Baroque architecture, and the earliest surviving commercial warehouse built by the Co-operative Wholesale Society (CWS), Hanover formerly existed as two buildings – a 1904 drapery warehouse and 1909 office with additional storage space. Almost 120 years later – having been bombed

during World War II, partially abandoned in the 1960s, vacated in 2013 and suffering severe fire damage in 2015 – through a £34m investment, it is the focus of the next stage of development as part of the NOMA regeneration masterplan.

The hard work and commitment to succeed have been rewarded with tech giant Amazon announcing it will occupy the entire office space for its new north of England headquarters.

The development builds on the site's historic characteristics while integrating leading environmental technologies, so it now reaches the standards demanded for modern urban development. The two buildings are linked via a new reception and circulation space with bridges from a new core to E Block and the lifts.

At the heart of the redevelopment is an impressive new covered atrium, formed from the courtyard space between the two buildings and accessed from Hanover and Balloon Street. All these sensitive modern interventions sit in perfect harmony with the carefully preserved character of the original design.

The success of the project defies the hardship which confronted the team in delivering this scheme and called for redoubtable levels of care and passion to resuscitate Hanover. The perfectly balanced approach taken respects and celebrates history while looking to modernity with boldness and vision.

The attention to detail and commitment to tactfully restoring this building while commercially future-proofing it for the next generation is second to none.

**Client**  
NOMA (GP)

**Owner**  
NOMA (GP)

**Occupier**  
Amazon

**Project manager**  
Workman

**Quantity surveyor**  
Currie & Brown

**Brief consultant**  
Workman

**Architect**  
Sheppard Robson

**Interior designer**  
ID:SR Sheppard Robson

**M&E engineer**  
Crookes Walker Consulting

**Structural engineer**  
BuroHappold Engineering

**Contractor**  
Russells Construction

**Investment/property company**  
Hermes Investment Management

**Developer**  
Hermes Investment Management

**Agents**  
JLL / Colliers International



Sponsored by Luxonic Lighting

A remarkable transformation of two adjacent, but not connected, low-quality industrial buildings into a chic creative hub

**Regional winner** Refurbished / Recycled Workplace  
London

# Boden Head Office

114-120 Victoria Road, London

This project is a remarkable transformation of two adjacent, but not connected, low-quality industrial buildings into a chic creative hub for Boden. The online fashion designer and retailer now has every reason to proudly emblazon its bright yellow logo across the outside.

The original buildings were the old office space, so an extensive spatial and interactive analysis was undertaken to understand any previous inadequacies and ensure the new design and modifications were a perfect fit for the needs of the staff and business. The upcycled space has brought

everyone under one roof and encourages smart working, so people can share ideas and team up.

A key move was the creation of a link between the buildings to stitch them together into a single space. A full-height central town hall space in the rear building now provides an area where all the staff can gather within minutes for events, fashion shows and presentations. Seating is provided by a multi-purpose wooden staircase and visual information is delivered by a huge digital screen.

Boden House has been split into distinct neighbourhoods

to suit different teams and hot-desking is encouraged within these sections. New mezzanine levels improve the open feel of the offices and a variety of different workspaces – including booths, breakout areas, benches and quiet rooms – have been added. Boden itself has said that its new building helps it retain and attract the best talent in this competitive industry.

The new offices have maintained an authenticity from the original industrial setting which complements the fashion design and manufacture basis of Boden's business.

**Client**  
Boden  
**Occupier**  
Boden  
**Project manager**  
Cushman & Wakefield  
**Quantity surveyor**  
Cushman & Wakefield  
**Brief consultant**  
Spacelab  
**Architect**  
Spacelab  
**Interior designer**  
Spacelab  
**M&E engineer**  
Elementa Consulting  
**Structural engineer**  
Clarkebond  
**Contractor**  
21 Construction

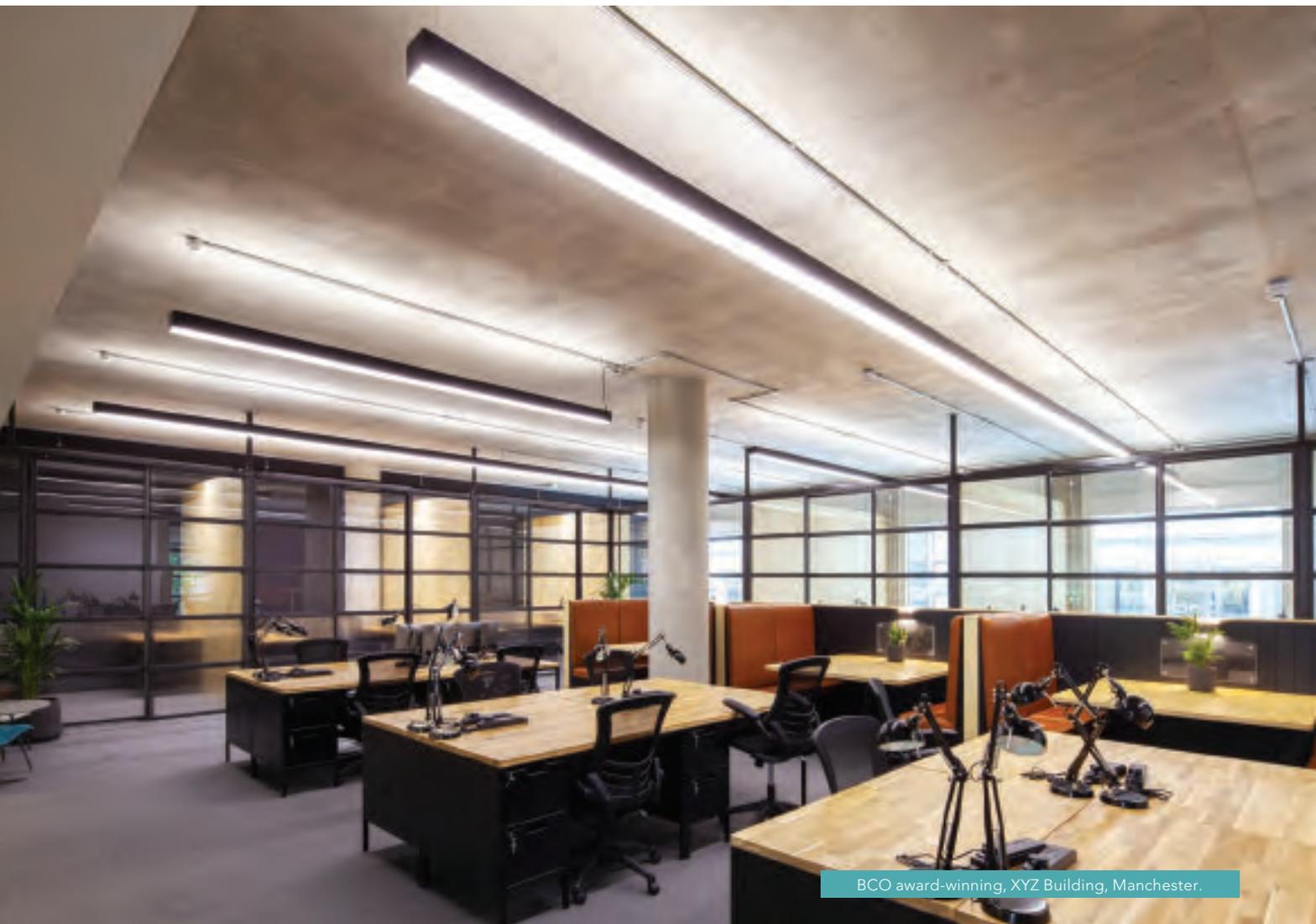




LUXONIC

## We are the UK's foremost designer of lighting solutions.

For over 30 years, our passion for developing and manufacturing energy efficient, aesthetically pleasing products, has seen us deliver our portfolio of lighting and controls solutions to some of the UK's most innovative businesses. Our products are installed in a multitude of award-winning buildings.



BCO award-winning, XYZ Building, Manchester.

[WWW.LUXONIC.CO.UK](http://WWW.LUXONIC.CO.UK)



ACCREDITED  
SUPPLIER



Luxonic Lighting - A Glamox company.

Sponsored by Luxonic Lighting

**Regional winner** Refurbished / Recycled Workplace  
Scotland

# The Garment Factory

2,6,10 Montrose Street, Glasgow

This former clothing factory in the heart of Glasgow's Merchant City has been remanufactured into contemporary, flexible workplace accommodation perfectly suited to the technology and creative industries it is targeted at. The "de-furbished" aesthetic approach has created a bold workplace environment rarely seen in the Glasgow market.

The reception space incorporates several elements that reflect the building's history, most notably the Bute fabric feature wall, reminiscent of the material rolls worked on in the original factory. The

space incorporates a café to the rear of the reception connecting to the green space of the neighbouring cemetery.

Elements of the original building were revealed to evoke an industrial atmosphere, not least the cast iron frame. The base design assumes the use of natural ventilation both via the external façade and an innovative assisted solution using existing and new risers as ventilation stacks.

Other amenities in the building include ample showers and changing areas, generous lockers and a large cycle store in the lower

ground floor, along with a multi-function games room and dining space.

The Garment Factory is an excellent example of what can be achieved by a developer prepared to take brave decisions and adopt an unwavering commitment to the quality of the space being created. Numerous references have been made to the building's history, supplemented by real attention to detail. Ultimately, the reward for this bold stance is that the building has been a commercial success that has attracted the range of occupiers originally anticipated.

The "de-furbished" aesthetic approach has created a bold workplace environment rarely seen in the Glasgow market

**Client**  
Castleforge Partners

**Owner**  
Serge Holdings

**Occupiers**  
Various

**Project manager**  
PMP

**Quantity surveyor**  
Capita Property and Infrastructure (Glasgow)

**Architect**  
Morgan McDonnell Architecture

**Interior designer**  
Morgan McDonnell Architecture

**M&E engineer**  
Cundall

**Structural engineer**  
Harley Haddow

**Contractor**  
ISG

**Investment/property company**  
Serge Holdings

**Developer**  
Castleforge Partners

**Agent**  
Ryden



An enterprising project that has transported this outmoded 1980s building into the 21st century

Sponsored by Luxonic Lighting

**Regional winner** Refurbished / Recycled Workplace  
South of England & South Wales

# Victoria Gate

**Chobham Road, Woking**

Victoria Gate is an enterprising project that has transported this outmoded 1980s building into the 21st century. The team have overcome the many challenges they faced to deliver an efficient and attractive, high-quality, grade-A building that has been embraced by the market.

The external visual rebranding has delivered LED lighting, an impressive atrium with its feature light wall, fifth-floor entertainment terrace and the remodelled entrance, all topped off by a fully cantilevered “blade edge” roof. This all brings a sense

of drama to the building and has helped animate the surrounding area.

Internally the space has been significantly improved. The double-height reception with a dynamic anodised finish helps maintain the sense of drama established on the outside of the building. Improvements to building services, including connection to the heat and power network, have been astutely integrated. Building users benefit from shower facilities on each floor together with a basement shower and cycle hub.

The original outboard external column structure has been brought inside

to extend the floor plates beyond the original envelope – this, combined with infilling the former courtyard to create the full-height atrium and the addition of a new fifth floor has increased lettable space by 25%.

The sensitive colour scheme has helped create a modern office space feel. A new stair core with a feature translucent glass glazed central portion allows diffused light in during the day and out at night.

The accomplished rejuvenation of Victoria Gate means it now makes a fitting contribution to Woking’s Gateway business district.

**Client**

Aviva Investors

**Owner**

Aviva Investors

**Project manager**

Potter Raper Partnership

**Quantity surveyor**

Madlins

**Architect**

Scott Brownrigg

**Interior designer**

Scott Brownrigg

**M&E engineer**

Desco

**Structural engineer**

Campbell Reith

**Contractor**

Gilbert Ash

**Investment/property company**

Aviva Investors

**Developer**

Aviva Investors

**Agent**

Lambert Smith Hampton



**BCO**

# WITH THANKS TO OUR AWARDS SPONSORS 2019

Platinum sponsor

In association with



Gold sponsors



Hurley Palmer Flatt



Silver sponsors



Regional sponsors



Awards

An impressive focus on sustainability, with green lease, Fitwel accreditation, CO<sub>2</sub> monitoring, energy saving measures and use of biophilic design

Sponsored by Luxonic Lighting

Regional winner Refurbished / Recycled Workplace  
Midlands & Central England

# WSP The Mailbox

The Mailbox, Level 2, 100 Wharfside Street,  
Birmingham

WSP's new Mailbox office gives its Corporate Real Estate team the perfect base to showcase the high-quality office environments it aims to provide for its clients. Also, as the engineering and construction consultant has seen its business more than double in the past five years, it gives it the base to cope with the demands of the rapidly growing and changing industry in which it operates.

Staff from five previously disparate offices are now accommodated in this single building. With 538 desks for

a potential 726 employees, the business can operate at 80% desk utilisation.

The tall floor-to-ceiling height across the large floor plate and the introduction of some mezzanine levels has maximised daylight flowing into the workspace.

A series of neighbourhoods have been introduced which host a variety of meeting spaces, booths and a business lounge. Flowing through these areas is the main "street", which offers further collaboration spaces, coffee bar, bistro and town hall and meeting/training

spaces. All of this has been delivered with teamworking in mind.

The design has an impressive focus on sustainability, in various aspects, such as the green lease, Fitwel accreditation, additional shower facilities, CO<sub>2</sub> monitoring, energy saving measures and use of biophilic design.

This project has achieved all that was asked of it and provides WSP with a fantastic office space to continue to nurture its staff, enhance its client offer and show what it is capable of.

**Client**  
WSP  
**Owner**  
Brockton Capital  
**Occupier**  
WSP  
**Project managers**  
RPS (CAT A) / WSP (CAT B)  
**Quantity surveyor**  
Gleeds  
**Brief consultant**  
WSP  
**Architect**  
Stanton Williams (CAT A)  
**Interior designer**  
IDAcO (CAT B)  
**M&E engineers**  
Cundalls (CAT A) / WSP (CAT B)  
**Structural engineers**  
Curtins (CAT A) / WSP (CAT B)  
**Contractor**  
Overbury  
**Investment/property company**  
Brockton Capital  
**Developer**  
Brockton Capital  
**Agent**  
CBRE



This impressive development is a prime example of how an office building can be merged into a challenging cultural context

National & Regional winner Projects up to 1,500m<sup>2</sup>  
North of England, North Wales & Northern Ireland

# Live Works

55-57 Quayside, Newcastle upon Tyne



**It has delivered an economic legacy which the city and the wider region will benefit from for many years to come**

Live Works, part of Live Theatre group's evolving cultural quarter in Newcastle, has given life to a century-old gap on the city's famous Quayside. The former vacant space alongside the existing theatre has been built into an exciting place for the community. The team have also successfully overcome the challenge of stitching a commercial building into the urban fabric of this richly historic Newcastle neighbourhood.

The rental income from the new offices will fund at least one more play and education project each year. The development also comprises the Live Tales children and young people's writing centre in a converted Grade II listed almshouse and a new public "pocket park" and outdoor performance space.

The buildings have been delivered with a high level of sensitivity. The main three-storey sandstone facade matches the adjacent Customs House building both in material and profile. Live Works was designed as a speculative office building for either multi- or single-tenant occupation, with the floor plate split into two either side of the core.

The 1,500m<sup>2</sup> of column-free office space is naturally lit from all aspects, with outdoor terraces staggered across the scheme providing breakout spaces and informal meeting spots with views of the Quayside and beyond. Early success has seen the offices secure Zerolight, a high-profile, fast-growing SME from the automotive digital industry, as a long-term tenant. Zerolight said it relocated to Newcastle, and specifically

Live Works, as the quality and location would enable it to attract and retain the best employees from across the world.

The building and public realm have successfully unified disparate elements of the urban environment. A new link between the Quayside and the public park, with an arcade along Trinity Chare, has increased connectivity for building users and visitors to the area.

This impressive development is a prime example of how an office building can be merged into a challenging cultural context. As well as securing the immediate financial future for the Live Theatre, this exceptional business and community project has delivered an economic legacy which the city and the wider region will benefit from for many years to come.

**Client**  
Live Theatre  
**Owner**  
Live Theatre  
**Occupier**  
Zerolight  
**Project manager**  
Turner & Townsend  
**Quantity surveyor**  
Turner & Townsend  
**Architect**  
Flanagan Lawrence  
**M&E engineer**  
Avoca  
**Structural engineer**  
CK21  
**Contractor**  
Brims Construction



Such is the success of this pilot office that the concept is to be rolled out across Beazley's office portfolio around the world

**Regional winner** Projects up to 1,500m<sup>2</sup>  
Midlands & Central England

# Beazley Insurance

**Cornerblock, 2 Cornwall Street, Birmingham**

**Client**

Beazley Insurance

**Occupier**

Beazley Group

**Project manager**

Bigham Anderson Partnership  
(bap)

**Quantity surveyor**

Bigham Anderson Partnership  
(bap)

**M&E engineer**

GDM Partnership

The Beazley Insurance group's new Birmingham office generates an environment that is in stark contrast to the stereotypical workplaces traditionally associated with this white-collar industry. Situated in Cornerblock, the BCO 2019 Regional Commercial Workplace Winner, the underwriter operates in an activity-based setting that looks to the future and meets the needs of a younger workforce.

The offices are bolstered by the latest technological solutions, including business-wide videoconferencing. The design uses a domestic, soft

aesthetic with daylight mimicry and pavilion rooms with biophilic references and imagery. The exposed services add to the bright and open feel of the workspace.

The drive for diversity and inclusion has ensured a working environment which focuses on health and wellbeing right down to all staff being provided with a nutritious lunch. Employees also benefit from Cornerblock's in-house gym, cycling and shower facilities and Birmingham's largest roof terrace, on which Beazley will have its own pavilion.

The many collaboration and creativity spaces are supported by a variety of breakout areas, working zones, a library and quiet spaces. Staff are encouraged to work from wherever they wish to, and everyone operates from sit-stand workstations.

The design set out to create a space which is "better than home" and there is no doubt it has achieved this. Such is the success of this Birmingham pilot workplace, which will be the European HQ, this concept is going to be rolled out across Beazley's office portfolio around the world.



Parkeray's new HQ seamlessly blends the concept of work and play so they sit side-by-side in a relaxed, non-prescriptive manner

Regional winner Projects up to 1,500m<sup>2</sup>  
London

# Parkeray HQ

## 24 King William Street, London

This stand-out project has challenged the traditional perception of how an office environment operates and feels. Parkeray's new HQ seamlessly blends the concept of work and play so they sit side-by-side in a relaxed, non-prescriptive manner.

Parkeray, the refurbishment and fit out specialist, has brought its staff together in a variety of settings which offer them plenty of choice as to where they work and how they go about it. A range of touches, such as areas with homely features for play and relaxation, extensive

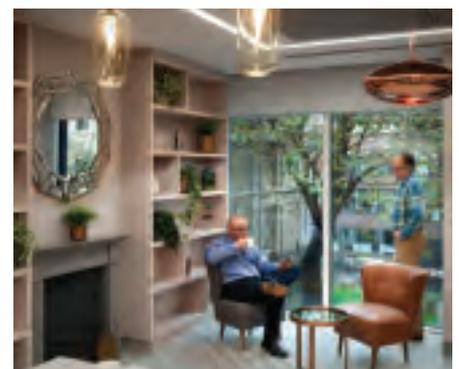
planting, filtrated water dispensing, and air purification systems all promote wellness and productivity.

The open reception space houses a copper and concrete desk along with a mesh partition wall, which provides a glimpse across the open floor. Booth seating also acts as informal meeting space and the Library, with views across the City, encourages users to relax and read, making use of its cosy seating and fireplace. The comfortable atmosphere is extended to a further suite of meeting rooms, with steel-

framed glazed partitioning, which feature wallpapered walls and rugs. The hub of the connectivity is Club Parkeray, which acts as a meeting point, lunch spot and working area for staff and visitors.

Parkeray sought the help of an independent workplace psychologist to undertake staff interviews and manage feedback; this set the tone for a positive strategic brief. Crucially, the design, developed in line with Parkeray's budgetary constraints and delivered in 10 weeks, did not at any time compromise the initial brief.

**Client**  
Parkeray  
**Owner**  
Beltane Asset Management  
**Occupier**  
Parkeray  
**Project manager**  
Parkeray  
**Interior designer**  
Resonate Interiors  
**M&E engineer**  
CES  
**Contractor**  
Parkeray



The bold design never ceases to excite, from the moment the huge black front door opens there is a desire to explore

Regional winner Projects up to 1,500m<sup>2</sup>  
South of England & South Wales

# Promenade House

## The Promenade, Bristol

A sensitive interior refurbishment has given this wonderful Grade II listed office a new lease of life. The bold design never ceases to excite, from the moment the huge black front door opens there is a desire to explore the corridors and rooms and discover a snug, a breakout pod or even a secret door.

Inside, the secrets of the building's age and its unique features are shown off by the contemporary lighting and colours. A minimal palette of materials is offset against creaky stairs, unrepaired historic mouldings and a

tricky low-ceiling-height rear extension.

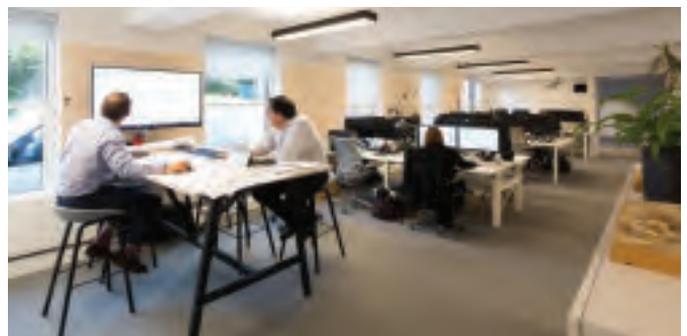
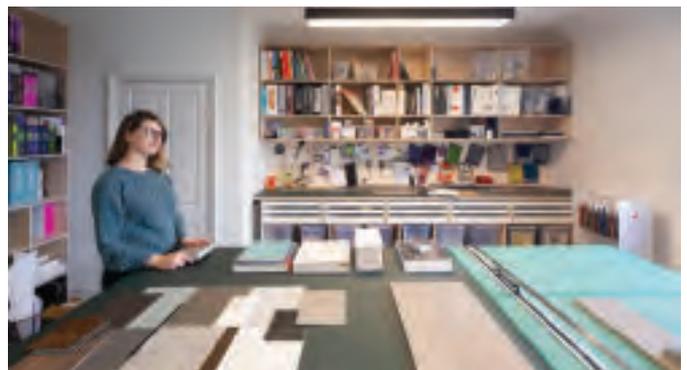
An outstanding new reception space leads to the simple architecture studio, which is infused with bright light and amplified by bespoke ply finishes. The layout has delivered a new, dextrous approach to working – desk ownership has been abolished, more breakout spaces have been added and there is the opportunity to work on the go.

The refurbishment was very much an in-house affair. A member of the interior design team led the project, the Stride Treglown

chairman acted as the client, the Office and Workplace team provided a sounding board, while the Building Surveying team made sure everything went to plan. A phased delivery programme was instigated that meant there was minimal disruption to the firm, which remained in occupation throughout.

The design concept of “heritage meets simplicity” has certainly paid off for this architectural practice, with a building which exhibits its talent to clients and supports its team to perform at their best.

**Client**  
Stride Treglown  
**Owner**  
Cedar Properties  
**Project manager**  
Stride Treglown  
**Quantity surveyor**  
Stride Treglown  
**Interior designer**  
Stride Treglown  
**M&E engineer**  
Method Consulting  
**Contractor**  
Lancer Scott



A holistic space which encourages the architect's working culture of creativity, collaboration and wellbeing to flourish

National commendation & Regional winner  
Projects up to 1,500m<sup>2</sup>  
Scotland

# Threesixty Architecture Studio

The Garment Factory, 10 Montrose St, Glasgow

**Client**

Threesixty Architecture

**Occupier**

Threesixty Architecture

**Quantity surveyor**

Gardiner & Theobald

**Architect**

Threesixty Architecture

**Interior designer**

Threesixty Architecture

**M&E engineer**

Atelier Ten

**Structural engineer**

Woolgar Hunter

**Contractor**

GHI

**Agent**

Phil Reid Associates

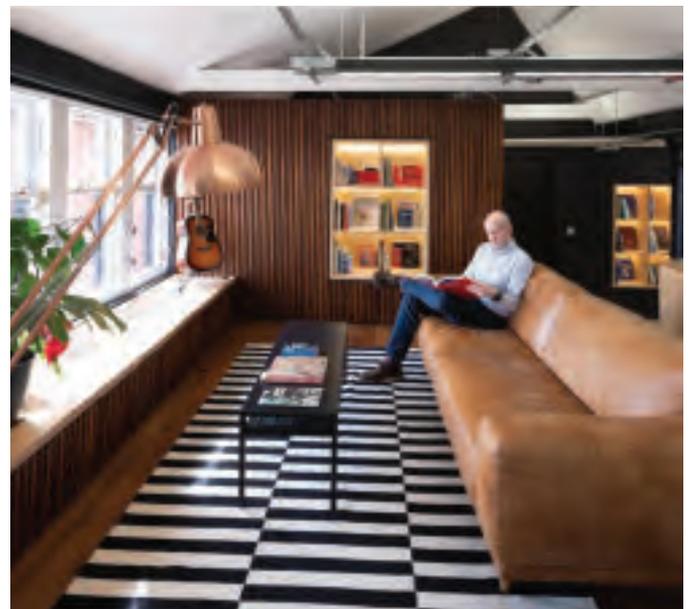
Rapid growth meant Three Sixty Architecture had to find a new home offering more space than the studio it had been formed in a decade ago. But before even considering where to move to, the practice took the opportunity to sit down with the workforce and visualise what the new home should be like. This engagement process has resulted in the creation of a holistic space which encourages the architect's working culture of creativity, collaboration and wellbeing to flourish.

The 800m<sup>2</sup> top floor of this Merchant City area building now hosts collaborative desk space, an event area, a large workshop, kitchen and lunch table, chill-out spaces and a range of different workspaces – all with lots of light and greenery. The unique industrial floor plate, with cast iron columns on a grid topped off by a serrated roofscape with roof lights, delivers the high level of natural daylight and ventilation required by the designers.

The finished office spaces and studio areas provide

an excellent working environment of a high standard. The fine attention to detail throughout reflects Threesixty's vision and values. The areas within, and their flexibility, promote the staff's desire to innovate, debate, critique, socialise, cook and eat together.

The unique workplace created by the architecture practice as its new home is commendable and reflects the way it works. It is a space that will allow the business to take the next step forward in its evolution and growth.



A healthy and inspirational working environment which has transformed the global services support firm's ways of working

Sponsored by Sharkey

National & Regional winner Innovation  
Midlands & Central England

# Ingenuity House, Interserve UK Hub

Elmdon Trading Estate, Bickenhill Lane, Marston Green, Birmingham



Sponsored by Sharkey

**A full Level 2 BIM system manages the building's assets, including scheduling reactive and planned maintenance**

Ingenuity House gives Interserve a healthy and inspirational working environment which has transformed the global services support firm's ways of working. The new building, developed on a brownfield site, will bring together more than 1,200 employees from four offices across the West Midlands into a single operational hub, making joint working between the teams easier and improving efficiency. Ingenuity House has also been developed to evidence everything that the multi-faceted company is capable of – such as design and facilities management.

Extensive user research resulted in a range of work settings that cater to the teams' specific needs. The building consists of a triangular plan with a central social space, which is not only used as the primary circulation point around the

building but also as a hub and focal area for staff to simply enjoy.

Perhaps the greatest innovation has been the establishment of an intelligent building programme incorporating occupation analysis systems to optimise space utilisation and energy consumption. The full Level 2 BIM system manages the building's assets, including scheduling reactive and planned preventive maintenance activities. The environmental systems are highly versatile with self-balancing mechanisms and intelligent smart control. Temperature is monitored and regulated with turbo chillers as required.

Interserve's in-house FM company was heavily involved in the design process, ensuring that all aspects of cleaning, maintenance and life-cycling were efficiently incorporated.

Fresh air supply is controlled via CO<sub>2</sub> sensors for optimum environments, while motion sensors are aligned to daylight levels and LED lighting systems.

The robust, stepped architectural form of the building responds to the constraints of a complex and challenging site, and has installed passive measures for cooling and sun shading. The airtightness specification and supplementary power supplies via solar panels have helped the building to achieve EPC B and BREEAM Excellent ratings.

Interserve set out to give its staff a sustainable, flexible and motivational workplace for them to excel in, and in turn create a display platform to substantiate its skills and project capabilities that it can offer to clients. The aptly named Ingenuity House gives the company exactly that.

- Client**  
Aberdeen Standard Investments
- Owner**  
Aberdeen Standard Investments
- Occupier**  
Interserve Group Companies
- Project manager**  
Interserve Consulting
- Quantity surveyor**  
Interserve Consulting
- Brief consultant**  
Interserve
- Architect**  
Sheppard Robson
- Interior designer**  
ID:SR Sheppard Robson
- M&E engineer**  
Arup
- Structural engineer**  
Arup
- Contractor**  
Interserve Construction
- Developer**  
Aberdeen Standard Investments
- Agent**  
Avid Property Consultants



Sponsored by Sharkey

Regional winner Innovation  
London

# Fora Borough

180 Borough High Street, Borough, London

It is hard to make your offer stand out in the fast-evolving co-working market. To ensure it delivers “spaces to be brilliant” Fora uses a combination of focusing on thoughtful design and providing excellent customer service with which to distinguish itself.

Borough is the new benchmark against which subsequent Fora locations will be developed.

At Borough High Street, the flexi office provider has created a premium, highly curated environment. The diverse work settings and integration of innovative

technology are key elements designed to upgrade the user experience.

Location, location, location is the starting point for Fora with all its workplaces and, positioned centrally and in the heart of plentiful amenities and transport links, Borough fits the bill. The location’s nuances have been integrated into the design to give a unique identity which reflects its surroundings.

The ground floor is open to the residents and visitors, with the workspace, café and the well-regarded Borealis restaurant all creating a local neighbourhood connection.

Every business floor offers breakout space and a fully stocked kitchen, and all have great views across Bankside and the Thames. On-site wellness facilities include a gym with personal trainers. Residents have access to a top-floor lounge with impressive terraces and skyline views.

Workspace ranges from single desks to owned offices suitable for sizeable enterprises. Residents are supplied all the basics, such as furniture, Wi-Fi, printing and cleaning services, and also have access to an array of extra services.

The diverse work settings and integration of innovative technology upgrade the user experience for Fora members

**Client**

Fora

**Owner**

Fora Brockton Capital

**Occupier**

Fora

**Project manager**

Gardiner & Theobald

**Quantity surveyor**

Jackson Coles

**Brief consultant**

HASSELL

**Architect**

HASSELL

**Interior designer**

HASSELL

**M&E engineer**

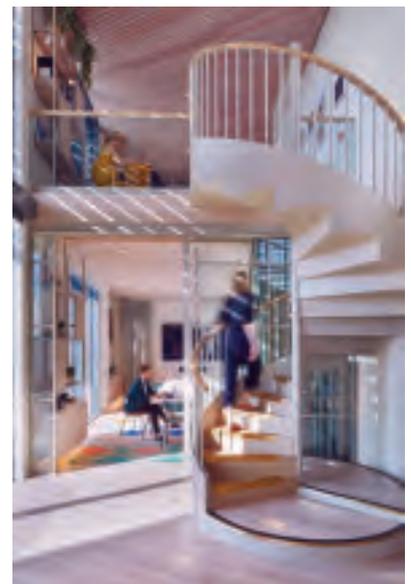
Cundall

**Structural engineer**

Heyne Tillett Steel

**Contractor**

Overbury



Regional winner Innovation

North of England, North Wales & Northern Ireland

**Janet Nash House, Meadowfield Industrial Estate, Durham**

See **National & Regional winner** Corporate Workplace

Regional winner Innovation

Scotland

**16 Church Street, Dumbarton**

See **Regional winner** Corporate Workplace



**Proud to be gold sponsors of the BCO  
awards celebrating innovation and  
recognising excellence in workplaces  
across the UK**

**SHARKEY**

15 Basinghall Street, London, EC2V 5BR  
0207 600 5334 | [sharkeyuk.com](http://sharkeyuk.com) | [info@sharkeyse.com](mailto:info@sharkeyse.com)



# We've never changed our spots

We might have changed our look, but we're still the UK's leading marketplace dedicated to commercial space

“It's simple to use and  
easy to find a property”

John Waller, Hilbery Chaplin



Propertylink consistently delivers your business a high quality stream of enquiries. Powered by EG, Propertylink is the most cost-effective way to market your commercial property portfolio, with 98% of our customer base renewing.

**Rent or sell your commercial space faster with Propertylink**

## Why advertise with Propertylink?



### Easy to find

We already attract over 2.7 million unique users to Propertylink and are placed in top search results online.



### Multiple search result options

Gallery or map views are available for occupiers to instantly see the location of every listing in their search results.



### Delivering more enquiries

We deliver occupiers to enquiry stage quickly and efficiently with call to action buttons placed throughout the site and visibility of your contact details.



### Dedicated to commercial property

Our sole focus is to help you sell, rent or auction your commercial property fast.

“The site is easy to use and great for quick sourcing of potential deals.”

Madelaine Lundgren, Curzon Partners

Advertise your commercial space with Propertylink

# Offices, Industrial, Retail and Leisure

Speak to us today to find out how EG Propertylink can maximise enquiries for your business.

Find out more by calling **020 7911 1861** or visit [www.egi.co.uk/eg-propertylink](http://www.egi.co.uk/eg-propertylink) today.



The workplace that sits proudly on top of Charing Cross Station has blossomed into a seat of interaction and partnerships

Sponsored by AECOM

National winner Test of Time

# PwC, One Embankment Place

London



**Sponsored by AECOM**

**The practice has thrived using a hospitality model, operating as a business hotel rather than a rigid formal office**

Since winning the London and South East BCO Refurbished/Recycled Award in 2014, PwC's One Embankment Place has evolved into far more than just an office. Five years on, the workplace that sits proudly on top of Charing Cross Station has blossomed into a seat of interaction, partnerships and socialising. It has established itself as a destination for staff and clients and become a community hub which brings everyone together.

Since its redevelopment, PwC's home since 1991 has established itself as a key element in the professional services consultancy's living portfolio.

In 2014, the judges said: "This building will help PwC in its quest to deliver a truly agile workplace

that is capable of meeting the changing needs of PwC and its people in a rapidly changing business environment." And now, in 2019, it has fulfilled this prophecy with One Embankment Place the embodiment of how that cultural shift and change has been achieved.

The building was initially designed with 3,150 desks for 4,500 people, a radical goal today, let alone five years ago. The current space utilisation is 3,133 workspaces for 5,225 people.

This substantial leap in efficiency and huge increase in use was made possible thanks to future-proof design inbuilt to enable and support the flexible and ergonomic working practices that have thrived there. It has facilitated the adoption

of "Every Flexibility" – giving the ability to work anytime, anywhere, any place.

It was one of the first workplaces to remove the previously sacrosanct partners' private offices. It is now apparent how this farsighted move has broken down barriers and created a more integrated working environment. The practice has thrived using a hospitality model, operating as a business hotel rather than a rigid formal office.

One Embankment Place demonstrates perfectly how a building can be adapted and evolve, while supporting its primary function and that of the business and people who work there. Over time One Embankment Place has driven a positive cultural shift in PwC's business.

**Client**  
PwC  
**Owner**  
APMCL  
**Occupier**  
PwC  
**Project manager**  
Turner & Townsend  
**Quantity surveyor**  
Turner & Townsend  
**Brief consultant**  
tp bennett  
**Architect**  
tp bennett  
**Interior designer**  
tp bennett  
**M&E engineer**  
ChapmanBDSP  
**Structural engineer**  
Arup  
**Contractor**  
Overbury



# BCO

British Council for Offices  
Awards 2020

Follow us @BCO\_UK #bcoawards

# CALL FOR ENTRIES

Entries Open:

*Wednesday 2 October 2019*

Entry Deadline:

*Friday 29 November 2019*

Calling all office projects completed between  
*1st January 2016 - 1st November 2019*

## BCO AWARDS 2020 CATEGORIES

Commercial Workplace | Corporate Workplace | Fit Out of Workplace  
Projects up to 1,500m<sup>2</sup> | Refurbished / Recycled Workplace

For full details and to download your entry guide go to [www.bco.org.uk](http://www.bco.org.uk)

For more information contact Clare Hollick on 01733 294524 or email [clare@createvents.com](mailto:clare@createvents.com)

Awards

*Rewarding Excellence in Office Space Since 1992*

Lead sponsor



In association with

