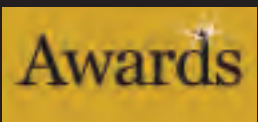




The British Council for Offices Awards

2020



Sustainable Buildings Monitor

With a quarter of all CO₂ emissions coming from buildings, the built environment has a critical role to play in tackling climate change.

ISG's Sustainable Buildings Monitor provides data on the regional variations in the carbon emissions and energy consumption due to the operation of commercial buildings across the UK.

By understanding the data, we can take radical steps on the journey to securing a net zero legacy for our cities, towns and communities.

The time to act is now. **How ready are you?**

Download the report here

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Fit out | Construction | Engineering services

The BCO Awards are committed to the advancement of office buildings

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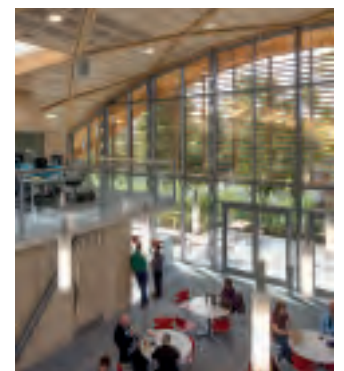
The Prof. Lord Bhattacharyya Building at the University of Warwick has been brought together with a sense of simplicity that belies the immense complexity of the workplace.



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Test of Time

The Living Planet Centre in Woking was ahead of its time when delivered and still leads the way in environmental sustainability and spreading social value to a local and global audience.



Introduction

Quality, innovation and the enduring importance of the office shine through

In the year when everything changed, there was one constant for us at the BCO: the incredible high standard of this competition again blew us away. And in such uncertain times, the BCO Awards are a wonderful reminder of the quality, world-class design and innovation our industry stands for.

Our plans to hold the Awards ceremony last autumn were derailed by the second lockdown, and further delayed by the third lockdown in the winter. But the BCO is relentless in its pursuit of excellence, so as soon as it was possible the National Awards judges were back to work in picking the worthy winners from a very competitive field.

Although this year's visits and the 29 presentations had to be performed 'virtually', the judges were together physically in the same room. This enabled the appropriate debate and chemistry to play its part, ensuring the usual



Tony Hordon

While the days were all-out – and as we all know, many hours of Zoom can take their toll – the judging was never an ordeal. In fact, it was a joy – a constant stream of unique projects, all of which offered something special, raised talking points and taught us something new. And it showed why the office

locations compromise the result – these would stand proud in any office portfolio.

Often, the easy thing to do is just get rid of an old building, but it is not always correct. We witnessed that when you have the right team and the right project, new life can be breathed into even a dinosaur of a building.

at the start of the project to inform building design, enable 'soft landings', and of course enhance the user experience and enjoyment.

Wellness is one of the many areas, including sustainability and connectivity, where there are various certification and award schemes available. The sentiments behind these and the positive impact on the industry is to be lauded. But as the number of schemes grows, there is a need for a better understanding as to the appropriateness of each and a degree of standardisation.

As with any industry, everything we do is based on the people – the developers, the investors, the engineers, the architects, the surveyors, the builders, the users of a building and those that maintain it. And it is fair to say that the people we met over the course of five intensive days of judging are supreme ambassadors for our industry. These BCO Awards publicise their innovation,

“ The quality of development outside of London continues to defy the far lower margins... these would stand proud in any office portfolio ”

vigorous discussions and the bouncing-off of ideas. It also facilitated the all-important water cooler moments – albeit socially distanced and poured from our own drinks bottles. The judging sessions ran over five days, tackling one category per day. This made for a very strong and clear process and ensured real consistency and effective moderation.

is so important to us and our ability to work and feel at our best.

And as with any other year, there were encouraging trends which emerged. The quality of development outside of London continues to defy the far lower margins and feasible returns. We saw numerous projects all over the country which refused to let their less valuable

Re-energising old stock is not just the sustainable solution, it galvanises communities, it impacts users and it invigorates localities.

It is pleasing to see that wellness is now embedded in the design of most workplaces, with a true understanding that bricks and mortar are just one aspect of development. This is helped by the close involvement of the FM team

give them deserved recognition, acknowledge their achievement, and celebrate their successes. These Awards honour all those who have contributed in whatever way to the progress of our industry: the BCO salutes you.

*Tony Hordon
Chairman of the BCO
Awards 2020*

The winners

President's Award

Richard Beastall

Best of the Best / Corporate Workplace

National Regional South of England & South Wales

UK Hydrographic Office Headquarters, Admiralty Way, Taunton

Regional Scotland

122 Waterloo Street, Glasgow

Regional Midlands & Central England

British Sugar HQ, 1 Samson Place, Peterborough

National Commendation Regional London

Pennington Street Warehouse, JTP Studios, Unit 5, The Rum Warehouse, Pennington Street, London

National Commendation Regional North of England, North Wales & Northern Ireland

Tombola House, Low Street, Sunderland

Commercial Workplace

National Regional London

Brunei Building, 1 & 2 Canalside Walk, London

Regional Midlands & Central England

50 / 60 Station Road, Cambridge

Regional North of England, North Wales & Northern Ireland

The Beam, Vaux Site, St. Marys Place, Sunderland

Regional Scotland

The Earl Grey Building, 17 South Union Street, Dundee

Regional South of England & South Wales

Honeybourne Place, Jessop Avenue, Cheltenham

Fit Out of Workplace

National Regional South of England & South Wales

BBC Central Square, Cymru Wales

Regional North of England, North Wales & Northern Ireland

Muse Developments - Riverside House, New Bailey, Irwell Street, Salford

Regional London

Post Building, 100 Museum Street, London

Regional Scotland

Project 2-4, 2-4 Blythswood Square, Glasgow

Regional Midlands & Central England

WD-40, 252 The Square, Milton Keynes

Refurbished/Recycled Workplace

National London

160 Old Street, London

Regional Scotland

10 George Street, Edinburgh

Regional South of England & South Wales

Eagle House, Colston Avenue, Bristol

Regional Midlands & Central England

KMB Tachbrook Park, Millward Brown Building, Olympus Avenue, Tachbrook, Leamington Spa, Warwickshire

Regional North of England, North Wales & Northern Ireland

RB Science and Innovation Centre, Hull Dansom Lane, Hull

Projects up to 1,500m²

National Regional North of England, North Wales & Northern Ireland

Couchbase, 1A Tariff Street, Manchester

Regional South of England & South Wales

12 Forbury Court, 12 Forbury Road, Reading

Regional Midlands & Central England

Colmore Building: Interface, The Greenhouse Interface Europe, 10th Floor, The Colmore Building, 20 Colmore Circus, Queensway, Birmingham

Regional London

Eccleston Yards Studio, 5-6 Eccleston Yards, London

Regional Scotland

Ediston, 1 St Andrew Square, Edinburgh

Innovation

National Regional Midlands & Central England

Prof. Lord Bhattacharyya Building, University of Warwick, Lord Bhattacharyya Way, Coventry

Regional London

160 Old Street, London

See **Refurbished/Recycled Workplace** for coverage.

Scotland

Queen Elizabeth House, New Waverley Office, 1 Sibbald Walk, Edinburgh

Regional North of England, North Wales & Northern Ireland

Windmill Green, 24 Mount Street, Manchester

Test of Time

National

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

Platinum sponsor



Gold sponsors



Silver sponsors



A commitment to excellence

The national judging process for the 2020 BCO Awards was a bit different than it had been for the past 28 years. While the judges still went on quite a journey together, it didn't require them to travel the 700 miles they did in 2019, and although there was still plenty of Zooming around involved, they did not need the usual trains, planes, and automobiles.

The Regional Judges had been able to finish the process before the Covid measures took hold, but the National Judging Panel were operating post-Lockdown - the "A Team", as they became known, took the changes in their stride. Indeed, all the qualities they look for in a winning building - flexibility, collaborative ability and endurance - they displayed themselves. As soon as they were able to, they got together in a room each

day for a working week. Then, as judging panels have done since 1992, they applied their many years of experience to consider the merits of all the submissions.

It was different, and it was trying - but the judges who are invited onto a BCO Panel are at the top of their profession, they have been through many different market conditions and demanding situations, and they are resilient. So, while there may have been a different set of demands placed on them, the judges came through with flying colours and once again have selected a series of buildings, workplaces and offices which have proved "excellence".

The BCO judges have the expertise to understand that what happened with the pandemic is part of an evolutionary market which adapts and transforms

according to necessity.

Whether they get to visit a project or not, the National and Regional Judges compare and assess every one of the 100-plus schemes on an extensive range of criteria.

The judges do not appraise a building on its performance on a single day but over its perceived lifetime. Their judgement is based on how a workplace will help the people and organisations which use it to enjoy their environment and prosper, how it will evolve and flex when new demands are made of it, how it will deal with changing legislation, its sustainability and its impact on its surroundings. The Test of Time Award is the embodiment of the judges' ability to take this long-term view. They can put the pandemic into a wider perspective when assessing a workplace.

The commitment to uphold the most rigorous of judging processes ensures that a BCO Award must be earned, not won. This explains why they will always be one of the most valued and worthwhile awards in the property industry and why they play such a big part in progressing the workplaces of the UK and the globe. Winning a BCO Award is a big deal and will continue to be so regardless of what the future holds.

Thank you to everyone who submitted their projects for consideration, and rest assured, the judges will always give your project the attention it deserves, regardless of what is thrown at them. Thank you and well done 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
Stephen Lewis, HFD Property Group
Mark Kowal, Sheppard Robson
Cristiano Testi, tp bennett

London

Phil Breeden (chairman), Mace Cost Consultancy
Frances Brown, Hoare Lea
Helen Hare, Great Portland Estates
Philip Hobleby, Knight Frank
Felicity Roocke, Fora

Steve Toon, AKT II
Jonathan Turner, Honeywell

Midlands & Central England

Robert van Zyl (chairman), Cundall
David Hammond, University of Warwick
Lee Jones, Quantem Consulting
Alison Monteith, Monteith Scott
David Shakeshaft, Constructing Systems
Isabella Vyvyan, Carter Jonas

North of England, North Wales & Northern Ireland

Ian Aldous (Chairman), ARCADIS
Thomas Bone, Hoare Lea
Peter Cartwright, Cartwright Pickard

James Heather, U+I
David Porter, Knight Frank

Scotland

David Dool (chairman), Cooper Cromar
Alistair Black, KJ Tait Engineers
Margaret Butler, KPMG
Sarah Hagen, Knight Frank
Donald Reid, Reid Mitchell

South of England & South Wales

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

President's Award

Richard Beastall

Richard Beastall had a personality that would fill a room, and a *joi de vivre* that was contagious: Richard passed away on 5 August 2020 after a long battle with cancer but in his beloved husband Martyn, his loving family, friends, colleagues and the wider property industry his enormous presence lives on.

On a professional basis, Richard leaves a legacy of having designed and created great office-homes for some of the most prominent firms in the City of London. Richard's magic touch meant these workplaces reflected the unique blend of creative design and strategy that formed the DNA and culture of the firms that inhabited them.

Born in Matlock, Derbyshire on 11 March 1961, he was seemingly destined for a career in property from a young age. Richard said: "I only ever wanted to be an architect. Even from the age of six, although I didn't know what it meant then!"

Richard graduated from Nottingham University where he spent a year out at Nottingham County Council. It was there he said he learned a lesson which would stand him in great stead throughout his career: "Challenge the brief if that's what is right."

He migrated to London and joined tp bennett in



Richard Beastall: "Challenge the brief if that's what is right"

1985, quickly becoming an associate and then progressing to partner. Richard was a trailblazer in collaborating with the end users and this led him to collate a range of specialist expertise together as one unit to start the practice's interiors division.

The success of Richard's vision saw this section become a great success – from a team of 15, it is now the UK's largest interiors team – and led to him being made managing partner.

Like a Sir Alex Ferguson of the architecture world, Richard had an innate ability to build a winning team. He was a magician at blending the individual skills into the whole, developing the career

paths of colleagues, and nurturing their talent.

The lover of travel was ever approachable to all colleagues, young or old. He would listen, help, and give advice – but not judge. Richard created strong collaboration between the project team and the client. These qualities meant everyone wanted to work for him and with him.

Richard was a conscientious and committed supporter of the BCO, where he sat on the Management Board and set up the Banking Peer Review Group. This role entailed working with the often-austere corporates in the City, who he would always win over with his confidence,

charm and creative abilities. His unique ability to blend architectural spaces with interiors, creating inspiring places that people want to work in, can be seen in many City offices and beyond.

He developed a passion for the City which was required when he became a Freeman of the City of London and an active participant in the Worshipful Company of Architects.

The BCO President's Award 2020, the first ever awarded posthumously, honours Richard Beastall for his immense contribution to our industry and for being a wonderful person; as BCO Past President Ken Shuttleworth summed up: "He was simply the best."

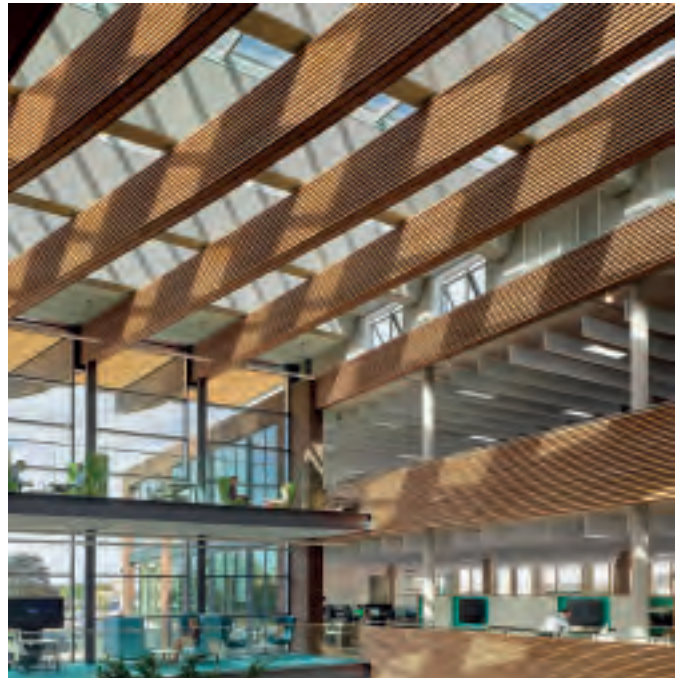
“ Like a Sir Alex Ferguson of the architecture world, Richard had an innate ability to build a winning team. He was a magician at blending the individual skills into the whole ”

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Best of the Best
National & Regional winner Corporate Workplace
South of England & South Wales

UK Hydrographic Office Headquarters

Admiralty Way, Taunton



Sponsored by ISG

The UK Hydrographic Office's stunning purpose-built headquarters is the embodiment of the maritime organisation's 'one team' culture. This impressive 120,000 sq ft workplace provides an inspiring setting for collaboration and innovation.

The project represents a cultural shift in UKHO's business, prioritising agile workspaces and stimulating a modern way of working for the 850 staff now and in the future.

The design concept took inspiration from UKHO's work, following the theme of 'Seabed to Surface' with images of strata, contours and water currents influencing the environment throughout. The brand is instantly recognised as you enter through an off-street landscaped plaza into the main reception space, which leads through to a dramatic 800m² central atrium. This impressive open space, combined with the generous staircases, bridges and wide balconies, creates a physical and visual connection between all parts of the building, resulting in an impressive sense of openness

for such a large facility.

This also allows an abundance of natural light to flow throughout which, combined with the natural ventilation, is a boon for health and wellbeing. What makes this transparency even more impressive is that the intrinsic need to build in high levels of security was never compromised.

The building is remarkably low-energy and intuitive to its occupants' needs, with staff being in control of their own environment and having access to fresh air on demand. Sinuous timber baffles hang from the highly glazed roof, which reinforce the visual concept whilst providing perfect acoustic control, diffusing daylight, and eliminating glare.

Seven hundred desks are arranged around the atrium, spread across flexible floorplates. These are broken down into 10 smaller neighbourhoods with a range of work settings, including team tables, scrum areas, height adjustable desks and quiet work zones. There is also a staff restaurant and gym.

Close workforce engagement and a

collaborative relationship between the client and its partners through the whole design and delivery process enabled this complex project, with varying aspirations and constraints, to be delivered successfully within a stringent timescale. And all the while day-to-day operations continued.

The creation of this bespoke headquarters has certainly promoted a strong corporate image for the UKHO. But the benefits spread a lot further than the organisation itself: along with adding an impressive architectural statement to Taunton and its wider community, the development will distribute long-term economic and social benefits.

The entire project team made best use of the opportunities offered to them and have successfully delivered a high-quality, sustainable building which offers a transformational workplace for the long-term future. This stunning HQ is a masterclass in beautifully integrated architecture and engineering befitting one of the world's leading marine geospatial information agencies.

Client

UK Hydrographic Office

Owner

UK Hydrographic Office

Occupier

UK Hydrographic Office

Project manager

J Price Consulting

Quantity surveyor

Mace

Brief consultant

J Price Consulting

Architect

AHR

Interior designers

AHR / Steer Design

M&E engineer

Hydrock

Structural engineer

Hydrock

Contractor

BAM



Sponsored by Waterman

Regional winner Corporate Workplace
Scotland

122 Waterloo Street

Glasgow

This co-location of two offices into one inspired Morgan Stanley's workspace evolution strategy to give its young workforce a light, vibrant building to support their work and lifestyle choices.

The ground-floor reception, in the form of a double-height atrium, is bright and welcoming on arrival. Other accommodation is split logically across the building. The ground floor includes separate interview suites by the reception. It also houses an impressive gym with a studio for classes, a wellness suite backed by an in-house doctor and on-site medical

nurse, FM offices and a variety of support functions. The first floor boasts an extensive staff restaurant along with training and conference facilities. The remaining seven floors provide workspace for the bank's 1,500 staff.

A dynamic organisation such as Morgan Stanley is always undergoing constant change in its business requirements, so the workplace is designed to flex to suit the needs of different teams and meet future demands.

The main office space, designed to maximise light with desks all around the perimeter, is uncluttered and

supported by a flexible variety of areas, including individual meeting places, non-bookable meeting pods and informal collaboration zones, giving the opportunity to work differently and flexibly.

Morgan Stanley and its team have created an ergonomic workplace that meets the requirements of its business together with impressive support facilities.

The increase in staff satisfaction and pride in the workplace is a testament to the versatility and variety of spaces and amenities provided, making this a sought-after destination for the millennial worker.

- Client**
HFD Property Group
- Owner**
KFIM and Multi Asset Global Investments
- Occupier**
Morgan Stanley
- Project manager**
Adams Consultants
- Quantity surveyor**
Gardiner & Theobald
- Brief consultant**
Michael Laird Architects
- Architect**
Michael Laird Architects
- Interior designer**
Space Incorporating HAA Design
- M&E engineer**
TUV SUD
- Structural engineer**
Woolgar Hunter
- Contractor**
McLaughlin & Harvey
- Investment/property co**
Knight Frank Investment Management
- Developer**
HFD Property Group
- Agents**
Knight Frank / CBRE





Consulting Engineers and Environmental Scientists

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Sponsored by Waterman

Regional winner Corporate Workplace
Midlands & Central England

British Sugar HQ

1 Samson Place, London Road, Peterborough

British Sugar now resides in a marvellous modern headquarters which provides a vibrant and sustainable environment for this iconic group of businesses. The building provides the setting for improving wellbeing, achieving organisational change, modernising working practices and engaging staff with the strategy for the future of the business.

The building has been designed so that the individual businesses can express their own distinctiveness, while still identifying with a company-

wide ethos within a cohesive and well-being focused working environment.

The loftiness and generosity of the interior has an earthy feel which reflects the rich manufacturing background of the businesses within. The layout encourages liveliness – people move around and interact in a variety of environments all grouped around a focal atrium space. There is an impressive range of facilities – including an excellent on-site café, separate coffee bar, training and conferencing facilities – and external spaces provide further opportunities for

meeting, relaxing and working.

The highly sustainable and EPC A-rated building is covered by more than 400 glass louvres fitted to the external elevations. These move elegantly to track the sun and control the level of internal light, subtly altering the building's appearance during the day without obstructing views.

British Sugar's new HQ provides a place for the organisation to build a collaborative community and the icing sugar on the top is that it never fails to delight and surprise.

Client

British Sugar

Owner

Associated British Foods (ABF)

Occupiers

British Sugar and associated companies

Project manager

DW Townley

Quantity surveyor

Rose Project Management

Brief consultant

CPMG Architects

Architect

CPMG Architects

Interior designers

Morey Smith / CPMG Architects

M&E engineer

Couch Perry Wilkes

Structural engineer

Curtins

Contractor

Bowmer + Kirkland



Sponsored by Waterman

National commendation & Regional winner Corporate Workplace London

Pennington Street Warehouse

JTP Studios, Unit 5, The Rum Warehouse,
Pennington Street, London

Architectural practice JTP's ethos is: "To create new places and breathe life into old ones." With its new studio at The Rum Warehouse in London's Docklands, it has achieved both feats, with great levels of success. The vibrant new workplace is set in a stunning 200-year-old Grade II-listed warehouse filled with unique character and historical features.

JTP engaged with employees at every step of the three-year journey, with ongoing workshops, surveys, interviews and practice-wide site visits. The thoroughness of the process has helped deliver a

stunning and thoughtfully crafted workplace that draws you in and makes you want to work with JTP.

The creative reuse of the former bonded warehouse, built in 1806, appreciates the unique character of the building and its contrasting spaces and respects its historic features.

The exemplar workspace is designed to respond to JTP's creative, collaborative, and project-based working practices, allowing for greater flexibility, improved communication and social interaction.

The timber truss roof, topped with a glazed lantern, makes for a dramatic

entrance. The removal of four stone columns allows light to flood through and has created a triple-height atrium with a social area – the Hub – at its heart. A new mezzanine level maintains the feeling of spaciousness. An interspersed series of shared informal spaces, meeting rooms, co-working booths and intimate client zones deliver a range of diverse work settings.

This is a rare workplace project which ticks all the boxes: a reimagining of a historic building, intensive staff participation, a commitment to sustainability and a high regard to health and wellbeing.

Client
JTP
Owner
JTP
Occupier
JTP
Project manager
JTP
Quantity surveyor
BWA
Architect
JTP
Interior designer
JTP
M&E engineer
JPS
Structural engineer
Alan Baxter Associates (ABA)
Contractor
Construction + Management
Developer
St George City



Sponsored by Waterman

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

Tombola House

Low Street, Sunderland

Tombola's bespoke headquarters provides a dynamic environment that will act as a magnet for Europe's largest gaming company to attract the best new talent to join them. Tombola House is the first phase of a wider campus development from which the company aims to base its business' future growth and prosperity.

The three-storey new build offers a contrast, and much needed change, to their previous work environment. The flexible office space, set out around a large central atrium, supports the working operations in an open-plan and socially enriching environment.

The light and spacious working environment promotes conversation and innovation. Facilities include a ground-floor social hub, collaboration areas, a café and restaurant, a gym, and various presentation suites which are all fitted out with the latest technology. The workplace layout ensures staff always have views of the river and port, with electrochromic glass removing the need for solar shading.

The atrium, and the central oak auditorium staircase it houses make a bold statement, and create an uplifting arrival experience. This area also acts as a location to gather the entire workforce

together in one space for the weekly briefings. Rooflights add drama to the top floor, while the CEO's office, in the middle above the entrance, conjures up nostalgic memories of the traditional factory managing director's domain.

The design references local architecture and the building's history. The clay roof tiles merge into the facade and openings are varied – deep-window-reveals adopt the appearance of former warehouse doors while infill bays add character.

The development contributes positively to its riverside setting and is undoubtedly a place people want to work in.

Client
tombola
Owner
tombola
Occupier
tombola
Project manager
Ward Robinson
Quantity surveyor
Ward Robinson
Architect
Ryder Architecture
Interior designer
Ward Robinson
M&E engineer
Desco
Structural engineer
SHED
Contractor
Brims Construction



TROUP
BYWATERS
+ ANDERS

High-performing partnership
Higher performing buildings

Aligning to limit global warming to
1.5°C compared to pre-industrial levels



SCIENCE
BASED
TARGETS

We deliver our
Whole-life Services
nationally harnessing best
practice and driving
continuous improvement
through our **Centres
of Excellence**



INVESTORS IN PEOPLE[™]
We invest in people Platinum

Becoming a Net Zero Carbon
partnership by **2030**

Sponsored by Troup Bywaters + Anders

National & Regional winner Commercial Workplace
London

Brunel Building

1 & 2 Canalside Walk, London



Sponsored by Troup Bywaters + Anders

The Brunel Building is a development which goes beyond merely providing a solution to a problem, to one that embraces the challenges and turns them into an advantage. Rather than being restricted by its setting alongside the Grand Union Canal and adjacency to Paddington Station, Derwent London drew inspiration from this location and implemented a robust construction which reflected the spirit of the great engineer, Isambard Kingdom Brunel.

While the building's external steel exoskeleton deals successfully with the foundation issues imposed from the tube lines below and the water alongside – it has also made for a striking landmark building which is a glowing addition to this regenerated business district.

The project has enhanced the local environment by

transforming what was once a desolate space into an inviting, dynamic and connected area of public realm. Large hanger doors, with exposed mechanics, connect this reinvigorated external area with the sleek industrial-scale reception.

The abundance of natural light continues into the office space thanks to the exoskeleton's allowance for expansive glazing, 3.47m ceiling heights and column-free floorplates. This mass of open space allows for maximum flexibility in fit outs.

The industrial aesthetic is maintained using a limited pallet of high-quality materials. The design effortlessly exudes the meticulous attention to detail which was no doubt required to complete the project to such a high standard.

Sustainability is at the core of the Brunel Building. A

variety of ground-breaking solutions have been implemented, including an aquifer thermal storage system, strategic thermal mass placement and the use of recycled/reused materials. These all contributed to the project's admirably low carbon footprint.

With the focus on communities, whether occupiers or visitors, health and wellbeing has been considered throughout. The amenity of the building has been enhanced by the design, ensuring the focus is directed towards the canal with its new section of towpath and public art. If these accomplishments are not enough, the building's crowning glory is a wonderful communal roof terrace.

A building like this is not just designed, it is engineered and as the name suggests, it is an engineering masterclass in every way.

Client

Derwent London

Owner

Derwent London

Occupiers

Multiple occupiers

Project manager

Gardiner & Theobald

Quantity surveyor

Arcadis

Architect

Fletcher Priest Architects

Interior designer

Fletcher Priest Architects

M&E engineer

Cundall

Structural engineer

Arup

Contractor

Laing O'Rourke

Developer

Derwent London



Sponsored by Troup Bywaters + Anders

Regional winner Commercial Workplace Midlands & Central England

50 / 60 Station Road Cambridge

The development quality of 50 to 60 Station Road makes it a welcome addition to Cambridge's burgeoning office district. Located at the heart of the Cambridge CB1 masterplan, the building acts as a gateway into the historic city. The choice of material, the high level of finish, the ground-floor retail units and the new public realm all contribute to the excellent arrival experience for those coming from Cambridge Railway Station.

The entrance space is welcoming and planned efficiently, with a subtle delineation to the shared business area on the

same level. The central cores, associated facilities and washrooms are all a premium standard.

Despite having to work within some tight planning requirements, the team still managed to achieve a respectable floorplate division of 85% efficiency. Each occupier's workspace can be independently controlled and soft spots are provided in the floorplates to allow vertical connectivity between floors. These factors, and the purposeful servicing strategy, allow for multi-tenancy occupancy into three lettable spaces if required.

The development has worked within BCO guidelines concerning floor heights, grid, ceiling type, servicing strategies and lift performance. The full-height windows allow a good level of daylight to penetrate the floorplates.

New cycle and changing facilities, a green cascade on the front elevation and the rooftop garden terraces all boost health and wellbeing.

Overall, this building responded well to its brief and provides robust and adaptable accommodation which contributes positively to its high-profile urban landscape.

Client

Brookgate

Owner

Aviva Investors Real Assets

Occupiers

Tawa Kitchen / F45 / WeWork / Stantec / Charles Rivers Associates / Centrica Hive / Costello Management / Eversheds Sutherland / Genomic / Amazon / Samsung AI Centre / Brewin Dolphin / Foresight Group

Project manager

Avison Young

Quantity surveyor

Gardiner & Theobald

Brief consultant

Brookgate

Architect

Grimshaw

Interior designer

Jo White Design

M&E engineer

Hilson Moran

Structural engineer

Mott MacDonald

Contractor

Galliford Try

Investment/property co

Aviva Investors Real Assets

Developer

Brookgate

Agent

Cushman & Wakefield



Sponsored by Troup Bywaters + Anders

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

The Beam

Vaux Site, St Marys Place, Sunderland

The Beam is the first office space to be developed at Riverside Sunderland, an extensive mixed-use development in the city centre. The distinctive speculative building makes a strong centrepiece for the initial phase of the exciting and ambitious regeneration of the former Vaux brewery site.

This is the first 60,000 sq ft of an aimed for 1m sq ft of office space at the Riverside Sunderland quarter, which will also host 1,000 new homes, an array of leisure facilities and new and improved public realm and amenities.

The Beam has been designed deliberately as a non-conventional workspace focused on themes around wellness, sustainability and workplace ergonomics. Exposed steel framing and services, suspended lighting, and pre-cast flooring give the office spaces generous height and an appealing raw character. A raised, sheltered courtyard provides a fantastic amenity space to all office users.

The project has been efficient and lean in its construction to not only ensure its embodied energy is minimised, but also that it

is cost-effective. The building achieved an EPC A rating, through careful, passive environmental design, supplemented by renewable and low-energy active systems. Natural ventilation runs throughout; the floorplates ‘breathe’ through facades that open externally.

The design not only responds to the local climate but also its shipbuilding history and the heroic Victorian infrastructure. The Beam has become an icon in the city and a catalyst for the regeneration of Sunderland.

Client
Siglion

Owner
Sunderland City Council

Occupiers
Ocado / Penschaw View

Project managers
Siglion / Igloo Regeneration

Quantity surveyor
Gleeds

Brief consultant
Creative Space Management

Architect
Feilden Clegg Bradley Studios

M&E engineer
Desco

Structural engineer
Cundall

Contractor
Tolent

Investment/property co
Siglion

Developer
Siglion

Agents
Naylors Gavin Black / Knight Frank



Sponsored by Troup Bywaters + Anders

Regional winner Commercial Workplace
Scotland

The Earl Grey Building

17 South Union Street, Dundee

As the first commercial building to be delivered in the central waterfront area of Dundee, the Earl Grey Building is integral to the progress of the city's masterplan, which was first prepared in 1998. This true grade-A, BCO-compliant building delivers essential office space into the mix of alternative uses already up and running in the area. The building takes advantage of its brilliant location opposite the newly opened, state-of-the-art Dundee railway station, to the west of Slessor Gardens and immediately north of the new V&A Dundee.

The development was delivered in a challenging commercial environment where rental levels cannot match the values of more traditional office centres. Despite this limiting the budget, the building sets a high standard in contemporary workplace offer. The design responds sensitively to the prime waterfront setting with stunning views across to the V&A, the River Tay, and Dundee's cityscape.

Two retail and restaurant units sit at ground level. The attractive reception makes way to five upper floors of open-plan office

accommodation. The highly flexible, virtually column-free floorplates provide a blank canvas for occupiers to create the environment that works best for their business. 38 new cycle spaces have been provided along with associated changing and showering facilities.

Dundee City Council and its design team have delivered a sustainable grade-A office building which will provide a vital boost to the regeneration of the City of Dundee and its push to be a world-leading waterfront destination – the Earl Grey Building will be everybody's cup of tea.

Client
Dundee City Council

Owner
Dundee City Council

Project manager
Ryden

Quantity surveyor
Robertson Construction Tayside

Brief consultant
Ryden

Architect
Cooper Cromar

M&E engineer
Atelier Ten

Structural engineer
Goodson Associates

Contractor
Robertson Construction Tayside

Developer
Dundee City Council

Agent
Ryden



Sponsored by Troup Bywaters + Anders

Regional winner Commercial Workplace
South of England & South Wales

Honeybourne Place

Jessop Avenue, Cheltenham

It is a bold move to build a 65,000 sq ft grade-A speculative office development in an area not traditionally considered to be one of the UK's main office locations. Add to that the fact that for that development to achieve commercial viability would entail establishing a new rental level for the town, then it may even be considered foolhardy. So, hats off to developer Formal Investments whose faith in, and knowledge of, its local area has seen it rewarded with a substantial prelet of Honeybourne Place, paving the way for the scheme's ultimate success.

It is apparent the developer and architect have collaborated to use their understanding of the demands of the Cheltenham market to create a cost-effective and flexible building that oozes quality and displays clear attention to detail.

A striking series of modern elevations respect the conservation area in which the building sits, and the contemporary reception space creates a vibrant first impression. Great care has been taken with the interior design which has brought real warmth and creative flair to the common parts of

the building. The workspace provides the ideal mix of free-span column-less floor plates on all levels, with extensive full-height glazing to maximise the panoramic views. Sustainability and wellbeing were obviously key considerations with the building design.

The funds from a defined budget have been spent wisely. Honeybourne Place demonstrates that with the right combination of entrepreneurial flair and good design, new commercial workplaces can be developed successfully outside the main regional centres.

Client

Formal Investments

Owner

Eastnor Holdings

Occupier

Speculative office with multi-let potential

Project manager

Gleeds Cost Management

Quantity surveyor

Gleeds Cost Management

Architect

Roberts Limbrick Architects

Interior designer

Yiangou Architects

M&E engineer

Couch Perry Wilkes (CPW)

Structural engineer

Simpson Associates

Contractor

Barnwood Construction

Developer

Formal Investments

Agent

THP Chartered Surveyors



Sponsored by BDP

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

BBC Central Square

Cymru Wales



Sponsored by BDP

While 15 July 2021 was a fairly uneventful news day, the 6pm bulletin on BBC Wales was historic: it was the first live broadcast from the Corporation's new headquarters in the heart of Wales' capital, after 50 years of being based in the suburbs at Llandaff. The highly flexible and energy-efficient workspace provides a creative, collaborative, and inspiring workplace for BBC staff.

The broadcaster's £100m building on the site of the former bus station, is part of Central Square, a development that will include 1m sq ft of office, residential and retail space and has triggered a major regeneration of the city centre.

The new BBC Cymru Wales Headquarters hosts the entire technical

infrastructure that supports broadcasting not just in Cardiff, but right across Wales. The building brings together a wide variety of studio, administration and support functions into a single building, which is open to the public.

Located opposite Cardiff Central Station, the project is the lynchpin of the dynamic media quarter around Capital Square, which is planned as a major new public space for the city.

The building is designed to be open and welcoming – visitors can access the ground floor and look up through a full-height atrium into the working spaces above, as well as into a new café facing the square.

The design establishes a sense of transparency between different

departments to create new opportunities for co-working and interaction. At the heart of the building is a 40,000 sq ft 'hub', which extends across three linked levels incorporating studios, offices and production facilities. A sheltered garden on the hub's roof is connected to a restaurant and acts as a venue for filming and an amenity for staff to socialise and work al fresco.

The unfussy and honest appearance of the space expresses its function as a broadcasting facility and embodies the open nature of the BBC. This project has people at its heart, which has helped shape its success. This building lifts the spirits of the people who work there and the people of Wales who benefit from the great work that takes place within.

Client
BBC

Owner
Legal & General

Occupier
BBC

Project manager
J4 Projects

Quantity surveyor
Currie & Brown

Brief consultant
ID:SR Sheppard Robson

Interior designer
ID:SR Sheppard Robson

M&E engineer
AECOM

Structural engineer
AECOM

Contractor
Overbury

Investment/property co
Legal & General

Developer
Rightacres

Agent
Lambert Smith Hampton



Sponsored by BDP

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

Muse Developments - Riverside House

New Bailey, Irwell Street, Salford

As one of the UK's leading names in mixed-use development and urban regeneration, Riverside House is a perfect fit for Muse. The developer – part of the Morgan Sindall Group – has taken the top two floors of this project, which is integral to the revitalisation of the surrounding area. This new build, overlooking the River Irwell towards Spinningfields, provides Muse with state-of-the-art offices with high-quality finishes.

The development is part of the wider New Bailey scheme, which is being delivered by the English Cities Fund (ECF) – a joint

venture between Muse Developments, Legal & General and Homes England – in partnership with Salford City Council to drive forward urban regeneration projects. Riverside House was built in the 1860s and stood in ruins for many years before being acquired by ECF for redevelopment.

The modern, quality, flexible, logical and well-designed space has revolutionised the way in which Muse's team works. The fit-out references the building's history and location with an underlying industrial theme running throughout, celebrating Salford and showing what

Muse can do for its own tenants. The water outside informs the colour scheme. The areas with the best views have been used for the most active environments, such as shared desk space, a project room and the staff kitchen. Local artists have created feature commissions within the space, such as the feature 'wave' ceiling in the client/visitor lounge.

Muse's new office makes a statement about its approach to innovative, regenerative development and its commitment to the region, whilst seizing the opportunity to embrace a new way of working.

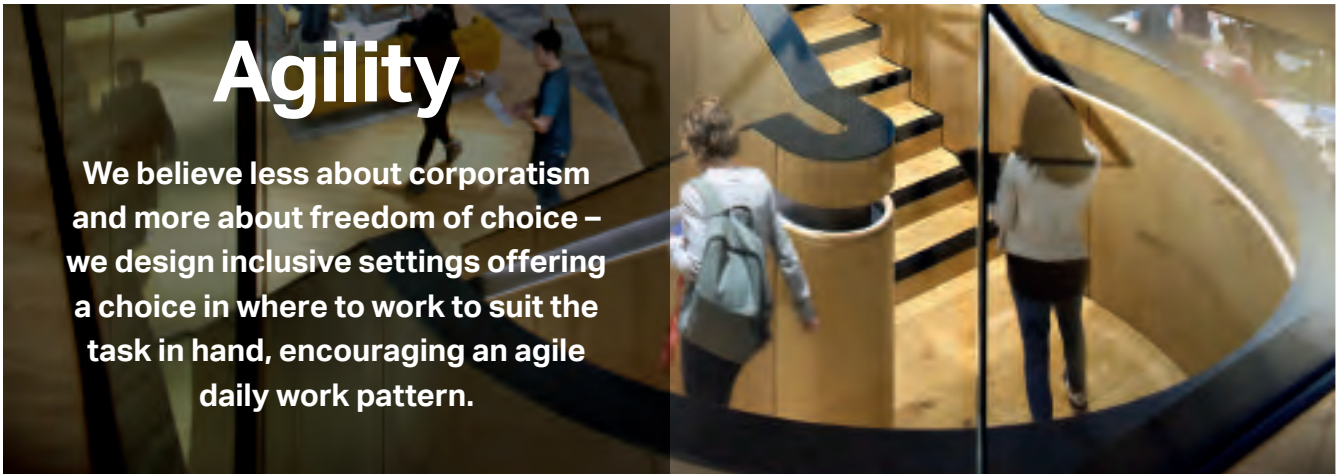
Client
Muse Developments
Owner
The English Cities Fund (General Partner)
Occupier
Muse Developments
Project manager
Avid
Quantity surveyor
RPS
Interior designer
Spaceinvader
M&E engineer
Hannan Associates
Contractor
Overbury
Developer
The English Cities Fund



60 years of delivering best in class workplace environments

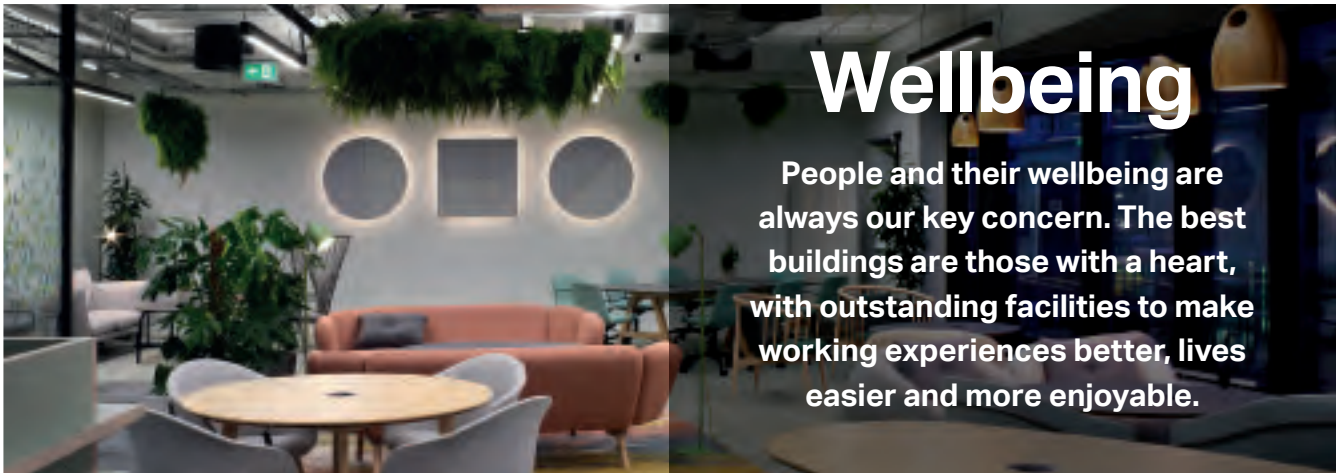
Agility

We believe less about corporatism and more about freedom of choice – we design inclusive settings offering a choice in where to work to suit the task in hand, encouraging an agile daily work pattern.



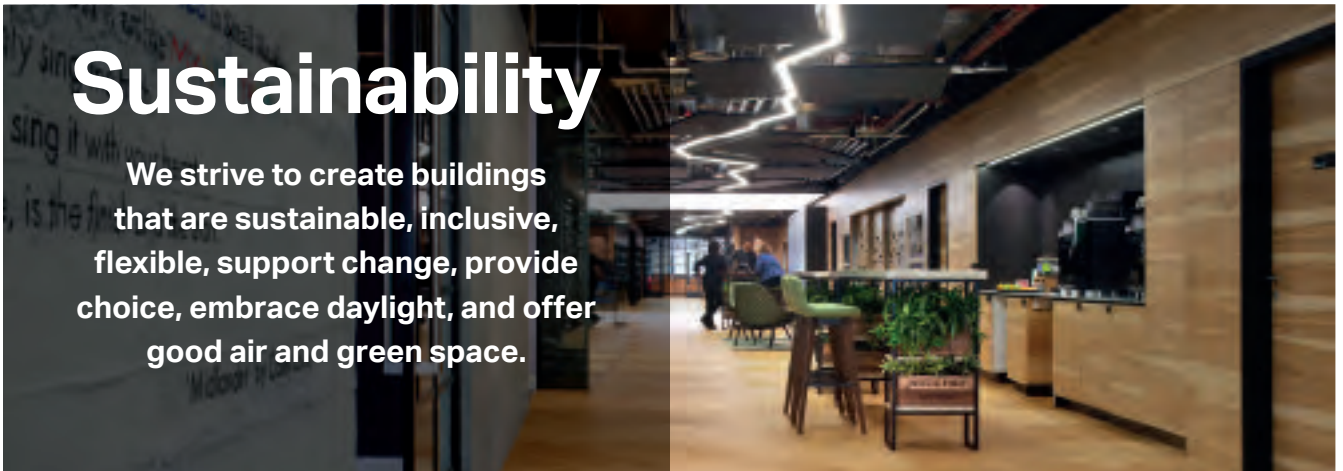
Wellbeing

People and their wellbeing are always our key concern. The best buildings are those with a heart, with outstanding facilities to make working experiences better, lives easier and more enjoyable.



Sustainability

We strive to create buildings that are sustainable, inclusive, flexible, support change, provide choice, embrace daylight, and offer good air and green space.



Sponsored by BDP

Regional winner Fit Out of Workplace
London

Post Building

100 Museum Street, London

Management consulting firm McKinsey and Company took full advantage of its relocation to The Post Building to create a workspace that changes the way people in its business work together. Its new office in London's Knowledge Quarter will house a cluster of more than 100 academic, cultural, research, scientific and media organisations in a setting which promotes collaboration and interaction and will foster client relationships.

The new office showcases McKinsey in its drive beyond traditional strategy consulting into profession-leading capabilities in digital transformation, advanced

analytics, capability building and design – particularly important since its acquisition of data analytics firm QuantumBlack.

A bold design doubles McKinsey's client convening space, which is configured to encourage co-working and co-creation, including hackathons, design workshops and sprints. Smart use of technology increases impact without compromising confidentiality. The office is equipped with the latest VC and file-sharing systems to allow seamless virtual collaboration and encourage a practically paperless environment.

A series of agile neighbourhoods allow staff

to choose the space that is best suited to the work they need to do, ranging from quiet and concentrated to social and collaborative.

Employee wellbeing has been carefully considered with healthy food options on each floor, ample natural light plus circadian lighting, a gym, a mothers' room, relaxation spaces, and wrap-around terraces offering panoramic views of the city.

The project exemplifies McKinsey's drive and commitment to enable its people to do what they do best. It is a great example of how workplace design can transform and support business change.

Client
McKinsey & Company

Owner
New Oxford Street

Occupier
McKinsey & Company

Project manager
CBRE

Quantity surveyor
CBRE

Architect
MoreySmith

Interior designer
MoreySmith

M&E engineer
Troup Bywaters + Anders

Structural engineer
Waterman Group

Contractor
BW: Workplace Experts

Developers
Brockton Everlast / Oxford Properties

Agent
CBRE



Sponsored by BDP

Regional winner Fit Out of Workplace
Scotland

Project 2-4

2-4 Blythswood Square, Glasgow

The motto on a bottle of Pernod Ricard reads: *'Createurs de convivialité'* and there is no doubt that the aniseed drink brand owners, the Chivas Brothers, has 'created conviviality' throughout its new Glasgow city centre headquarters. The new workplace environment is modern, forward-thinking and employee-focused and has enhanced the user experience.

2-4 Blythswood Square is a recently redeveloped office building with a listed Georgian frontage which overlooks the stunning Blythswood Gardens.

Behind the historic façade, Chivas Brothers' modern open-plan office accommodation is arranged over five levels.

On the ground floor, there is the 'convivial lounge', a coffee bar and a range of meeting rooms, where staff can work by themselves, with each other or with visitors and clients.

The upper floors offer open-plan flexible working space with a variety of quiet and team spaces. The lower ground floor offers a fully stocked bar showcasing the Chivas portfolio – including whiskies such as Ballantine's and The Glenlivet – and

an extensive dining kitchen area. These facilities are offered to clients and staff alike. A new central glazed courtyard at Level 2 provides further amenity space.

Chivas Brothers and its designers have created an exciting working environment which has matched all the distiller's requirements and expectations. The building has acted as the catalyst for change within the company, with the new flexible work styles and future-proofing supporting the values of entrepreneurial spirit, mutual trust, and the business ethos.

Client

Chivas Brothers

Owner

Chivas Brothers

Occupier

Chivas Brothers

Project manager

Turner & Townsend

Quantity surveyor

Turner & Townsend

Brief consultant

Graven Images

Architect

Graven Images

Interior designer

Graven Images

M&E engineer

Atelier Ten

Structural engineer

Woolgar Hunter

Contractor

Morris & Spottiswood



Sponsored by BDP

Regional winner Fit Out of Workplace Midlands & Central England

WD-40

252 The Square, Milton Keynes

There's a saying: "If it doesn't move and should, use WD-40." And the multi-faceted brand took this to heart and moved across Milton Keynes to 252 Square. An impressive refit has delivered to WD-40 a building and environment that is reflective of its cultural values and encourages teamworking.

The base build was a conventional spec office building with an internal open courtyard. This central space is now the building's defining feature. A new roof has established an internal collaborative focal point for the adjacent work areas and

eased visual communication. A feature stair connecting all floors radiates away from this central feature adding to the sense of cohesion.

The premium workspace offers a variety of settings that enable agile, flexible and team and solo working. Strong branding runs throughout the building helping to unify the spaces and increase corporate identity. The high-quality materials used and bespoke fixed furniture add a unique character to the space.

Health and wellbeing is addressed through the use of natural recycled and low-VOC materials, a good level

of natural daylight into the centre of the building via the new atria and roof light, maximised views out and across the workspace, and planting and biophilic elements. Also, an employee gym, changing rooms and covered cycle parking have been provided. The ground floor café doubles as the communal area for staff briefings and events.

The simple yet innovative idea of using the staircase to revitalise an existing building, and address the need for collaboration and connectivity between teams, provides a useful lesson for other such developments.

Client
WD-40
Owner
WD-40
Occupier
WD-40
Project Manager
Spring4
Quantity Surveyor
Spring4
Interior Designer
Burt-Jones & Brewer
M&E Engineer
QL Partnership
Structural Engineer
The Morton Partnership
Contractor
Collins Construction
Agent
Spring4





UCL 20 Bedford Way

The UK's foremost designer of lighting solutions

Glamox Luxonic's passion for designing and manufacturing energy efficient, aesthetically pleasing lighting products, has seen the company deliver a portfolio of lighting and controls solutions to some of the world's most innovative businesses, for a wide variety of applications.

As a Carbon Trust Accredited Supplier, our company embraces sustainability and LEAN Manufacturing. We can offer a variety of highly respected brands, 'off the shelf' products, and completely bespoke solutions manufactured at our Basingstoke HQ and proudly bearing the 'Made in Britain' marque.

Sponsored by Glamox Luxonic

National & Regional winner Refurbished / Recycled Workplace
London

160 Old Street

London



Sponsored by **Glamox Luxonic**

This joint venture between Great Portland Estates and the BP Pension Fund has magically transformed this previously dilapidated 1970s office building into an innovative, sustainable building suitable for today's business market. This building is a significant addition to London's bustling Silicon Roundabout business district.

This structurally complex refurbishment has made the most of a tricky site, optimising the workspace through clever retention and extension of the existing cores. The floorplates have been reconfigured to provide more usable office space – an impressive additional 70% net internal area – which also benefit from a high quantity of natural daylight. The design allows the building to be multi-let on a floor-by-floor basis.

What were two disparate entrances have been consolidated into a new pavilion which introduces a welcoming double-height office reception area with collegiate space for communal working. The building now links with, and contributes positively to, the external public realm. A series of courtyards and terraces on each floor add to the user's enjoyment of the building and its wellbeing principles – they also give a generous feeling of spaciousness.

The exposure of existing and new structure adds elegance to the building's aesthetic and provides an interesting reminder of its previous life. Glazed bricks add colour and expression externally – and are also used internally to complement the material pallet.

An app has established

a 160 Old Street online community, where the latest events, local offerings and lifestyle magazines are at their fingertips alongside control of the building's lights, temperature and blinds. This makes a huge difference to the workers' and visitors' ability to get the best out their environment and ultimately feel a personal level of control. The developer has provided double the industry standard of cycle storage facilities, showers and lockers.

This brilliant reimagining of the building has created an innovative and desirable experience for its tenants and benefited the locality. The quality of this refurbishment means 160 Old Street is capable of meeting the demanding requirements of the creative and digital occupiers, now and in the future.

Client

Great Portland Estates

Owner

The Great Ropemaker Partnership

Occupiers

various

Project manager

Jackson Coles

Quantity surveyor

Exigere

Architect

Orms

M&E engineer

Hilson Moran

Structural engineer

Heyne Tillett Steel

Contractor

Wates Construction

Investment/property co

The Great Ropemaker Partnership

Developer

Great Portland Estates

Agents

JLL / Colliers International



Sponsored by **Glamox Luxonic**

Regional winner Refurbished / Recycled Workplace
Scotland

10 George Street

Edinburgh

This intelligent refurbishment took a tired and dated building and repurposed it into contemporary office accommodation. It also made the most of its fabulous views of Edinburgh's New Town World Heritage site.

The project retained and updated the original structural frame, with elements of recladding and reconfiguration of the upper levels. The removal of the structural floor above the entrance and the widening of the reception on the ground floor has created a spacious and generous environment. These measures, combined with the introduction of increased

levels of glazing into this double-height space, allow an abundance of natural light to flow into this previously dark, unwelcoming area.

The lightwell which sat at the centre of the existing footprint had divided the floors, creating a front- and back-office atmosphere. By infilling this area, the workspaces are now visually and physically connected, improving communication across the building.

The removal of half of the basement level parking spaces has allowed substantial improvements, such as generous provision of shower facilities and new lockers. The innovative life

safety systems generator that has been added addresses the potential issue of future outages. The relocation of the plant room to the basement has allowed the roof to be turned into a flexible terrace space.

The quality of this project has effectively created a brand-new building at 10 George Street, breathing new life and presence to this prestigious location and creating modern flexible office space.

To top it all, that joyous new roof terrace space will provide an unrivalled spot to watch Edinburgh's Hogmanay firework displays.

Client

La Francaise Real Estate Partners International

Owner

La Francaise Real Estate Partners International

Project manager

Cushman & Wakefield

Quantity surveyor

Cushman & Wakefield

Architect

Reiach and Hall Architects

Interior designer

Cushman & Wakefield Interior Design

M&E engineer

Buro Happold

Structural engineer

Buro Happold

Contractor

Robertson Construction

Investment/property co

La Francaise Real Estate Partners International

Developer

La Francaise Real Estate Partners International

Agent

Cushman & Wakefield



Sponsored by Glamox Luxonic

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

Eagle House

Colston Avenue, Bristol

This bold and enterprising refurbishment has taken the 1930s-built Eagle House firmly into the 21st century. The team successfully overcame the challenges and constraints arising from sitting within a prominent conservation area, having the Grade I listed St Stephen's Church as a neighbour and Bristol's famous Cenotaph a stone's throw away, to deliver a larger contemporary workplace.

The creative design along with a sensitive colour scheme significantly improves the internal space. The impressive atrium, roof terrace, remodelled entrance

and auditorium area all bring a sense of drama to the modernised building. Improvements to the fabric and services have been cleverly integrated and a new stair core with a feature translucent glazed central portion, allows diffused light in during the day and out at night. The creation of an extra storey helps to generously accommodate Immediate Media's 500-strong relocated workforce and boosts their ability to collaborate.

The design is sensitive to its high-profile setting. A zinc-clad mansard roof blends perfectly with St

Stephen's House and the new perforated metal screen in front of the reception space is influenced by the Art Deco style of neighbouring buildings.

The full-height atrium was created by enclosing the existing external courtyard with a new roof storey. This provides a new main circulation route which allows staff to work together and gives direct visual contact across all floors.

Careful design has given the building a heightened new presence, activated the surrounding area and created a place where people want to work.

Client
Immediate Media Co
Occupier
Immediate Media
Project manager
Grove Property
Architect
Stride Treglown
Interior designer
Lorenc
M&E engineer
Box Twenty
Structural engineer
Craddys
Contractor
Meronden



Sponsored by **Glamox Luxonic**

Regional winner Refurbished / Recycled Workplace
The Midlands & Central England

KMB Tachbrook Park

**Millward Brown Building, Olympus Avenue,
Tachbrook, Leamington Spa, Warwickshire**

KMB's business mantra is: "Connect, win, grow, retain", and its newly refurbished headquarters will give it the perfect base to fulfil that aim. The rejuvenation of this previously dated office building into a modern working environment befits KMB's standing as one of the UK's leading telemarketing and outsourcing providers.

The external face of the building has been elegantly redesigned and remodelled and the grounds have been landscaped to create a much improved first impression. Once inside, the

impressive reception area, which benefits from plenty of natural light from the new triple-height atrium, provides a bright arrival experience.

The office space has been fitted out to comply with, and often exceed, BCO standards, and has created flexibility in the workplace. The inclusion of a high-quality new canteen, a top-floor staff bar, and internal and external break-out spaces demonstrates how staff health and wellbeing has been prioritised within the project.

Future changes in working practices have been factored in with the uncomplicated separation of floorplates and a considered reception layout option, meaning the space can be easily sublet.

The effective re-use of the existing building, including the office space itself, the improved staff facilities and the installation of sustainable features, drove this project above the run-of-the-mill refurbishment. It has seen the creation of a workplace that has had a fundamental effect on the business occupier.

Client

Kames Capital Active Value
Property Unit Trust

Owner

Kames Capital Active Value
Property Unit Trust

Occupier

Kantar Millward Brown

Project manager

Capella Estates

Quantity surveyor

PQS2

Architect

Robothams Architects

Interior designer

BDG Workspace

M&E engineer

The Engineering Practice

Structural engineer

Glanville

Contractor

MCS Group



Sponsored by Glamox Luxonic

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

RB Science and Innovation Centre

Dansom Lane, Hull

Client
Reckitt Benckiser
Owner
Reckitt Benckiser
Occupier
Reckitt Benckiser
Project manager
Groma Consulting
Quantity surveyor
AECOM
Architect
Ryder Architecture
Interior designer
Scott Brownrigg
M&E engineer
HDR | Hurley Palmer Flatt

The £105m Science and Innovation Centre will act as RB's global innovation hub to help maintain the pharmaceutical giant's position at the forefront of consumer health innovation.

The S&I Centre gives the manufacturer of products including Nurofen and Strepsils state-of-the-art offices, R&D facilities, open-plan working and collaborative areas to house, retain, recruit and inspire the talent who will drive forward the latest discoveries in consumer health.

The design is a fusion of old and new. The existing historical buildings – the office building KWN and the Humber Suite, the original

boardrooms and seat of the Reckitt family dating from the early 1900s – have been connected to a bespoke high-spec R&D facility via an innovation pathway linking all three buildings.

The facility has four floors dedicated to office space with each working area colour-coded for easy navigation and wayfinding. 'Scrum' spaces focus on flexibility with movable glazed partitions for informal get togethers and semi-enclosed private meetings. A new staircase connects to the upper-level meeting suite, an area for presentation and collaboration.

The meeting suite has been restored to its original grandeur, which celebrates

the history of the company, with the latest technology having been seamlessly integrated.

RB has partnered with Hull York Medical School and the University of Hull to offer a new MSc in pharmacology and drug development and students will have unique access to cutting-edge facilities at the S&I.

The S&I Centre is RB's largest healthcare development centre in the world, and the biggest single site investment in the company's history. That it chose Hull for this project is testimony to the firm's allegiance to the city and will have a massive effect on the surrounding economy.



Sponsored by Skanska

National & Regional winner Projects up to 1,500m²
North of England, North Wales & Northern Ireland

Couchbase

1A Tariff Street, Manchester



Sponsored by Skanska

The pioneering high-tech company Couchbase made the perfect choice in opting for this stunning Grade II listed building in Manchester's Northern Quarter to house its ultra-modern workspace. The developer, Helical, worked closely with the cloud storage provider to successfully convert 1A Tariff Street into its unique new Northern home, following its move from nearby Sevendale House.

The project has transformed the site by the adept implementation of novel and interesting design concepts, which celebrate the building's history. The development team made best use of the unusual space they worked with and carefully restored the building's many original heritage features. The disused lower ground floor

spaces have been turned into functional modern work areas, with the old loading bay now providing Couchbase with its own bold bespoke entrance.

The building's character has been embedded into the new design – for instance, the cobbled double-height loading bay with the original hoist and coal chute is now the office entrance and social area. Other historical elements have been exposed and enhanced to create a distinctive look and feel in the office space. It is apparent throughout that this retention of character has not meant a trade-off with a reduction in quality.

A variety of settings have been created to cater for Couchbase's working requirements. To suit whichever tasks they are undertaking, staff can make use of informal

hang-out spots, formal areas, quiet zones, and collaboration spaces all set in a comfortable and relaxing environment.

The project has successfully captured the building's original context while creating a fun and stylish home which meets the complex demands of Couchbase's current and future office requirements and potential business growth.

The judges were blown away by this project, which more than surpassed their expectations. Staff display a renewed sense of pride in where they work, and this is a place where they are excited to bring customers to. What was an unconventional and unergonomic space has been transformed into a bespoke, uplifting workplace fit for the future.

Client
Couchbase
Owner
Helical
Occupier
Couchbase
Project manager
Savills
Architect
Atelier MB
Interior designer
ADT Workplace
M&E engineer
Marketaylor
Contractor
ADT Workplace
Investment/property co
Helical
Agent
Savills



Sponsored by Skanska

Regional winner Projects up to 1,500m²
South of England & South Wales

12 Forbury Court

12 Forbury Road, Reading

12 Forbury Court, or TW12VE as it is branded, is a striking renewal of this previously dated building, which now provides bright contemporary workspace in the heart of Reading town centre. Set over five floors, the Wiredscore-certified building offers adaptable open-plan offices in a range of sizes from around 3,000 sq ft and up to 9,000 sq ft.

The development has been finished to an exceptionally high standard providing a top-quality specification. Some of the standout enhancements include the

communal roof terrace with planting and attractive seating areas, a VRV cooling system, and an excellent digital infrastructure.

A vibrant workspace spans the new fifth floor. The exposed ducting and concrete coffers with embedded lighting add to the modern industrial feel and the spacious environment.

The building is in a sustainable location, with access to all transport facilities, including Reading station around 150m away, and all leisure and catering outlets on the doorstep. 12

Forbury Court is also newly equipped with electric car charging points and new cycling facilities, including secure storage, and showering and washrooms.

The overall attention to detail of each facet of this development was the key to impressing the judges on this project. The strong branding that runs throughout and the flexible tenancies that are on offer left the judges in no doubt that the office space will attract the modern and dynamic growing businesses for which it is perfectly suited.

Client
BMO

Owner
BMO

Project manager
Construction Management

Quantity surveyor
Construction Management

Architect
Minifie Architects

M&E engineer
Cudd Bentley

Structural engineer
Elliott Wood

Contractor
GPF Lewis

Agent
Lambert Smith Hampton



Regional winner Projects up to 1,500m²
Midlands & Central England

Colmore Building: Interface, The Greenhouse

Interface Europe, 10th Floor, The Colmore Building,
20 Colmore Circus, Queensway, Birmingham

The collaborative workshop approach between the design and construction teams enabled this impressive headquarters to be delivered within an incredibly tight timeline. It is also to their credit that the teams adhered to the project's precise budget.

Despite these constraints, sustainability and wellbeing – an integral element of Interface's 'Climate Take Back Mission' – was always at the heart of the design process. This is apparent in the selection of quality British manufacturers, the mix of natural finishes used and the 'free flow' approach to the space plan, which dominates throughout.

Birmingham is the UK's first biophilic City and many creative elements strengthen the feeling of bringing the outside in.

Effective design solutions have been successfully and innovatively used across the variety of workspaces. The entrance area makes for a welcoming reception and the collaboration space and customer/designer meeting areas create a vibrant hub at the heart of the office. Interface has drawn on its own family of products to create the dynamic flooring across the workspace, showcasing its effect. Communal spaces can be calibrated for group workshops and furniture and

IT changes, allowing for any fluctuations in the workforce numbers and future work demands.

The flexible and innovative solution of alternate workspaces and customer areas gives great opportunity for staff to co-operate and communicate effectively with each other, and customers and stakeholders from across the country.

The workspace embodies Interserve's culture, and by relocating its HQ to Birmingham recognises the importance that the city has within the UK market. The move has also created greater connectivity to the other Interface offices in Halifax and Clerkenwell.

Client
Interface Europe - UK HQ

Owner
Ashby Capital

Occupier
Interface Europe

Project manager
Interface Europe

Quantity surveyor
Overbury

Architect
Overbury

Interior designer
Overbury

M&E engineer
Overbury

Contractor
Overbury

Agent
JLL



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Regional winner Projects up to 1,500m²
London

Eccleston Yards Studio

5-6 Eccleston Yards, London

A lease renewal offered PDP architects the opportunity to completely review the way its business operated and its new office now influences and shapes working practices and culture. A previously unworkable and difficult to let space has been transformed into a magnificent bespoke workplace befitting this top architectural practice.

PDP's new studio is also now representative of Eccleston Yards – the independent creative community made up of 80,000 sq ft of refurbished industrial space, transformed into a hub for

foodies, creatives and wellness lovers on the boundary of Belgravia, near Victoria Station – which it overlooks.

The innovative refurbishment of the office space has created a light and bright architectural studio in what had been a dark and tired area. The brightly coloured entrance arch set into a charred timber archway gives visitors a pleasingly artistic first impression. A central circulation spine and increased window space emphasises the visual connection to the outdoors.

Internally, the access stair maintains the raw finishes

of the building materials, including surface-mounted galvanised steel lighting. 'The Hub', a multi-functional space for staff, clients, and consultants to work and come together, with an iPad-controlled coffee machine set into a floating island, creates a focal point.

Staff asked for an inventive and synergetic environment, filled with light, to which they would look forward to coming to every day. There is no doubt that their new environment gives them that in bucket loads and it also encourages a collaborative approach to work.

Client

PDP London

Owner

Grosvenor

Occupier

PDP London

Project manager

PDP London

Quantity surveyor

Academy Consultant

Architect

PDP London

Interior designer

PDP London

M&E engineer

Edward Pierce Consultancy

Structural engineer

Hurst Peirce + Malcolm

Contractor

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51 Moorgate, London

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learn and work.

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Regional winner Projects up to 1,500m²
Scotland

Ediston

1 St Andrew Square, Edinburgh

Ediston's stylish new workplace gives the property investment firm a headquarters that would sit proudly in any real estate portfolio. The thoughtful design encourages movement and enables working away from the desk in a variety of settings.

The social section in the heart of the workplace, at the base of the building's atrium, benefits from an abundance of light and provides a bright space for breaks and social catch-ups. Get-togethers are further supported by the fact that more than half

of the office space can be rearranged to accommodate events and meetings as appropriate.

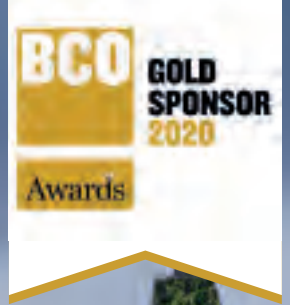
The base build of the scheme, a de-furbished warehouse style space with exposed services, has been skillfully incorporated into the redesign. The open-plan working areas were deliberately located to benefit from the natural light and the captivating views of St Andrew Square. As well as the vibrant meeting spots, there are spaces for quiet working, project areas and one-to-one zones.

The design introduces elements of quality to the interior that reflect Ediston's brand. Creative touches, such as the leather-wrapped ironmongery to the meeting rooms, bring a sense of luxury that sits comfortably with the urban interior.

With its variety of work and social spaces, simple enduring design, and stylish touches this confident, clever, grown-up office may be small, but it certainly packs a punch. The contemporary and efficient offices are befitting of a modern real estate company.

Client
Ediston
Owner
Aberdeen Standard Investments
Occupier
Ediston
Quantity surveyor
CBA
Interior designer
Form Design Consultants
M&E engineer
KJ Tait
Contractor
Mpace Group





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National & Regional winner Innovation
Midlands & Central England

Prof. Lord Bhattacharyya Building

University of Warwick, Lord Bhattacharyya Way, Coventry



Sponsored by WSP

The work that goes on inside the Prof. Lord Bhattacharyya Building could make a true difference to the planet's environment and help resurrect one of Britain's key industries. The inspiring and dramatic structure houses the National Automotive Innovation Centre (NAIC) at the University of Warwick, which researches and develops novel technologies to reduce dependency on fossil fuels and to reduce CO₂ emissions, stimulates the latest advances in automotive technology and helps develop a stronger supplier base in the UK.

The building is named in honour of Britain's first professor of manufacturing, who was a pioneer in linking academic knowledge with industry practicality. This creates the perfect environment for that fusion.

The workspace is designed to suit the varied requirements of the sensitive operations performed within, and the array of skills from the engineers, designers and academics who make use of it. There are a variety of areas for both privacy and collaboration.

The dramatic front elevation gives an early indication of the 33,000m² building's importance and purpose. A dramatic timber roof spans the structure and the use of renewable energy streams, bringing daylight in everywhere, has created an exemplar low-energy project which gives tangible weight to its sustainable credentials.

The building has been brought together with a sense of simplicity which belies the immense complexity of the workplace. The need for aspects of privacy in

intellectual rights, yet accessibility for improving collective knowledge, has resulted in a strong sense of openness in those areas that can be shared without security being compromised.

There is no doubt the Prof. Lord Bhattacharyya Building inspires those who work within it, those visiting, and, as it is embedded in a university campus, the next generation of engineers. Also, it is of such a high standard that it could provide the setting for the rejuvenation of the UK's motor industry and make it a key player in the global mobility revolution which is underway.

As a landmark building, it has transformed the campus at the University of Warwick and is a fitting legacy to the late Prof. Lord Bhattacharyya.

Client	University of Warwick
Owner	University of Warwick
Occupiers	WMG / Jaguar Land Rover / Tata Motors European Technical Centre
Project manager	Rider Levett Bucknall
Quantity surveyor	Rider Levett Bucknall
Brief consultant	Cullinan Studio
Architect	Cullinan Studio
Interior designer	Cullinan Studio
M&E engineer	Arup
Structural engineer:	Arup
Contractor	Balfour Beatty



Sponsored by WSP

Regional winner Innovation
Scotland

Queen Elizabeth House, New Waverley Office, Edinburgh

1 Sibbald Walk, Edinburgh

Queen Elizabeth House has given a robust cornerstone to the New Waverley Quarter regeneration project in Edinburgh's UNESCO World Heritage area. The development has proved an outstanding commercial success after securing a single grade-A covenant tenant and being sold to an investment fund in advance of practical completion.

The 265,000 sq ft QEH is part of the ongoing £240m New Waverley mixed-use development, which already houses many retail spaces, three hotels, and 150 apartments across a 7.5 acre brownfield site in the east of the city centre.

The Edinburgh hub will consolidate the UK government estate into a modern office including ministerial, event and press facilities for the first time in Scotland. The building will contain a dedicated cabinet room, the first of its kind outside of London. Ministers visiting from Westminster, and indeed everyone else in the building, benefit from the spectacular views to Calton Hill and the River Forth from the full-height windows and roof gardens.

The six floors of office accommodation are split over two sub-buildings – North and South – which are linked on three levels by a

large fully glazed bridge. Both buildings have their own core each containing four lifts, WCs, and vertical services, which enable the flexibility of separate occupancy of each building. The basement level contains plant, car parking, cycle storage and showers with changing facilities. High-efficiency four-pipe fan coils, ventilation heat recovery and onsite CHP generation all made worthy contributions to the building's BREEAM Excellent rating.

Queen Elizabeth House is innovative not only for its commercial success but for its positive effect on the surrounding environment.

Client

Artisan Real Estate

Owner

LGIM Real Assets

Architect

Allan Murray Architects

M&E engineer

Caldwell Consulting

Structural engineer

Ian Black Consulting

Contractor

McAlear & Rushe Contracts UK

Developer

Artisan Real Estate



Sponsored by WSP

Regional winner Innovation
North of England, North Wales & Northern Ireland

Windmill Green

24 Mount Street, Manchester

Windmill Green pitches itself as being a new kind of workspace and not a run-of-the-mill office block. And it is true, this exemplar forward-thinking building is anything but run-of-the-mill.

The 1970s building had been vacant for several years following many failed development proposals which focused on new-build towers. When FORE acquired the site, planning permission was in place for a 17-storey building. But rather than build out the approved scheme, the developer opted instead for a retrofit, creating a more sustainable

scheme by reusing the embedded carbon in the existing concrete frame and doing a deep refurbishment, adding a new efficient façade system and services.

The existing structure was reused and extended to create a highly sustainable office, fit for the next generation of working practices. The developer's trademark approach of combining ultra-low carbon initiatives with an innovative social impact strategy was embedded in the design.

The lower floors of Windmill Green are home to a dedicated coworking space

where community groups, charities, local artists, start-ups and entrepreneurs collaborate and create in an inspiring, supportive environment.

Windmill Green is the city's greenest new office. It is Manchester's first multi-let BREEAM Outstanding building and was also awarded WiredScore Platinum status.

The combination of environmental sustainability and a social purpose, together with a sensitive architectural approach to a key strategic site makes Windmill Green stand out.

Client:

FORE Partnership

Owner

FORE Partnership

Project manager

Gardiner & Theobald

Quantity surveyor

Walker Sime

Architect

tp bennett

Interior designer

tp bennett

M&E engineer

Crooks Walker Consulting

Structural engineer

Curtins

Contractor

Kier Construction Northern

Investment/property co

FORE Partnership

Developer

FORE Partnership

Agents

Knight Frank / Lambert Smith Hampton / Sixteen



Regional winner Innovation

London

160 Old Street, London

See National & Regional winner Refurbished / Recycled Workplace

Sponsored by AECOM

National winner Test of Time

Living Planet Centre: WWF-UK Headquarters

Rufford House, Brewery Road, Woking



Sponsored by AECOM

When the Living Planet Centre won the BCO Innovation Award in 2015 the judges noted how the building had pushed the boundaries in innovation and sustainability in the workplace. And it is testimony to the excellence of the WWF's Woking HQ that in 2020 it was still pushing those boundaries and remains at the forefront of sustainable design and construction.

The 'Magic Carpet' building is constructed on a podium above a retained public car park, the perimeter, planted with shrubs, trees and flowers, helps it blend with the surrounding landscape. A stunning curving timber grid-shell spans the width, creating a dramatic and light-filled interior.

The highly flexible working environment is complemented by a conference venue, a

variety of meeting rooms, education support facilities and the WWF Experience exhibit, which is open to the public and helps to connect the organisation with the local community.

On-site sustainable features include ground-source heat pumps, PVs, thermal mass, natural and mixed-mode ventilation, and it was awarded a BREEAM Outstanding rating. Careful material selection was based on embodied carbon content and long life.

The project has improved the public realm dramatically and it harmoniously links to the town centre. It is surrounded by trees and a new wetlands area created to provide a wildlife corridor to a nearby moor. The biodiversity of the site has been enhanced by the introduction of new habitats and plant species,

including a pond and reed bed, planted sections of the plinth, a wildlife corridor between the canal and moor, and a sedum roof that covers selected outbuildings.

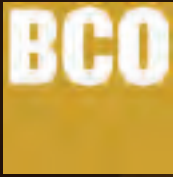
The implementation of a green travel plan has led to a significant decrease in car use from 61% to 22% and regular POEs show a vast improvement in staff wellbeing.

Pre-pandemic the WWF had changed to flexible working patterns, significantly increased the population of the building, and had upped the IT requirements – the design of the building meant it could cope effortlessly with this evolution.

The Living Planet Centre was ahead of its time when delivered and still leads the way in environmental sustainability and spreading social value to a local and global audience.

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





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