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2026

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the built environment since 1959

AWARDS

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Civic Trust Awards 2026 Special Award for Sustainability



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DERWENT
LONDON





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Sponsorship opportunities

The Civic Trust Awards offer a wide range of sponsorship opportunities, including our Special Awards and Awards Ceremony packages.

If you would like to discuss the benefits that sponsorship could bring to your organisation, please contact

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With special thanks to our supporters and sponsors:

Derwent London,
The family of Selwyn & Becky Goldsmith,
EPR Architects,
BlueLight Management
AABC
Buro Happold

INTRODUCTION



Karen Hankey
Civic Trust Awards Manager

This year's Civic Trust Awards attracted over 300 entries from across the UK, the USA, Ireland, Canada, India and South Korea, reflecting the Awards' continued international reach and relevance. Together, these projects demonstrate an exceptional range of ambition, scale and context, united by a shared commitment to improving the quality of the built environment and the lives of those who experience it.

All entries were assessed through a rigorous, multi-stage process designed to ensure independence, fairness and depth of consideration. Initial evaluation was undertaken by Regional Assessment Teams, whose expertise spans architecture, urban design, conservation, sustainability, access and inclusion, alongside the insight of local civic societies and heritage groups. This ensures that projects are judged not only on design quality, but on their contribution to place and community. Regional recommendations were then reviewed by the National Judging Panel, who benchmark projects against peer schemes from this and previous years. Drawing on a broad range of professional expertise, panel members researched and debated each submission in depth before reaching their final decisions. This collective scrutiny ensures that awards are made holistically and to the highest standards. In November, 77 projects were shortlisted as Civic Trust and Pro-Tem

Awards Regional Finalists, alongside 16 AABC Conservation Awards and 15 Selwyn Goldsmith Awards for Universal Design Regional Finalists.

Following intensive final-stage deliberation, the National Judging Panels awarded:

- Civic Trust Awards: 21
- Civic Trust Highly Commended: 24
- Pro-Tem Highly Commended: 1
- Selwyn Goldsmith Universal Design Awards: 3
- Selwyn Goldsmith Universal Design Highly Commended: 3
- AABC Conservation Awards: 5
- AABC Conservation Highly Commended: 5

In addition, 6 Special Awards were presented to schemes which demonstrate excellence in a specific field.

- Outstanding Achievement Special Award sponsored by BlueLight Management
- Special Award for Sustainability sponsored by Derwent London
- Special Award for Reuse & Adaptation sponsored by EPR Architects
- Special Award for Neuro-Inclusive Places sponsored by Buro Happold
- Michael Middleton Special Award
- Special Award for Community Impact & Engagement

Since its inception in 1959, the Civic Trust Awards has celebrated excellence in architecture, landscape, urban design and public realm, recognising projects that shape places with care, intelligence and lasting value. Now the world's longest continuously running built environment awards programme, the scheme remains firmly committed to championing work that delivers meaningful cultural, social, economic and environmental benefit, and that enriches everyday life for communities. Our blind judging process ensures complete impartiality, allowing projects to be recognised purely on their merit and their contribution to the public realm.

I am deeply grateful to our Civic Trust Members, Regional Assessors and National Judging Panels, whose generosity of time, insight and expertise underpins the integrity and standing of the Awards scheme. We simply couldn't do it without them!

My sincere thanks go to our sponsors whose continued support makes the delivery of the programme possible. Derwent London, who have supported the Civic Trust Awards since 2013 and been sponsors of the Special Award for Sustainability since 2015. EPR Architects, who for a fourth year support the Special Award for Reuse & Adaptation. BlueLight Management, who have made a multi-year commitment and this year sponsor the Outstanding Achievement Special Award. The AABC who have been integral with the delivery of the Conservation Awards since its inception in 2014 and are the official sponsor of the AABC Conservation Awards. This year we welcome Buro Happold who have developed a brand-new award – The Special Award for Neuro-Inclusive Places presented to an outstanding project that has placed neurological differences at the heart of the design.

My thanks also go to everyone who took the time to enter their projects to us for consideration. As an independent not-for-profit organisation, we can only continue to deliver this much-loved and well-respected awards programme if you apply, so I look forward to seeing what the 2027 application round has to offer!

Finally, my warm congratulations to all the organisations, design teams, clients and collaborators behind this year's outstanding winning projects. Their work, celebrated throughout this brochure, demonstrates the power of thoughtful design to inspire, to endure and to create better places for everyone.

Karen Hankey
Civic Trust Awards Manager

Civic Trust Awards National Judging Panel

A representative group of experts who uphold the integrity and ethos of the Civic Trust Awards and make the final decision on the level of awards to be given, ensuring national and international consistency.

Adina Bisek

Adina is an exceptional and talented masterplanner and urban designer with more than 20 years of global experience in India, the US and the UK. As a former Grimshaw Principal Adina has extensive experience in leading multi-disciplinary teams to deliver world-class, high-profile masterplans of varied scales and typologies, that exceed clients' expectations and achieve optimum financial results. Adina has an M.Arch (urban design) from the University of Texas at Austin, and a B.Arch (Hons) from the School of Planning and Architecture, Delhi, India.

Claire Barton

Claire has been a Partner at Haverstock since 2006, leading numerous successful and award-winning projects in a range of sectors, aiming to ensure each generate positive engagement and support inclusive design solutions. Alongside her role at Haverstock, Claire is a technical advisor to the Department for Education, gaining an in depth understanding of the latest design specifications. Under her leadership Haverstock has pioneered sustainability initiatives in educational design, leading two of the first schools under the DfE's Sustainability Pilot Scheme.

Ernest Fasanya

Ernest joined Hopkins Architects in 1987 and has led award-winning projects across healthcare, education, and sports, which, most recently includes the delivery of the Pears Building (Institute of Immunity and Transplantation) for the Royal Free Charity and University College London. Alongside practice, he lectures internationally and has taught at Aarhus School of Architecture, University College London, and Queen's University Belfast. He sits on New London Architecture's Healthcare Panel and chaired the North London Panel for the 2024 RIBA Awards.

Hari Phillips

Hari is an architect and co-founder of Bell Phillips, a practice renowned for delivering high-quality projects in the housing, regeneration and public realm sectors. Through Form Place, he plays an active role in shaping the built environment through design advocacy and education. Hari formerly chaired the London Legacy Development Corporation's Quality Review Panel and is on design review panels in Oxford, Havering and for Design South-East. He is committed to supporting the next generation of architects by guiding and mentoring emerging practices, tutoring at Ravensbourne University and is an external examiner at Brighton University. He judges the Housing Design Awards and is a trustee of the Museum of Architecture.

John Davies

John is Head of Sustainability at Derwent London, where he leads the company-wide sustainability agenda. As a highly experienced sustainability management professional, he is a leading expert in several sectors including commercial property and has developed industry-leading sustainability programmes and strategies. He writes extensively in the sustainability press and sits on many industry panels and committees. He was previously Head of Sustainability at Davis Langdon LLP and worked as a sustainability advisor at BAA, where he led the sustainability agenda within the T5 design phase and the £10bn Capital Projects function.

Josh Fenton

Josh has over 10 years' experience in architecture

and amplifying the voices of placemaking experts. He studied Architecture at Edinburgh University and the London School of Architecture, driven by a passion for social housing delivery. He co-founded the urbanism zine *Afterparti* and his early work was often informed by the conversations that took place there. Most recently, Josh was senior communications manager at Berkeley Group and has held senior roles at communications agencies delivering tangible results for his clients. His expertise is broad and includes PR & Media and brand and digital support for clients across the built environment who are shaping sustainable and inclusive communities. Josh is a Trustee at Lyng Community Association and a Visiting Missionary for CFCI Zimbabwe

Julian Robinson

Julian is Director of Estates at the London School of Economics, responsible for the delivery of capital development, facilities and project management. Formerly Project Director of Queen Mary University of London. Projects delivered include an award-winning medical school at Queen Mary and the RIBA London Building of the Year 2014, the Saw Swee Hock Student Centre at LSE. LSE was named AJ100 Client of the Year 2014. Julian was a CABE Enabler, is a Trustee of the Higher Education Design Quality Forum, Trustee of Eko Multi Academy Trust in east London and Vice Chair of the Northbank Business Improvement District. He was made an Honorary Fellow of the RIBA in 2016.

Laura Stephenson

Laura is a Director at Allford Hall Monaghan Morris with over twenty years' experience across a range of sectors. She has delivered several award-winning projects and over the past ten years, has focused on leading projects of a significant scale and complexity in the public sector which involve the transformation of listed buildings and includes the Grade II listed BBC Studios where Laura oversaw the transformation of world-renowned Television Centre into new state-of-the-art broadcasting studios. Most recently Laura led the team working on proposals for a temporary House of Commons at Richmond House for UK Parliament.

Malcolm Hankey

Malcolm is a Director of BlueLight Management Ltd and Executive Director of the Civic Trust Awards. As highly skilled specialist project manager and civil engineer, he has extensive experience in the management and delivery of flood defence programmes, major complex construction, and engineering projects, with particular emphasis on project strategy/turnaround solutions for distressed projects, defects remediation, compliance solutions and legal/contractual disputes. His expertise provides a combination of services that deliver solutions to clients that are experiencing programme and commercial slippage and technical and contractual disputes. Malcolm gained a LLB (Hons) in Law in 2003 and was made an Honorary Fellow of the RIBA in 2012 in recognition of rescuing the Civic Trust Awards from administration in 2009.

Neal Charlton

Neal is a Director at Buttress Architects and an AABC registered conservation architect. After receiving an AABC Conservation Award in 2015, Neal joined the AABC Board and has been on the Conservation Awards and Civic Trust Awards National Judging Panel since 2016. He has

undertaken many projects in sensitive historic environments, including modern interventions on scheduled monuments. His studio's work includes the public and private sectors, urban and rural, residential and commercial, traditional and contemporary, and is internationally renowned for exceptional skills in heritage and conservation.

Neil Smith

Neil is Chair of the London Legacy Development Corporation's Built Environment Access Panel and one of the Mayor of London's Design Advocates promoting Good Growth by Design. He is the Inclusive Design Lead for HS2 Ltd and led the Inclusive Design team at Buro Happold. He has worked for the Mayor of London, as the Principal Access Officer and was Head of Consultancy and Training at the CAE. He is the principal author of the Mayor's Supplementary Planning Guidance 'Accessible London: achieving an inclusive environment', and the London 2012 Games and 2019 LLDC's 'Inclusive Design Standards'. He sits on the British Standards Institute Committee B/559 - Design of an Accessible and Inclusive Environment responsible for BS 8300.

Pascal Wensink

Pascal is the Design Director at EPR architects and oversees a diverse portfolio of building typologies including residential, workplace and complex mixed-use developments. He has worked for several architectural practices in the UK and abroad and ran his own design studio in London prior to joining EPR in 1995. He is responsible for one of London's most significant regeneration projects, Ram Quarter, which preserved the strong brewing heritage of the historic site and created a new urban quarter in the heart of Wandsworth. He works closely with Open City to increase the prominence of architecture on the national curriculum and judged the 'What House' and 'Homes Overseas' Awards, the WAN Awards and has been a Civic Trust Awards Regional Assessor for many years.

Civic Trust Awards Patron

George Clarke



Civic Trust Awards Patron George Clarke is an English architect, television presenter, campaigner and educator. He passionately believes that architecture, art and design should be accessible to everyone and has the power to transform and enrich lives. He is

best known for his work on the Channel 4 programmes *The Home Show*, *The Restoration Man* and *George Clarke's Amazing Spaces*. Born and raised in Sunderland, from the age of 12 George wanted to be an architect. After studying at the University of Newcastle and University College London, George started his own practice, award winning *clarke:desai* which he left in 2011 to launch a new practice *George Clarke + Partners*. Since 2008, George has been raising awareness of the Civic Trust Awards amongst the public, encouraging them to participate in the scheme by volunteering as local community assessors.



Outstanding Achievement Special Award

Selected by National Judging Panel Members as the exemplary scheme from the year's Award-winning projects.

Sponsored by BlueLight Management

Urban Nature Project

Kensington and Chelsea, Greater London

Architect
Feilden Fowles Architects

Landscape Architect
J&L Gibbons

Structural Engineer
engineersHRW

3D Design
Gitta Gschwendtner

M&E Engineers
Max Fordham

Universal Design Consultant
Earncliffe

Sustainability Consultant
Mace

Project Manager
Mace

Quantity Surveyor
Mace

Main Contractor
Walter Lilly

Civil Engineers
Infrastruct CS

The Urban Nature Project is an exceptional and transformative scheme that redefines the relationship between culture, nature and the public realm in the heart of London.

Located within the grounds of the Natural History Museum, the project reimagines a previously underused and predominantly hard-landscaped site as a richly diverse, accessible and educational environment. Through the clarity of its vision, the depth of its environmental ambition and the quality of its execution, the project represents a benchmark in contemporary civic landscape design.

At the heart of the scheme is a powerful commitment to reconnecting people with the natural world in an urban setting. The design replaces impermeable surfaces with a carefully structured sequence of natural habitats inspired by Britain's landscapes. Woodland, meadow, wetland and garden environments

are brought together in a coherent and legible composition that supports biodiversity while offering an engaging and immersive visitor experience. This approach transforms the museum grounds into a living landscape that actively supports the institution's scientific, educational and public-facing mission.

Design decisions are rooted in ecological understanding and long-term sustainability. The planting strategy prioritises native and climate-resilient species, selected to provide year-round interest while supporting insects, birds and other wildlife. Biodiversity is not treated as an abstract aspiration but is embedded within the spatial structure of the site. Water management plays a central role, with natural drainage systems designed to slow, store and filter rainwater. These measures reduce surface water run-off, improve soil health and contribute to climate resilience in an increasingly challenging urban environment.



Images: Jim Stephenson



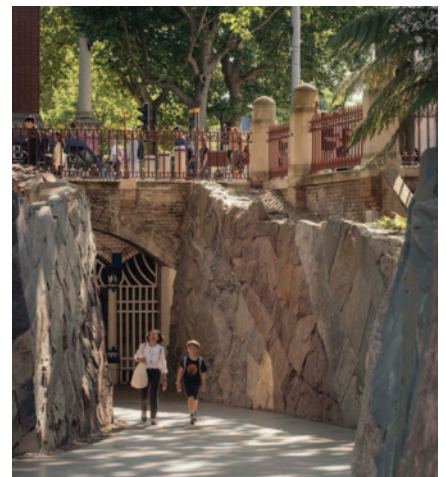
The project demonstrates exceptional sensitivity to its historic and cultural context. The Natural History Museum is a globally recognised landmark, yet the landscape design avoids subservience or pastiche. Contemporary interventions are confidently expressed, allowing the architecture and landscape to coexist in a clear and balanced dialogue. Routes are carefully choreographed to improve accessibility and wayfinding, ensuring the gardens are intuitive and inclusive while accommodating significant visitor numbers.

Material choices reinforce the project's environmental credentials. Hard landscaping is significantly reduced, and where materials are required, they are selected for durability, low maintenance and environmental responsibility. The reuse of materials and the emphasis on natural finishes further reduce the scheme's environmental impact, supporting a holistic approach to sustainability that considers long-term performance as well as immediate visual impact.

Social value is fundamental to the project's success. The gardens are free and publicly accessible, providing a rare and valuable green space in a dense urban context. They support wellbeing, learning and reflection, encouraging visitors of all ages to engage directly with natural processes. By making ecology visible and experiential, the project fosters environmental awareness and inspires a deeper understanding of humanity's relationship with nature.

“The Urban Nature Project is an outstanding achievement that exemplifies the highest ambitions of the Civic Trust Awards. It combines design excellence, environmental responsibility and public benefit in a single, coherent vision. The project demonstrates the transformative power of ambitious, thoughtful design to create places of enduring cultural and ecological value.”

Malcolm Hankey
 Director
 BlueLight Management
 Executive Director
 Civic Trust Awards





Special Award for Sustainability

Exemplary project which demonstrates excellent sustainability credentials in terms of overall design parameters, material selection, construction methods and long-term energy consumption.

Sponsored by Derwent London

76 Southbank

Lambeth, Greater London

76 Southbank is an outstanding example of how carefully considered architectural design can deliver exemplary sustainability outcomes through reuse, adaptation and long-term thinking.

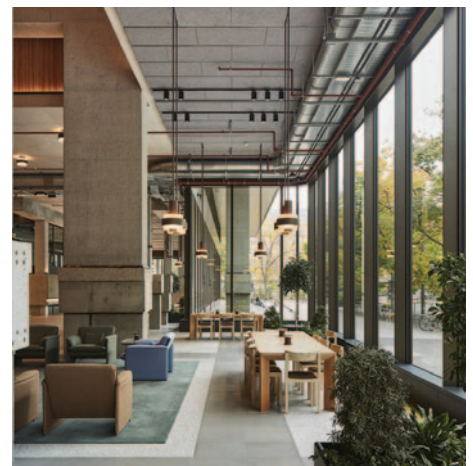
Located prominently on the South Bank and listed at Grade II, the refurbishment of this 1980s building demonstrates a clear commitment to reducing environmental impact while enhancing architectural quality and future resilience. Sustainability is embedded as a guiding principle throughout the project, shaping decisions from strategic planning to detailed execution.

At the heart of the scheme is the retention and intelligent reuse of the existing building structure. By conserving the concrete frame, floor plates and core elements, the project achieves a substantial reduction in embodied carbon when compared to demolition and redevelopment. This design-led choice recognises the environmental value of the existing fabric and positions reuse as the most effective sustainability measure available. Structural interventions were limited and highly targeted, ensuring the building could continue to perform safely and efficiently over an extended lifespan. The approach to the building envelope is particularly notable. Rather than replacing the façade wholesale, the design team developed a strategy of enhancement and upgrade that respects both the listed status and the original architectural character. Improved insulation, upgraded glazing and refined detailing significantly enhance thermal performance, reduce heat loss and control solar gain. These measures improve comfort for occupants while lowering operational energy demand, demonstrating how heritage buildings can meet modern performance expectations through sensitive intervention.

Building services and environmental systems are carefully integrated to support the upgraded fabric. High-efficiency plant and intelligent controls are employed to minimise energy consumption and reduce carbon emissions in use. Passive design measures are prioritised wherever possible, limiting reliance on mechanical systems and supporting a stable, comfortable internal environment.

This balanced approach ensures that operational sustainability is addressed alongside embodied carbon considerations. Material selection and construction methodology further reinforce the project's sustainability credentials. New materials are introduced only where they deliver clear performance, durability or longevity benefits. Responsibly sourced, robust materials reduce future maintenance requirements and limit the need for replacement, supporting whole-life sustainability. During construction, waste reduction strategies were implemented, with materials reused or recycled wherever feasible, ensuring the refurbishment process aligned with the project's environmental objectives. Internally, the building has been designed for adaptability and long-term flexibility. Generous, efficient floor plates support a range of future uses and working patterns, reducing the risk of obsolescence and the environmental cost of further major interventions. This emphasis on adaptability recognises that sustainable buildings must be capable of evolving over time.

76 Southbank as a confident and mature model of sustainable refurbishment. It demonstrates that the most effective sustainability outcomes are achieved through intelligent design choices, restraint and respect for existing assets. It sets a powerful benchmark for low-carbon refurbishment and illustrates how existing buildings can play a vital role in addressing the climate challenge while enriching the urban environment.



Client

Wolfe Commercial Properties
(Southbank) Ltd

Architect

Allford Hall Monaghan Morris

Development Manager

Stanhope Plc

Structural Engineer

Heyne Tillett Steel

Services Engineer

Watkins Payne

Façade Engineering

Eckersley O'Callaghan

Landscape Architect

Vogt

Main Contractor

Multiplex

Cost Consultant

Exigere

Planning Consultant

CBRE

Access Consultant

David Bonnett Associates

Historic Buildings Consultant

The Townscape Consultancy

Lighting Design

Speirs and Major Light
Architecture

Wayfinding Consultant

Sutherland Studio



Images: Rob Parrish



“Carbon efficient, climate resilient, flexible and attractive to occupiers are but some of the features needed in the UK’s next generation of sustainable office space. Delivering this requires a refocused mindset, one which looks to go back to the future and explore what the existing stock can provide us in terms of a canvas to work from, as opposed to blank canvas thinking.”

The 76 Southbank scheme stood out in this year’s entries. This Grade II listed building, whilst coming to the end of its first design iteration still offered huge potential to adapt and retain its place in the Southbank landscape and move into its next phase of life. The project team have successfully brought the building up to date with the latest sustainability thinking and design flair and adding further future adaptability and flexibility.

This is a fantastic project, showcasing what thoughtful retention, intervention and imagination can achieve in terms of producing the next generation of London office space.”

John Davies
Head of Sustainability
Derwent London

**DERWENT
LONDON**



Special Award for Reuse & Adaptation

Exceptional cultural heritage restoration of a building or development of a culturally significant site, to address present-day needs.

Sponsored by EPR Architects

Architect
Bennetts Associates
Client
University of Edinburgh
Conservation Architect
Consarc
Project Manager
Atkins Realis
Quantity Surveyor
Thomson Bethune
Interior Designer
Bennetts Associates
Services Engineer
Atkins Realis
Structural Engineer
Will Rudd Davidson
Main Contractor
Balfour Beatty

Edinburgh Futures Institute

Edinburgh, Scotland

The Edinburgh Futures Institute is an outstanding and exemplary demonstration of reuse and adaptation, transforming one of Scotland's most significant historic civic buildings into a forward-looking centre for learning, research and public engagement.

The project reimagines the former Royal Infirmary of Edinburgh, a landmark complex of considerable architectural, cultural and social importance, and gives it renewed purpose for the twenty-first century. Through a carefully calibrated design approach, the scheme addresses contemporary functional and environmental demands while preserving the integrity and dignity of the original building.

A fundamental design decision was the retention and reuse of most of the existing fabric. This approach recognises both the heritage value of the former infirmary and the significant embodied carbon already invested in its construction. By conserving the masonry structure, floor plates and principal spatial arrangements, the project dramatically reduces the environmental impact associated with demolition and new build, establishing reuse as the primary sustainability strategy. This commitment to working with what already exists underpins the project's environmental credentials and distinguishes it from many large-scale developments.

The architectural strategy balances conservation with clarity. Historic spaces have been carefully repaired and revealed, while new interventions are clearly legible as contemporary additions. This deliberate contrast allows the building's layered history to be understood and appreciated, avoiding pastiche while ensuring functional clarity. Circulation routes have been reconfigured to improve accessibility and connectivity across the complex, transforming a once inward-looking institution into an open and welcoming civic environment.

Environmental performance improvements are achieved through a fabric-first approach and intelligent use of passive strategies. The thermal efficiency of the existing envelope has been enhanced where appropriate, reducing heat loss while respecting the constraints of historic construction. The generous volumes and original proportions of the building have been exploited to support natural ventilation, minimising reliance on mechanical systems and reducing operational energy demand. These strategies contribute to long-term energy efficiency while maintaining comfort and usability.

Daylighting has been maximised through the sensitive reuse of existing windows and the careful introduction of new openings where justified. This improves internal environmental quality and reduces the need for artificial lighting, reinforcing both energy efficiency and user wellbeing. The design demonstrates how the inherent qualities of historic buildings can be harnessed to support contemporary sustainability objectives.

Material conservation and resource efficiency played a central role during construction. Existing materials were retained, repaired and reused wherever feasible, significantly reducing waste. Where new materials were required, they were selected for durability, compatibility with the historic fabric and long-term performance, ensuring the building remains adaptable and resilient over time.

The design team deserve the highest recognition for its holistic understanding of sustainability, encompassing environmental responsibility, cultural stewardship and social value. By extending the life of a major heritage asset and transforming it into a vibrant public institution, the project delivers enduring benefits for the city. Edinburgh Futures Institute sets a benchmark for heritage-led regeneration, demonstrating how thoughtful design and sustainability-driven decision-making can successfully bridge past, present and future.



Image: Keith Hunter



Image: Keith Hunter

Image: Keith Hunter



Image: Peter Cook



“The design team have not only saved the Old Royal Infirmary from terminal decline but skilfully adapted it to the specific requirements of Edinburgh University. With unsympathetic post war extensions removed the buildings original character has been celebrated including the reinstated never-used main entrance in the central clock tower. The new visible interventions introduce a clear axial connect to the four wings and the subterranean box provides the much-needed auditorium without compromising the historic composition. The result is not merely preservation but adaptive reuse that breathes new life into the building.”

Pascal Wensink
Design Director
EPR Architects





Special Award for Neuro-Inclusive Places

Outstanding project that has placed neurological differences at the heart of the design, resulting in a building or external environment that provides everyone with a place where they can flourish.

Sponsored by Buro Happold

Landscape Architect
Harris Bugg Studio

Client
Horatio's Garden

Main Contractor
RLX

Project Manager
Gleeds

*Contract Management
& Cost Planning*
RLP Surveyors

M&E Engineers
Desco

Structural & Civil Engineers
Eastwood Consulting Engineers

Water Fabrication
Dynamic 3 Design

Stone Mason
Noble Stonework

Horatio's Garden Sheffield and East

Sheffield, Yorkshire

Horatio's Garden Sheffield & East stands as a quietly radical exemplar of how landscape design can respond to neurodiversity with care, intelligence and rigour, setting a benchmark for inclusive therapeutic environments within healthcare settings.

Designed to support people living with spinal injuries, the garden recognises that recovery is not solely physical, but cognitive, emotional and sensory, and that the built environment plays a critical role in shaping these experiences.

From the outset, the project was conceived as a low-stimulation, high-comfort landscape, aligning closely with the principles of PAS 6463:2022 – Design for the Mind. This approach acknowledges the altered sensory processing, hypersensitivity and challenges with temperature regulation often experienced by spinal injury patients. Rather than treating neurodiversity as an add-on, the garden embeds these considerations into its spatial structure, material choices and environmental conditions, creating a setting that is both restorative and empowering.

Sensory comfort is carefully orchestrated throughout. Layered planting buffers mechanical and hospital noise, creating controlled acoustics that reduce stress and cognitive load. Filtered light, achieved through canopy cover and careful orientation, avoids glare and harsh visual contrasts, while predictable and legible circulation ensures intuitive movement without sudden dead ends or disorientating geometry. Tactile foliage, gentle fragrance and seasonal change provide grounding sensory cues that invite engagement without overwhelming users, supporting emotional regulation and calm.

The garden's inclusivity extends beyond sensory design to encompass dignity and independence for all users. Fully step-free access allows wheelchair users, including those in beds, to move through every part of the garden with confidence. Paths exceed minimum width standards, gradients are

gentle and resting points are placed at regular intervals, enabling users and carers to pause and respond to physical or emotional needs as they arise. Quiet, enclosed areas offer opportunities for withdrawal and self-regulation, while a variety of microclimates and spatial characters allow individuals to choose environments that best suit their comfort levels at any given moment.

Crucially, the design was shaped through meaningful consultation and co-design. Patients, clinicians, therapists, volunteers and former patients contributed lived experience that directly informed spatial planning, shading strategies and sensory balance. This collaborative process ensured that both physical accessibility and neurodiverse needs were addressed holistically.

Horatio's Garden Sheffield & East demonstrates how PAS 6463 principles can be applied with nuance and empathy, resulting in a landscape that not only meets technical standards but profoundly enhances wellbeing. It is a compelling model for how inclusive, neurodiversity-aware design can transform healthcare environments into places of genuine healing and human connection.



Image: Britt Willoughby



Image: Britt Willoughby



Image: Britt Willoughby

Image: Horatio's Garden



Image: Horatio's Garden



"We were thrilled to present this year's Special Award for Neuro-Inclusive Places to Horatio's Garden Sheffield and East. This project stood out as an exceptional example of how spaces can holistically support neurodivergent users without compromising on design excellence and demonstrating beautifully how neuro-inclusion can integrate seamlessly with broader inclusivity principles. We were particularly impressed by the way the garden offers a serene and calming refuge within an urban environment, creating a truly restorative experience for its users."

Ben Channon

Director
Head of Inclusive Environments
Buro Happold

BURO HAPPOLD



Michael Middleton Special Award

Presented as a memorial and tribute to Michael Middleton CBE, who established the Civic Trust Awards in 1959, to an outstanding restoration project or new build within a conservation area.

Applicants

Donald Insall Associates
& Gillespies

Architect

Donald Insall Associates

Landscape Architect

Gillespies

Client

Rochdale Borough Council

Technical & Client-Side

Project Management

Rochdale Development Agency

Main Contractor

H.H. Smith & Sons

Quantity Surveyor

FWP Ltd

M&E Engineers

Max Fordham

Structural Engineer

Price & Myers

Civil Engineers Public Realm

Buro Happold

Exhibition Designer

Redman Design

Specialist Conservation Repairs

Hirst Conservation

Specialist Cleaning & Restoration

Lancashire Conservation Studios

Stained Glass Cleaning & Repairs

The York Glaziers Trust

Rochdale Town Hall

Rochdale, North West

Rochdale Town Hall is an outstanding exemplar of civic architecture, and its meticulous restoration represents a landmark achievement in conservation-led renewal.

The project exemplifies the highest standards of architectural conservation, craftsmanship and civic ambition, celebrating the enduring value of historic public buildings when thoughtfully restored and re-engaged with contemporary life.

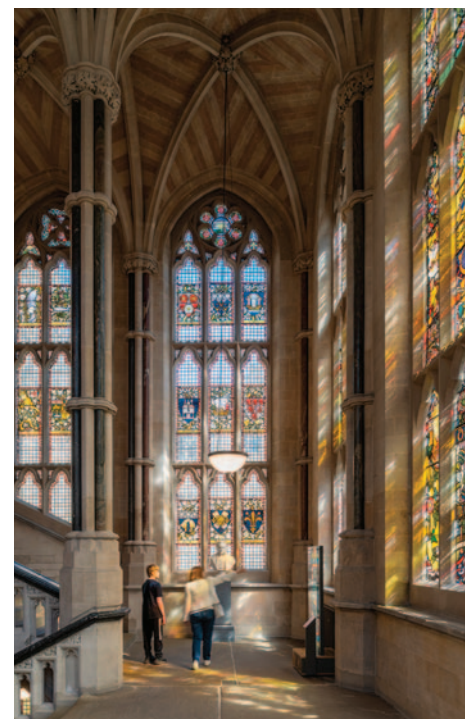
Designed by William Henry Crossland and opened in 1871, Rochdale Town Hall is widely regarded as one of the finest Gothic Revival town halls in Europe. Its soaring clock tower, richly modelled stonework and highly accomplished interiors express the confidence, pride and democratic ideals of a rapidly industrialising town. Grade I listed for its exceptional architectural and historic significance, the building had nevertheless suffered from long-term material decay, fragmented alterations and the legacy of a major fire in 1883. Following its closure to the public, the future of this extraordinary civic landmark was uncertain, making the need for a comprehensive and sensitive restoration both urgent and complex.

The restoration has been underpinned by rigorous research and a profound understanding of the building's significance. Detailed investigation informed the careful repair and conservation of historic fabric, ensuring that original materials, construction techniques and decorative schemes were respected and, where necessary, reinstated. Stonework, timber structures, stained glass, metalwork and richly layered decorative finishes have been conserved with exceptional skill, revealing the depth and richness of the original design. The Great Hall, one of the most important ceremonial interiors of its period, has been returned to its former splendour, with its hammerbeam roof, wall paintings and heraldic detailing once again forming a dramatic and coherent whole.

Alongside this conservation-led approach, the project delivers a clear and confident strategy for the building's future. New services and environmental improvements have been

discreetly integrated to enhance performance and long-term sustainability without compromising architectural integrity. Thoughtful reorganisation of internal spaces has enabled a broader range of civic, cultural and commercial uses, supporting financial resilience while preserving the building's public character. Accessibility has been significantly improved, ensuring that the Town Hall can be experienced by all, with interventions carefully designed to sit comfortably within the historic fabric.

At its heart, the restoration has re-established Rochdale Town Hall as a living civic building, once again central to the social, cultural and democratic life of the town. It now provides a setting for civic ceremonies, cultural events and everyday public use, reconnecting communities with a building that embodies collective memory and shared identity. This exemplary project demonstrates how conservation excellence, allied to sensitive adaptation, can secure the future of complex historic civic buildings.



Images: James Newton

Judges' Comments:

"This project stands as a fitting tribute to Michael Middleton CBE, honouring his belief that the careful stewardship of historic buildings can enrich civic life and sustain cultural legacy."





Special Award for Community Impact & Engagement

An exemplary project that has demonstrated how successful community engagement can help deliver the highest standards of design whilst meeting the needs of local people.

Sunspot

Tendring, Eastern

Sunspot is an exemplary demonstration of how meaningful community engagement, allied to thoughtful and pragmatic design, can deliver lasting social and economic impact.

Located in Jaywick Sands, one of England's most deprived communities, the project responds with sensitivity and ambition to a place shaped by resilience, self-reliance and long-standing neglect. Rather than imposing an external vision, Sunspot emerged directly from listening to local people and understanding the structural challenges they face.

Jaywick Sands is a rare surviving plotlands settlement, retaining its self-built character despite decades of underinvestment, historic flooding and the withdrawal of basic services. Isolation, low car ownership and a lack of local employment have compounded deprivation, while access to affordable food, healthcare and everyday amenities has remained limited. Through the development of a Place Plan for Jaywick Sands, residents consistently identified employment and basic services as critical priorities, reinforced by health professionals who noted the positive link between employment and wellbeing.

In response, a demand and feasibility study was undertaken to test whether business space could succeed locally. Crucially, this research engaged directly with potential tenants rather than relying on conventional commercial assumptions. The findings overturned negative perceptions, confirming demand for affordable workspace and shaping a robust business model that combines small business units with a covered market hall, café and community facilities.

Every aspect of Sunspot was designed to maximise community benefit. The project delivers 24 affordable business units alongside public toilets, a café and flexible event space, addressing long-standing gaps in local provision. A wide, accessible pavement now runs along the seafront edge, with the bus stop relocated onto the site to provide shelter, seating and safer access. A community garden,

shaped through consultation, offers a biodiverse and sensory outdoor space protected from wind and exposed conditions.

Since opening in September 2023, Sunspot's impact has been immediate and sustained. Fully let within months, it supports a diverse mix of businesses including food producers, artists, healthcare providers, manufacturers and retailers, with some tenants already expanding into larger units on site. The market hall and surrounding public space host a rich programme of events, from live music and theatre to skills training and community celebrations, reinforcing Sunspot's role as a civic heart.

Beyond its boundaries, Sunspot has catalysed wider regeneration, inspiring investment in nearby shopfronts and reframing Jaywick Sands as a place of opportunity and pride.

Architect

HAT Projects

Main Contractor

TJ Evers

Structural Engineer

Momentum Engineering

Services Engineer

Ingleton Wood

Quantity Surveyor

Potter Raper Partnership

Client

Tendring District Council

Ecologist

Woodfield Ecology

CDM

Daniel Connal Partnership



Image: Jim Stephenson



Image: Jim Stephenson



Image: Maddie Perseus

Image: Maddy Persent



Image: Maddy Persent



Judges' Comments:

“As a visible, well-loved landmark rooted in local need, Sunspot stands as a powerful model of community-led regeneration and a wholly deserving recipient of the Special Award for Community Impact and Engagement.”



Image: Hana Loftus

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Clockwise from top
All Saints, Southwark
King's House, Manchester
Carlton House Terrace, Westminster
The OWO, Whitehall

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Civic Trust Awards

Projects that make an outstanding contribution to the quality and appearance of the built environment. Award level schemes demonstrate excellence in architecture or design, whilst being sustainable, accessible and provide a positive civic contribution.

Client

Wolfe Commercial Properties
(Southbank) Ltd

Architect

Allford Hall Monaghan Morris

Development Manager

Stanhope Plc

Structural Engineer

Heyne Tillett Steel

Services Engineer

Watkins Payne

Façade Engineering

Eckersley O'Callaghan

Landscape Architect

Vogt

Main Contractor

Multiplex

Cost Consultant

Exigere

Planning Consultant

CBRE

Access Consultant

David Bonnett Associates

Historic Buildings Consultant

The Townscape Consultancy

Lighting Design

Speirs and Major Light
Architecture

Wayfinding Consultant

Sutherland Studio

76 Southbank

Lambeth, Greater London

76 Southbank is a distinguished addition to the Thames riverside that demonstrates how contemporary commercial architecture can enhance the civic and cultural life of one of London's most prominent urban settings.

The building occupies its site with confidence and restraint, responding intelligently to the scale, rhythm and movement of the South Bank while reinforcing the area's identity as a place of public engagement, culture and exchange. Rather than seeking visual dominance, the scheme achieves presence through proportion, material quality and clarity of architectural expression.

The design is characterised by a carefully calibrated massing strategy that respects key river views and neighbouring landmarks. Its façade composition combines solidity and transparency, using high quality materials to create depth and texture while allowing generous levels of daylight into the interior. The articulation of the lower levels establishes a strong relationship with the public realm, ensuring that the building contributes positively to the experience of pedestrians along the riverside.

At ground level, the scheme is particularly successful in animating the street and river edge. Active frontages and generous glazing create visual connections between inside and out, reinforcing a sense of openness and accessibility. This permeability encourages movement and interaction, supporting the

South Bank's role as a lively and inclusive destination for residents, workers and visitors.

Sustainability is embedded within the project through a comprehensive approach that considers both environmental performance and long-term adaptability. The building envelope is designed to minimise energy demand, while efficient services and systems support reduced operational carbon emissions. Passive design principles, including daylight optimisation and thermal efficiency, contribute to occupant comfort and wellbeing. The scheme is conceived to be flexible over time, ensuring that it can respond to future changes in use without compromising its architectural integrity.

Universal Design principles are integrated seamlessly into the overall layout. Entrances are clear and welcoming, providing equitable access for all users without segregation. Internally, circulation spaces are generous, legible and well lit, supporting ease of navigation for people with a wide range of physical and sensory needs. The result is an environment that promotes dignity, independence and inclusion.

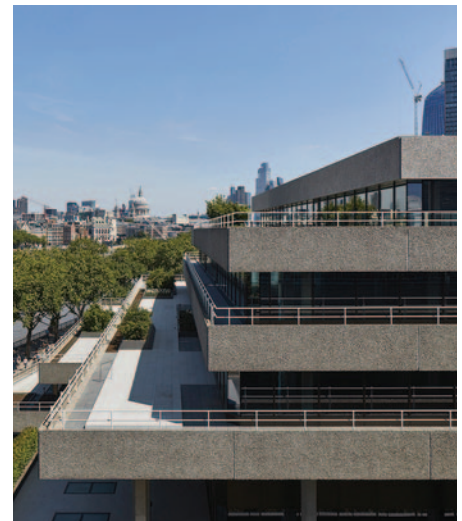
By strengthening the riverside public realm and supporting local activity, the building contributes to the vitality of the wider area. It demonstrates how commercial development, when thoughtfully designed, can transcend its immediate function to become a lasting civic asset that enriches the quality and appearance of the built environment.



Images: Rob Parrish

Judges' Comments:

"A well-crafted and accomplished refurbishment of a modern listed building, giving it a new lease of life and a sustainable future."





Lead Designer
Sweco

Landscape Architect
Sweco

Main Contractor
Balfour Beatty

Client
City of Bradford Metropolitan
District Council

Award

Bradford Transforming Cities - City Centre Walking and Cycling Scheme

Bradford, Yorkshire

This transformative public realm project represents a major investment in the future of Bradford city centre, placing people, movement and civic life at the heart of urban design.

Through a coordinated programme of walking and cycling improvements, the scheme reimagines streets as inclusive public spaces that support health, accessibility and economic resilience. It demonstrates how strategic design thinking can reshape everyday environments to deliver long lasting social and environmental benefits.

The architectural and landscape approach brings clarity and coherence to the city centre, addressing long standing issues of fragmentation and vehicle dominance. Streets are reconfigured to prioritise pedestrians and cyclists, with carefully considered alignments that improve legibility and connectivity. A consistent palette of robust, high-quality materials gives visual unity to the public realm while reinforcing a sense of place and civic pride.

Public space is enriched through the introduction of seating, planting and lighting that encourage people to dwell rather than simply pass through. These elements are thoughtfully positioned to create moments of rest and interaction, supporting a more sociable and welcoming urban environment.

The design successfully balances functionality with delight, ensuring that infrastructure improvements also enhance the everyday experience of the city.

Sustainability underpins the project's objectives. By encouraging active travel and reducing reliance on private vehicles, the scheme contributes to improved air quality and reduced carbon emissions. The integration of green infrastructure supports biodiversity and urban cooling, while also enhancing the visual quality of the streetscape. These environmental benefits are achieved without compromising durability or ease of maintenance, ensuring long term value.

Inclusive design is a defining strength of the project. Level surfaces, generous crossing points and clear wayfinding support accessibility for people of all ages and abilities. Particular attention has been paid to the needs of those with mobility or sensory impairments, resulting in streets that promote confidence, independence and safety.

The impact on the local community is significant. By creating attractive and accessible streets, the scheme supports local businesses and encourages greater footfall. It reinforces Bradford's civic identity and demonstrates how investment in public realm can act as a catalyst for wider regeneration.



Images: Sweco

Judges' Comments:

"The City Centre is truly unrecognisable. It is welcoming and walkable, providing places to dwell and for children to play, and reveals the incredible architectural heritage of Bradford."



Award

Calverley Old Hall

Leeds, Yorkshire



Calverley Old Hall stands as a powerful testament to the value of long-term commitment, specialist knowledge and craft in the conservation of highly significant heritage assets.

Located on the rural edge of Leeds, this Grade I listed medieval hall has been rescued from prolonged decline through a painstaking programme of repair and adaptation that respects its architectural importance while securing its future use. The project exemplifies conservation as an active and forward-looking process rather than a purely preservative one.

The architectural approach is defined by a forensic understanding of the building's history, construction and significance. Extensive research informed every decision, ensuring that original fabric was retained wherever possible and that necessary repairs were undertaken using traditional materials and techniques. Timber framing, masonry and historic finishes have been carefully conserved, allowing the hall's medieval origins and subsequent phases of development to remain legible and meaningful.

New interventions are deliberately modest and clearly contemporary, providing essential functionality without competing with the historic structure. This clarity allows the building to tell its own story, with additions reading as part of an ongoing narrative rather than a fixed moment in time. The result is a building that feels authentic, layered and alive.

By extending the life of an existing building of exceptional significance, the project avoids the considerable carbon costs associated with

demolition and replacement. Sensitive upgrades improve comfort and environmental performance while respecting the constraints of historic fabric, demonstrating that sustainability objectives can be reconciled with the highest levels of heritage protection.

Access has been addressed with sensitivity and ingenuity. Within the limits imposed by a medieval structure, carefully considered adjustments improve ease of movement and broaden access to key spaces. These interventions are discreetly integrated, enhancing inclusivity without eroding architectural integrity.

The revival of Calverley Old Hall has delivered significant community benefit. Once at risk of loss, the building now serves as a tangible link to local history and identity, providing opportunities for education, cultural engagement and shared experience. Its survival reinforces the value of heritage as a living resource rather than a static relic.

The project also demonstrates the importance of patience, expertise and advocacy in safeguarding vulnerable historic buildings. By taking a long-term view and working within the constraints of a highly sensitive site, the scheme offers a model for future conservation projects facing similar challenges. It shows that rigorous conservation can coexist with accessibility, environmental responsibility and contemporary use. Through careful stewardship and thoughtful adaptation, Calverley Old Hall has been transformed from a building at risk into a place of continuity and meaning.

Architect
Cowper Griffith Architects

Client
The Landmark Trust

Structural Engineer
The Morton Partnership

Archaeologist
FAS Heritage

Services Engineer
Bob Costello Associates

Quantity Surveyor
BWA (Europe) Ltd

Access Consultant
Phil Chambers Consultancy

Main Contractor
Dobson Construction Ltd

Judges' Comments:

"It stands as a powerful reminder of how heritage, when properly cared for, can enrich the cultural life of the wider community and endure as a shared asset for generations to come."



Image: John Miller



Image: Peter Cook



Image: Peter Cook



Award

Eden Dock

Tower Hamlets, Greater London

Architect
Howells

Structural Engineer
Arup

Services Engineer
Arup

Landscape Architect
HTA

Concrete Pontoons
Clement Systems

Electrical Engineer
PIP

Structural Steelwork
DAVAL

Signage Graphic Design
The White Wall Company

*Environmental Consultant &
Aquatic Planting*
Biomatrix

Judges' Comments:

“As both a destination and a testbed for innovation, Eden Dock points towards new possibilities for urban water spaces, where ecology, access and experience are brought together in service of a more resilient and engaging city.”

Eden Dock is an imaginative and forward-looking response to the intertwined challenges of climate change, biodiversity loss and urban living.

Situated within the docklands of Tower Hamlets, the project transforms an underused body of water into a dynamic floating garden, creating a new form of public space that is environmentally productive, visually distinctive and socially engaging. In doing so, it reframes inherited infrastructure not as a constraint, but as an opportunity, and positions ecology itself as a shared civic asset within a dense metropolitan setting.

The scheme is defined by elegance, restraint and innovation. A constellation of floating islands supports diverse planting, forming a living landscape that evolves continuously with the seasons and responds directly to the movement, light and atmosphere of the dock. The design introduces a system that is inherently adaptable, allowing the water body to function as an active ecological environment rather than a static remnant of industrial heritage. The composition is carefully judged, ensuring that the installation reads as both intentional and natural, integrated into the wider dockscape.

Carefully positioned viewing points, seating and access routes allow people to engage with the installation at close quarters while protecting its ecological integrity. The project is designed to be encountered gradually and repeatedly, rewarding observation over time and encouraging a slower, more reflective engagement with the environment.

The floating gardens contribute to improved

water quality while providing habitat for wildlife and supporting urban biodiversity. Planting plays an active role in mitigating the urban heat island effect and contributes to local cooling, demonstrating how nature-based solutions can deliver tangible environmental benefits within constrained urban conditions. The project operates as a living system, illustrating how ecological processes can be reintroduced into highly engineered landscapes in ways that are both functional and publicly legible.

Eden Dock is designed to be experienced visually and sensorially from multiple vantage points, ensuring that people with differing levels of mobility can engage meaningfully with the space. Clear routes, seating and interpretive elements support understanding and enjoyment, enabling a wide audience to connect with the project. This balance between access and protection is central to the scheme's success.

The project has captured the imagination of residents, schools and visitors, offering opportunities for learning, reflection and reconnection with nature within an intensely urban context. Its visibility and openness have helped foster a renewed relationship between people and the area's historic docklands, reinforcing the role of water as a shared and valued part of the city. As a prototype, Eden Dock demonstrates the potential of floating landscapes to address environmental challenges while delivering public value. It offers a compelling model for rethinking underused water bodies as active ecological and social assets, capable of supporting biodiversity, climate resilience and civic enjoyment simultaneously.

Images: Tim Crocker



Award

Edinburgh Futures Institute

Edinburgh, Scotland

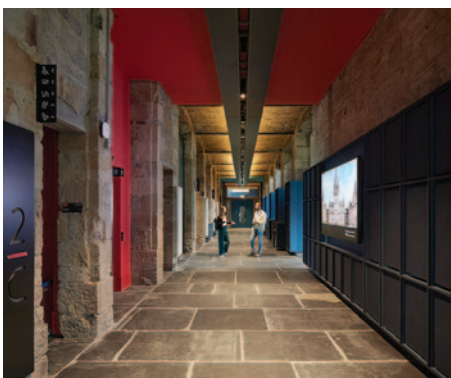


The Edinburgh Futures Institute is a landmark project that brings new life, purpose and openness to one of the city's most significant historic sites.

Located within the former Royal Infirmary, the scheme combines meticulous conservation with a bold vision for interdisciplinary learning, research and public engagement, creating a civic institution that is deeply connected to the city it serves. In transforming a once-closed institutional complex into an open and inclusive urban resource, the project redefines how historic academic environments can support contemporary civic life.

The scheme is distinguished by the skill and restraint with which it balances restoration and transformation. Historic facades, courtyards and interiors have been carefully repaired and reinstated, preserving the clarity, dignity and coherence of the original complex. These spaces retain a strong sense of continuity with the building's past, while new insertions are introduced with confidence and clarity. Light-filled interventions, transparent elements and contemporary detailing bring renewed vitality to the historic fabric, creating environments that are both legible and adaptable.

Courtyards, circulation routes and shared spaces are carefully linked to encourage movement, encounter and exchange.



The Institute unfolds as a connected landscape of spaces that support collaboration, informal interaction and public engagement. This openness reinforces the building's civic character and ensures that the experience of moving through it feels intuitive and welcoming.

Internally, teaching, research and public-facing spaces are deliberately interwoven, allowing academic activity to sit alongside cultural events, exhibitions and dialogue with the wider city. This spatial openness reinforces the Institute's ambition to break down disciplinary and institutional boundaries, using architecture as a catalyst for collaboration across fields and communities. The building's flexibility allows spaces to be reconfigured as needs evolve, supporting experimentation and innovation over time.

The reuse of the existing building delivers significant embodied carbon savings, demonstrating the environmental value of adaptation over replacement. New environmental systems improve energy performance and operational efficiency while respecting the constraints of the historic structure.

Careful attention to daylighting, ventilation and thermal comfort ensures that environmental strategies enhance user experience as well as reducing impact. The project sets a strong benchmark for sustainable retrofit within a complex and highly sensitive heritage context.

Step-free access is provided across the complex, supported by clear wayfinding and generous circulation spaces that accommodate a wide range of users. Adaptable interiors ensure that spaces can support diverse activities and audiences, while public programmes and accessible areas invite the city in. This commitment to inclusivity reinforces the Institute's role as a shared civic asset rather than an inward-facing academic enclave.

By opening up a historic site and repurposing it for learning, culture and dialogue, the project strengthens the relationship between education and the public realm. It reasserts the role of the university as an active participant in civic life, contributing to debate, innovation and shared understanding.

Through sensitive conservation, environmental responsibility and a commitment to openness, the Edinburgh Futures Institute demonstrates how historic buildings can honour the past while actively shaping the civic and intellectual life of the city in the present and future.

- Architect*
Bennetts Associates
- Client*
University of Edinburgh
- Conservation Architect*
Consarc
- Project Manager*
Atkins Realis
- Quantity Surveyor*
Thomson Bethune
- Interior Designer*
Bennetts Associates
- Services Engineer*
Atkins Realis
- Structural Engineer*
Will Rudd Davidson
- Main Contractor*
Balfour Beatty



Judges' Comments:

"The quality of the restoration alongside contemporary extensions is memorable, complex and worthy of the highest recognition."



Award

Highgate Newtown Community Partnership

Camden, Greater London

Client

The London Borough of Camden

Principal Designer
RCKa

Delivery Architect
Hunters

Design Guardian & Original
Architect
RCKa

Main Contractor
Farrans Construction

Structural & Civil Engineers
Mc Bains

Services Engineer
Farrans Construction

Landscape Architect
Camlins

Highgate Newtown Community Partnership is a carefully calibrated piece of social infrastructure that demonstrates how architecture can act as a stabilising and empowering force within a dense urban neighbourhood.

Developed through sustained engagement with local residents, service providers and community organisations, the scheme responds directly to long-established local needs by bringing together health, wellbeing and social support services within a single, coherent and welcoming environment. Its ambition lies in the quiet confidence with which it supports everyday life and strengthens community resilience.

The building is defined by clarity, warmth and legibility. Its scale and massing are deliberately domestic in character, allowing it to sit comfortably within its residential context while still asserting a clear civic presence. It reads as an extension of the neighbourhood, using proportion, materiality and articulation to create a sense of familiarity and approachability. Carefully composed elevations, generous glazing and well-positioned entrances establish a visual openness that signals welcome and accessibility from the street.

Internally, the plan is organised around ease of navigation and intuitive use. Clear sightlines, logical adjacencies and a calm spatial hierarchy allow users to move independently and with confidence, an essential quality for a building serving people who may be experiencing vulnerability or stress. Circulation spaces are generous without being excessive, supporting dignity and comfort while ensuring the building remains efficient

and legible. Consultation rooms, community spaces and shared facilities are arranged to operate both independently and collectively, allowing different services to coexist without conflict while benefiting from proximity and shared infrastructure. This flexibility supports changing patterns of use over time and allows the building to respond to evolving community needs without structural intervention. Importantly, the spaces are designed to feel human in scale, avoiding institutional rigidity in favour of calm, supportive environments that reinforce trust and reassurance.

The building is designed to be robust, efficient and economical to operate, minimising energy demand through good fabric performance, effective daylighting and straightforward servicing strategies. These measures reduce operational costs and environmental impact, supporting the long-term viability of the services housed within the building, ensuring that essential community provision can be maintained over time.

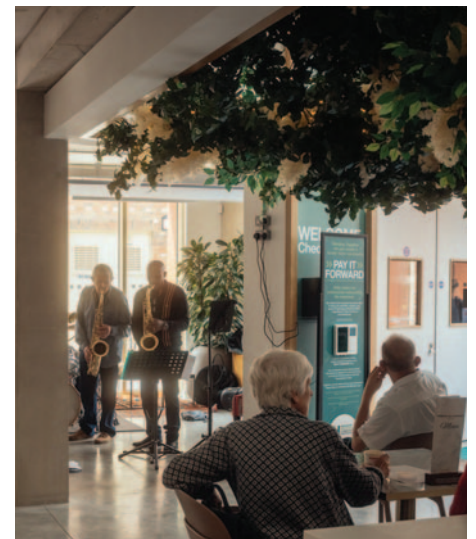
Step-free access is supported by generous circulation spaces and clear wayfinding that accommodate users of all ages and abilities. Particular attention has been paid to acoustics, lighting and spatial proportion, creating environments that reduce stress and support wellbeing. These design decisions enable independence, dignity and comfort, ensuring that the building removes barriers rather than introducing them. By embedding essential services within the neighbourhood and providing a welcoming civic environment, the project strengthens local networks, supports health and wellbeing and fosters long-term resilience.



Images: Jim Stephenson

Judges' Comments:

"A powerful example of how thoughtful, inclusive architecture can deliver meaningful social value, creating a place that is not only functional but genuinely life-enhancing for the community it serves."



Award

Horatio's Garden Sheffield and East

Sheffield, Yorkshire



Horatio's Garden Sheffield & East offers a deeply humane and carefully crafted environment that supports wellbeing at moments of profound vulnerability.

Located within a hospital setting serving patients with spinal injuries, the garden provides a restorative outdoor space for patients, families and clinical staff, demonstrating the powerful role that landscape, atmosphere and design can play within healthcare environments. The project is founded on the understanding that access to nature is not an optional amenity, but an essential component of care, recovery and dignity.

The design is characterised by sensitivity, generosity and meticulous attention to detail. A sequence of distinct garden rooms creates varied experiences, offering places of privacy and contemplation alongside spaces that support shared use and social connection. These spaces are carefully balanced to accommodate differing emotional and physical needs, recognising that patients may seek solitude at one moment and companionship at another. The garden is structured to allow choice, agency and independence, qualities that are particularly meaningful within a clinical context.

Planting plays a central role in shaping the garden's atmosphere and therapeutic value. Species have been selected to provide sensory interest throughout the year, with colour, texture, scent and sound carefully orchestrated to create a calming and uplifting environment. Seasonal change is made visible and tangible, allowing users to remain connected to natural rhythms even during extended periods of hospitalisation. Views are framed deliberately, ensuring that users feel sheltered and safe while remaining connected to the wider landscape beyond the garden.

Spatial layout and material choices reinforce the garden's therapeutic intent. Paths are arranged to encourage gentle exploration, with clear,

intuitive routes that avoid dead ends or confusion. Seating is positioned to support both solitude and companionship, enabling quiet reflection or shared experience with family, friends or fellow patients. The garden reads as an extension of the clinical environment rather than a retreat from it, supporting continuity between care, recovery and everyday experience. This integration strengthens the garden's role within the hospital and ensures it is used regularly rather than occasionally.

Biodiversity is supported through varied planting and habitat creation, enriching the local ecological network while enhancing the sensory quality of the space. Sustainable maintenance strategies have been considered to ensure the garden's long-term resilience and continued quality over time. The emphasis on natural materials and seasonal planting reinforces a connection to wider environmental cycles, offering reassurance and a sense of continuity within a context often defined by uncertainty and change.

Accessibility lies at the heart of Horatio's Garden Sheffield & East. Paths, thresholds and garden features are designed to accommodate wheelchairs, beds and assistive equipment, enabling patients to access the garden independently or with minimal assistance. Gentle gradients, generous turning spaces and clear sightlines allow users to move at their own pace and engage with the environment on their own terms. The impact of the garden extends far beyond its physical boundaries. It provides a place of respite, reflection and emotional support, benefiting not only patients but also families and clinical staff. By embedding compassion, inclusivity and care within its design, Horatio's Garden Sheffield & East exemplifies how landscape-led interventions can transform healthcare environments, placing dignity, comfort and humanity at the centre of the patient experience.

Landscape Architect
Harris Bugg Studio

Client
Horatio's Garden

Main Contractor
RLX

Project Manager
Gleeds

*Contract Management
& Cost Planning*
RLP Surveyors

M&E Engineers
Desco

Structural & Civil Engineers
Eastwood Consulting Engineers

Water Fabrication
Dynamic 3 Design

Stone Mason
Noble Stonework

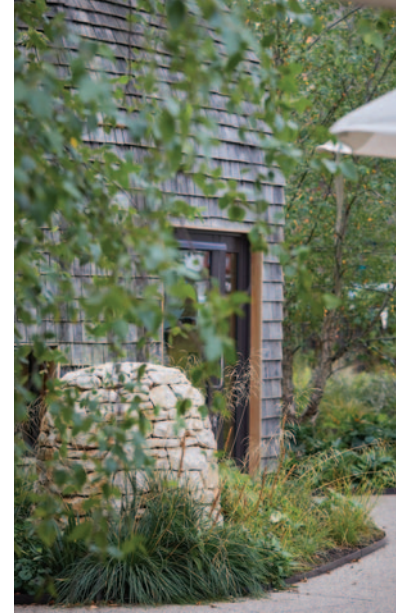


Image: Britt Willoughby



Image: Tony McAteer

Judges' Comments:

"Shaped by its users, loved by its volunteers, and rooted in the fabric of Sheffield's natural and industrial heritage, it is an exemplar of inclusive, patient-led design."



Award

John O'Groats Mill

Highland, Scotland

Architect

McGregor Bowes

Conservation Architect

McGregor Bowes

Main Contractor

O'Brien Construction Ltd.

Owner

John O'Groats Mill Trust

Quantity Surveyor

Torrance Partnership

Services Engineer

Rybka

Structural Engineer

Narro

Heritage Interpretation

Bright

Archaeologist

AOC Archaeology Group

Architectural Paint Research

Scottish Wall Paintings

Conservators

Civil Engineers

Narro

Ecologist

Nothern Insight Ecology

Fire Engineering

Gartcarron Fire Engineering

Asbestos Surveyor

ATEC Scotland Ltd.

Business Consultant

Alan Jones Associates

Land & Building Surveyor

Property and Land Surveys
(Highlands) Ltd.

Masonry Consultant

Frew Conservation

Timber Decay Specialist

Alder Specialist Building Surveyors
Ltd.

WIRS Design

AMDCM Ltd.

Judges' Comments:

"A persuasive example of how heritage led regeneration can sustain rural communities and enrich the built environment."

John O'Groats Mill is a carefully judged regeneration project that brings new life to a historic industrial building at one of Scotland's most iconic and symbolically charged locations.

Through sensitive restoration and adaptation, the mill has been transformed into a vibrant community and visitor destination that celebrates local heritage while supporting economic resilience in a remote rural setting. The project demonstrates how modest scale interventions, when grounded in place and purpose, can deliver meaningful and lasting impact.

The architectural approach is rooted in respect to the original structure and its exposed coastal context. Existing materials and forms have been retained and repaired, preserving the building's robust character and its longstanding relationship to the surrounding landscape. The mill's weathered presence and industrial simplicity remain central to its identity, ensuring that its history continues to be read clearly. New interventions are deliberately understated, introduced only where necessary to support contemporary use. This restraint allows the historic fabric to remain dominant, avoiding visual competition and reinforcing a sense of authenticity.

Internally, the design introduces warmth, clarity and legibility, creating welcoming spaces that support retail, exhibition and community activities. The spatial arrangement encourages exploration and lingering, inviting visitors to engage with both the building and

its story. Changes in scale, material and light subtly reference the building's former working life, ensuring that its industrial past remains evident without being didactic. The result is an environment that feels generous and accessible while remaining rooted in its origins.

The reuse of the existing structure significantly reduces embodied carbon and demonstrates the environmental value of repair over replacement. Targeted upgrades to services, insulation and environmental performance improve comfort and efficiency while respecting the constraints of the historic fabric. The project adopts a low-impact, pragmatic approach that aligns with the realities of rural operation and long-term maintenance.

Inclusive routes and facilities have been integrated sensitively into the building, ensuring that a wide range of people can experience the mill and its setting. These measures enhance usability, allowing the building to function as a genuinely shared resource.

John O'Groats Mill has a strong and tangible positive impact on the local community. By supporting local enterprise, creating employment opportunities and providing a focal point for activity, the project strengthens the social and economic fabric of the area. It contributes to a richer sense of place, shifting perceptions of John O'Groats from a geographical endpoint to a location with cultural depth and continuity.



Image: Angus Mackay Photography

Award

London College of Fashion

Newham, Greater London



The London College of Fashion represents a major investment in education, creativity and urban regeneration, establishing a new campus that brings together teaching, research and industry engagement within the heart of East London.

The project consolidates previously dispersed facilities into a single, purpose-built environment, creating a visible and accessible home for an institution with a global reputation and a strong civic mission. In doing so, it strengthens the College's relationship with its students, industry partners and the surrounding community, positioning education as an active contributor to the life of the city.

The building is bold, expressive and outward-looking. Its scale and presence respond confidently to the evolving context of Stratford, a place defined by rapid change and emerging urban identity. The carefully articulated façade signals openness and activity within, ensuring that the building reads as welcoming rather than remote. Transparency is used deliberately to reveal the processes of learning and making, allowing the creative energy of the College to be visible from the street and reinforcing its connection to the public realm.

Workshops, studios and specialist facilities are prominently positioned to encourage visibility, exchange and collaboration, reflecting the inherently practical and experimental nature of fashion education. This openness supports dialogue between students, staff and industry, while also demystifying creative production for the wider public.

Teaching areas, research spaces and public-facing facilities are arranged to encourage interaction across disciplines, reflecting

contemporary pedagogical models within fashion education that prioritise cross-pollination and innovation. Clear circulation routes and generous shared spaces foster informal encounter and exchange, allowing ideas to develop beyond formal teaching settings. The building's flexibility ensures it can respond to changing teaching methods, technologies and industry practices over time.

Efficient building services, robust fabric performance and adaptable layouts reduce energy demand and minimise the need for future alteration. Environmental strategies prioritise user comfort and operational efficiency, aligning with the College's commitment to responsible and ethical practice within the fashion industry.

Inclusive design underpins the scheme at every level supported by clear wayfinding and adaptable teaching spaces that accommodate a diverse community of students, staff and visitors. Particular attention has been paid to legibility and ease of movement, ensuring that the building can be navigated independently and with confidence. Publicly accessible areas at ground level invite engagement from beyond the academic community, reinforcing the building's role as a shared cultural and educational resource within Newham.

The wider impact of the London College of Fashion is transformative. By anchoring a major educational institution within a rapidly developing part of the city, the project supports skills development, employment opportunities and cultural vitality. It contributes to the regeneration of Stratford through sustained investment in learning, creativity and opportunity, while remaining open, inclusive and closely connected to its social and urban context.

Architect
Allies and Morrison

Structural & Services Engineer
Buro Happold

Quantity Surveyor
Gardiner & Theobald

Project Manager
Mace

Acoustic & Vibration Consultants
Buro Happold

Access Consultant
Buro Happold

Landscape Architect
LDA Design

Interior Designer
Allies and Morrison

Lighting Design
Buro Happold

Sustainability
Buro Happold

Fire & Façade Engineering
Buro Happold

CDM
PFB



Image: Simon Menges

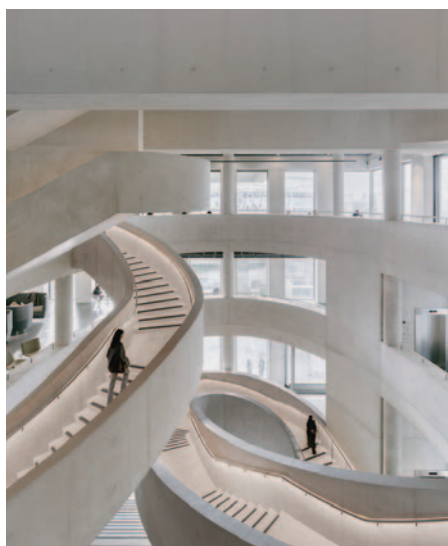


Image: Simon Menges

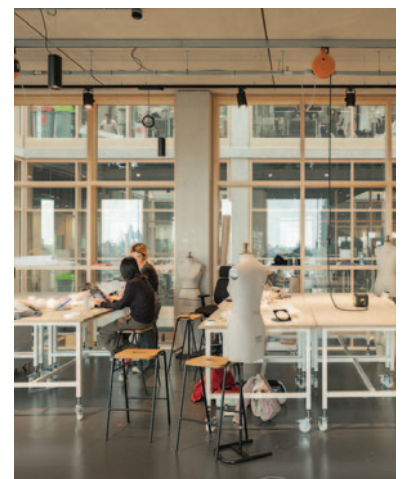


Image: Peter Molloy

Judges' Comments:

"A confident example of how educational architecture can drive urban regeneration, where the life of the student has been considered throughout."



Award

Maison Dieu (Dover Town Hall)

Dover, South East

*Architect, Conservation Architect,
Access Auditor & Lead Designer*
Haverstock

*Regeneration and Economic
Development Consultant*
Ingham Pinnock

Project Manager
Artelia

Conservation Architect
Pitsilli-Graham

Clients
Dover District Council
& The Landmark Trust

Structural & Civil Engineers
The Morton Partnership

Quantity Surveyor
DR Nolans

MEP Engineers
Martin Thomas Associates

Principal Contractor
Coniston

CDM
Goddard Consulting

Fire Engineering
Joule Group & FCMS

Interpretation
DesignMap, Workhaus Projects

Architectural Lighting
Light Perceptions CBGC

Decoration Analysis
Hirst Conservation, Hare &
Humphreys

*Masonry Consultant & Mortar
Analysis*
Cliveden Conservation, Sandberg &
Skillington Workshop Ltd

Heritage Engagement Officer
Martin Crowther

*Conservation Management Plan
Gazetteer*
The Architectural History Practice

The restoration of the Maison Dieu represents an exceptional achievement in the conservation and reactivation of one of England's most important historic buildings.

Dating from the early thirteenth century, the former Dover Town Hall occupies a place of extraordinary architectural and civic significance, reflecting centuries of social, political and cultural change. Through a carefully judged programme of repair and adaptation, the building has been brought back into active use, allowing it to re-enter civic life as a place of culture, learning and public engagement. The project combines scholarly rigour with a clear commitment to accessibility, ensuring that this remarkable structure is once again experienced as a living part of the town rather than a remote monument.

The scheme is defined by restraint, clarity and deep historical understanding. Extensive research informed a conservation strategy that reveals and celebrates the building's layered evolution, from its medieval origins through successive phases of civic adaptation. Rather than privileging a single moment in the building's history, the project allows multiple periods to remain legible, offering visitors a rich and nuanced understanding of its development over time. Repairs have been undertaken using appropriate materials and traditional techniques, safeguarding fragile historic fabric while maintaining architectural coherence and integrity.

New interventions are carefully judged and clearly articulated, supporting contemporary use without competing with the historic structure. Modern requirements for access, safety and functionality are accommodated through discreet additions that sit confidently alongside the original fabric. This careful balance ensures that the building feels neither frozen in time nor overworked but convincingly adapted for continued life. The distinction between old and new is handled with clarity, reinforcing legibility while allowing the building to function effectively in the present.

By retaining and enhancing an existing structure of immense cultural value, discreet environmental upgrades improve comfort, usability and operational efficiency while respecting the building's historic constraints. Sustainability is achieved through long-term stewardship and the extension of the building's useful life.

Carefully integrated interventions enhance physical access and wayfinding, allowing people of differing abilities to navigate the building with confidence.

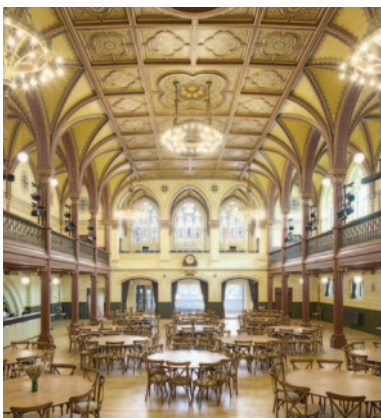
These improvements have been designed to minimise impact on historic fabric while delivering meaningful gains in inclusivity. As a result, the Maison Dieu has been transformed from a space accessible to a limited audience into one that welcomes the wider community.

The restored building now supports cultural programming, education and tourism, strengthening Dover's identity and reinforcing its rich historical narrative. By reopening the Maison Dieu to the public, the project reconnects the town with a significant part of its heritage, fostering pride and shared ownership. The building now operates as a focal point for civic life, contributing to economic vitality and cultural activity within the town centre.

Through thoughtful conservation, careful adaptation and a commitment to public engagement, the Maison Dieu demonstrates how historic buildings can be meaningfully reconnected with contemporary civic life. The project ensures that this nationally significant structure remains relevant, dignified and valued, offering a powerful example of how heritage can be conserved not as an artefact of the past, but as an active participant in the life of the community it serves.

Judges' Comments:

"The most wonderful renovation of an ancient building. At every level, this is a hugely successful project."



Images: Richard Chivers

Award

Pembroke Mill Lane, Cambridge

Cambridge, Eastern



Pembroke Mill Lane is a refined and contextually responsive intervention within one of Cambridge’s most sensitive and closely scrutinised historic settings.

The project introduces new accommodation for Pembroke College while carefully negotiating the complex relationship between historic fabric, landscape and contemporary academic life. Its success lies in the quiet confidence with which it balances continuity and change, demonstrating how new architecture can support the evolving needs of a historic institution without undermining the qualities that define its character.

New buildings are composed to respect key views across the site and the scale of surrounding historic structures, ensuring that the intervention sits comfortably within its context. The architecture establishes a measured dialogue with its surroundings, responding to existing rhythms, alignments and spatial patterns. Contemporary detailing is employed with restraint, creating a clear architectural identity that avoids imitation while remaining deferential to the neighbouring historic fabric.

A sequence of intimate and legible spaces is created, supporting both focused study and informal social interaction. These outdoor rooms reinforce the collegiate tradition of shared spaces that foster community, encounter and intellectual exchange. Landscape is used as an essential mediating element between old and new, softening transitions and reinforcing a sense of enclosure and calm that is appropriate to academic life within the city. Internally, the accommodation is designed to support wellbeing and day-to-day use.

Good levels of daylight, clear circulation and well-considered room layouts create environments that are comfortable, legible and adaptable. Generous shared spaces encourage social interaction and help build a sense of community among students, while quieter areas provide opportunities for retreat and concentration. The balance between private and communal space reflects the rhythms of collegiate living and supports a broad range of needs.

The project prioritises durability, adaptability and efficient environmental performance, ensuring that the buildings will serve the College for generations to come. High-quality construction and considered environmental strategies reduce energy demand while providing comfortable and healthy internal environments. The design embeds sustainability through longevity, robust materials and adaptability over time.

Inclusive design has been carefully integrated throughout the scheme, with step-free access supported by clear circulation routes and thoughtfully designed shared spaces that are welcoming and usable by a diverse student population. Particular attention has been paid to legibility and ease of movement, ensuring that residents and visitors alike can navigate the accommodation independently and with confidence.

By delivering contemporary academic accommodation that is sensitive to its historic context, the project demonstrates how new architecture can contribute positively to one of the world’s most distinctive academic environments. It supports continuity not by replication, but through thoughtful interpretation, reinforcing community, wellbeing and academic excellence.

Client
Pembroke College

Architect
Haworth Tompkins

Structural Engineer
Price & Myers

Services Engineers
Max Fordham
Joel Gustafsson Consultants

Main Contractor
Cocksedge Building Contractors Ltd

Project Manager
Bidwells

Planning Consultant
Indigo

Theatre Consultant
Charcoalblue

Cost Consultant
Gleeds Cost Management Consultant

Landscape Architect
Tom Stuart Smith Ltd

Heritage Consultant
Turley

Public Art Consultants
Alison Turnbull
Commission Projects

Wayfinding Consultant
Kellenberger-White

Transport Consultant
WSP



Judges’ Comments:

“A persuasive model for how historic institutions can evolve with care, confidence and clarity.”



Award

Sadlers Wells East

Newham, Greater London

Architect

O'Donnell + Tuomey

Clients

London Legacy Development Corporation (LLDC)
Sadler's Wells

Landscape Architect

LDA

Structural & Services Engineer

Buro Happold

Universal Design Consultant

Buro Happold

Acoustic Consultant

Charcoalblue

Theatre Consultant

Charcoalblue

Sadler's Wells East is a landmark cultural project that extends the reach of one of the world's leading dance institutions into East London.

Located within the Queen Elizabeth Olympic Park, the scheme establishes a new home for performance, rehearsal and creative production, embedding dance within a rapidly evolving urban context and reinforcing culture as a driver of inclusive regeneration. The project represents a significant investment in creative infrastructure, positioning dance at the heart of a new cultural quarter and ensuring that artistic excellence is closely connected to community, education and place.

The building is expressive, confident and welcoming. Its form and materiality convey movement and openness, reflecting the dynamism of the art form it houses while maintaining a strong and legible civic presence. The architecture favours accessibility, using scale, transparency and rhythm to create a building that feels inviting rather than remote. From the outset, the design signals that this is a place of participation as much as performance.

Internally, highly specialised rehearsal and performance spaces are carefully integrated with generous public areas. Technical requirements for dance are addressed with precision, ensuring that performers are supported by spaces that meet demanding acoustic, spatial and environmental standards. These specialist environments sit alongside foyers, circulation spaces and shared areas that encourage encounter and interaction, ensuring that the building operates as a social as well as artistic environment. This balance allows Sadler's Wells East to support world-class production while remaining open and accessible to a broad audience.

Transparency between inside and out plays a

key role in the building's relationship with its surroundings. Public foyers and circulation spaces allow glimpses of activity within, inviting curiosity and engagement from passers-by and demystifying the creative process. The building's presence within the park contributes to the animation of the public realm, strengthening links between cultural activity and everyday urban life.

Efficient building systems, robust fabric performance and an emphasis on adaptability ensure that the building can support intensive use while minimising environmental impact. Environmental strategies are embedded within the building's operation, supporting both the specific requirements of performance spaces and responsible resource use. By prioritising durability and flexibility, the project ensures that Sadler's Wells East can evolve over time, responding to changing artistic and operational needs without unnecessary intervention.

Access and inclusivity are central to Sadler's Wells East and are embedded throughout the building. Step-free access is provided across all public and performance areas, supported by inclusive seating arrangements and carefully designed circulation that accommodates performers, staff and audiences of all abilities. Particular attention has been paid to legibility and ease of movement, ensuring that the building can be navigated independently and with confidence. These measures support the institution's ambition to broaden participation in dance and ensure that the building is genuinely welcoming to all.

By locating a major cultural institution within Newham, the project contributes to the cultural and economic vitality of the area, and stands as a confident statement about the role of culture in shaping inclusive, dynamic and forward-looking cities, demonstrating how investment in the arts can deliver lasting civic value.



Image: Nick Kane



Image: Nick Kane

Judges' Comments:

"A civic-minded cultural building that succeeds architecturally, functionally, and socially. The project's social ambitions are explicit and substantial."



Image: Peter Molloy

Award

Soho Theatre Walthamstow

Waltham Forest, Greater London



Soho Theatre Walthamstow represents a bold cultural investment that reanimates a cherished historic building while placing creativity, access and community engagement at its heart.

The project transforms the former Granada cinema into a vibrant, contemporary theatre and cultural venue, ensuring that a much-loved local landmark is not only preserved but given a renewed and purposeful role within the life of the borough. In doing so, it reconnects a significant piece of Walthamstow's architectural and social heritage with the everyday cultural life of the community.

The scheme demonstrates a confident and carefully judged balance between conservation and transformation. The restoration of the building's richly detailed historic interiors has been undertaken with care and precision, celebrating the craftsmanship, ornament and theatricality of the original cinema. Decorative elements and spatial sequences are retained and repaired, allowing the building's distinctive character to remain central to the visitor experience. This conservation work ensures that the building's past continues to shape its identity.

New insertions are clearly contemporary yet deferential in tone. Modern performance, rehearsal and support spaces are integrated in a manner that respects the scale, proportion and hierarchy of the historic interior. The distinction between old and new is legible, allowing the building to be read as a layered and evolving structure. This clarity supports both conservation integrity and operational functionality, ensuring that the theatre can meet the technical and spatial demands of contemporary performance.

Internally, the building has been reconfigured to support a wide range of cultural activity. Performance spaces are complemented by generous foyers, bars and gathering areas that encourage social interaction and extended use beyond scheduled events. These spaces support the theatre's ambition to operate as a cultural hub rather than a single-purpose venue, providing opportunities for informal encounter, participation and community use throughout the day and evening.

Environmental responsibility is embedded through the reuse of the existing structure, delivering significant embodied carbon savings by avoiding demolition and new construction. Upgrades to building services and environmental performance improve comfort, efficiency and operational resilience while respecting the constraints of a historic building. The project demonstrates how cultural reuse can align heritage conservation with sustainability objectives, extending the life of an existing asset while reducing environmental impact.

Access and inclusivity are central to the project's ethos and have been addressed with care and commitment. Step-free access, improved circulation and inclusive seating arrangements ensure that the venue is welcoming to a diverse audience, including people with differing mobility, sensory and access needs. Clear wayfinding and generous public spaces support independent movement and reduce barriers to participation, reinforcing the theatre's role as an open and inviting civic asset.

The impact of Soho Theatre Walthamstow extends well beyond performance. By anchoring cultural activity within a restored landmark, the project supports local identity, economic vitality and creative participation.



Images: David Levene

Design Architect
Pilbrow & Partners

Client
Waltham Forest Council with Soho Theatre

Structural Engineer
AKS Ward

Principal Designer
Ridge & Partners LLP

Services Engineer
GDMP

Main Contractor
Willmott Dixon

Contractors Architects
Bond Bryon

Interior Consultants
JaneJaney Designs and Studio-M



Judges' Comments:

"This restoration has revitalised an important piece of Walthamstow's heritage and provides a significant contribution to the area's social and cultural life."



Award

Sunspot

Tending, Eastern

Architect

HAT Projects

Main Contractor

TJ Evers

Structural Engineer

Momentum Engineering

Services Engineer

Ingleton Wood

Quantity Surveyor

Potter Raper Partnership

Client

Tending District Council

Ecologist

Woodfield Ecology

CDM

Daniel Connal Partnership

Sunspot is an innovative civic building that combines architectural clarity with a strong and purposeful social mission.

Located in Tending, the project brings together health, wellbeing and community services within a single, highly legible structure, responding directly to local needs and aspirations. At a time when access to public services is often fragmented or diminished, Sunspot offers a clear and reassuring presence, positioning architecture as an enabler of care, connection and everyday support.

The building is characterised by simplicity, openness and approachability. Its form and materiality avoid institutional formality, instead creating a welcoming civic presence that feels accessible and familiar to the community it serves. The scale and articulation of the building ensure that it sits comfortably within its context, projecting calm and stability rather than authority. From the outset, the design signals that this is a place intended for people.

Internally, spaces are organised to be intuitive and easy to navigate. Clear sightlines and logical adjacencies support independent movement, reducing anxiety for users who may already be under stress. The plan allows a wide range of activities and services to operate efficiently while remaining visually and spatially connected. Shared areas encourage informal interaction and mutual support, reinforcing the building's role as a community resource.

Flexibility has been central to the design approach. Rooms and spaces are arranged to accommodate different uses over time, ensuring that the building can respond to

changing patterns of service delivery and community need. This adaptability supports long-term relevance and helps ensure that Sunspot remains a valuable asset as local priorities evolve. Importantly, flexibility is achieved without compromising clarity, maintaining a strong sense of order and legibility throughout.

Efficient building fabric, effective daylighting and straightforward servicing strategies minimise energy demand and operational costs. These measures support the financial sustainability of the services housed within the building, ensuring that environmental performance underpins social value rather than competing with it. In this context, sustainability is understood as an enabler of continuity and resilience, allowing essential services to be maintained over time.

Universal design principles are embedded throughout the building. Step-free access is provided across all areas, supported by calm, well-proportioned spaces and clear visual connections. Attention has been paid to dignity and comfort, recognising that many users may be accessing health or support services at vulnerable moments. Lighting, acoustics and spatial layout are carefully considered to reduce stress and support wellbeing, ensuring that the building is inclusive in both physical and experiential terms.

Sunspot's community impact is significant and enduring. By co-locating services and creating a welcoming civic environment, the project strengthens local networks, improves access to support and fosters a sense of shared ownership. It reduces barriers between services and users, helping people to engage more easily and confidently with the support available to them.

Image: Jim Stephenson



Image: Maddie Persent



Judges' Comments:

"A model of architectural social infrastructure, contextually sensitive, economically pragmatic, and visually uplifting."



Image: Maddie Persent

Award

The Buttermarket

Cornwall, South West

The Buttermarket is a carefully judged intervention that revitalises a historic civic space, reasserting its role as a centre of community life.

Rooted in a clear understanding of place, history and everyday use, the project transforms an underused and fragmented area into a flexible, welcoming public realm that once again supports gathering, exchange and local activity. Its achievement lies not in dramatic transformation, but in the measured confidence with which it restores civic purpose to a space long embedded in the social memory of the town.

Architecturally, the scheme respects the historic context while introducing contemporary elements that support renewed use. The design responds to the scale, grain and material character of surrounding buildings, ensuring that the intervention feels embedded rather than imposed. New surfaces, structures and details are carefully calibrated to complement existing fabric, allowing the Buttermarket to feel both fresh and familiar. This sensitivity ensures that the historic setting remains legible, while the space itself is clearly redefined for contemporary life.

The layout of the public realm has been carefully considered to support flexibility. The Buttermarket is designed to accommodate markets, events and everyday informal use, allowing it to respond to changing patterns of activity throughout the week and year. This adaptability ensures that the space remains active and relevant beyond programmed occasions, supporting spontaneous use as well as organised gatherings. Clear spatial definition allows different activities to coexist without conflict, reinforcing the Buttermarket's role as a shared civic resource.

Material choices play a key role in the project's

success. Durable, long-life materials have been selected to withstand heavy use while ageing gracefully over time. Detailing is robust yet refined, ensuring that the public realm can support everyday wear without losing its sense of quality. This emphasis on durability contributes to both environmental sustainability and long-term civic value, reducing the need for frequent intervention or replacement.

Sustainability is addressed through both material and social strategies. By enhancing an existing civic space rather than creating new infrastructure, the project minimises environmental impact while making better use of what is already present. The revitalised Buttermarket encourages local activity and exchange, reducing the need for travel and supporting more sustainable patterns of social and economic life. In this way, sustainability is embedded not only in construction, but in the behaviours and relationships the space enables.

Accessibility is central to the design and has been addressed with care and clarity. Level surfaces, generous circulation space and clear routes ensure that the Buttermarket can be used comfortably by people of all ages and abilities. The emphasis on openness and legibility allows the space to be navigated intuitively, supporting independent use and inclusive participation. These qualities are particularly important for a civic space intended to serve the whole community.

The revitalised Buttermarket strengthens local identity and civic pride. By restoring a sense of purpose and generosity to a historic public space, the project reconnects the community with a shared place of gathering and exchange. It demonstrates how modest but well-considered interventions can unlock the social and cultural potential of historic settings, ensuring their continued relevance without erasing their past.



Architect
Architectural Thread

Client
Redruth Revival CIC

Conservation Architect
Architectural Thread

Main Contractor
Jewell Construction

Owner
Redruth Revival CIC

Project Manager
Trevor Humphreys Associates

Quantity Surveyor
Trevor Humphreys Associates

Structural Engineer
PCA Consulting

Services Engineer
Method Consulting

M&E Subcontractors
Flockhart Solutions Ltd



Image: Lotie Matthews



Image: Claire Fear



Image: Claire Fear



Image: Claire Fear

Judges' Comments:

“A remarkable example of heritage-led regeneration, achieved by the local community for the local community.”



Award

The Richard Cairns Building, Brighton College

Brighton, South East

Architects

KRFT Architecture Studio &
Nicholas Hare Architects

Client

Brighton College

Services Engineer

Skelly and Couch

Structural Engineer

Momentum

Theatre Consultant

Sound Space Vision

Quantity Surveyor

Elliot Consulting Ltd

Planning Consultant

Lichfields

BREEAM

Eight Versa

Landscape Architect

Bradley Hole Schoenaich

Acoustic Consultant

Sound Space Vision

The Richard Cairns Building is a striking and purposeful educational facility that supports the evolving academic and cultural needs of Brighton College while responding with sensitivity and confidence to its historic campus setting.

The project provides state-of-the-art teaching and performance spaces within a coherent architectural framework, reinforcing the College's commitment to excellence in education while strengthening the spatial and social life of the school. Its ambition is expressed through clarity, generosity and long-term adaptability rather than visual excess.

The building is defined by clarity of form and a careful calibration of scale. Contemporary detailing and materials establish a strong and confident identity, ensuring that the building is clearly of its time, while massing, alignment and proportion respond thoughtfully to neighbouring historic structures. This balance allows the building to sit comfortably within the campus demonstrating how modern educational architecture can coexist with heritage through respect rather than deference.

The organisation of the building supports a wide range of educational activities. Teaching spaces, performance areas and shared facilities are arranged to encourage collaboration, movement and interaction, reflecting contemporary approaches to learning that value flexibility and exchange. Internally, circulation is clear and legible, allowing students and staff to navigate the building easily and confidently. Shared spaces are generous and well-positioned, supporting informal learning, rehearsal and gathering alongside more formal teaching.

Performance and specialist spaces are integrated as key elements of the building. Their presence reinforces the importance of creative and expressive disciplines within the wider educational offer, supporting the College's holistic approach to learning. The building's spatial hierarchy ensures that these spaces are both functional and celebrated, contributing to a lively and varied internal environment.

Environmental performance is embedded through a fabric-first approach combined with efficient building systems. Daylighting is carefully managed to support concentration and wellbeing, while ventilation and thermal comfort are addressed to create healthy internal environments throughout the year. These strategies reduce energy demand and

support consistent comfort, ensuring that sustainability objectives are aligned with educational performance rather than competing with it.

The emphasis on robust construction and long-term durability ensures that the building will serve the College well over time. Environmental strategies are integrated discreetly, allowing the architecture to remain focused on use, experience and longevity. In this way, sustainability is understood not as a technical add-on, but as an integral part of creating a building that performs well socially, environmentally and educationally.

Inclusive design is fundamental to the project's success. Step-free access is provided throughout, supported by clear circulation routes and well-proportioned spaces that accommodate a diverse school community. Adaptable teaching and performance spaces ensure that the building can support a wide range of users and activities, enabling independent use and fostering a sense of belonging. Wayfinding is intuitive, reducing barriers and supporting confidence among students, staff and visitors.

The Richard Cairns Building enhances the life of Brighton College by providing spaces that support learning, creativity and performance within a dignified and contemporary architectural setting. It demonstrates how new educational buildings can respond sensitively to historic contexts while meeting modern pedagogical needs.



Judges' Comments:

"The building is exceptional in its contribution to the experience of its users, the wider community through relationships, outreach and performance and to the urban context which it helps to define."

Award

The Story of Emily

Cornwall, South West

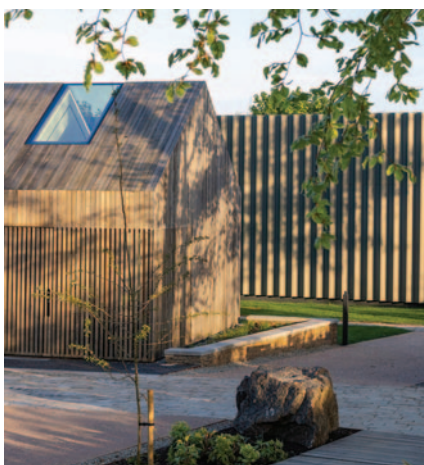


The Story of Emily is a deeply moving and carefully crafted project that brings together architecture, landscape and narrative to commemorate the life and legacy of Emily Hobhouse, while exploring enduring themes of social justice, compassion and humanitarianism.

Located within a rural Cornish setting, the project creates a place of reflection, learning and engagement that is rooted in its landscape yet resonant far beyond it. Its power lies not in monumentality, but in the quiet clarity with which it invites visitors to consider difficult histories and their relevance to the present.

Architecturally, the scheme is modest yet profoundly affecting. Carefully designed spaces and routes guide visitors through a sequence of experiences that unfold gradually, encouraging contemplation and emotional connection. The architecture does not seek to instruct overtly; instead, it creates conditions for understanding to emerge through movement, pause and encounter. This deliberate pacing allows visitors to absorb the narrative at their own speed, supporting both individual reflection and shared discussion.

Material choices play a central role in shaping the project's atmosphere and meaning. Materials and forms are selected for their tactile and emotional resonance,



Images: Craig Auckland Fotohaus

reinforcing the project's narrative intent and grounding it within its landscape. The restrained palette avoids distraction, allowing the focus to remain on the story being told and the values it represents. This material honesty reinforces the authenticity of the project and supports its role as a place of remembrance rather than display.

The relationship between architecture and landscape is carefully balanced. The project works with the existing topography and rural character of the site, ensuring that built elements sit lightly within their surroundings. Views, routes and thresholds are orchestrated to maintain a strong sense of connection to the landscape, reinforcing the project's themes of place, responsibility and humanity. The setting plays an active role in shaping the visitor experience, offering moments of openness and enclosure that echo the emotional rhythms of the narrative.

Sustainability is addressed through a light-touch and considered approach. Minimal intervention, durable materials and sensitivity to context ensure that the project sits comfortably within its environment and endures over time. By prioritising longevity and restraint, the scheme demonstrates how sustainability can be achieved through careful stewardship and respect for place, rather than through overt technical expression. This approach aligns closely with the project's ethical foundations, reinforcing values of responsibility and care.

Accessibility is thoughtfully integrated throughout the scheme. Routes and spaces are designed to accommodate a wide range of visitors, ensuring that the story can be experienced by people of differing ages and abilities. Clear wayfinding, gentle gradients and legible spatial sequences support ease of movement and independent use, allowing visitors to engage fully with the site without physical or perceptual barriers. This inclusivity reinforces the project's commitment to shared understanding and participation.

The impact of The Story of Emily lies in its ability to connect past and present with clarity and compassion. By creating a place that invites reflection, dialogue and learning, the project demonstrates the power of design to support education, empathy and social awareness. It transforms historical commemoration into an active civic experience, ensuring that Emily Hobhouse's legacy continues to provoke thought and inspire responsibility.

Architect
Stonewood Design
Structural Engineer
Hydrock
Environmental Design & Engineers
E3 Consulting Engineer
Quantity Surveyor
Synergy
Fire Engineering
Hydrock
Landscape Architect
LT Studio
Glazing Consultant
Glass Limited



Judges' Comments:

"A beautifully executed fusion of restoration, landscape, and contemporary architecture. It transforms a historic domestic setting into an experiential museum of international significance, telling a vital story with grace and sensitivity."



Award

The Transformation of Rhodes House, Oxford

Oxford, South East

Architect

Stanton Williams

Main Contractor

Beard Construction

Conservation Architects

Pendery Architecture & Heritage

Marcus Beale Architects

Structural Engineer

Webb Yates Engineers

Services Engineer

Skelly & Couch

Landscape Architect

Bradley-Hole Schoenaich

Landscape Architects

Lighting Design

Studio Fractal

Client

Rhodes Trust

Sustainability Consultant

Skelly & Couch

The transformation of Rhodes House is an exemplary project that repositions a significant historic building to support contemporary academic and cultural life while retaining the architectural authority and dignity that define its presence in Oxford.

Through sensitive adaptation and thoughtful design, the project extends the building's relevance for present and future use, ensuring that it continues to function as a place of dialogue, exchange and intellectual engagement. Rather than treating the building as a static artefact, the scheme understands heritage as something that must evolve in order to remain meaningful.

Architecturally, the project balances careful conservation with strategic and clearly articulated intervention. Historic spaces have been meticulously restored, allowing their scale, material quality and spatial hierarchy to be experienced with renewed clarity. This work safeguards the building's architectural integrity while addressing the accumulated impacts of time and use. Where new additions or alterations are required, they are introduced with restraint and precision, ensuring that contemporary elements support the building's function without competing with its historic fabric.

The design enhances spatial clarity throughout the building. Circulation routes are simplified and made more legible, allowing users to navigate the building with confidence and ease. This clarity supports a broader range of uses, enabling the building to host academic activity, cultural events and public engagement alongside its institutional functions. Flexibility is embedded within the spatial strategy, ensuring that Rhodes House can adapt to changing patterns of use over time without compromising its character.

Environmental sustainability is achieved through reuse and targeted upgrading rather than wholesale intervention. By retaining and adapting an existing building of high architectural value, the project avoids the significant embodied carbon costs associated with demolition and replacement. Carefully considered environmental improvements enhance performance and comfort while respecting the constraints of the historic structure. This approach demonstrates how sustainability objectives can be met through stewardship, longevity and intelligent adaptation, rather than through overt technical expression.

Access has been significantly improved as part of the transformation, broadening the

building's usability and civic reach. Step-free routes and improved circulation allow a wider range of people to access key spaces, supporting inclusion without eroding architectural integrity. These interventions are discreetly integrated, ensuring that accessibility enhancements feel like a natural part of the building rather than an afterthought. Clear wayfinding further supports independent use, reinforcing the building's openness and welcome.

The renewed Rhodes House strengthens its role as a place of dialogue and exchange within both the University and the wider community. By making the building more accessible, flexible and environmentally responsible, the project ensures that it can support contemporary patterns of engagement while remaining rooted in its history. The transformation reinforces the idea of the academic building as a civic institution, one that contributes to public discourse rather than remaining inward-looking.

The project stands as a model for the sensitive evolution of historic academic buildings. It demonstrates how careful conservation, thoughtful adaptation and a commitment to inclusivity can extend the life and relevance of significant heritage assets.



Judges' Comments:

"Through clarity, restraint and long-term thinking, the transformation of Rhodes House shows how architecture can honour the past while actively supporting the intellectual and cultural life of the present."

Award

UCL One Pool Street

Newham, Greater London



UCL One Pool Street is a bold and forward-looking academic building that supports new models of learning, research and public engagement.

Located within the Queen Elizabeth Olympic Park, the project establishes a strong institutional presence within a rapidly developing urban context, positioning the university as an active participant in the life of the city rather than a remote academic enclave. The building reflects UCL's commitment to openness, experimentation and civic responsibility, embedding academic activity within one of London's most significant regeneration areas.

Architecturally, the building is robust, legible and deliberately adaptable. Its clear structural expression gives the building a strong identity and provides a flexible framework capable of accommodating a wide range of academic uses. Rather than prescribing fixed functions, the architecture allows spaces to evolve over time, supporting changing pedagogical models, research practices and patterns of occupation. This emphasis on adaptability ensures that the building remains relevant as academic needs develop.

The organisation of the building reinforces its civic role. Public-facing spaces at ground level are designed to encourage engagement with the surrounding community, creating

opportunities for interaction between the university and the wider public. These spaces contribute to the animation of the public realm and signal the building's openness and accessibility. Above, teaching, research and support spaces are arranged to support collaboration and visibility, reinforcing connections between disciplines and users.

Internally, the building prioritises clarity and ease of use. Circulation routes are legible and efficient, allowing users to move through the building intuitively. Shared spaces support informal encounter alongside more formal academic activity, encouraging exchange and collaboration. The balance between private and communal areas reflects contemporary approaches to learning and research, which value interaction as well as concentration.

Sustainability is embedded through efficient systems, adaptable design and long-term durability. The building is designed to evolve over time, reducing the need for future intervention and minimising environmental impact. Robust construction and flexible layouts ensure that spaces can be reconfigured without major structural change, extending the building's useful life. Environmental strategies support operational efficiency while maintaining comfortable internal conditions, aligning sustainability objectives with everyday use.

Inclusive design is integral to the project. Step-free access is provided throughout, supported by clear wayfinding and generous circulation spaces that accommodate students, staff and visitors of differing abilities. The emphasis on legibility and openness ensures that the building can be navigated independently and with confidence, reinforcing the university's commitment to equality and inclusion. Adaptable spaces further support a diverse range of users and activities.

The wider impact of UCL One Pool Street lies in its contribution to the regeneration of the Queen Elizabeth Olympic Park and its surrounding neighbourhoods. By locating a major academic building within this evolving area, the project demonstrates how universities can play an active role in shaping inclusive urban environments. The building supports education, research and public engagement while contributing to the vitality of the local area, reinforcing the idea of the campus as an integrated part of the city.

Through adaptability, inclusivity and long-term thinking, the project demonstrates how academic buildings can support innovation while contributing positively to their urban context, ensuring lasting value for both the university and the wider community.

Architect
Lifschutz Davidson Sandilands

Client
University College London

Services Engineer
Hilson Moran

Structural Engineer
AKT II

Main Contractor
Vinci Building

Access Consultant
People Friendly Design

Landscape Architect
Bradley-Hole Schoenaich
Landscape

Lighting Consultant
EQ2 Light



Judges' Comments:

"A confident example of contemporary academic architecture that balances institutional identity with civic openness."





Award

Urban Nature Project

Kensington and Chelsea, Greater London

Architect

Feilden Fowles Architects

Landscape Architect

J&L Gibbons

Structural Engineer

engineersHRW

3D Design

Gitta Gschwendtner

M&E Engineers

Max Fordham

Universal Design Consultant

Earnscliffe

Sustainability Consultant

Mace

Project Manager

Mace

Quantity Surveyor

Mace

Main Contractor

Walter Lilly

Civil Engineers

Infrastruct CS

The Urban Nature Project is an ambitious and carefully considered reimagining of a major cultural landscape, placing nature, access and learning at the centre of its vision.

By transforming the grounds of a national institution into a more open, biodiverse and inclusive environment, the project redefines the role of the urban landscape as both a public resource and an ecological system. Its ambition lies in demonstrating how cultural landscapes can respond to the environmental challenges of the present while remaining welcoming, legible and richly engaging for a wide public audience.

Landscape design is central to the project's success. A comprehensive strategy of new planting, habitat creation and reconfigured routes establishes a more diverse and resilient ecological environment, while also improving clarity and accessibility for visitors. The design enhances the spatial structure of the landscape, allowing people to move through it with greater ease and understanding. Clear paths and defined areas support exploration and discovery, while maintaining a sense of openness and continuity across the site.

The project supports both everyday enjoyment and structured learning. Spaces are designed to accommodate informal use, quiet reflection and social activity, alongside opportunities for education and interpretation. The landscape becomes a living classroom, where ecological processes are made visible and accessible rather than abstract or hidden. This integration of learning within the everyday experience of the site reinforces the project's educational mission and encourages deeper engagement with the natural world.

Environmental performance is intrinsic to the Urban Nature Project's conception.

Biodiversity enhancement and climate

resilience are key drivers, informing decisions about planting, habitat creation and landscape management. By increasing ecological richness within a dense urban context, the project contributes to wider efforts toward ecological recovery and environmental stewardship. The landscape operates as a functioning system, demonstrating how urban spaces can support nature rather than displace it.

Climate responsiveness is embedded within the design approach. Planting and landscape strategies support cooling, resilience and long-term adaptability, ensuring that the site can respond to changing environmental conditions over time. Rather than relying on short-term solutions, the project prioritises ecological processes and long-term management, aligning environmental responsibility with durability and care.

Accessibility improvements ensure that a wider range of people can experience and enjoy the landscape. Clear routes, legible wayfinding and inclusive design principles underpin the scheme, allowing visitors of differing ages and abilities to navigate the site independently and with confidence. These improvements broaden participation and reinforce the idea of the landscape as a shared civic asset rather than a restricted or specialist environment.

The Urban Nature Project strengthens connections between people and nature at multiple levels. It invites visitors to experience biodiversity first-hand, fostering awareness, curiosity and understanding. By making nature visible, accessible and integral to the cultural experience of the site, the project supports wellbeing and environmental literacy. It offers a powerful model for how cultural landscapes can evolve to address contemporary ecological and social priorities while remaining rooted in public enjoyment and shared ownership.



Judges' Comments:

"By combining biodiversity enhancement, inclusive access and educational opportunity, it shows how urban landscapes can play a vital role in shaping more resilient, informed and connected communities."



Images: Jim Stephenson

Award

Walworth Town Hall

Southwark, Greater London



Walworth Town Hall is a landmark example of heritage-led regeneration that combines conservation excellence with a clear and purposeful social mission.

The restoration of this historic civic building is paired with the introduction of new uses that respond directly to community needs, ensuring that the Town Hall once again plays an active role in the daily life of the borough. Rather than treating the building as a static monument, the project reimagines it as a living civic resource, capable of supporting social, cultural and economic activity in a rapidly changing urban context.

Architecturally, the project celebrates the building's historic grandeur while accommodating contemporary functions with clarity and restraint. The original presence of the Town Hall, defined by its scale, form and civic symbolism, has been carefully preserved through a programme of repair and conservation that safeguards key architectural features. Historic interiors and detailing have been retained and restored wherever possible, allowing the building's character and significance to remain central to the experience of its users.

New interventions are introduced with confidence and legibility. Contemporary

elements are clearly expressed, ensuring that additions and alterations can be read as part of an ongoing architectural story rather than an attempt at replication. This approach maintains the integrity of the historic fabric while allowing the building to meet modern requirements for safety, comfort and use. The balance between old and new ensures that Walworth Town Hall feels both dignified and functional, capable of accommodating a diverse range of activities.

Internally, the building has been adapted to support a mix of uses that reflect the needs and aspirations of the local community. Spaces have been configured to accommodate enterprise, cultural activity and community services, reinforcing the Town Hall's role as a shared civic asset. Clear circulation and spatial hierarchy support legibility and ease of use, allowing different functions to coexist without conflict. This flexibility ensures that the building can continue to evolve as community needs change over time.

Sustainability is achieved through reuse and sensitive upgrading. By retaining and adapting an existing civic building of high architectural and social value, the project avoids the significant environmental costs associated with demolition and replacement. Targeted upgrades improve environmental performance and comfort while respecting the constraints of the historic structure. This approach demonstrates how sustainability can be delivered through long-term stewardship, extending the life of an existing building and reducing environmental impact through careful adaptation.

Access improvements have been central to the project's success. Step-free routes, improved circulation and clearer wayfinding enable wider public use, ensuring that the building is accessible to people of differing ages and abilities. These interventions are discreetly integrated, enhancing inclusivity without undermining the building's architectural character. Improved access transforms the Town Hall from a space perceived as exclusive or remote into one that is welcoming and open to the community it serves.

The revitalised Walworth Town Hall now operates as a hub for community, enterprise and culture. By reopening a historic civic building to public use and embedding it within contemporary patterns of social life, the project strengthens local identity and supports inclusive urban renewal. It demonstrates how heritage buildings can be reimagined to deliver meaningful social value, combining architectural conservation with community benefit.

Applicant & Development Manager
General Projects

Architect
Feix & Merlin

Main Contractor
Conamar

Conservation Architect
Donald Insall Associates

Quantity Surveyor
Quartz Project Services

Structural Engineer
Heyne Tillett Steel

Services Engineer
RED

Local Authority
Southwark Council



Judges' Comments:

"Through careful conservation, inclusive design and a strong social focus, the project ensures that the Town Hall continues to serve as a place of gathering, exchange and civic pride, offering a model for how heritage can contribute positively to resilient and inclusive communities."



Images: Chris Walton

BURO HAPPOLD

Buro Happold are proud to be sponsoring the Special Award for Neuro-Inclusive Places, and are excited to be championing neuro-inclusion in the built environment.

These are a selection of our recent projects with a focus on inclusion

-
- Battersea Power Station
 - Tottenham Hotspur FC
 - London College of Fashion
 - RNIB



Highly Commended

Projects that make a significant contribution to the quality and appearance of the built environment. Highly Commended schemes demonstrate a good standard of architecture or design, whilst being sustainable, accessible and provide a positive civic contribution.



100 Fetter Lane

City of London, Greater London

100 Fetter Lane is a confident and carefully considered addition to the historic urban fabric of the City of London.

Positioned within a richly layered context of courts, lanes and surviving historic structures, the project demonstrates how contemporary commercial development can respond positively to heritage, public realm and civic life. Its achievement lies in balancing architectural ambition with restraint, delivering a workplace building that contributes meaningfully to the character and permeability of its surroundings.

The scheme is defined by a clear response to its setting. The massing is carefully broken down to respect the scale and grain of the surrounding streets, while the articulation of the façade introduces depth and texture that responds to the historic character of Fetter Lane and its adjoining routes. Rather than presenting a singular object, the building is composed to engage with the city at multiple levels, reinforcing existing urban patterns and creating a more legible and welcoming streetscape. This approach allows the building to assert its contemporary identity while remaining grounded in its context.

A key strength of the project is its relationship with the public realm. It introduces a sequence of publicly accessible spaces that enhance connectivity through the site and invite engagement from beyond the immediate office population. These spaces are carefully integrated into the surrounding network of streets and passages, reinforcing historic movement patterns while providing new opportunities for pause, encounter and informal use. In an area where public space is often limited, this contribution represents a significant civic benefit.

The scheme has achieved and is targeting high standards of environmental performance, reflecting a commitment to reducing operational energy demand and improving long-term efficiency. A fabric-first approach, combined with efficient building services and intelligent environmental controls, underpins the building's performance. The project also demonstrates an awareness of embodied carbon through its design and construction strategy, aligning environmental responsibility with long-term asset value and adaptability.

The building is designed to deliver a highly inclusive environment, with step-free access provided across entrances and public areas. Circulation routes are clear and legible, supporting independent movement for users of differing abilities. Attention to spatial clarity, wayfinding and internal organisation ensures that the building is intuitive to navigate, reinforcing dignity and ease of use for all occupants and visitors.

The community impact of 100 Fetter Lane is particularly notable given its dense urban context. Located within an historic and characterful area of the city, the project has been shaped by an understanding of local identity and the importance of public access. By opening routes through the site and creating publicly accessible spaces, the scheme contributes to the social life of the area, supporting patterns of everyday movement and use that extend beyond the building itself. These interventions help to animate the surrounding streets and strengthen connections between the City's commercial core and its historic fabric.



Images: Alan Williams

Judges' Comments:

"A good example of commercial architecture delivering broader civic value."

Architect
Fletcher Priest Architects

Client
Yard Nine

Principal Designer
Calford Seadon

Landscape Architect
Hyland Edgar Driver

Structural Engineer
Waterman Structures Ltd

Services Engineer
Waterman Building Services Ltd

Fire Engineering
Richard Baker

Façade Engineering
Infinity Façade Consultants

Quantity Surveyor
Arcadis

Planning Consultant
DP9

Project Manager
Third London Wall

Main Contractor
Mace

Access Consultant
Peter Connell Associates

Transport Consultant
Waterman Transport & Development Ltd

Building Control
Sweco

Rights of Light Daylight & Sunlight Consultant
Point 2 Surveyors

Vertical Transportation
The Lift Consultancy





Highly Commended

15 Norton Folgate

Tower Hamlets, Greater London

Architect

Morris+Company

Client

British Land

Interior Designer

Morris+Company | Universal Design Studio

Landscape Architect

East Landscape Architects

Main Contractor

Skanska

Quantity Surveyor

Turner Townsend | Alinea

Services Engineer

Arup

Structural Engineer

AKTII

Universal Design Consultant

Socotec

Access Consultant

Hilson Moran

Fire Consultants

KIWA

Acoustic Consultant

Sandy Brown

Lighting Consultant

Studio Fractal

Planning Consultant

DP9

Archaeologist

MOLA

15 Norton Folgate is a thoughtful and highly accomplished redevelopment that demonstrates how existing buildings can be carefully reworked to support contemporary use while retaining the layered character of a historic urban setting.

Located at the edge of the City Fringe, the project transforms a complex site of retained and adapted structures into a cohesive workplace environment, contributing positively to the evolving identity of the area. Its achievement lies in the balance it strikes between architectural renewal, sustainability and civic generosity.

The scheme is rooted in the reuse and repair of existing buildings, allowing the historic grain of Norton Folgate to remain legible while introducing new life and clarity. Rather than pursuing wholesale replacement, the project embraces the idiosyncrasies of the site, working with variations in scale, form and materiality to create a series of spaces that feel both authentic and purposeful. The resulting architecture is robust yet refined, demonstrating how adaptation can deliver character-rich environments suited to contemporary patterns of work.

The spatial organisation reinforces this approach. Internal layouts have been carefully reconfigured to provide flexible, high-quality workspace while maintaining a strong connection to the surrounding streets and yards. The scheme supports permeability and movement through the site, reinforcing established routes and contributing to a more

engaging public realm. These interventions strengthen the relationship between the development and its context, ensuring that the project operates as part of the wider urban fabric rather than as an inward-looking enclave.

The decision to retain and repurpose existing buildings delivers significant environmental benefits through the reduction of embodied carbon, demonstrating a responsible approach to development in a dense urban setting. This strategy is supported by targeted upgrades to improve environmental performance, ensuring that the buildings are efficient, comfortable and resilient in long-term use. Sustainability is treated not as an add-on, but as an integral outcome of thoughtful reuse and longevity.

The project has prioritised inclusive access across the site, with step-free routes, improved circulation and clear wayfinding ensuring that the development can be navigated confidently by people with differing abilities. These measures enhance usability without compromising the character of the retained buildings, demonstrating that accessibility and heritage can be successfully reconciled through careful design. By improving connectivity, opening up previously constrained areas and contributing positively to the public realm, the scheme enhances everyday experience for both occupants and passers-by. The development supports local activity and reinforces the mixed-use character of the City Fringe, contributing to an environment that is active, diverse and socially resilient.



Judges' Comments:

"A well-designed scheme, with great reuse and remodelling, lovely detailing and good architecture."



Images: Jack Hobhouse

Highly Commended

458 Forest Road

Waltham Forest, Greater London

458 Forest Road is a thoughtful and socially purposeful residential development that demonstrates how modestly scaled housing can contribute positively to local character, sustainability and community life.

Providing 90 affordable one-bedroom homes, the scheme responds directly to the needs of people seeking to live and work within Waltham Forest, offering well-designed accommodation that supports independent living while reinforcing a sense of place. Its value lies in the care with which everyday housing has been approached as a civic responsibility rather than a purely commercial exercise.

The building establishes a confident yet measured presence along Forest Road. The scale and massing have been carefully considered to respond to the surrounding context, mediating between neighbouring buildings while reinforcing the rhythm of the street. The façade is articulated to provide visual interest and depth, avoiding monotony and contributing to a more engaging streetscape. At ground level, the building addresses the public realm with clarity and openness, supporting natural surveillance and a sense of safety while strengthening the relationship between residents and the street.

Internally, the design prioritises functionality, clarity and quality of space. Apartments are planned to make efficient use of their footprint while maintaining good daylight, ventilation and storage, supporting comfort and

wellbeing. Circulation areas are clearly organised and legible, avoiding unnecessary complexity and reinforcing ease of use. Shared spaces are designed to encourage informal interaction among residents, supporting a sense of community within a high-density urban environment.

The scheme adopts a fabric-first approach to reduce energy demand, complemented by efficient building services that support long-term operational performance. Careful consideration has been given to durability and maintenance, ensuring that the building remains resilient and economical over time. These measures demonstrate a commitment to environmental responsibility that aligns with the social objectives of providing affordable housing, recognising that sustainability and affordability must be addressed together.

The building is designed to meet robust accessibility standards to support independent use by people with differing needs. Attention has been paid to door widths, layouts and spatial clarity, ensuring that homes are adaptable and inclusive. This approach supports long-term occupation and flexibility, allowing residents to remain in their homes as circumstances change.

By delivering affordable homes in a well-connected location, the project supports social mobility and local economic participation. The development contributes positively to the character of Forest Road, reinforcing its role as a lived-in and active part of the borough.



Architect
Gort Scott

Client
Pocket Living

Contractor
Legendre UK

Project Manager
WT Partnership

Structural Engineer
Whitby Wood

Sustainability
XCO2

Quantity Surveyor
WT Partnership

Planning Consultant
Boyer

Services Engineer
XCO2

Landscape Architect
B|D Landscape Architects

Art Commission
Hive Curates (commissioner)
Adriana Jaros (artist)

Transport Consultant
TPP

Fire Consultants
Jensen Hughes



Judges' Comments:

"The scheme's success is in delivering dignified, well-designed homes that challenge assumptions about affordability and quality."



Images: Jack Hobhouse



Highly Commended

AELTC Community Tennis Centre

Merton, Greater London

Client

All England Lawn Tennis Club

Architect

LANGSTAFF DAY ARCHITECTS

Landscape Architect

Illman Young

Main Contractor

Beard Construction

Contractor

Careys Civil Engineering

Structural, Services & Civic Engineers

Cundall

Planning Consultant

Rolfe Judd Planning

Quantity Surveyor

Turner and Townsend Alinea

Architects Technical Delivery

HNW

Wayfinding Consultant

Maynard

The AELTC Community Tennis Centre is a carefully planned piece of sporting and civic infrastructure that unlocks the potential of a seven-hectare site in south west London, reshaping it as a place that can serve local people while meeting the demanding operational standards associated with elite tennis.

Developed to replace facilities that were no longer adequate, the project sets out a clear ambition to create a genuinely shared environment where community sport and high-performance training can coexist without one displacing the other.

The site strategy is fundamental to this achievement. Two new entrances transform how the grounds are approached and navigated, improving access and clarity. An existing maintenance access point in the north west has been upgraded to become the new main entrance, while the former vehicular entrance on Grand Drive has been rebalanced to become pedestrian and cycle access aligned directly with the new clubhouse. This reworking of arrival and movement patterns establishes a more welcoming, legible place, reinforced by an entrance plaza that prioritises pedestrians and integrates planting, seating and feature paving.

The clubhouse is conceived as a contemporary, functional building that supports an expanded range of programmes and users. Its planning is informed by an adjacency and zoning strategy that enables different modes of use across the day, accommodating a broad spectrum of activities while maintaining a coherent experience. Terraces overlooking the new grass courts extend the building's civic quality, creating spaces where watching, waiting and socialising become part of the site's everyday life. Internally, the centre is designed to feel clear and approachable, supporting retail, changing

and community use alongside performance-related functions.

A passive design approach is complemented by a gas-free strategy, with energy supplied using air source heat pumps for heating and cooling and to meet the considerable hot water demand associated with heavily used changing and showering facilities. A portion is supplied by renewables, including 200 square metres of photovoltaic panels on the clubhouse roof, alongside a further 200 square metres of PVs referenced within the project's wider energy provision. Sustainability is also expressed through material choices and construction methods, including an engineered timber structure using glulam and cross laminated timber, brickwork laid in lime mortar, and Siberian larch cladding selected for resilience and low embodied energy. Where concrete is necessary, high GGBS content is used to reduce embodied impact, and finishes are minimised through exposed concrete and blockwork. Resilience is addressed with unusual directness through landscape-led drainage and flood mitigation. Flood risk has been greatly reduced, helping protect neighbouring properties and keeping courts and pitches usable. The site is supported by an innovative sustainable drainage system and rainwater harvesting, and biodiversity is strengthened through habitat creation and green roof areas.

Merton Council's local accessibility group was engaged during design development, alongside an elite wheelchair tennis player, and provisions include generous clear widths, power-assisted doors, dedicated wheelchair storage and Changing Places accommodation. The scheme responds directly to issues identified through consultation, including a lack of local facilities, flooding that previously made the site unusable, and inaccessible or dysfunctional amenities.



Judges' Comments:

"The centre aligns with local needs while sustaining professional standards, offering a robust model of how sport-led development can deliver long-term civic value."



Images: Jim Stephenson

Highly Commended

Bancroft and Wickford Street

Tower Hamlets, Greater London



Bancroft and Wickford Street is a carefully focused regeneration project that turns two constrained, landlocked backland sites into a coherent piece of neighbourhood housing and public realm.

Working with places that had been dominated by disused garages, rear service yards and the neglected spaces behind a parade of shops on Cambridge Heath Road, the scheme replaces conditions associated with poor environmental quality and anti-social behaviour with secure, welcoming homes and landscape.

The development responds to the tight grain and limited visibility of its setting with a measured approach to massing and identity. Buildings are composed to establish clear edges and a stronger sense of place, while one element rising to five storeys acts as a marker, helping the scheme announce itself and orientate movement toward nearby community facilities and a new neighbourhood park. The project's character is grounded in an understanding of the area's social and cultural context, with a design language that seeks to belong to the street network rather than impose itself upon it. By treating backland territory as a legitimate public facing environment, the scheme elevates spaces that are often treated as residual.

A core objective has been to renew and re wild

previously fragmented sites, adding ecological value through public realm that supports long term resilience. The green infrastructure strategy is explicit and quantifiable, delivering 591 square metres of biodiverse planting along with additional areas of grassland enhanced with bulbs across both buildings. Permeable bonded gravel paths, soft landscaping and green buffers support sustainable drainage and help manage rainwater, while also improving the sensory quality of the shared spaces.

Consultation began in 2017 and continued through planning into delivery, with feedback loops used to shape outcomes. The development incorporates inclusive access measures from arrival through to each dwelling. The housing offer also responds to diverse needs, with layouts suited to larger and multigenerational families, and specific consideration for autistic children. Several units are fully wheelchair accessible, including provision shaped by occupational therapist input, and one home is designed specifically for a blind resident, demonstrating how inclusivity has been treated as a real design driver rather than a compliance exercise.

Bancroft and Wickford Street demonstrates how careful housing design, ecological repair and inclusive planning can transform neglected urban pockets into places of safety, dignity and everyday civic value.

Architect
Fraser Brown MacKenna
Architects (FBM Architects)

Landscape Architect
Farrer Huxley

Planning Consultant
Wildstone Planning

Client
Tower Hamlets Council

Services Engineer
Pinnacle ESP

Contractor
Formation Design and Build

Executive Architect
Delta Architects

Judges' Comments:

"The scheme directly addresses everyday urban problems, using design to repair overlooked fragments of the city and to deliver lasting civic benefit."



Image: Tim Crocker



Highly Commended

BEAM, Hertford

East Hertfordshire, Eastern

Architect

Bennetts Associates

Main Contractor

GPF Lewis

Interior Designer

Citizens Design Bureau

Services Engineer

Max Fordham

Structural Engineer

Integral Engineering

Theatre Consultant

Charcoal Blue

Lighting Design

Pritchard Themis

Fire Engineering

The Fire Surgery

Landscape Architect

Fabrik Uk

Client

East Herts District Council

Inclusive Design

David Bonnett

Quantity Surveyor

Bristow Consulting

BEAM is a transformation of the former Hertford Theatre into an all-day cultural hub that renews a much-loved community asset.

Set within Hertford's picturesque riverside setting, the project responds to a loyal local audience and changing demographics with a clear civic ambition to provide a larger, more flexible cultural offer capable of serving diverse audiences and events, while securing culture at the heart of the town's everyday life.

By combining a 550-seat theatre with a state of the art three screen cinema and multiple hireable spaces to support both cultural and commercial value, the design response is notable for how it handles this scale without overwhelming its context. The project centred on demolishing the existing front of house spaces while retaining the auditorium and fly tower, which were remodelled internally.

Around this retained core, the new programme is arranged as a cluster of five crafted blocks with sloping roofs, a composition that allows a relatively large building to sit comfortably within Hertford's close-knit grain. The use of red brick directly references the predominant local material, grounding the building in its setting while still presenting a contemporary sculptural presence. A hybrid CLT and concrete structure supports the new build extensions, reinforcing both architectural clarity and long-term durability.

At the heart of the scheme is a triangular internal courtyard framed by the five contiguous blocks and the retained auditorium. It acts as a key orientation space and a robust circulation heart that can withstand the high footfall patterns that define performance venues. Internally, layered colour gives each block an individual identity while maintaining a connected whole, creating warmth and softness in contrast to the courtyard's polished concrete and brick, which heightens the sense of an "external" public space within.

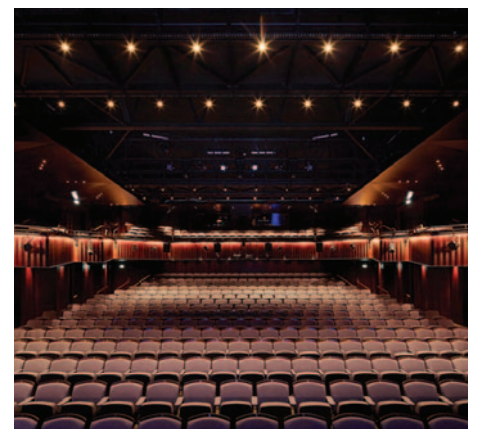
The performance spaces have been fundamentally renewed. The main auditorium has been transformed from an end on bleacher arrangement in an exposed brick civic hall into a fixed rake and faceted balcony, creating a more dedicated theatre environment. A new 150 seat studio adds further flexibility, supporting a wide range of programming and commercial opportunities.

The building now operates as an all-electric venue, with highly efficient air source heat pumps introduced. Demolition was kept to a minimum, and the project has been selected as a pilot for the developing Net Zero Carbon

Building Standard, helping to define what a net zero carbon theatre could look like.

Level access around the perimeter ties into new landscaping and a boardwalk along the River Lea, re engaging people with the riverside setting. Internally, step free routes extend into back of house and stage level, supported by a dedicated accessible dressing room. Three lifts increase access capability, and increased toilet provision includes a Changing Places facility, the first in the town. Wheelchair provisions are included across performance spaces, including the balcony level in the main auditorium, with positions on both sides to offer choice and preserve quality of sightlines. Wayfinding is reinforced through legibility, an internal courtyard meeting point, and a variety of furniture settings that support different needs and social groupings.

The project's community impact is underpinned by sustained engagement and a clear belief that BEAM should be more than a theatre. With its all-day café and bar, varied programme spanning theatre, music, film and community events, and new riverside connections that also acknowledge the adjacent historic Norman motte, BEAM operates as a shared civic room for Hertford.



Judges' Comments:

"It is evident that this building has made a very meaningful impact on Hertford and the wider area."

Highly Commended

Boston Lodge Works

Gwynedd, Wales



Boston Lodge Works demonstrates how careful conservation, skilled craftsmanship and contemporary purpose can secure a meaningful future for a site of exceptional historic and cultural significance.

Located at Boston Lodge, the historic home of the Ffestiniog and Welsh Highland Railways, the scheme transforms a working industrial heritage site into a place that supports skills, learning and public engagement, while remaining firmly rooted in its original function and identity.

The project is distinguished by its respect for the working character of the site recognising Boston Lodge as a living place of production. Repairs, adaptations and new interventions have been undertaken with a clear understanding of the site's industrial history, allowing historic buildings, structures and processes to remain legible and active. The result is an environment that feels authentic and purposeful, where historic fabric continues to support contemporary use rather than being preserved in isolation.

By repairing and adapting existing buildings,

the scheme avoids the environmental cost of demolition and replacement, while extending the life of structures that have served the railway for generations. The sustainability strategy reflects a pragmatic understanding of resource efficiency, with upgrades focused on durability, performance and long-term resilience rather than short-term technical display. Just as importantly, the project sustains traditional engineering and craft skills, supporting a form of cultural sustainability that is inseparable from the site itself.

Historically inaccessible areas have been made welcoming and usable, enabling people with different levels of mobility to experience the site, its buildings and its story. The project provides direct access to a nationally important industrial heritage site, supporting education, volunteering and skills development. It strengthens the connection between the railway, its workforce and the wider community, reinforcing a shared sense of pride and ownership. By enabling people to see, understand and participate in the ongoing life of the works, the project deepens public appreciation of Wales's industrial heritage.

Architect
Architectural Thread

Client
Ffestiniog & Welsh Highland Railways

Conservation Architect
Architectural Thread

Main Contractor
OBR Construction

Owner
Ffestiniog and Welsh Highland Railway

Project Manager
Edwina Bell

Quantity Surveyor
Greenwood Projects

Services Engineer
E3 Consulting Engineers

Structural Engineer
Integral Engineering Design



Image: Claire Fear



Image: Claire Fear

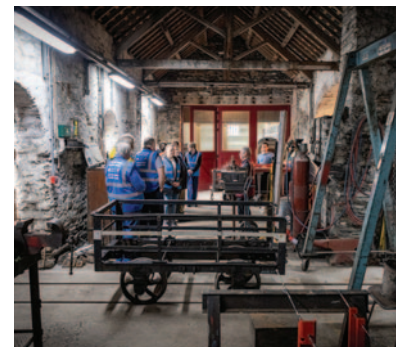


Image: FWHR

Judges' Comments:

"It secures the future of a historic working site not by freezing it in time, but by ensuring it remains active and relevant for generations to come."



Highly Commended

DeValera Library & Súil Art Gallery

Ennis, Republic of Ireland

Architect

Keith Williams Architects

Structural & Civil Engineers

ARUP

MEP Consultant

AxisEng

Cost Consultant

AECOM

Health & Safety Consultancy PSDP

OLM

Main Contractor

Coosivna Construction Ltd

Specialist Subcontractor

Techrete

The DeValera Library & Súil Art Gallery is a confident and generous civic project that brings together culture, learning and public life at the heart of Ennis.

Through a carefully considered architectural response, the scheme provides a contemporary library and gallery that strengthens the town centre, reinforces civic identity and establishes a welcoming public destination for a wide range of users. It demonstrates how investment in cultural infrastructure can support both everyday use and long-term social value.

The project responds sensitively to its context while asserting a clear and modern civic presence. The building is carefully scaled and composed to sit comfortably within the town, addressing surrounding streets and spaces with openness and clarity. Internally, the relationship between the library and the Súil Art Gallery is handled with care, allowing the two uses to complement one another while retaining distinct identities. This spatial arrangement supports both quiet study and public engagement, ensuring that the building functions effectively across a wide range of activities.

The design places strong emphasis on legibility and orientation. Clear circulation routes and visual connections between spaces allow users to move confidently through the building, reinforcing its role as an accessible and inclusive public environment. Daylight is used to enhance internal spaces, contributing to a calm and welcoming atmosphere that supports reading, learning and cultural exchange.

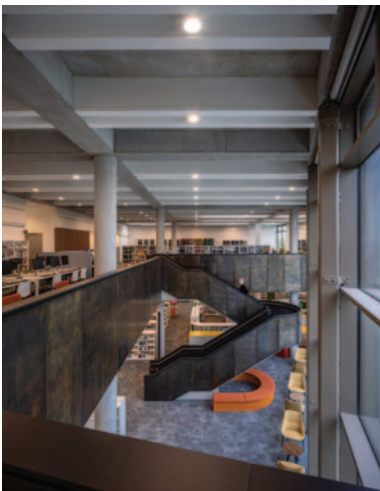
The scheme prioritises efficient building performance and long-term durability, ensuring that the library and gallery are economical to operate and resilient over time. Environmental strategies are integrated in a manner that supports comfort and usability, aligning sustainability objectives with the everyday experience of users rather than treating them as abstract technical targets.

The building has been designed to be usable and welcoming for people of all ages and abilities, with step-free access, clear wayfinding and thoughtfully proportioned spaces throughout. These measures ensure that the library and gallery operate as genuinely inclusive civic resources, enabling independent use and supporting dignity and comfort for all visitors.

The community impact of the DeValera Library & Súil Art Gallery is significant. The library continues to serve as a vital public resource, while the addition of the art gallery expands opportunities for cultural participation and engagement. Together, they create a shared civic environment that supports learning, creativity and social connection.

Judges' Comments:

"The project strengthens Ennis's cultural offer and demonstrates how architecture can play a central role in fostering inclusive, active and resilient communities."



Images: Séamus Murray

Highly Commended

East Courtyard Royal College of Music

Westminster, Greater London



The East Courtyard at the Royal College of Music is a refined and thoughtful transformation that enhances one of the world's leading conservatoires, reinforcing its civic presence while improving accessibility, environmental performance and day-to-day use.

Located within a historic institutional setting, the project reimagines an underperforming external space as a welcoming, legible and inclusive courtyard that supports learning, performance and public engagement.

The scheme demonstrates a sensitive understanding of the Royal College of Music's historic fabric and spatial hierarchy. The courtyard is carefully shaped to complement the surrounding buildings, respecting their scale and character while establishing a clear and contemporary identity of its own. The design enhances visual coherence across the campus, creating a calm and ordered space that supports movement, pause and informal gathering. Rather than competing with the historic architecture, the intervention works through clarity and restraint, strengthening the overall experience of the site.

The courtyard plays an important role in improving the daily functioning of the College. It provides a clear and dignified route between key parts of the campus, supporting intuitive navigation and reinforcing connections between teaching, rehearsal and performance spaces. Its spatial generosity allows it to operate as a place of transition as well as a setting for informal interaction,

contributing positively to the rhythm of academic and musical life.

Sustainability is embedded through the project's emphasis on durability, long-term performance and environmental responsibility. From the outset, the design approach prioritised robust materials and construction strategies that would withstand intensive use while ageing gracefully. Environmental considerations were integral to decision-making, ensuring that the courtyard contributes to improved comfort and resilience without compromising the historic setting. This pragmatic and integrated approach supports the long-term stewardship of the College's estate.

An access consultant was appointed during design development, ensuring that inclusive access informed all aspects of the scheme. Level surfaces, clear routes and generous circulation ensure that the courtyard is usable by people of all abilities, including students, staff and visitors. These improvements address longstanding accessibility challenges, transforming the courtyard into a genuinely inclusive space within a complex historic environment.

Prior to planning submission, extensive consultation was undertaken with stakeholders to ensure that the design responded to the needs of the College community and the wider public. As a result, the East Courtyard supports not only the daily life of the institution but also its outward-facing role, welcoming audiences, visitors and collaborators.

Architect
John Simpson Architects

Client
Royal College of Music

Main Contractor
Gilbert Ash

Project Manager
Aecom PM

Quantity Surveyor
Aecom QS

Services Engineer
Arup MEP

Access Consultant
Access Design Consultants

Acoustic Consultant
Arup Acoustics

Approved Building Control Inspector
Regional Building Control

CDM
Nick Perry Associates

BREEAM
South Facing

Exhibition Designer
ZMMA



Image: Andreas Von Einstedel



Image: Victoria Landeryou

Judges' Comments:

“As one of the leading musical conservatoires the development signals a progressive ambition to construct a contemporary more open estate that reaches out to the community and society.”



Highly Commended

EcoPark South: North London Heat and Power Project (NLHPP)

Enfield, Greater London

Client

North London Waste Authority

Architect

Grimshaw

Operators

London Energy

LEL

Sea Cadets

Project Manager

Arup

Cost Consultant

RLB

Health & Safety Consultancy

Safersphere

Stakeholder Engagement

AECOM

Multi-Disciplinary Engineer

WSP

Planning Consultant

Adams Hendry

Main Contractor

Taylor Woodrow

Delivery Architect

Race Cottam Associates

Delivery Multi-Disciplinary Engineer

Waterman

EcoPark South forms a key component of the North London Heat and Power Project, representing a major piece of strategic infrastructure designed to serve the long-term environmental and social needs of North London.

As part of a wider transformation of an operational energy-from-waste facility, the project demonstrates how large-scale infrastructure can be delivered with architectural clarity, environmental responsibility and a strong commitment to community engagement.

EcoPark South brings coherence and legibility to a complex industrial setting. The design establishes a clear and rational arrangement of buildings and spaces, allowing the facility to operate efficiently while presenting a composed and intelligible presence within its surroundings. Careful consideration has been given to scale, massing and materiality to ensure that the development sits confidently within its context, balancing the functional demands of infrastructure with the need for visual order and civic responsibility. The result is an environment that communicates purpose and permanence rather than anonymity.

EcoPark South supports the generation of low-carbon heat and power, contributing to a more resilient and efficient energy network for North London. The scheme forms part of a

broader strategy to reduce reliance on fossil fuels and increase energy recovery from waste, aligning infrastructure investment with regional and national sustainability objectives. Environmental performance is embedded in the project's operational logic, ensuring that its contribution extends well beyond the site boundary.

Universal design principles have been integrated to ensure that the facility is accessible and understandable to a wide range of users. Clear routes, legible layouts and carefully considered access arrangements support safe and independent movement across the site. These measures are particularly important in a complex operational environment, ensuring that staff, visitors and stakeholders can navigate the facility with confidence and clarity.

Extensive consultation has informed the design process, helping to address concerns, build understanding and establish trust with local communities. The project places strong emphasis on transparency, education and long-term engagement, ensuring that the role of the facility within the wider energy system is clearly communicated. By opening up dialogue around infrastructure, the scheme contributes to greater public awareness of sustainability, energy generation and environmental responsibility.



Judges' Comments:

“EcoPark South demonstrates that infrastructure of this scale can be delivered with care, intelligence and social awareness.”



Images: Hutton and Crow

Highly Commended

Foundation, Altrincham

Trafford, North West

Foundation, Altrincham is located within the heart of Altrincham and reimagines a former office building as a flexible and inclusive civic resource, providing affordable workspace, social enterprise facilities and community-focused activity within a revitalised town centre setting. Its ambition lies in enabling people, ideas and local enterprise to flourish within a reused and re-energised structure.

Architecturally, the project is characterised by clarity, restraint and purpose. The adaptation of the existing building has been approached with a strong understanding of its original fabric and structure, allowing much of the building to be retained while significantly improving its functionality and presence. Interventions are clearly expressed and carefully judged, ensuring that the building's new role is legible without erasing its past. The resulting architecture feels robust and honest, shaped by use and occupation rather than formal display.

Internally, the building has been reconfigured to support a diverse range of users and activities. Flexible workspaces, shared facilities and communal areas are arranged to encourage collaboration, interaction and mutual support between occupants. The organisation of space supports a variety of scales and modes of working, allowing social enterprises, small businesses and community

groups to operate alongside one another within a coherent and welcoming environment. This adaptability ensures that the building can respond to changing needs over time.

Sustainability was a core driver of the project from the outset. The decision to retain and adapt the existing structure significantly reduced embodied carbon, while targeted upgrades have improved environmental performance and operational efficiency. The project's sustainability strategy prioritised pragmatic, achievable measures that support long-term use, ensuring that the building is economical to operate and resilient in the face of future change. Environmental responsibility is therefore embedded within both the fabric of the building and the model of occupation it supports.

The building has been designed to be accessible and inclusive, with clear circulation, step-free access and legible spatial organisation throughout. These measures ensure that Foundation is usable by people of differing ages, abilities and needs, enabling independent access and fostering a strong sense of welcome. Inclusivity is not treated as an add-on, but as a defining quality of the building's civic role.

By providing affordable, flexible space for social enterprise and community use, the project strengthens local networks and supports economic resilience.



Architect
BDP

Project Manager
Bruntwood

Planning Consultant
Avison Young

Landscape Architect
Planit-ie

Quantity Surveyor
Richard Boothroyd
& Associates Ltd

Structural Engineer
DW Consulting Engineers LLP

M&E Engineers
Hurtswood Environmental
Consulting
Cubic Works

Judges' Comments:

"It plays an active role in the regeneration of Altrincham, contributing to town centre vitality while embedding social value at its core."



Image: Paul Karalius



Image: Bruntwood and Trafford Council



Highly Commended

Heart of the City Sheffield

Sheffield, Yorkshire

Architect

Feilden Clegg Bradley Studios

Masterplan Design

Leonard Design

Client

Sheffield City Council

Strategic Development Partner

Queensbury

Planning Consultants

Montagu Evans

nineteen47

Heritage Consultant

Montagu Evans

Structural Engineer

Arup

M&E Engineers

Arup

Fire Engineering

Arup

Acousticians

Arup

Landscape Consultants

Planit ie

Sheffield City Council

Quantity Surveyor

Turner & Townsend

Project Manager

Turner & Townsend

Approved Building Inspector

LABC Sheffield

Principal Designers

Turner & Townsend

Henry Boot Construction

Main Contractor

Henry Boot Construction

Stakeholder Engagement

Counter Context

Heart of the City forms part of an ambitious regeneration programme that redefines Sheffield's city centre as a place for people, culture and civic life.

Through a series of interlinked public realm improvements, new buildings and the transformation of existing assets, the project delivers a coherent and inclusive urban environment that reconnects key institutions, supports economic vitality and restores confidence in the city centre as a shared civic space.

The scheme is distinguished by its clarity of vision and consistency of delivery. Streets, squares and buildings are composed to create a legible and walkable network of spaces, allowing movement through the city centre to feel intuitive and inviting. High-quality materials, robust detailing and a disciplined approach to scale ensure that new interventions sit comfortably alongside Sheffield's historic fabric, reinforcing a sense of continuity while accommodating contemporary use. The public realm is treated as civic infrastructure, designed to support everyday activity as well as events, gatherings and cultural life.

By prioritising walking, cycling and public transport, the project supports more sustainable patterns of movement and reduces reliance on private vehicles. The reuse and

adaptation of existing buildings contribute to reduced embodied carbon, while new development has been approached with a strong emphasis on long-term performance and resilience. Green infrastructure and landscaping play a role in improving environmental quality, enhancing comfort and supporting urban biodiversity within the city centre.

Level surfaces, generous routes and carefully designed crossings ensure that streets and spaces are accessible to people of all ages and abilities. Clear wayfinding and legible layouts support independent movement, while the quality and consistency of the public realm reduce physical and perceptual barriers. These measures ensure that the city centre functions as an inclusive environment rather than a series of disconnected destinations.

Extensive consultation has shaped the development of Heart of the City, ensuring that it responds to the needs of residents, businesses, institutions and visitors. The revitalised city centre supports local commerce, cultural organisations and public services, strengthening Sheffield's civic identity and sense of pride. New and improved spaces encourage social interaction and extended use, helping to re-establish the city centre as a place to spend time rather than simply pass through.

Judges' Comments:

"It stands as a persuasive example of how coordinated regeneration can deliver social, environmental and economic benefit, reinforcing the role of the city centre as a shared and resilient civic heart."



Image: Dave Bewick

Highly Commended

Kepax Footbridge

Worcester, West Midlands

Kepax Footbridge is a new pedestrian and cycle crossing, which improves connectivity between key parts of the city, supporting active travel and reinforcing the River Severn corridor as an integral part of Worcester's public realm.

The project demonstrates how modestly scaled infrastructure can deliver significant social and environmental value when designed with care and clarity.

The bridge is defined by restraint, elegance and precision. Its form is deliberately slender, ensuring that it sits lightly within its riverside setting and respects long views along the waterway. The structure is legible and calm in expression, prioritising usability and visual continuity over overt statement. This measured approach allows the bridge to complement its surroundings, enhancing the character of the river landscape rather than competing with it.

The experience of crossing Kepax Footbridge has been carefully shaped to support comfort and confidence. The deck provides generous space for pedestrians and cyclists to move alongside one another safely, reducing conflict and encouraging shared use. Clear sightlines across and along the bridge contribute to a strong sense of personal security, while the

gentle approach gradients support intuitive movement for users of all ages and abilities. The bridge functions not only as a route, but as a place from which to pause and appreciate the river setting.

By prioritising walking and cycling, the bridge supports more sustainable patterns of movement and reduces reliance on car travel for short journeys. The choice of durable materials and a robust structural solution ensures longevity and low maintenance, embedding environmental responsibility through long-term performance.

Level access, gentle gradients and a clear, uncomplicated layout ensure that the route is usable by wheelchair users, people with mobility impairments, cyclists and families alike.

The absence of unnecessary visual or physical barriers allows users to navigate the crossing independently and with confidence, reinforcing the bridge's role as inclusive civic infrastructure.

By improving connectivity and making active travel more attractive, the project supports healthier lifestyles and strengthens links between neighbourhoods. It enhances access to workplaces, education, leisure and riverside spaces, embedding the bridge into the everyday life of the city.



Client
Worcester County Council

Architect
Moxon Architects Ltd

Structural Engineer
Jacobs

Main Contractor
Alun Griffiths



Image: Simon Kennedy

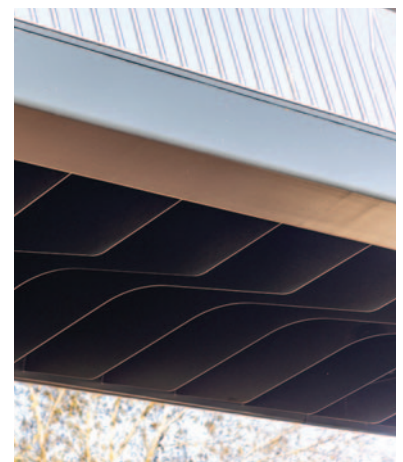


Image: Ben Addy



Image: Simon Kennedy

Judges' Comments:

“Well designed infrastructure which quietly enriches the urban experience, delivering lasting civic value through clarity, inclusivity and environmental responsibility”



Highly Commended

NLCS Ideas Hub and Main Entrance Building

Harrow, Greater London

Architect

Walters & Cohen Architects

Client

North London Collegiate School

Main Contractor

Feltham Construction

Project Manager

Metis Projects

Quantity Surveyor

Arcadis

Services Engineer

Max Fordham LLP

Acoustic Consultant

Max Fordham LLP

Structural & Civil Engineers

Price & Myers

Landscape Architect

Bradley-Hole
Schoenaich Landscape

Planning Consultant

Iceni

CDM

MGAC

The NLCS Ideas Hub and Main Entrance Building reshapes the public face of North London Collegiate School while supporting contemporary approaches to learning, collaboration and wellbeing.

By combining a new main entrance with flexible academic and social spaces, the scheme strengthens the relationship between the school, its campus and its wider community, presenting an environment that is both welcoming and purposeful.

The building is defined by clarity, openness and legibility. The new entrance establishes a clear point of arrival, improving orientation and reinforcing the school's civic presence. Its scale and form are carefully calibrated to sit comfortably within the existing campus, balancing a contemporary architectural language with respect for surrounding buildings. Transparency plays an important role, allowing activity within to be visible and reinforcing a sense of openness and invitation.

The Ideas Hub is conceived as a flexible and collaborative environment that supports evolving educational models. Spaces are designed to accommodate a wide range of activities, from focused study to group work, discussion and informal exchange. This adaptability allows the building to support interdisciplinary learning and creative exploration, reflecting the school's emphasis on curiosity, independence and innovation.

The internal organisation encourages movement and interaction, fostering a sense of shared academic life.

The building has been designed to deliver comfortable internal conditions while minimising energy demand, ensuring that environmental performance supports daily use rather than competing with it. Long-term durability and adaptability are prioritised, allowing the building to respond to future change while maintaining operational efficiency. In this way, sustainability is understood as an integral part of responsible educational infrastructure.

Step-free access is provided throughout, supported by clear circulation routes and intuitive wayfinding. The entrance and internal spaces are designed to be welcoming and usable by all members of the school community, including students, staff and visitors with differing needs. These inclusive measures ensure independent use and reinforce dignity, confidence and belonging.

The wider impact of the NLCS Ideas Hub and Main Entrance Building extends beyond its immediate function. By improving arrival, accessibility and shared learning space, the project enhances everyday experience across the campus and supports the school's long-term educational mission. It demonstrates how thoughtful architectural investment can strengthen identity, support innovation and create an environment that is both inclusive and forward-looking.



Judges' Comments:

"The scheme stands as a strong example of how contemporary educational architecture can combine clarity, flexibility and social value within a historic institutional setting."



Images: Jim Stephenson

Highly Commended

Norton Folgate: Blossom Yard and Studios, Nicholls & Clarke and Loom Court

Tower Hamlets, Greater London

The scheme consists of a carefully orchestrated series of interventions that together repair and revitalise a complex historic area on the edge of the City of London.

Through the sensitive reuse of existing buildings and the introduction of new architecture, the project reinforces the distinctive character of Norton Folgate while supporting contemporary patterns of work, living and public life. Its achievement lies in the way it balances commercial viability with cultural continuity and public benefit.

Architecturally, the scheme demonstrates a nuanced response to a layered urban context. Historic buildings have been retained, repaired and adapted, allowing their scale, grain and material richness to remain legible. New elements are introduced with restraint and confidence, complementing the existing fabric without resorting to imitation. Across the site, careful attention has been paid to massing, alignment and materiality, ensuring that old and new sit in constructive dialogue and that the character of the area is reinforced rather than diluted.

The creation of new yards, routes and shared spaces plays a central role in the project's success. Blossom Yard and the surrounding studios introduce a fine-grained network of spaces that encourage movement, encounter and informal use. These spaces re-establish permeability across the site, stitching it back

into the surrounding streets and creating a more generous and legible public realm. The result is an environment that supports everyday activity while offering moments of pause and social interaction.

Retaining and repurposing existing buildings delivers significant embodied carbon savings, while new construction has been approached with durability and long-term performance in mind. Environmental responsibility is therefore achieved through both the conservation of historic fabric and the creation of buildings capable of accommodating change over time.

Clear circulation and routes with well-considered spatial relationships ensure that the site is navigable by people of all ages and abilities. Improvements to legibility and wayfinding enhance confidence and independence, ensuring that the revitalised area functions as an inclusive part of the city rather than a private enclave.

The community impact of the Norton Folgate project is considerable. By reintroducing activity, workspaces and public routes into a previously fragmented area, the scheme supports economic vitality while strengthening local identity. It demonstrates how heritage-led regeneration can deliver contemporary relevance without erasing the past, ensuring that the distinctive character of Norton Folgate continues to evolve as a lived and shared part of London's urban fabric.



Client
British Land

Masterplanner & Architect
Allford Hall Monaghan Morris

Main Contractor
Skanska

Landscape Architect
East

Project Manager
M3 Consulting

Structural & Civil Engineers
AKT II

Cost Consultant
Turner&Townsend | Alinea

MEP Consultant
Arup

Planning Consultant
DP9

Facade Engineering
Eckersley O'Callaghan

Sustainability Consultant
Atelier Ten

Access Consultant
Hilson Moran

Archaeologist
MOLA

Fire Engineering
KIWA

Acoustic Consultant
Sandy Brown

Enabling Works
Cantillion

Lighting Design
Studio Fractal

Health & Safety Consultancy
Arcadis

Employers Agent
Rex Procter & Partner

Wayfinding Consultant
Cartledge Levene

Security Consultant
QCIC

Judges' Comments:

“The project goes beyond delivering commercial office space and creates a network of spaces which give amenity and allow spatial choices for people to walk, meet, sit and experience this amazing, layered and rich part of London.”



Image: Tim Soar



Highly Commended

Nyth

Gwynedd, Wales

Client
Frân Wen

Architect
Manalo & White

Main Contractor
Grosvenor Constructions

Services Engineer
Collaborate + Create

Structural Engineer
engineer HRW

Quantity Surveyor
Pulse Consult

Landscape Architect
Tirlunn Barr

Project Manager
SP Projects

Access Consultant
Access Included

Acoustic Consultant
CSG Acoustics

Artists
Robin Edwards
DZ9R stage carpentry & set building

Arts Consultant
DisOrdinary Architecture

BREEAM
Encon Associates

Historic Buildings Consultant
Dave Jump

Theatre Consultant
Plann

Frân Wen has created an exciting, challenging and inspiring Welsh-language theatre with and for young people, transforming St Mary's Grade II-listed church into Nyth (Welsh for "Nest").

Their new home and community performance arts venue honours the site's Victorian heritage while providing versatile, accessible spaces for performance, creation and community gatherings. Located in Gwynedd, the scheme creates a safe and welcoming setting that supports therapeutic work, creative expression and everyday stability, responding sensitively to the needs of its users while embedding itself within its community.

The building avoids institutional character, instead offering spaces that feel familiar, reassuring and humane. Its form and materiality are deliberately restrained, allowing the focus to remain on the quality of internal environments and the experience of those who use them. The architecture establishes a sense of refuge and belonging, recognising the importance of place in supporting emotional wellbeing and confidence.

Internally, spaces are organised to support both privacy and shared activity. Rooms are arranged to provide personal space where young people can feel secure, alongside communal areas that encourage creativity, collaboration and support.

The layout is intuitive and legible, enabling users to move independently and confidently throughout the building. This clarity is particularly important in a therapeutic context, helping to reduce anxiety and support routine and familiarity.

The design prioritises durability, robustness and ease of maintenance, ensuring that the building can operate effectively over time with limited resources. Environmental strategies focus on creating comfortable internal conditions while minimising energy demand, aligning environmental responsibility with operational resilience. In this context, sustainability is inseparable from care, ensuring that the building remains a dependable and supportive environment for future users.

Universal design principles underpin the scheme. Step-free access, generous circulation and carefully proportioned spaces ensure that the building is usable by people with differing physical, sensory and emotional needs. Attention to lighting, acoustics and spatial calm supports wellbeing and helps create an environment that feels manageable and supportive. These inclusive qualities are central to the building's success and its ability to serve a diverse range of users.

It demonstrates how architecture can support therapeutic and creative practice with dignity and sensitivity, delivering social value that extends well beyond the building itself.

Judges' Comments:

"By providing a dedicated and thoughtfully designed space for Frân Wen's work, the project strengthens local provision for young people and reinforces the organisation's role within the cultural and social life of Gwynedd."



Images: Kristina Banholzer

Highly Commended

Rowan Court

Haringey, Greater London



Rowan Court is a thoughtful and carefully delivered housing project in Haringey, that delivers a dignified and secure living environment for older residents, demonstrating how architecture can positively shape later life housing through clarity, comfort and social connection.

The project places wellbeing, independence and community at the centre of its design approach.

Rowan Court is characterised by a calm and domestic scale that allows it to sit comfortably within its surrounding neighbourhood. The building's massing and articulation are carefully judged, avoiding institutional expression in favour of a welcoming and recognisable residential character. Material choices and detailing contribute to a sense of permanence and quality, reinforcing the building's role as a long-term home rather than a temporary facility.

Internally, the organisation of space prioritises legibility and ease of use. Circulation routes are clear and well-lit, allowing residents to move independently and with confidence throughout the building. Private accommodation is complemented by shared spaces that encourage social interaction and

reduce isolation, supporting everyday encounters and a sense of community. These communal areas are carefully positioned to feel accessible and inviting, reinforcing routine and familiarity.

The project adopts a fabric-first approach, ensuring good thermal comfort and energy efficiency while minimising operational costs. Durable construction and efficient building services support long-term resilience and ease of maintenance, ensuring that the building can continue to perform well over time. Environmental responsibility is therefore closely aligned with affordability and comfort, directly benefiting residents.

Generous circulation spaces, clear wayfinding and well-proportioned layouts provide safety and comfort, ensuring that residents with varying levels of mobility can use the building independently. These inclusive design measures reinforce dignity and autonomy, key considerations in later life housing.

By providing high-quality, secure accommodation within a familiar neighbourhood, the project allows residents to remain connected to local services, amenities and social networks. It contributes positively to the local housing offer, addressing need while strengthening the social fabric of the area.

Architect
Sathish Jassal Architects

Client
Haringey Council

Main Contractor
Formation Design & Build

Project Manager
JJC Advisory Limited

Planning Consultant
MC Planning

Sustainability Consultant
Iceni Futures



Judges' Comments:

“Rowan Court stands as a strong example of how well-designed supported housing can deliver lasting social value, creating a place that genuinely enhances quality of life.”



Highly Commended

Space House

Camden, Greater London

Applicants

Squire & Partners
and Seaforth Land

Architect

Squire & Partners

Clients

Seaforth Land
QuadReal Property Group

Sustainability Consultant

Atelier Ten

Interior Designer

Squire & Partners

Conservation Architect

Donald Insall Associates

Services Engineer

Atelier Ten

Structural Engineer

Pell Frischmann

Quantity Surveyor

Gardiner & Theobald

Landscape Architect

Gustafson Porter + Bowman

Project Manager

Avison Young

Main Contractor

BAM UK

Space House is an example of how rigorous conservation, technical innovation and contemporary use can come together to secure the future of a highly significant twentieth-century building.

Designed in the 1960s by Richard Seifert and completed in 1968, the Grade II listed structure has been carefully restored and adapted, ensuring that its distinctive architectural identity is preserved while enabling it to meet the demands of modern occupation. The project demonstrates the enduring value of post-war architecture when approached with respect, intelligence and ambition.

The building's expressive concrete structure, distinctive circular tower and rectilinear podium form a composition of exceptional character and presence. The refurbishment has been guided by a deep understanding of this architectural intent, retaining and repairing key elements of the original fabric while reinstating lost features and improving coherence. Interventions are precise and disciplined, allowing the building's sculptural qualities and structural logic to remain legible.

Internally, the adaptation has focused on flexibility, usability and comfort. Floorplates have been reconfigured to support contemporary patterns of work while respecting the constraints and opportunities of the original structure.

Improvements to circulation, daylight and internal environment enhance everyday experience, ensuring that the building functions effectively for its users without compromising its architectural integrity. The result is a workplace that feels both distinctive and adaptable.

The retention and reuse of the existing structure deliver significant embodied carbon savings, demonstrating the environmental value of conserving well-built post-war buildings. Targeted upgrades improve energy performance, thermal comfort and operational efficiency, ensuring that the building meets modern expectations while extending its lifespan.

Universal design principles have been carefully integrated and sensitively handled within the constraints of a listed structure, enhancing accessibility and legibility, allowing a wider range of users to experience and use the building.

The wider impact of Space House lies in its demonstration of what thoughtful refurbishment can achieve. By bringing a major modernist building back into active use, the project contributes positively to the character and vitality of Camden and the wider city. It challenges assumptions about the obsolescence of post-war architecture and the sustainable reuse of listed commercial buildings.



Judges' Comments:

"The external and internal restoration has resulted in a bright and contemporary feel to extend the life of this important landmark."



Images: Gareth Gardner

Highly Commended

Stoneleigh Arts and Old School

Warwick, West Midlands



Stoneleigh Arts and Old School, through the restoration and adaptation of a former school building, has re-established a valued local landmark as a vibrant centre for arts, culture and social activity. Its achievement lies in balancing respect for historic character with the practical requirements of contemporary community use.

The historic fabric of the Old School has been carefully repaired and retained, ensuring that its scale, proportions and material qualities remain legible. Interventions are modest and clearly articulated, allowing new uses to be accommodated without eroding the character of the existing structure. This approach reinforces continuity, ensuring that the building's identity as a place of learning and gathering is carried forward rather than replaced.

Internally, the building has been reorganised to support a wide range of activities. Flexible spaces for arts practice, exhibitions, workshops and community events are arranged to allow different uses to coexist and overlap. Circulation is clear and intuitive, enabling visitors to move easily between spaces and encouraging informal interaction. The adaptability of the layout ensures that the building can respond to changing community

needs over time, supporting long-term relevance and resilience.

By retaining and upgrading the existing building, the scheme avoids the environmental cost of demolition and new construction, delivering significant embodied carbon savings. Environmental improvements focus on enhancing comfort and performance while respecting the constraints of the historic fabric, ensuring that sustainability objectives align with conservation principles. This pragmatic approach supports long-term stewardship and responsible use of resources.

Step-free access, improved circulation and clear wayfinding ensure that the building is welcoming and usable by people of all ages and abilities. These interventions are sensitively integrated, enhancing inclusivity and as a result, the Old School operates as a genuinely open and accessible community resource.

The community impact of Stoneleigh Arts and Old School is substantial. By providing a dedicated and welcoming space for cultural activity, the project strengthens local identity and supports participation in the arts. It creates opportunities for learning, creativity and social connection, reinforcing the building's role as a focal point within the village.

Architect
Intervention Architecture

Quantity Surveyor
PMP

Structural Engineer
Edge Consulting Engineering

Project Manager
Way PM

Client
Complex Development Projects

MEP Consultant
DWP

Main Contractor
Kavannagh Construction Ltd

Judges' Comments:

"A persuasive example of how thoughtful conservation and adaptation can secure the future of historic community buildings, ensuring they continue to serve as places of shared experience and civic life."



Image: Paul Miller



Highly Commended

TBC.London

Southwark, Greater London

Applicant & Project Architects
Stiff+Trevillion

Client
FORE

Main Contractor
Wilmott Dixon

Executive Architect
ECE Architects

Landscape Architect
Camlins

Structural Engineer
Webb Yates

Services Engineer
Atelier 10

Quantity Surveyor
RLB

Ecology Consultant
Greengage Environmental

Lighting Consultant
Light Bureau

Planning Consultant
Iceni

TBC.London is a confident and forward-looking example of adaptive reuse. Located in Southwark, the project reimagines a former industrial structure as a flexible workplace and creative environment, supporting new patterns of work and collaboration while reinforcing the area's character and economic vitality.

The scheme is defined by clarity, robustness and respect for the existing fabric. The original structure has been carefully retained and adapted, allowing its industrial character and spatial generosity to remain legible. New interventions are clearly expressed and deliberately restrained, ensuring that the building's history continues to inform its identity. This approach avoids over-refinement, instead celebrating the honesty and adaptability of the original construction while enabling contemporary use.

Internally, the building has been reorganised to support flexibility and diversity of occupation. Workspaces are arranged to accommodate a range of users and modes of working, from focused individual activity to collaborative and shared use. Circulation and shared areas encourage interaction and exchange, reinforcing a sense of community within the building. The adaptability of the

layout allows the building to respond to changing needs over time, ensuring long-term relevance rather than short-term optimisation.

The decision to retain and repurpose the existing structure results in significant embodied carbon savings, demonstrating the environmental value of reuse over replacement. Environmental upgrades improve comfort and operational efficiency while working within the constraints of the existing fabric. Sustainability is therefore embedded through longevity, efficiency and responsible stewardship, rather than through overt technical display.

Inclusive measures support independent use and reinforce the building's role as a shared workplace with step-free access, clear circulation routes and legible layouts ensuring that the building is welcoming to people of differing ages and abilities.

The wider community impact of TBC.London lies in its contribution to Southwark's evolving urban fabric. By bringing new life and activity into an existing building, the project supports local employment, creative enterprise and economic resilience. It demonstrates how thoughtful adaptation can strengthen a sense of place while accommodating contemporary patterns of work.



Judges' Comments:

"A persuasive example of how reuse and architectural restraint can come together to deliver lasting civic and environmental benefit within a dense urban context."



Image: Jack Hobhouse

Highly Commended

The Africa Centre

Southwark, Greater London



The Africa Centre establishes a permanent and legible home for an institution of international cultural significance.

Located in Southwark, the scheme translates the Centre's mission into built form through a design that prioritises openness, adaptability and civic presence.

The project is defined by clarity of organisation and spatial generosity. The building is structured to accommodate a wide range of uses, including performance, exhibition, learning and community activity. This balance is achieved through a flexible internal framework in which spaces can expand, contract or overlap as programme demands change. The result is a building that supports both formal cultural events and informal everyday use, reinforcing its role as a living institution.

Public-facing areas are clearly defined and visually connected, allowing activity within the building to be perceived from outside and encouraging engagement. Transparency is used strategically as a means of signalling welcome and participation. Internally, circulation is intuitive and deliberately uncomplicated, enabling visitors to move through the building independently and confidently while remaining aware of adjacent activity.

The architectural language avoids overstatement in favour of robustness and adaptability. Finishes and detailing are selected to withstand intensive use while maintaining a sense of dignity and quality appropriate to a cultural institution. This restraint allows the architecture to act as a framework for cultural expression rather than competing with it, ensuring that the focus remains on people, performance and exchange.

The building is designed to operate effectively over time, with environmental strategies integrated into the fabric and spatial organisation rather than treated as add-ons. By prioritising durable construction and flexible use, the architecture supports long-term resilience and reduces the need for future intervention.

Inclusive design decisions are embedded within the core layout rather than retrofitted, reinforcing dignity and independence for all users. Step-free access, generous circulation and clear spatial hierarchies ensure that the building is usable by people of all ages and abilities.

Through measured design choices and thoughtful architectural decisions, the project creates a civic building that is confident and expressive. This is a compelling example of how purposeful design, and a clear mission can optimise limited resources to enhance a charity's capabilities and broaden its impact.

Architect
Freehaus

Project Manager
Cambridge CM

Structural Engineer
Price & Myers

Services Engineer
OR Consulting

Quantity Surveyor
Metric CCM

Acousticians
Hann Tucker

Interior Designer
Tola Ojuolape

Bespoke Joinery
Studio Propolis

Catering Consultant
Advance Catering

Enabling Works Contractor
Tower Demolition

Main Contractor
QOB

Approved Building Inspector
Quadrant AI

Client
The Africa Centre



Judges' Comments:

"The charity's impact is already significant, and this joyful building serves as a catalyst for that impact to grow even further."



Highly Commended

The Contemplative Commons at University of Virginia

Virginia, USA

Design Architect
Aidlin Darling Design

*Executive Architect
& Architect of Record*
VMDO Architects

Landscape Architect
Nelson Byrd Woltz Landscape Architects

Structural Engineer
Springpoint Structural

MEP Engineers
AEI/Affiliated Engineers Inc

Civil Engineers
TRC
(previously Draper Aden Associates)

Lighting Design
Apeiro Design
Pivotal Lighting Design

IT/Security Consulting
NV5

Programming Consultant
Brightspot Strategy
(now a part of Buro Happold)

Code Consultant
Jensen Hughes

Food Service
Tipton Associates

Sustainability
RE:4M

Specifications
Long Green Specs

Vegetated Roof Consultant
Studio Sustena

Main Contractor
Hourigan

The Contemplative Commons at the University of Virginia is a measured and deeply thoughtful intervention that uses architecture and landscape to create space for reflection, wellbeing and shared experience within an active academic setting.

Located at the heart of the university, the project redefines how public space can support mental health, contemplation and connection, offering an environment that balances openness with retreat and clarity with calm.

Rather than imposing a dominant object within the campus, the design works through landscape, enclosure and carefully choreographed movement. Paths, clearings and architectural elements are arranged to guide users gently through the site, creating a sequence of spaces that encourage slowing down, pausing and reflection. The Commons is conceived not as a singular destination but as a series of interrelated experiences, allowing individuals to engage with the space in different ways and at different paces.

The relationship between built form and landscape is central to the project's success. Architectural elements are deliberately modest in scale, allowing planting, topography and natural light to play a primary role in shaping atmosphere. Edges are carefully defined to provide a sense of protection without isolation, while open areas maintain visual connection to the wider campus. This balance ensures that the Commons feels both separate from

and connected to everyday university life.

Material choices reinforce the project's contemplative intent. Durable, natural materials are used to create tactile, grounded environments that age gracefully over time. Detailing is calm and consistent, avoiding distraction and allowing attention to remain on experience rather than object. These architectural decisions support a sense of permanence and stability, qualities that are particularly important in spaces intended for reflection and wellbeing.

The emphasis on planting, open ground and minimal built intervention supports environmental performance while reinforcing the restorative qualities of nature. Long-term resilience is prioritised through durable materials and low-maintenance strategies, ensuring that the Commons can continue to serve the university community over time.

Routes are clear, legible and accessible, allowing people of all abilities to move through the space independently. Seating, thresholds and transitions are carefully considered to support comfort and choice, ensuring that the Commons is inclusive without compromising its quiet character.

Through careful composition, restraint and sensitivity to context, the project creates a civic space that supports reflection, wellbeing and shared humanity, offering a powerful model for contemplative environments within contemporary academic life.

Judges' Comments:

"A beautiful building that sits and frames its natural surroundings, creating an environment that nurtures reflection, collaboration, and holistic student development."



Image: Aidlin Darling Design

Highly Commended

The Gardeners' House

Cornwall, South West



The Gardeners' House is a sensitive and imaginative renovation of a Grade II listed former stable block/gardeners' cottage within the heart of Morrab Gardens, Penzance.

Once a derelict and underused storage facility, the building has been carefully repaired, extended and repurposed into a vibrant community hub, providing a centre for wellbeing workshops, environmental education, and a living archive celebrating the natural and cultural heritage of West Cornwall.

New interventions are deliberately modest, clearly expressed yet carefully integrated, ensuring that the building's evolution can be read without disrupting its coherence. This balance between continuity and adaptation allows the architecture to feel both grounded and renewed.

Internally, the reorganisation of space prioritises comfort, light and everyday usability. Rooms are arranged to support contemporary living while maintaining a sense of domestic scale and intimacy. Openings are carefully considered to maximise daylight and views, reinforcing a strong connection between interior spaces and the surrounding garden. Circulation is clear and intuitive, allowing the building to be navigated easily and independently. These choices create an environment that feels calm, practical and rooted in daily life.

Material decisions play an important role in

the project's character. Existing materials are retained and repaired where possible, while new elements are introduced with restraint and honesty. The palette supports durability and longevity, ensuring that the building can age gracefully and be maintained over time. This material continuity reinforces the project's sense of care and stewardship, aligning architectural quality with long-term sustainability.

By adapting an existing building rather than replacing it, the project avoids the environmental cost of demolition and new construction, delivering embodied carbon savings while extending the life of a valued structure. Environmental improvements focus on enhancing comfort and performance within the constraints of the building, ensuring that sustainability is achieved through thoughtful upgrade rather than intrusive alteration.

Universal design considerations are integrated with sensitivity. Level access, clear spatial organisation and well-proportioned rooms ensure that the building is usable by people with differing needs and abilities. These inclusive measures are discreetly embedded, maintaining the building's character while broadening its accessibility and functionality.

Through restraint, clarity and respect for context, the project demonstrates how adaptation can strengthen both heritage and everyday use, delivering a building that is functional, inclusive and deeply connected to its setting.

Applicant
The Gardeners' House

Architect
Studio West Architects Ltd

Client
The Gardeners' House

Project Manager & Quantity Surveyor
Trevor Humphreys Associates

Structural Engineer
Richard Gowan Consulting

M&E Engineers
SJH Design Services Ltd

Inclusive Landscape Architect
The Sensory Trust

Main Contractor
Jewell Construction

Judges' Comments:

"The renovation preserves the integrity of the listed structure, retaining its distinctive Cornish granite fabric while introducing new quality interventions that enable modern use without compromising historic character."



Image: Greg Martin



Image: Jill Barnard



Highly Commended

Young's Court Development at Emmanuel College, Cambridge

Cambridge, Eastern

Architect

Stanton Williams

Main Contractor

Gilbert-Ash

Structural Engineer

Smith and Wallwork

MEP & Sustainability

Skelly & Couch

Project Manager

Bidwells

Quantity Surveyor

Faithful+Gould

Planning Consultant

Bidwells Planning

Landscape Architect

Bradley-Hole Schoenaich
Landscape

Client

Emmanuel College

Judges' Comments:

"Young's Court is the result of what has clearly been a very successful, connected and engaged design process that has brought the clients along every step of the journey."

The Young's Court Development at Emmanuel College is a carefully considered architectural addition that demonstrates how contemporary design can engage thoughtfully with one of Cambridge's most sensitive collegiate settings.

The project provides new accommodation and shared facilities while reinforcing the spatial coherence, material richness and quiet formality that define the historic college environment.

The development is shaped by clarity of massing and proportion, with new buildings carefully aligned to respect existing courts, routes and views. The composition establishes a calm and ordered presence, allowing the new court to read as a natural extension of the college rather than an isolated intervention. Contemporary in expression, the architecture avoids pastiche, instead drawing on the underlying principles of collegiate form and enclosure.

Material choice and palette have been selected to respond directly to the textures and tones of the surrounding historic fabric while asserting a clear contemporary identity. Masonry is used to provide visual weight, durability and a sense of permanence, reinforcing the collegiate tradition of solid construction. The careful modulation of brickwork and detailing gives depth and rhythm to elevations, ensuring that the buildings are experienced as crafted objects rather than flat surfaces. Fenestration is precisely handled, with openings proportioned

to create consistency and calm across the façades. The relationship between solid and void is carefully controlled, balancing privacy with daylight and views. Windows and reveals are detailed to emphasise thickness and shadow, reinforcing the material integrity of the buildings and contributing to a sense of architectural depth.

Internal finishes are robust and understated, supporting everyday use while ageing gracefully over time.

Universal design measures have been integrated sensitively and ensure that the court is usable by a diverse student population. Circulation spaces benefit from clear organisation and generous proportions, reinforcing the academic character of the environment and supporting a sense of continuity between old and new.

Sustainability is embedded through the choice of durable materials and a fabric-led approach to performance. By prioritising construction quality and long-term adaptability, the development reduces the need for future intervention and supports environmental responsibility through longevity. Thermal performance and comfort are integrated within the architectural fabric, ensuring that sustainability objectives are achieved through design rather than add-on technology.

The Young's Court Development demonstrates of how material intelligence, proportion and restraint can deliver contemporary architecture that is both confident and respectful of context.



Image: Jack Hobhouse

Pro-Tem Awards

Established in 2013, the Civic Trust Pro-Tem Awards recognise temporary structures and installations that make an outstanding contribution to the quality and appearance of the built environment.



Highly Commended

Temporary structures and installations that make a significant contribution to the quality and appearance of the built environment. Highly Commended schemes demonstrate a good standard of architecture or design, whilst being sustainable, accessible and provide a positive civic contribution.

Queen's Quay Kiosk

Belfast, Northern Ireland

The Queen's Quay Kiosk is a small piece of civic architecture that demonstrates how meanwhile structures can play a meaningful role in shaping public space and everyday urban experience.

Located along Belfast's waterfront, the kiosk forms part of the ongoing regeneration of Queen's Quay, providing a functional and welcoming point of activity within the public realm while longer-term development plans evolve. Its achievement lies in showing how temporary architecture can be both purposeful and well crafted, contributing genuine civic value rather than functioning as a placeholder.

The kiosk is defined by clarity, restraint and a strong relationship to its setting. Its compact form is carefully proportioned to sit comfortably within the expansive riverside environment, ensuring that it enhances rather than disrupts long views along the quay.

The design avoids visual compromise, instead establishing a confident presence that reinforces the quality and ambition of the wider public realm. This approach ensures that the kiosk reads as an intentional and positive addition rather than a provisional afterthought.

Robust and durable materials have been selected to withstand exposure to weather and intensive public use, reflecting an understanding that temporary structures must still perform to high standards. Detailing is precise and considered, giving the kiosk a sense of permanence and care that exceeds its lifespan. This material integrity allows the building to contribute positively to its setting throughout its period of use, demonstrating that temporariness need not equate to disposability.

The form and orientation of the kiosk support ease of use and engagement. Clear points of access and service are intuitively arranged, allowing the structure to operate

efficiently while maintaining a strong visual connection with surrounding pedestrian routes. Its position within the public realm encourages pause, interaction and informal gathering, supporting everyday social life along the waterfront.

The kiosk makes efficient use of resources, delivering immediate public benefit without precluding future change. Its compact footprint, durable construction and capacity for reuse or relocation reflect an environmentally responsible understanding of temporary architecture. Its scale, accessibility and placement ensure that it is welcoming and usable by a wide range of people, reinforcing inclusivity within a shared civic space.

The Queen's Quay Kiosk demonstrates how temporary architecture can be ambitious, generous and carefully designed, showing how small structures can activate place, support community life and contribute meaningfully to the evolving city.

<i>Client</i>
Belfast City Council
<i>Architect</i>
MMAS Architects OGU Architects
<i>Owner</i>
Maritime Belfast Trust
<i>Contractor</i>
Fabrite
<i>Operator</i>
Native Coffee



Image: Joe Lavery



Image: Jonah Gardner

Judges' Comments:

"The Kiosk is a delight and has enriched the area into a wonderful place to relax and engage with the river, the day and very diverse range of passers-by."



Selwyn Goldsmith Awards for Universal Design



Established in 2011, in recognition of architect and founding figure of universal design, Selwyn Goldsmith.

The Awards celebrate places that are responsive, flexible, welcoming, easy to use and occupy, allowing all to use with dignity and equality. Winners have gone beyond building regulations, using best practice guidance, putting people at the heart of the project, and showing exemplar design.

Selwyn Goldsmith Awards National Judging Panel

A representative group of universal design experts who uphold the integrity and ethos of the Civic Trust Awards and make the final decision on the level of awards to be given, ensuring national and international consistency.

Jane Simpson

Jane is a chartered Architect and registered Access Consultant on the National Register of Access Consultants, and director of her own company. She has over 30 years' experience in inclusion providing advice on a broad range of issues, often clarifying complex aspects of equality legislation. Jane has developed a broad range of expertise, working within local authorities, private practice and planning departments and been involved in access related organisations for many years including RIBA, DPTAC, DfE, Design Council, Sport England, BSI, and EHRC. She is the RIBA's Specialist Practice Advisor on inclusion, Inclusion Champion for HOAP, represents RIBA on the B559 committee responsible for BS8300 and the RIBA Plan of Work Inclusion Overlay, and a member of the UIA Architecture for All group Western Europe Region 1.

Kate McGechan

Kate is an Associate Director of Inclusive Design at Jacobs, who are a global team working on high-profile schemes around the world. She adopts a unique approach to Inclusive Design that combines a technical, engineering and social understanding to create spaces that work seamlessly for everyone. She is an award-winning architect and inclusive design consultant. In 2021 she was awarded RIBA's South-East Architect of the Year Award and led on a project which won the Selwyn Goldsmith Award for Universal Design. Kate represents RIBA as the co-member of International Union of Architects (UIA) Region 1 Architecture for All Work Group.

Michelle Horn

Michelle is a senior access consultant at Arup and a consultant member of the National Register of Access Consultants (NRAC). She is passionate about high-quality design and has specialised in accessibility and inclusive design for over 20 years, working in an architects' practice, Local Authority and at the Centre of

Accessible Environments. Michelle has significant experience working on listed buildings and regeneration schemes as well as writing inclusive design standards and providing technical guidance and design appraisals. She has been an active member of the London Region of the Access Association and co-authored the wheelchair housing design guide 3rd edition.

Neil Smith

Neil is Chair of the London Legacy Development Corporation's Built Environment Access Panel and one of the Mayor of London's Design Advocate promoting Good Growth by Design. He is the Inclusive Design Lead for HS2 Ltd and led the Inclusive Design team at Buro Happold, during which his son was the first wheelchair user over the O2 Dome in Greenwich. He has worked for the Mayor of London, sitting in the strategic planning team as the Principal Access Officer and was Head of Consultancy and Training at the Centre for Accessible Environments. He is the principal author of the Mayor's Supplementary Planning Guidance 'Accessible London: achieving an inclusive environment', and the London 2012 Games and 2019 LLDC's 'Inclusive Design Standards'. He sits on the British Standards Institute Committee B/559 - Design of an Accessible and Inclusive Environment responsible for BS 8300.

Ngozi N Ugoji

Ngozi is a certified project /programme leadership and management professional with a Master's in Architecture and over 25 years of experience in management and leadership. She has taken on technical advisory roles for sustainable business growth and transformation, organisational strengthening and reform and project management roles on high profile construction projects. She is a member of the International Association of Accessibility Professionals and a Certified Professional in Accessibility Core Competencies. Ngozi is passionate about promoting the ethos of

accessible built environments in emerging economies and has delivered training and webinars on the subject. She is an empathetic and visionary leader with a strong affinity to the ethos of empowering individuals and groups, particularly the underrepresented and marginalised and a seasoned Accessibility Consultant, effective advocate, creator and implementer of DEI initiatives.

Simon Turton

Simon is Chair of the SGA Panel and Director at Aperis Building Consultancy, a Chartered Building Surveyor and been involved in Access Consultancy for the last 20 years. He is the past Chair of The Advisory Group of The National Register of Access Consultants where he lobbied Government to promote the role and value of Access Consultancy. Simon has provided CPD seminars, spoken at national exhibition events promoting Universal Design and Disability Awareness and provides consultancy on issues including Disability Policies and legislation, with advice on the reasonableness of implementing works related to access improvements. He is a visiting Lecturer at Nottingham Trent University.

Teresa Rumble

Teresa has a BA in 3-Dimensional Design, MA in Gender and Society and a City and Guilds qualification in Garden Design. She has worked in access since 2015, first with the National Register of Access Consultants and, since 2016, within the Centre for Accessible Environments. Now a Senior Access Advisor, Teresa has extensive experience of access assessments, inclusive design standards, design appraisals and access audits of listed and heritage buildings; museums and galleries; offices; education campuses; railway stations; external environments and parks and gardens. She also has over 14 years' experience of exhibition and gallery design work at the British Museum, which she now applies to the creation of inclusive visitor experiences.

Award

Presented in recognition of architect and founding figure of universal design, Selwyn Goldsmith to exemplar projects that demonstrate excellent universal design principles.



Calverley Old Hall

Leeds, Yorkshire

Calverley Old Hall represents an exceptional and deeply thoughtful application of universal design principles within one of the most challenging architectural contexts imaginable.

As a Grade I listed medieval building, its adaptation as a ten-person holiday let required an approach that balanced historic conservation with inclusive access, ensuring that people of differing abilities can use and enjoy the building with dignity, comfort and independence. The project stands as a powerful demonstration of how universal design can be achieved through intelligence, restraint and empathy rather than standardised solutions.

Central to the scheme is the principle of Least Restrictive Access, a core tenet of Selwyn Goldsmith's work, which prioritises enabling use without unnecessary segregation or special treatment. Rather than imposing intrusive interventions, the design team adopted a layered and responsive strategy, carefully analysing how people move through, occupy and experience the building. This resulted in access solutions that are discreet, intuitive and integrated, allowing users to navigate the hall in ways that feel natural rather than managed.

Throughout the project, best practice guidance was applied well beyond building regulations, recognising that compliance alone would be insufficient in such a complex historic environment. Level changes, thresholds and circulation routes were addressed through

subtle design moves that respect the building's medieval fabric while expanding usability. The result is an environment where access is improved without eroding character, ensuring that inclusivity enhances rather than diminishes heritage value.

Internally, spaces have been organised to support flexibility and ease of use for a wide range of occupants. Bedrooms, bathrooms and shared areas are designed to accommodate differing physical needs while maintaining domestic comfort and dignity. Attention has been paid to lighting, spatial clarity and ease of movement, reducing cognitive and physical barriers and supporting independent use. These decisions reflect a deep understanding of how inclusive environments contribute to wellbeing, confidence and enjoyment.

What distinguishes Calverley Old Hall is the way universal design is embedded as an ethos rather than a checklist. The project avoids singling out or labelling users, instead creating an environment that works quietly and effectively for everyone. This approach aligns directly with Selwyn Goldsmith's belief that inclusive design should be ordinary, integrated and respectful.

Its success lies not only in its technical achievement, but in its cultural message. It challenges assumptions that heritage buildings must remain exclusive or inaccessible, demonstrating instead that historic environments can be adapted with care to welcome a broader community.

Architect
Cowper Griffith Architects

Client
The Landmark Trust

Structural Engineer
The Morton Partnership

Archaeologist
FAS Heritage

Services Engineer
Bob Costello Associates

Quantity Surveyor
BWA (Europe) Ltd

Access Consultant
Phil Chambers Consultancy

Main Contractor
Dobson Construction Ltd

Judges' Comments:

"The project sets an exemplary benchmark for universal design in heritage contexts, showing how dignity, equality and access can be realised even within the most demanding architectural constraints."



Images: Peter Cook





Award

Horatio’s Garden Sheffield & East

Sheffield, Yorkshire

Landscape Architect
Harris Bugg Studio

Client
Horatio’s Garden

Main Contractor
RLX

Project Manager
Gleeds

Contract Management & Cost Planning
RLP Surveyors

M&E Engineers
Desco

Structural & Civil Engineers
Eastwood Consulting Engineers

Water Fabrication
Dynamic 3 Design

Stone Mason
Noble Stonework

Horatio’s Garden Sheffield & East is an exemplary demonstration of universal design in action, showing how environments can be shaped around people’s physical, emotional and sensory needs with dignity, empathy and precision.

Designed for people living with spinal injuries, their families and clinical staff, the garden provides an inclusive outdoor space where access to nature is not a privilege, but a fundamental part of care and recovery. The project embodies Selwyn Goldsmith’s belief that good design should enable everyone to participate fully and independently in everyday life.

Universal design principles underpin every aspect of the garden’s conception. From the outset, the design was informed by a deep understanding of how people with complex mobility needs move through and experience space. Routes are level, generous and intuitive, allowing wheelchair users, hospital beds and assistive equipment to circulate freely without obstruction or reliance on others. Gradients are gentle and carefully managed, ensuring that movement feels effortless rather than negotiated.

Rather than segregating users or creating designated “accessible” routes, the garden is designed so that everyone shares the same

spaces, paths and views, reinforcing dignity and equality while fostering shared experience. Seating is varied in height and form, allowing people to choose how they rest, gather or engage, supporting independence and personal agency.

Sensory experience plays a crucial role in the garden’s inclusive design. Planting is selected to provide year-round interest through colour, texture, scent and sound, offering meaningful engagement for users with differing sensory abilities. These elements are positioned within reach, ensuring that interaction is possible from seated or reclined positions. Views are carefully framed to provide moments of calm, orientation and reassurance, supporting mental wellbeing alongside physical accessibility.

Clarity and legibility are central to the garden’s success. The layout is easy to understand, reducing cognitive load for users who may be experiencing fatigue, pain or emotional stress. Clear sightlines and defined spaces allow people to navigate independently and confidently, reinforcing a sense of control at a time when autonomy may otherwise be limited.

Horatio’s Garden Sheffield & East goes beyond regulatory compliance to deliver a truly inclusive environment rooted in lived experience. Its success lies not in technical innovation alone, but in its humane understanding of what access really means.

Image: Britt Willoughby



Image: Britt Willoughby



Judges’ Comments:

“By placing dignity, choice and independence at the heart of the design, the project sets an outstanding benchmark for universal design within healthcare landscapes, demonstrating how thoughtful environments can restore agency, connection and quality of life.”



Image: Ellie Grace

Award

Urban Nature Project

Kensington and Chelsea, Greater London



The Urban Nature Project is an outstanding example of universal design applied at landscape scale, demonstrating how major cultural and environmental sites can be transformed to welcome a far broader and more diverse public.

Set within the grounds of a nationally significant institution in Kensington and Chelsea, the project reimagines access to nature, learning and exploration, ensuring that people of all ages and abilities can engage with the landscape with dignity, independence and choice.

Universal design is fundamental to the project's vision. From the outset, access was not treated as an add-on or a series of discrete interventions, but as a guiding principle shaping the overall structure of the landscape. Routes have been redesigned to be level, legible and generous, allowing wheelchair users, families with pushchairs and people with limited mobility to move freely and confidently through the site. Gradients are carefully managed, surfaces are consistent and robust, and transitions between spaces are intuitive, reducing both physical and cognitive barriers.

The principle of least restrictive access is clearly evident. Rather than separating users through designated accessible routes, the project ensures that primary paths, viewpoints and learning spaces are shared by all. This integrated approach reinforces equality and avoids stigmatisation, allowing visitors to experience the landscape together rather than

in parallel. Seating, resting points and shelters are distributed throughout the site, offering choice and flexibility for people with differing levels of stamina or sensory sensitivity.

Sensory inclusivity plays a central role in the project's success. Planting has been designed to provide year-round engagement through texture, scent, sound and seasonal change, ensuring that the landscape can be experienced meaningfully by visitors with visual impairments or neurodiverse needs. Interpretation and learning opportunities are positioned to be accessible from seated and standing heights, supporting inclusive participation in education and discovery.

Clarity and wayfinding are integral to the design. Clear sightlines, logical route hierarchies and visual cues help visitors orient themselves and navigate independently, reducing anxiety and reliance on assistance. This is particularly important within a large and complex site, where confidence of movement directly affects willingness to explore and engage.

The Urban Nature Project goes well beyond statutory requirements, embedding best practice guidance and lived experience into its design process. It demonstrates that inclusive landscapes can be rich, beautiful and environmentally ambitious without compromising accessibility. By placing people at the heart of the design and recognising access as a fundamental right rather than a technical challenge, the project sets a powerful benchmark for universal design in cultural landscapes.

Architect
Feilden Fowles Architects

Landscape Architect
J&L Gibbons

Structural Engineer
engineersHRW

3D Design
Gitta Gschwendtner

M&E Engineers
Max Fordham

Universal Design Consultant
Earncliffe

Sustainability Consultant
Mace

Project Manager
Mace

Quantity Surveyor
Mace

Main Contractor
Walter Lilly

Civil Engineers
Infrastruct CS



Judges' Comments:

"The Urban Nature Project realises Selwyn Goldsmith's vision at scale: a place that is responsive, welcoming and genuinely usable by all, where access to nature, learning and wonder is shared equally and without barrier."



Images: Jim Stephenson

Highly Commended

Presented in memory of Becky Goldsmith to projects that demonstrate excellent universal design principles



Bradford Transforming Cities - City Centre Walking and Cycling Scheme

Bradford, Yorkshire

Lead Designer

Sweco

Landscape Architect

Sweco

Main Contractor

Balfour Beatty

Client

City of Bradford Metropolitan
District Council

The Bradford Transforming Cities – City Centre Walking and Cycling Scheme reimagines Bradford’s streets as inclusive civic spaces, prioritising people over traffic and ensuring that movement through the city centre is safe, legible and dignified for all users.

In doing so, it shows how transport infrastructure can become a powerful tool for social inclusion, equality and everyday wellbeing.

Universal design principles underpin the scheme’s approach to streets, routes and junctions. From the outset, the project sought to remove physical and perceptual barriers that previously limited access for disabled people, older residents, children and those with sensory sensitivities.

Footways have been widened and levelled, surfaces rationalised and crossings simplified, creating continuous and predictable routes that support independent movement. These changes reduce the need for negotiation, enabling people to move through the city with confidence rather than caution.

Rather than relying on isolated “accessible” features, the scheme embeds inclusivity into the primary movement network. Pedestrians and cyclists share well-defined, clearly separated routes that minimise conflict and improve safety, while junctions are redesigned to prioritise clarity and ease of crossing.

Tactile paving, consistent kerb treatments and improved sightlines support people with visual impairments, while generous crossing times acknowledge a range of walking speeds and abilities.

Legibility and wayfinding are treated as essential components of universal design. The city centre’s complex street patterns have been clarified through consistent layouts, visual cues and simplified hierarchies, reducing cognitive load and making navigation more intuitive. Ensuring that the public realm is welcoming rather than overwhelming.

The scheme also recognises that inclusive access is not solely physical. By creating calmer, more attractive streets, the project supports social confidence and encourages people who may previously have avoided the city centre to return. Seating, improved lighting and better-quality public realm contribute to a sense of safety and comfort, enabling people to rest, observe and participate in city life at their own pace.

Bradford Transforming Cities goes beyond statutory requirements, applying best practice guidance to deliver streets that are genuinely usable by everyone. It places people at the heart of transport planning, demonstrating that universal design can enhance not only accessibility, but also civic pride, health and social connection, reshaping everyday journeys with dignity and care.

Judges’ Comments:

“In the spirit of Selwyn Goldsmith’s legacy, the project shows that inclusive design is most powerful when it is ordinary, integrated and city-wide.”



Images: Sweco

Highly Commended

Nyth

Gwynedd, Wales

Nyth is a wonderful example of universal design applied with care, empathy and cultural understanding.

Developed by Frân Wen, the project provides a supportive and inclusive environment for young people with complex needs, demonstrating how architecture can enable dignity, independence and emotional wellbeing. Rather than treating access as a technical problem to be solved, Nyth places people at the centre of the design process, shaping spaces around lived experience, vulnerability and trust.

Universal design principles are embedded throughout the building, beginning with the creation of a calm, legible and non-institutional environment. The architecture deliberately avoids the visual language of care facilities, instead adopting a domestic scale and familiar forms that reduce anxiety and support a sense of belonging. This approach recognises that emotional accessibility is as important as physical access, particularly for young people who may be sensitive to their surroundings.

Movement through the building is intuitive and least restrictive. Circulation routes are clear, generous and easy to understand, allowing users to navigate independently without reliance on staff intervention. Step-free access is provided throughout, with thresholds, door widths and spatial proportions carefully considered to accommodate a wide range of physical abilities.

These decisions support autonomy and confidence, enabling users to occupy the building on their own terms.

The principle of least restrictive access is particularly evident in the way spaces are shared. There is no segregation between areas; all users experience the same rooms, routes and amenities. This integrated approach reinforces equality and avoids stigmatisation, aligning closely with Selwyn Goldsmith's belief that inclusive environments should feel ordinary and unremarkable in use, even if they are exceptional in design.

Attention to sensory experience further strengthens the project's universal design credentials. Lighting, acoustics and material choices are carefully controlled to create a calm and predictable environment, reducing sensory overload and supporting emotional regulation. The building offers a balance of private and shared spaces, allowing users to choose levels of interaction and retreat according to their needs. This flexibility empowers individuals and supports wellbeing through choice rather than prescription.

Nyth goes beyond regulatory compliance by embedding best practice guidance and professional insight into every aspect of its design. It demonstrates that inclusive design is not about adding features, but about shaping environments that work quietly and effectively for everyone.



Client
Frân Wen

Architect
Manalo & White

Main Contractor
Grosvenor Constructions

Services Engineer
Collaborate + Create

Structural Engineer
engineer HRW

Quantity Surveyor
Pulse Consult

Landscape Architect
Tirlunn Barr

Project Manager
SP Projects

Access Consultant
Access Included

Acoustic Consultant
CSG Acoustics

Artists
Robin Edwards
DZ9R stage carpentry & set building

Arts Consultant
DisOrdinary Architecture

BREEAM
Encon Associates

Historic Buildings Consultant
Dave Jump

Theatre Consultant
Plann

Judges' Comments:

"Nyth shows how universal design can be compassionate, culturally responsive and deeply human, creating a place where young people are not merely accommodated, but genuinely supported, respected and enabled to thrive."



Images: Kristina Bamholzer



Highly Commended

Shankhill Shared Women’s Centre

Belfast, Northern Ireland

Client
Belfast City Council

Architect
TODD Architects

Interior Designer
TODD Architects

Project Manager
WH Stephens

Structural Engineer
Design ID

M&E Engineers
IN2

Landscape Architect
Park Hood Design

Sustainability Consultant
JCP

Fire Engineering
BB7

Acoustic Consultant
FR Marks

Main Contractor
P&K McKaigue

Shankill Shared Women’s Centre demonstrates how universal design can be embedded through architectural choices, spatial organisation and atmosphere to create a shared, welcoming and empowering environment for women and families.

The building uses architecture to support dignity, confidence and independence in a context where safe and inclusive spaces are essential.

Universal design principles underpin the project from the outset. The building is deliberately approachable, using simple massing and familiar proportions to create an environment that feels welcoming. Entrances are clearly expressed and easily identifiable, reducing uncertainty at the point of arrival and allowing users to enter the building with confidence.

Internally, the spatial organisation is central to the project’s success. Circulation routes are generous, step-free and intuitively arranged, allowing people to move through the building independently. Spaces are organised around a clear hierarchy, with shared facilities easily accessible and private areas carefully positioned to provide both security and tranquillity.

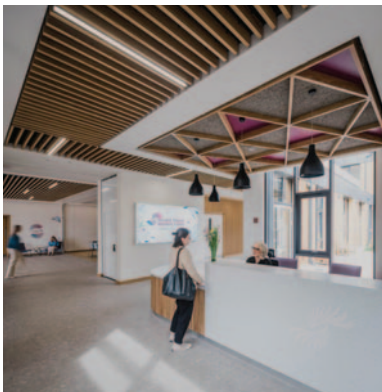
Finishes are robust, warm and tactile, with

acoustic treatments and lighting carefully controlled to minimise noise and glare, ensuring that spaces remain calm and comfortable for prolonged use. These decisions reflect an understanding that sensory accessibility is integral to universal design, particularly in environments intended to support wellbeing and recovery.

Shankill Shared Women’s Centre goes beyond regulatory compliance, embedding best practice universal design guidance into the fabric and organisation of the building. It demonstrates that inclusive design is not simply about physical access, but about creating environments that people feel entitled to use. In the spirit of Selwyn Goldsmith’s legacy, the project shows how architecture can remove barriers both seen and unseen.

Judges’ Comments:

“Through clarity of form, thoughtful spatial planning and sensitive environmental control, the building creates a setting where women and families can feel safe, valued and empowered.”



Images: Joe Lavery

ARCHITECTS ACCREDITED

AABC

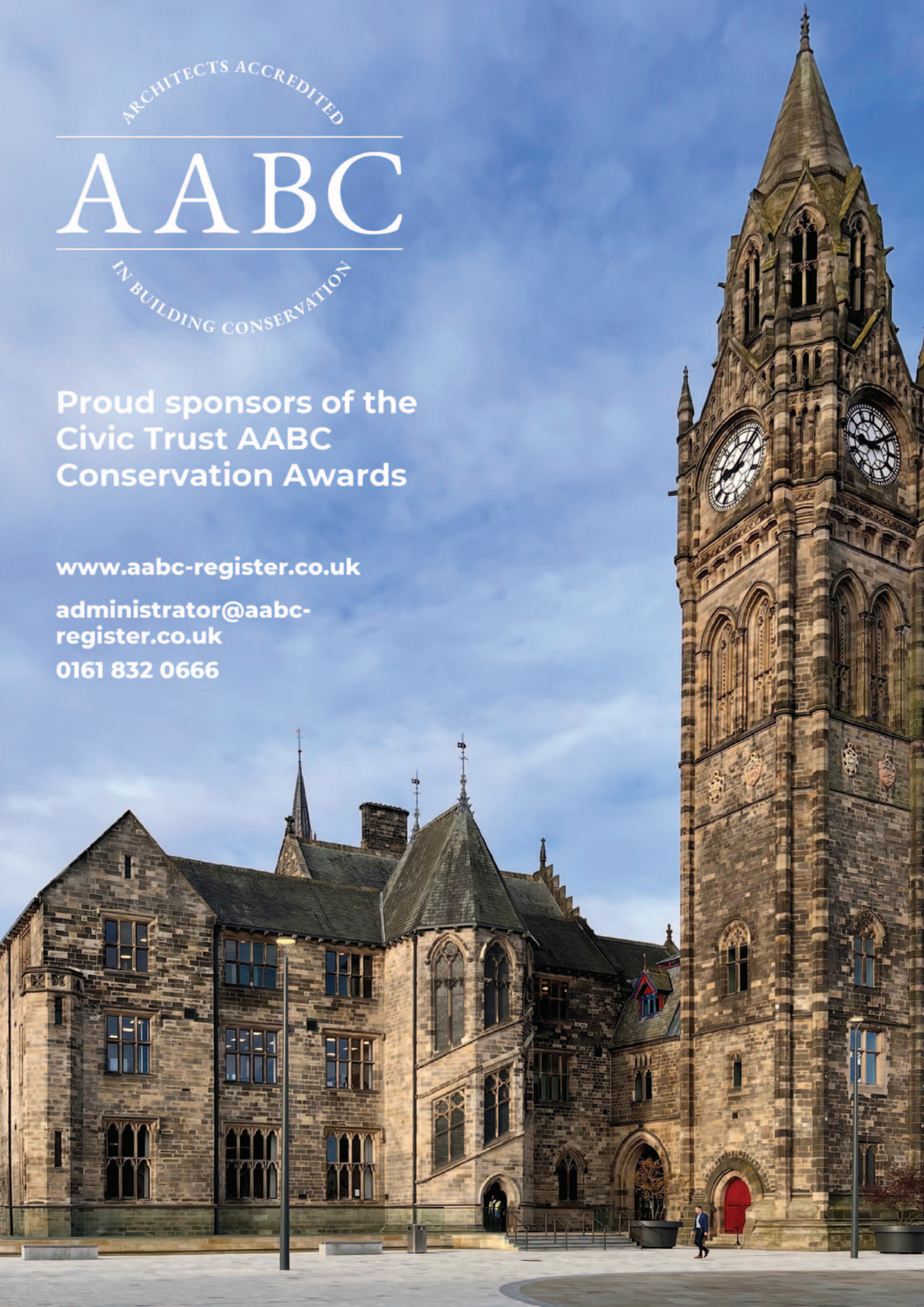
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Civic Trust AABC
Conservation Awards

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AABC Conservation Awards

Sponsored by the AABC



INTRODUCTION

The Civic Trust Awards established the AABC Conservation Awards in 2014 to recognise projects that demonstrate the highest standards of historic building conservation.

The care, repair and adaptive reuse of historic buildings demand a wide range of skills, beginning with a clear understanding of a building's significance, both as a whole and in its individual parts. The National Judging Panel looks for rigorous diagnosis of defects, structural issues and functional deficiencies, leading to the development of a conservation philosophy that is appropriate to the specific circumstances of each project. This philosophy must be translated into works of repair, remediation and, where necessary, adaptation that are both technically sound and intellectually coherent. Equal importance is placed on how projects are documented, procured and managed, and on how design intent is communicated to the craftspeople responsible for the work. Their skill, judgement and experience are integral to successful conservation, particularly where unexpected discoveries require collaborative problem-solving during the course of the works. Successful entries demonstrate this

breadth of expertise through a clearly articulated project narrative. Exceptional projects may further distinguish themselves through the conservation of rare or fragile fabric, the sensitive resolution of structural challenges, or the careful adaptation of historic buildings to meet contemporary needs, securing their long-term use and value. The Conservation Awards therefore celebrate virtuosic skill, thoughtful stewardship and exemplary practice that has the potential to inspire others.

The Architects Accredited in Building Conservation (AABC), who have supported the judging of the scheme since its inception, became the official sponsor of the AABC Conservation Awards in 2025. More than an accreditation body, the AABC acts as a guardian of architectural heritage, maintaining a register of expert conservation architects committed to protecting historic buildings from inappropriate alteration. Through rigorous peer review and client-focused assessment, the AABC accredits leading specialists in conservation and adaptation, ensuring confidence and peace of mind for clients. The register is freely accessible, reflecting the organisation's commitment to universal

access to high-quality expertise. The standard of entries this year was exceptionally high. The National Judging Panel devoted considerable time to reviewing drawings and supporting information, carefully debating the merits and nuances of each project.

Ultimately, 10 projects were recognised: 5 Award winners and 5 Highly Commended schemes. While diverse in scale and character, the winning projects each demonstrate the highest standards of conservation practice, with submissions clearly articulating design intent and conservation philosophy.

The judges were particularly encouraged by the range of projects recognised, reinforcing the principle that conservation excellence is not defined by scale. At a time when securing funding and improving the environmental performance of historic buildings present ongoing challenges, thoughtful, innovative and well-considered conservation has never been more important. The judges look forward to continuing to celebrate exemplary practice and encourage applications of all sizes for the 2027 AABC Conservation Awards.

AABC Conservation Awards National Judging Panel

A representative group of conservation experts who uphold the integrity and ethos of the Civic Trust Awards and make the final decision on the level of awards to be given, ensuring national and international consistency.

Dearbhail Keating

Dearbhail is a director at John Coward Architects in Cumbria and an AABC registered architect and AABC Board Member. In 2014 she was awarded the Society for the Protection of Ancient Buildings (SPAB) Lethaby Scholarship, a nine-month travelling scholarship that allowed her to develop her technical understanding of building conservation both practically and philosophically. Her work is focused on both ecclesiastical and secular buildings working with public and private clients. Dearbhail sat on the SPAB Technical Panel between 2016 and 2018 and is currently on the Carlisle Diocese DAC.

Louise Priestman

Louise is an IHBC and AABC conservation accredited architect specialising in ecclesiastical buildings and the sensitive conversion and restoration of historic buildings. She previously worked on The Elizabeth Tower, Drapers Livery Hall and Huddersfield Train Station and is currently Cathedral Architect to Blackburn Cathedral and inspecting architect for several churches in the north. She is also working on

church repair and re-ordering projects, as well as the conversion of a castle into a hotel. Louise is on the Fabric Advisory Committee of Ripon Cathedral and the AABC Management Team.

Neal Charlton

Neal is a Director at Buttress Architects and an AABC registered conservation architect. After receiving an AABC Conservation Award in 2015, Neal joined the AABC Board and has been on the Conservation Awards and Civic Trust Awards National Judging Panel since 2016. He has undertaken many projects in sensitive historic environments, including modern interventions on scheduled monuments. His studio's work includes the public and private sectors, urban and rural, residential and commercial, traditional and contemporary, and is internationally renowned for exceptional skills in heritage and conservation.

Simon Malam

Simon is a Director at Donald Insall Associates, an AABC registered architect and chair of the AABC. Since joining Insall in 2000, he has worked as a conservation architect on the repair, alteration and adaptation of some of the

country's most important historic buildings. He has also delivered projects involving conservation of historic structures in the Middle East. His specialisms include timber-framed structures, country houses, civic buildings, and places of worship. Simon is incumbent architect at Bangor Cathedral.

Dr Tom Brigden

Tom is an architect and heritage consultant specialising in the conservation and adaptive reuse of historic buildings. He holds a BSc and MArch from the Welsh School of Architecture, a PhD in the History and Theory of Architecture, a PGCert in Professional Practice, and an MBA in Construction and Real Estate. His PhD research was commended at the 2014 RIBA President's Awards. This work culminated in his 2018 book, *Value in the View: Conserving Historic Urban Views*. He has also authored *The Protected Vista: An Intellectual and Cultural History*. Tom is currently leading a major programme of conservation repair and refurbishment works to Salford Cathedral.

Award

Projects which demonstrate the highest standards of historic building conservation and make an outstanding contribution to the quality and appearance of the built environment.



All Saints Church, Fleet - Restoration and Reordering

Hart, South East

All Saints Church, Fleet is a remarkable Grade II* listed building designed by the eminent Victorian architect William Burges, whose work is distinguished by its richness of detail, structural inventiveness and deep engagement with medieval precedent.

Completed in the latter half of the nineteenth century, the church is an exceptional example of Burges's ecclesiastical architecture, notable for its expressive massing, robust construction and richly articulated interior. As both a significant work of architecture and a living place of worship, the building required a conservation approach that could address serious material challenges while safeguarding its artistic and liturgical integrity.

Over time, the church had suffered from a combination of material deterioration, environmental stress and changing functional demands. Weathering and ageing of fabric had led to defects within the building envelope and interior finishes, while earlier piecemeal repairs and outdated services had compromised performance and usability. These issues threatened not only the long-term condition of the fabric but also the church's ability to function comfortably and sustainably as a place of worship and community gathering.

The restoration and reordering project was therefore underpinned by a rigorous assessment of significance, condition and need. The design team approached All Saints as a complex, layered historic structure, shaped by Burges's original vision and subsequent phases of use and alteration. Detailed investigation informed a conservation philosophy rooted in minimal intervention, repair over replacement and a deep respect for original fabric. This evidenced approach ensured that defects were addressed at their source and that all interventions were proportionate, justified and carefully targeted.

Works of repair were undertaken with close attention to material compatibility, traditional construction methods and best conservation practice. Historic fabric was repaired and conserved wherever possible, preserving both material authenticity and the evidence of Burges's design intent. Where replacement proved unavoidable due to advanced decay or failure, new work was introduced with clarity and restraint, remaining legible while sitting harmoniously alongside historic fabric. This careful balance reinforces the building's accumulated history rather than obscuring it.

The reordering elements of the scheme were similarly shaped by restraint and understanding. Sensitive changes were introduced to improve accessibility, flexibility and comfort, allowing the church to better support contemporary worship and community use. New elements were carefully integrated within the existing spatial hierarchy, ensuring that the architectural coherence and liturgical character of the interior were maintained.

The project also demonstrates exemplary conservation process and collaboration. Design intentions were clearly documented and communicated, supporting close working between architects, consultants, contractors and specialist craftspeople. As works progressed, unforeseen conditions were encountered, requiring informed judgement and collaborative problem-solving grounded in conservation principles.

Beyond addressing immediate defects, the scheme supports long-term stewardship. Improvements to environmental performance, functionality and ease of maintenance reduce future risk and ensure the continued care of this important building.

Architect

Clews Architects

Landscape Architect

Clews Landscape Architects

Main Contractor

Buxton Builders Ltd

Quantity Surveyor

SKP3

Services Engineer

EEP

Structural Engineer

Andrew Waring Associates

Conservator

Cliveden Conservation

Archaeologist

Thames Valley Archaeological Services

Client

The Parish of All Saints Church Fleet



Judges' Comments:

"The scheme successfully demonstrates how thoughtful restoration and reordering can secure the future of a historic church while respecting its past."



Images: Andy Marshall Photography



Award

Calverley Old Hall

Leeds, Yorkshire

Architect

Cowper Griffith Architects

Client

The Landmark Trust

Structural Engineer

The Morton Partnership

Archaeologist

FAS Heritage

Services Engineer

Bob Costello Associates

Quantity Surveyor

BWA (Europe) Ltd

Access Consultant

Phil Chambers Consultancy

Main Contractor

Dobson Construction Ltd

Calverley Old Hall is an outstanding example of rigorous, patient and scholarly conservation, demonstrating the highest standards of care for one of Yorkshire's most important medieval buildings.

As a Grade I listed structure of exceptional architectural and historic significance, the Hall presented complex challenges requiring a conservation philosophy rooted in deep understanding, restraint and long-term stewardship. The project succeeds not through dramatic intervention, but through the quiet authority of well-judged repair and informed decision-making.

At the heart of the scheme is a forensic approach to understanding the building's significance, construction and condition. Extensive research and investigation informed every stage of the project, allowing the design team to build a detailed picture of the Hall's development over time and the vulnerabilities of its historic fabric. This understanding underpinned a conservation strategy that prioritised repair over replacement and sought to retain as much original material as possible, ensuring that the building's authenticity and legibility were preserved.

Works of repair were guided by best conservation practice, employing appropriate materials and traditional techniques compatible with the historic fabric. Interventions were deliberately modest, addressing structural and material issues in a way that was proportionate and reversible wherever feasible. Where new work was required, it was clearly articulated yet discreet,

allowing the historic fabric to remain visually and materially dominant. This approach ensured that the Hall's medieval origins and subsequent phases of change remain readable, reinforcing its architectural integrity.

The project also demonstrates exemplary conservation process and collaboration. Design intent was clearly documented and communicated, supporting close working between architects, consultants and specialist craftspeople. The involvement of skilled craftspeople was fundamental to the project's success, bringing expertise, judgement and tacit knowledge to the execution of the works.

As is typical in projects of this nature, unexpected discoveries required careful reassessment and collaborative problem-solving, ensuring that emerging issues were addressed sensitively and responsibly.

Beyond the immediate conservation works, the project places strong emphasis on long-term sustainability and continued use. By addressing environmental performance, maintenance requirements and usability alongside fabric repair, the scheme secures the Hall's future as a living building rather than a static artefact. This holistic approach recognises that successful conservation depends not only on technical skill, but on enabling buildings to remain viable and cared for over time.

Calverley Old Hall stands as a benchmark for conservation-led practice. It demonstrates how patience, scholarship and craftsmanship can come together to safeguard a fragile and irreplaceable building, ensuring its continued life and value.



Judges' Comments:

"Exemplifies virtuosic, yet restrained skills. A compelling model for the conservation of highly significant historic buildings."

Award

Coughton Court - ‘Through the Roof’ Project

Stratford-upon-Avon, West Midlands

Coughton Court is a nationally significant Grade I listed Tudor house, renowned for its striking gatehouse, extensive timber-framed ranges and long association with the Throckmorton family.

Dating primarily from the 15th and 16th centuries, the building is an exceptional survival, both architecturally and historically, and its complex form reflects centuries of adaptation, use and repair. As with many historic houses of this age and construction, the long-term condition of its roof structures is fundamental to its continued survival.

The ‘Through the Roof’ project was initiated in response to growing concerns about the deteriorating condition of the historic roofs. Over time, the combined effects of weathering, material fatigue and water ingress had led to decay within roof coverings, structural timbers and associated elements. These issues threatened not only the roof fabric itself, but also the highly significant interiors and collections beneath. The project therefore addressed a critical conservation need, focusing on arresting decline at its source rather than responding to secondary damage.

At the heart of the scheme was a rigorous, significance-led conservation approach. Detailed investigation and recording of the roof structures allowed the project team to build a clear understanding of the building’s construction, historical development and

previous repairs. This research informed a carefully considered conservation philosophy, ensuring that interventions were proportionate, justified and rooted in a thorough understanding of the building’s fabric and behaviour.

Repair strategies prioritised the retention and stabilisation of historic material wherever possible. Original timbers and construction details were conserved using compatible materials and traditional techniques, preserving both physical fabric and the evidence of historic craftsmanship embedded within it. Where replacement was unavoidable due to advanced decay or structural failure, new work was introduced with restraint and clarity, remaining legible without disrupting the overall coherence of the roofscape. This balance between conservation and necessary renewal ensured the authenticity of the building was maintained.

The project also demonstrates exemplary conservation process and collaboration. Conservation intent was clearly documented and communicated, enabling close working between architects, engineers, contractors and specialist craftspeople. As the roof coverings were carefully dismantled, unexpected conditions were revealed, requiring informed judgement and collaborative decision-making. These moments were addressed with care and flexibility, ensuring that conservation principles guided on-site responses rather than rigid preconceptions.



Architect
Oliver Architecture

Beyond the immediate repair works, the project delivers long-term benefits for the stewardship of Coughton Court. By addressing structural vulnerabilities and improving the resilience of the roof, the scheme safeguards the building and its contents, reducing future risk and supporting sustainable management of this exceptional heritage asset.

The ‘Through the Roof’ project demonstrates how careful investigation, skilled craftsmanship and thoughtful intervention can secure the future of a highly significant historic building.

Judges’ Comments:

“The project is as an outstanding example of conservation practice at its most disciplined and effective. It demonstrates how careful research, skilled craftsmanship and restrained intervention can arrest decline, preserve authenticity and safeguard the future of an irreplaceable historic building.”



Image: Anne-Marie Hayes



Award

Maison Dieu (Dover Town Hall)

Dover, South East

Architect, Conservation Architect, Access Auditor & Lead Designer
Haverstock

Regeneration and Economic Development Consultant
Ingham Pinnock

Project Manager
Artelia

Conservation Architect
Pitsilli-Graham

Clients
Dover District Council
& The Landmark Trust

Structural & Civil Engineers
The Morton Partnership

Quantity Surveyor
DR Nolans

MEP Engineers
Martin Thomas Associates

Principal Contractor
Coniston

CDM
Goddard Consulting

Fire Engineering
Joule Group & FCMS

Interpretation
DesignMap, Workhaus Projects

Architectural Lighting
Light Perceptions CBGC

Decoration Analysis
Hirst Conservation, Hare & Humphreys

Masonry Consultant & Mortar Analysis
Cliveden Conservation, Sandberg & Skillington Workshop Ltd

Heritage Engagement Officer
Martin Crowther

Conservation Management Plan Gazetteer
The Architectural History Practice

The Maison Dieu is one of England's most significant medieval civic buildings, a Grade I listed structure of exceptional historic, architectural and cultural importance.

Founded in the early thirteenth century as a hospital for pilgrims travelling to Canterbury, the building later evolved into Dover's Town Hall, acquiring layers of civic, ceremonial and architectural meaning over many centuries. Its great hall, ancillary spaces and prominent urban presence form a powerful reminder of Dover's historic role as a gateway to England.

Despite its importance, the Maison Dieu had fallen into serious disrepair over time. Prolonged underinvestment, water ingress and the cumulative effects of ageing fabric had left the building vulnerable, with deteriorating masonry, compromised interiors and limited usability. As a result, large parts of the building were closed to the public, its condition threatening not only the survival of fragile historic fabric but also the loss of its civic role within the town.

The conservation project was therefore driven by a clear and disciplined philosophy: to arrest decline, conserve significance and restore the Maison Dieu as a living civic building. Extensive research and investigation informed a deep understanding of the building's complex history, construction and evolution. This significance-led approach allowed the design team to identify what must be preserved, what could be repaired and where carefully judged intervention was necessary to secure long-term use.

Works of repair were undertaken with close attention to traditional materials, construction methods and best conservation practice. Historic fabric was retained and stabilised wherever possible, with repairs designed to be compatible, proportionate and reversible. Where replacement was unavoidable, new work was clearly articulated and carefully detailed,

ensuring that old and new remain legible without competing for attention. This approach preserves the authenticity of the building while allowing its layered history to be read and understood.

The conservation of the Maison Dieu required a disciplined and responsive approach to project delivery. Detailed investigation during the works revealed the extent of hidden decay and past alteration within the fabric, particularly in areas long concealed or inaccessible. These discoveries were treated as opportunities to refine understanding of the building's history and condition. Decisions were taken with care and deliberation, ensuring that each response was informed by evidence, historical context and the long-term interests of the building.

Crucially, the project did not focus solely on repair, but on restoring the building's capacity to function as a civic place. Longstanding barriers to use were addressed through carefully judged interventions that enhance comfort, accessibility and environmental performance without eroding historic character. Improvements were integrated discreetly, allowing the building's medieval and later civic spaces to accommodate cultural, educational and community activity while retaining their spatial dignity and architectural clarity. The result is a building that feels robust, usable and welcoming, rather than fragile or over-managed, representing a decisive shift from decline to stewardship.

Judges' Comments:

"Through a combination of historical insight, material care and confident restraint, the project has returned a nationally important building to public life, not as a museum piece, but as a living part of Dover's civic identity."



Image: Richard Chivers

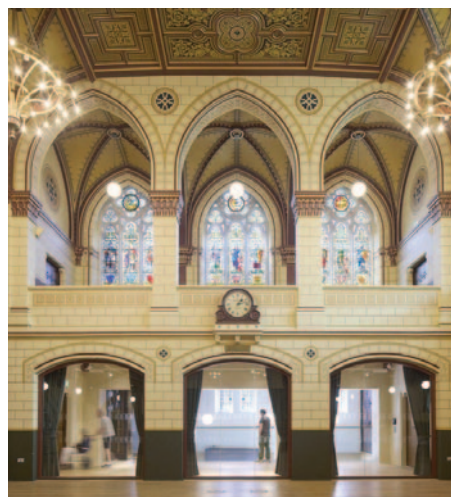


Image: Richard Chivers

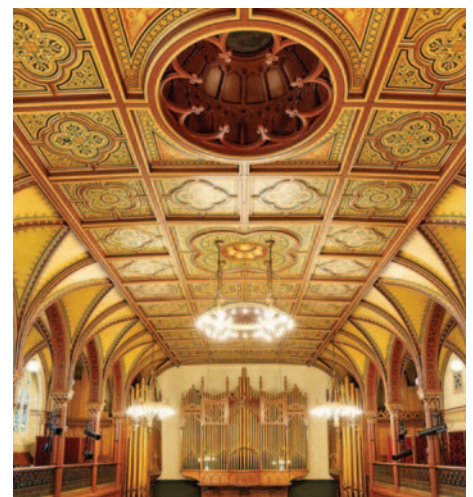


Image: Nastia Photography

Award

Rochdale Town Hall

Rochdale, North West

Rochdale Town Hall is one of the most ambitious and architecturally accomplished civic buildings of the nineteenth century.

Designed by William Henry Crossland and completed in 1871, the Grade I listed building is a landmark of Victorian Gothic Revival architecture, celebrated for its dramatic composition, richly ornamented interiors and symbolic assertion of municipal pride. Dominating the town centre with its elaborate stonework, great hall and soaring clock tower, the Town Hall has long stood as a statement of Rochdale's civic confidence and cultural ambition.

Despite its importance, decades of decline had left the building in a vulnerable state. Changes in civic use, reduced occupation and prolonged underinvestment contributed to progressive deterioration of the fabric. Water ingress, failing services and the cumulative impact of deferred maintenance led to damage across roofs, interiors and decorative elements, while parts of the building became inaccessible or unsafe. The scale and complexity of the Town Hall meant that its conservation presented an exceptional challenge, requiring not only technical skill but strategic vision and long-term commitment.

The conservation project was founded on a detailed understanding of the building's significance, construction and evolution. Extensive research, survey and analysis informed a conservation strategy that recognised the Town Hall as a highly expressive and layered work of architecture, where structure, decoration and symbolism are

inseparable. This understanding guided decisions about repair, ensuring that interventions were proportionate and carefully targeted, addressing underlying causes of decay rather than superficial symptoms.

Repair works focused on stabilising and conserving historic fabric using appropriate materials and techniques, with particular attention paid to the building's elaborate stonework, interiors and structural systems. Where elements had been lost or severely compromised, reinstatement was undertaken with care, informed by historical evidence and executed with clarity so that new work could be understood as part of the building's ongoing story. The approach avoided uniformity, respecting the richness and variety that define the Town Hall's character.

Alongside fabric repair, the project addressed the factors that had contributed to the building's decline. Environmental performance, services and circulation were improved in a manner that supports continued use while respecting historic fabric. These interventions were designed to be discreet and robust, allowing the building to accommodate new civic, cultural and community functions without undermining its architectural integrity. In doing so, the project restores not only the fabric but the purpose of the Town Hall.

The conservation of Rochdale Town Hall represents a major achievement in heritage stewardship. It demonstrates how a building of exceptional scale and complexity can be rescued from decline through scholarship, technical excellence and careful judgement.



Applicants

Donald Insall Associates & Gillespies

Architect

Donald Insall Associates

Landscape Architect

Gillespies

Client

Rochdale Borough Council

Technical & Client-Side

Project Management

Rochdale Development Agency

Main Contractor

H.H. Smith & Sons

Quantity Surveyor

FWP Ltd

M&E Engineers

Max Fordham

Structural Engineer

Price & Myers

Civil Engineers Public Realm

Buro Happold

Exhibition Designer

Redman Design

Specialist Conservation Repairs

Hirst Conservation

Specialist Cleaning & Restoration

Lancashire Conservation Studios

Stained Glass Cleaning & Repairs

The York Glaziers Trust



Images: James Newton



Judges' Comments:

"This outstanding project reaffirms the value of conservation as a means of sustaining identity, memory and civic pride."



Highly Commended

Projects which demonstrate the highest standards of historic building conservation and make a significant contribution to the quality and appearance of the built environment.

Culmore Fort

Derry City & Strabane, Northern Ireland

Client & Community Development
Culmore Community Partnership

Architect
Mark Hackett architects

Main Contractor
We-Build (Ireland)

Quantity Surveyor
JA Tynan and Co.

Archaeology & Early Aspects of Conservation
IAC Archaeology

Ecology and Bat Assessments
Starling Ecology

Culmore Fort is a rare and highly significant example of seventeenth-century coastal defence, occupying a strategic position on the banks of the River Foyle.

Constructed in the early 1600s as part of the defences protecting the approach to Derry, the fort played a key role in the military history of the region, including events surrounding the Siege of Derry. Designated as a Scheduled Monument and a listed historic structure, Culmore Fort is of exceptional archaeological, architectural and historic importance, embodying both the strategic thinking and construction techniques of its period.

Despite its significance, the fort had suffered from prolonged neglect and exposure to the elements. As an unoccupied defensive structure, it was particularly vulnerable to weathering, vegetation growth and structural decay. Over time, masonry deterioration, loss of surface finishes and water penetration compromised the stability and legibility of the fort, while restricted access limited public understanding and appreciation of the site. The cumulative impact of these factors placed the monument at risk, threatening both its physical survival and its cultural value.

The conservation plan was driven by the urgent need to arrest further deterioration while retaining the fort's authenticity as a defensive ruin. Central to the project was a clear understanding of the fort's significance, construction and condition. Detailed surveys and investigations informed a conservation

strategy that prioritised stabilisation, repair and protection rather than reconstruction. This approach recognised the importance of preserving the fort's evidential value and historic character, ensuring that interventions were proportionate and respectful.

Repair works focused on the careful consolidation of masonry, addressing areas of structural weakness and preventing further water ingress. Traditional materials and compatible techniques were employed to ensure that repairs worked harmoniously with the existing fabric.

Vegetation was managed to protect the structure without erasing the sense of age and exposure that defines the fort's character. Throughout, new work was deliberately restrained, allowing the historic fabric and form to remain dominant and clearly readable.

The project also addressed the fort's relationship with its landscape and community. Improvements to access and interpretation were introduced sensitively, enabling people to engage with the site safely and meaningfully without compromising its integrity. These measures transform Culmore Fort from a neglected remnant into an accessible historic place, encouraging learning, reflection and connection with the area's shared past.

The conservation of Culmore Fort successfully responds to the challenges of safeguarding vulnerable military heritage, securing the long-term future of this nationally important monument.



Judges' Comments:

"The project demonstrates how thoughtful conservation can protect fragile historic structures while revealing their significance, ensuring that places of defence and conflict can continue to inform and enrich contemporary understanding."



Images: Elyse Kennedy

Highly Commended

Encaustic Tiles Restoration, the Palace of Westminster

Westminster, Greater London

The Palace of Westminster is one of the most recognisable and symbolically important buildings in the world, a Grade I listed structure and UNESCO World Heritage Site whose fabric embodies the political, architectural and artistic ambitions of nineteenth-century Britain.

Designed by Charles Barry and Augustus Welby Northmore Pugin following the fire of 1834, the Palace is celebrated not only for its Gothic Revival architecture but also for the extraordinary richness of its interiors. Among its most distinctive features are the encaustic tile floors, integral to Pugin's vision of a unified decorative scheme in which colour, pattern and craftsmanship reinforce the building's meaning and dignity.

Over time, these floors had fallen into significant disrepair. Decades of heavy footfall, building movement, environmental fluctuations and piecemeal repairs had led to cracking, surface loss and structural instability within the tile assemblies. In some areas, tiles had become loose or uneven, while previous interventions using inappropriate materials compromised both appearance and performance. The cumulative effect threatened not only the visual coherence of the interiors but also the survival of original Victorian fabric of exceptional rarity and quality.

The project was therefore driven by a clear conservation imperative: to stabilise, conserve and reinstate these floors in a manner that respected their historic significance and ensured their long-term durability within a heavily used working building. Detailed investigation and analysis were undertaken to understand the original construction, materials

and patterns, as well as the causes of failure. This research-led approach allowed the project team to distinguish between original fabric, later alterations and damaging repairs, informing a precise and targeted conservation strategy.

Works focused on the careful lifting, repair and relaying of tiles where necessary, prioritising retention of original material wherever possible. Damaged tiles were conserved rather than replaced, while missing elements were reproduced only where essential, using methods and materials compatible with the historic fabric. Substrates and bedding layers were addressed to resolve underlying structural issues, ensuring that repairs would be durable rather than cosmetic. Throughout, interventions were meticulously recorded, recognising the importance of documentation within a building of such national significance.

The project also demanded exceptional coordination and craftsmanship. Working within a Grade I listed building in continuous parliamentary use required careful planning, sequencing and collaboration, ensuring that conservation works were delivered with minimal disruption while meeting the highest technical standards. The skills of specialist craftspeople were central to the project's success, bringing deep knowledge of traditional tile manufacture and installation to bear on a complex and sensitive task.

The restoration of the encaustic tiles represents a remarkable achievement in material conservation. By addressing long-standing deterioration with precision and care, the project safeguards an essential component of Pugin's decorative scheme and preserves a vital expression of Victorian craftsmanship.



Architect
Donald Insall Associates

Client
UK Parliament Strategic Estates

Structural Engineer
Alan Baxter Ltd

Main Contractor
DBR London Ltd

Tile Manufacturer
Craven Dunnill Jackfield Ltd

Pietra Dura Specialist
Greenaway Mosaics Ltd

Project Manager
Lendlease



Image: James Newton



Image: Donald Insall Associates

Judges' Comments:

"A powerful example of research-led conservation protecting fragile historic fabric while supporting the continued life of one of the nation's most important buildings."



Image: Adam Watrobski



Highly Commended

John O'Groats Mill

Highland, Scotland

Architect & Conservation Architect
McGregor Bowes

Main Contractor
O'Brien Construction Ltd.

Owner
John O'Groats Mill Trust

Quantity Surveyor
Torrance Partnership

Services Engineer
Rybka

Structural Engineer
Narro

Heritage Interpretation Exhibition Design
Bright

Archaeologist
AOC Archaeology Group

Architectural Paint Research
Scottish Wall Paintings Conservators

Civil Engineers
Narro

Ecologist
Northern Insight Ecology

Fire Engineering
Gartcarron Fire Engineering

Asbestos Surveyor
ATEC Scotland Ltd.

Business Consultant
Alan Jones Associates

Land & Building Surveyor
Property and Land Surveys (Highlands) Ltd.

Masonry Consultant
Frew Conservation

Timber Decay Specialist
Alder Specialist Building Surveyors Ltd.

WIRS Design
AMDCM Ltd.

John O'Groats Mill is a modest but highly resonant historic building whose conservation has played a pivotal role in restoring a sense of continuity, craft and purpose at one of Scotland's most symbolically significant locations.

Positioned at the northernmost edge of mainland Britain, the former mill is a Category B listed structure, valued for its industrial character, simple robustness and historic association with local production and settlement. Though unassuming in scale, the building forms an important part of the historic fabric of John O'Groats, contributing to the legibility and authenticity of a place shaped by work, exchange and endurance.

Prior to the project, the mill had fallen into a state of serious disrepair. Long periods of vacancy and exposure to a harsh coastal climate had taken a visible toll on the building fabric. Roof failure, water ingress and material decay had compromised both structural integrity and weather-tightness, while internal spaces had deteriorated to the point where meaningful use was no longer possible. Incremental loss of fabric and function placed the building at risk of further decline, threatening the survival of a rare example of local industrial heritage.

The conservation project was guided by a clear and pragmatic philosophy: to arrest decay, retain authenticity and secure a viable future for the building through reuse. Detailed investigation and condition assessment

informed an understanding of the mill's construction, materials and vulnerabilities. This evidence-led approach ensured that conservation decisions were proportionate and targeted, addressing the underlying causes of deterioration rather than surface symptoms.

Repair works prioritised retention of historic fabric wherever feasible. Masonry, structure and roof elements were repaired using compatible materials and techniques appropriate to the building's character and exposed setting. Where replacement was unavoidable due to advanced decay, new work was introduced with clarity and restraint, allowing the distinction between historic fabric and contemporary intervention to remain legible. This approach preserves the mill's utilitarian honesty and avoids over-restoration, ensuring that evidence of age and use remains part of the building's story.

The project also addressed the factors that had contributed to the building's decline by reinstating functionality. Sensitive adaptation enabled the mill to accommodate new uses while respecting its original form and proportions. Internal interventions were deliberately understated, allowing the historic structure to remain dominant and ensuring that change supports continuity rather than erasure.

The conservation of John O'Groats Mill demonstrates how careful repair and adaptive reuse can secure the future of vulnerable historic buildings in remote and challenging contexts.

Judges' Comments:

"By combining material care with a realistic understanding of use, the project restores the mill as a working part of the place, showing how small industrial buildings can continue to contribute meaningfully to local identity, economy and memory when treated with judgement and restraint."



Images: Angus Mackay Photography

Highly Commended

Royal Hospital Chelsea Stable Yard

City of London, Greater London



The Royal Hospital Chelsea Stable Yard forms an integral part of one of Britain's most important historic institutions.

Established in the late 17th century to care for retired soldiers, the Royal Hospital Chelsea is a Grade I listed ensemble of exceptional architectural and social significance. Designed by Sir Christopher Wren, the complex is celebrated for its disciplined classical composition and its enduring civic purpose. The Stable Yard, though secondary in status to the principal buildings, plays a vital role in the understanding of how the Hospital functioned as a self-contained community, supporting transport, service and daily life within the estate.

Over time, the Stable Yard buildings had suffered from prolonged underuse and material decline. Changes in operational requirements, combined with exposure to weather and the cumulative effects of age, had led to roof deterioration, water ingress and decay within the masonry and timber fabric. Incremental alterations and unsympathetic repairs further eroded architectural clarity, while the limited functionality of the spaces restricted their contribution to the life of the Hospital. Without intervention, the continued decline of the Stable Yard posed a risk to both fabric and setting.

The conservation project was driven by a clear understanding of the Stable Yard's significance within the wider Royal Hospital

Chelsea complex. Detailed research and investigation informed a strategy that sought to conserve historic fabric, reinstate architectural coherence and secure a sustainable future for the buildings. The approach recognised the value of the Stable Yard as working architecture rather than monumental showpiece, and accordingly prioritised practicality, durability and legibility.

Repair works focused on stabilising and conserving original fabric using compatible materials and traditional techniques. Masonry and structural elements were repaired with care, addressing the causes of deterioration rather than masking their effects. Where replacement was unavoidable due to advanced decay, new work was introduced with restraint and clarity, ensuring that interventions respected the rhythm and proportion of Wren's architecture without resorting to pastiche. This careful calibration allows the buildings to retain their utilitarian character while regaining architectural dignity.

Alongside fabric repair, the project addressed issues of use and functionality that had contributed to decline. Sensitive adaptation enabled the Stable Yard to support contemporary operational needs while remaining clearly subordinate to the principal Hospital buildings. New services and interventions were integrated discreetly, allowing the historic spaces to function effectively without visual intrusion or loss of character.

Architect
Peregrine Bryant Architects

Contractor
Messenger BCR

Exhibition Designer
Image Maker

Client
Royal Hospital Chelsea

M&E Engineers
Method Consulting

Structural Engineer
Alan Baxter

Archaeologist
Archaeology South-East

Access Consultant
Earncliffe Davies Associates

Judges' Comments:

"By combining research, material care and pragmatic adaptation, the project secures the long-term future of an overlooked but essential part of a nationally important site."



Image: Peregrine Bryant Architects

Image: Eric Orme at Place Photography



Highly Commended

Withington Baths

Manchester, North West

Conservation Architect
Seven Architecture



Judges' Comments:

“By combining material care, adaptive reuse and community commitment, the project secures the future of a valued building while reaffirming the enduring social purpose at the heart of its design.”

Withington Baths is a much-loved Edwardian public baths complex that holds a special place in the social and architectural history of south Manchester.

Constructed in the early twentieth century as part of a wider programme of municipal investment in public health and wellbeing, the baths are valued for their robust civic architecture, carefully planned interiors, and distinctive tiled swimming halls. Designed to provide affordable access to bathing and exercise, the building embodies a period when architecture was used as a tool for social improvement and collective benefit.

In the decades following its construction, Withington Baths served generations of local residents. However, changing patterns of use, rising maintenance costs and prolonged underinvestment gradually took their toll. By the early twenty-first century, the building had fallen into serious disrepair. Structural issues, failing services and water ingress threatened the integrity of the fabric, while the closure of the swimming pools placed the future of the building in doubt. Parts of the complex were left unused, accelerating decay and risking the permanent loss of an important civic asset.

The conservation project was founded on a clear understanding of the building's architectural significance and social value. Detailed investigation and condition surveys informed a strategy that sought to stabilise the structure, repair historic fabric and adapt the

building for renewed use. The project recognised that long-term conservation depended on reactivation and community involvement, ensuring that the building could once again support everyday life.

Repair works prioritised the retention and conservation of original fabric. Historic tiling, structural elements, and characteristic features were repaired using compatible materials and appropriate techniques, preserving the building's distinctive character and evidence of use. Where elements had deteriorated beyond repair, replacements were introduced with care and clarity, maintaining the rhythm and language of the original design without erasing signs of age and wear.

The project also addressed the causes of the building's decline by improving functionality and adaptability. Services were upgraded, environmental performance enhanced and spaces reconfigured to support a wider range of activities while respecting the original layout. These interventions were deliberately understated, allowing the historic architecture to remain the dominant presence.

Crucially, the conservation of Withington Baths has been driven by community engagement and stewardship. Local involvement played a central role in shaping the project's future, reinforcing the building's identity as a shared civic resource. The revived baths now support social, cultural and wellbeing activities, ensuring that conservation is sustained through use rather than sentiment alone.



Images: Seven Architecture

2026 Civic Trust Awards Assessors



We are extremely grateful to all the volunteer assessors who give their time, knowledge, and expertise to help the Civic Trust Awards.

Senior architects, universal design professionals, planners, engineers and passionate local community representatives work together to ensure that our assessment process remains comprehensive and impartial.

2026 Civic Trust Awards Assessors

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As a not-for-profit organisation, we rely heavily on the support of sponsors and members which assists us in the delivery of the scheme and helps reinforce the valuable work of our volunteer assessors, who donate thousands of hours to the Awards each year.

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Regional Finalists 2026

Projects which are of significant merit in their region, contributing to the quality and appearance of the built environment, whilst being sustainable, accessible, and providing a positive civic contribution.



Schemes by region/nation, scheme name, area and applicant.

Civic Trust Awards, Pro-Tem Awards, AABC Conservation Awards and Selwyn Goldsmith Awards Regional Finalists

1. Scotland

- **Queen Victoria's Picnic Lodge**
Aberdeenshire
Moxon Architects Ltd
- **The Standard**
Dumfries & Galloway
ARPL Architects
- **Neilston Learning Campus**
East Renfrewshire
BDP
- **St Marks Episcopal Church**
Edinburgh
Taft Architects
- **The Nucleus Building, University of Edinburgh**
Edinburgh
Sheppard Robson

2. Northern Ireland

- **Shankill Shared Women's Centre**
Belfast
TODD Architects

3. North West

- **Fusebox**
Blackburn
John Puttick Associates
- **Chester Northgate**
Chester
AHR and Planit-ie
- **Isle of Man Ferry Terminal**
Liverpool
The Manser Practice
- **Ancoats Mobility Hub**
Manchester
Buttress and Planit-ie
- **HOME Arches**
Manchester
Jon Matthews Architects

5. Yorkshire & Humberside

- **Wagon Hoist - Wellington Place**
Leeds
Sheppard Robson

7. Wales

- **The Parkgate Hotel**
Cardiff
Gaunt Francis Architects
- **Boston Lodge Works**
Gwynedd
Architectural Thread
- **Y Muni**
Rhondda Cynon Taf
Purcell

9. East Midlands

- **Newholme Health Centre**
Derbyshire Dales
Race Cottam Associates

10. South West

- **Beckford's Tower & Landscape**
Bath
Thomas Ford & Partners
- **The Buttermarket**
Cornwall
Architectural Thread

11. South East

- **Newhaven Fort**
Lewes
Pritchard Architecture
- **Frewin Garden Building**
Oxford
Lee Fitzgerald Architects
- **The Gradel Quadrangles**
Oxford
David Kohn Architects
- **Station Hill**
Reading
LDA Design

12. Greater London

- **The Warburg Renaissance**
Camden
Haworth Tompkins
- **From the Thames to Eternity**
City Of London
CSK Architects and The Bartlett UCL
- **Woolwich Town Centre**
Greenwich
LDA Design
- **Little Citadel for an Artist**
Hackney
Spatial Affairs Bureau
- **Lower Clapton GP Surgery**
Hackney
ADP Architecture
- **Art Park Harrow**
Harrow
Jan Kattein Architects
- **Jean Stokes Community Centre**
Islington
Public Works
- **Cockpit Deptford**
Lewisham
Cooke Fawcett Ltd
- **Harfield Gardens**
Southwark
Quinn Architects
- **Bulrush Court**
Tower Hamlets
Pitman Tozer Architects
- **Catching Sun House**
Waltham Forest
Studioshaw
- **Lee Valley Ice Centre**
Waltham Forest
FaulknerBrowns

13. Eastern

- **Watford Colosseum**
Watford
Watford Borough Council /
Feilden Clegg Bradley Studios

International

- **RAW:Almond 2025**
Winnipeg
Canada
PEARCE+
- **Atal Sarovar at Rajkot Smart City, India**
Gujarat, India
INI Design Studio



Winner's Merchandise

Additional merchandise is available to purchase from the online shop on the Civic Trust Awards website
www.civictrustawards.org.uk

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2027 Application Round

The next application round opens on Monday 1st June 2026 and closes at 6pm on Friday 24th July 2026.

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Photo: Jim Stephenson

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