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# The London New Home Show

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**27<sup>th</sup> & 28<sup>th</sup> January 2024**

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# WHATHOUSE? AWARDS 2023

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Globespan Media is the organiser of the WhatHouse? Awards and also publishes the leading trade title for the housebuilding industry, Show House. Its sister consumer-facing business is WhatHouse.com, the leading new homes portal.

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**The Hill Group is crowned WhatHouse? Housebuilder of the Year – the biggest prize in British housebuilding.**

The company has enjoyed a stellar year of achievement, with its ability to deliver across all sectors, price points and locations and relentlessly focused on how it can have a positive impact on communities, whether it is providing shelter for the homeless, or a large joint venture urban regeneration project. This is a housebuilder that looks at both the individual and the collective when delivering its homes.

Every housebuilder should have 'tackling homelessness' as an item on every agenda at every board meeting until homelessness is no more – a vain hope, but one the industry can both highlight and help resolve.

Hill's Foundation 200 is a £15m initiative, delivering 200 modular homes – SoloHaus – to homeless charities and local authorities by 2025. It has already donated over 100 purpose-built homes to suit the needs of vulnerable residents.

Hill continues to be a king of Cambridge, working in partnership with local authority partners and stakeholders, with Rubicon, Marleigh and Timber Works exemplar and award-winning projects. It has also headed south-west, completing its first scheme in Bristol – McArthur's Yard with The Guinness Partnership; while a

pretty newcomer to its portfolio is Heartwood in Docking, north Norfolk – village vernacular, including red brick and flint facades, done with great rural empathy.

With Hill, it is all about the team, supporting existing staff as well as investing in future generations with enterprising trainee programmes and an award-winning partnership with Women into Construction. At the head of Team Hill is founder and CEO Andy Hill, who this year, in King Charles III's first New Year Honours List, was awarded an OBE for services to affordable housing, with the investiture held at Windsor Castle.

Hill is a team at the top of its game, sitting at the top of the industry table and deservedly crowned champion housebuilder of the year, taking home its biggest accolade.







## GOLD

### The Hill Group

The Hill Group delivered mixed-tenure homes across the UK, both as a private developer and through JV schemes, expanding its outstanding and varied London and south-east portfolio into Bristol and the south-west, strengthening its position and reputation as one of the country's leading housebuilders.

Net-zero operations by 2030 is the target, with a detailed roadmap set out in its ESG report. The business achieved more than £358m of social added value – around 50% of turnover. This is a measure of 'quantifying and comprehensively reporting the extent and impact of Hill's activities on local communities, encompassing social, economic and environmental factors.'

In the NextGeneration Benchmark, the annual sustainability measure for the UK's largest housebuilders, Hill ranked 5th, the highest-ranked privately owned company in the table, while sustainable technology, such as air-source heat pumps and solar panels, powers many of its homes, as well as water consumption reduction measures, EV charging points, cycle storage and green roofs.

Hill's range is anything from a rural village location to a large urban

regeneration project, and quality of build, design, performance, delivery and customer care are constants, badges of excellence everywhere.

Hill acquired the Fusion Steel Framing business, using MMC and prefabricated building components manufactured offsite and assembled onsite, with an ambition to incorporate MMC techniques across at least a quarter of its projects.

Joint ventures underpin the Hill offering, highlighting the importance and value of partnerships and creating sustainable communities, while its Investment Partnerships support local government bodies in achieving their housing aims.

The consummate all-rounder, big but agile, Hill narrowly takes gold in an outstanding category, highlighting the very best of housebuilding at scale.

## SILVER Redrow

Redrow has certainly embraced its three sustainable business pillars of 'creating thriving communities, building responsibly and valuing people.'

Energy efficiency is an imperative and Redrow is leading the way at scale, with its gas-free 'eco-electric' homes – zero-carbon ready and well ahead of the Future Homes Standard, with air-source heat pumps and underfloor heating all part of the efficiency drive.

The housebuilder is targeting net zero carbon emissions by 2050 at the latest, working closely with its supply chain to meet sustainability targets. Crucially, the customer does not get forgotten in the race to zero, assessing the benefits to and impacts on buyers at every eco turn, while recognising that demand for low-carbon homes is now 'overwhelming'.

Redrow quickly implemented the New Homes Quality Code, registering with the New Homes Quality Board, and customer service is a key business barometer, with its innovative homebuying platform My Redrow digitally leading the customer journey.

Biodiversity is a key plank in placemaking, with Redrow's Nature for People strategy ensuring the





delivery of green and blue spaces to benefit not just the wildlife but enhance the environment for residents and the wider community.

Redrow's house designs are always easy on the eye, subtly evolving, while quality, diversity and inclusion initiatives are just one part of a strong focus on employee engagement, training, development and wellbeing. Another exceptional year from an exceptional business.

## SILVER

### Berkeley Group

Berkeley Group continually bangs the drum for brownfield development and quite rightly too, for the work that the industry does, with Berkeley to the fore, in unlocking complicated, challenging sites to regenerate urban areas is so often overlooked, not to mention all the affordable housing provision and community infrastructure that comes with them, driving economic growth and delivering sustainable neighbourhoods and public infrastructure.

A brownfield example is Oval Village in south-west London, next to the famous cricket ground – a new mixed-use scheme of 1,300 homes, complete with car-free streets and commercial and community space.

Berkeley Group, comprising Berkeley Homes, St George, St Edward, St James, St William and

St Joseph, leads the way on biodiversity net gain, which it defines as 'leaving sites with more nature than we started.' This year, Berkeley co-hosted a BNG conference with Natural England.

The Group carries out embodied carbon assessments to design out carbon-intensive materials within new buildings, all part of an integrated sustainability strategy, addressing climate action, nature recovery and social value. The range of its homes and the scale of Berkeley's ambition and ceaseless desire to drive standards and find solutions, however complex the problems, remains hugely impressive, year-in year-out.

## BRONZE

### Bellway

'Better with Bellway' is much more than a slogan. It is an eight-issue

commitment to sustainable housebuilding; 'putting people and planet first.' Customers and communities, employer of choice, carbon reduction, quality and safety, sustainable supply chain, biodiversity, resource efficiency and charitable engagement make up the eight business priorities, testimony to a volume housebuilder determined to drive the industry forward, while continuously measuring its own targets and progress.

Bellway's range of homes, from one-bedroom apartments to five-bedroom family houses, includes its new Artisan Collection of house styles, developed with DHA architecture, based on customer feedback, while training innovation at all levels has been a feature this year, from senior leaders to graduates and apprentices.

A stand-out, pioneering innovation has been the Future Homes Project and the Future Home at Energy House 2.0 – a prototype inside a climate-controlled chamber at the University of Salford, where Bellway is testing sustainability measures across all weather conditions from red hot to bitterly cold, wind, rain, and snow. Current innovations include a roof-mounted air-source heat pump. Bellway is building 13 Future Homes at developments across the country.



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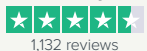
The schemes already established at over 790 sites across the country. They increases sales by marketing properties for the share price rather than the full value, growing the housebuilders customer base.

Heylo has developed the skillset to partner with housebuilders of all sizes to deliver the best experience for buyers. We tailor our approach according to each individual partner's internal company structure, commercial strategies and marketing strategies to successfully embed Home Reach and ensure it is 'business as usual' for our housebuilder partners.

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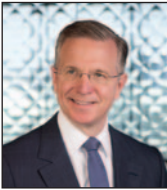
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**Heylo  
Housing**  
*Andrew Géczy,  
CEO*

At Heylo, we are proud to sponsor the WhatHouse? Awards year-on-year. Our choice to sponsor the Best Large Housebuilder this year is a reflection of our passion to help provide as many homes to as many families as possible. In what is a difficult market, it is an absolute credit to the industry that the nominees and winners of all awards have carried on delivering more homes to the UK. Heylo has multiple Shared

Ownership products that have been created to open the doors of homes to a wider community of aspiring homeowners, by increasing the affordability opportunities. To date, through our partnerships with over 130 housebuilders across England, we have helped families that otherwise couldn't afford a new home into more than 8,500 properties.

Working with our housebuilder partners, we have been able to tailor our model to suit each of their business needs. Our products act as a positive addition for housebuilders to create affordable units on their developments.

**[heylohousing.com](https://heylohousing.com)**



**Weston Homes**

## GOLD

### Weston Homes

The quality of entries in this category was quite exceptional, testimony to industry excellence, innovation and initiative that, in the wider public context, rarely gets the credit it deserves.

Weston Homes has successfully defended its Best Medium Housebuilder title, but so many companies could have been garlanded this year in the face of incredibly tough market and regulatory challenges.

Weston Homes charts a hybrid path through the construction process, drawing on the heritage and experience of nearly 40 years of Weston Homes, augmented by its incredibly bold and groundbreaking British Offsite factory business and an innate understanding that MMC comes in many forms and needs to be stress-tested at every stage, not assumed. Change for change's sake in construction has seen casualties. Robots may be on the rise, but Weston knows where the on/off switch is, with a human touch on the tiller. Robotic engineering meets gut feel.

Fabric first, sustainability, an ambition to hit net zero across the business by 2040, are all evidence of Weston's eco and impact credentials. Placemaking and

community building are core values to its range of developments – mixed-use, brand new and conversion work all sit within its housing portfolio.

Weston Group looks after its employees as well as its customers, with a strong team ethic and staff welfare and training initiatives. It is also a strong industry voice, not afraid to question and challenge the politicians and the planners, passionate about delivery and playing its part in solving the housing crisis.

## SILVER

### City & Country

Can you be a thoroughly modern heritage developer? For that is

what City & Country is. 'Breathing new life' into historic buildings may be a cliché, but when it is done well the results can be quite exceptional. City & Country breathes new life into buildings written off on the operating table; if there is a pulse, this company will find it.

It can do brand-new too, and it is this fusion that gives City & Country its unique position in the market – ancient and modern, with craftsmanship always to the fore. Legacy housebuilders are few and far between, but a quick sweep through its current schemes tells you all you need to know, be it The 1840, St George's Gardens in south-west London; The Engine House, Midhurst, West Sussex; St Osyth Priory in Essex; Factory No 1, Bristol; or Sanderling Reach, Mersea Island – and all award winners this year.

The business, founded by the Sargeant family over 60 years ago and led by company chairman Tim Sargeant, has tripled in value and output over the last three years, with a strong focus on brand-new homes alongside its restoration schemes – a delightful, eclectic body of work that will not only stand the test



**CITY & COUNTRY**



## H HAYFIELD

of time, but has rescued many historic buildings from the ravages of time.

### BRONZE

#### Hayfield

One step ahead, one step beyond. In many ways, Hayfield is a resolutely traditional housebuilder doing everything very well, from design quality to product mix, street architecture to public realm and all underpinned by the strongest of environmental values and commitment to customer care.

But look closer and Hayfield, only formed six years ago, is constantly evolving, looking for what will give it a competitive edge, in the eyes of both local planners and local purchasers.

The company, co-founded by Mark Booth, has offices in Solihull and Milton Keynes and brings its classy, distinctive homes to the counties of Bedfordshire, Buckinghamshire, Cambridgeshire, Oxfordshire, Wiltshire and Worcestershire.

Hayfield established an ESG committee four years ago with a directive for all homes to be fossil free, through the use of air-source heat pumps and with a commitment to net zero by 2030,

and every new Hayfield home EPC A-rated across all tenures.

Social impact and lasting impact, Hayfield continues to drive forward with an absolute focus on placemaking and with inquiring, open minds, always looking where to add further value in the marketplace.

### BRONZE

#### Elivia Homes

A new name to many, but Elivia Homes comes with serious industry pedigree, within its people and its businesses. Last year, the Vanderbilt and Crayfern housebuilding brands were

brought together to create Elivia Homes, followed by the sale of the company to funds advised by Octopus Investments.

The plan is rapid growth and significant land acquisitions have included the residential land portfolio of Seaward Properties. Also, at the start of this year, Elivia acquired Kent-based Millwood Designer Homes.

The company, led by CEO Chris Chiles, is very much design-led in outlook, suited to its well-chosen locations, such as Blake's View in the West Sussex village of Lavant. Any development in close proximity to the South Downs National Park requires sensitive and extensive consultation and the end result is an outstanding new-build scheme, comfortable in its own skin and the local community, with Elivia building a new sports pitch for the village.

Sustainability is a core tenet, with nearly three-quarters of its homes built using sustainably sourced timber frames, embracing MMC and carbon reduction commitments and minimising waste onsite. Elivia prioritises local suppliers and materials, and, among its own staff, encourages a culture of ownership and collaboration to reward, retain and develop its people.



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**Roca**

*Liam Buxton,  
head of  
residential,  
Roca Group*

Years of experience working with housebuilders helps us deliver the best service standards and sustainable product solutions in line with customer and market requirements. Thanks to a vast and broad product portfolio, we're perfectly equipped to meet developers' needs, ranging from the luxurious Armani/Roca collection, through to the new Ona collection and other attractive and cost-effective complete collections such as The Gap and the new on-trend furniture ranges Aleyda and Tenet.

Today, over 100 years since our creation, we remain a family-owned company, supporting the continuous investment in the sustainable design and technology required to deliver market-leading products for the bathroom, both now and in the future.

The WhatHouse? Awards are the leading awards for housebuilding and property development in the UK and we are delighted to be in our 19th year supporting the event for the industry. There is so much innovation taking place in the new build sector right now and the WhatHouse? Awards give us an opportunity to celebrate key achievements and recognise the wealth of talent within the industry.

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## GOLD

### Horgan Homes

A good back story doesn't make a good builder, but if you're inspired from an early age, it helps, with family values instilled, nurtured and matured.

One such company is Horgan Homes, which has triumphed in a very competitive category, as small housebuilders look to make their mark in a market where the odds are invariably stacked against them.

The business was founded by John Horgan in the West Midlands some 30 years ago. A bricklayer by trade, he spotted the opportunity to build top-quality homes in prime locations.

The managing director of Horgan Homes is John's daughter, Sophie Horgan, who, as a child, used to visit developments with her father, going on to complete an HND in building studies and a degree in construction management.

'Would we live here?' is the Horgan mantra to ensure an enduring attention to excellence, matching homes to lifestyles rather than taking a cookie-cutter design approach.

Based in Dudley near Wolverhampton, the Midlands is its manor, with some families

following the housebuilder from one development to another. Sustainability is also a core value, aiming for EPC A ratings on all its schemes, with air-source heat pumps, PV panels and EV charging points as standard.

Recruitment and training, allied to the importance of social impact across every aspect of the business, ensures the right team is created and mentored and after-sales and customer care are all key values from a family business, which knows its region, its market and its people.

## SILVER

### Fruition Properties

Fruition Properties has done plenty of innovative schemes across London in the last 20 years, but now stands as a leading developer of airspace and the art of rooftop development, unlocking housing potential in the capital.

Founded by CEO Mani Khiroya, Fruition has built 23 new homes over two schemes in the last 18 months, with prices ranging from £595,000 to £2.5m.

It has set out to seek solutions to London's affordability crisis, reimagining what an SME could deliver through airspace, removing the need for new groundworks and foundations, thus significantly reducing carbon emissions during construction.

At the same time, it can upgrade existing buildings with improved insulation and heating systems. Fruition also uses prefabricated light steel and modular construction methods.

Working through joint venture partnerships, development costs are covered by bank debts on



**FreemanHomes**



an airspace lease, with the landowners contributing the site as part of the JV model. A collaborative approach with freeholders that is good for development finance and good for the environment.

## SILVER

### Freeman Homes

Another family-owned business shining a light on the quality of SMEs across the UK. Based in Gloucestershire, Freeman Homes builds up to 100 homes a year across three to four developments.

The positive business environment starts from the team culture, collaborative and empowering. In a nice touch, the company has Who's Who posters across its locations of colleagues – all 106 employee faces at the time of the Awards. This commitment to staff engagement extends to trainee and apprenticeship opportunities and personal and professional development for everyone, giving employees the chance to flourish and succeed.

It stems from the top and CEO Luke Freeman, who joined

the family business in 1996. Sustainability is Freeman's creed and how it impacts profitability and leadership, while communication and events all play their part, backed up by a company Wellness Charter.

Design, innovation and customer care sit harmoniously alongside Freeman's sustainability agenda to deliver award-winning homes, embraced by the local communities they serve.

## BRONZE

### Yorkshire Country Properties

A relatively new kid on the block, founded in 2017, but this Yorkshire-based housebuilder, with its headquarters in Huddersfield, is definitely one to watch, with plenty more in the pipeline, as it widens its territory, while very much focused on well-connected village locations.

Knowle Grange in Shepley near Huddersfield is its current flagship, where homes range from £150,000 to £700,000. The exteriors – natural stone slates and dyed tumbled stone fashioned by traditional crafts people – shout local authenticity; the façades friendly, welcoming faces, combined with cool, modern interiors.

Its current developments are geared to addressing local housing needs and affordability, helping first-time buyers on to the housing ladder, while also delivering higher-end family homes.

**YORKSHIRE**  
COUNTRY PROPERTIES





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## Nicholls & Clarke Group



### **Nicholls & Clarke Group**

*Richard Hill, sales director*

Nicholls & Clarke Group is the UK's

leading manufacturer and supplier of wall and floor tiles, external porcelain paving, bathrooms and wet room systems to the housebuilding industry, and is very proud to be sponsoring the WhatHouse? Awards for the 11th consecutive year.

Tiles and bathrooms continue to be a key area for adding value within new homes. Today's design-conscious consumer aspires to own on-trend bathrooms or wet rooms, making use of the latest trends in furniture and metal finishes, which can also offer housebuilders the opportunity of additional margin.

The use of porcelain tiles within the new-build sector has increased dramatically over the last few years, with many housebuilders now offering floor tiling throughout an apartment or the ground floor of a house. The N&C porcelain paving collection allows the same tile used within a kitchen to be rolled out on to the patio in a 2cm anti-slip version,

allowing a seamless transition from indoor to outdoor living. The days of a token slabbed patio are numbered, with the consumers' aspiration to own a more permanent and on-trend outdoor living area and even an outdoor kitchen.

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The Group owns four state-of-the-art manufacturing facilities and has four distribution centres, offering delivery using its private fleet of low-emission vehicles to any address, including direct to site.

Over 140 years of manufacturing and distribution experience, a technical team with over 300 years of combined knowledge, a highly competitive offer and unique market-leading innovation make N&C the perfect tile and bathroom partner.

**[nichollsandclarke.com](http://nichollsandclarke.com)**

apo\_



## GOLD

### Apo

Apo has ambitious plans in the build to rent space, targeting 10,000 homes within five years as a BTR operator and development consultant and currently with over 1,500 operational homes across the UK.

Its first rental neighbourhood, Apo @ Barking Wharf was launched three years ago and achieved full occupancy of the 595 apartments in just over a year. Other schemes are its Apo @ Kew Bridge in West London and this year sees 382 homes planned for Apo @ The Copper House, in Liverpool, on the banks of the Mersey.

Apo derives from A Part Of and it is already establishing a compelling brand in the BTR sector, with quality of build, amenities and tenancy management systems, with a flexible subscription-based model. New neighbourhoods are forged from attractive lifestyle options, driving community spirit and placemaking, with an app the digital heartbeat of the developments, be it reporting issues, or connecting with neighbours, with plenty of events organised, from fitness classes

to seasonal markets to pop-up food trucks

APO schemes include communal space for co-working and socialising, residents' lounges, gyms, wellness studios and rooftop terraces with outdoor kitchens and furniture. At Kew Bridge, apartments overlook Brentford Community Stadium, home to Premier League Brentford Football Club.

The primary shareholders in Apo are Willmott Dixon and EcoWorld. All the projects to date have been zero-to-landfill and prioritised local employment, while the apartments are energy-efficient and fitted with smart meters with real-time data collected.

## SILVER

### Quintain

Wembley Park is the UK's largest single-site BTR scheme, with over 3,500 homes for rent. It prides itself on its digital connections, and the newest scheme, Repton Gardens, includes 10 work-from-home offices and a meeting room.

Gyms, leisure facilities and roof terraces are among the amenities; every home exceeds the Mayor of London's space standards and all are pet-friendly, with a third of the Wembley Park homes affordable.

There are no deposits or fees to pay, and leases are flexible, catering for all lifestyles and responding efficiently to residents' feedback. There is also now a GP's surgery onsite, all part of Quintain's vision of a '15-minute neighbourhood'.

A Quintain partner is John Lewis, delivering furnishing packages, while rainwater harvesting at Wembley Park reduces flood impact, as well as providing water for irrigation, while 20% of car parking spaces have EV charging points. Its Utilities Monitoring Tool supports residents around sustainable living, together with its partnership with Ekkist and the Healthy Homes Checklist.





## BRONZE

### Dandara

The Dandara Group dates back to 1988, developing over 23,000 homes in that time. But it recognised the burgeoning BTR sector, launching Dandara Living in 2015. The company now has around 2,700 units under management, and 17 portfolio sites comprising 4,700 apartments as well as commercial, amenity and retail space.

There is a construction focus on brownfield sites in regeneration areas, as well as low U-Values and air permeability rates and this approach extends to refabricated superstructures, factory-made bathrooms pods and a commitment to significantly reducing deliveries to site on the road to net zero. Measuring social value is key too, especially around supporting local employment.

Public realm includes cycle routes and green spaces, as well as co-working and innovation centres and food &

beverage and retail offerings in partnership with independent local businesses. Residents can rent apartments, furnished and unfurnished, on standard three-year leases with flexible break clauses.

## BRONZE

### Greystar

Greystar built its reputation in the United States as a rental housing

pioneer and is now big in the UK, having brought its model over here 10 years ago.

Its occupancy rates currently stand at 98%, together with very high levels of customer satisfaction. There is a strong focus on ESG practices and Greystar collects and manages data on energy, water, waste management, greenhouse gas emissions and renewable energy.

It has also invested £650m in modular construction methods and has reduced waste by 40%. An exemplar project is its Greenford Quay development in west London, with its solar panels, recycled materials and an energy centre for optimal energy usage.

This year saw the launch of Bloom Nine Elms near Battersea Power Station, which is 895 apartments including Discount Market Rent homes, with the building connected to a district heat network, reducing carbon emissions significantly. Greystar now has a UK portfolio of more than 10,000 homes across 25 cities.

**GREYSTAR**





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Sky has been working with the new build industry for over 10 years and is delighted to be sponsoring the WhatHouse? Awards this year.

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## GOLD

### Churchill Retirement Living

Purpose-built one- and two-bedroom apartments for older people, but so much more than simply the delivery of retirement homes. Churchill Retirement Living, based in Ringwood, Hampshire, champions the sector at every opportunity – a voice vital to the overall health of the housing market, especially in the face of overwhelming demographics that shout how critical it is to provide homes for later living, with the added value of taking the strain off health and social care services.

The Churchill schemes, with a network of outstanding lodge managers front of house, promote independence alongside friendship in safe, secure environments, and 97% of its customers would recommend the housebuilder.

Churchill has its own in-house planning department, Planning Issues, as well as Careline Support – a dedicated in-house careline service with 24/7 emergency telephone support. The business also has a sales and lettings agency, specialising in retirement properties.

It is committed to extensive sector research around the socio-

economic benefits of retirement housing, beating the drum in Westminster, determined to drive home the positive impact of its schemes, not just for older people, but how it impacts the housing ladder and accessibility for first-time buyers and beyond.

Churchill also highlights how its sector helps speed up hospital discharge times, and has funded research at Newcastle University. Another Churchill report analysed the relationship between town centre retirement housing and the resultant increase in high street spending, driving local economies.

Churchill knows its products and its customers and uses its acquired

knowledge not just to build its own successful business, but to offer wide-ranging, much-needed solutions for the retirement housing sector.

## SILVER

### McCarthy Stone

The biggest in the sector, McCarthy Stone currently supports more than 22,000 customers, typically in their 80s, across 504 retirement developments – a combined community asset value of more than £3.5bn.

Big, but agile, McCarthy Stone is always looking to create more opportunities and different forms of retirement living to cater for the huge variety of needs across an ever-growing demographic, with affordability a key driver. It offers homes for rent and shared ownership and has a development partnership with Anchor, England's largest not-for-profit provider of housing and care for older people.

All its developments, with some now using modern methods of construction (MMC), have a dedicated house or estate manager and last year the company delivered more than 500,000 hours of care and support and nearly one million meals for customers.





helping shape future housing and social care policy.

## BRONZE

### Richmond Villages

Richmond Villages is part of BUPA, opening its first village in 1996 and now firmly established as one of the leaders in the retirement living sector.

Part of Bupa underpins the offering, backed by the global healthcare provider, while Richmond Villages is also a founding member of the Associated Retirement Community Operators (ARCO).

The Bupa portfolio is 125 care homes, as well as 10 Richmond Villages. Each village is tailored to the aspirations and needs of its residents with a range of onsite facilities, with help on-hand, catering for all stages of retirement, with independent (apartments available to buy), assisted living apartments (to buy or rent) and a care home with dedicated nursing and dementia care all under one roof across its villages' portfolio.

Richmond's social activity calendars ensure residents can stay busy and engaged if they so wish, with plenty of customer testimonials and case studies to back up the quality of the products and services available.

Last year, McCarthy Stone opened 23 new communities, completing on over 1,200 new apartments, with more to come in a bid to return to completions of around 2,000 new retirement units a year.

The housebuilder is committed to highlighting the wider issues in its sector. The stark facts are that those aged 65 and over will increase by around five million in the next 20 years to more than 17 million people. However, says McCarthy Stone, just 7,500 new retirement properties are built a year against an annual demand for 30,000.

## BRONZE

### Audley Group

Founded in 1991, Audley Group continues to challenge and pivot, recognising changing needs and aspirations, but underpinned by the outstanding build and service quality of its developments.

Over the years it has worked on various funding models with JV partners, such as Blackrock, Schroders and Octopus Real Estate.

Properties across both its Audley and Mayfield Villages are designed to fit needs, now and in the future, focusing on large rooms, wide corridors, storage solutions and space to entertain family.

Mayfield Watford is an exemplar village, with communal spaces and facilities, including a café and bistro, gym, swimming pool and a village hall, building communities and a sense of place and belonging, with bespoke care packages available for residents through Mayfield Care.

At Audley Cooper's Hill in Surrey, one initiative is a dementia café called Memory Lane, keeping social activity open to people living with dementia, while also creating a relaxing environment for those caring for them.

Meanwhile, Audley Group CEO Nick Sanderson continues to champion the sector. He is chair of Associated Retirement Community Operators (ARCO) and sits on the Older People's Housing Taskforce,



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# SPRING

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With over £300m in annual buying power, Spring is the UK's leading homebuying and part exchange provider, providing speed, transparency and certainty to help unlock property sales and provide a seamless customer journey for partners. Spring works with a broad range of estate agents, housebuilders, developers and later living providers up and down the country, purchasing customers' existing properties, fixing broken chains and allowing them to make their dream onward move to a new home.

As a key partner to the industry, Spring is delighted to sponsor this

longstanding prestigious event, showing support for those that are creating positive change and driving the sector forwards. Spring is incredibly passionate about the new homes industry and there are clear synergies between WhatHouse? and Spring, as both look to give consumers easy access to knowledge and options when it comes to home purchases.

We look forward to celebrating the success of Britain's best housebuilders and developers, from those providing vital help for first-time buyers to those creating beautiful family homes or those trailblazers providing specialist later-living accommodation. Housing remains at the forefront of the national agenda and we look forward to continuing to work closely with the industry.

**[springmove.co.uk](https://springmove.co.uk)**

YORKSHIRE  
COUNTRY PROPERTIES



## GOLD

The Knowle, Shepley,  
West Yorkshire

### Yorkshire Country Properties

With buckets of character and a stunning location, these cottages are proof that starter homes don't have to be dull.

The team at Yorkshire Country Properties have obviously poured a huge amount of thought, attention to detail and craftsmanship into these attractive two-storey, one-bedroom homes. The traditional exteriors, crafted from local stone, sit perfectly in their rural West Yorkshire surroundings, and the well-crafted interiors offer contemporary, open-plan living, luxury bathrooms, advanced

insulation, technology and energy efficiency.

The picturesque location is also highly practical, as it's close to Shepley village centre, with its shops, post office, health centre, dentist, library, primary school and railway station running train services to Huddersfield and Sheffield. The first phase of six starter home cottages were snapped up quickly, illustrating the popularity of these classy and well-designed homes. Work on the second phase is ongoing and due to be completed by July 2025.

With prices starting from £150,000, these cottages offer an imaginative and practical opportunity for first-time buyers to jump on to the property ladder.

## SILVER

Springfield Park,  
Maidstone, Kent

### Weston Homes

Springfield Park in Maidstone is an attractive development that has proved to be a huge hit for first-time buyers seeking a stylish home in an accessible location.

The development has a range of one- two- and three-bedroom apartments with 85% already sold, many to first-time buyers. Starting prices are attractive – from £199,000 for a one-bedroom – tempting many buyers priced out of the capital. Well placed for Maidstone East station a short walk away, it's 57 minutes into London Victoria. Central London is just under an hour's drive away



and you can be on the M20 in under five minutes and on the M25 within 20 minutes.

Maidstone's range of amenities are all a short walk away but, despite its access to the county town, the development has a green and leafy feel, overlooking fields, allotments and trees, including nearby Whatman park, home to two nature reserves. Set among tranquil landscaping, residents have access to an amazing rooftop garden with 360° views of Maidstone and all have terraces or a balcony. The development's final phase will also include a pocket park overlooking the River Medway.

The apartments' high specification includes Zanussi appliances with a choice of kitchen units. Judges praised extras such as LED lighting under units, instant boiling water taps, integrated soap dispensers and removable chopping boards; bathrooms feature digitally controlled smart taps and mirrors. Weston's fabric-first approach improves energy efficiency, reduces bills and carbon footprint and benefits the environment, and the housebuilder offers first-time buyers reassurance via its First-time SecureBuy scheme.

## BRONZE

Hayes Village, Hayes, Middlesex

### Barratt

**Barratt London's Hayes Village in Middlesex is a great refurbishment project of the old Nestle Factory with some new build alongside. The project's nice touches include its chocolate-themed blocks, and the design has resulted in a pleasingly diverse skyline.**

It offers a range of one-, two- and three-bedroom properties, including 40% affordable by L&Q. The development is less than

10 minutes' walk via a footpath to the nearest station, with links to Crossrail and Bond St in 24 minutes.

Judges were impressed with attractive features such as double-height ceilings in the old block. With starting prices from £345,000, 60% of all sales so far have been to first-time buyers, with numerous schemes available; for example, deposit unlock, keyworker benefits and armed forces incentives. Barratt also offers some affordable furniture packs in conjunction with IKEA, starting from £6,000.

Sustainable measures include a communal heating system, which offers reassurance to those on limited incomes. Amenities include a beautiful gym in the old block with high ceilings, while externally there's lots of green space and mature trees.



# 80

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**Connells**  
group

# Connells group



**Connells Group**  
*Roger Barrett,*  
*Connells Group*  
*Land & New Homes*  
*director*

Connells Group is proud to sponsor the WhatHouse? Awards again this year. Having sold over 9,000 new homes last year, we are the largest and most successful land and new homes specialist in the UK.

Incorporating Connells, Countrywide, John D. Wood & Co., Hamptons and Sequence, as well as Lambert Smith Hampton, Connells Group has unparalleled intelligence and resources, providing services for large, medium and small developers, including the expansion of affordable housing provision.

In addition to onsite sales and sales via our branch network, we offer a market-leading, end-to-end service, from initial development opportunity identification through to selling new homes via our national network of 1,200+ estate agency branches.

Clients of Connells Group benefit from conveyancing, dedicated mortgage services tailored to the new homes market, assisted-move options, and part exchange via The New Homes Group.

Holding an immense share of the property market across England, Scotland, Wales and Northern Ireland means our significant property data and residential market intelligence allows us to provide unmatched consultancy. We provide highly detailed information that our clients need to make decisions on investment and acquisition, development mix, pricing, sales and marketing strategies.

Lambert Smith Hampton's offering extends our expertise to a new dimension, providing an unrivalled range of tailor-made services spanning the entire residential development lifecycle. With clients across all landowning sectors, our planning, land acquisition and disposal capabilities are a major source of opportunity for developers.

Our multifaceted approach to the sale of new homes and unique understanding of the needs of housebuilders and registered providers, coupled with our ability to provide specialist advice and market new homes effectively, makes us the first choice for many leading UK housebuilders and developers.

We look forward to celebrating the achievements of clients and peers in the housebuilding industry.

**[connellsgroup.co.uk](https://connellsgroup.co.uk)**



One Housing Riverside

## GOLD

Granville Gardens,  
Golders Green, London

### One Housing

Granville Gardens is an outstanding mixed development of houses located in a tranquil, leafy area in north-west London. It comprises 132 new homes, with three blocks of apartments alongside 58 individual three- and four-bedroom houses. The property has great green credentials with attractively landscaped communal safe spaces for children to enjoy. There is also an allotment nearby to allow residents to 'grow their own', and planting throughout the site has been done to enhance biodiversity.

This home has been thoughtfully designed by Levitt Bernstein, combining striking architecture, taking reference from the traditional Edwardian and Victorian houses characteristic of the local area, with large contemporary fenestration and buff brickwork. Despite its urban location, ample parking has been provided throughout the scheme as well as convenient bike storage for each of the houses. Internally, the four-bedroom house features three floors of carefully

planned family accommodation with a refreshingly stylish colour scheme, in place of the usual safer greys and taupes, and contrasting dark wood floors and doors.

The ground floor features a wonderful open-plan eat-in kitchen/family room with underfloor heating and bifold doors leading out on to the terrace and landscaped garden beyond. Large double doors provide the option to separate the seating area from the kitchen as required, and a generous downstairs cloakroom provides practical family living.

The judges particularly liked the consideration given to sustainability, with the use of solar panels to generate renewable energy, eco-friendly materials, water butts, and electric charging stations in some of the homes.



The Hill Group

## SILVER

The Beech at Marleigh,  
Cambridge

### The Hill Group and Marshall Group

The Beech is an attractive four-bedroom family house in the Woodside phase at Marleigh, a community of homes in an idyllic setting overlooking the beautiful wildflower landscape of Gregory Park in Cambridge.

The austere, unfussy elevations of the house, designed by Pollard Thomas Edwards, and carefully built in grey brick, are enlivened by an interesting feature corner window with contemporary dark grey frame. The ground floor, with its underfloor heating, has been laid out with practical family living in mind. There is a feeling of space upon entering into the wide, light hallway with its generously sized storage cupboard and downstairs WC, and leading through to the comfortable sitting room with study area, featuring French doors to the side terrace.

Off the hall is a utility room with useful direct access to the garden. An extension towards the rear provides a large, bright family kitchen with Caesarstone worktops and soft-close handleless units. The smart dining area, with ample space for a sofa, is a great place for friends and family to convene



and relax, with the bifold doors to the garden seamlessly linking the inside with the outside terrace. There is also a large double garage to the rear of the property containing an electric vehicle charging point.

## BRONZE

The Caversham at Otium Lake, Pluckley, Kent

Hibau

The Caversham is a one-off four-bedroom bungalow, situated on the bespoke Otium Lake development, a private estate of 31 new homes in Pluckley, Kent. Located in a small village, the Otium Lake estate is very rural in character and the Caversham is a Tardis-like home, appearing small and discreet from the outside, but housing an impressive 3,000ft<sup>2</sup> of living space on the inside.

This single-storey larch-clad house, designed by Hollaway Studio, co-exists seamlessly with the nature outside. The floor-to-ceiling sliding doors of the sizeable open-plan living/dining/kitchen space bring the outside in and bathe the room in natural light. The judges particularly liked the use of the VELUX windows with weather sensors, allowing increased ventilation and daylight.

Technology has not been overlooked with the installation of WiFi throughout the house and in

the garden. A Sonos speaker system is included within each room and concealed TVs are hidden inside the walls.

Externally, there is a large, decked terrace, a summer kitchen and barbecue as well as a living area housed in a pagoda, built around an existing old oak tree. This house also has its own jetty with mooring for a small boat on the lake facing the property, and a water feature utilising water from the lake.

The biggest selling point of this home is its sustainability credentials – from its timber frame construction and solar panel roof through to the thoughtful additions that aid in reducing its day-to-day running costs, including water-saving technology, an air-source heat pump system, a log-burning stove and passive ventilation system. There is even a vegetable plot and a composting area next to the house.



ROBERTSON  
HOMES

## BRONZE

The Mitchell Grand, Bearsden, Glasgow

Robertson Homes

The Mitchell Grand, designed by Interiors by Abode, is an impressive six-bedroom detached house built using a carbon neutral timber frame, resulting in an environmentally friendly, energy-efficient family home. This is further reflected in the furnishings, where the fittings are mostly British made or sourced in local vintage shops, and all the fabrics are of natural fibres.

The entrance hall to the rear leads into the heart of the home – a huge open-plan kitchen/dining/family space in cool, calming shades of pale grey and blue. This opens on to the garden room with bifold doors to the outside and full-height glazing, which floods the room with natural light.

The second floor is a wonderfully flexible space, currently laid out for entertainment. There is a home cinema and a room furnished as a bar. The thoughtful addition of a shower room allows the option of converting one of the rooms to a further double bedroom, or for the entire floor to be used as a

teenage hangout or for visiting guests. This is an extremely spacious and practical home, which also offers great value for money and ideal for a modern, growing family who like to entertain.



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**Athena  
Worksurfaces**  
*Adam Miles,  
managing director*

Athena Surfaces is looking forward to supporting the WhatHouse? Awards as a gold partner for another year. We relish the opportunity to connect with others in the sector, celebrating our collective achievements in innovation and resilience.

Athena is a leading supplier of solid surfaces, and we're proud to supply quartz and porcelain worksurfaces to some of the UK's largest housebuilders. Our process is fast and easy; it has been designed to improve margins on homes sold through a clear upsell process. For us, the design, manufacture, and installation of quality worktops is second nature. That's why this year we have launched Mirage by Athena, our own range of affordable porcelain worktop surfaces. Mirage by Athena is a direct response to the demand for high-end porcelain worktops at affordable prices. The range exists to provide housebuilders with a reliable supply of

high-quality surfaces, underpinned by competitive prices and speedy turnarounds. Porcelain is the ideal material for worktops, being scratch-resistant, heat-resistant and impervious to damage from household cleaning items. 2023 has also seen the launch of Luxus, our range of high-end porcelain floor tiles available at the great prices Athena is trusted for. We have hand-selected and imported the range from Italy. Having the capacity to order in volume means we can pass savings on to our customers, so retailers can wow potential buyers in the showroom without worrying about stock holding.

Ultimately, we're passionate about providing high-quality surfaces, all helped along by a defined sale process, showroom support and affordable pricing. It's why we're a trusted partner to housebuilders and retailers across the UK. We're looking forward to supporting the industry's most prestigious accolades and continuing to connect with housebuilders and suppliers alike at the 2023 WhatHouse? Awards.

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**hibau**  
built around you

## GOLD

### The Caversham at Otium Lake, Pluckley, Kent

#### Hibau

This is a bungalow – some bungalow – sitting on the Otium Lake development of 31 homes in Pluckley, Kent. It is not just smart in tech, but cool in thought, deed and design.

The Caversham is a one-off four-bedroom house. Larch-clad and designed by Hollaway Studio, the property runs to 3,000ft<sup>2</sup> of single-storey living and the outside is a triumph of layout and ideas too.

There is floor-to-ceiling glazing for plenty of natural light and views across the garden and neighbouring lake, as well as powder-coated aluminium windows, a Bauder roofing system and large VELUX roof windows, which have built-in weather sensors, closing when it rains. In terms of smart entertainment, televisions, with pivoting brackets, are hidden inside walls and every room has a Sonos speaker system. There is CAT 6 cabling throughout and automated, voice-controlled Philips Hue smart lighting. All

appliances are WiFi enabled and can be controlled from a smartphone and there is high-speed broadband. External door locks are controlled by a keypad or mobile phone, with a smart lock system adding another layer of security as well as an Arlo CCTV system.

Timber frame of construction, there are a raft of sustainable features, including water-saving technology, a Mitsubishi air-source heat pump system, passive ventilation, solar panels and an EV charge point, with the home achieving an 'A' EPC rating.

The garden shouts party, with terrace decking and an outdoor entertaining and cooking area, cleverly built around an existing oak tree. It even has its own jetty to moor a small boat to use on the lake. There is a garden water feature, using the lake water to create a small canal and waterfall system – smart, of course, to minimise water waste.

The Caversham embraces technology not for its own sake, but to enhance family living and complement the sustainable elements of this fun, smart, innovative new home.



**hibau**  
built around you



## GOLD

### Coastlands, Hythe, Kent Wedgewood Homes

Coastlands is a collection of eight luxury apartments in Hythe on the Kent coast, set in an elevated position with spectacular sea views – on a clear day France is just visible on the horizon. Bold architecture, a site high above the shore and a clever orientation combine to make Coastlands a coastal gem.

Built by family-owned developer Wedgewood Homes, Coastlands features glass-fronted balconies, panoramic floor-to-ceiling windows, a distinctive roofline, an extensive landscaped communal garden, a luxury specification and allocated parking. Throughout the scheme the judges were struck by the meticulous attention to detail and high-quality finishes, characterised by bespoke staircases built onsite

and through fully chosen exterior materials.

Landscaped, tiered flower beds and stone steps lead down from the terraces to an unusually large communal garden, which is laid to lawn and surrounded by mature, retained shrubs. The communal

garden is in addition to every apartment at Coastlands enjoying its own private outdoor space. The Wedgewood team has taken a great deal of pride in the scheme – deservedly so. It is hard to find fault with this superb example of what a small, passionate team can achieve.



**JTRE**  
LONDON



## SILVER

Triptych Bankside,  
Southwark, London

### JTRE London

Triptych Bankside is a £450m mixed-use development, designed by Squire & Partners. Developed by JTRE London, the scheme is made up of three distinctive sweeping towers with 169 studio- to four-bedroom apartments and penthouses in two towers and 68,000ft<sup>2</sup> of commercial office space, plus 14,800ft<sup>2</sup> of retail space at ground level.

Set against the backdrop of the Thames, the sweeping architectural design of the scheme, featuring curves and bronze-coloured aluminium cladding, mimics the ebb and flow of the river. Each apartment has floor-to-ceiling windows and a balcony offering views across London's distinctive skyline – with Tate Modern and, over the water, St Paul's Cathedral among the scheme's neighbours – and dual-aspect views are available in most units. Amenities at Triptych Bankside include 24-hour concierge and security, in-house cinema, games rooms, private lounge, co-working space, a bouldering gym and communal gardens. Triptych Bankside will also be home to Art Academy

London, a new art school. Backed by donor support, including that of JTRE London, the relocation here will enable the Academy to extend its approach to skills-based art education. The site will feature nine studios, two gallery and exhibition spaces, an auditorium, specialist workshop spaces for local artists and a cafe and art supplies shop, which will be open to the public.

## SILVER

Bloom, Nine Elms,  
Battersea, London

### Greystar

Greystar's Bloom Nine Elms is a fantastic example of a US developer with decades of experience in the multifamily, or build to rent space, bringing all that knowledge and experience to

London. Completed in February, Bloom features an astonishing level of amenity provision, including green spaces, a rooftop pool with barbecue-equipped cabanas, library area, a huge gym, communal cooking and dining spaces, meeting rooms, coworking space and much more.

All of the 894 apartments feature open-plan living spaces, built-in wardrobes, private balconies and floor-to-ceiling windows. The kitchens are fitted with high-end appliances, while bathrooms are fitted with underfloor heating and built-in storage. Many apartments offer views of London landmarks, old and new, including the futuristic US Embassy. The BTR sector prides itself on fostering a sense of community, and despite the scale of Bloom, Greystar is very active in this respect, hosting a diverse range of events.

Greystar offers renters a host of incentives and benefits across its rental communities, from Ikea vouchers and a 50% discount at Joe & The Juice, to access to TULU, a smart amenity rental service. Bloom Nine Elms has also contributed to the social and economic enhancement of the surrounding area. The development is at the cutting-edge of a new way of urban living in the UK.



**GREYSTAR**



## BRONZE

### The Silk District, Whitechapel, London Mount Anvil

A visit to the Silk District today reveals little of what an incredibly difficult scheme it was to develop. The site is complex, surrounded by buildings dating back to the 17th-century silk industry, and geographically constrained, sitting next to London Air Ambulance's landing site and the Royal London Hospital in a densely developed area of the capital.

As the site of a former bottling factory, ground conditions were poor and likely to have been contaminated. When the remains of an Elizabethan theatre were found, Mount Anvil excavated the entire site in collaboration with English Heritage. As the site straddles two conservation areas, Mount Anvil consulted with external partners during design and construction, ensuring the scheme was considerate and reflective of the location's heritage and character. Thankfully, patience and a conscientious approach has paid off, with the resulting scheme providing well-designed, spacious, attractive and well-built homes.

## BRONZE

### Rubicon, Eddington, Cambridge

#### The Hill Group

Rubicon forms part of Eddington, an intriguing new sustainable neighbourhood conceived by the University of Cambridge, which features open spaces, an Ofsted-rated Outstanding school, sports facilities and amenities. These homes, situated under two miles from Cambridge city centre, feature imaginative architecture with shades of industrial design and loft living. High ceilings, with some reaching six metres, well-proportioned rooms and full-height windows, add to the effect, topped off by distinctive, hand-glazed brick facades in several shades. The homes also offer sizeable balconies or terraces and are surrounded by courtyard gardens and tree-lined streets.

Co-working foyers in each building provide space for residents to work from home. Every apartment at Rubicon achieves the Code for Sustainable Homes Level 5 thanks to high levels of insulation, triple-glazed windows, and efficient heating and hot water systems. The integration of photovoltaic panels on the roofscape of each building

and a MVHR system further enhances its renewable energy sources. Residents have access to a site-wide underground bin waste collection system, adopted for the wider development, which encourages recycling, and reduces the cost and energy consumption typically associated with regular waste. Rubicon is a great example of a developer flexing its imagination when offered a blank sheet of paper to create part of an entirely new neighbourhood, and the results are impressive.





New Design:  
**Costina**

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# Symphony®

## S I N C E 1 9 7 1



### **Symphony Group**

*Richard Bunton,  
managing  
director*

As the leading kitchen supplier to the housebuilding industry for over 50 years, Symphony is delighted to support these prestigious awards. We pride ourselves on delivering consistent levels of excellent service and customer care to all sectors of the housebuilding industry, from national and regional developers, to contract new build to high-rise projects. We continue to work in partnership with the housebuilding industry on investing in initiatives, from on-trend product design to delivering a bespoke product, design, and service package for high-rise city centre

apartment projects with our Skyline brand.

Our sponsorship of the Best Apartment award is to recognise the excellent and innovative design by developers who specialise in the high-rise and apartment market.

A key focus for Symphony is sustainability and we are proud to be an active partner in eHome2 as one of the innovators that is targeting to deliver net zero homes by 2030.

The WhatHouse? Awards brings together the best in the housebuilding sector, with developers and suppliers coming together to recognise those who are delivering the highest standards in design, innovation, and service.

Symphony is proud to be a partner in this year's awards.

**[symphony-group.co.uk](https://www.symphony-group.co.uk)**

CITY & COUNTRY



## GOLD

The Lakehouse North, St  
Osyth Priory, Essex  
City & Country

This gold-standard home skilfully blends natural materials with contemporary design on a grand scale. Accessed via a private, mile-long driveway through historic parkland, its two distinctive properties are connected by decking to create an exceptional waterside retreat that appears to hover over its own 11-acre lake, supported by 10m piling.

The main house, spanning 6,400ft<sup>2</sup>, hosts four bedroom suites on the lower level, all with access to decking over the water. Living spaces are on the upper floor for maximum natural light, waterside views, and relaxed entertaining indoors or on generous balconies.

The living space is spectacular, with its soaring 27ft vaulted ceiling with exposed timber trusses and



CITY & COUNTRY

triple-aspect lakeside views. A majestic copper chimney to the central fireplace presides and divides the space, while dramatic marble adds impact and elegance along the 3.5m kitchen island.

The principal suite offers the perfect retreat. Three sets of double doors open on to south-facing decking, while, for cooler evenings, the stone fireplace provides a cosy

centrepiece. Oak and stone provide natural colours and textures, and every detail of The Lakehouse North combines to elevate the whole, from colourful bathrooms to a concealed kitchen in the two-storey Boathouse guest suite.

This visionary home celebrates creative design and craftsmanship, bringing a historic estate to life against a tranquil lake backdrop.


 Altin Homes

## SILVER

Coppice, Waterbank, Prestbury, Cheshire

### Altin Homes

Coppice at Waterbank is a sleek and stylish residence in a conservation area. The entrance boasts a 10m-high hallway with an integrated LED strip, setting the tone for its contemporary style. Inside, the all-white decor contrasts with striking dark oak doors that match the modern staircase, while large porcelain floor tiles mimic polished concrete. This high-tech home is wired for smart automation, from curtains to security, with WiFi boosters on each floor because of the poured concrete structure.

The main kitchen features fine porcelain doors and a bank of wall units housing a range of Gaggenau appliances, while a smaller second kitchen lies behind. The open-plan dining area features a recessed art panel framed with LEDs while a large covered loggia extends the living space for seamless indoor/outdoor living.

The principal bedroom boasts a vaulted ceiling, roof terrace, dressing room and a luxurious en suite with black globe speakers and a central, elliptical bath. All en suites at Coppice feature large porcelain tiles and stylistic Gessi brassware in

a warm bronze finish. Hybrid heating from an air-source heat pump, separate air conditioning, and the backup gas boiler can be synchronised for maximum cost efficiency. From brick shadow gaps to a sedum roof terrace, architectural details and sophistication abound at Coppice.

## BRONZE

West Meadow, The Meadow, Westcliffe, Kent  
Hollaway Studio

West Meadow, nestled in just under an acre of countryside near Dover, boasts three en suite bedrooms. Designed with respect to its Grade II listed neighbour, the property features a sleek modern

interior concealed behind a long flint facade. The roofline follows a hyperbolic parabola, creating a gently curved appearance. This design allows for a vaulted ceiling in the living area and extends beyond the home to cover an outdoor kitchen and terrace.

In contrast with the impressive flint front facade, which provides stability and helps regulate internal temperatures, extensive glazing stretches along the rear elevation, shaded by sleek vertical louvres. The living room features a centrepiece wood burner and aesthetic, textured cork wall that reduces noise and redirects lighting around the room. A well-equipped kitchen includes a hidden cocktail bar and wine fridge, while bespoke oak cupboards offer ample and extensive storage.

The design of the study, accessed via a glazed walkway, is inspired by historic saddle huts and supported on concrete columns. The master en suite also impresses with its twin basins, concrete shelves, and warm walls. Or, for warmer days, there's even an outdoor shower and bath in sleek black sanitaryware. West Meadow offers light, comfortable living with a modern twist and impeccable finishes.



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*David Barrow,*  
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CITY & COUNTRY



## GOLD

The Kitchen Yard, The 1840, St George's Gardens, Wandsworth, London

City & Country

This is a development of 293 conversion apartments within a Grade II listed former hospital building, together with outdoor space, including eight acres of private gardens, courtyards and walled gardens.

The judges admired the coherent design to the overall project and the consistency of the approach to this aspect of the kitchen gardens, where challenges of privacy and landscape design were masterfully overcome.

The gardens have been carefully designed using high-quality materials to complement the brick and stone exterior, and the soft planting is exuberant. The balance of interior design and exterior

design is seamless, with uplifting and beautifully designed spaces throughout.

The sensitively restored exterior is matched by the interiors, where features, such as the glazed bricks, original windows and balustrade ironwork, are all beautifully and skilfully restored. The mezzanine floors provide additional floorspace without compromising the external

elements. Further original structural details, such as the roof trusses and restored lantern lights, retain the authenticity of the original buildings. The 1840, St George's Gardens estate sets a confident architectural tone for the next phase. A worthy winner in a remarkable treble triumph in this category by restoration specialist City & Country.



CITY &amp; COUNTRY

**SILVER**

The Engine House,  
Midhurst, Sussex  
City & Country

Part of the King Edward VII estate in the South Downs – 165 acres of landscaped parkland, heathland and woodland – The Engine House, a development of just four homes, is the final part of this epic restoration project.

The quality of the external restoration, including the new red brickwork, stonework to the doors and windows, and red tile hanging that has been painstakingly restored, is extremely high. Clearly, the external building team on the restoration was highly skilled and knowledgeable.

The old Engine House buildings consisted of industrial elements such as the ironwork trusses, glazed bricks and window arches, leaded windows and ironwork balustrades, and have all been beautifully restored and elegantly incorporated into the new apartments. This is a sensitively judged restoration that retains the original industrial ambience while creating luxurious interiors. The original chimney has also been crafted and restored back

to its full glory, creating a handsome central feature to The Engine House.

**BRONZE**

Regent House and The  
Director's Suites, Factory  
No 1, Bristol  
City & Country

The investment made by the  
Victorian patrons and their

architects has paid off and is matched by the exquisite restoration and extension work at Factory No 1. The red brickwork and stonework have been impeccably restored, with a great amount of historical research being applied with great success. The new upper storey is superbly inserted and positively enhances the original composition. The copper-clad cupola has also been restored and repurposed as a brand-new apartment. Building on the history as a tobacco company factory, the graphic design is subtle, clear and very well judged.

Internally, the rediscovery and restoration of original elements, such as old Jacobean-style ceilings, the fireplaces and the timber panelling, are remarkable and well executed, greatly enhancing the historical character of The Director's Suites. Overall, the restoration of the building is to be applauded and it is great to see an urban development of such quality shining through for public benefit.



CITY &amp; COUNTRY

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# showhouse



**Show House**  
*Rupert Bates,*  
*editorial director*

Founded in 1995, Show House magazine is

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Show House is business with personality, with an emphasis on profiling leading figures within the industry and what makes them and their companies tick, as well as covering all the latest housebuilding news and views.

Show House combines hard-hitting comment with specialist features. It also showcases the very latest products and services from suppliers and gets under the skin of the latest government policy. It is highly regarded within the

industry, not just for the depth and breadth of its coverage, but for the way it combines serious debate with, where appropriate, a light touch on the tiller, making it an enjoyable and informative read.

For advertisers, the monthly magazine, together with live news and features on [showhouse.co.uk](http://showhouse.co.uk), provides an excellent forum to promote products and services, whether a company is deeply ingrained in the industry or with a view to breaking into this multibillion-pound marketplace.

We also run a compelling and engaging events programme, focusing on key issues and helping to shape the future of the industry, including new homes debates, featuring high-profile panellists and hosts in front of senior-level, invited audiences, as well as specialist round tables, all with excellent sponsorship opportunities.

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## GOLD

Rubicon, Eddington,  
Cambridge

### The Hill Group

This is a striking development of 186 apartments developed in five three- to four-storey blocks, forming an integral part of Eddington, a new sustainable neighbourhood conceived by Cambridge University. It lies to the edge of the city, but only two miles from the centre, and is surrounded by parkland, amenities, a school, and sport facilities. The development forms a hard edge to the plentiful landscaping beyond, with a clever repetitive layout that also offers interesting and superbly landscaped more intimate spaces between blocks.

Inspired by simple warehouse architecture and loft-style living, the appearance of the blocks is quite stunning. Each block has similar but slightly differing hues of facing brickwork, which gives both individual identity and a cohesiveness to the design. Detailing is simple, with gentle sloping roof forms adding to the slightly contrasting effects to each block.

A large, single, underground car park serves the whole development with a subtly located ramp entry to

one side. Layouts of apartments range from open-plan studios to double-volume three-bedroom duplex units. All benefit from large loft-style windows, balconies or terraces giving views out to landscaping. Internal finishes and fittings are modern and refreshing.

This is a truly innovative development of striking design and construction quality.

## SILVER

Highworth, Swindon,  
Wiltshire

### Backhouse

This development has a strong sense of community and important architectural Heritage, with much of the town centre designated a

Conservation Area. The scheme of 67 new homes has been arranged around a series of green shared open spaces, including a pond, a separate play area and several public open spaces; it also includes the retention of several established trees.

The housing mix includes three- four- and five-bedroom homes, arranged in traditional but contemporary terraces, with some of the larger properties being detached. By using strong but traditional forms, the architects have created house designs that clearly reflect the character of the town but are contemporary in their appearance. The clever, creative massing of the villa properties provides an interesting new take on the form of a traditional terrace, breaking up the massing.

The geometric, conservative, and simple design of the fenestration adds to the contemporary feel, as does the crisp but bold detailing of the mainly brick façade. By restricting the construction to a limited number of materials, the simplicity of the design has been enhanced even further.

The internal arrangement of the homes also challenges the more conventional layouts. A great deal of thought has gone into maximising every foot of space. The high ceilings, the large windows and the



## BACKHOUSE



generous proportions add to the character and the quality. The abundance of natural light these features create reinforces the contemporary feel of the interiors and visual connection between the house and the gardens.

## BRONZE

Heartwood, Docking,  
Norfolk

### The Hill Group

This development of 26 homes is set within a rural location, close to Docking, a traditional north Norfolk village. The 17 acres are located within an Area of Outstanding Natural Beauty along the Norfolk coastline, surrounded by wild meadows and a woodland area, while a new footpath has been created linking the development directly into Docking. Hill has retained an attractive pond surrounded by greenery, and this feature forms the heart of the development, a community area where residents can sit and enjoy the setting.

Working with the local vernacular, the houses have been crafted to blend seamlessly with the nearby homes of Docking. Integral to the success and quality of the individual designs is the use of traditional building materials and detailing. A combination of red brick and flint has

been used for the exteriors with red roof pantiles, all typical within Norfolk. These make for striking designs that reflect the historic architecture of the region. The windows, doors and fascias are finished with soft shades, with a warm sage green featuring highly, complementing the brick, stone and flint.

All homes have achieved an EPC B-rating and benefit from modern thermal efficiency, including air-source heat pumps, which can result in up to 60% lower running costs compared to older properties.

## BRONZE

Tornagrain, Moray Estate,  
Inverness

### Places for People

In partnership with the Moray Estate, Places for People has plans for four new neighbourhoods

comprising up to 5,000 homes near Inverness. An exemplary masterplan taken forward by local architects with local stakeholders and communities has led to the development of Tornagrain. It also forms part of the Building a Legacy initiative run by the Prince's Foundation.

The masterplan provides a simply designed housing development within a village parkland setting with plentiful green space, treed avenues, and focal points. We particularly liked the simplicity of the external appearance, the strong link of the design to local historic urban aesthetics utilising local materials of slate, stone, and render. Detailing to fenestration is consistent as are simple eaves and chimneys. Colour to render and woodwork is used sparingly, with white render being dominant, but with some clever use of colour to doors and window surrounds. Planting is effective, with trees and hedging positioned carefully.

The whole development is fuelled by a biogas plant at the nearby Tornagrain gas mill, an anaerobic digester, which provides heating, hot water, and gas for cooking to all homes. The development also has a rail stop providing sustainable transport links. Interiors are smart and modern, and the houses are larger than minimum space standards.



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*Dean Stritch,  
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## GOLD

Park East, Erith, Kent

Orbit and Wates

Park East is the latest phase of a wider initiative to regenerate two estates in Erith, in the London Borough of Bexley. The £120m Park East scheme followed on directly from Erith Park and many of the delivery team members transferred from the first scheme to the second, bringing accumulated knowledge and experience.

Between the two schemes, around 900 households have been moved from substandard accommodation and a similar number of new homes for market sale, rent and shared ownership have been built by partners Orbit and Wates.

Park East was delivered by Wates under a bespoke development agreement. Wates was the construction partner for all the new homes and also acted as developers for the 20% of market sale homes. A joint partnership project board, including both Orbit and Wates senior directors, provided the forum where key milestones and risk decisions were agreed by the senior team. They then, if necessary, undertook to

steer through each organisation's approval processes. A multidisciplinary project team included a member of the local council's regeneration team, funded by Orbit, whose main role was as a common channel of communication with the council. The result of the collaboration is a thoughtfully designed scheme, with a high level of specification and architectural detail. A palpable community feel has been generated at what is an exemplar of estate regeneration.



## SILVER

Timber Works, Cambridge

The Hill Group and  
Cambridge City Council

Timber Works is one of several schemes to have been delivered through Cambridge Investment Partnership, an equal partnership between housebuilder The Hill Group and Cambridge City Council. The development, built on a former industrial site, is catering to a very broad range of residents, featuring one- and two-bedroom apartments, two-bedroom maisonettes and two-, three- and four-bedroom houses set around a landscaped central park.

The tenure-blind development has been designed to foster a sense of community and neighbourliness, with 177 private sale homes for first-time buyers, families and downsizers sitting alongside 118 new council homes.

A children's nursery enhances the family feel. Extensive public consultation has helped to shape a development that provides the types of housing most needed in the area. Timber Works is the



latest development resulting from a partnership that was originally formed in 2017, and it clear to see that the collaboration is effective, providing high-quality, well-designed schemes such as this.

### SILVER

Fisherton Street,  
Westminster, London  
**Westminster City Council  
and Linkcity**

In the heart of one of England's richest boroughs lies the Church Street estate, one of England's most deprived communities. Now, a 50-50 joint venture between Westminster Council and Linkcity, part of Bouygues UK, has helped kickstart the transformation of the area.

Completed in 2022, the 159 homes are a mix of private sale and 40% social rented housing, and the local community is benefiting from a new large sports centre and community space, a big increase in green space

and improved public realm, including a green pedestrian and cycling spine through the estate, plus £2.4m to improve surrounding residential buildings.

The scheme is also Westminster's first to use gas-free heating. Over 30 local jobs and apprenticeships were created, with another 31 work experience placements. The neat modern design blends in well with existing buildings and the scheme sets a high standard for the other regeneration projects planned around the estate.

### BRONZE

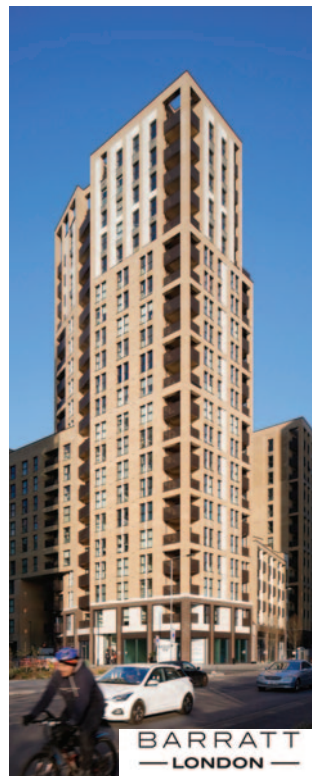
Blackhorse View,  
Walthamstow, East  
London

**Barratt London, Transport  
for London and L&Q**

Blackhorse View is one of the first fruits of TfL's ambition to use redundant or underused land it owns to build at least 10,000 new homes in the capital. Barratt took a 50% stake in the development, bringing in L&Q (1%) as the

affordable housing provider, with TfL taking 49%.

The 350 new homes on this car-free development, one minute from the tube station, are set in six blocks, including a statement 21-storey tower, arranged around two large courtyards and play areas. There are green and brown roofs, as well as solar panels. The scheme is 50% affordable and includes 18,000ft<sup>2</sup> of commercial floorspace and significantly improved public realm. Over 60 apprenticeships and 40 work placements were created, with 30% of the workforce local people and significant additional funding for community projects. It is a valuable contribution to the London Borough of Waltham Forest's regeneration plans for the area.





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## GOLD

Broadoaks Park, West  
Byfleet, Surrey

Octagon

Luxury doesn't have to be villas on steroids at eye-watering prices. It can be a multi-home development that actually says inclusivity as much as exclusivity, and nowhere is this illustrated better than at Broadoaks Park. Octagon Group is one of the best-in-class when it comes to showstopping one-off villas for individual clients, but this 25-acre scheme is a delightful collection of homes, made up of brand-new builds alongside Grade II listed conversions – testimony to Octagon's array of construction skills and design innovations.

The homes range from two-bedroom apartments, through terraced properties to seven-bedroom detached houses – each plot asking for a different answer and getting the right one. From the brick and stonework through



stylish interiors to the mature landscaping, there is thought and detail everywhere; houses with happy faces, creating community cohesion.

Broadoaks Park has consequently attracted a variety of buyers, from families moving out of London for more space and more leaves, to local downsizers after a village neighbourhood vibe, right through to well-heeled international

investors and business leaders. The residents' WhatsApp group buzzes with engagement, drawing people to the village green and social gatherings under the oak trees.

Design-led and sustainability-driven, Broadoaks Park is in its final phase, having started as little more than a derelict mansion house onsite. A Surrey country estate for the many not the few.



WARDIAN

delivering outstanding, high-end schemes for the county and across the environs of south Manchester. The Pavilions, a £11.6m scheme, with white render, slate roofs and timber casement windows, is a Regency-style development of 12 four- and five-bedroom homes – the latest in a series of projects at Alderley Park by PH Homes, so it knows the location and the affluent market well, with the scheme further storied by the vision of its classical architect Robert Adam.

There is plenty of history to be sensitive to, with Alderley Park once revolving around a 60-bedroom manor house, which played host to prime ministers and other luminaries down the years, before being devastated by fire nearly 100 years ago. Historic buildings have been renovated, and original walled gardens, water gardens, an arboretum and an ornamental lake incorporated, with the quality of the estate's landscaping apparent.

There are plenty of facilities for residents, including a leisure and sports club, a cricket pitch and pavilion and even a gastropub called The Churchill Tree, located in one of the estate's original listed buildings.

### SILVER

Wardian, Canary Wharf, London

#### EcoWorld Ballymore

Biophilia essentially means the human interaction with nature and that is the philosophy behind Wardian, overlooking London's Canary Wharf.

Designed by Glenn Howells Architects, Wardian is 767 apartments in total, built across two towers, 50 and 55 storeys in height with wraparound 'sky garden' balconies – striking, sleek, bold design statements. Canary Wharf traditionally shouts business louder than nature, but this scheme is about natural colours and organic materials, using marble, wood and glass. Each apartment has floor-to-ceiling windows to maximise space and light, as well as private gardens.

Head to the duplex penthouses at the top of the towers for luxury at height – big kitchens and entertaining space to enjoy the views of the capital. EcoWorld Ballymore has drawn on the recognised mental and physical benefits of incorporating greenery into living spaces and the development is alive with different species of plants throughout the public spaces, bringing the outside in. The landscaping, designed by

Huw Morgan, includes large glass cases, exhibiting trees and exotic plants.

Luxury from the ground-floor lobby up, including a pool, gym, cinema, podium gardens and business areas topped off by the 53rd-floor Observatory Sky Lounge.

### BRONZE

The Pavilions, Alderley Park, Nether Alderley, Cheshire

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We are honoured to once again be a sponsor of the WhatHouse? Awards this year, our 19th year. The awards are the leading event for housebuilding and property development in the UK and the varied categories allow those working in the industry to shine and demonstrate the great talent and innovation being created. The recognition for excellence and passion that the awards celebrate perfectly aligns with the ethos of Laufen.

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## GOLD

Battersea Roof Gardens,  
Battersea, London

### Battersea Power Station

Battersea Roof Gardens is the latest phase of the hugely successful regeneration of the Grade II listed power station. Designed by Foster & Partners, the development adds a further 436 homes, a 164-room boutique hotel and over 50,000ft<sup>2</sup> of commercial space.

The curved building has an active two-tier street level with a mix of shops at lower ground and restaurants with outside terraces at upper ground. Suitably named Electric Avenue, this route meanders from the newly opened underground station towards the imposing facade of Battersea Power Station. The triple-height, dual-aspect residential lobby has a discreet entrance at lower ground and a secure taxi drop off at the upper level.

Maintaining the same architect for the external and internal design

has resulted in generous, well-planned apartments with quality fixtures and fittings that pay homage to the iconic power station. Generous floor-to-ceiling heights and full-height glazing provide great views and flood the apartments in natural light.

Residents benefit from a gym, again with impressive views, and the neighbouring Art'otel includes a destination skyline Portuguese restaurant and a rooftop infinity pool with 360° views over the capital. A residents' lounge on the 14th and 15th floors features co-working space with meeting rooms along with a cinema, bar and lounge areas, all with more exceptional views of over London and the power station. A vast 29,000ft<sup>2</sup> rooftop garden, designed by James Corner Field Operations, provides the residents with communal outside space where they can relax and socialise or even exercise. With over 50 trees and 20,000 perennial plants, the roof gardens are a landscaped sanctuary.

## SILVER

Wood Wharf, Canary  
Wharf, London

### Canary Wharf Group

Wood Wharf is a new neighbourhood located at the eastern edge of the Canary Wharf Estate. Once complete, it will provide up to 4,000 homes, more than 350,000ft<sup>2</sup> of retail and two million square feet of workspace, leisure, and education facilities.

This is a new neighbourhood and, as such, there is a wide mix of residential apartments, restaurants, and hotels within the 23-acre site. It features some architecturally significant buildings, with a 58-storey building designed by world renowned architects Herzog & de Meuron housing some of the most impressive apartments in London. In addition, 8 Harbord Square, designed by Karakusevic Carson Architects, is a collection of oversized loft-style apartments with high concrete ceilings, exposed bricks, Crittall-style windows and



CANARY WHARF GROUP

cast-iron radiators; an interior canvas ready for the residents to adapt to their own needs.

Along with curated commercial spaces, the development is home to the Tribe hotel, which opened in 2022; a two-form entry primary school with nursery; a 3,000m<sup>2</sup> purpose-built community sports and leisure facility; and nine acres of interconnected boardwalks, urban squares and parks. Undoubtedly, a major benefit is Canary Wharf, only a short walk away, with its now well-established bars, restaurant and retailers. Extremely well connected to the London transport system, this area has become a destination with an extensive programme of cultural events, most of which are free of charge.

The judges felt Wood Wharf has been conceived as a new mixed-use neighbourhood and not just an extension to Canary Wharf's commercial success. Although still under development, the locale and the mix of residential properties and tenures already delivered reflect a more natural social environment.

## BRONZE

### Embassy Gardens, Nine Elms, Battersea, London EcoWorld Ballymore

Embassy Gardens stands at the heart of Nine Elms regeneration area, with its more than 20,000 new homes and 6.5m square feet of commercial space, including the new US embassy, centred on the green space of the linear park.

Designed by HAL Architects, with interiors by Benningen Lloyd, the

development provides an additional 160 apartments to this mixed-use neighbourhood. Residents' facilities include a gym and well-used co-working space, while the sky pool is a unique feature that has been used as a backdrop in films.

The oversized balconies provide excellent private amenity, while, on the inside, a master bedroom with walk-in shower is a differentiator from the usual en suite bathroom layout.

While the ground floors are activated with a wide range of businesses, including Darby's, the New York-inspired neighbourhood joint, the judges were impressed with the facilities provided to the World Heart Beat Music Academy. The charity, founded in 2009, promotes music as a universal form of communication and its state-of-the-art facility features one of the largest recording studios in London, offering music education for young people, with free music lessons and instruments for those in need.

This part of London has been transformed into a thriving neighbourhood with excellent transport links thanks to the proximity to Vauxhall transport interchange and the extension of the Northern Line with stations at Nine Elms and Battersea Power Station.





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## GOLD

Abbey Quay, Barking, London

### Weston Homes

This development of apartments in the London Borough of Barking & Dagenham will eventually run to over 1,000 new homes as part of a new urban village. This is all about town centre regeneration, reversing decline, creating jobs and delivering sustainable, inclusive communities, meeting climate change targets.

Barking & Dagenham Council has declared a 'climate emergency' with plans to become carbon neutral by 2030. Sustainability starts onsite, embracing the whole supply chain. But for Weston Homes it starts offsite – literally. Sister company British Offsite provides its UniPanel system for the fabric-first construction process, which can exceed U values for the Future Homes Standard. The metalwork within the panels used at Abbey Quay is made from 38% recycled materials and is 100% recyclable, while 78% of all production waste is diverted from landfill into recycling. In addition, the insulation is made from recycled glass products.

All in Weston's hybrid construction approach significantly reduces build time, thus reducing energy consumption, CO<sub>2</sub> emissions and noise pollution.

Biodiversity is key to the sustainable agenda and the River Roding is an example of a developer supporting and enhancing natural habitats, while there are green and brown roofs throughout the scheme, with the homes themselves energy efficient and futureproofed and with plenty of natural daylight and photovoltaic roof panels. Abbey Quay is also the location of a combined heat and power plant for cost-effective, low-carbon heating.

## H HAYFIELD



## SILVER

Hayfield Rise, West Lavington, Wiltshire

### Hayfield

This is a development of 50 homes – a mix of bungalows and houses – with 30% affordable. The use of materials such as reconstituted stone and red buff brickwork add to the sense of place, with architectural details to augment the street scenes.

Hayfield, as a business, is heavily invested in ESG and all the properties are EPC A rated, zero carbon ready and fossil-fuel free, ahead of Future Homes Standard legislation. Hayfield Rise has air-source heat pumps, solar PV panels, underfloor heating, EV charging points, water-efficient features and renewable energy tariffs. The development also has a sustainable urban drainage (SUD) system to enhance the area's biodiversity.

Last year, Hayfield said all homes going forward would be EPC A rated and has pledged to make all its properties net zero by 2030, with its own dedicated ESG Committee.

Sustainable applies to the aesthetic as well as the practical and there is a focus on public open space and a footpath leading to the



village. Local engagement and collaboration was key, fostering a sense of community from the outset.

### BRONZE

Rubicon, Eddington,  
Cambridge

The Hill Group

Rubicon is described by The Hill Group as 'climate conscious' – 186 energy-efficient, futureproofed homes, composed of striking brick buildings, fostering a sustainable community near Cambridge. The housebuilder took the fabric-first approach to achieve Code for Sustainable Homes Level 5.

Features of the homes include high levels of insulation, triple-glazed aluminium timber composite windows, and PV panels on sloped roofs. The heating and water systems are extremely efficient and the homes are connected to what is believed to be the largest site-wide water harvesting system in Europe, collecting, filtering and redistributing rainwater for use in washing machines. There is a smart waste disposal system too, using

underground chutes instead of traditional wheelie bins. There are private balconies or terraces, as well as courtyard gardens, and EV charging points in the underground car park. Cycling, with a network of paths, adds to the sustainable mix and played a key part in the design and layout of Rubicon, with

dedicated bike pavilions and plenty of bike parking spaces across the scheme, while wildlife habitats are enhanced through sensitive, sustainable planting schemes.

### BRONZE

St George's Mead,  
Semington, Wiltshire

Newland Homes

This is a Wiltshire scheme of 24 zero carbon homes, powered by renewable technologies. Newland

Homes embraces a 'climate considerate' approach when delivering on its robust sustainability agenda. The housebuilder is keen to stress the difference between net zero and carbon neutral, as carbon neutral can be achieved by offsetting carbon emissions elsewhere, as opposed to net zero 'reducing emissions to their lowest amount through energy-efficient measures'.

The homes at St George's Mead have the highest A rating – over 100 – for both energy efficiency and environmental impact, hopefully empowering buyers to reduce their personal carbon footprints and play their own part in combating climate change.

Solar PV and air-source heat pumps power the properties, which are also highly insulated, with the affordable housing onsite built to the same zero carbon standards as the private homes, while EV charging points come as standard.

A swale meadow at the entrance to the scheme helps enhance local biodiversity, as well as part of the drainage system, and green space and established habitats permeate this highly sustainable development. Newland Homes has also provided allotments for the local community.





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# TRICONNEX



**TriConnex**  
**Chris Doré,**  
**business**  
**development**  
**director**

TriConnex is a leading multi-utilities company, working with residential developers to connect electricity, water, fibre and EV charging to their developments. Operating across the south-east, Midlands, and south-west, we work tirelessly to ensure that our developer clients have access to specialists in all existing and emerging utilities to provide a complete connection service. With the growing competition and demand for grid capacity, TriConnex is dedicated to supporting residential developers with securing and

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As a provider of multi-utilities, we make connections daily, and the prestigious annual WhatHouse? Awards ceremony creates the opportunity for us to all come together and connect as an industry. We are pleased to be sponsoring the WhatHouse? Awards once again this year, bringing together leading organisations from across the industry. We look forward to celebrating more industry successes.  
**triconnex.co.uk**



**Countryside Partnerships**

## GOLD

Greenwich Millennium Village, London

**Countryside Partnerships and Taylor Wimpey Central London**

23 years on from its inception, Greenwich Millennium Village feels like a place that has existed for longer. Parents walk their children to school, deliveries come and go, the cafe and dry cleaner are busy, and it feels like a well-designed place with more than a hint of Scandinavian living. It is hard to believe that this was an industrial landscape where no one lived a mere 25 years ago. The streets work well, a mixture of intimate routes through low-rise housing and busier routes for buses and cars. There are several different areas within the masterplan that have their own character and are recognisable places.

Regeneration is a complex and

difficult process, and not for those who only think in the short-term, but Greenwich Millennium Village illustrates that, when done well, it can be a triumph.

## SILVER

St John's Way, Clapham, London

**Peabody**

Providing a rich mix of homes, including affordable extra care accommodation, St John's Way by Peabody is a well-worked design that delivers new streets, a square and a courtyard garden.

Resident-driven design has created a range of new buildings and spaces, each with their own highly distinct character. The basic elements of urban life are beautifully



designed and delivered and are already working well, creating a buzz around the new square as life from the buildings spills out on to the street. The new community centre provides a space for the wider neighbourhood to meet and hold events, along with a new IT space to provide training opportunities. The public art is a triumph, based on residents' vision of the Past, the Present and the Future, elevating an excellent scheme to the extraordinary.

### BRONZE

Platting Village, Miles  
Platting, Manchester

**Lovell Homes and  
Manchester City Council**

Taking a long-term vision to the regeneration of an entire neighbourhood, this scheme has made a huge and tangible difference to the lives of the residents who have lived through the works.

The creation of 600 new homes over the last 17 years has helped enable the retrofitting of a further 1,500 existing homes along with new community facilities and a canalside park. Platting Village,



by Lovell Homes and Manchester City Council, demonstrates the benefits of a long-term commitment to an area, which has been transformed into a thriving new community.

### BRONZE

Fisherton Street,  
Westminster, London

**Westminster City Council  
and Linkcity**

This ingenious project makes clever use of a complex site to

deliver a series of extraordinary new houses and apartment buildings in the heart of Westminster.

The integration of a new public sports centre, hidden in the centre of the site by making use of dramatic existing level changes, is particularly impressive. Beautifully designed and constructed, Fisherton Street by Westminster Council and Linkcity also creates a new green link, animated by play and seating areas, as part of a long-term plan to improve connections in the wider neighbourhood.



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\*Source: Euromonitor International 2022



# Haier



**Haier**  
*Mark Armstrong,  
contracts channel  
director*

Haier is once again proudly sponsoring the WhatHouse? Awards, an event that celebrates excellence in the homebuilding industry. We are honoured to stand alongside industry leaders in celebrating the pinnacle of professional achievement. The WhatHouse? Awards epitomises the highest quality in the UK's housebuilding industry, a mirror of Haier's core values. Both organisations are dedicated to delivering premium quality. Haier believes in providing its customers with cutting-edge technology for their homes. Our appliances feature seamless connectivity, powered by the hOn app, offering remote control, real-time energy efficiency, and maintenance updates. We are proud of our innovative Cube 90 Series 7 Fridge, featuring Total No

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## GOLD

The Penthouse, One Park Drive, Canary Wharf, London

### Canary Wharf Group

One Park Drive is designed by Herzog & de Meuron, which has an exhibition of its work at the Royal Academy in Piccadilly, confirming its architectural standing. Canary Wharf has a reputation for art and sculpture, and this magnificent building dominates the waterfront at Wood Wharf. The jewel in the crown is the duplex penthouse on the 56th floor. The apartment has a sculpted, poured concrete staircase; a remarkable engineering feat. The interior garden on the second floor is

wood-panelled and open to the sky. The kitchen equipment is concealed behind sliding wooden doors. The sandstone colour bathrooms and the tactile materials enhance the panoramic views from the floor-to-ceiling windows.

Tom Dixon's Design Research Studio is behind the interior

design, which uses a selection of design masters, including lights by Alvar Aalto and chairs by Verner Panton and Tobia Scarpa, to create the 'Home of the Collector'.

This apartment is extraordinary; it represents a change in interior design, a marriage between the exterior and interior, which will stand the test of time.





**ROBERTSON  
 HOMES**

facilities. The Grade II Northcote House was built for Sir Hugo Cunliffe-Owen in 1931. His love of Ascot and horse racing is reflected in the restoration, and the communal areas reflect the style, including an impressive horseshoe bar at the main entrance.

The luxurious age of Art-Deco is honoured as a theme, with notable commissioned and borrowed paintings decorating the walls. Colour is used throughout the interior design, with a clearly defined theme of indigo blue, by GP & J Baker, running through the public rooms to the well-appointed two-bedroom apartment in the new building. Indigo blue reappears in the interior design scheme with a sofa piped in white, deep blue bedroom walls with touches of ochre to tone the decor. Bernard Interiors interpreted the challenging brief by linking an interior design for a listed building and continuing the theme to the contemporary apartments.

## SILVER

Mitchell Grand, Thorn View, Bearsden, Glasgow  
**Robertson Homes**

The brief for this beautiful home was 'Refound, Reclaim and Reuse'. Interiors by Abode followed the client's brief, even down to the books from the local Oxfam, while prints in the bedroom were found in a nearby market.

The designers based the theme on vintage French style and sourced the new furniture and fabrics from independent UK craftspeople who only use natural renewable materials. This six-bedroom detached house on the edge of a golf course impressed the judges for being calm yet exciting and stylish. The kitchen/dining/family room was gorgeous and practical, with a vaulted ceiling and cathedral windows flooding the room with light. The top floor was given over to a bar and cinema room.

A beautiful, well-designed home with a commitment to quality.

## BRONZE

Sunningdale Park, Ascot, Berkshire  
**Audley Villages**

Audley has captured the market in creating stylish, smart homes for retirement living, as well as offering a superb range of



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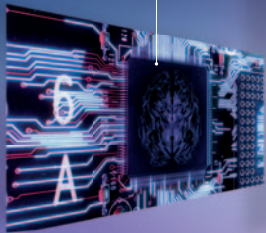
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## **Signtouch Interactive Technologies**

*Mark Cowin, founder*

Signtouch is proud to again be a gold sponsor of the

WhatHouse? Awards. Signtouch Interactive Technologies is a champion and innovator in the new homes industry and the awards are a great opportunity to celebrate the wealth of talent within the industry.

Signtouch is transforming the new-home buying experience, by making digitisation brilliantly simple. Combining market-leading touchscreen technology with customisable content creation and management, the app-based system empowers an easy, and effective transition to a digital sales centre.

The data and analytics generated from the Signtouch platform are wide ranging and can help streamline and target new-home builder's marketing strategies, while engaging, imaginative and interactive content provides the homebuyer with an appreciation of the new home they desire, boosting sales conversions. Digital interaction in the new home sales centre is no longer a nice-to-have but an imperative. Signtouch's digital sales centre solution allows developers to provide a bespoke, interactive customer experience that is intuitive, memorable, and meaningful, way beyond what using traditional paper-based collateral achieves, offering prospective buyers access to interactive site plans, detailed

house-type layouts, and floorplans.

The Signtouch philosophy is all about simple-to-use, intuitive technology. The user interface allows easy movement through the well-thought-out menu structure, enabling sales executives to engage prospective buyers, and allowing buyers to explore development content and offers independently. As the system is app-based (rather than web-based), interactive experiences work regardless of internet connection, resulting in 100% up time.

Users can interact with homes and their locations within a development via photo-real street views, plot imagery, and interactive 3D models. Information about local amenities and the surrounding area create further context to a development. The easy use of the app allows for full sales staff buy-in, promoting the right level of customer interaction and resulting in the exceptional customer experience needed to drive sales conversions.

Signtouch offers an end-to-end service, from initial consultation and survey, through content creation (if required) to installation, remote monitoring, decommissioning and storage. Everything new-home builders need to make their digital transformation completely seamless and brilliantly simple.

With the current economic climate and rise of AI, housebuilders must embrace new technology to succeed. Working with the biggest names in tech, including Samsung and Intel, Signtouch is not only embracing the future, it is helping to shape it.

**[signtouch.co.uk](https://signtouch.co.uk)**



## GOLD

Rubicon, Eddington,  
Cambridge

### The Hill Group

Designing this scheme was no easy feat, despite its deceptively simple appearance. Its location, on the outskirts of a vast, burgeoning housing development to the west of Cambridge, presented numerous challenges. Yet, it's precisely these challenges that contribute to its undeniable success. The design manages to grant each building its unique identity while seamlessly integrating them into a cohesive whole, forming a synergy that surpasses the mere sum of its parts.

The exterior design plays a pivotal role in establishing a nuanced and captivating

connection with the immediate public realm and the broader landscape. It skilfully navigates the fine line between providing an intimate residential environment and embracing the grand scale and openness inspired by the warehouse model that underpins the entire concept. This delicate equilibrium within the design

enhances the appeal and functionality of the development, making it a resounding triumph in the realm of architectural innovation. The project's ability to harmonise distinct elements and create a compelling sense of place is a testament to the thought and effort invested in its conception.





### SILVER

Ten Degrees, Croydon, London

#### Greystar

The design in question is nothing short of imposing; it seizes your attention from the moment it comes into view. Its grandiosity, while striking, may not suit everyone's taste, but its significance cannot be overstated. This pioneering modular design confronts the pressing issue of housing shortages on a scale that demands notice. What sets it apart is its innovative construction techniques, which have required not just specification but genuine, thoughtful design.

The team behind this project has embarked on a journey to reimagine the very essence of architecture. They've delved into the intricate dance between modules and the overall envelope, exploring the fine balance between repetition and variation, and harmonising colour with form, starting from a blank canvas. This endeavour goes beyond mere selection of bricks or window frame specifications; it is a holistic exercise in exterior design that spans from its inception to its

completion. This meticulous attention to every detail in the design process is a cause for celebration, as it exemplifies a commitment to innovation and a fresh perspective on addressing housing challenges.

### BRONZE

The Lambourne, Sanderling Reach, West Mersea, Essex

#### City & Country

What sets this exterior design apart is the meticulous attention

to those small but immensely significant details, which might not immediately catch the eye but become increasingly noticeable and profoundly impact the overall aesthetic with time. These subtleties are what distinguish a building that feels right, from one that appears wrong.

This design is more than a mere replica; it's a celebration of thoughtful, joyful design. It skillfully marries traditional local aesthetics with the demands of contemporary building regulations; a challenging feat in itself. The variation in the material finish of the roof tiles injects character and depth, elevating the design beyond the ordinary. The barge-boarding isn't just functional but exudes a sense of delight, going far beyond forgettable fascias. Moreover, the inclusion of high-quality flashings is a testament to the commitment to excellence.

All these elements combined ensure that this design will age gracefully, standing the test of time and retaining its charm and functionality. It's a testament to the thoroughness and dedication of the design team and their desire to create something enduring and beautiful.

CITY & COUNTRY





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## BEST PUBLIC REALM



REDROW

### GOLD

Woodford Garden Village,  
Woodford, Cheshire

#### Redrow

Public realm is about looking back with respect and sensitivity, as well as forward to deliver modern solutions and amenities to augment the bricks and mortar of the scheme.

Woodford Garden Village, one of the largest brownfield sites in the north of England, doffs its hard hat to the original garden cities, allowing residents to connect with nature and each other, with attractive and functional outdoor space and facilities to hand.

Feet or bicycle are the preferred modes of transport these days, but this Cheshire scheme is wrapped in golden aviation history. The site used to be Woodford Aerodrome, which produced iconic aircraft such as the Lancaster and Vulcan bombers. This heritage is reflected in the layout, with tree-lined boulevards running through the village to evoke memories of runways, with original runway alignments retained within the masterplan as routes and spaces. Indeed, one Redrow resident used to fly the Vulcan back in the 1960s.

The development, with extensive community engagement from the outset, runs to 920 homes and 104 'later-life' apartments. There are 50 acres of public open space and 19 separate areas of playground, parks, meadows and a village green. Green streets carry sustainable drainage and feature trees, planting and walking and cycling routes. There is also a new primary school, which opened last year, and even a pub, fittingly called The Aviator. The Avro Heritage Museum has been created within the former aerodrome fire station and home to a restored Vulcan bomber. A sense of legacy and a sense of place in an incredibly competitive Awards category.

CITY & COUNTRY



### SILVER

St Osyth Priory, St Osyth,  
Essex

#### City & Country

There are new developments steeped in history and then there is St Osyth Priory estate. From the monastic to the modern world, from 12th-century monks to 21st-century homebuyers, but underpinned by core values of conservation and regeneration.

Historic listed buildings include Scheduled Ancient Monuments, regenerated gardens, parkland and a working farm; St Osyth, once a monastery, has heritage and a natural environment to work with and it has worked very well indeed. Wildlife habitats have been created and new trees and plants added to the established ecology of the estate, and the menu of modern amenities will include a new farm shop, a pub, a visitor and education centre, holiday lets and a location ideal for weddings and outdoor events. This is residential mixed with commerce and eco-tourism, blending with the biodiversity of the estate, which actually dates back more than 1,400 years.

It was acquired by City & Country in 1999, with an immense amount of groundwork and restoration work to



take on before the new homes and apartments could be built. Ancient meets modern with passion and purpose.

## BRONZE

Grand Union, Alpertion,  
London

St George

Waterside living mixed with public realm, this St George scheme is where the Grand Union Canal meets River Brent – a 22-acre development with more than half the site landscaped gardens, meadows and riverside walks.

Situated in Alpertion, near Wembley, St George – part of the Berkeley Group – has opened up this stretch of the canal for the first time in its history. In housing terms, Grand Union will be 3,350 homes, with 35% affordable, and properties on the latest phase have access to a landscaped podium garden, with many apartments enjoying dual-aspect balconies.

There is a piazza vibe to the space, and amenities will include cafes, restaurants, a supermarket, medical centre and nursery. There is commercial space too, with a multi-level industrial hub. A central park lies at the centre of Grand

Union – a haven for wildlife with a waterfall to flow down to a river running through a wildflower meadow, designed as a place for children in particular to experience nature. Plenty more to flow into this visionary waterside scheme as the community, with biodiversity a central tenet, grows in the years to come.

## BRONZE

Hayfield Wood, Broad  
Blunsdon, Wiltshire

Hayfield

A development of 70 houses and bungalows, the delivery of the public realm was a key strategy

from the outset, benefiting both the new community and the wider surrounding environment.

Initiatives included a new woodland with nearly 5,000 native trees and shrubs and a community shop and cafe onsite. The masterplan was also about creating 'small neighbourhood zones around a central nucleus', with homes built in the Wiltshire vernacular, complementing the landscape, while ensuring biodiversity thrived and was enhanced, with a number of protected species onsite.

There are walking routes across the scheme, connecting to a wildflower meadow and a balancing pond, with the whole development designed around the public open space. Hayfield spent a lot of time on community consultation and has worked closely with local schools to cement local ties.

The community shop, with a play area outside, was also born out of community engagement, with the shop initially Hayfield Wood's marketing suite. The homes are full of character in both materials and aesthetics and, such is the assured public realm, you sense this is a new development full of quality and conversation, supporting its local environment.



H  
HAYFIELD



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*Ashley Cooper,  
managing director*

WMS Underfloor Heating is honoured to support the prestigious WhatHouse? Awards as a silver sponsor for another year, further establishing our commitment to the UK housebuilding industry. Huge congratulations to the 2023 winners for their incredible achievements, especially during ever-evolving challenges for the industry. To meet the demands of the low water temperature update to the Building Regulations and Part L introduced in June 2022, it's crucial for housebuilders to take a holistic approach to the entire heating system.

Heat pumps are fast becoming the 'go-to' solution, and water-based underfloor heating is the ideal technology partner. Not only can it support heat pumps to achieve their most effective coefficient of performance (COP) level, but our latest research also revealed that underfloor heating systems carry 93% less embodied carbon when compared with steel radiators.

WMS is a leading supplier and installer of low-temperature underfloor heating systems for new-build developments, with 20 years of experience and more than a decade of working with air-source heat pumps. We've made it our mission to support the industry by sharing our specialist knowledge and market-leading solutions to enable our customers to confidently plan for a low carbon future.

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SONOS

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# SONOS



**Sonos**  
*Stephen Rhead,*  
*professional*  
*manager UK*

Sonos is one of the world's leading sound experience brands, with a long association of working with new home developers from standard specification to upgrade projects. With stylish solutions to suit every residential environment – whether MDU project or individual smart home – the Sonos portfolio offers premium, easy-to-use, and customisable smart sound systems for the homes of tomorrow. Known for its premium sound, thoughtful design, and providing an open platform, Sonos creates experiences that make listening simpler and more joyful. With speakers that seamlessly fit into every room design, whether you want

to create an invisible in-ceiling system or an immersive home cinema set-up, property professionals can create a premium listening experience for every space – including outdoor entertaining areas.

Sonos products are supplied by authorised Sonos installers, who work with developers to create fully integrated, holistic smart home solutions that homebuyers can control using their voice, phone or universal remote. Professionally installed Sonos audio features cutting-edge acoustics, multidimensional sound, intuitive control, and a premium sustainable design.

With Sonos, developers can differentiate their new home portfolio and ensure every new homeowner can enjoy incredible sound from the moment they step through the front door.

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**Saint  
Flooring  
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*David Heafey,  
senior director*

The Saint Flooring Group is the UK's leading approved flooring and interior installers to the new build housing sector.

Saint Flooring was founded by Steve Turner over 15 years ago, starting from humble beginnings, working from his spare bedroom in Winsford with just one region from one housebuilder. Thanks to his drive, determination, and leadership, the business has grown

to over £32m turnover, employing over 120 employees across five separate depots, enabling Saint to service clients nationally. In 2022, we installed in excess of 13,000 plots for all the major 4- and 5-star housebuilders, many of which have been nominated in various categories and will be in attendance at this year's WhatHouse? Awards.

We are delighted to be given the opportunity to support the WhatHouse? Awards 2023, celebrating the very best in UK housebuilding and look forward to raising a glass to the winners.

**[saintflooring.co.uk](https://saintflooring.co.uk)**



The Indevor Group holds an esteemed 20+ year history of creating and delivering innovative, leading and multi award-winning companies serving the UK housebuilding industry.

We are committed to supporting our clients and the ultimate communities by providing vital ancillary services to help address the shortfall of new housing in the UK.



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### **Indevor Group**

*Liam Melly, chief executive*

Indevor Group is immensely proud to be sponsors of this year's highly anticipated WhatHouse? Awards.

We provide specialist support services spanning across the full lifecycle of a development through our three main disciplines: Land, Bonds & Estates.

Our FCA-regulated Bonds Division continues to flourish in providing housebuilders with guaranteed road and sewer bond terms ([www.rsbonnds.co.uk](http://www.rsbonnds.co.uk)), with follow-on technical support provided through [www.rsstrategy.co.uk](http://www.rsstrategy.co.uk). We have also now built a specialist team dedicated to social housing performance bonds delivered through our new brand, [www.housingbonds.co.uk](http://www.housingbonds.co.uk). The Estates Division continues to provide quality, unrivalled open space management solutions

primarily through [www.englishstates.co.uk](http://www.englishstates.co.uk) and has recently been appointed as the successful guardian on a number of high-profile multi-phase JV developments.

This year will represent a period of significant growth for the Indevor Group, as our ambitious plans to increase market share have been executed with vigour and we are currently on track to end our third consecutive year with 100%+ increased turnover.

We, like everyone, have experienced an undeniable suppression within the industry particularly in respect of new site starts, and wish housebuilders, contractors and suppliers all the best as we all inevitably look to double down and keep our businesses on track.

[indevorgroup.com](http://indevorgroup.com)



### **A.Proctor Group**

*Bruce Manning, national housebuilder account manager*

The A.Proctor Group, a UK-based manufacturer, is pleased to work with housebuilder

partners and help them achieve their ESG goals. Environmentally, the group is reducing packaging or making it more recyclable, minimising fuel/power usage, introducing a hybrid fleet of cars and plans to install solar panels to the factory to assist in our goal of reducing carbon emissions by 25 tonnes by 2025.

In the new build market, decisions are not made purely on products; also taken into account is technical support, testing, compliance, approvals, product efficiency and environmental impact. The technical department, based at our head office, offers WUFI calculations, condensation risk analysis, U-value calculations, acoustic battens take offs, Radon and VOC Gas ventilation design support etc.

The A.Proctor Group prides itself in offering high-quality, innovative specialist membranes suitable to the new build, modular and high-rise housing sectors. We carry out testing and due diligence to attain third-party accreditation, like BBA, for the majority of products offered, so they can be specified with confidence and know that they comply with regulations.

The diverse range includes Roofshield for condensation mitigation in loft spaces, Procheck A2 for high-rise buildings, and Radon 400 offering barrier measures where required. In addition to supplying high-quality products, we offer support in the selection/design process and also during the installation stage.

The A.Proctor Group believes in supporting the building industry in the evolutionary process to offer better solutions to improve the efficiency of the lifecycle of housing from design, through to efficient living with the finished home.

[proctorgroup.com](http://proctorgroup.com)





### JOHN ASSAEL

John is chairman and co-founder of award-winning

Assael Architecture. He specialises in residentially led mixed-use projects with a particular interest in the regeneration of urban brownfield sites and conservation of listed and historic buildings. John is recognised as one of the industry's top employers, passionate about the profession and looking after the next generation of architects. He is a Visiting Fellow at Oxford Brookes University, which awarded him Honorary Doctor of Design in 2017; an external examiner at The Bartlett and London Metropolitan Universities; and he lectures at many architectural schools across the country. John is also Fellow of the RIBA and is the Master of Students at The Worshipful Company of Chartered Architects.



### RUPERT BATES

Rupert is editorial director of Show House and What

House Digital and is a co-founder of the business, having covered the new homes industry and presented the WhatHouse? Awards for 30 years. Rupert has appeared regularly on national television and radio, giving his views on the housing market, and has chaired industry events both at home and abroad. He also writes the property column for The Field magazine and is the editor of BBQ – Fire, Food & Outdoor

Living. Rupert wrote for The Sunday Telegraph for 20 years and has covered five Rugby World Cups.



### RORY BERGIN

Rory's role is to develop excellence in sustainable and innovative design, enabling multidisciplinary consultancy HTA to achieve its objective of leading the field in sustainable placemaking. He has an impact on many of HTA's projects, overseeing the practice's implementation of sustainable design and the use of appropriate tools. He leads a team of consultants, advising clients and certifying projects in the commonly used sustainable design standards, and Rory and his team are responsible for the sustainability consultancy on some of the UK's highest profile housing projects. He represents HTA at conferences regularly and chairs a Construction Leadership Council working group on Offsite Construction and is on the New London Architecture Expert Panel on Net Zero.



### BRIDGET CORDY

With over 20 years' experience of selling and marketing

property, Bridget has worked alongside many of the country's top developers. A graduate of the Chartered Institute of Marketing, her career started as a trainee negotiator in Surrey followed by the roller-coaster markets of London's Docklands,

where she acquired the taste for new homes. This led her to gain a broad experience in new homes agency before joining the developer side of the business. After six years at director level with Charles Church and then Centex, Bridget is now a freelance property writer and a regular columnist for Show House magazine.



### CHRIS DYSON

Chris established his award-winning architectural studio,

Chris Dyson Architects, in 2004. Based in Spitalfields, London, the practice has a reputation for intelligent conservation work, sensitive building design and creative collaborations with artists. Chris and his team undertake challenging projects of all scales, including historic listed buildings. He is also a design advisor to the London Borough of Tower Hamlets and the Corporation of London. Current projects include a large-scale development for the Whitechapel Estate, a conservation and new build housing scheme within the Bishopsgate Goodsyrd, an artist residence and gallery, and a new community arts centre for Harrow Arts Centre. The practice has won several RIBA Awards for its Architecture and Environmental design, including a regional Civic Trust Award and Sunday Times British Homes Awards.



### SIMON GRAHAM

Simon is director of SGC & Associates, an independent

housing consultancy established in 1995. He has worked in the residential property industry for over 35 years, including holding senior sales, marketing communications, corporate strategy and board positions with housing associations and a private development company. Simon specialises in corporate change, research, marketing and public affairs projects. His clients include many of the largest housing associations in the country, trade bodies and a range of public and private sector organisations. He is also a trained journalist and has written a monthly column for Show House since 1995, focusing on government policy, the housing market and social housing issues.



### STANLEY HAINES

Stanley studied architecture at the Welsh School,

Cardiff, qualifying in 1977, and is now senior partner of Haines Phillips Architects, based in central London. He has been involved with housing design throughout his career and has been awarded numerous RIBA, Civic Trust and local awards and commendations for his housing work. His practice specialises in all aspects of housing and undertakes projects for housing associations, volume housebuilders, smaller developers as well as retirement

housing specialists. Stanley is formerly an assessor for the Civic Trust and a design assessor for Hertfordshire County Council.



### KATE HAMILTON

Kate is a freelance journalist who has been writing about

the UK and international property markets for over 20 years. The former editor of Show House and Homes Overseas magazines, she has also written for The Mail on Sunday, International Golf, easyJet magazine and International Construction. Kate lives in North Wales and is the founding editor of the region's flagship publication, North Wales Magazine.



### SORAYA KHAN

Soraya is a director at Theis + Khan, whose mixed-use

development, Bateman's Row in Shoreditch, was shortlisted for the RIBA Stirling Prize 2010 and was RIBA London Building of the Year 2010. She was visiting tutor at the University of Strathclyde, the University of Westminster and an RIBA judge. She is a Liveryman of the Worshipful Company of Chartered Architects; a judge for the IBP Journalism Awards; and a member of the Design South-East panel, Folkestone & Hythe Place and the Canterbury Design Review panels. She has also written articles for Architecture Today and RIBA Journal.



### DAWN KITCHENER

Dawn Kitchener is design and sales director of

Kitch & Co Interiors. A creative entrepreneur, Dawn has spent 35 years in show home interior design. Her skills include developing people and businesses within the construction industry, with an unerring eye for detail.



### SIMON LEA

Simon is an associate director at Levitt Bernstein

Associates. He has extensive experience of leading a wide range of housing projects in the UK and Ireland including small infill sites, overbuild extensions, modular projects and large urban masterplans for both public and private sector clients. Simon has a particular focus on estate regeneration, working on a number of award-winning schemes including the Holly Street Estate in Hackney, the South Acton Estate in Ealing and the Bermondsey Spa and Aylesbury Estates in Southwark. He is a member of Hackney Council's Regeneration Design Advisory Group and writes and lectures regularly on Housing issues, including Thinking Ahead and Altered Estates 2.



### GILL OLIVER

Gill is a professionally trained digital and print journalist

specialising in property, business, finance and tech. She's written for many newspapers, magazines and digital publications including the Daily Mail's business section This is Money, the Press Association, Woman magazine, Show House magazine and The Oxford Times and Oxford Mail newspapers. Gill also writes websites, blogs and annual reviews for clients such as Oxford University Hospitals Trust, UCAS, Kingfisher City Guides and the Conran Design Group.



### MICHAEL PHARE

Michael is principal of OPUS Architecture and Design, which

he formed over 30 years ago. He specialises in high-quality residential projects, working closely with developers and individual clients on a wide range of projects, from small studios to substantial country houses. His work has been regularly featured in national property magazines. In addition to practising as an architect, Michael is a director of a property investment and development company.



### GEORGE SELL

George is editor-in-chief at International Hospitality Media, a

publisher of B2B news websites and conference organiser for

the hospitality and real estate sectors. He has more than 20 years' experience of covering the UK residential property market for consumer and B2B publications. George is a former editor of both WhatHouse? and Show House and writes the Supply Chain column in Show House.



### MARTIN TAYLOR

Initially trained as a theatre set designer, Martin began his

working career as an in-house interior designer for some high profile architectural practices, before launching his architectural design company in 2000. Operating predominantly within the residential sector and specialising in working within the envelope of an existing building, the company's ethos is to create spaces that work on every level. Martin has a wealth of experience and particular interest in working with period and listed buildings. Current projects include a mix of both commercial and domestic developments.



### TRICIA TOPPING

Tricia is the founder of Carlyle Consultants and has built a

reputation for understanding all aspects of the property industry, nationally and internationally. From planning to penthouses, this knowledge has also been instrumental in assisting suppliers to the industry develop strategies to benefit their businesses.

Tricia also runs Luxury Topping, focusing on the business of

luxury. This understanding is now combined with a growing knowledge of the luxury goods market encompassing interior design, fashion, jewellery, art and how these disciplines can influence the new homes market at every level.



### CAROLYN TREVOR

Carolyn is director of Trevor Lahiff Architects alongside

her husband, Patrick. Their practice, founded in 1997, specialises in one-off, high-end residential projects for private clients and developers. TLA's bespoke houses and interiors are informed and stylish, attributed to Carolyn's extensive experience working as both architect and interior designer. The studio has previously won the UK & International Property Design Award for the best new residential development, and the Design & Architecture awards from Design et al. Projects range from extensions to listed buildings and large-scale refurbishments in central London through to new build and complete refurbishments of country houses in the UK and abroad.

# JUDGES



## GINETTA VEDRICKAS

Ginetta, an award-winning property journalist, has written for most British newspapers over the years. A former property editor for Metro, new build homes are a long-standing interest, visiting sites and interviewing housebuilders. Ginetta writes regular features for Show House, as well as her monthly Marketeers column for the magazine. In her personal life, Ginetta is passionate about all things homes-related, with a love of interior design and how to monetise your home – from Airbnb lets to house swapping and using your home as a location.



## PASCAL WENSINK

Pascal, design director of EPR Architects, studied architecture at Kingston Polytechnic and South Bank University with a six-month placement at Delft Technical University in the Netherlands. While studying, he joined a design studio in the East End of London, converting industrial and warehouse buildings into live/work units, bars and restaurants. Pascal then became a freelance architect, converting and adapting private homes in and around north London before joining EPR Architects. His projects range from bespoke, one-off houses to large, mixed-use developments and inner-city urban initiatives.



## MATT WHITE

Matt established MATT Architecture in 2012. The studio is based in Leicester Square and enjoys a London-focused reputation for designing award-winning projects that unlock the potential of the most complex and constrained sites – with intelligent, generous and, frankly, opportunistic architecture. Projects include one-off houses in the UK and Europe as well as regeneration and redevelopment work. Matt's residential experience includes multi-unit central London schemes for Candy & Candy as well as his own house, Number 23, which won the Daily Telegraph's Residential Design and Innovative Home awards in 2013. His own new house in Sussex has featured on Channel 4's Grand Designs.



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