

2010 LABC NATIONAL BUILDING EXCELLENCE AWARDS SUPPLEMENT

Best Domestic Conversion or Extension

WINNER - Valley House, Shipbourne, Kent

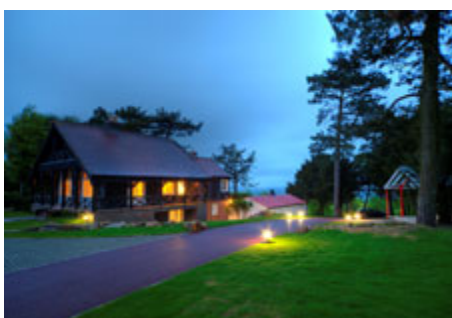


Architect: Derek Hudson Partnership
Contractor: Benning Brothers
Local Authority: Tonbridge and Malling Borough Council
LABC Region: South East

This barn conversion has been nearly two decades in the making, with the main barn redeveloped in 1983, but the two wings – which had been pigsties, stables and storehouses – not rebuilt until now. The meticulous nature of the planning has been reflected in the attention to detail and scrupulous working methods of contractor Benning Brothers.

Their unwillingness to compromise on quality has resulted in a stunning dwelling with exceptional finishes, from the black weatherboarding and reclaimed roof tiles of the exterior to the full-height atrium within.

FINALIST - The Chalet, Buckinghamshire



Architect: Alan C. Watson Design Ltd.
Contractor: Burlington Construction (Bucks) Ltd.
Local Authority: Aylesbury Vale District Council
LABC Region: Central

When the Chalet was built as a pleasure pavilion for Alfred de Rothschild in 1887 it was fit for a king. When it was bought by its current owner in 2007, however, it was sadly run down.

Its two-year restoration has involved detective work – samples of the original silk wall fabric were found in the attic – as well as a Europe-wide hunt for specialists with the skills necessary for the refurbishment of a royal-standard building.

If this makes it sound like an eventful project, it actually ran exceptionally smoothly, and this piece of history is now restored to its former grandeur.

FINALIST - Wensum Factory Conversion, 179-193 Northumberland Street



Architect: A Squared Architects Ltd.
Contractor & Owner/Developer: Ingram Homes
Local Authority: CNC Building Control
LABC Region: East Anglia

When Wensum Clothing closed in 2005, it seemed as if its fifties factory would fall into disrepair, becoming a blight on the surrounding environment.

Instead, architect A Squared has transformed it into 48 apartments. Despite the numerous challenges presented by the conversion of such a building, such as the acoustic separation of the apartments and fire prevention measures, the project was completed on time and under budget.

What's more, despite the current housing market, all the apartments were sold within weeks of completion.

FINALIST - Manor Farm, Barnolby Le Beck



Architect: Jonathan Hendry Architects
Contractor: Barford Builders
Local Authority: Lincs Building Consultancy
LABC Region: East Midlands

The guiding principle for the conversion of existing barns into a home for architect Jonathan Hendry was to minimise the impact on the surrounding farmland.

To this end, the scale of the building was unchanged, with as much of the existing fabric restored as possible. An orchard was planted to make a sensitive transition from the barn to the adjacent open fields, and compacted lime has been used on the driveway, which grass is able to grow through.

Low-energy materials and a wind and solar power system complete the sense that this development is almost part of the landscape.

FINALIST - House in Hampstead, London



Architect: Make Architects

Contractor: RJ Parry

Local Authority: London Borough of Camden

LABC Region: London

This project ingeniously restores integrity to a fine neo-Georgian house compromised by post-war additions. The internal space has been reconfigured, a striking stone staircase added and a passive cooling strategy introduced, but the show-stopping addition is a single-storey extension capped with a beautifully designed undulating roof, which visually reconnects the house with the garden.

The quality of the unusual shaped walls is also superb considering this was achieved on site using RC construction and complex formwork.

FINALIST - Eastcourt Beechfield Road, Alderley Edge, Cheshire



Architect: Bywater Tweedale
Contractor: MH Stainton Ltd.
Local Authority: Cheshire East Council
LABC Region: North West

In a town famous for its football-star residents, this conversion of a rundown and dated sixties bungalow really is in the premier league. The garage, WC, first-floor balcony, utility room and conservatory were demolished, and a new garage with deck-type roof, entrance hall and living room were constructed.

Swaths of new glazing provide a dramatic aesthetic quality, while inside the kitchen, furnishings and four bathrooms have all been finished to a very high specification.

FINALIST - Old Cooperative Building, Backworth, North Tyneside



Architect and Contractor: BC Building & Civil Engineering
Owner/Developer and Design Consultant: BC Building & Civil Engineering
Local Authority: North Tyneside Council
LABC Region: Northern

The old Co-op used to be the heart of the village of Backworth, but it had been unused for many years. Now BC Building and Civil Engineering has converted it into 12 homes and reinstated it as the hub of the community by creating a beautiful period shopping parade.

What is noticeable about BC's approach is that it didn't just meet Building Regulations – it far exceeded them, whether it was through the use of the most modern materials to beat acoustic standards by 37% or the state-of-the-art fire detection system.

FINALIST - The Old Chapel, Rodney Stoke



Architect: Dunstan Designs
Local Authority: Mendip District Council
LABC Region: South West

When they set about converting the dilapidated Old Chapel in Rodney Stoke, young couple Gavin and Alexandra Kett had no experience at all of this sort of work. And they had plunged themselves in at the deep end: the roof had partly fallen in, windows were broken, and the building was essentially a single-storey shell.

But with a great deal of enthusiasm and help from family and friends, they began to turn it into a stylish and distinctive three-bedroom family home. This is the sort of project that couldn't even be conceived of without extensive advice from Building Control.

FINALIST - Greenhill, Talybont-on-Usk, Brecon, Powys



Architect: Hook Mason Limited
Contractor: Dave Jenkinson
Owner/Developer: Mr. A Johnson & Ms. M Tabor
Local Authority: Powys County Council
LABC Region: Wales

This stunning Victorian three-storey house set in the heart of the Brecon Beacons National Park has been classically and stylishly extended and renovated, replicating period designs and using Victorian materials. The grand staircase has been lovingly restored with a beautiful burr walnut handrail, and the ornate design of the covered walkway to the front entrance has been reproduced in the superb conservatory.

Not that it's just a period piece: one of the biggest challenges was creating a state-of-the-art 20-seat underground home cinema without disrupting the foundations.

FINALIST - Kingscote Road, Edgbaston



Architect: The Space Studio
Contractor: Horne Developments
Owner/Developer: Professor and Mrs. Seville
Local Authority: Birmingham City Council
LABC Region: West Midlands

The brief given to the architect for the conversion of this Victorian property was to design wheelchair access to pavement level from the front door 1.5m above, and to add a rear single-storey extension consisting of a kitchen/diner and a wetroom.

The resulting work was a daring contemporary extension, with a roof that appears to be floating above it, and greatly enhanced independent mobility for the owner. This project is proof that it is possible to create a bold design that maximises space and accessibility within a traditional building.

FINALIST - Westington Hill Farm, Chipping Campden, Gloucestershire



Architect/Owner/Developer: Gluckman Smith
Contractor: J Rigg Construction
Local Authority: Cotswold District Council
LABC Region: West of England

The exposed site of this old Cotswolds threshing barn meant it needed a sympathetic conversion, which has included reusing excavated stone and using a wild-flower-grass-mix finish to part of the roof.

The addition of two wings has created a courtyard house which, if anything, augments the character of the original barn, particularly through the use of dry stone finishes. The sympathetic approach extends to the energy strategy, which benefits from a ground source heat pump and sheep's wool insulation.

FINALIST - Clare Hall Development, Halifax



Architect: JNP Group

Contractor: J Clark Properties

Owner/Developer: Westlock Developments

Consulting Engineers: JNP Group

Local Authority: Calderdale Metropolitan Borough Council

LABC Region: Yorkshire

The major conversion of this grade II-listed former grammar school may have seemed like a foolhardy undertaking in the economic gloom of 2008, but it gave a vital boost to the local Calderdale community.

J Clarke Properties made a conscious decision to employ local labour and craftsmen and even saved one manufacturer from liquidation by ordering 50 kitchens. As well as restoring a grand old local landmark then, this project has provided a beleaguered community with a much-needed symbol of hope.

Best Housing Small Developer or Development

WINNER - The Old Dairy, Castle Combe



Architect: Milton Architects
Contractor/Developer: Hills Property
Local Authority: Wiltshire Council
LABC Region: West of England

The picturesque setting of Castle Combe, where strict rules apply to preserve the beauty and character of the village, were the inspiration for these seven homes, and is reflected in the palette of natural stone, clay and slate tiles and timber joinery that Hill Homes has used for the external appearance, as well as the sloping ceilings inside.

The local verdict on the development has been so positive that the original land owner has even commissioned Hill to build a bespoke house on the site to replace his childhood home.

HIGHLY COMMENDED - Upper Dean Farm, Buckinghamshire



Architect: David Coles Architects Ltd.
Contractor: Mr. C Scharff
Local Authority: Aylesbury Vale District Council
LABC Region: Central

This was designed as a new house within an existing farmstead that responded to the needs of a growing family as well as its setting in the open countryside. The result is a balance between the traditional and the new, with external materials including a natural slate roof and random coursed natural stone, but also the latest in high-performance doors and windows.

Internally, exceptional natural stone and timber finishes work alongside state-of-the-art control, data and communications systems. It is a modern home that will add to the architectural heritage of the area.

FINALIST - The Grange, South Repps, North Norfolk



Architect: Keif Design Consultants
Contractor & Owner/Developer: McIntyre Homes
Local Authority: North Norfolk District Council
LABC Region: East Anglia

McIntyre Homes has clearly put quality above quantity with the two homes at the Grange. The site could have probably fitted another two properties, but instead the developer has concentrated on building houses that befit their idyllic location.

The use of Norfolk red bricks and reclaimed flint give a period feeling without a hint of pastiche. This is continued inside with the incorporation of oak beams and posts, exposed brick inglenook fireplaces and stone flooring. The aim was to make it feel as if The Grange had been part of the village “since time began,” and in this it has definitely succeeded.

FINALIST - Land Adjacent to Hunts Lane, Hallaton



Contractor/Owner/Developer: Walter Ward Contracts Ltd.
Local Authority: Harborough District Council
LABC Region: East Midlands

On distinctive village roads of thatched cottages like Hunts Lane, it can be difficult to win over the opinion of all the villagers when it comes to a new development. So all credit to AG Tilley & Sons for working with planners and conservation officers to produce a suitable design with the correct roof lines and fenestration as well as sympathetic use of locally sourced materials, such as reclaimed iron stone for the walls.

The use of energy-efficient construction methods makes it a thoroughly modern home – but one that has met with approval from even the most sceptical villagers.

FINALIST - 4 Pitt Street, Kensington



Architect: Weldon Walshe
Contractor & Owner/Developer: Spink Property
Design Architect: Seth Stein
Local Authority: Royal Borough of Kensington and Chelsea
LABC Region: London

Despite its confined site, this modern, low-level family house is striking for its impressive use of space and high ceilings. The contractor was sensitive to the needs of neighbours throughout the build programme, co-ordinating deliveries to minimise disruption. The quality of finishes is exceptional, and its use of state-of-the-art technology makes it stand out from the crowd, even in this well-heeled part of town.

FINALIST - Newfield Grange Road, Bromley Cross

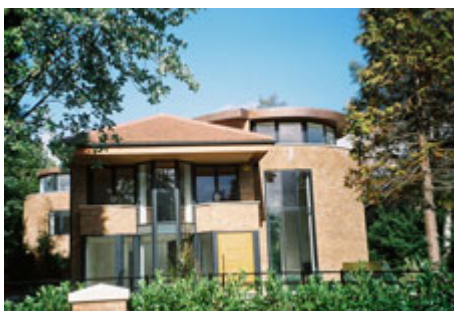


Architect: Good & Tillotson Chartered Architects
Owner/Developer: DC Kennedy Homes
Local Authority: Bolton Metropolitan Borough Council
LABC Region: North West

The five houses that comprise the first phase of Newfield Grange are a mix of mews and semi-detached properties built to an Arts and Crafts design. In keeping with the Victorian style, they are a traditional masonry construction, while inside they have been fitted out to a very high standard.

Building Control was impressed by the way that Kennedy Homes did not appear to rush the development, was prepared to take sufficient time to complete the works to the best possible standard, and yet still finished the project within 15 months.

FINALIST - 13 Moor Lane, Darras Hall, Ponteland



Architect: Poul Tvergard
Local Authority: Northumberland County Council
LABC Region: Northern

The owners of 13 Moor Lane have taken the phrase “self-build” to a whole new level. They employed individual trades directly and directed operations from the demolition of the existing building through to completion. They even fitted the underfloor heating, plumbing and electrics themselves.

But there is nothing amateurish about this project. The distinctive elements and attention to detail, from the copper roof to the basement cinema, mark this out as a truly outstanding development.

FINALIST - The Manor Houses, Dormans Park



Architect/Contractor: Millwood Designer Homes
Local Authority: Tandridge District Council
LABC Region: South East

Dormans Park contains properties from a number of periods in a variety of styles and sizes. In building the Manor Houses, the challenge for Millwood Designer Homes was to build two houses to a scale and design that was entirely in keeping with the surrounding and had no detrimental impact on the existing properties.

This it achieved with two elegant designs using reclaimed red bricks and ream rendering, which reflect the local character. Solar panels heat the water and high levels of insulation have been added, ensuring there is a limited impact on the wider environment, too.

FINALIST - Treverra Farm, Rock



Architect: Terry Harris and Sons
Contractor: MacKenzie Wheeler

Local Authority: Cornwall Council
LABC Region: South West

This was an unusual brief for architect Mackenzie Wheeler. It had to create both a family home and guest cottage, plus storage for a car collection, wine warehousing, a pool, tennis court and landscaped terracing. A traditional appearance was decided upon, which required stone from a disused local quarry and reclaimed rag slate for the roof.

The upshot is that Treverra Farm could quite easily pass itself off as 100 years old – a cunning disguise for some of the contemporary flourishes inside, including sustainable technologies, an infinity pool, and a brick-vaulted wine-tasting suite.

FINALIST - Six Homes at Llys y Berllan, Tan y Berllan, Deganwy



Architect: BR Architecture
Contractor & Owner/Developer: Harvey Homes of Distinction
Local Authority: Conwy County Borough Council
LABC Region: Wales

The work on these six homes was described by Building Control as “outstanding,” from the high-quality masonry work and well-insulated walls, roof and floors to the internal finishes and showpiece staircases.

Two of the plots have rainwater harvesting, four have ground source heat pumps, and one has been designed for a disabled person, with an electronic hoist in the bathroom and electronic adjustable-height units in the kitchen. A well thought out and executed modern community.

FINALIST - 16 Croft Lane, Bottesford



Architect: JT Brocklehurst
Contractor: Keystone Build Limited
Local Authority: North Lincolnshire Council
LABC Region: Yorkshire

This property has been designed to meet the specific needs of its disabled occupants, but is also an elegant and distinctive home. The whole plot had to be landscaped to overcome initial problems with different levels, but after that the project went extremely smoothly.

There is spacious living accommodation on both levels, with easy wheelchair access to all rooms and a lift to the first floor. A unique roof design, including three gables, crowns this bespoke house with a flourish.

Best Large Housing Developer/Development

WINNER - Phases 4a and 5, Pentre Nicklaus Village



Architect: Powell Dobson Architects
Contractor & Owner/Developer: Machynys Homes Construction
Local Authority: Carmarthenshire County Council
LABC Region: Wales

You don't usually associate golf with regeneration, but the Jack Nicklaus golf course has provided just that in an area where industry has gradually withered away.

Machynys Homes Construction has now completed phases 4a and 5 of the residential development on former wasteland alongside the course. Overlooking Camarthen Bay, these high-quality New England style homes with Cape Cod cladding and sundeck balconies add to the area's growing reputation as the Golden Peninsula of Wales.

FINALIST - Copper Horse Court, Hatch Lane, Windsor



Architect: Bowen Evans
Contractor & Owner/Developer: Zone Developments RG40 Ltd.
Local Authority: Royal Borough of Windsor & Maidenhead Council
LABC Region: Central

This development is in a conservation area and consists of 13 houses with five primary designs. Clever use has been made of space to provide each property with a flexible layout and large private garden. The façade of each property has been traditionally constructed with reclaimed bricks to blend into the surroundings, while the interiors have all been finished to a high standard.

The excellent EPC ratings of B 82 are a testament to the high levels of workmanship and energy efficiency measures employed.

FINALIST - Fellowes Plain, Norwich



Architect: Feilden & Mawson
Contractor: RG Carter
Owner/Developer: Charles Church
Local Authority: CNC Building Control
LABC Region: East Anglia

This development incorporates the distinctive “pepperpot” gables of the original Norfolk and Norwich hospital, which had dominated the street scene along Newmarket Road for hundreds of years, and planners and English Heritage were anxious that they should be maintained.

The task of transforming the institutional site into 271 flats and 300 covered parking spaces therefore posed an enormous challenge to architect Fielden & Mawson. However, the integration of old with new has been seamless, resulting in a dramatic new lease of life for a Norwich icon.

FINALIST - Bridges Wharf, Wandsworth



Architect, Contractor & Owner/Developer: Weston Homes
Local Authority: Wandsworth Borough Council
LABC Region: London

Bridges Wharf was an old industrial site on the Thames that had been derelict for decades apart from an unattractive heliport. Weston Homes has transformed the site into a vibrant community, with homes, commercial units, a hotel and a five-star restaurant.

Its sustainability credentials are impeccable, with a state-of-the-art combined heat and power system being used to power the development. Weston is more used to working in rural locations, but even in London it has managed to incorporate a wetland, lake and riverside walkways into this development, creating an oasis in the city.

FINALIST - Burbo Point Blundellsands



Architect: RAL Architects
Contractor: Felton Construction
Owner/Developer: Ultimate Property Group
Local Authority: Sefton Metropolitan Borough Council
LABC Region: North West

The team on the £5m Burbo Point project in Merseyside had to do battle with the problems that arise from a very compact site, as well as an extremely exposed location that was subjected to frequent storms off the Irish Sea.

They managed to overcome such obstacles, however, to produce a magnificent contemporary Art Deco scheme, carried out to an extremely high specification, with the jewel in the crown a £1.7m penthouse boasting panoramic views all the way from Blackpool to Snowdonia.

FINALIST - Kentgate Place, Kendal, Cumbria



Architect: Archial Architects
Contractor: Thomas Armstrong (Construction) Ltd
Owner/Developer: Russell Armer Ltd.
Local Authority: South Lakeland District Council
LABC Region: Northern

This is a fine example of a dual contractor development, with Armstrong providing the sub and superstructure and Russell Armer, the main contractor completing the process.

The contract ran very smoothly, and the resulting 44-apartment mixed-use development has already attracted many favourable comments from Kendal residents. The use of local stone and natural slate has created another landmark building for this scenic Lake District town.

FINALIST - Skyline Plaza, Basingstoke



Architect: Broadway Malyan
Contractor: Berkeley Homes
Local Authority: Basingstoke and Deane Borough Council
LABC Region: South East

At Skyline Plaza, Berkeley Homes has taken a rundown seventies office block in the centre of Basingstoke and completely overhauled it to create 375 affordable and private apartments.

Each of the three blocks was extended in height by two storeys; the drab cladding was replaced by grey and white render and new windows; and inside, American-style open-plan layouts were introduced, making Skyline Plaza a model of metropolitan living. This transformed building will be a highlight of the Basingstoke skyline for years to come.

FINALIST - Trinity Watch, St Ives, Cornwall



Architect: Tyack Architects
Contractor: The Bespoke Design Company
Owner/Developer: Rose Mullion Homes
Local Authority: Cornwall Council
LABC Region: South West

This 15-home development is a mix of affordable and private homes, but equal care and attention to detail has been taken with all aspects of the scheme.

Turned granite columns and oak beams are used for porches, all buildings rise from a stone plinth with a slate coping, the roofs are of local reclaimed slate, and the cavity masonry walls are faced with coloured render, slates or Cornish Callywith stone.

Moreover, the affordable element provides vital housing in an area where second homes have inflated house prices.

FINALIST - Coulthwaite Way, Rugeley, Staffordshire for South Staffs Housing Association



Architect: SP Faizey
Contractor: Jessup Builders
Local Authority: Cannock Chase District Council
LABC Region: West Midlands

These apartments have been constructed to level four of the Code for Sustainable Homes, and include ground source heat pumps, bike sheds and bird boxes.

They look good, too: a specialist Sika roof membrane gives the homes a dramatic exterior. Several unusual problems were overcome in the construction phase, including the discovery of a large iron gas pipe running through the main foundations. After extensive research, it was discovered that it was no longer in use, and work, which was carried out to an exceptional standard, could continue.

FINALIST - Regency Heights, Bristol



Architect: HLN Architects
Owner/Developer: Cabot Homes
Local Authority: Bristol City Council
LABC Region: West of England

Regency Heights is a complicated development of 24 architect-designed homes nestled within the classic stuccoed Georgian and Victorian terraces in Bristol's Bohemian quarter that have been built to maximise spectacular views of some of Bristol's most iconic landmarks.

The structural design posed considerable challenges, owing to the tiered nature of the site and underlying soil and rock conditions. An extremely lightweight structural solution has helped create a stunning finished product, which, even in the current housing climate, has proved very popular with buyers.

FINALIST - The Beeches, Newfield Drive, Menston, West Yorkshire



Architect: Brewster Bye Architects
Contractor: Bramall Construction
Owner/Developer: Abbeyfield (Ilkley Society)
Local Authority: Bradford Metropolitan District Council
LABC Region: Yorkshire

This development by Bramall Construction provides 20 extra-care flats in two three-storey blocks joined by a glazed link, and a two-storey block of four older people's flats.

A sensitive suburban site meant that the process of obtaining planning permission was lengthy, but the result was a design that is respectful of its setting and full of local character.

Features include gable roofs, mullioned bay windows and the use of local stone and slate. The development has achieved a BREEAM 'very good' rating.

Best Social/Affordable Housing Development

WINNER - Ker Street, Phase 1 Development, Devonport



Architect: LHC Architects
Contractor: Midas Homes
Groundworks: Fred Champion Groundworks
Local Authority: Plymouth City Council
LABC Region: South East

It is inevitable that problems will arise on brownfield sites, so when a project involves nothing less than the complete transformation of the civic heart of a town, as this one does, a close relationship between Building Control, the various contractors and the myriad other interests is vital.

Phase 1 of the Ker Street scheme has replaced drab blocks of flats with 48 different sized houses, all reflecting the grandeur of the Georgian setting, as well as providing a new street layout and remodelled public space. The result is an exciting new identity for the town, and is a testament to the teamwork of all involved.

FINALIST - Griffin Place, Aylesbury



Architect: Baily Garner LLP
Contractor: John Laing
Owner/Developer: Bromford Group
Local Authority: Aylesbury Vale District Council
LABC Region: Central

At Griffin Place, Aylesbury Vale District Council has replaced the pre-existing bland, institutional supported housing with 93 units for the homeless in a safe, vibrant and sustainable community.

The accommodation is arranged around well-landscaped courtyards and is well-supervised from a central reception. High-performance and renewable materials have been used to great effect to create a contemporary aesthetic and achieve an EcoHomes rating of 'very good.'

FINALIST - 10 Dwellings, Sedgford, Norfolk



Architect: Parsons Whittley

Contractor: E.N. Sutter

Owner/Developer: Hastoe Housing Association

Local Authority: Borough Council of King's Lynn & West Norfolk

LABC Region: East Anglia

Built in an area of outstanding natural beauty, this Hastoe Housing Association development had to preserve the character of the local area, as well as achieving level 3 of the Code for Sustainable Homes.

A bespoke design reflecting the local vernacular met the former challenge, while innovations such as ground source heat pumps and low water usage sanitaryware helped meet the latter.

Design features like the large south-facing windows, creating stunning views over the river valley, also helped to ensure a Building for Life Silver Standard score of 14 out of 20.

FINALIST - The Hillocks, Sutton in Ashfield



Architect: Henry Mein Partnership

Contractor: Peveril Homes

Developer: Derwent Living

Local Authority: Ashfield District Council
LABC Region: East Midlands

This development of 24 houses and eight apartments has transformed a derelict waste ground into a community complete with football pitches and bowls club.

The project team quickly resolved issues with land contamination to create a development of traditionally built homes with features including high-quality fitted kitchens, bathroom suites, and a very high standard of insulation that enabled it to achieve an EcoHomes rating of 'very good.'

FINALIST - Quadrant Court, Wembley



Architect: PRP Architects Ltd.
Contractor: John Sisk & Son Ltd.
Local Authority: London Borough of Brent
LABC Region: London

Quadrant Court is an attractive mixed-use eight-storey building that is one of the cornerstones of an 85-acre development master planned by award-winning architects Lord Rogers and Make. But what really sets it apart is its use of an innovative automated waste collection system – the first of its type to be installed in the UK. The Envac system uses fans to suck waste from a storage chute on site, via subterranean transport pipes, to a central waste collection terminal up to 2km away, where it is collected for disposal or recycling as necessary. It is estimated that Envac could slash refuse lorry miles by as much as 90%.

FINALIST - Petre Wood Crescent, Langho, Clitheroe



Architect: Fish Associates
Contractor: Bardsley Construction Ltd.
Owner/Developer: Plumlife
Local Authority: Ribble Valley Borough Council
LABC Region: North West

The attention to detail on this development of 45 two-bedroom apartments and two/three-bedroom houses, particularly on the external finishes, befits its location in a picturesque village in the heart of the Ribble Valley.

A high specification from the client was followed through by contractor Bardsley Construction in close collaboration with Building Control. The result is an outstanding standard of construction, with well-maintained public areas and occupants who take an obvious pride in their environment.

FINALIST - Beckwith Mews, Silksworth, Sunderland



Architect: Shuttleworth Picknett & Associates

Contractor: Frank Haslam Milan

Owner/Developer: Housing 21

Local Authority: Sunderland City Council

LABC Region: North West

Beckwith Mews' extra care homes come with an on-site restaurant, library, lounge, launderette, hair salon and landscaped gardens. But the scheme's success goes beyond simply providing high standards of living for older people. The 'extra care' taken by the design and construction team has resulted in a timber-frame construction with extremely high levels of insulation, as well as underfloor heating.

This solution is unusual in timber-frame buildings, but its introduction has enabled the development to be heated with water at a lower temperature, slashing carbon emissions and running costs.

FINALIST - Westbourne Hospital Redevelopment



Architect: Miller Bourne

Contractor: Rok Group

Owner/Developer: Downland Housing Association

Local Authority: Brighton & Hove City Council
LABC Region: South East

This new development in Hove performs a much-needed role in the local community: allowing people with learning disabilities to live independently or to take short breaks from their regular carers, to help reduce family stress.

It has also mended a glaring hole in the local fabric left by the disused hospital – re-establishing street frontages with five new buildings elegantly designed to echo Hove's Victorian architecture. Not that there's anything Victorian about its sustainability credentials: three of the five buildings have hit the EcoHomes 'excellent' standard.

FINALIST - Ty Twyn Teg, Caewern, Neath



Architect: Powelldobson Architects
Contractor: Hale Construction
Owner/Developer: Coastal Housing Group
Local Authority: Neath Port Talbot County Borough Council
LABC Region: Wales

Hale Construction worked closely with the local authority building control team to ensure quality was maintained on several innovative features of this development of 52 affordable flats.

The ground type required the use of a reinforced ground beam design, which supports the superstructure; each flat had to be laid out to allow easy transition for less mobile residents; and elevations had to be designed to maximise the potential for solar gain.

The contractor's organised approach to site management made sure that any uncharted territory was tackled with minimum fuss.

FINALIST - Ledbury Cottage Hospital, Herefordshire



Architect: Quattro Design Architects
Contractor: CJ Bayliss
Developer: Two Riers Housing
Local Authority: Herefordshire Council
LABC Region: West of England

This cottage hospital was built in the 1890s in a rich mix of medieval, Tudor and Regency styles, but over the years had been allowed to fall into disrepair. Its renewal as six flats and seven separate office spaces has managed the tricky balancing act of restoring the original features and fittings while creating a modern living space that meets today's Building Regulations.

The meticulous way in which this was carried out is best summed up by the fact that each of the original roof tiles had to be removed and subsequently replaced by hand so that new layers of insulation and vapour barriers could be laid.

FINALIST - 58 Dwellings at Newhill Road, Barnsley



Architect: Bramhall Bleckham Architects
Contractor: Bramall Construction
Owner/Developer: Yorkshire Housing
Engineer: BGP Engineers
Local Authority: Barnsley Metropolitan Borough Council
LABC Region: Yorkshire

This scheme can claim to be among the most sustainable in Yorkshire – being one of only a handful to achieve the 'excellent' EcoHomes rating.

Enhanced insulation, solar panels, bicycle storage, built-in recycling facilities and exceptionally high levels of air-tightness all help to make Newhill Road a template for the county's future.

A close relationship between contractor Bramall Construction and Building Control was vital to resolve problems with new approaches – a free car washing scheme meant that Bramall maintained an equally close relationship with local residents too.

Best Community Building

WINNER - The Neville Childhood Epilepsy Centre, Surrey



Architect: Lee Evans Partnership

Contractor: Buxton Building Contractors

Owner/Developer: National Centre for Young People with Epilepsy

Local Authority: Tandridge District Council

LABC Region: South East

The NCYPE provides residential and day education and care for 200 students, and until recently did so from an uninspiring campus of flat-roofed sixties buildings. The brief of this project, carried out by the Buxton Group, was to expand the facility's floor area by 100% and provide a base for world-leading research into epilepsy.

The sixties buildings have been extensively refurbished and clad in an off-white insulating render, slate pitched roofs have been added and the new interiors are light and vibrant. An inspiring transformation.

FINALIST - Lea House, Berkshire



Architect: Inspiration Chartered Architects

Contractor: Crampton Leighfield

Owner/Developer: Sovereign Housing Group

Local Authority: West Berkshire Council

LABC Region: Central

This replacement of the old Lea House with a scheme of five apartments and a post office/general store shows just what a bit of community spirit can do. Villagers raised £50,000 to equip the store, which was mainly funded through the sale of one of the Sovereign Housing Association apartments.

The result is that Southend in Reading can now boast the only community store in Berkshire.

FINALIST - Open Youth Trust, Norwich



Architect: Hudson Architects
Contractor: John Youngs
Owner/Developer: Open Youth Trust
Local Authority: CNC Building Control
LABC Region: East Anglia

This is a creative and highly unconventional refurbishment. A former bank in the city centre has been transformed into a state-of-the-art venue for young people, complete with dance studio, recording studio, cafe and the UK's first under-18s nightclub.

The fact that Hudson Architects' innovative design provides all this in a tight urban space while maintaining a grade II-listed interior is truly impressive.

FINALIST - Harrison House, Peaks Lane, Grimsby



Architect: Aedas Architects
Contractor: Interserve
Owner: North East Lincs Care Trust
Local Authority: Lincs Building Consultancy
LABC Region: East Midlands

Mental health facilities are notorious for their inadequate design, but Harrison House provides a valuable template for the future. Sensitive specification of materials, soft landscaping, natural ventilation and a Y-shaped layout that improves circulation and allows daylight to flood into all rooms contribute to a building that has a residential and homely feel while providing first-class medical facilities.

FINALIST - Northolt Leisure Centre



Architect: S&P Architects
Contractor: Willmott Dixon
Local Authority: Ealing Council
LABC Region: London

This leisure centre provides facilities for all members of the community, from library users and coffee drinkers to hopeful Olympic swimmers. Within the attractive brick and glass façade, innovative approaches to insulation, fire escape and control, and heat recycling combine to create an exceptionally efficient building, and a first-class community facility.

FINALIST - Floral Pavilion, New Brighton



Architect: Ken Martin Architects
Contractor: Kier North West
Owner/Developer: Wirral Council
Local Authority: Wirral Council
LABC Region: North West

This project involved the redevelopment of a seaside variety hall into a modern theatre and conference centre, which will hopefully provide a focal point for the regeneration of the wider area.

While the stage and auditorium plan form were retained, an impressive facility has emerged around them, complete with iconic curving roof. A crowd-pleasing performance from all involved.

FINALIST - Newcastle City Library



Architect: Ryder Architecture
Contractor: Tolent
Owner/Developer: Kajima Partnerships
Local Authority: Newcastle City Council
LABC Region: Northern

The likes of Will Alsop at Peckham and Rab Bennetts at Brighton have raised the stakes when it comes to library design in the UK, but Ryder Architecture's £24m development in Newcastle more than holds its own in this company.

Spectacular glass and polished masonry elevations reinforce the building's civic stature. Effective management of the project ensured that this landmark architecture wasn't a day late either.

FINALIST - Horton & Chalbury Village Hall, East Dorset



Architect: Western Design
Owner/Developer: Horton and Chalbury Village Hall Committee
Local Authority: East Dorset District Council
LABC Region: South West

The challenges confronting this project were considerable. Not only was the proposed site in an environmentally sensitive location, but when planning permission was finally granted – thanks to an ingenious barn-like design – the estimates for the work proved prohibitive.

Yet through negotiation, subtle design changes and the villagers contributing their labour, such obstacles were overcome and a fine addition to the Dorset countryside completed.

FINALIST - Tree Tops Adventure, Llanrwst Road, Betws y Coed



Architect: Matischok & Ross Architectural
Contractor: Williams Homes (Bala) Ltd.
Owner/Developer: Tree Top Adventure
Local Authority: Conwy County Borough Council
LABC Region: Wales

This visitor centre is a sensitive addition to its woodland environment. Constructed from locally sourced timber, it also uses water from a deep borehole on site, filters all waste and toilet water through a bio disc treatment plant, and gets its heat and hot water from an air source heat pump. The centre was finished to a high quality, ready for use by visitors from the local community and beyond.

FINALIST - Maternity and Oncology Centre, City General Hospital UHNS Trust, North Staffordshire



Architect: HKS Architects
Contractor: Laing O'Rourke
Owner/Developer: University Hospital of North Staffordshire NHS Trust
Local Authority: North Staffordshire Building Control Partnership
LABC Region: West Midlands

Maternity and oncology are two very different specialities, but thanks to collaborative working throughout the supply chain and fortnightly meetings with clinicians, everybody knew exactly how this building would work.

The project was finished on time and budget, largely thanks to the widespread use of off-site manufacture. The result is a unit that both patients and staff are delighted with.

FINALIST - Emersons Green, NHS Treatment Centre, South Gloucestershire



Architect: TP Bennett Architects
Contractor: Yorkon
Developer: UK Specialist Hospitals
Local Authority: South Gloucestershire Council
LABC Region: West of England

This three-storey, 4,842 sq m centre is believed to be the largest hospital to be built using off-site manufacture. Its scale, coupled with the complexity of the specialist M&E services required, made it a challenging project from the start.

But thanks to clear communication with the client, fast decision-making, and skilled management of the modular elements, it was being used to treat patients just 12 months after it started on site.

FINALIST - The Ridge Medical Practice, Great Horton, Bradford



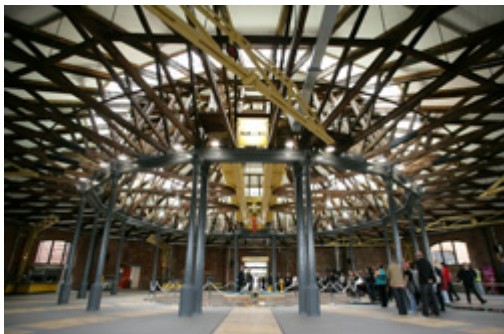
Architect: HDP Architects
Contractor: ISG Regions
Engineer: Robinson Consulting
Local Authority: Bradford Metropolitan District Council
LABC Region: Yorkshire

This new medical facility is a stunning building. Its double-height glazed entrance leads to consultation and conference rooms, all fitted out with high-grade materials and finishes. The centre is crowned with a roof deck featuring an eco-friendly rubble garden, solar panels and staff seating.

The high standards of craftsmanship would be impressive anywhere, but on an old dumping ground in a neglected part of Bradford, the transformation is remarkable.

Best Education Building

WINNER - Roundhouse, Derby



Architect: Maber Architects
Contractor: B and K Construction
Owner/Developer: Derby College
Project Manager: Armsons
Local Authority: Derby City Council
LABC Region: East Midlands

This £33m scheme comprised the restoration of existing railway buildings, including a grade II-listed building, and the construction of two new buildings to create a vocational college campus for 2,500 students. The railway buildings were sympathetically restored to a very high standard using original materials where possible.

Derby City Council Building Consultancy was particularly impressed with the two new ultra-modern buildings, which contrast with the Victorian architecture and use cutting-edge materials such as polychrome glass that changes colour in response to light.

FINALIST - Berkshire College of Agriculture, Horticulture & Science Teaching Building



Architect: Archial Architects
Contractor: Warings Contractors Ltd.
Owner/Developer: Small Solutions
Local Authority: Royal Borough of Windsor & Maidenhead Council
LABC Region: Central

This regional college for land-based education and training is set within landscaped parkland and built around a grade I-listed mansion house. If that wasn't challenge enough for the designer, Archial Architects, the building also had to be an exemplar in terms of sustainability.

The completed building succeeds on both counts – its cedar panelling blends seamlessly into the surroundings, while sustainable features range from recycled shredded paper insulation to the use of biomass fuel from the college grounds.

FINALIST - Upton Primary School



Architect: Pellings
Contractor: Neilcott Construction Ltd.
Local Authority: London Borough of Bexley
LABC Region: London

Upton isn't just an extremely sustainable, well-designed, modern school built using a transparent and collaborative approach. It's also an educational aid. Construction was carried out within the grounds of the existing school, which remained occupied while the work was carried out.

The team took the opportunity to use the building work as a learning opportunity for the students, publishing regular newsletters, and organising site tours and talks on the dangers of construction.

FINALIST - Burnley College and UCLan Centre



Architect: DLA Architecture Ltd.
Contractor: Shepherd Construction
Owner/Developer: Burnley College and UCLan Centre
Local Authority: Burnley Borough Council
LABC Region: North West

This new 25,000 sq m college has provided a dynamic learning environment for more than 1,000 students, and an impressive landmark for the city of Burnley. Several interconnecting teaching blocks, linked by a central atrium, step down across the site towards the River Calder.

A bridge links to a new sports facility on the opposite bank of the river, completing a development that has transformed a key gateway into Burnley.

FINALIST - Monkseaton High School, Whitley Bay



Architect: Devereux Architects (North) Ltd.
Contractor: Shepherds Construction
Owner/Developer: North Tyneside Council
Local Authority: North Tyneside Council
LABC Region: Northern

Few education projects have had such a radical brief as Monkseaton High School. The design had to reflect the innovative teaching methods being trialled at the school and includes a ceiling-free sports hall at its centre, which is used for 'spaced learning', a technique that intersperses 20-minute bursts of exam revision with 10-minute physical breaks.

Ceiling-free classrooms and light partition walls that provide complete flexibility mean that the school's building can continue to adapt to support its innovative teaching techniques.

FINALIST - Augustine House, Canterbury



Architect: ADP Architects
Contractor: Wates
Owner/Developer: Canterbury Christ Church University

Local Authority: Canterbury City Council
LABC Region: South East

This project involved the construction of a new building for Canterbury Christ Church University to accommodate a library, staff offices, a lecture theatre and ancillary student facilities. Architect ADP had to work closely with Building Control to resolve issues regarding the fire safety of the central atrium, ventilation and energy conservation.

Because of this close relationship, and its extension to include contractor Wates, the project ran exceptionally smoothly and the building was ready on time in September 2009.

FINALIST - Dartington Primary School & Nursery



Architect: White Design
Contractor: Interserve
Owner/Developer: Devon County Council
Local Authority: South Hams District Council
LABC Region: South West

Responding to a brief that called for a school without corridors, architect White Design came up with a distinctive design that arranged classrooms around planted courtyards. Not only does this extend the learning environment into a landscape that includes water features and a rich habitat for native wildlife, it's a suitably natural-looking design for a building that is also an exemplar sustainable school.

FINALIST - Newport High School



Architect: HLM Architects
Contractor: Leadbitter
Owner/Developer: Newport City Council
Local Authority: Newport City Council
LABC Region: Wales

The £28m Newport High School is the first secondary school in Wales to achieve a BREEAM "excellent" rating and beats Part L requirements by 24%.

It has done this by employing a host of sustainability features, from a solar hot water system, to rainwater harvesting, heat recovery on all ventilation plant and daylight/presence detection for lighting for controls, thereby ensuring that the only energy-sapping feature of the whole school is its 1,100 pupils.

FINALIST - Crocketts Community Primary School, Smethwick



Architect: Sandwell Metropolitan Borough Council Urban Design
Contractor: Willmott Dixon
Owner/Developer: Sandwell MBC
Local Authority: Sandwell MBC
LABC Region: West Midlands

Discussion was central to this project. Sandwell Building Control officers were deeply involved in pre-application talks that revolved around fire safety and means of escape issues, ensuring that the application went through without delay.

The school and local community were also regularly consulted on the design, while the site staff were noted for their welcoming manner. And the upshot of all this talk? A bright, colourful, highly sustainable school that all involved can take pleasure in.

FINALIST - Herefordshire College of Technology



Architect: Stubbs Rich
Contractor: Willmott Dixon
Developer: Herefordshire College of Technology
Local Authority: Herefordshire Council
LABC Region: West of England

The three new buildings at the Hereford Learning Village redevelopment create a striking new icon for the city. Indeed, the centrepiece – the Learning Resource Centre – was always intended by architect Stubbs Rich to be a landmark for the whole region. A drab sixties campus has been reinvigorated through the use of a varied palette of innovative and non-traditional materials and systems (such as weathering steel and translucent glazing). The result is clearly an inspiring place: applications have shot up since the project was completed.

FINALIST - East Riding College, Bridlington



Architect: Jefferson Sheard
Contractor: Wates
Owner/Developer: East Riding College
Local Authority: East Riding of Yorkshire Council
LABC Region: Yorkshire

The new £17m St Mary's Walk Campus is an eye-catching modern building designed to respond to a priory and two medieval archery butts within the site. The successful integration of new with old is never an easy process, but this project is an excellent example of what can be achieved when all involved work together with a common purpose. In particular, the architects, despite working from distance, were able to collaborate closely with Building Control using an electronic document management system. A true team effort.

Best Commercial Building-Small

WINNER - Willowbrook Hospice, St. Helens



Architect: KKE Architects
Contractor: Winstanley Construction
Local Authority: St. Helens Council
LABC Region: North West

This project consisted of a new annexe providing accommodation for outpatients with a dedicated reception and waiting area, as well as overflow offices and therapy rooms to relieve the cramped condition of the existing hospice. The heart of the scheme is the garden room, which is wrapped in full-height glazing, creating a sense of space and airiness at odds with most people's expectations of this type of facility.

Architect KKE and contractor Winstanley Construction took particular care to ensure the building and walkways were fully wheelchair accessible, in keeping with the sensitive way in which this project was handled.

HIGHLY COMMENDED - Beverley Corn Exchange: Browns of Beverley



Architect: Ingleby & Hobson
Contractor: John Thompson Developments
Local Authority: East Riding of Yorkshire Council
LABC Region: Yorkshire

This landmark Italianate listed building occupies an entire corner block in Beverley's historic market place. Having fallen into disuse in 2002, the building has now been transformed into an upmarket department store, complete with open gallery – which is flooded with light from the restored Victorian clerestorey light – and modern scenic glass lift.

The fact that the building was always very much a one-off meant complex negotiations were needed to resolve the conflicting demands of preserving the listed building and meeting accessibility regulations. The executed design is still a one-off, but manages to vibrantly mix old and new.

FINALIST - Queen Anne's Summerhouse, Bedfordshire



Architect: The Whitworth Co-Partnership
Contractor: Modplan Building & Refurbishment Contractors Ltd.
Owner/Developer: The Landmark Trust
Local Authority: Central Bedfordshire Council
LABC Region: Central

Less a summerhouse, more a miniature castle, this 18th-century folly had fallen into a terrible state of disrepair before being rescued by local builder Modplan and a host of heritage craftsmen, who carried out highly specialist jobs ranging from reconstructing an oak spiral staircase to installing a traditional flat lead roof.

Now a self-catering holiday home, the restored building has some important 21st century elements, too – not least the ground source heat pump that supplies energy-efficient heating to this rediscovered gem.

FINALIST - The Crown at Woodbridge, East Anglia



Architect: Mullins Dowse & Partners/Benthiem
Contractor: AJ Kernahan Developments Ltd.
Local Authority: Suffolk Coastal Council
LABC Region: East Anglia

It's not easy to do anything much to a grade II-listed hotel located on a restricted town centre site in the middle of a conservation area, but after lengthy consultation with Building Control the new owners of the 300-year-old Crown have managed nothing short of a complete transformation.

All of the rooms have been refitted with ensuite facilities, the premises have been completely rewired, a courtyard has been glazed over to create a new bar, an old kitchen has been replaced with a new extension, four restaurants have been added – and it has all been finished off with bespoke interior designs.

FINALIST - Rolls-Royce Leisure Fitness Centre



Architect: Clark, Birch and Perkins Architects
Contractor: Interserve
Local Authority: Derby Building Consultancy
LABC Region: East Midlands

Rolls-Royce is a tough name to live up to, so CBP Architects and contractor Interserve had their work cut out when it was decided that the car company's fitness centre needed updating to account for its growing membership and the changing demands of its users.

Working to a tight 18-week schedule, the programme needed to be carried out extremely efficiently in order to deliver extensions to two fitness areas, refurbished and altered changing facilities, a new dance studio and squash viewing area and a dramatic two-storey entrance. Fortunately, it all ran like a well-oiled motor...

FINALIST - New Retractable Roof for the Centre Court for The All England Lawn Tennis Club



Architect: Populouse
Contractor: Galliford Try Construction
Local Authority: London Borough of Merton
LABC Region: London

The unusually good weather at Wimbledon this year meant the All England Lawn Tennis Club didn't get the chance to show off its most eye-catching new feature, but visitors will have been impressed with other developments at the home of British tennis.

A new gatehouse has been constructed for public entrance to the ground, with a museum in the basement, and a small cinema, art exhibition and library on the first floor. Merton Building Control played an active part in the project, in the knowledge that if anything overran or went awry on this scheme, the world would be watching come June.

FINALIST - Rake House Farm, Rake Lane, North Shields



Contractor: DP Builders Limited
Owner/Developer: Northumberland Estates
Local Authority: North Tyneside Council
LABC Region: Northern

This farmhouse redevelopment exuded quality from start to finish. A prominent site that had become completely dilapidated through lack of occupation, fire and vandalism has been transformed by Northumberland Estates into a group of business units that also restore the traditional farmhouse appearance.

Building Control was full of praise for the way in which DP Builders embraced the traditional design and use of heritage and recycled materials, including the original roofing slate and softwood from sustainable sources. The result is a light, airy, energy-efficient and flexible space that any business would enjoy working from.

FINALIST - Briddlesford Farm Cafe, Isle of Wight



Architect: Lincoln Miles Architecture
Contractor: John Peck Construction
Owner/Developer: E.J. Griffin and Son
Structural Engineer: Tony Ballard

Local Authority: Isle of Wight Council
LABC Region: South East

This project demonstrates what can be done with a small budget but a strong and clear brief. The plan was to turn some redundant farm buildings into a café that would allow visitors to feel as if they were at the heart of a working farm. A large display window helps achieve this, while a palette of materials including cast concrete, English oak and reclaimed brick from site allows the building to fit sensitively into its rural setting.

It's environmentally friendly too, not only with high levels of insulation, but also an air-source heat pump and a signature log-burning stove.

FINALIST - Goodrington Lodge, Torbay



Architect: Christopher Stacey Architecture
Owner/Developer: Goodrington Lodge
Local Authority: Torbay Council
LABC Region: South West

The Edwardian Goodrington Lodge had fallen into disrepair and closed down when a new owner decided it could be converted into 10 holiday apartments to rival anything the English Riviera had to offer. It was an ambitious plan. The roof was leaking, windows were rotting and broken, and the whole building needed to be gutted and many of the structural elements rebuilt.

That Goodrington Lodge can now boast such luxuries as underfloor heating, a glazed atrium and roof terrace – as well as superb heat and sound insulation – shows just what can be achieved with an almost entirely blank canvas and is a testament to all involved.

FINALIST - Victoria Dock, Caernarfon



Architect, Contractor & Owner/Developer: Watkins Jones Construction
Local Authority: Gwynedd Council
LABC Region: Wales

This mixed-use domestic and commercial development had several challenging aspects, not least the fact that the site had been used for heavy industry and as a petroleum holding depot for much of the past century. Its dockyard location also meant that heavily reinforced foundations were required in order to reduce pressure on the dock walls.

Contractor Watkin Jones worked closely with Building Control from the outset of this project, meaning that any issues that arose from the more unusual elements of the development were resolved while worked progressed, ensuring a successful outcome.

FINALIST - Royal National College for the Blind, Hereford



Architect: Willmore Iles Architects
Consultant: Curtins Consulting
Developer: Royal National College for the Blind
Local Authority: Herefordshire Council
LABC Region: West of England

The challenge here was to design a 21st century building that would encompass all the needs of a specialist maintenance department while fitting with the style of the grand Victorian grade II-listed building already on the site.

The design effectively combines old and new, with Victorian weathered bricks mixing it with solar panels. The real key to this project though is that much of the work was done in-house – down to the freeze panels made by RNC students – in collaboration with Building Control, cutting £80,000 from the budget, and thus proving the value of a close working relationship.

Best Commercial Building-Large

WINNER - CitySpace, Chester Road, Sunderland



Architect: FaulknerBrowns Architects
Contractor: Morgan Ashurst
Owner/Developer: University of Sunderland
Local Authority: Sunderland City Council
LABC Region: Northern

The FaulknerBrowns-designed CitySpace has set new standards for university campuses, combining social, sports and event facilities in a single venue, but it is an exemplary building in other ways, too: through sustainable technologies and clever use of its triple-height space to circulate air, energy consumption is kept to a minimum, which has helped it attain a BREEAM rating of 'excellent.'

The coherent design allows all users to move throughout the building, regardless of ability; and the distinctive concrete and glass panel façade also gives a new architectural icon to the city of Sunderland.

FINALIST - Abbey Mill House, Reading



Architect: Sheppard Robson
Contractor: Galliford Try Construction
Owner/Developer: PMB Holdings

Local Authority: Reading Borough Council
LABC Region: Central

The 13-storey Abbey Mill House is already a landmark on the Reading skyline – indeed, it's the tallest building in the town centre. For such a distinctive design, a close working relationship between Building Control, contractor Galliford Try and architect Sheppard Robson was essential, particularly when seeking to overcome access problems and cut the fire rating from 120 to 60 minutes.

Such issues were dealt with as soon as they arose, ensuring successful delivery of an icon that has already been granted a local nickname: 'The Blade.'

FINALIST - Himalaya, Twycross Zoo, Hinckley



Architect: Alan Newton Associates
Contractor: Kier
Owner/Developer: Twycross Zoo
Local Authority: Hinckley & Bosworth Borough Council
LABC Region: East Midlands

The collapse of Lehmann Brothers in 2008 caused this visitor and function centre at the East Midlands' largest zoo to lose a substantial amount of investment – and left the project team with a mountain of their own to climb. A second planning application had to be submitted, but with the help of Hinckley and Bosworth Building Control, a revised design emerged.

As a result of the ongoing dialogue, some impressive new features were added, notably the sedum roof that appears to 'grow up' out of the landscape and the restaurant's 50m heated display window – the largest of its kind in Europe.

FINALIST - Apex Hotel, London Wall



Architect: Ian Springfield Architects
Contractor: Tolent Construction
Owner/Developer: Apex Hotels
Local Authority: City of London
LABC Region: London

The conversion of a sixties office block into an 89-bedroom five-star hotel is no mean feat, but this is exactly what Ian Springford Architects and Tolent Construction managed on this tight city centre site.

The introduction of such features as floating floors to address the poor acoustic performance of the hollow pot floors, Portland stone panels and openable windows in place of the failing single-glazed steel cladding, and a sophisticated building management system hide all traces of the building's former use.

Perhaps the most impressive aspect of this project though is that in deciding to convert rather than demolish the existing building, some 1,446 tonnes of embodied carbon were saved.

FINALIST - HQ, Nicholas Street, Chester



Architect: AFL Architects
Contractor: Pochin Construction Limited
Owner/Developer: Liberty Properties
Local Authority: Cheshire West & Chester Council
LABC Region: North West

This landmark contemporary building on a key site bounded by the city's main arterial road, the racecourse, the city walls and the castle provides an excellent example of the value of a close working relationship between the contractor and Building Control.

Just as Pochin was near to handover, Building Control noticed an oversight: the central core blocks had no fire dampers from the store rooms into the corridors. Rather than descend into argument, the contractor responded without hesitation to rectify the problem, ensuring that this magnificent building was completed without delay.

FINALIST - Re-development of Existing Supermarket for Waitrose, Banstead, Surrey



Architect: Bamber & Reddan
Contractor: RG Carter Projects Ltd.
Owner/Developer: Waitrose Ltd.
Structural Engineer: Hurst Pierce & Malcolm
Local Authority: Reigate & Banstead Borough Council
LABC Region: South East

This project was born of necessity rather than design after the old store was destroyed by fire. As a result of good communication and early dialogue between architect, contractors and Building Control while planning permission was being sought, the new two-storey store was open just 11 months later.

Furthermore, by adopting current best practice, the new building has lower operating costs and a more healthy and comfortable environment for customers and staff.

FINALIST - Scarlet Hotel, Mawgan Porth



Architect: Harrison Sutton
Contractor: Bauwerk
Owner/Developer: Rebecca Whittington
Local Authority: Cornwall Council
LABC Region: South West

The £9m Scarlet on the Cornish coast has already become a byword for eco-tourism. From rehoming reptiles during construction to the solar thermal panels that supply hot water and the low-energy LED lights, the sustainability agenda has been fully embraced.

This coupled with the rather complicated plan form and level changes – with the seaward elevations appearing as if tucked into the cliff – made compliance with regulations particularly challenging, and a successful partnership with Building Control essential. The sustainable yet sumptuous result is proof that ‘barefoot luxury’ really can exist.

FINALIST - St. David's 2 Development with John Lewis Store, Cardiff



Architect: Chapman Taylor/Ericsson Architects
Contractor: Bovis Lend Lease/Wates Retail
Owner/Developer: Land Securities
Local Authority: Cardiff City Council
LABC Region: Wales

It might be quicker to list what St David's 2 doesn't have. This £675m development in the heart of Cardiff includes 967,000 sq ft of retail space (that's more than 30 football pitches), is anchored by Wales' first John Lewis store, has a six-storey library (with a BREEAM 'excellent' rating), 2,500 car parking spaces and 304 luxury apartments – plus 27 affordable homes.

Such a vast and wide-ranging scheme cannot even be entertained unless Building Control is viewed as an equal partner in the design process, and here the project team excelled, exchanging information quickly and clearly throughout the 10-year duration of the development.

FINALIST - Building One, Snow Hill, Birmingham



Architect: Fairhursts Design Group
Contractor: Kier Build
Owner/Developer: Ballymore Properties Limited
Local Authority: Birmingham City Council
LABC Region: West Midlands

The 11-storey Snow Hill is a landmark development in Birmingham city centre that offers some of the most technologically advanced office space in the country. The need for built-in flexibility to allow for changes in technology, as well as sustainability features such as slanting brises-soleil to reduce solar gain, have resulted in a complex design that required the early involvement of Building Control.

The result, with its vast central atrium and discrete climate control systems, is an exemplary working environment.

FINALIST - South Gloucestershire Council Offices, Yate



Architect: DKA
Concept Architect: Stride Treglown
Contractor: Kier Western
Owner/Developer: South Gloucestershire Council
Local Authority: South Gloucestershire Council
LABC Region: West of England

South Gloucestershire's council offices have been designed as a landmark 'gateway' building between town and country and also as a state-of-the-art, sustainable, future-proof facility to improve cost efficiency and reduce the authority's carbon footprint.

Features include a biomass boiler as the primary heating supply, a multi-mode ventilation system and a whole car park that collects rainwater and effectively acts as a water tank. Despite the cutting-edge design, the project came in on time and to budget – and what's more, the efficient design is set to save taxpayers an estimated £1.3m a year.

FINALIST - Broadgate, The Headrow, Leeds



Architect: Fairhursts
Contractor: Wates
Owner/Developer: Highcross
Local Authority: Leeds City Council
LABC Region: Yorkshire

As this has been one of the best loved buildings in Leeds since its construction in 1932, it was vital that its redevelopment – as the rebranded 'Broadgate' – maintained its history and character. Therefore the building envelope was maintained. What has taken place within it, meanwhile, is truly breathtaking.

The largest single office floorplate in Leeds wraps around a four-storey atrium, flooding the workspace with natural light – and belying the heavy masonry facades of the original building. A decaying department store has thereby been transformed into 15,500 sq m of grade A office space.

Best Sustainable

WINNER - Watermark Place, 1 Angel Lane, EC4



Architect: Fletcher Priest Architects
Contractor: Sir Robert McAlpine
Owner/Developer: CORE
Building Services: Waterman Building Services
Local Authority: City of London
LABC Region: London

Watermark Place, or 1 Angel Lane, has indeed set a high watermark for high-spec City of London office developments. Its highly innovative features include triple-skinned facades, motorized sun-tracking louvres and massive structural oak beams that support the aluminium cassette brises-soleil shading system to minimise solar gain.

The average recycling rate was 83% – including the reuse of the foundations of the site's previous building. With a BREEAM "excellent" rating, Watermark Place has justly been applauded as an exemplar of sustainable urban design.

FINALIST - Bletchley Leisure Centre, Milton Keynes



Architect: Holder Mathias Architects
Contractor: SDC Builders Ltd.
Owner/Developer: Milton Keynes Council
Local Authority: Milton Keynes Council
LABC Region: Central

Facilities such as swimming pools, saunas and steam rooms are notoriously energy-intensive, so it is all the more impressive that this leisure centre achieved not only a BREEAM “excellent” rating but also a special BREEAM award for the highest score in its category for developments completed in 2009.

The list of sustainable features is truly comprehensive and speaks volumes for the commitment of everyone involved in the project to lessen its environmental impact.

FINALIST - West Suffolk House, Bury St Edmunds



Architect and Structural/Building Services Engineer: Pick Everard

Contractor: Wates

Owner/Developer: Suffolk County and St Edmundsbury Borough Councils

Local Authority: St. Edmundsbury Borough Council

LABC Region: South East

This project shows how closely linked economic and energy efficiency can be. The initial impetus for combining the services of two councils on one site may have been financial viability, but it soon became clear that the carbon footprints of both councils would be dramatically reduced by sharing energy bills and cutting the travel needed between two buildings.

It also helps that the resulting building, designed by Pick Everard, has impeccable green credentials – including an A-rated energy performance certificate.

FINALIST - The Green Man House, Nuneaton



Contractor: PCP & JG Harris

Structural & Thermal Calculations: Wood Newton

Local Authority: Hinckley & Bosworth
LABC Region: East Midlands

The owners of the Green Man House wanted to fulfil a long-held ambition to build their own home – and slash their carbon footprint in the process. The house they built is based on Passivhaus principles, achieving U-values of 0.08-0.09 for the roof, walls and floor, and below 0.08 for the windows.

Despite the amateur nature of the job, the building was constructed to a very high standard and requires minimal heating. It's an inspirational project, and has even prompted an eco group to set up in the village to see if the same principles can cut the carbon footprint of the whole parish.

FINALIST - Cowley Language College BSF



Architect: Robinson Group
Contractor: Willmott Dixon
Owner/Developer: St. Helens Council
Local Authority: St. Helens Council
LABC Region: North West

Cowley was the first school in the country to achieve 60% carbon reduction over 2004 Building Regulation standards. A biomass boiler provides heating, and solar panels 70% of hot water.

Classrooms are naturally ventilated, with automatic opening windows and vents through to an atrium, where the stack effect increases air flow. Windows are large and room depths restricted to ensure that classrooms are naturally lit. The list goes on – and is long enough to fill a textbook on how schools of the future should be constructed.

FINALIST - Durham Johnston School



Architect: Ryder Architecture
Contractor: GB Building Solutions
Owner/Developer: Durham County Council
LABC Region: Northern

Sustainability underpinned the whole philosophy of this project from work on site to daily school life post-completion. Materials were sourced locally and a site waste management plan was implemented from the outset. Site water and electricity usage were monitored to identify excessive expenditure, and excavations were managed to ensure that no material was taken off site unless unavoidable.

Pupils won't be able to ignore the sustainability message either: colour-coded bins are provided throughout the building to segregate waste for recycling.

FINALIST - Arun Crescent, West Sussex



Architect: Harington Design Architects
Contractor: Austin Builders
Local Authority: Horsham District Council
LABC Region: South East

This development of six homes by housing association Saxon Weald will be vital in assessing how the Code for Sustainable Homes works in practice. Getting to grips with the code proved quite a challenge. Design work commenced just after it was implemented so it is a credit to all involved that the development achieved level 5.

The key aspect now is monitoring the occupants' energy use, which is being done over a two-year period using a number of wireless sensors. In this way, Saxon Weald's work will be central to finding out how effective the code can be.

FINALIST - St Austell Town Centre Re-development



Architect: Chetwoods Architects
Contractor: Sir Robert McAlpine
Owner/Developer: David McLean Development
Local Authority: Cornwall Council
LABC Region: South West

The White River Place retail centre adopts the term “sustainability” in its broadest possible sense. Not only has it achieved a BREEAM “excellent” rating – using locally sourced materials, minimising waste and adopting extensive rainwater harvesting, among other features – but it also addressed the social aspects of sustainability.

In an economically deprived area, providing local people with jobs was high on the agenda and the team worked closely with Cornwall College on a training and education programme.

FINALIST - West Coast Energy, Mold, Flintshire



Architect: Aire Design
Contractor: Read Construction Holdings
Owner/Developer: West Coast Energy
Local Authority: Flintshire County Council
LABC Region: Wales

This single-storey office development is a charming barn-like design that fits beautifully with its surroundings, and has a BREEAM “excellent” rating to boot. The architect used thoughtful passive design to minimise the need for renewables – the U-values of the walls, floor and roof far exceed Building Regulations requirements.

Meticulous early attention to detail has resulted in a prestigious, very sustainable office development, built by a local developer with a reputation for delivering consistently high-quality work.

FINALIST - Punch Tavern Offices, Burton upon Trent



Architect: Associated Architects
Contractor: Ashford Construction Ltd.
Owner/Developer: Punch Taverns
Local Authority: East Staffordshire Borough Council
LABC Region: West Midlands

Burton upon Trent has a just claim to be the brewing capital of the world, but Punch Tavern's new offices will also put it on the sustainability map.

Among the features that led to this elegant building being awarded a BREEAM “very good” rating are softwood timber cladding from renewable sources, solar thermal panels, a large central atrium with roof lights to maximise natural light and external timber screens to reduce solar gain. Punch has even furnished the building with fully recyclable office furniture.

FINALIST - Trinity School, Acton Turville



Architect: South Gloucestershire Council
Contractor: Carillion

Local Authority: South Gloucestershire Council
LABC Region: West of England

This 150-place primary school in the rolling countryside of the South Cotswolds achieved a BREEAM “very good” rating and was a model of a well-run, efficient site. An average 91% recycling rate was achieved, and the off-site construction approach reduced both vehicle movements and material waste by about 90%.

Careful planning ensured that hedging works were carried out before the bird-nesting season, and it came as little surprise when the project was completed in time for the start of the autumn term.

FINALIST - Stanbrook Abbey, Creif Farm, Wass, North Yorkshire



Architect: Feilden Clegg Bradley Studios
Contractor: William Birch and Sons Ltd.
Local Authority: North Yorkshire Building Control Partnership
LABC Region: Yorkshire

The design for this 21st-century monastery aimed to foster contemplation through its simplicity, beauty, sense of space and tranquillity, and by taking full advantage of natural light and views. In keeping with this philosophy, building materials were sourced locally where possible, and preference was given to materials that were renewable, recycled or have low embodied energy.

A wood-chip burner, solar panels, a passive reed-bed system and rainwater harvesting were all included, creating a thoroughly modern, but natural place of worship.

Best Technical

WINNER - Dandridge's Mill, East Hanney, Oxon



Architect: LAPD Architects
Contractor: R2 Building Services
Owner/Developer: Hallidays Developments Ltd.
Local Authority: Vale of White Horse District Council
LABC Region: Central

For this conversion of a grade II-listed silk mill, Hallidays Developments has created a complete energy system with several innovative technologies complementing one another.

A Hydro Screw converts the weight of water in the neighbouring river into rotational energy. This – backed up by solar PV – is then used to run a state-of-the-art heat pump that harnesses heat energy from the bed of the river.

An advanced insulation system makes sure that this energy is not dissipated without effect, and operates 25% more effectively than Building Regulation requirements – unheard of in a period property.

FINALIST - Corfield Court, St. John's College, Cambridge



Architect: van Heyningen and Haward Architects
Contractor: Morgan Ashurst
Owner/Developer: St. John's College
Quantity Surveyor: Davis Langdon
Local Authority: Cambridge City Council
LABC Region: East Anglia

To refurbish a labyrinthine block of grade II-listed 16th-19th century buildings into a coherent new college court required a number of structural innovations. These ranged from new timber splint details to support beams from a 16th-century timber structure to a new steel-framed stair tower that was cantilevered off the back of one of the existing buildings to match one of the college's cantilevered stone staircases.

Throughout the project traditional East Anglian construction details were used in inventive ways to overcome the quirks of the existing buildings.

FINALIST - 104 Nicker Hill, Keyworth



Architect: Henry Mein Partnership
Contractor: IH Moore and Company Ltd
Local Authority: Rushcliffe Borough Council
LABC Region: East Midlands

A key requirement for the design of this house was the inclusion of large windows to make the most of the attractive garden. This meant the building fabric had to compensate for energy loss through the windows.

The solution chosen was the Supawall System, a closed timber frame panel comprising of studs sheathed on both sides with oriented strand board and factory-injected with polyurethane foam insulation. The system provided 190mm of polyurethane insulation – three times more than the required levels. U-values were measured at 0.11W/m²K. The system proved extremely resistant to thermal bridging and air permeability was extremely low.

FINALIST - New Retractable Roof for the Centre Court for The All England Lawn Tennis Club



Architect: Populouse
Contractor: Galliford Try Construction
Owner/Developer: The All England Tennis Club

Local Authority: London Borough of Merton
LABC Region: London

The new roof at Wimbledon is a space frame supported on four super-steel columns, which were constructed through the existing accommodation on a piled foundation. The concertina roof consists of 10 trusses with a semi-translucent covering that folds between the trusses when the roof is open. Each of the trusses moves on bogies driven with electric motors – so this large roof takes just 10 minutes to close.

Finally, the design allows for natural light to enter the court so that the grass still grows to the high standard for which Wimbledon is renowned.

FINALIST - Atlas Mill No. 8, Bolton



Architect: Russell Woods
Contractor: Good and Tillotson
Local Authority: Bolton Metropolitan Borough Council
LABC Region: North West

This conversion of a five-storey mill into 69 apartments involved the introduction of an atrium running full height through the centre of the main block to create a large light well with open balconies and a glazed roof. This immediately created a challenge for the design team as a covered atrium that provides access to residential units gives rise to a number of fire safety issues.

After a number of meetings between the architects, Building Control, the local fire officer and a fire engineering specialist, a fire strategy was devised that included the provision of sprinklers within the apartments and smoke ventilation to the atrium and escape routes.

FINALIST - New Victoria Wing & Great North Children's Hospital Buildings, Newcastle Royal Victoria Infirmary



Architect: Anshen Allen
Contractor: Laing O'Rourke Construction North
Design Consultant: Tenos Fire Safety Engineering
Owner/Developer: Newcastle upon Tyne Hospitals NHS Trust
Local Authority: Newcastle City Council
LABC Region: Northern

This ambitious £170m modernisation programme includes a 21m atrium at its heart, linking various wings of the hospital together. It quickly became apparent that it is virtually impossible to comply with British Standards' recommendations for smoke control in such a space.

However, the team came up with an innovative response, devising a natural depressurisation smoke control system that uses the high-level vents to limit the spread of smoke from the atrium to the adjacent clinical facilities.

FINALIST - The Birdcage Bandstand, Brighton



Architect: ABIR Architects
Contractor: Cheesmur
Local Authority: Brighton & Hove City Council
LABC Region: South East

Constructed in 1884, this cast iron bandstand has been painstakingly restored to its former glory after years of neglect. Meticulous craftsmanship ensured that sections beyond repair were replaced with new casting

that exactly matched the original designs. The bridge section, missing for 30 years, was also rebuilt with balustrading to the original designs.

Roof timber mouldings were retained wherever possible and a new copper roof was provided. The final flourish is a contemporary lighting scheme that makes the bandstand a focus of the seafront night and day.

FINALIST - Plymouth High School for Girls



Architect: Atkins Global

Contractor: Devon Contractors

Local Authority: Plymouth City Council

LABC Region: South West

In order to create a mezzanine library in this grade II-listed school building, a highly unusual structural framework was needed. The structure was based on triangular braced trusses formed from circular members, which span the 10m width of the mezzanine.

Physical and historical constraints meant that the frame had to be capable of being brought through an existing window and assembled in the hall. The entire building below the hall had to be propped to take the load while the frame was constructed. Building Control was quick to praise the quality of work on this challenging and imaginative project.

FINALIST - Ffos Las Racecourse, Trimsaran, Llanelli



Architect: Powell Dobson Architects
Contractors: Gee Construction and WRW Construction
Owner/Developer: Walters Group
Local Authority: Carmarthenshire County Council
LABC Region: Wales

The sheer scale of this mammoth 650-acre site – formerly Europe’s largest open-cast mine – presented the developers of Ffos Las with a number of technical challenges. Having to move and import 1.5 million cubic tonnes of earth in order fill that large hole prior to construction was in itself an innovative undertaking.

Also due to the site’s previous use, drains had to be installed at 2m centres around the 60m track and 7m centres laterally. A state-of-the-art irrigation main, coupled with extensive water storage and attenuation lakes, enable “good going” to be maintained even during periods of drought.

FINALIST - International Pier, Birmingham International Airport



Architect: Pascall & Watson
Contractor: Laing O'Rourke Construction North
Owner/Developer: Birmingham International Airport
Local Authority: Solihull Metropolitan Borough Council
LABC Region: West Midlands

The brief for this for £45m pier replacement was to make the building as efficient as possible in terms of capital and lifecycle costs, so standard sections and materials have been used where possible. The pier has a lightweight steel frame supported by pad foundations, which bear onto the underlying Mercia Mudstone.

The structure is clad in a “stick build” system from Schuco, with a “clip on” roof system. The steel frame is set out in a grid that allows for a 20m-wide column-free space throughout the departures and arrivals floors.

FINALIST - Over Court Farmhouse, Almondsbury



Architect: Ascent Architecture
Contractor: John Perkins Construction
Owner/Developer: Hydrock Ltd.
Local Authority: South Gloucestershire Council
LABC Region: West of England

This project demonstrates how the potentially conflicting demands of conservation and energy efficiency can be resolved in a grade II-listed building.

The sensitive restoration included replacing modern concrete floors with breathable Limecrete throughout, installing underfloor heating, re-roofing with breathable felt and existing slate and tiles, and the wholesale replacement of existing historic windows with timber double-glazed units. Thanks to the exact matching of the existing profile section, this was approved by the conservation officer.

Best Partnership

WINNER - West of England Region, David Brain Partnership and Bath & North East Somerset Council



The David Brain Partnership and BANES Building Control are demonstrating the great value of a close working relationship between an architectural practice and local authority, and over the last five years have considerably improved the design phase of projects, and consequently the finished product.

Collaborative working between council and architect means potentially critical issues are addressed very early in the process through open communication and a pragmatic approach to solutions. Thanks to the help of the BANES officers, DBP receive information in a timely fashion and welcome the opportunity to focus their time and attention on other aspects of the project.

FINALIST - Central Region

Buckingham Group Contracting and Milton Keynes Building Control for the Community Stadium Project, Brighton



Stadium MK (owner/developer)
KSS (architect)

The five-year relationship between Buckingham Group and Milton Keynes Building Control is so strong that it has successfully extended to a completely different part of the country. They first worked together on the Stadium MK project, so when the contractor won the Brighton Community Stadium in East Sussex, it knew the specialist skills of the authority would be invaluable.

Even over long distances, they have been able to resolve site issues quickly and easily, no doubt standing the team in good stead for years to come.

FINALIST - East Anglia Region

Pick Everard and St. Edmundsbury Borough Council



The formal relationship between Pick Everard and St Edmundsbury Borough Council has been in place for more than two years, and spanned more than 30 projects.

Well-structured communications, regular surgery meetings and early engagement have led to some significant successes, including the completion of a high-quality temporary school for 400 pupils within three months after an arson attack, drawing praise from the council's education team for the hard work and commitment the partners displayed.

FINALIST - East Midlands Region

Simons Group and Lincoln City Council



This long-established partnership has delivered more than 400 increasingly significant projects over 11 years of considerable industry and regulatory change, with a total value in excess of £800m.

Simons Group and Lincoln City Council are now working together at some of the largest retail-led regeneration projects in the country, including a new flagship store for Marks and Spencer at Cheshire Oaks covering 195,000sq ft and a mixed-use development in Dorchester worth £62m, including new offices for West Dorset District Council.

FINALIST - London Region

Kier London and London Borough of Harrow



When Kier was appointed preferred contractor on Harrow Council's major Building Schools for the Future programme, it was faced with a very challenging programme of 59 projects which had to be completed to strict standards and schedules.

Its relationship with the council's Building Control team has enabled it to meet these targets, and to strive for the highest sustainability standards on a £30m flagship school. Of particular value was a service level agreement, ensuring that inspections are completed on time and if necessary out of hours.

FINALIST - North West Region

George Downing Construction, Ian Simpson Architects and Liverpool City Council



This team has contributed three striking new landmarks to the Manchester skyline and drawn the praise of the Royal Institute of Chartered Surveyors for setting new standards in the fast-developing sector of student accommodation. The £40m scheme includes a 729-bed student village and 5000sqft of retail space.

The three buildings range from 13 to 17 storeys, linked at ground level by two glazed podium spaces and creating a central courtyard for residents.

FINALIST - Northern Region

Gentoo Group and Sunderland City Council



Gentoo and Sunderland City Council have worked on a wide range of residential and mixed-use projects, from traditional new-build housing to dramatic refurbishments of decaying buildings to create luxury apartments. Close links have been forged over the three-year life of the relationship, enabling the team to overcome significant technical challenges concerning fire engineering, acoustics and sustainability.

Highlights include the transformation of a grade II-listed warehouse dating from 1913, and the 11-storey River Quarter development with 53 luxury apartments and a 28-lane bowling alley.

FINALIST - South East Region

Hillreed Homes Ltd. and Sussex Building Control



Private housebuilders are under significant commercial pressure, so it's been a great asset to Hillreed Homes to find a Local Authority Building Control partner who understands the challenges that the peaks and troughs of the housing sector present and works tirelessly to help its teams meet them.

Sussex Building Control provides a single point of contact for the housebuilder, responds quickly with clarification and guidance and takes a flexible approach to developing workable, compliant solutions.

FINALIST - South West Region

Leadbitter, Saunders Architects, Signpost Homes, Dorset Fire and Rescue and Borough of Poole Building Consultancy



The quality of management and construction at Lyme Regis House in Bournemouth attracted many fans, from the client to the architect to subcontractors on the project - helped no doubt by the strong relationship between the Local Authority Building Control team and the many people involved in delivering 400 units of student accommodation there.

Building on previous experiences of working together, they developed an efficient and proactive method of managing and solving Building Control issues, and capturing that information to aid future modifications to the building.

FINALIST - Wales Region

Hale Construction and Neath Port Talbot County Borough Council for Ty Twyn Teg, Caewern



Powelldobson (architect)

Coastal Development (owner/developer)

Hale Construction has been working with Neath Port Talbot County Borough Council's Building Control team since 2005, and strives to maintain an excellent working relationship across projects for many clients both within and outside the borough.

At the Ty Twyn Teg project in Caewern, for example, the partners delivered 52 affordable housing units, in an innovative and complex building that blends successfully into its surroundings while providing comfortable and high-quality spaces for its residents.

FINALIST - West Midlands Region

Crestel Partnerships Limited, ID Partnership, London Borough of Hillingdon and Birmingham Building Consultancy



Aldwyck Housing Association (owner/developer)

At 360 Uxbridge Road, the project team were faced with delivering 20 high-quality apartments on the site of a former petrol station on a corner site on the busy A4020. Fortunately, the partnership they developed with Hillingdon Building Control enabled them to overcome contamination and design issues quickly and professionally.

The resulting art deco design uses a lightweight hybrid of steel and timber and incorporates a green roof and photovoltaic panels to meet the borough's target of 10% renewable energy generation and achieve a Very Good EcoHomes rating.

FINALIST - Yorkshire Region

Frank Haslam Milan - Yorkshire and East Midlands and Doncaster Metropolitan Borough Council



South Yorkshire Housing Association Langtry-Langton

Since regeneration specialist Frank Haslam Milan partnered with Doncaster's Building Control team in 2001, they have worked on numerous high-value social housing projects from refurbishments to major new-build schemes across Yorkshire. Working with Building Control at a very early stage in the project and submitting relevant information electronically enables the contractor to resolve potential problems quickly, providing certainty on cost and schedule, and it hopes the relationship also gives the company an edge in competitive tenders, too.