



The British Council for Offices Awards

2017



BCO

EC

Awards

Delivery dynamic

isg

Our years spent working alongside businesses and consultants to address complex building and space challenges means we understand not only what constitutes great delivery, but also what makes a great delivery dynamic.

Talk to us today to find out how our delivery dynamic can help your people and business to thrive.

www.isgplc.com/offices



The BCO Awards are committed to the advancement of office buildings

Contents

4

Introduction

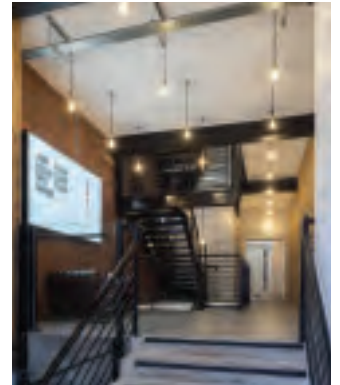
Going forward, we can see that enhanced knowledge, experience and technology will ensure that the buildings we develop will continue to evolve and improve, says BCO Awards 2017 Chair Nigel Clark.



16

Commercial Workplace

London's 8 Finsbury Circus maximises a potentially difficult site and uses traditional materials to produce a contemporary office building that respects the surrounding heritage context.



5

List of winners

Adaptation and innovation creates flexible workplaces for people, not just office space. Find out who took the national and regional accolades over the eight awards categories.

7

President's Award

The BCO President's Award recognises Paul Finch – a great intellect, an industry champion, a gifted journalist and reasoned debater – for his immense contribution to the offices sector.



36

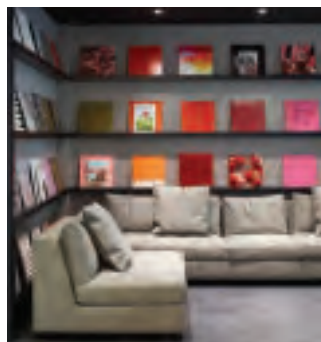
Projects up to 1,500m²

Concordia Works combines its northern industrial heritage with best practices in modern office design to create a vibrant office building befitting 21st century Leeds.

6

Judges

BCO judges are all at the pinnacle of their profession, combining their experience and understanding to select buildings that truly 'define excellence'.



22

Fit Out of Workplace

One Fitzroy brings the 25 brands of the Estée Lauder Companies together while retaining their individuality through impressive technological touches.

44

Innovation

Sea Containers sails away with the top prize in a newly expanded awards section, with a building transformed through innovative structural changes.



8

Best of the Best/ Corporate Workplace

Sky Central in Middlesex resurrects 'Büro Landschaft'-inspired planning rules to unify varied and individual spaces and create a genuinely flexible workplace for its employees.

30

Refurbished/ Recycled Workplace

The impressive refurbishment of 20 Eastbourne Terrace has turned a tired 1960s London office block into a modern and relaxing workplace akin to a new development.

50

Test of Time

Birmingham City Council's 10 Woodcock Street has been worked hard since completion, but the agile space continues to foster collaboration and interaction between teams.

Introduction

We are creating workplaces which give flexibility to people

Between us, the national judges of this year's Awards have been involved with buildings for a good century and a half.

So it is with some authority when we say that the 25th year of the BCO Awards has afforded one of the best crop of workplaces we have ever had the good fortune to come across.

The standard of entries was so high it was a truly difficult task to pick just one winner from each category.

The quality of the winning buildings is of such a level that many standout design features and technical innovations which were considered ground breaking just three or four years ago, are now often the norm.

BREEAM ratings of 'Very Good', 'Excellent' and even 'Outstanding' are prevalent, and no longer the preserve

buildings as the means to motivate and inspire their workforce.

And we saw how in turn they are reaping the benefits of their intuition: increased productivity; less sick leave; motivated staff; improved retention rates; and attractiveness to newcomers

are all the direct results of providing an inspirational workplace.

Designers now realise that 'old fashioned' things like staircases and manual windows are actually quite useful. People often like to take the stairs – it's healthy and there's always the chance of a fortuitous meeting – and who does not prefer a natural breeze on a summer's day as opposed to a chill blast from an air-conditioning unit?

These exemplar buildings are not coming about through chance. There were excellent examples of staff engagement at the very early stages to ensure their desires and needs were considered and incorporated into the final outcome.

It was reassuring that this process was undertaken honestly and produced tangible benefits – it was not performed as a lip service operation or as a box ticking exercise. It also required close collaboration and empathy between all members of the team from the outset.

The BCO Guides to Fit Out and Specification are just that – guides – and it was encouraging to see them being used as such. In the past we often saw that

they were being slavishly followed. Now common sense prevails, with the BCO guides being used for pointers and assistance, and teams not being afraid to deviate from them – or even ignore them – when the situation demands.

This tendency to adapt and innovate has meant that we are creating workplaces, which give flexibility to people, not just office space.

Throughout the country we saw office floors serving effectively and efficiently different brands, companies, sectors and demands; we witnessed white and blue collar workers working side by side; and observed agile workplaces hosting a plethora of trades and skills, all of which encouraged much greater collaboration for the benefit of their respective companies.

Going forward we can see

“Employers are using their buildings as the means to motivate and inspire their workforce, and we saw they are reaping the benefits of their intuition”

of London and the key conurbations.

As the quality of the buildings themselves has increased, there appears to be even more of an emphasis on what goes on inside them, with more and more developers, designers and occupiers focusing their efforts on the wellbeing of staff and functionality for all building users.

On our travels, the judges were heartened that employers are using their

that enhanced knowledge, experience and technology will ensure that the buildings we develop will continue to evolve and improve.

And as we apply common sense, context and creativity we will ensure that inside those brilliant buildings there are excellent workplaces giving the innovative space that will enable people to excel.

Nigel Clark
Chair of the BCO Awards 2017

List of winners

President's Award

Paul Finch OBE

Best of the Best / Corporate Workplace

National Regional London

Sky Central, Sky, Grant Way, Isleworth, Middlesex

Regional Scotland

Ineos Headquarters, 1 Inchyra Road, Grangemouth

National commendation Regional Midlands & Central England

Marston's House, Brewery Road, Wolverhampton

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

Money Penny, Western Gateway, Wrexham

Regional South of England & South Wales

SJP II, 2 Tetbury Road, Cirencester

Commercial Workplace

National Regional London

8 Finsbury Circus, London

Regional Midlands & Central England

Centre City, Hill Street, Birmingham

Regional South of England & South Wales

One Central Square, Cardiff

Regional Scotland

The Capitol, 431 Union Street, Aberdeen

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

Tomorrow Building, MediaCityUK, Manchester

Fit Out of Workplace

National Regional London

The Estée Lauder Companies, One Fitzroy, 6 Mortimer Street, London

Regional Midlands & Central England

Energy Systems Catapult, 18 Priory Queensway, Birmingham

Regional Scotland

KPMG Glasgow, 319 St Vincent Plaza, Glasgow

Regional North of England, North Wales & Northern Ireland

KPMG Leeds, 1 Sovereign Square, Sovereign Street, Leeds

Regional South of England & South Wales

Maersk, The Point, Market Street, Maidenhead, Berkshire

Refurbished/Recycled Workplace

National Regional London

20 Eastbourne Terrace, London

Regional South of England & South Wales

9 Greyfriars, Reading

Regional Scotland

100 Queen Street, Glasgow

Regional Midlands & Central England

The Officers' Mess Business Centre, Royston Road, Duxford, Cambridgeshire

Regional North of England, North Wales & Northern Ireland

The Old Post Office, St Nicholas Street, Newcastle upon Tyne

Projects up to 1,500m²

National Regional North of England, North Wales & Northern Ireland

Concordia Works, 30 Sovereign Street, Leeds

National commendation Regional Scotland

5 Advocate's Close, Edinburgh

Regional Midlands & Central England

Alconbury Weald Club, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon

Regional London

Beak Street, 67-71 Beak Street, London

Regional South of England & South Wales

The Creative Quarter, 8a Morgan Arcade, Cardiff

Innovation

National Regional London

Sea Containers, 18 Upper Ground, London

Regional Midlands & Central England

The Colmore Building, Birmingham

Regional South of England & South Wales

The Creative Quarter, 8a Morgan Arcade, Cardiff
See **Projects up to 1,500m² for coverage**

Regional Scotland

Network Rail, Edinburgh MDU, South Gyle Crescent, Edinburgh

Regional North of England, North Wales & Northern Ireland

Sky Digital Centre of Excellence, Sky 1, 2 and 3, Leeds Dock, Leeds

Test of Time

National

Birmingham City Council, 10 Woodcock Street Birmingham

Lead sponsor



Gold sponsors

AECOM



Hurley
Palmer
Flatt.

jackson|coles



SAS
International

LUXONIC

SHARKEY
SE

Silver sponsors

ESTILO

FOREMAN
roberts

FUTURE
DESIGNS

RAMBOLL

RLB Rider
Levett
Bucknall

savills

TROUP
BYWATERS
+ **ANDERS**

Regional sponsors

bam
properties

overbury



WILLMOTT DIXON

waterman **Quantem** SINCE 1852

The winning workplaces are the tangible embodiment of the BCO's mission to communicate best practice in the office sector

Judges

Defining excellence in the office industry

For a quarter of a century the BCO Awards have acknowledged innovation, highlighted best practice and rewarded excellence in the office sector.

As the importance of the workplace in the local and national economy and wellbeing issues are further appreciated, award winners receive praise and recognition from beyond the world of property.

The winning workplaces are the tangible embodiment of the BCO's mission to research, develop and communicate best practice in all aspects of the office sector.

The awards have evolved, grown and developed with the industry, and indeed society, since the inaugural ceremony in 1992. This year sees the introduction of two additional regional prizes; the Regional Committee Chair's

Award and the Regional Innovation Award.

Each of the 31 award winners have reached the pinnacle of the property industry and in so doing set the benchmark which others aspire to emulate. Their achievement and endeavour stimulates overall advancement in the provision of our future places of work.

To create the definitive office requires aptitude,

knowledge and creativity. To match the application of the entrants, the BCO judges are all at the pinnacle of their profession, drawn from a broad range of backgrounds and locations, combining their experience and understanding to select buildings that truly 'define excellence'.

Their efforts ensure that the winners continue to provide examples of excellence in our workplaces.



Chairman: Nigel Clark
Hilson Moran



Peter Crowther
Brunwood Estates



Oliver Gardiner
Mace Developments



Tony Hordon
Parabola



Keith Priest
Fletcher Priest
Architects

REGIONAL PANELS

London

**Nick Searl
(Chairman)**
Argent LLP

Alan Bainbridge
BBC

Helen Berresford
Sheppard Robson

Phil Breeden
Mace Cost Consultancy

Mike Burton
AECOM

Andy Tyler
Cushman & Wakefield

Richard Young
Buro Four

Midlands & Central England

**Matt Viall
(Chairman)**
Turner & Townsend

Davinder Bansal
Glenn Howells Architects

Simon Carter
Anticus Consulting

Theo Holmes
CBRE

Rob Van Zyl
Cundall

North of England, North Wales & Northern Ireland

**Andrew Woodhouse
(Chairman)**
Mott MacDonald

Ian Aldous
Arcadis

James Evans
Savills UK

Tony O'Brien
Sheppard Robson

David Wells
Muse Developments

Scotland
**Stephen Lewis
(Chairman)**
HFD Property Group

David Dool
Cooper Cromar

Michael Gallacher
Abstract Group of
Companies

Gayle Leslie
Wood Group PSN

Stephen Phimister
TUV SUD Wallace Whittle

South of England & South Wales

**John Wright
(Chairman)**
Stride Treglown

Alistair Allison
Tuffin Ferraby Taylor

Rory Carson
Mapletree

Andrew Hardwick
Williams Gunter Hardwick

Catherine Macpherson
Hoare Lea

As well as being a great intellect, an industry champion, a gifted journalist and reasoned debater, Paul really is a 'great bloke'

President's Award

Paul Finch OBE

Paul Finch may not be an architect, but he has an architect's eye; he is not an engineer, but he knows how things work; and while not a surveyor, he appreciates what makes commercial sense.

What the recipient of an OBE for services to architecture 'is', is one of property's most influential and revered commentators, and a champion of best practice in the built environment.

In 1972 the Cambridge history graduate joined *Estates Times* as a cub reporter, in an era of punitive government policies which would make even Jeremy Corbyn blush, and when UK surveyors were expanding overseas.

For the young Londoner this meant more than the odd foreign junket; it laid the foundations for a career based on an appreciation of great design and the belief that buildings are more than bricks and mortar.

The future Cabe founding commissioner moved to



Paul Finch

small part to Finch, among others. This appreciation and encouragement of commercial property being a tool for good, and a refusal to toe the fashionable line of demonising modern design, has been fundamental throughout the Cabe Olympic Design Review Panel Chair's career.

Hence when many were blaming building design, rather than people, for a spate

brought up in nice traditional homes," he wrote in *Architects' Journal*.

This ability to interpret the bigger, complex picture and coherently and entertainingly distil the information to a wider audience is indicative of a broader contribution to property.

The UCL honorary fellow's reasoning skills are in constant demand from review panels

from 1994, when he became a RIBA International Fellow – was an unqualified success. He helped to resuscitate the title's commercial health while also sponsoring the Stirling Prize and RIBA Awards programme.

From 2005 to 2009 he edited the *Architectural Review*, and launched the World Architecture Festival, which celebrates its tenth anniversary this year. Still the magazine's editorial director, he is currently back in the editor's chair – but only as maternity cover.

Time spent in the company of the Design Council's former deputy chair usually prompts a good discussion, and he is a valued participant at BCO events.

Chewing the fat with this bon viveur is a MIPIM highlight. Because as well as being a great intellect, an industry champion, a gifted journalist and reasoned debater, Paul really is a 'great bloke'.

“I am delighted that I have the opportunity to present the President's Award to Paul Finch OBE. Paul has the rare ability to combine architectural knowledge with astute commercial understanding and then be able to translate it all into a great story. He has been one of the few to recognise the importance of office design on society and so it is wonderful for the BCO to recognise his incredible contribution to our world.”

– Ken Shuttleworth, current BCO President and founding director, *Make*

Building Design as editor in 1983, when UK architecture was conquering the world.

The then-prevalent architectural philosophy of 'commercial property bad; social projects good' was being dismantled, thanks in no

of terrorist attacks, a voice of reason prevailed.

“There is a stream of architectural determinism which tries to blame crime on high-rise council estates. It is never explained why the Krays were so vicious when they were

and major public inquiries such as those for the Heron Tower, the Shard and the Walkie Talkie, where he gave supportive evidence on Cabe's behalf.

The 68 year-old's stint as *Architects' Journal* editor –

It is why, 11 years ago, the BCO gave him honorary membership and why now, we would like to recognise the immense contribution made to the offices sector by awarding Paul Finch the 2017 President's Award.

The simple 'shed' typology brings the broadcaster's activities and staff together under one roof in a series of modern, people-centric spaces

Sponsored by ISG

Best of the Best
National & Regional winner Corporate Workplace
London

Sky Central

Sky, Grant Way, Isleworth, Middlesex



The workspace is supported by a vast array of services and amenities, including restaurants, nail bars and the first 'cashless' Waitrose

Sponsored by ISG

The comprehensive involvement of Sky TV at all stages from concept, design and through to delivery of its UK headquarters building, means the media giant can take credit for creating this genuinely unique and hugely dynamic working environment.

Immediately recognisable from Sky News broadcasts, this new shed-like building deliberately brings the media giant back to its industrial estate roots, while the alternating panels of glass and aluminium install a contemporary feel.

This simple 'shed' typology brings the broadcaster's activities and staff together under one roof in a series of modern and people-centric workplaces.

Inside, large mezzanine floors are housed beneath a spectacular and light-enhancing structural timber ceiling – Europe's largest. This is topped by a grid of glass-box cantilevered skylights. The bright triple-height atrium is enlivened

with trees, informal seating areas and huge television screens. The broad flights of steps add to the spacious feel and provide further ad-hoc meeting spots. The 100m-long Sky Main Street runs the width of the ground floor, linking each area of the business, and also hosts promotions and events.

The 3,500 staff are housed in three 12,000m² floors, with a choice of 5,000 places to work. The enormous floorplates break down into a series of 18 neighbourhoods, which each house 200 staff. These are arranged around six cores that resurrect 'Büro Landschaft'-inspired planning rules. Each floor interconnects with sculptural ramps and a staircase designed to encourage social interaction.

While these spaces are varied and individual they are clearly unified and integrate seamlessly into the overall scheme. Simple moves within the elegant fit out provide staff with choices that range from single

person quiet working areas, to large communal spaces for team meetings and less formal discussion.

The workspace is supported by a vast array of services and amenities including six restaurants and cafés, a 200-seat cinema, a 200-person event space and a technology 'lounge'. There are also high street services including shoe repairs, nail bars and the first 'cashless' Waitrose. A short walk through the landscaped gardens brings you to the fitness centre with gym and bike shop and repairer.

Despite housing so many staff and visitors, the overarching sense of this building is one of calm, productiveness and creativity that is entirely suited to the nature of Sky's media-led business.

This genuinely flexible workplace represents a massive investment in staff wellbeing, exudes collaboration at every level and has achieved excellent post-occupancy results.

Client
 Sky
Owner
 Sky
Occupier
 Sky
Project manager
 Sky
Quantity surveyors
 AECOM / JLL
Architects
 AL_A / PLP Architecture
Interior designer
 HASSELL
M&E engineer
 Arup
Structural engineer
 Arup
Contractors
 Mace / Como



Sponsored by Hurley Palmer Flatt

The aesthetic design does not suffer from the need to include the safety considerations of being located on a major petrochemical complex

Regional winner Corporate Workplace
Scotland

Ineos Headquarters

1 Inchyra Road, Grangemouth

Ineos O&P UK's new headquarters has replaced several disparate and outdated buildings on the company's estate with a modern, energy efficient building.

The new facility efficiently integrates the petrochemical giant's employees from 19 disparate locations under one roof – a commendable achievement. This contemporary workspace has stimulated a new and collaborative working culture and improved productivity.

The four-storey building has flexible meeting areas and conference facilities on the ground floor with

open-plan offices above. The bright central atrium creates an impressive entrance experience for visitors and staff.

The overall scheme includes enhanced employee facilities such as secure bike storage, gym facilities, changing rooms and showers.

The aesthetic design does not suffer from the need to include the safety considerations of being located on a major petrochemical complex.

The new HQ is part of an ongoing investment in Ineos' 1,700-acre estate. Along with the new building, the petrochemical company

has started clearing the site and instigating a series of synchronised projects and activities aimed at regenerating Grangemouth.

The new facilities are intended to attract other businesses to the area, with the ultimate aim of creating a world class manufacturing hub in the Central Belt of Scotland.

This building provides the perfect statement of intent and demonstrates the firm's commitment to this location. It has delivered a much-needed and truly modern and flexible workplace befitting of any city centre corporate headquarters.

Client

Ineos Chemicals Grangemouth

Owner

Ineos Chemicals Grangemouth

Occupier

Ineos Chemicals Grangemouth

Project manager

Gardiner & Theobald

Quantity surveyor

Gardiner & Theobald

Architect

Michael Laird Architects

M&E engineer

KJ Tait Engineers


Structural engineers

Woolgar Hunter (structure)
/ Patrick Mann & Associates
(specialist engineering)

Contractor

BAM Construction





Absolute Engineering

The pursuit of excellence
is at the heart
of everything
we do

Hurley Palmer Flatt is a global multi-disciplinary engineering group. We provide a full range of specialist services to property owners and corporate occupiers in 15 sectors throughout the world.

**Providing absolute confidence
absolute engineering.**



London • Purley • Watford • Kingston • Manchester
Glasgow • New York • Dubai • Mumbai • Singapore • Sydney

Sponsored by Hurley Palmer Flatt

National commendation
Regional winner Corporate Workplace
Midlands & Central England

Marston's House

Brewery Road, Wolverhampton

If ever an example was needed of blending great pub design with the requirements of agile, flexible and inspiring workspaces, then Marston's House would be one of the best.

The brewer's redevelopment of its home of the past 140 years exudes pride and encourages creativity, innovation and a new modern way of working.

Marston's original workplace has made a 'Smooth' transformation into a fit-for-purpose building befitting the 'Pedigree' and highlighting the 'Resolution' of this forward-thinking

pub operator and brewer of distinction.

Proud of its heritage and wanting to remain in its hometown, where the majority of its employees live, this design allows it to do so with style. This is an exceptional, future-proof office that has created efficient and modern space through the intelligent adaptation of the original building.

The innovative furniture, audio-visual technology and the majority of the fixtures and fittings were procured directly by Marston's itself. The workspace is a marriage of informal spaces and

meeting areas that encourage agile working with an array of team tables, quiet booths, individual desks and marvellous pub-style snugs.

The new atrium and connecting bridges provide the physical links to enhance the movement of people, encouraging inter-departmental relationships and collaboration with the wider business.

Marston's new office is a great example of how to bring building, workplace and people together, blending the heritage of its past perfectly with the need to focus on its future.

Marston's original workplace has made a 'Smooth' transformation into a fit-for-purpose building befitting the brewer's 'Pedigree'

Client

Marston's

Owner

Legal & General

Occupier

Marston's

Project manager

Rider Levett Bucknall (RLB)

Quantity surveyor

KMB

Brief consultant

Capita

Architect

KMB

Interior designers

JMDA / Newman Gauge

M&E engineer

Jenks Associates

Structural engineer

Simpson Associates

Contractor

Carter Lauren

Investment / property company

Legal & General



It proves that fun and functionality are not mutually exclusive, with a treehouse meeting room helping to make an outstanding workplace

Sponsored by Hurley Palmer Flatt

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

Money Penny

Western Gateway, Wrexham

Immense client and end-user engagement has created this flagship project for the telecoms industry, which was completed on programme and under its ambitious budget of £120 per sq ft.

The UK's leading telephone answering service and outsourced switchboard specialist has consolidated employees from five offices into a building with space for expansion and a design that encourages contentment.

The building demonstrates Money Penny's commitment to staff wellbeing and welfare, right down to each employee being given a

voucher to buy their own choice of desk lamp to create that personal touch.

The centrally located reception and common areas give everyone easy access, and the approach to the atrium – where staff take breaks, grab food and catch up with friends – is designed to create flexibility within the main space to cater for the various activities demanded of it.

The offices and atrium benefit from natural light streaming through large picture windows and skylights supplemented by a Dali illumination system linked to, and controlled by,

the Building Management System. Clever internal design has achieved a spacious feel which still manages to maintain highly efficient floorplates.

This project demonstrates that bespoke design does not need to be expensive, and that BCO guidance provides a benchmark to create spaces that suit the end user while still conforming to institutional standards.

It also proves that fun and functionality are not mutually exclusive, with touches such as a treehouse meeting room helping to make an outstanding workplace.

Client

Money Penny

Owner

Money Penny

Occupier

Money Penny

Project manager

Avid Property Consultants

Quantity surveyor

Todd & Ledson

Brief consultant

Hatrack Property

Architect

AEW Architects and Designers

Interior designers

AEW Architects and Designers

M&E engineer

Cundall

Structural engineer

Cundall

Contractor

Pochin's Construction

Investment / property company

Royal Bank of Scotland

Developer

Money Penny

Agent

Hatrack Property



Sponsored by Hurley Palmer Flatt

The design has maximised development on a constrained site by incorporating the plant within the main building volume

Regional winner Corporate Workplace South of England & South Wales

SJP II

2 Tetbury Road, Cirencester

The close working relationship between client and developer has enabled this elegant and efficient new building.

The thoughtful design compliments St James's Place Wealth Management's existing office on this site, creating an attractive campus environment.

Using a similar form and palette of high quality natural materials as the existing building, the team have created a modern contemporary building that still manages to fit comfortably into the traditional streetscape of this attractive Cotswolds town.

The design has maximised development

on a constrained site by incorporating the plant within the main building volume.

This strategy also maintains key views across town and exploits the level change across the site, bringing together two levels of car parking within a wing of the building.

The feeling of quality created by the building exterior carries on to the inside, with natural light flooding into the office space, which has been fitted out using durable natural materials.

Subtle decor and furnishings have generated a very calm atmosphere.

The enhanced café area provides a double-height space, away from the grand public entrance, which creates breakout areas for informal meetings, quiet working and relaxation.

Rated BREEAM 'Very Good', the building has high-efficiency gas boilers, used sustainable product sourcing, has energy-efficient external lighting and BREEAM-compliant cycle storage.

The energy efficiency and waste reduction was also enhanced by the main contractor completing the fit out as an extension to the main contract, helping to create a building of exceptional quality and value.

Client

St James's Place Wealth Management

Owner

Citygrove

Occupier

St James's Place Wealth Management

Project manager

Stace

Quantity surveyor

Stace

Architect

Scott Brownrigg

Interior designer

Atkins

M&E engineer

Watkins Payne Partnership

Structural engineer

Ward Cole

Contractor

Barnwood Construction

Developer

Citygrove Securities

Agent

DohertyBaines





jacksoncoles

Construction Consultants
Project Management and CDM Services for 15 Bishopsgate

Sponsor of the BCO Awards 2017, Commercial Workplace Category

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

This development has maximised the potential of a very difficult site while respecting the surrounding heritage context

Sponsored by Jackson Coles

National & Regional winner Commercial Workplace
London

8 Finsbury Circus

London



Sponsored by Jackson Coles

Juliet balconies and frameless glazed dormer windows give a modern touch to the building's traditional features

No 8 is a quintessential City building that sets a benchmark for future development in London and other cities.

The former River Plate House has been redeveloped into a striking new office, providing the perfect link between the calm of Finsbury Circus and the vibrancy of South Place.

This development has maximised the potential of a very difficult site while respecting the surrounding heritage context.

Traditional materials have been used cleverly to create a contemporary piece of architecture that blends effortlessly into its historic surroundings. A dramatic and elegant entrance hall links though the entire ground floor of the building to Eldon Street.

Two new frontages have been created. One

addresses a City of London architectural set-piece, Finsbury Circus, with an elegant calm insertion into the curving elevation to Edwin Lutyens' listed Britannic House next door. The second elevation incorporates a retained façade onto the busy route to Liverpool Street Station.

The building is configured around a central core that adds to the visibility within the floors, rather than detracting from it, and gives access to the large, column-free office space. The floor plates are simple but elegant and encourage people to take the glazed staircase to move between floors.

The sweeping reception area recalls an urban art gallery and very much feels like a high-quality public space. The nine-storey high metal artwork combines with the lightwell, adjoining

the glazed party wall, to spread light throughout the upper and lower floors.

The new Portland Stone and bronze façades have retained a proportion of the original 1920s design. Juliet balconies and frameless glazed dormer windows give a modern touch to the traditional features.

The building is crowned with landscaped terraces overlooking the Circus Gardens and the ever-changing city skyline.

Sustainable touches in the BREEAM 'Excellent' building include 160 cycle spaces, photovoltaics and a grey water green roof.

Overall, this is a highly intelligent and carefully considered redevelopment, which has significantly increased the net usable area and shows what can be achieved through efficient design.

Clients

Mitsubishi Estate London / Stanhope

Owner

Mitsubishi Estate London

Occupier

Mitsubishi Estate London (Landlord)

Project manager

Lendlease

Quantity surveyor

alineia

Architect

WilkinsonEyre

M&E engineer

WSP Group

Structural engineer

Waterman

Contractor

Lendlease

Developer

Stanhope

Agents

CBRE / Cushman & Wakefield



Sponsored by Jackson Coles

Access, circulation and daylight have all been enhanced, with the contemporary styling still retaining echoes of the 1970s

Regional winner Commercial Workplace Midlands & Central England

Centre City

Hill Street, Birmingham

The complete redevelopment and refurbishment of this 1975 Richard Seifert building has revitalised the office space and breathed new life into this important area of Birmingham city centre.

The team has also successfully overcome what was a challenging spatial legacy and revitalised this 20-storey landmark building minutes from Birmingham New Street Station.

The commercial potential of the building has been maximised and had a transformative effect on its occupier profile and strength. The simple and

timeless design, combined with intelligent planning, has created an exceptionally cost-effective format.

The ground floors, which originally formed 'The Podium' and housed a nightclub and theatre, are now integrated into the overall aesthetic of the new building.

The access, circulation and daylight have all been enhanced, with the contemporary styling still retaining echoes of the 1970s character. The column-free tower floorplates provide spacious and light workplaces.

The high quality and

flexible workplaces have met with strong levels of demand bringing well-deserved commercial success. OFWAT and Citizen's Advice Bureau are among the new tenants, meaning the building is now nearly fully occupied as opposed to two-thirds empty as it was in 2012, before the redevelopment programme was undertaken.

Rents have increased by around 160% and the asset itself has seen its value more than double.

Centre City's success can be attributed to the considered design and a firm focus on the needs of the occupiers.

Client

Bruntwood

Owner

Bruntwood

Project manager

Bruntwood

Architect

Associated Architects

Interior designer

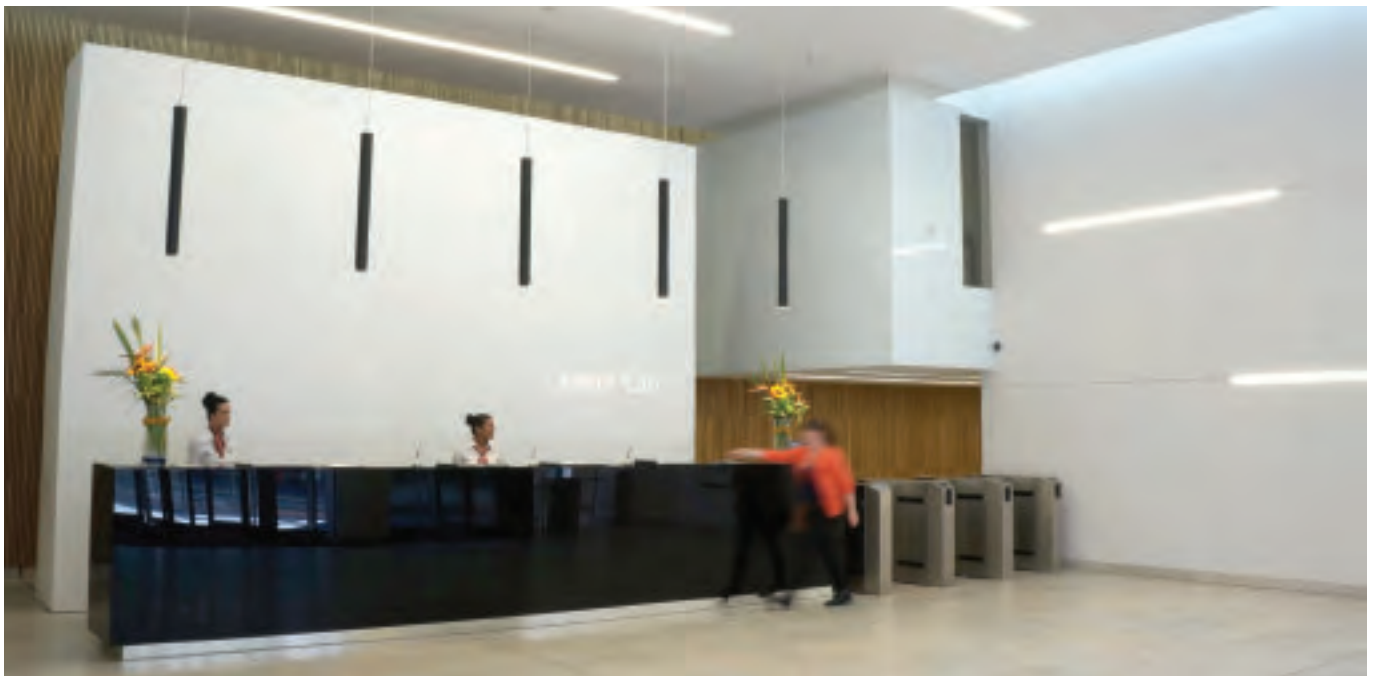
Associated Architects

Structural engineer

Pell Frischmann

Developer

Bruntwood



Staff, visitors and the wider public can engage naturally with the building, which gives off a positive vibe

Sponsored by Jackson Coles

Regional winner Commercial Workplace
South of England & South Wales

One Central Square

Cardiff

This speculative development has unquestionably delivered urban regeneration to a key area of Cardiff city centre.

As a gateway site close to Cardiff Central railway station, which will shortly provide a boulevard between the station and Millennium Stadium, the success of One Central Square is intrinsic to the city's prospects.

The design team has provided a thoughtful response to the plot's situation, slightly elevating the building to provide a degree of natural separation from passers-by going to

and from the stadium. This has been done skilfully and without the building feeling aloof.

Staff, visitors and the wider public can engage naturally with the building, which gives off a positive vibe.

Building users benefit from the business lounge and café, accessed from the double-height reception. Simple architectural principles have been applied cleverly when setting the layout, to produce an elegant product that maximises natural light from every elevation and creates flexible floorplates.

The team has also achieved remarkable value on this flagship office building, keeping costs low without compromising on the quality of the materials or workmanship.

This ambitious scheme has been meticulously thought through, sensitively planned and has ultimately delivered a high-quality working environment which is a welcome addition to the landscape.

This thorough endeavour has resulted in commercial success and a stand-out development that will have positive effects beyond its office walls.

Client

Rightacres Property Co

Owner

Legal & General Property

Occupiers

Rightacres Property Co / Blake Morgan / Hodge Bank / S3 Advertising / MotoNovo Finance / Milk & Sugar / Entrepreneurial Spark

Project manager

Jaylae Consulting

Quantity surveyor

Jaylae Consulting

Brief consultant

Rio Architects

Architect

Rio Architects

Interior designer

Rio Architects

M&E engineer

McCann & Partners

Structural engineer

Arup

Contractor

Willmott Dixon Construction

Investment/property company

Legal & General Property / Rightacres Property Co

Developer

Rightacres Property Co

Agents

Savills / Cushman & Wakefield



Sponsored by Jackson Coles

Regeneration is often used to describe a standard project – the redevelopment of this Art Deco building is anything but standard

Regional winner Commercial Workplace
Scotland

The Capitol

431 Union Street, Aberdeen

This development is a fine example of regeneration in action.

Proudly facing the somewhat tired and forgotten Union Street, the meticulous refurbishment of this instantly recognisable 1930s former cinema is a masterclass in high quality building restoration.

Once transported through the impressively restored Art Deco entrance and raised reception area, the building morphs from historic to modern, with seven upper floors of open plan, grade A office accommodation.

The team deserve praise for delivering the correct balance between quality and value engineering, the latter by changing the basement car park to lower split-level parking. This saved both significant construction cost and retained column-free internal office space.

The floorplates are light and open with the upper levels enjoying stunning views over the city skyline. The workspace has been well and truly brought into the 21st century.

With two high-calibre corporate occupiers secured – in the form of PwC and

MMS – The Capitol is already delivering on its potential of housing around 700 new workers, which will help reinvigorate and bring new life to this part of the city.

Successful integration of old and new is not an easy task but with The Capitol, Aberdeen has gained an addition to the office market that it can be proud of for many generations to come.

Regeneration is often incorrectly used to describe a standard project – the redevelopment of this Art Deco landmark building is anything but standard.

Client

Knight Property Group

Owner

M&G Real Estate

Occupiers

Part pre-let to PWC

Project manager

Knight Property Group

Quantity surveyor

McLeod and Aitken

Brief consultant

Keppie Design

Architect

Keppie Design

Interior designer

Keppie Design

M&E engineer

TUV SUD

Structural engineer

Fairhurst

Contractor

Andrew Cowie Construction

Investment / property company

M&G Real Estate

Developer

Knight Property Group

Agent

Ryden



The use of raw materials, the exposed castellated steel structures and suspended services create an industrial aesthetic

Sponsored by Jackson Coles

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

Tomorrow Building

MediaCityUK, Manchester

Client
Peel Media
Owner
Peel Media
Occupier
Multiple occupiers
Project manager
Peel Holdings (Management)
Quantity surveyor
Turner & Townsend
Brief consultant
Chapman Taylor
Architect
Chapman Taylor
Interior designer
Chapman Taylor
M&E engineer
AECOM
Structural engineer
AECOM
Contractor
Bowmer & Kirkland
Investment / property company
Peel Media
Developer
Peel Media
Agent
Edwards & Co

The intelligent and focused design of this building has been executed perfectly to meet the needs of the target tenants of this alternative workplace environment.

Visitors are greeted by vibrant facades, which provide an appropriate entrance statement to the MediaCity development.

The experience continues through to the exciting and imaginative workspace, which includes collaboration areas such as a pay-as-you-stay sitting room and co-working hub. The six floorplates are spacious and flexible, and the WCs add a new novelty dimension.

Occupier comfort and energy efficiency is key in this BREEAM 'Excellent'-rated building. The office accommodation is designed as a naturally ventilated space with options for mixed-mode and full air condition operation by tenants.

The cross-flow, passive ventilation strategy uses large format parallel opening windows, which can effectively control the internal air quality and form an integral part of the facade design. This allows users to finely adjust the amount of free air flow as required.

In conjunction with openable window units,

fresh air can also be introduced by opening 'concealed doors' within the façade, allowing air intake via an external louvered panel.

The use of raw materials, the exposed castellated steel structures and suspended services create an industrial aesthetic while still forming a practical, flexible office environment.

The team have constantly challenged how flexible workplace solutions could be delivered to suit a wide and varied customer base, producing a creative, collaborative and innovative workspace.



The modern technology utilised, which allows key areas to be rebranded at the touch of a button, is most impressive

Sponsored by SAS International

National & Regional winner Fit Out of Workplace
London

The Estée Lauder Companies

One Fitzroy, 6 Mortimer Street, London



The close collaboration between the designers and client was instrumental in applying the foundation for this success

Sponsored by SAS International

Estée Lauder compacted five London offices into this single new central headquarters building with a fit out that was more than cosmetic – it achieved the impressive feat of moulding 25 brands into one corporate workplace while retaining their individual identity.

The new headquarters is centred around family, home and community to support collaboration, agility, creativity and innovation.

The open and flexible environment the team has created will also help the beauty products giant attract and retain talent.

Visitors will be made up from the moment they enter the building and are met by the sophisticated reception, in the style of a contemporary boutique hotel lobby. The spectacle continues through to the

dramatic central atrium and the statement internal suspended spiral staircase, which provides an eye-catching connection to ground, first and second floors and gives access to the cafes, social space and shop.

Health and wellbeing facilities are at lower ground while the top floor houses presentation areas, a bar and event space. Staff benefit from an in-office salon and private make-up shop.

Set over the 10 floors, each of the individual brands shines through and projects their own identity within the business, with bespoke ‘brand hubs’ giving each ‘a range of free expression’. The modern technology utilised, which allows key areas to be rebranded at the touch of a button, is most impressive.

The office floors offer healthy levels of natural daylight and can be adapted to suit different working patterns as required. The agile workplaces encourage collaboration and have improved levels of productivity.

It is clear the close teamwork between the designers and client was instrumental in applying the foundation for this successful outcome. This inspirational, open and flexible workplace is ideally suited for the Estée Lauder family and will help the business to innovate and work together.

The success with which the team have provided one home for the various companies, while using innovative technology to re-brand flexible spaces to showcase their separate identities, is exemplary.

Client

The Estée Lauder Companies

Owners

Aviva Investors / Exemplar

Occupier

The Estée Lauder Companies

Project manager

Rame Consulting

Quantity surveyor

Wheeler

Brief consultant

AECOM

Architect

MCM Architecture

Interior designer

MCM Architecture

M&E engineer

Hurley Palmer Flatt

Structural engineer

Ramboll

Contractor

BW

Investment / property company

Aviva Investors

Developer

Exemplar

Agent

Knight Frank



Sponsored by SAS International

The careful use of 'earth tone' colours and the crisp detailed timber surfaces bring a warm, calm environment

Regional winner Fit Out of Workplace
Midlands & Central England

Energy Systems Catapult

18 Priory Queensway, Birmingham

Energy Systems Catapult's new 'workspace lab' is a triumph of collaboration and creativity that has helped to brand this contemporary cultural building.

The centre's ethos of stimulating innovation in energy technologies is defined perfectly throughout the design of the fit out and makes a dynamic statement that will help attract talent.

The exposed metal soffit with its 'artistic' layering of services, acoustic rafts and lighting is an essay in how energy moves around the space.

Though a majority of the floor is composed of open-plan 'neighbourhoods', there is a choice of work settings ranging from group workbenches around the perimeter to contemplation spaces, where individuals can relax and compose ideas in a high-back chair while enjoying views across the city.

The careful use of 'earth tone' colours and the crisp detailed timber surfaces bring a warm, calm environment that ripples out from the central welcome area. This provides a deliberately contrasting space to the

corporate context of the building it sits within, which creates a relaxed and natural welcome on arrival.

The workspaces are adaptable and engaging. The design encourages collaboration internally and with the wider industry by providing a centre for debates, conferences and cultivation of ideas to help shape the future of energy.

This is an exemplary and inspirational workplace that embraces Catapult's core mission and delivers on its responsibilities to the UK's energy industry.

Client

Energy Systems Catapult

Owner

Nurton Developments

Project manager

Rider Levett Bucknall

Quantity surveyor

Rider Levett Bucknall

Brief consultant

Monteith Scott

Interior designer

Monteith Scott

M&E engineer

Cundall

Contractor

Estilo Interiors

Agent

CBRE



The linking of two floors via a new internal staircase has maximised available space and future flexibility

Sponsored by SAS International

Regional winner Fit Out of Workplace Scotland

KPMG Glasgow

319 St Vincent Plaza, Glasgow

Client
KPMG

Owner
Abstract Group of Companies

Occupier
KPMG

Project manager
Capita

Quantity surveyor
JLL

Architect
Michael Laird Architects

Interior designer
Michael Laird Architects

M&E engineer
Atelier 10

Structural engineer
Struer

Contractor
ISG

Agent
Knight Frank

This fit out has provided the perfect setting for KPMG to bring its staff from two separate city centre offices together in a single high-quality, stimulating and thoughtful state-of-the-art environment.

The design has created a distinctive tone which reflects the consultant's values and delivers consistently high standards across all metrics.

This project has raised the bar in terms of social initiative by making the work of innovative and traditional Glasgow artists central to the theme. This initiative

has also resulted in the implementation of a number of projects which support the local community.

The linking of two floors via a new internal staircase has maximised available space and future flexibility. The design also ensures clear internal sight lines and a wealth of natural daylight.

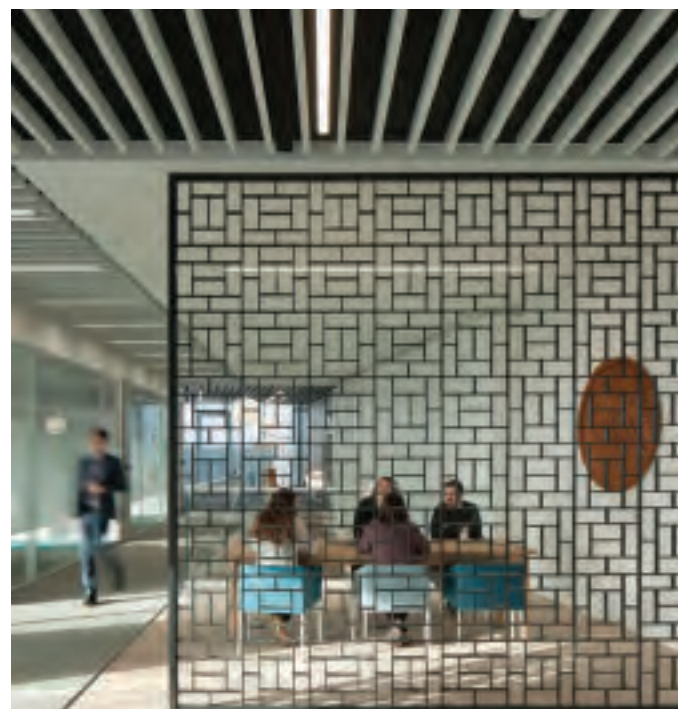
Enhancements to the base build have improved wellbeing for KPMG staff and their visitors.

The high-quality open plan workspace configuration does not compromise on levels of security or light. The multi-function breakout

and meeting spaces are easily adaptable for any future change in working requirements. Some of the many new facilities include a high specification dining area with a full commercial kitchen.

This exceptional project has delivered an outstanding workplace which is a joy to visit, reflecting the values of the consultant and the needs of its staff and client base alike.

It is a quality addition to the professional service firm's global portfolio meeting its rigorous occupational standards.



BCO National Awards 2017
Gold Sponsor
Awards Celebrating excellence in architecture



SAS740 in KPMG, Glasgow



SAS720 in KPMG, Leeds



SAS330 in Estée Lauder Companies, London

PROUD SPONSORS
of the National BCO Awards 2017

sasint.co.uk



An atrium pays tribute to Yorkshire, with an illuminated, perforated-metal feature-wall reflecting the region's landscapes

Sponsored by SAS International

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

KPMG Leeds

1 Sovereign Square, Sovereign Street, Leeds

This exemplary fit out encompasses the wide-ranging needs of KPMG's business with the provision of hugely flexible working, meeting, entertaining and dining spaces.

Two entrances, one either end of a thoroughfare – 'The Street' – lead into a reception area which creates a focal point.

An atrium pays tribute to Yorkshire, with an illuminated, perforated-metal feature-wall reflecting the region's landscapes, heritage, and current iconic structures – including photographs taken by KPMG employees.

An exciting new open stair core is decorated with clever graphics. The attention to detail displayed in these areas is also apparent throughout the rest of the building.

A coffee bar, with its own jukebox, and a client lounge further animates the ground floor areas and creates a 'buzz' at the heart of the building. The irregular plan of the building has been exploited to make varied and engaging spaces that cater for a range of activities and working styles.

The client areas are separated physically and acoustically, but not

visually – allowing visitors a glimpse of what goes on 'behind the scenes'. Three large boardrooms can be reconfigured by using a series of flexible walls so they can be opened up and coupled with adjacent spaces and the terrace for large events.

The design approach specified the use of sustainable materials, which has helped the building to achieve a SKA Gold and BREEAM 'Excellent' rating.

This flexible, animated and inviting fit out responds to all the needs of KPMG's staff and visitors.

Client
KPMG
Occupier
KPMG
Quantity surveyor
JLL
Architect
Sheppard Robson
Interior designer
ID:SR
M&E engineer
Troup Bywaters + Anders
Structural engineer
Waterman Group
Contractor
ISG
Developers
Muse Developments / Sovereign Leeds



Sponsored by SAS International

High quality natural materials and an understated palette of colours are used throughout to achieve a subtle Nordic feel

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

Maersk

The Point, Market Street, Maidenhead, Berkshire

Agile working practices have been embraced at this vibrant workplace, the new home for Maersk's IT team.

The sustainable town centre location and these attractive offices have proved key in attracting and retaining talent to the international logistics and transport company.

The base build has been utilised to a high standard, opening up the views to the countryside from the Point – from which the building gets its name – to all.

There is also an indication of understanding that 'less is

often more', with a welcome lack of over-interference with the original Cat A fit out.

The Danish shipping company occupies five floors of offices, with the entire ground floor given over to well-used staff facilities.

High quality natural materials, together with an understated palette of colours that reflect company branding, are used throughout to achieve a subtle Nordic feel.

The use of shipping containers also provides a welcome reference to the purpose of the business.

Good levels of daylight, the well-located refreshment areas, high-quality catering, sit-stand desks as standard and a fabulous ground floor staff space are all immediate indications of the importance given to health and wellbeing in the design.

Each of the office floors contains a mix of flexible workstations and a variety of alternative spaces of differing character for people to operate from.

The popularity of the new workspaces and staff facilities is a clear indication of the success of this fit out.

Client

The Maersk Company

Owner

Aegon UK Property Fund

Occupier

The Maersk Company

Project manager

CBRE

Quantity surveyor

CBRE

Brief consultants

2M2 Studio / CBRE

Architects

2M2 Studio / CBRE

Interior designers

2M2 Studio / CBRE

M&E engineer

CBRE

Contractor

BW

Investment/property company

Aegon UK Property Fund

Developer

Capella Estates

Agent

CBRE





LUXONIC

For over 30 years, our passion for developing and manufacturing energy efficient products has seen us deliver our portfolio of lighting and controls solutions to some of the UK's most innovative businesses.



WWW.LUXONIC.CO.UK



ACCREDITED
SUPPLIER



Sponsored by Luxonic

The installation of a chilled beam solution and the clever use of exposed services swept aside the challenge of poor floor-to-ceiling heights

National & Regional winner Refurbished / Recycled Workplace
London

20 Eastbourne Terrace

London



Sponsored by Luxonic

Innovative energy recovery systems, utilising heat pump technology, combine with the photovoltaic façade to deliver real carbon savings

The extent and quality of this clever refurbishment of a previously tired 1960s building means 20 Eastbourne Terrace has evolved into a modern and relaxing workplace akin to a brand new building.

The imposing building near Paddington Station, directly opposite the new Crossrail entrance, now has an image that warrants the attention its height and location commands.

The installation of a chilled beam solution and the clever use of exposed services swept aside the challenge of poor floor-to-ceiling heights. The previously restricted elevations now provide an impressive depth of 2.7m.

The ergonomic reorganisation of the core and staircase, combined with the efficient extension of the floorplates, has given

a large overall net increase in usable space. All of the floors now benefit from an excellent outlook across the surrounding landscape.

A dramatic roof terrace with views across the city has been created by reallocating plant from the upper levels. Open to all tenants and their guests, this sky garden gives a sense of space and community and makes for a tranquil and peaceful place to work.

Double-storey windows flood the new and larger reception area and work floors with natural daylight, maximising the feeling of spaciousness. A lively café and a mezzanine provide areas for relaxation and collaboration and have helped increase connectivity throughout the building.

Exposed surfaces give a modern feel and further enhance light levels, while the clever use of natural

materials provides a calm environment for the occupants. The easily accessible staircases dissuade staff from using lifts and encourage chance meetings.

The partially pre-fabricated toilet accommodation provides high-quality finishes and substantially reduced programme risk and cost. The innovative energy recovery systems, utilising heat pump technology, combine with the photovoltaic façade to deliver real carbon savings.

This exemplar refurbishment shows what can be achieved when design team and client work closely together and are prepared to embrace every opportunity and challenge. The result is a workplace with strong sustainability and wellbeing credentials that can compete with any new development.

Client

Land Securities

Owner

Land Securities

Occupiers

Multi-let

Project manager

Land Securities

Quantity surveyor

AECOM

Architect

Fletcher Priest Architects

Interior designer

Stiff + Trevillion

M&E engineers

John Noad / BWS Partnership

Structural engineer

Clarke Nicholls & Marcel

Contractor

Wates Group

Investment / property company

Land Securities

Developer

Land Securities

Agent

CBRE



Sponsored by Luxonic

The materials and colour palette used throughout add a sense of style and quality that display a superb level of finish with a fresh identity

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

9 Greyfriars Road

Reading

This bold and enterprising project has transformed an obsolete 1980s building into a modern and flexible headquarters with excellent sustainable credentials.

As well as boasting an EPC rating of 'A', this project is the first office in the South East, outside London, to have achieved a BREEAM 'Outstanding' award.

The striking four-storey building is located in the heart of Reading centre, three minutes' walk from the town's recently refurbished railway station.

The workplace has been brought into the 21st century with a new glass frontage,

eco-efficient heating and lighting and a marvellous garden terrace.

It is apparent in the detail of the design that care and thoughtfulness have been applied to every minute element of the project.

The materials and colour palette used throughout the building add a sense of style and quality that display a superb level of finish with a fresh identity.

Elements of the existing shell have been altered, but the skeleton of the structure has been retained within a design which complements the existing building. The entrance – now double

height - and external hard-landscaping have been reconfigured to make the most of a challenging micro-location.

The building has been re-clad in a high-quality glazing that floods the floorplates with light while the generously proportioned reception provides a warm welcome. Enhanced core layouts linking to each level improve circulation.

The sustainability credentials and the consistently high quality of the design, materials, workmanship and finishing make this an exemplary modern workplace.

Client
McKay Securities
Owner
McKay Securities
Project manager
Constructive Management
Quantity surveyor
Synergy
Architect
Barton Willmore
Interior designer
Barton Willmore
M&E engineer
Q Design
Structural engineer
Peter Brett Associates
Contractor
Valco
Developer
McKay Securities
Agents
Strutt & Parker / Campbell Gordon



Sponsored by Luxonic

The building has met with much commercial success, with the top four floors already let to a prestigious occupier.

Regional winner Refurbished / Recycled Workplace
Scotland

100 Queen Street

Glasgow

Client
Esson Properties
Owner
Esson Properties
Quantity surveyor
McCue & Porter
Architect
CDA
M&E engineer
Cundall
Structural engineer
Acies
Contractor
ISG
Agents
Knight Frank / Ryden

This redevelopment has reinvigorated a 1950s landmark building that offers one of the most iconic viewpoints in Glasgow.

The modernised building, which sits proudly on a prime corner opposite the Gallery of Modern Art, now provides some of the highest quality office space in the city centre.

The refurbishment threw up numerous challenges and obstacles, which the project team overcame successfully to deliver this much-needed Grade A workspace with retail on the ground level.

The overall design displays exceptional attention to detail and an

admirable focus on quality. It provides a distinctive mix of the traditional and the contemporary with specification levels, flexibility and a quality of finish that more than meet the expectations of the modern corporate occupier.

While the building retains the detail of the façade, the windows have been replaced with new double-glazed units, which has enhanced significantly the thermal efficiency of the building and helped achieve an EPC Grade 'B'.

An obsolete 1980s rooftop extension has been replaced and an extra floor has been

added. The resultant two new penthouse workspaces and rooftop garden, with views over Royal Exchange Square, integrate seamlessly with the existing façade.

The office space enables flexible sub-division and diverse space planning options. The building has met with much commercial success, with the top four floors already let to a prestigious occupier.

This development embraced head-on the challenges of retaining a substantial listed building in the city centre while delivering excellent office accommodation.



Sponsored by Luxonic

The design team has clearly gone to great lengths to incorporate the original features that remained in the building

Regional winner Refurbished / Recycled Workplace
Midlands & Central England

The Officer's Mess Business Centre

Royston Road, Duxford, Cambridgeshire

The historic, Grade II listed former Officer's Mess building in the Imperial War Museum Duxford has been sensitively transformed from its previous state of disrepair into a vibrant and thriving business centre.

The building now offers well-appointed contemporary workspace within an inspiring heritage setting, perfect for serviced offices.

At the heart of the complex a derelict external courtyard has been creatively transformed into a vast

central atrium housing a business centre, reception area, café, meeting spaces and co-working facilities.

The design team has clearly gone to great lengths to incorporate the original features that remained in the building. The original sash windows, cast iron radiators and bathrooms have all been retained and restored adding character and nostalgia to the working environments.

Modern serviced offices have been created out of the spaces that were once used for the day-to-day running

of the airforce's activities, while 'The Card Room' and 'The Billiard Room' provide atmospheric and distinctive venues to host meetings and events.

Not only did the team here have the grand idea to develop a great business centre and bring the heart back to the building, they also focused on the small details.

The fittings, the colour palette, the transformation storyboard and the history of the building bring it all to life.

Client

Mantle Business Centres

Owner

Mantle Business Centres

Occupier

Mantle Business Centres

Project manager

RP&P (Rex Proctor & Partners)

Quantity surveyor

RP&P (Rex Proctor & Partners)

Architect

Cowper Griffith Architects

Interior designer

Rainbow Office Design

M&E engineer

KJ Tait

Structural engineer

Robert Hay Partners

Contractor

SDC Special Projects

Agent

Savills



Sponsored by Luxonic

The use of graphics around the building helps with wayfinding, adds visual interest and highlights the historic building's identity

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

The Old Post Office

St Nicholas Street, Newcastle upon Tyne

Client

RIBA Enterprises (NBS)

Owner

RIBA Enterprises (NBS)

Occupier

RIBA Enterprises

Project manager

Todd Milburn Partnership

Quantity surveyor

Todd Milburn Partnership

Architect

JDDK Architects

Interior designer

Ward Robinson

M&E engineer

Armstrong Rhead

Structural engineer

BDN

Contractor

Surgo Construction

New life has been breathed into this iconic listed building, ensuring its future viability, and making it fit for the digital age.

The result is an environment which inspires and excites with a diverse mix of agile work settings, promoting a feeling of wellbeing for staff and maximising opportunities for collaboration.

The new headquarters facility provides a flexible layout, facilitating business change and long-term expansion. Physical connections between spaces have been enhanced, improving circulation and views. New and upgraded

facilities include a café hub, lecture theatre, exhibition space and gym.

The use of graphics around the building helps with wayfinding, adds visual interest and highlights the historic building's identity – they also stamp NBS's brand identity on the workplace.

Circulation between floors has been eased with a new staircase, encouraging movement and increasing interaction.

The new reception opens up the area and provides full views of the magnificent double-height ground floor office space. New timber flooring in front of the

desk, and on the desk itself, complement the original features of the building and tie in with the wall panelling and entrance vestibule.

A new light and airy café extension on the first floor provides a communal gathering, meeting, social and working zone and creates links to the green space of the roof garden.

By undertaking a well-ordered, phased approach and a successful staff engagement programme the building continued to operate during the major refurbishment.

The Old Post Office is now a modern, lively working environment.



This building could so easily have slipped into obscurity, but it has been restored and revived and is now a vibrant part of 21st century Leeds

Sponsored by Sharkey SE

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

Concordia Works

30 Sovereign Street, Leeds



Sponsored by Sharkey SE

The new working environment combines the integrity of a well-built industrial heritage with best practices in modern office design

This former yarn and cord warehouse, built in the early 20th century, has been transformed with the needs of modern businesses in mind, whilst sensitively maintaining its existing structure and many original period features.

The unique and striking five-storey property is five minutes from the central station in the heart of the main retail pitch and is opposite Sovereign Square, Leeds' new urban garden.

The refurbishment of this formerly neglected building is a fusion of original features and modern design, which gel to create a dynamic, hi-spec, loft style workspace.

The interior design respects the integrity of the warehouse's industrial past

with exposed brickwork, trusses, services and cast iron columns playing a major part in the building's new look. The five floors of adaptable open plan office space are well suited for the creative businesses looking for space in the area.

Each office has dual aspects with the option of both natural and mechanical ventilation. The lighting is LED based with daylight sensors to maintain appropriate illumination levels while keeping operating costs at a minimum. The white ceilings and single plastered party wall also help to increase light distribution throughout the office space.

This project shows what can be achieved through

careful and considered design and application. The new working environment combines the integrity of a well-built industrial heritage with best practices in modern office design.

The restoration has been sensitively undertaken, retaining and reinforcing the original construction, creating a modern workplace which meets the needs of the 'techie' occupiers.

This marvellous building could so easily have slipped into obscurity, but it has been restored and revived and is now a vibrant part of 21st century Leeds.

Achieving a balance between the past and the present is notoriously difficult in terms of design and architecture, but this has been attained here.

Client

Boulbbee Brooks Real Estate

Owner

Boulbbee Brooks Real Estate

Occupiers

Multiple occupants

Project manager

Projex Building Solutions

Quantity surveyor

Projex Building Solutions

Architect

Gpad London

Interior designer

Gpad London

M&E engineer

Hoare Lea

Structural engineer

Marston and Grundy

Contractor

Firecrest Construction

Investment / property company

Boulbbee Brooks Real Estate

Developer

Boulbbee Brooks Real Estate

Agent

Knight Frank



Built by experts, delivered by people

A strong heritage of construction
excellence throughout the UK



Interior fit out



Refurbishment



Building services



Framework

This was a very challenging build – with no crane or machinery access the team had to adopt almost medieval methods of construction

Sponsored by Sharkey SE

National commendation
Regional winner Projects up to 1,500m²
Scotland

5 Advocate's Close

Edinburgh

While this may be a small building situated in the heart of Edinburgh's World Heritage Site, it still manages to have a significant and positive impact on its surrounding environment and performs a number of key urban design roles.

The building is part of a wider regeneration of this historic Old Town area, which has been restored following decades of neglect. Nine listed buildings have been transformed into commercial, office and residential spaces.

Whilst it nestles-in comfortably amidst the historic setting, it also

reaches out to form a portal entrance to the pedestrian link to the New Steps. This helps stimulate activity around the building.

This was an exceptionally challenging build – with no crane or machinery access the team had to adopt almost medieval methods of construction. It is an impressive feat of engineering.

Careful conservation, aligned with sensitive interventions and a clever use of new material and finishes, has produced an imaginative workplace.

The architecture has been brought right up to date with

contemporary additions befitting a 21st century workplace.

A diverse range of working zones combine to create an uplifting setting, and employees also have the benefit of exceptional views and natural ventilation.

The designers have managed to create a building and internal office space that complements the historic surroundings of the location in a modern and considerate fashion.

Commercially sustainable and a stimulating piece of contemporary architecture, this building is an elegant addition to this important site.

Client

Morgan McDonnell Architecture

Owner

Morgan McDonnell Architecture

Occupier

Morgan McDonnell Architecture

Project manager

Thomas & Adamson

Quantity surveyor

Thomas & Adamson

Architect

Morgan McDonnell Architecture

Interior designer

Morgan McDonnell Architecture

M&E engineer

Rybka

Structural engineer

Will Rudd Davidson

Contractor

Interserve (Edinburgh)

Developer

Chris Stewart Group



Sponsored by Sharkey SE

The high quality of this building makes a strong statement in highlighting the aspirations of the planned future development

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

Alconbury Weald Club

The Club, Alconbury Enterprise Campus, Alconbury Weald, Huntingdon

This beautifully detailed building sits resplendent beneath two exaggerated roof canopies at the heart of the planned development of a low-carbon Enterprise Campus, which will deliver 3m sq ft of commercial space and 5,000 homes set within 700 acres of green open land.

Set on the threshold between the residential and commercial zones of the Alconbury Weald Masterplan, the building's generous volumes and exposed finishes provide for a facility that is flexible and robust enough to adapt to

new uses as the community continues to grow.

The exterior design appropriates a palette of glazed curtain walling and dark stained timber cladding, in a slip-and-miss arrangement akin to a Scandinavian summer house.

The clean detailing of the exposed timber-frame building, with minimal use of applied finishes, makes for a fresh and vibrant feel. The building responds to the needs of the office workers and the local area by providing a gymnasium and social facilities.

The café at the Club is a light, bright space where friends and work colleagues can meet and catch up. The meeting hall and further open rooms are popular with the emerging business sector. The sustainability is proven by the awarding of a 'Very Good' BREEAM rating.

The high quality of this building makes a strong statement in highlighting the aspirations of the planned future development and, in doing so, plays an important role in providing some valuable spaces for the growing community.

Client

Urban & Civic

Owner

Urban & Civic

Occupier

Urban & Civic

Quantity surveyor

Exigere Construction Cost Advisors

Architect

Allford Hall Monaghan Morris

M&E engineer

Flatt Consulting

Structural engineer

Peter Dann Consulting Engineers

Contractor

R G Carter



The complex arrangement of existing heritage buildings has been intelligently stitched together to deliver a series of well-lit spaces

Sponsored by Sharkey SE

Regional winner Projects up to 1,500m²
London

Beak Street

67-71 Beak Street, London

The entrance to this Soho building is small and relatively anonymous, making the experience of what lies beyond all the more remarkable.

This former carpenter's wood yard behind an old shop front has been transformed imaginatively into an office building full of character ready for the age of digital business.

Situated around a central courtyard, with a large roof terrace on top, the contemporary design has exposed the building's original features to great effect.

The complex arrangement of existing heritage buildings

has been creatively and intelligently stitched together to deliver a series of well-lit spaces that retain the character of the existing buildings, while also providing a working environment that meets the requirements of a modern day office occupier.

Each level has been utilised to take maximum advantage of all available space.

The incorporation of the delightful roof terrace, that sits hidden from the view of the streets of Soho, has provided a well-used and much appreciated facility for staff and visitors alike.

Once through a hidden

doorway, there is a multifunctional communal space to accommodate events and after-work activities.

A communal canteen encourages employees to leave their desks and come together.

The distinctive and creative workplace is housed in a warehouse style space which combines the concepts of modern technology with traditional craftsmanship.

The space is completely flexible and can be converted into a film set, workspace, cinema or event area – uses which are much in demand in this part of the capital.

Client

LaSalle Investment Management

Project manager

Constructive Management

Architect

BuckleyGrayYeoman

M&E engineer

The Anslow Partnership

Structural engineer

Heyne Tillett Steel

Contractor

Orchard Interior

Investment / property company

JLL



Sponsored by Sharkey SE

The building offers beautifully refurbished contemporary spaces that retain the character of the original Victorian buildings

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

The Creative Quarter

8a Morgan Arcade, Cardiff

This project has successfully converted the formerly inaccessible and fairly unmemorable upper floors of the David Morgan estate into standout modern city centre offices and studio space.

An innovative approach was adopted to successfully implement the significant structural interventions required to bring together a disparate array of buildings. The design has stimulated a creative culture within a workplace which is distinctive, edgy and fun.

The project's potential was unlocked through creating a new entrance, lift service

and staircase in a light-well. That this major operation was undertaken without assurance that viable space would come to fruition is testimony to the team's resilience and belief in what they were trying to achieve.

The building offers beautifully refurbished contemporary spaces that retain the character of the original Victorian buildings.

The variety and flexibility of the new workspace is perfectly suited to the targeted creative industries. The shared meeting spaces and 'The Hub' facility encourage interaction and act

as a focal point for informal meetings, presentations and get-togethers.

The inventive foresight and imaginative design solutions provide a great example as to how large areas of unused city-centre space can be regenerated as creative workplaces.

The long-term and active involvement of the design team and constructors was an essential component to the successful delivery of this challenging project, and the commercial success and contentment of the occupiers is testament to the quality of the refurbishment.

Client
Helical
Owner
Helical
Occupier
Multiple occupiers
Project manager
Quantem Consulting
Quantity surveyor
Quantem Consulting
Architect
Insight Architects
Interior designer
Oscar Clarke Design
M&E engineer
Mecserve
Structural engineer
AKS Ward
Contractors
Cedars Steeplejack / Interserve Construction
Agent
Oscar Clarke





WHAT WE DO

CyclingScore Certification rates buildings according to an official set of standards that determine a building's cycle friendliness. These standards were developed in conjunction with Transport for London, industry professionals, travel planners, tenants and executives in cycle orientated businesses. CyclingScore Certification demonstrates how cycle friendly your buildings are.

WHY SHOULD BUILDINGS GET CERTIFIED?

Landlords of commercial offices and developers choose to be certified by CyclingScore because it propels their assets in the market and makes them highly sought after for their high-quality cycling facilities to prospective tenants, as well as improving their overall cycle friendliness.

FREE CYCLING FACILITY DESIGN SERVICE

As part of the CyclingScore Certification process we can provide design advice to ensure a building achieves the best possible rating. Alternatively, we can work with the building owners over the term of the licence to improve the cycling facilities.



WWW.CYCLINGSORE.COM

Sponsored by Cycling Score

Innovative changes to the structure have created a series of double-height spaces that connect the floors

National and Regional winner Innovation
London

Sea Containers

18 Upper Ground, London



The look and feel of the building has been transformed and this is reflected in the interaction between the businesses that work there

This once unloved building has been transformed cleverly into a dynamic and creative workspace for Ogilvy & Mather and its diverse range of group companies.

The media agency shares the building with the 350-bedroom Mondrian London hotel and a 150-seat Curzon seat cinema.

The Sea Containers roof sign marks a conversion of a Seifert building which sits in a fabulous Thames-side location.

Ogilvy & Mather chose to co-locate there with ten 'semi-autonomous' companies from East and West London for better collaboration, efficiency and client support.

Innovative changes to the structure have created a series of double-height spaces that connect

the floors but also take maximum advantage of the dramatic external environment of the Thames. Flooded with daylight, these spaces define the building and have become natural hubs for staff interaction, allowing the creativity of the business to flourish.

The hotel, cinema and workspace share a ground floor that is a hive of activity and already an established London 'location'.

Above, nine new staircases and a double-height amphitheatre have been incorporated at a cost of just 3% of the NIA, which has reversed the perception of low height space.

A landscaped roof terrace has been added to further exploit the magnificent setting. Floor-to-ceiling glazing and the river just below give a feeling of being

on a ship. Services and finishes have been exposed throughout and the power of the wit and attitude of the companies is on full display – it feels like London's media gallery.

The conversion of a much beleaguered but well-known iconic London building is an example of what can be achieved by innovative design and the clever application of ideas.

The look and feel of the building has been transformed and this is reflected in the interaction between the businesses that work there. The feedback from the staff and visitors has been very positive.

This regenerated office building has changed working practices and will help the business prosper and attract and retain the best staff.

- Clients**
Ogilvy Group UK / MEC
- Owner**
Deerbrook
- Occupiers**
Ogilvy Group UK / MEC / GTB
- Project manager**
Colliers
- Quantity surveyor**
Colliers
- Brief consultant**
BDG architecture + design
- Architect**
BDG architecture + design
- Interior designer**
BDG architecture + design
- M&E engineer**
Arup
- Structural engineer**
Arup
- Contractor**
Structure Tone
- Investment / property company**
Deerbrook
- Developer**
Deerbrook
- Agents**
Cushman & Wakefield / James Andrew International



Sponsored by Cycling Score

Such is the level of service and quality on offer, investors and landlords across the Midlands now look at this project for inspiration

Regional winner Innovation
Midlands & Central England

The Colmore Building

Birmingham

This enhancement of The Colmore Building has turned a good but tired office into a great, modern base for businesses in Birmingham.

The refreshed office now provides world-class accommodation and sets a new benchmark for the city in terms of on-site amenities.

In recognition of the changing demands of modern occupiers and the importance of wellness at work, the building now includes Birmingham's broadest offering of facilities for any workplace. These include a new coffee house, a state-of-the-art gym, treatment rooms, bicycle

parking, high-quality changing rooms, a drying room, Amazon lockers and a dedicated concierge team.

All materials used were of the highest quality and the building incorporated full operations and maintenance infrastructure to ensure longevity and ease of maintenance.

Furthermore, interiors have been designed to be timeless and classic, so as not to need updating for the foreseeable future.

The stimulating, vibrant and contemporary work environment – from the reconfigured entrance to the new lift lobbies,

washrooms and facilities and the professional and social spaces – are all finished to a premium specification.

Throw in excellent transport links and best-in-class telecoms infrastructure – this is the city's first building to be WiredCertified (platinum) – this workplace makes an exceptional base for forward-thinking businesses.

Such is the level of service and quality on offer, investors and landlords across the Midlands now look at this project for inspiration. This will bring further benefit to the region as its business sector strives to compete on the global stage.

Client	AshbyCapital
Owner	AshbyCapital
Occupiers	Multiple occupiers
Project manager	GVA SLW
Quantity surveyor	BA Partnership
Architect	MoreySmith
Interior designer	MoreySmith
M&E engineer	Derry Building Services
Structural engineer	Brookbanks
Contractor	QOB Interiors
Investment / property company	AshbyCapital
Agent	Bilfinger GV



An atmospheric industrialised office space has been created through the sustainable upcycling of shipping containers

Sponsored by Cycling Score

Regional winner Innovation
Scotland

Network Rail, Edinburgh MDU

South Gyle Crescent, Edinburgh

This refreshingly bold and innovative project has combined a contemporary office space with a tough, robust workyard environment to create one sustainable workplace.

The Edinburgh MDU now proves a creative working environment for contrasting services that were traditionally kept apart.

An atmospheric industrialised office space has been created through the sustainable upcycling of shipping containers in a progressive and attractive fashion. The containers also form meeting rooms,

kitchenette units and stair core, and were cost- and time-effective to install.

The creative design not only produced a unique look but also contributed towards the project's BREEAM "Very Good" certification.

The considered use of materials acknowledges the work and history of the rail company while still recognising the environmental impact that a project such as this can often have by accounting for whole-life costing.

This innovative fit-out of an existing industrial building installs an occupier

centric environment which acts as the physical embodiment of the day-to-day work of Network Rail in a sustainable and unique way.

The invention and intelligence necessary to successfully merge the flexible office floors within an industrialised context was commendable.

This initiative for Network Rail had never been attempted within the business before, and it has set a benchmark for all further MDUs and will set the template for future developments.

Client	Network Rail
Owner	Network Rail
Occupier	Network Rail
Project manager	Network Rail
Quantity surveyor	Sweett Group
Brief consultant	Network Rail
Architect	Network Rail
Interior designer	Network Rail
M&E engineer	KJ Tait
Structural engineer	Network Rail
Contractor	Morris & Spottiswood
Investment / property company	Network Rail
Developer	Network Rail
Agent	GM Investment Trustees



Sponsored by Cycling Score

The creation of a mezzanine presented significant constraints on floor voids and ceiling heights, which the team overcame successfully

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

Sky Digital Centre of Excellence

Sky 1, 2 and 3, Leeds Dock, Leeds

The reinvigorated and energised Leeds Dock waterfront provides the perfect setting for this technology Centre of Excellence, fizzing with creative potential.

Software developers operate in a modern, pulsating and collaborative workplace across three units of double-height space at ground floor level beneath a residential block. Extremely flexible workspaces allow teams to simply collocate from project to project.

The creation of a mezzanine presented significant constraints

on floor voids and ceiling heights, which the team overcame successfully.

Despite some areas of limited headroom, the carefully considered extra floor space provides an open “airy” feel with generous amounts of daylight and bright finishes.

The base build was designed for retail and had to be substantially changed to meet much higher occupancy densities and equipment heat gains.

The design has used many sustainable solutions: air handling units permit free cooling and include

thermal wheels for heat and cooling recovery, new lighting systems were installed through-out based on an LED platform to ensure low maintenance and low energy use, VRF systems make use of heat pumps and include heat recovery, architectural materials were chosen for longevity and flexibility and, wherever possible, from the BRE Green Guide.

This successful transformation and reuse of a vacant retail unit into a vibrant workplace required commendable levels of innovation and vision.

Client
Sky
Owner
Allied London
Occupier
Sky
Project manager
JLL
Quantity surveyor
JLL
Brief consultant
BDG architecture + design
Architect
BDG architecture + design
Interior designer
BDG architecture + design
M&E engineer
AMS
Structural engineer
Knapp Hicks & Partners
Contractor
Como





WITH THANKS TO OUR SPONSORS 2017

Platinum sponsor

In association with



Gold sponsors



Silver sponsors



Regional sponsors



Awards

Sponsored by AECOM

The agile space has performed incredibly well, securing closer collaboration and interaction between the council's teams

National winner Test of Time

Birmingham City Council

10 Woodcock Street, Birmingham



Sponsored by AECOM

The depth of research into planning the blueprint means there have been no significant design changes since occupation

When 10 Woodcock Street won the national BCO Corporate Award in 2013, it was in recognition of the successful culmination of Birmingham City Council’s five-year journey to rationalise and restructure its entire back-office portfolio.

That it has won the BCO’s 2017 Test of Time Award is recognition of the success of the council’s ‘Working for the Future’ programme, of which Woodcock Street was the jewel in the crown.

With its new chambers the council consolidated 25 buildings into one, paving the way for the successful relocation of 2,700 people, and also began a fundamental change in the way its employees work and operate together.

At the time the judges noted: “The creative design has provided a vibrant,

open plan layout” and this still stands true today. The agile space has performed incredibly well, securing closer collaboration and interaction between the council’s services and teams, maintaining its flexible working environment.

The main objectives of providing a new, modern building with a transformational working environment have been achieved at every level, and the building is working superbly for the council and its staff. This has also driven cost savings.

The depth of research and engagement into planning the blueprint means there have been no significant design changes since occupation – very impressive, given the scale of the project.

Employees are engaged and motivated, and the

building has acted as the foundation for the creation of a dynamic community, which has had a fantastic impact on the wellbeing of staff.

Indeed, the success of change has been recognised by both the private and public sector, and the project is seen as ‘leading the way’ in both workforce and property transformation.

It was also highlighted as best practice within the “Leaner and Greener: Delivering Effective Estate Management” report, produced as part of an inquiry by the Westminster Sustainable Business Forum.

10 Woodcock Street demonstrates ‘Test of Time’ in every respect. The building has been worked hard since completion, but has remained robust, and will no doubt continue to provide an excellent workplace for the future.

Client	Birmingham City Council
Owners	Birmingham City Council / Birmingham Property Services
Occupier	Birmingham City Council
Project manager	Birmingham City Council Acivico
Quantity surveyor	Birmingham City Council Acivico
Brief consultant	Telereal Trillium
Architect	Associated Architects
Interior designer	Squaredot
M&E engineer	Hoare Lea
Structural engineer	AECOM
Contractor	Bouygues





British Council for Offices
Awards 2018

 Follow us @BCO_UK #bcoawards

Entries Open: Wednesday 4 October 2017

Entry Deadline: Friday 24 November 2017

Calling all office projects completed between
1st January 2014 – 1st November 2017

CATEGORIES

Commercial Workplace

Corporate Workplace

Fit Out of Workplace

Projects up to 1,500m²

Refurbished /
Recycled Workplace



**CALL
FOR
ENTRIES**

Lead sponsor



In association with



For full details and to download your
entry guide go to www.bco.org.uk

Contact Clare Davies on 01183 340085
or email clare@createvents.co.uk



Awards

Rewarding Excellence in Office Space Since 1992