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2022



BCO



Awards



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The BCO Awards are committed to the advancement of office buildings

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A BCO Award is one of the most valued and worthwhile accolades in the property industry. Find out who took home the National and Regional trophies in the seven categories.

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The Enterprise Centre in Norwich is recognised as a global model for sustainable design and operation. This landmark project has changed the way the industry thinks about sustainable construction.



Introduction

Sustainability and people focus are at the heart of successful design

I always knew being a BCO judge would be hard work, but after seven years in the role, they saved the hardest – or the best maybe – till last: it is a 380-mile roadtrip between Kilmarnock in the north and Worthing in the south, and there are 260 miles between Cardiff in the west and Norwich in the east – and then you must add Belfast. In between those extremities of the UK, the five other national judges and I visited 33 workplaces over an eight-day period. A hard task made more difficult by rail strikes, airline cancellations and, to top it all, a bout of Covid – but it was so rewarding.

We got to witness 33 great buildings, some of them truly mind-blowing. But what made all the effort so satisfying was the people we met. The people at work, the ones who were just visiting and, more importantly, the ones who were involved from concept, through design, to construction. We met people



Tony Hordon

combatting climate change – there is genuine desire from the industry to make a tangible difference. We are considering carbon by reusing or regenerating existing buildings as much as possible. Sustainability is being built into the workplace and the people that use it are part of it. Electric scooters, car charging points and cycle facilities are the norm. The way the market is now, if you don't provide these you won't get a tenant, it is that simple.

As I hand over the reins to the new chairman, there is no indication that the office will not continue to maintain its role and to be the mothership – it will just be a bit different, and probably better. Although there may be fewer people working at desks, those people still want to go to work. Some will want to work out of a quiet sanctuary, while others will want to discuss a project around a pool table, or sitting in a café with a decent

“ There is no indication that the office will not continue to maintain its role and to be the mothership – it will just be a bit different, and probably better. ”

who were passionate about where they worked, those who were using their skills to do something positive about climate change, we met people who really cared about the working environment and those trying to help society. It is the people that make a building; and we got to meet some exceptional people.

As we move forward, it

will be interesting to see how the last two years of Covid will have shifted the way we use our workplaces and how designers will react. But much of the groundwork of making our offices more people-orientated has already been laid. The workplaces we visited are supporting wellness more than ever. High-quality changing

facilities of a standard that you would expect in a top health club and gyms of a similar quality. There are rest rooms for breathing space from the workplace, dog toilets helping those with assistance-dogs, saunas, lockers with ironing boards, and even hair straighteners.

It is encouraging to see the progress made towards

coffee, or gathered around a collaborative booth – and in the places we witnessed they have all those options. The industry just needs to work on getting the balance right and always remembering that it is the people that make the buildings.

*Tony Hordon
Chairman of the BCO
Awards 2022*

The winners

President's Award

David Partridge and Argent

Best of the Best / Corporate Workplace

National Regional North of England, North Wales and Northern Ireland

Sunderland City Hall, Plater Way, Sunderland

National Commendation Regional Scotland

The HALO Enterprise & Innovation Centre, 27 Hill Street, Kilmarnock

Regional Midlands and Central England

Joules Head Office, The Barn, Rockingham Road, Market Harborough

National Commendation Regional London

Plumtree Court, 25 Shoe Lane, London

Regional South of England and South Wales

Teville Gate House, Railway Approach, Worthing

Commercial Workplace

National Regional London

80 Charlotte Street, London

Regional South of England and South Wales

400 Longwater Avenue, Green Park, Reading

Regional Scotland

Capital Square, 58 Morrison Street, Edinburgh

Regional Midlands and Central England

Three Snowhill, 3 Snow Hill Queensway, Birmingham

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

Two New Bailey Square, 6 Stanley Street, Salford

Fit Out of Workplace

National Regional London

Dojo, The Brunel Building, 2 Canalside Walk, London

Regional South of England and South Wales

HMRC Cardiff Region Centre, 6 Central Square, Cardiff

Regional Midlands and Central England

PwC Birmingham, One Chamberlain Square, Birmingham

Regional North of England, North Wales and Northern Ireland

PwC Northern Ireland, Merchant Square, 20-22 Wellington Place, Belfast

Regional Scotland

UK Government, Queen Elizabeth House 1 Sibbald Walk, Edinburgh

Refurbished/Recycled Workplace

National Regional South of England and South Wales

FORGE, 24 Church Street, Woking

Regional London

ASOS HQ, Greater London House, 180 Hampstead Road, London

Regional North of England, North Wales and Northern Ireland

Bloc, 17 Marble Street, Manchester

Regional Midlands and Central England

The Dock, Kings Langley, Home Park Estate, Kings Langley

Regional Scotland

ONYX, 215 Bothwell Street, Glasgow

Projects up to 1,500m²

National Regional South of England and South Wales

Bicester Eco-Business Centre, Charlotte Avenue, Elmsbrook

Regional Scotland

24-25 Charlotte Square, The Charlotte Square Collection, Edinburgh

Regional London

Pennybank, 33-35 St John's Square, London

Regional Midlands and Central England

St Peter's Gate, 13 St Peter's Gate, Nottingham

Regional North of England, North Wales and Northern Ireland

Taylor Wessing, Edward Pavilion, Albert Dock, Liverpool

Innovation

National Regional Scotland

Cadworks, 41 West Campbell Street, Glasgow

Regional London

1 Triton, 1 Triton Square, Regent's Place, Euston Road, London

Regional South of England and South Wales

Now (Phase 1 of Here + Now), Thames Valley Park Drive, Reading

Regional North of England, North Wales and Northern Ireland

The Spine, Paddington Village, Liverpool

Test of Time

National

The Enterprise Centre, University of East Anglia, Norwich Research Park, Norwich

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Inspired by excellence

If it's Tuesday, it must be Kings Langley: if not quite back to normal, it was back to business for the 2022 BCO Awards national judging panel, visiting offices in Belfast and Worthing and 31 others in between. It was quite a baptism for the four new judges, and an impressive send-off for the retiring chairman. But as BCO judges have done every year since 1992, the 2022 judges took it all in their stride and appreciated the privilege of seeing some of the most inspiring new workplaces anywhere in the world.

No matter whether it was their first year on

the panel or the seventh – like Tony Horden – all the judges have built up a depth of experience, knowledge and skills in the property industry. They then combined these and worked together as a team to consider the merits of all the buildings they visited and how they displayed the “excellence” required to be a BCO Award winner.

All the judges who are invited onto a BCO panel are at the top of their profession, they have been through many different market conditions and demanding situations – and they are resilient. They have been through booms and busts,

changes in demand and sentiment, they have seen climate change become an emergency, and they are now contemplating a post-Covid office market and determining what that will entail.

But what is always constant is that the judges will be rigorous in their appraisals, fair with their evaluations, and give commendation where due. That is why every recipient of a BCO Award knows it has been earned, not just won. This will always continue and will ensure that a BCO Award will always be one of the most valued and worthwhile awards in the

property, and any other, industry. It is also why the BCO Awards set the benchmark for workplaces in the UK and the world. If you win a BCO Award, you deserve to feel proud of your triumph.

Thank you to all those who submitted their projects for consideration – just being nominated is an achievement. Every entry is given attention, scrutiny, and consideration – no submission is in vain. Thank you, and well done to all the regional and national judges whose dedication ensures that BCO Award winners have reached the pinnacle of the industry.



Tony Hordon
Parabola



Mike Burton
AECOM



Matt Flood
Related Argent



Nicola Gillen
Cushman & Wakefield



Angela Joseph
alinea consulting



Stephen McIntyre
FaulknerBrowns Architects

National Panel

Tony Hordon (chair) Parabola
Mike Burton AECOM
Matt Flood Related Argent
Nicola Gillen Cushman & Wakefield
Angela Joseph alinea consulting
Stephen McIntyre FaulknerBrowns Architects

London

Helen Hare (chair) GPE
Mel Allwood Arup
Gerry O'Brien AKTII
Kathryn Edwards Make Architects
Philip Hobley Knight Frank
Mark Lacey alinea consulting
Robert McLean PwC

Midlands & Central England

Lee Jones (chair) Quantem
Phil Armitage Max Fordham
David Hammond University of Warwick
Will Higgins Knight Frank
Alison Monteith
David Shakeshaft CSL

North of England, North Wales & Northern Ireland

Thomas Bone (chair) Hoare Lea
Peter Cartwright Cartwright Pickard Architects
Sarah Dodsworth Space Invader Architects
David Porter Knight Frank
Adam Tillis Bruntwood

Scotland

David Dool (chair) Cooper Cromar
Peter Kerr Atelier Ten
Yasemin McClelland Ediston
Donald Reid Reid Mitchell
Lynn Smith Europa Capital Partners

South of England & South Wales

Catherine Macpherson (chair) Hoare Lea
Harry Allen Savills
Karle Bureford AHR
Aaron Pope M&G Real Estate
Dan Wride Paragon

President's Award

David Partridge and Argent

In the midst of Covid, a delegation of the UK's top businesses sent a letter to the prime minister advising how to deliver a recovery plan that would generate a more inclusive, stronger, and resilient UK economy. The signatories were a who's who of the country's most influential and respected leaders and companies. So, it is no surprise that David Partridge and Related Argent were prominent names on the letter.

Indeed, it would have been a surprise had they not been: Were it a who's who of those behind the most significant regeneration schemes in the UK over the past 30 years then Partridge and Argent – or Related Argent as it is about to become – would be pretty much at the top of that list. And when it comes to those you would trust to be most effective in building back better, again, those two would be high up there.

Because what is really needed to bring about such positive change is vision, and there is no doubt that Partridge and Argent have delivered it. Anybody who knew King's Cross when it was a den of inequity, witnessed Brindleyplace when it was a warren of back alleys and filthy canals, or steered clear of the waifs and strays hanging out around Piccadilly Gardens appreciates this.



David Partridge

In the early 1980s, Argent was developing offices and warehouses around the M25, while the Cambridge architecture graduate was founding the Gebler Tooth Partridge partnership. In 1990, Partridge's journey with Argent began when he joined as a project manager, becoming joint chief executive in 2006, and managing partner in 2012. He remained at the executive helm until 2019 and is now chairman of Related Argent, post the merger with US regeneration giant Related.

The past president of the BPF began his Argent career challenging the developer's predilection to buy sites and then knock down the 10-15-year-old buildings on them. Instead, Argent began creating its own better places to start with.

And it is fair to say that big chunks of London, Manchester and Birmingham are just some of the places that have benefited from the resultant Argent philosophy.

Because those city areas that were forgotten, ignored, best avoided, or stagnating are now hotbeds of vibrancy, full of people living, working and playing. Argent doesn't just build offices; it makes places and establishes communities.

A key theme of the 2022 BCO Awards is that people make buildings. Partridge, who was born in Sri Lanka and lived in Africa, India and Canada, is a proponent of the people-first philosophy. Argent has always made great efforts to ensure it understands those who stay, play and work in the areas where it builds, even sending its team to live in those locations.

The aim is to get under the skin of the area, finding out what works and what doesn't. If somebody will work in your new office, what will they do at lunchtime and after work, what's already there and what should you provide? While Partridge loves the nightlife of Ibiza, he also raves about

his evenings out around King's Cross and Manchester.

A bedrock of the BCO Awards is sustainability. Thanks to the ground-breaking efforts by Argent, environmental consideration is now a prerequisite in any new development.

Partridge's body work of tattoos may be hidden beneath a shirt, but his passion for making real estate part of the climate emergency solution is in full view. The UKGBC trustee is driven by the desire to provide responsible and sustainable development. For Argent, this goes beyond green buildings with low energy usage, to considering health, wellbeing and social impact at every step.

Partridge will sometimes mention his grandfather, a former Lord Chief Justice of Ceylon, who would say: "You have to put something back." With Argent's trailblazing legacy of placemaking and with Partridge's support of the UKGBC, LandAid, RIBA and the CLC, it is fair to say that the man and the company have both fulfilled their obligations on that front. So, now it is the BCO's chance to give something back to its past president and to one of Britain's most innovative and pioneering companies – our 2022 President's Award. Congratulations to David Partridge and Argent.

“ Areas that were forgotten or stagnating are now full of people living, working and playing. Argent doesn't just build offices; it makes places and establishes communities. ”

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

Sunderland City Hall

Plater Way, Sunderland



Sponsored by ISG

Sunderland City Hall is the perfect early-stage catalyst to push the rejuvenation of this new commercial district and the wider city. Effective and focused public and private sector collaboration has delivered this exceptional, innovative multi-use building. This ambitious and transformative project demonstrates how the public sector can drive positive change, restore pride and stimulate growth.

Sunderland City Council's new HQ will form the crux of this £500m regeneration scheme. The project, phase two of the Vaux Brewery masterplan, will help the redevelopment of a prominent 5.5ha site to the north-west of the city centre into a vibrant mixed-use neighbourhood. The brownfield site, located on the south bank of the River Wear, has been vacant for many years and was acquired by the council in 2011.

The intricately thought-out design embraces the rich industrial heritage of Sunderland while offering a contemporary and welcoming environment for

the diverse community who make use of the building. The workspaces promote wellbeing, collaboration and dynamism.

The vision and design quality are aspirational, while remaining accessible and welcoming to all. This is a huge achievement which has consolidated eight buildings, previously housing a wide range of municipal services, under one roof.

Visible from all sides, the distinctive design makes for a strong civic presence in the redevelopment of the city. The building complements Keel Square and the wider Sunderland riverside.

City Hall predominantly provides a workplace for council staff, but there is plenty of space for private enterprise – and a fitness room and employment centre. The publicly accessible ground floor contains a multifunctional council chamber, customer service centre and cafe spaces, all to the highest of standards.

The innovative arrangement of floorplates not only offers workspaces

that engage with one another but also encourages the previously dislocated workforce to operate together. The office space is either side of a light-filled void, fashioning an expansive internal workplace that accommodates a variety of work settings. The central staircase stations an iconic symbol of Sunderland's history at the building's heart.

City Hall sets a new bar for Sunderland's corporate workplace design, and for a public sector workplace in the wider region. The space accommodates all the tools council staff need to work, collaborate and support the public. Overall, the building perfectly encapsulates the local context and cultural past of its setting.

City Hall presents a regenerative community focus for its workforce and the wider city and has created a progressive landmark for change. The project is a social, environmental and economic success which is a credit to Sunderland. The creative commercial structuring, coupled with outstanding social impact, makes this an incredible building.

Clients
 Siglion / Sunderland City Council

Occupier
 Sunderland City Council

Project manager
 Gleeds

Quantity surveyor
 Gleeds

Architect
 FaulknerBrowns Architects

Interior designer
 FaulknerBrowns Architects

M&E engineer
 Desco

Structural engineer
 Cundall

Contractor
 Bowmer + Kirkland

Developer
 Sunderland City Council

Agent
 Knight Frank



National commendation & Regional winner Corporate Workplace
Scotland

The HALO Enterprise & Innovation Centre

27 Hill Street, Kilmarnock

You cannot underestimate the impact the HALO has had on Kilmarnock and the East Ayrshire community. Having lost the town's major employer when the Johnnie Walker bottling plant closed, HALO came along to not only replace the jobs lost but also deliver some £200m GDP to the economy.

Johnny Walker's old plant has been distilled into a state-of-the-art mixed-use facility at the heart of a net zero masterplan. The four-storey 45,000 sq ft building forms Phase 1 of the HALO Kilmarnock regeneration masterplan, which aims to create 1,500 jobs with more than £65m of investment over four phases. HALO

consists primarily of offices finely blended with a virtual reality arcade, café, retail space, chillout zones and public open areas.

The iconic building supplies an inspiring environment in which to work, learn and share ideas. A large double-height reception makes way to the flexible open-plan floorplates with panoramic views. Everything is topped off by a roof terrace. Clever use of lighting acts as an eye-catching beacon to its surroundings in hours of darkness. The high-quality design and external public realm make it a focal point within the local area and set the benchmark

for the remainder of the masterplan.

Sustainability is integral to this project, with a requirement for all future phases of the development to be net zero carbon – even the café only serves sustainably sourced and produced products.

HALO's impact can not only be measured by its carefully considered design and urban response, but also in its zero-carbon approach and the number of jobs it has brought to the area. Its wide-reaching initiatives have been instrumental in regenerating a derelict site and area, which had prior to the project been sorely lacking in investment.

Client

HALO Urban Regeneration Co

Owner

HALO Urban Regeneration Co

Occupiers

HALO Urban Regeneration /
Barclays Eagle Labs / PRA Group
/ Scottish Power

Project manager

Gleeds

Quantity surveyor

Gleeds

Architect

Keppie Design

Interior designer

Keppie Design

M&E engineer

Ramboll

Structural engineer

Dougall Baillie Associates

Contractor

Morrison Construction

Developer

HALO Urban Regeneration Co

Agents

G&S / CBRE



Regional winner Corporate Workplace
Midlands & Central England

Joules Head Office

The Barn, Rockingham Road, Market Harborough

Joules' new head office encapsulates the fashion brand's essence, culture and workplace strategy. By staying in Market Harborough, Joules can retain its existing staff, and by upgrading its facilities with such style, it will attract new talented team members in this competitive market. The Barn has allowed the clothes company to seamlessly stitch its outfit into one new building from the previous disparate five it had outgrown.

Based on a farm vernacular, the new building repurposed the existing structure and added a series of new interlocking barns which revolve around a central atrium. This central

space is a key feature of the arrangement, with a large structural tree providing character and a sense of place.

The atrium and floor arrangements afford visual connectivity between floors and creative teams, stimulating co-operation. The light and airy open-plan office and studio spaces sit alongside breakout and specialist collaboration rooms. The floors offer fine views to the surrounding countryside, which also delivers public space to the building users. Appropriate technology supports agile working.

The building has been designed to BREEAM Excellent standard, and

the EPC A energy-saving envelope strategies include high-performance insulation and glazing, optimal window sizing, sun-shading and air-tightness. HVAC specifications comply with BCO Best Practice guidelines. Materials have been sustainably sourced, and a bug hotel enhances on-site biodiversity. Biophilic design principles and natural materials are evident throughout.

The new extended building has been an undoubted success. The Barn embodies Joules' brand while supporting the specialist processes involved with the development and marketing of clothing and lifestyle products.

Client

Joules

Owner

Joules

Occupier

Joules

Project manager

John Lester Partnership

Quantity surveyor

John Lester Partnership

Brief consultant

Edge

Architect

Edge

Interior designer

Edge

M&E engineer

Waterman Building Services

Structural engineer

Cundall

Contractor

Bailey Construction (Derby)



National commendation & Regional winner Corporate Workplace London

Plumtree Court

25 Shoe Lane, London

Fifty years ago, Goldman Sachs opened its first office in the heart of the City of London. Plumtree Court now brings all the firm's offices and employees together for the first time, into its new European headquarters.

The success of Plumtree Court is testimony to the purposeful collaboration between Goldman Sachs and its global multi-disciplinary team throughout the design and construction process. The bank has consolidated all its London based employees into this 1.2m sq ft BREEAM Excellent HQ, with extensive wellbeing amenities

available to employees.

Investment has been centred on people as a priority. The impressive array of amenities includes secure cycle spaces, a gym, health facility and children's centre. There is also a sculptural 600-person auditorium and a "town square" canteen – all this is topped off by a landscaped roof garden.

Integrated technology and ergonomic design have helped craft a hyper flexible workplace that can adapt to the needs of the business as it evolves. The multiple entrances, split cores, a structurally contractable atrium, modular furniture, hospitality nodes every two

floors and an independent lighting grid all boost this adaptability.

Despite the building's volume, the workspaces are flooded with natural daylight through the automated triple-height atrium and generous ceiling heights. The visible interconnectivity between departments promotes collective working.

This new campus space is of the highest specification, meets the demands of today to flourish in, and will adapt to future changes. Plumtree Court is a landmark development which gives Goldman Sachs' staff a place they are proud to call their home.

Client

Goldman Sachs

Owners

NPS / LaSalle Investment Management

Occupier

Goldman Sachs

Project manager

Mace

Quantity surveyor

Turner & Townsend

Architect

Kohn Pedersen Fox

Interior designers

Adjaye / ACPV / Gensler / AL_A / UNStudio / IA

M&E engineer

WSP

Structural engineer

WSP

Contractor

ISG

Investment/property co

Goldman Sachs

Developer

Goldman Sachs



Regional winner Corporate Workplace
South of England & South Wales

Teville Gate House

Railway Approach, Worthing

Teville Gate House is an excellent example of a workplace that has inclusion at the heart of its design and working environment. This leading-edge office would not be out of place in any of the UK's top six cities. The five-storey, 100,000 sq ft landmark building is home to 900 HMRC employees. It is part of the tax body's UK-wide Locations Programme aimed at making it easier for staff to collaborate and work flexibly.

The Worthing town centre location and high quality of workspace has helped HMRC retain the

specialist staff it requires for its operations. The digitally enabled workspaces incorporate stations that are inclusive and allow a combination of uses.

Natural light flows throughout and the range of work areas gives a choice of settings from which to operate from. The modern environment will easily adapt and cater for any future changes to working practices.

The BREEAM Excellent-rated building was delivered from concept to completion in around 24 months. The timescale of construction is even more impressive

given the global pandemic and the constrained site.

Also impressive is the dog wellbeing area that shows that consideration has been made for all creatures great and small. The building meets BCO 2019 standards for office design.

Teville Gate is HMRC's first specialist workplace, within its nationwide roll-out programme – and it clearly meets the revenue office's changing needs. This office has positively transformed any previous assumptions that may have been held about an HMRC building and leads the way for future design and use.

Client

Teville Gate House

Owner

Teville Gate House

Occupiers

HM Government / HMRC

Project manager

Box Clever Consulting (for client) / Turner & Townsend (for occupier)

Quantity surveyors

MacConvilles (for client) / Turner & Townsend (for occupier)

Brief consultant

AECOM

Architect

CDA

Interior designers

CDA / AECOM

M&E engineer

Atelier Ten

Structural engineer

HOP

Contractor

McLaughlin & Harvey



Sponsored by Troup Bywaters + Anders

National & Regional winner Commercial Workplace
London

80 Charlotte Street

London



Sponsored by Troup Bywaters + Anders

Opportunities to develop a building of this size, in such a prominent central location, are few and far between. But it is fair to say that the 80 Charlotte Street team grasped this unique opportunity magnificently to deliver 322,000 sq ft of offices, 55 new flats, a café, a restaurant and the new Poets Park. The design successfully encompasses the townscape and overcame the challenge of knitting in the retained and new facades.

In the heart of Fitzrovia, the main block is characterised by varying external treatments, setbacks and terraces with retained portions of the original brickwork. Unitised concrete cladding wraps half of the block, with new grey and black brick elevations completing the rest. The main entrance is framed by a vast weathered steel structure.

On entering, the generous reception makes an

immediate impact as you are hit by the light from one of three full-height atriums inserted into the heart of the block. Staff and visitors enter through a double-height threshold into the main foyer, with its Danish oak timber flooring and custom leather seating.

This central trio of atriums, built into the former courtyard, bring natural light to each level of the development. A sequence of clear, uncluttered spaces are vertically and horizontally connected. Throughout, the building's engineering is celebrated with exposed structural beams, columns, and services.

The all-electric workplace sets a benchmark for sustainability and has achieved BREEAM Excellent and LEED Gold. Air source heat pumps and solar panels on the roof provide heating, cooling and hot water. All other electricity

is purchased from ringfenced renewable sources. Air conditioning in perimeter areas automatically switches off when windows are open. The reception and atriums are naturally ventilated, pulling in outside air and distributing it around the floors.

Additional features to enhance operational efficiency include "glass in the right place" façades that allow more daylight to flow indoors while minimising solar gain. High air-tightness levels will improve energy performance and smart-enabled analytics will give insight into the building's performance.

The quality throughout 80 Charlotte Street is encapsulated in areas such as the lift lobbies and cores, which are beautifully crafted. This attention to detail combined with the hybrid workspace, glorious bar and rooftop terrace make this an exceptional development.

Client

Derwent London

Owner

Derwent London

Occupiers

Arup / Boston Consulting Group / Lee and Thompson

Project manager

Avison Young

Quantity surveyor

AECOM

Architect

Make Architects

Interior designer

Make Architects

M&E engineer

Arup

Structural engineer

Arup

Contractor

Multiplex

Investment/property co

West London and Suburban Property Investments

Developer

Derwent London

Agents

Cushman & Wakefield / Pilcher Hershman



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Regional winner Commercial Workplace
South of England & South Wales

400 Longwater Avenue

Green Park, Reading

This contemporary office building sets out new standards of sustainability and workplace wellbeing for its location. 400 Longwater Avenue boasts not only a BREEAM Excellent rating but also an EPC A and a WELL accreditation. It has been designed to complement the wider Green Park masterplan.

The glass and terracotta facades highlight the engaging entrance, which initiates a warm yet modern arrival experience. The accomplished design of the central core expresses what can be done with simple and effective material selections.

The workspace allows maximum flexibility for potential tenants, with an upper floor link-connection and sub-division possible on a floor-by-floor or half-floor basis. The five-storey building's post-tensioned concrete frame maximises adaptability. The 120,000 sq ft of column-free workspace benefits from generous 3m ceiling heights.

It is clear this building has been designed with health and wellness at its heart. Ventilation rates are above industry standard, materials are specified to be low VOC, background noise levels in workplaces are minimised and

daylight flows thanks to the transparent envelope glazing.

Set within 195 acres of biodiverse landscaped grounds, people can make use of an outdoor gym and the expansive decking overlooking the central Longwater Lake. Only a short walk from the forthcoming Green Park train station, there is a 10:1 bike space to staff ratio and a good supply of showers and changing facilities.

This building stands out from its surroundings and shows how well-executed, small details can make a huge difference to the overall project.

Client
Mapletree

Owner
Mapletree

Project manager
TFT

Quantity surveyor
Gardiner & Theobald

Architect
Apt

Interior designer
Apt

M&E engineer
Hoare Lea

Structural engineer
Ramboll

Contractor
McLaughlin & Harvey

Investment/property co
Mapletree

Developer
Mapletree

Agents
Cushman & Wakefield /
Campbell Gordon



Sponsored by Troup Bywaters + Anders

Regional winner Commercial Workplace
Scotland

Capital Square

58 Morrison Street, Edinburgh

Capital Square is a timeless building that demonstrates what can be achieved by making the occupier experience the basis of every design decision. The development also illustrates how to overcome the challenges presented by working on a constrained site with occupied buildings to all sides.

Set on a former car park, the development is in a prominent location in Edinburgh's Exchange District. Set back from Morrison Street, the project has made significant investment into the public

realm, creating new access routes and upgrading existing ones throughout the area. There are also new private gardens accessed from within the building – these afford the users a spot of tranquillity in the bustling heart of the city.

The two-storey entrance space, accessed via the front courtyard, leads to generous lift lobbies at each floor level, with well finished common areas. This includes a spectacular soaring atrium and a magnificent reception desktop.

The 122,000 sq ft of modern, bright and flexible

office space conveys stunning views across the Edinburgh rooftops to the castle, Arthur's Seat and to Fife in the north – the balconies on the upper levels afford the best positions to soak in the surroundings. The developer has worked closely with incoming tenants to create sustainable solutions throughout and there are generous cycle and shower facilities.

Capital Square has taken a challenging site and created a stunning workplace location set within impressive public realm, befitting of its prime setting.

Client

BAM Properties

Owners

Federated Hermes /
BAM Properties

Project manager

Mace

Quantity surveyor

CBA

Architect

Hurd Rolland Partnership

M&E engineer

Rybka

Structural engineer

Blyth & Blyth

Contractor

BAM Construction

Developer

BAM Properties

Agents

CBRE / JLL



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PwC Merchant Square

BELFAST

WINNER

Fit Out of Workplace

NORTH OF ENGLAND, NORTH WALES
& NORTHERN IRELAND REGION

tbanda.com



The Onyx Building

GLASGOW

WINNER

**Refurbished /
Recycled Workplace**

SCOTLAND REGION

MCATEER

PHILIP VILE

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Regional winner Commercial Workplace
Midlands & Central England

Three Snowhill

3 Snow Hill Queensway, Birmingham

Number Three, the newest and tallest addition to the Snowhill office building trio, slots in perfectly to complete the gateway to Birmingham's thriving new business district. The landmark building is a key part of the ongoing Snow Hill masterplan, which will redevelop and regenerate here, and the Colmore area, over the next 20 years.

Three Snowhill offers an exceptional working environment with a commendable range of facilities available for its occupants and visitors. The unique arrival experience comes from the entrances at

two levels, which bring you into the largest and most dramatic office reception in Birmingham. It is set beneath a full-height atrium fitted out with high-quality materials and contemporary finishes. There is a dedicated reception desk and lift core for office accommodation on levels two-six. Seating for visitors includes a touchdown "pavilion" where guests can wait for hosts or work before a meeting.

The design and construction performance has been carefully and comprehensively measured, achieving BREEAM Excellent, EPC B and

WiredScore 100/100. Construction carbon, water, materials and waste impacts are mostly lower than targeted. The basement, designed and built for a previous scheme, was reused – which meant overcoming significant technical challenges to realise the substantial cost and embodied carbon benefits.

Emphasis has been placed on wellbeing facilities. The building houses a gym, treatment rooms, sauna, showers and clothes drying facilities for cyclists, along with cycle storage and electric bike and EV charging points.

Clients

Ballymore / M&G Real Estate

Owner

M&G Real Estate

Occupier

BT (partial occupier)

Project manager

Gleeds

Quantity surveyor

Gleeds

Brief consultant

Cheshire Shakeshaft

Architects

Sidell Gibson Architects (concept)
/ Weedon Partnership (executive)

Interior designer

Sheppard Robson (concept)

M&E engineer

Arup

Structural engineer

WSP

Contractor

BAM Construction

Investment/property co

M&G Real Estate

Developer

Ballymore

Agents

JLL / Savills





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

Two New Bailey Square

6 Stanley Street, Salford

This former toxicology lab, spread over 16 separate buildings, has been impeccably reimagined into a single new 150,000 sq ft state-of-the-art workplace. The contemporary building is a striking addition to this vibrant mixed-use district. It is perfectly suited to its intended digital and tech business world audience.

The complex redevelopment took five years to complete and despite many challenges was delivered on time and to budget. Occupying a prominent position in the New Bailey project and

the city as a whole, it is the largest speculative office redevelopment in the South Manchester and Cheshire market to be undertaken in the past 11 years.

The Glasshouse now provides high-quality adaptable office space for leading-edge, forward-thinking, innovative businesses. Occupiers can chose everything from co-working and two-person serviced spaces through to 60,000 sq ft offices. All come with tall ceilings, great views, and an abundance of daylight.

The 40,000 sq ft central

atrium houses engaging and inventive amenity space, with breakout, collaboration, meeting and event areas, alongside a wide offer of food and drink. The building also provides bike storage, showers, ultra-fast Wi-Fi and achieved an EPC B rating.

Two New Bailey Square is topped off by a dramatic communal roof garden with panoramic city views, acting as a dramatic space for client events, functions or informal use. This development is an excellent addition to this thriving business and leisure destination.

Client

The English Cities Fund

Occupiers

Eversheds Sutherland / BLM

Project manager

RPS Group

Quantity surveyor

Abacus

Architect

Allford Hall Monaghan Morris

M&E engineer

Hannan Associates

Structural engineer

Integra Consulting

Contractor

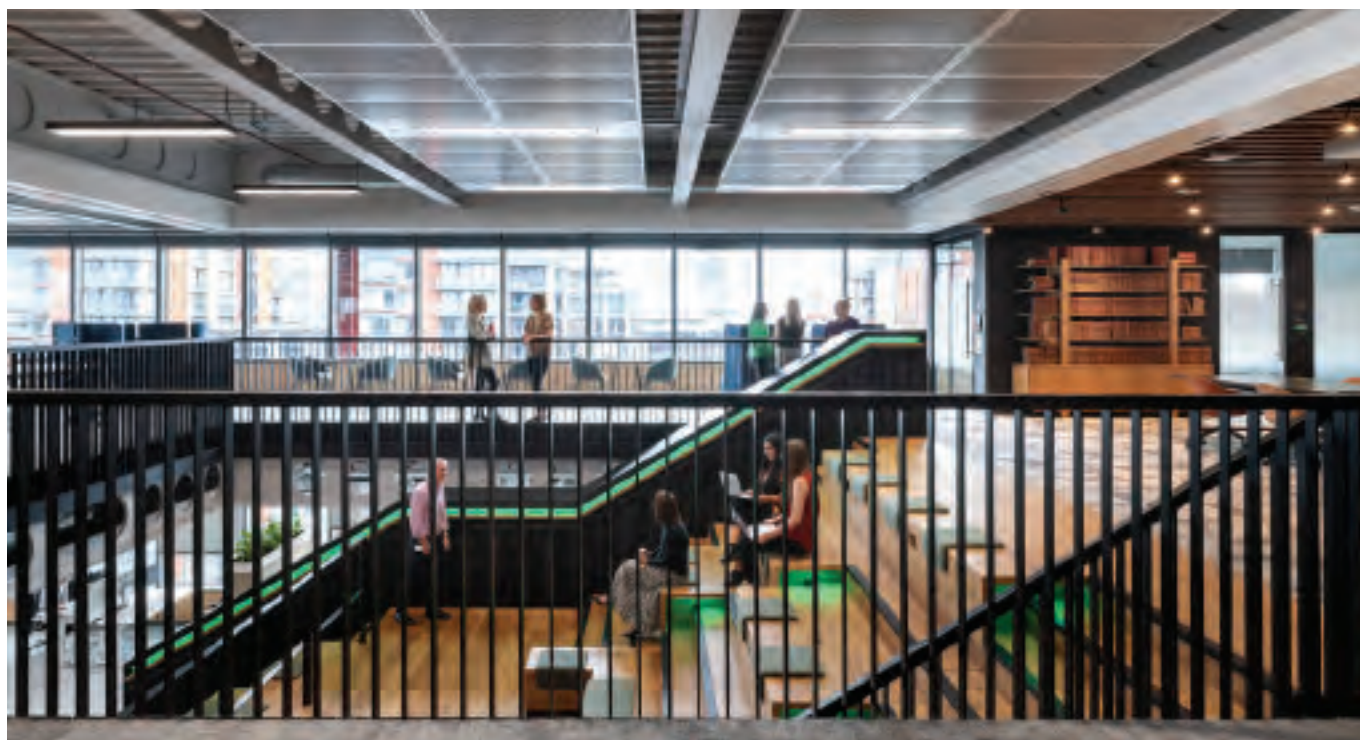
Bowmer + Kirkland

Developer

The English Cities Fund

Agents

JLL / Cushman and Wakefield



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National & Regional winner Fit Out of Workplace
London

Dojo

The Brunel Building, 2 Canalside Walk, London



Sponsored by SAS International

The success of Dojo's excellent workplace is testimony to the design team working in harmony with, and having respect for, the base build. The innovative space is designed for Dojo's people and culture with a flexible, professional, and contemporary workspace that reflects the start-up spirit of the business.

The digital payments company operates in a fast paced, ever-changing marketplace. The space was designed with this set of conditions at the core, to allow the business to evolve through an ambitious flexible working programme.

Dojo told the designers there was "no room for cute" within its 30,000 sq ft workplace – appropriately, every space, finish and piece of furniture is functional

yet striking. The industrial aesthetic works sensitively with the base build and blends with domestic design ideas to create a homely environment – or "structure and chaos", as the Dojo team put it.

The well-proportioned welcome space has a soft-seating lounge area, table-tennis table, breakout area for brainstorming, as well as two large desking-benches. Planting and foliage provide a biophilic touch – a natural addition to this minimal aesthetic. The reception, award-winning coffee bar, and the lounge all flow around the Le Corbusier-inspired staircase, which creates an enticing impact on arrival.

The open staircase connects this social hub to the workspace. Throughout

the building there are hybrid spaces that promote casual meet-ups and cross-functional working – with meeting tables, booth seating and private rooms. Flexibility is a core design principle, team areas are reconfigurable, with a family of moveable furniture elements supporting the agile work processes.

Dojo's fit out in the Brunel Building is designed for its people and culture. It is an excellent example of a workplace that embraces the base build to create an environment to support and represent the brand and culture of the business. And at the heart of all this is the coffee bar and event space, which literally vibrate to the beat – and the cafe has even won the accolade of serving the best coffee in the UK.

Client
Dojo

Owner
Derwent London

Occupier
Dojo

Project manager
Cushman & Wakefield

Quantity surveyor
Fanshawe

Brief consultant
BDG architecture + design

Architect
BDG architecture + design

Interior designers
BDG architecture + design / Tollgard Design Group

M&E engineer
AECOM

Structural engineer
Arup Group

Contractor
Overbury

Developer
Derwent London

Agent
Cushman & Wakefield



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

HMRC Cardiff Region Centre

6 Central Square, Cardiff

The sustainability credentials, inclusivity awareness and underlying state-of-the-art office specification make this a workplace that HMRC can be proud to be in. 6 Central Square has given the tax office the perfect location to bring its teams together, so they can work differently, effectively and efficiently and deliver an optimum service.

The application of HMRC's own "Inclusive Design Guide" is evident throughout. Staff work in an inviting and aspirational environment based around their wellbeing. Colour flows through the workspaces giving a vibrant feel. Large landscape murals – many featuring photos

taken by local staff in a photography competition – create a strong sense of identity and personality. The design reflects the communities that HMRC serves.

There are a range of meeting spaces, including a café, two receptions, collaboration spaces, User Research Lab, and video hearing rooms, spread over all floors. A six-way divisible meeting room provides complete functionality as single or multiple spaces and opens into a large single area. The building regularly accommodates people from other government departments and adaptable work and meeting rooms make this straightforward.

The User Research Lab gives members of the public the opportunity to go through the website, forms and other interactive communications issued by the HMRC. This allows the team to learn what works and what does not, using eye-tracking technology and a one-way mirror in the Viewing Room. The Business Lounge provides an open space for town hall-style events and conferences.

The modern design and layout of HMRC's new office has enabled previously disparate teams to come together, while supporting the government's target to streamline its estate and work processes.

Client
HMRC
Owner
Legal & General
Occupier
HMRC
Project manager
Turner & Townsend
Brief consultant
AECOM
Interior designer
AECOM
M&E engineer
AECOM
Contractor
ISG
Developer
Rightacres





The Atrium Building, Dublin



Project Swap, London

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Regional winner Fit Out of Workplace
Midlands & Central England

PwC Birmingham

One Chamberlain Square, Birmingham

PwC Birmingham, One Chamberlain Square is the financial consultant's largest mainland regional office outside of London. Designed to represent Birmingham's heritage, the PwC office fit out promotes a theme of openness both in layout and intent and conveys to the visitor the feeling of a strong platform for collaborative working.

The firm's 2,000-strong team moved across the city from Cornwall Court, where it had been based for 27 years, to its new home in Birmingham's Paradise development project.

The fit out was inspired by

the city's motto "Forward", together with the graffiti inscription "Everything is Possible", which featured on work by artist Lucy McLauchlan. The design of the workspaces and the "hackable" settings give staff and clients a choice of flexible and tech-enabled spaces.

The essentially blank canvas of a grade-A office environment has been used to great effect in creating a distinctive yet highly functional workplace, connecting both staff and visitors in an interesting destination.

The sense of hospitality

in the space relates to all aspects of users' demands. Strong sight lines across the space and positive wayfinding enable the visitor to understand the internal geography.

The themed floors and levels connected by a feature staircase generate interest, and the judicious use of furniture as area division and space planning offers up excellent flexibility for the PwC business.

This is a fit out that will accommodate the flexibility PwC requires for the business yet makes a bold statement in respect of the brand values.

Client

PwC

Owner

Hermes Paradise Circus Limited Partnership

Occupier

PwC

Project manager

Gleeds Building Surveying

Quantity surveyor

Gleeds Cost Management

Interior designer

BDP

M&E engineer

Arup

Contractor

BAM Construction

Investment/property co

Hermes Paradise Circus Limited Partnership

Developer

Argent Services

Agent

CBRE Birmingham



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

PwC Northern Ireland

Merchant Square, 20-22 Wellington Place, Belfast

PwC's move back to the heart of Belfast was a signal of the firm's commitment to, and investment in, its employees, clients, local community and Northern Ireland as a whole. Merchant Square continues PwC's workplace evolution and is the most advanced office space to date, fully supporting hybrid working.

A series of existing buildings have been reimaged to showcase how refurbishment can deliver top-quality workspace in a sustainable way. The project is BREEAM Excellent-rated and is perfectly positioned as an enabler for PwC to meet its future net zero

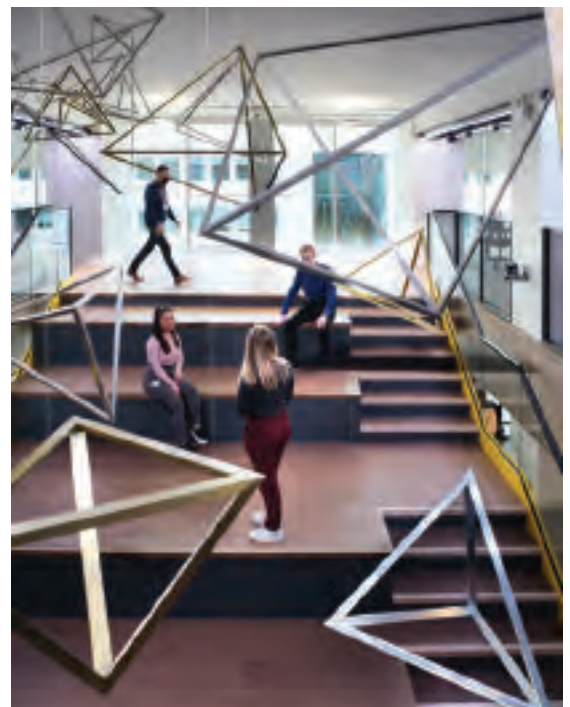
targets. The workplace is centred around flexible tech-enabled communities. It provides an environment that supports the core values of agility, innovation, diversity, sustainability and inclusion. The Spanish Steps – an open staircase – links the fourth, fifth, and sixth floors to support events and presentations.

Employees' welfare is at the heart of the design and planning, with dedicated wellbeing space and a supportive digital platform. Half a floor is devoted to wellness, with yoga and Pilates classes, as well as 1-2-1 services such as

reflexology, massage and manicures. Sustainable commuting is encouraged and 100 bike racks, 200 leisure lockers and 13 showers have been installed.

PwC's aspiration was that the office would be a catalyst for "creating communities". The impact it has had on the city centre and the transformational connections being created with local communities, social enterprises and charitable partnerships has fulfilled this aim. Merchant Square truly delivers on its original brief of being "a place you want to be, not have to be".

Client
PwC
Owner
ABIC UK Property Management
Occupier
PwC
Project manager
Gleeds Building Surveying
Quantity surveyor
Gleeds Cost Management
Interior designer
BDP
M&E engineer
Troup Bywaters + Anders
Structural engineer
BW Murray
Contractor
Gilbert Ash
Developer
Oakland Holdings
Agent
TDK Property



Sponsored by SAS International

Regional winner Fit Out of Workplace
Scotland

UK Government, Queen Elizabeth House

1 Sibbald Walk, Edinburgh

The 3,000 civil servants who work at Queen Elizabeth House (QEH) are revelling in their efficient and informal new workplace and the array of shared areas they can make use of. This is a world away from the outdated, poor and rigid accommodation they used to work from.

The building was constructed as Phase 2 of one of the largest mixed-use sites in Edinburgh, situated within the Unesco World Heritage Area just north of the Royal Mile. Set around a new public square, the BREEAM Excellent 190,000 sq ft offices will act

as a hub for 25 government departments, including the Office of the Secretary of State for Scotland, the Advocate General and HMRC, which will manage the building. The fit out follows the tax office's "Inclusive Design Guide" and surpasses industry standards.

Civil servants now operate in a modern-looking and smart-working environment with a variety of facilities. The range of breakout, learning, conference and collaboration spaces enhance efficiency and increase productivity. Staff operate from adaptable, digitally

enabled shared workspaces, which support them in working across the various government departments and providing increasingly joined-up services.

QEH is not only a commercial success but is the cornerstone of a new vibrant mixed-use scheme in a regenerated quarter of Edinburgh. The development contributes greatly to the community formed with the adjacent hotels, retail and residential accommodation. This government hub will create a class-leading environment to meet evolving demands over the coming decades.

Client
HMRC
Owner
Legal & General
Occupier
HMRC
Project manager
Turner & Townsend
Quantity surveyor
Turner & Townsend
Brief consultant
AECOM
Architect
Allan Murray Architects
Interior designer
AECOM
M&E engineer
AECOM
Structural engineer
Ian Black Consulting
Contractor
Wates
Investment/property co
Legal & General
Developer
McAleer & Rushe



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

FORGE

24 Church Street, Woking



Sponsored by Glamox Luxonic

According to its strapline, “the FORGE is different”, and indeed it is. The striking building exterior gives a whole new look for Woking and the workspace exudes a sense of cool. Clever and thoughtful intervention has maximised the opportunity presented by this location.

The design focused attention on the areas that would have the biggest impact to the users of the building. This sensible strategy has made a meaningful difference to the tenants, landlord and the local area.

The approach to the building, through several tall new developments, makes for a rather unassuming walk up. But then a series of dynamic design touches and the modern reception café space generate a dramatic entrance.

The original 1980s building, arranged over

basement, ground and four upper floors, has been totally refurbished. The concrete and brick structure has been exposed and made a statement of. This has helped create the contemporary urban background – spot on for the FORGE’s targeted digital and tech occupier market. Under-utilised areas such as the reception, car park, atrium and plant rooms have all been reimagined; maximising usable space and creating new office and amenity spaces.

Deeper into the building, within the atrium, the vibrant “Grid” supplies breakout and co-working spaces and a multi-use studio area. The innovative interactive IT in the reception area allows tenants to keep track of sustainability targets and book facilities. Clever infilling of parking and plant

provided the area for the popular independent café.

The 77,000 sq ft building has achieved BREEAM Excellent, Cycle Score Platinum, WiredScore Platinum and a Fitwel two-star ratings. As well as changing and shower facilities, cyclists benefit from a ramp that lets them ride into the building and down into the bike store area. Other people-focused amenities include a yoga studio and a drone pad.

Sustainability, technology, future-proofing to ensure relevance of design, value for money, and user experience were at the heart of all decision making – and it has driven the project’s ultimate success. The ambitious development challenges stereotypes of its location, encourages a healthy lifestyle and has created a real presence in the town centre.

Client

V7

Owner

V7

Project manager

Potter Raper

Quantity surveyor

Potter Raper

Architect

Hawkins\Brown

Interior designer

Hawkins\Brown

M&E engineer

Hoare Lea

Structural engineer

Elliott Wood Partnership

Contractor

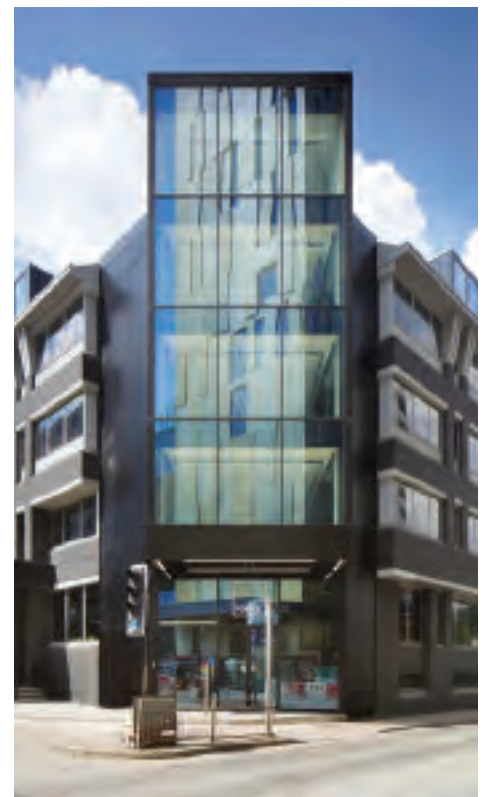
Thirdway

Investment/property co

Mayfair Capital

Developer

V7



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Regional winner Refurbished / Recycled Workplace
London

ASOS HQ

Greater London House, 180 Hampstead Road

ASOS has completely refashioned the inside of this charming art deco building. Originally constructed as the Carreras cigarette factory in 1928, the online fashion store has rejuvenated the workspace to provide a state-of-the-art headquarters.

The clever addition of 60,000 sq ft of usable space has turned the building, situated directly opposite the entrance to Mornington Crescent Underground station, from an enclosed figure of eight into a vibrant, well-connected workplace. The new-build entrance and branded reception foyer make for an impactful arrival

for both team members and visitors – and improves the flow throughout the building.

The bright, airy, and ergonomic workspace, in 220,000 sq ft over four floors, has enabled ASOS to transform its working practices. Employees' relationships and connectivity with each other and with their products has been suitably made over. The overall design is perfectly in style with this digital-first business.

The remodelled external atriums now form a new interior central spine. This links the floors and brings

people together into the heart of the building. The central atrium, named "The Street" is home to an array of shared amenities, including a substantial cafe lounge, staff restaurant, gym and treatment rooms. Throughout the workspace there are breakout areas, tea points, games rooms and wellbeing facilities.

The remodelled Greater London House has given ASOS a space that fully reflects the company as a business and a brand. The workplace connects people, inspires creativity and fashions an undeniable sense of community.

Client

ASOS

Owner

Lazari Investments

Project manager

CBRE

Quantity surveyor

Bigham Anderson Partnership

Architect

spacelab_

Interior designer

spacelab_

M&E engineer

Elementa

Contractor

8Build





Project Atria - Cambridge Biomedical Campus

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

Bloc

17 Marble Street, Manchester

Bloc is Bruntwood Works' most evolved workspace to date. The iconic brutalist building, a stalwart of the Manchester skyline, has been revamped into an urban oasis with wellbeing at its core. The interior design is at the forefront of thinking around wellness, productivity and work-life balance. The new Hyvert living wall, which wraps the building, has enriched the exterior.

Located in the heart of Manchester's commercial quarter, as well as offices the development includes a co-working lounge, cinema room, meeting and events

spaces, a yoga studio and coffee shop. The office space is available from 100-30,000 sq ft, on a serviced basis, flexible leases or full design and furnish packages.

The focus on wellbeing has inspired brand new shared facilities, with unparalleled levels of biophilia and sensor technology creating a healthy and productive workspace which optimises air quality. There is also a sleep pod and wellness room.

The completely reimaged arrival experience, with a cascading garden in the foyer, leads to amazing amenities. These

include an independent coffee shop, Trove, and a Brewdog craft beer restaurant and hotel. These act as a dual space for both customers and the public.

The successful transition from a monolithic corporate office building into a state-of-the-art wellbeing-focused workplace means Bloc has already become an architectural icon. The development raises the standard for available space in the city in terms of supporting a positive work-life balance. It has created an environment where people want to spend time, both inside and outside of work.

Client

Bruntwood Works

Owner

Bruntwood Works

Occupier

Bruntwood Works

Project manager

Bruntwood Works

Quantity surveyor

Bruntwood Works

Brief consultant

Bruntwood Works

Architect

Bridge Architects

Interior designer

Bridge Architects

M&E engineers

Hilson Moran / Cubic Works

Contractor

Cubic Works

Investment/property co

Bruntwood Works

Developer

Bruntwood Works

Agents

Cushman & Wakefield / Knight Frank



Sponsored by Glamox Luxonic

Regional winner Refurbished / Recycled Workplace
The Midlands & Central England

The Dock, Kings Langley

Home Park Estate, Kings Langley

This is a deceptively simple, but impressively effective, Cat A refurbishment which has transformed this previously vacant office building. The comprehensive redesign has delivered an agile working environment and brought the building up to WiredScore Gold rating.

Originally built in 2015 by, and for, a single occupier – Imagination Technologies – additional services have been added to allow subdivision to achieve two tenancies per floor. NIA has also been increased, helping the building's suitability for mixed tenants

but maximising its HQ credentials.

The previously sterile atrium has been reimagined as a glorious reception with multiple touchdown points. This warm and welcoming entrance takes you into relaxed breakout and collaboration areas. Ergonomic reshaping of the limited spaces available has maximised their effectiveness.

The three-storey, 48,000 sq ft building has excellent natural light throughout thanks to the floor-to-ceiling glazing and the large central atrium. Staff benefit from direct access to amenity space offered by the adjacent

Grand Union Canal, and it is a short walk to Kings Langley train station.

Some 52 secure cycle storage spaces, together with showers and changing facilities have been provided. There are also 11 electric vehicle charging points. Renewable energy sourced from roof-mounted photovoltaic panels helped the building achieve a BREEAM Excellent rating. The Dock has also secured a Fitwel two-star rating and Gold AirRated certification

This comprehensive refurbishment has afforded a contemporary efficient and effective workspace.

Client

Alchemy Asset Management

Owner

CCP 5 Imagination S.a.r.l c/o
Tristan Capital Partners

Project manager

Quartz

Quantity surveyor

Quartz

Brief consultant

Alchemy Asset Management

Architect

Modus

M&E engineer

Scotch & Partners

Structural engineer

Lucking & Clark

Contractor

Modus Workspace

Investment/property co

Tristan Capital Partners

Developer

Alchemy Asset Management

Agents

Brasier Freeth / Hanover Green





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Regional winner Refurbished / Recycled Workplace Scotland

ONYX

215 Bothwell Street, Glasgow

This sustainable and creative reinvention of the ONYX's arrival space has given the building a strong sense of identity and a renewed lease of life. The design team has been careful to ensure that this did not come at the expense of its relationship with the streetscape and wider surrounds.

Removing the former stone structure at the front, and then opening the resultant space up and out revealed the dramatic entrance area. This leads to the newly created café, open to both the public and building occupants. The existing configuration has

been recrafted to provide a series of coherent and well-connected spaces within the heart of the building.

The careful replacement of plant on each floor has extended the 67,000 sq ft building's life expectancy and future-proofed it for many years to come. The substantial diagonal bracing and feature splice-plate detail has created a feature from the steelwork running throughout the building, which celebrates Glasgow's strong heavy-engineering history.

There has been no compromise on the building's amenities, with both the public and tenants

well looked after – services include the café, fitness suite, concierge, building app and networking and lifestyle events. The basement houses a full range of cycle storage and changing facilities.

The Onyx now offers something for everyone as it operates as traditional office space and smaller co-working opportunities. The development shows what can be achieved when creativity and vision are applied to rejuvenate the existing fabric of a building and reveal its hidden secrets. This sets a high standard for sustainable workplace accommodation in Glasgow.

Client
CEG
Owner
CEG
Occupier
Multi Let
Project manager
Innes Building Consultancy
Quantity surveyor
Innes Building Consultancy
Architect
Cooper Cromar
Interior designer
Pendant Interiors
M&E engineer
Troup Bywaters + Anders
Structural engineer
Struer Consulting Engineers
Contractor
GHI
Developer
CEG
Agent
Ryden



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

Bicester Eco-Business Centre

Charlotte Avenue, Elmsbrook



Coming on the back of the hottest summer on record, we know our buildings are a significant contributor to the climate emergency we find ourselves in. The Bicester Eco-Business Centre provides a blueprint for how offices can do their part to alleviate this crisis. Developments such as this prove the industry has the tools already in its grasp to meet the 2030 carbon targets.

The Eco-Business Centre achieves zero carbon in operation, is BREEAM Outstanding and it is the first Passivhaus Plus office in the UK. The project has utilised the principles of quality, comfort and sustainability to provide a joyful exemplar workplace.

There are further ambitions to develop more commercial space and 6,000

homes. The building makes a wonderful contribution to the Bicester Eco Town, playing an important part in delivering its garden town principles and giving members of the community access to good local jobs in a healthy environment.

A mix of co-working and private office spaces make for an inspiring environment for sharing ideas. Users benefit from business support, events and networking opportunities, meeting rooms and social spaces.

Solar panels generate enough electricity to power the building and rain water from the roof is recycled for use in the toilets. Heat is generated through a gas-powered turbine that also exports energy to the national grid. Inside, the use of natural materials, daylight, outdoor space on a

balcony, and a central open area contribute to the high-quality environment.

Green transport plans include an electric car club, and regular bus services to Bicester North and Bicester Village rail stations and the town centre. There are also plenty of cycle racks and electric car charging points. There is a dedicated car park, but availability is deliberately limited.

The Bicester Eco-Business Centre is a pioneering sustainable building that is a real-world example of a workspace that performs to the highest energy and comfort standards, while delivered on a budget. The building is as forward-thinking as it is high-achieving, given the occupancy level and enjoyment experienced by its users.

Client
Cherwell District Council
Owner
Cherwell District Council
Occupier
Town Square Places
Project manager
Kier Construction
Quantity surveyor
Kier Construction
Architect
Architype
M&E engineer
E3 Consulting
Structural engineer
Price+Myers
Contractor
Kier Construction



Regional winner Projects up to 1,500m²
Scotland

24-25 Charlotte Square

The Charlotte Square Collection, Edinburgh

This project has created an inspiring grade-A working environment while preserving and working within the constraints of its Category A listing. The office accommodation stands out with its high specification of amenities, luxurious reception, circulation and landlord areas. Its standard and style is akin to an elegant hotel.

Following a sub-standard redevelopment in the 1970s the building was in severe need of refurbishment. Major works undertaken included the removal of outdated partitions, fixtures and fittings, a new lift, complete reconfiguration of

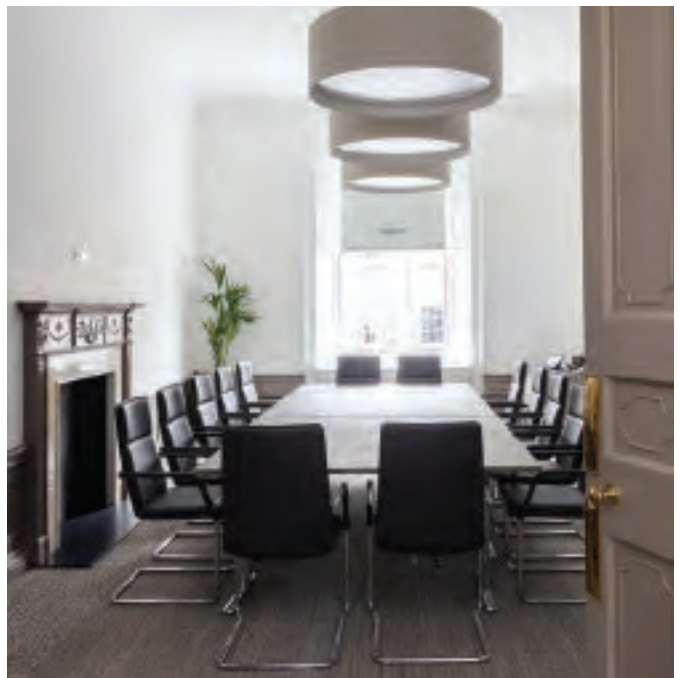
the lower ground-floor plan and reworking of the ground and upper levels. The existing stair was renovated and improved aesthetically through the introduction of a fabric feature wall which rises through the five-storey space – this creates a visual connection through all the levels. The original proportions of the Georgian rooms were reinstated.

To bring the building up to modern-day standards, high-quality well-appointed amenities, cycle stores and modern services were provided. On arrival the large reception includes a comfortable waiting area, with feature oak panelling

and LED pendant lighting giving a modern feel. The office areas benefit from high ceilings, natural light and views over Charlotte Square and Hope Street. The views from the open-plan third floor extend over the New Town and out to the Firth of Forth.

The building has been impressively reimaged with attention to detail evident throughout. The result of all this work is the creation of this stylish, well-connected, comfortable and sophisticated office, which completes the portfolio of 21 Georgian townhouses which make up Edinburgh's Charlotte Square Collection.

- Client**
Fordell Estates
- Owner**
Fordell Estates
- Occupiers**
Cazenove / Liontrust / HW Anderson
- Project manager**
CSQ Consult
- Quantity surveyor**
Gardiner & Theobald
- Architect**
Morgan Architects
- Interior designer**
Morgan Architects
- M&E engineer**
Max Fordham
- Structural engineer**
Robertson Eadie
- Contractor**
Thomas Johnstone
- Investment/property co**
Fordell Estates
- Developer**
Corran Properties
- Agents**
Cuthbert White / CBRE



Regional winner Projects up to 1,500m²
London

Pennybank Chambers

33-35 St John's Square, London

Small but perfectly formed, Pennybank Chambers is a delightful little project which impresses on many different levels. A clever land deal spurred the developer to seize the opportunity to release the full potential of this wonderful building.

Pennybank Chambers, which sits within the Clerkenwell Conservation Area, has been rebuilt behind a retained façade of a former Victorian artisan tenement block. Originally built as a bank, shops and dwellings, until recently it housed a series of B1 workshops on the ground and upper floors.

The building, near to Farringdon Station, now provides six floors of exceptional office space and a corner showroom with three new retail units.

A beautifully designed yet understated entrance nestles seamlessly against a reinvigorated staircase, where subtle design features, such as a brass tread, pay homage to Pennybank's history. The ceilings have been skilfully coffered to maximise volume and allow a greater appreciation of the exposed renovated masonry.

The new contemporary workspace, with typical

floorplates of around 1,900 sq ft, benefit from plenty of natural light thanks to the modern full-height windows, and the original ones, curved around the building. The original brickwork and exposed steel beams give a traditional character to the workspaces. The upper floors have Juliette balconies, with the top level featuring a setback wrap-around terrace with exceptional views across Clerkenwell and to St Paul's Cathedral. Staff can also make use of the new showers, cycle store and locker facilities.

Client
GMS Estates
Owner
GMS Estates
Brief consultant
Emrys Architects
Architect
Emrys Architects
M&E engineer
Milieu
Structural engineer
Elliott Wood
Contractor
DDC



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

St Peter's Gate Nottingham

13 St Peter's Gate, Nottingham

CPMG Architects took advantage of its move to support a new model of working in a building that better sustains its aspirations. The practice has rejuvenated this former banking HQ-cum-restaurant into a lively, collaborative workspace that acts as a showcase for its skills. The whole team – technical, finance, administrative and support – are now together and connected.

The design exploited the high ceilings, generous glazing and large volumes, to introduce a mezzanine. This is where the design studio, associated project

and personal storage, and informal meeting space is located.

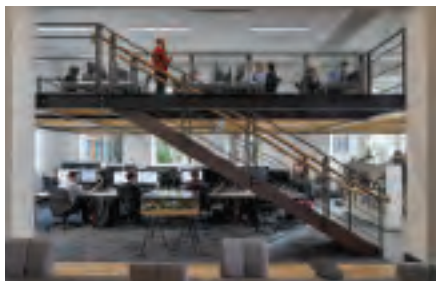
The reception area takes the form of a coffee bar at the heart of the space. This adds to the sense of generosity-of-welcome towards visitors and works equally well as a breakout space for staff to chat over a bite to eat or a coffee.

Space is both formal and informal, with breakout spots in the desking areas and more conventional meeting rooms down in the lower level. The connected welfare space is characterised by a darker colour palette of fittings and

finishes and illuminated by concealed lighting and feature pendants. A central natural oak bench promotes chance encounters. A quiet space gives an area for disturbance-free and confidential working, which complements the buzz of the open-plan studio.

Homage is made to the building's original function, with the retention of the heavy steel doors of the bank safes on the lower ground floor, and the board and projects rooms each occupy a former vault. This building is a great showcase for CPMG's ability to create "places that feel better".

Client
CPMG Architects
Owner
Pan Albion Group
Occupier
CPMG Architects
Project manager
CPMG Architects
Quantity surveyor
Arc Business Interiors
Brief consultant
CPMG Architects
Architect
CPMG Architects
Interior designer
CPMG Architects
M&E engineer
CPW
Structural engineer
BSP Consulting
Contractor
Arc Business Interiors
Investment/property co
Box Property
Agent
Blackstar Advisory



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

Taylor Wessing, Edward Pavilion

Albert Dock, Liverpool

Taylor Wessing's new home gives the international law firm a superior working environment of a quality and impact to rival its London office. The 13,000 sq ft space in Edward Pavilion, a Grade I listed building on Liverpool's Royal Albert Dock, is a positive addition to this vibrant and flourishing business district.

The refurbished 19th century warehouse now offers a variety of workspaces – with formal desks, meetings booths, casual get-together areas and spots for quiet work. The adaptable and agile environment

means staff can choose which location works in the best way for them.

High-speed connectivity with the firm's 28 UK and international offices, encourages a collaborative and innovative working culture for the Liverpool team. The use of rich textures throughout, set against the backdrop of industrial brick and steel, creates an engaging and distinctive interior space.

Taylor Wessing is a sponsor of the National Portrait Gallery's Photographic Portrait Awards and the Hold

Still exhibition. Artwork from both was creatively integrated into the design.

Its use as wayfinding features throughout the space, provides an added dimension to the office areas and creates a truly unique environment for the client.

Edward Pavilion meets Taylor Wessing's operational requirements perfectly – it also makes use of the building's original features to create a unique office with the "wow" factor. With an impressive and first-class overall finish, the inspiring space delivers a lasting impression on all who visit.

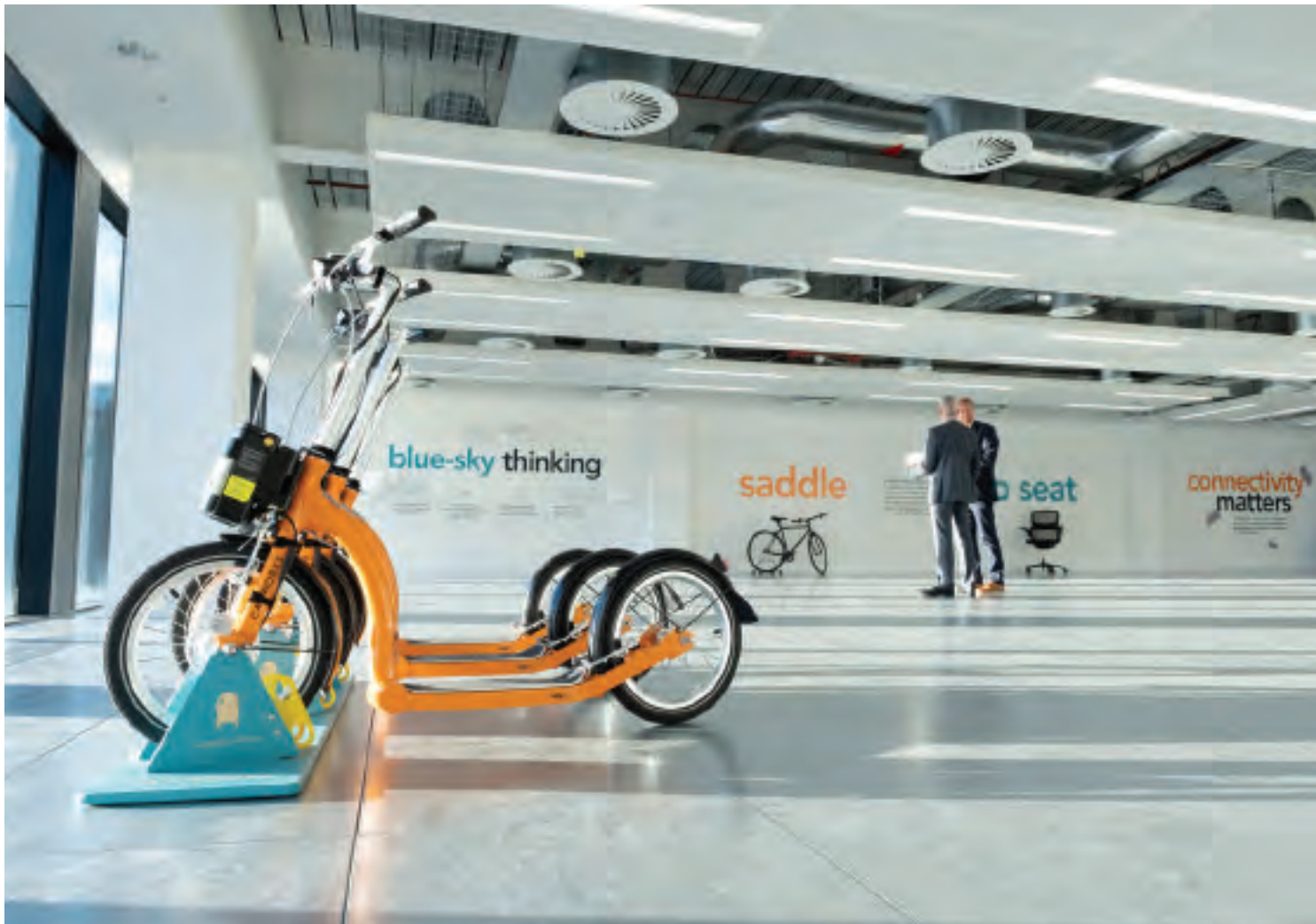
Client
Taylor Wessing
Occupier
Taylor Wessing
Project manager
Hollis Global
Quantity surveyor
Hollis Global
Architect
'kin
Interior designer
'kin
M&E engineer
Hollis Global
Structural engineer
ADT Workplace
Contractor
ADT Workplace



National & Regional winner Innovation
Scotland

Cadworks

41 West Campbell Street, Glasgow



Cadworks is one of Scotland's most innovative buildings; it was designed and built with environmental sustainability and social impact at heart. From its multi-functional app to the cycle-in ramp, the building strives to make work easy and enjoyable.

The 94,000 sq ft of grade-A column-free space is spread over 10 floors. Each floor was left as shell and core to enable tenants to fit out their space as desired, without wasting any resources.

The entire basement has been given over to welfare space for tenants and cycle facilities.

Achieving an EPC rating of A and BREEAM Excellent, and with WELL enabled to "Silver" as a minimum – Cadworks is well on its way to establishing itself as one of Scotland's most sustainable

buildings. Around 50% of the concrete has no cement, the steel has around 80% recycled content, and the glazing contains a minimum of 56% recycled material. The deliberately limited number of car spaces provided are equipped with high-speed EV charging and dedicated to car sharing.

From floor to ceiling there is a clear commitment to ethical and sustainable material procurement. Every purchase and any opportunity was taken to go green using cutting-edge technology. Airlite paint has been used throughout the building to convert humidity in the air to an ionised shield – the ions take the pollutants out of the air and neutralise them. This shield also prevents and inhibits the growth of mould and has been proven to kill 99% of

bacteria and viruses.

Cadworks embraces and enhances the wider community. The building's ground-floor shared space is used for urban village halls and hosted several events during COP26. Social engagement and outreach projects include: Refuweegee, a community-led charity that welcomes Glasgow's new arrivals; Socialbite, tackling homelessness; and community bike recycler, Soulriders.

Cadworks has shown how it is possible to deliver grade-A BCO-compliant office space that is sustainable and innovative without compromising design and performance. This building lifts the spirits with its creative thinking and passion for community at the heart of the workplace.

Client
FORE
Owner
FORE
Occupier
Multi Let
Project manager
Gardiner & Theobald
Quantity surveyor
Gardiner & Theobald
Architect
Cooper Cromar
M&E engineer
Wallace Whittle
Structural engineer
Woolgar Hunter
Contractor
B+K
Developer
FORE
Agents
Avison Young / Ryden / Savills



Regional winner Innovation
London

1 Triton

1 Triton Square, Regent's Place, Euston Road, London

Triton Square, is a standout redevelopment of a 1990s office building and a first-rate addition to the Regent's Place neighbourhood. The new building will be home to offices, shops, a gym and 11,000 sq ft of affordable workspace.

1 Triton Square was originally designed by Arup for British Land with future regeneration in mind. The developer has now taken the opportunity to increase the building's size and transform it for today's workstyles – opting for refurbishment to save time, money and carbon.

Responding to the current

urban fabric, the team made dramatic improvements to the ground-level environment. There has been an 85% net increase from three additional floors and the consolidation of the central atrium. All of this was created behind the existing façade and using the original structure and plant space.

The workspace is finished to shell and core with exposed concrete floors, ceiling and columns – leaving the final choice of fit out and branding in the tenant's hands. Three level access points open directly onto the newly landscaped

Longford Place. Users have access to 116 cycle spaces and associated facilities.

Particularly impressive is the pioneering use of a circular economy façade, where the existing panels were removed, refurbished, re-warranted and reinstalled one level up. This innovative process took place within 30 miles, keeping it completely local.

1 Triton Place is a benchmark example of how refurbishment can be used to change market perceptions and reinvigorate a previously undervalued building to match contemporary expectations.

Client
British Land Company
Owner
British Land Company
Occupier
Facebook
Project manager
M3 Consulting
Quantity surveyor
AECOM
Architect
Arup
M&E engineer
Arup
Structural engineer
Arup
Contractor
Lendlease
Investment/property co
British Land Company
Developer
British Land Company



Regional winner Innovation
South of England & South Wales

Now (Phase 1 of Here + Now)

Thames Valley Park Drive, Reading

This impressive refurbishment focused on carbon and how, together with its partner building, Now could minimise its impact on the planet by reducing whole-life emissions. The development also placed an emphasis on health and wellness in the design, making the most of its natural surroundings. The result of these efforts is that Here + Now is the first UK scheme to have achieved BREEAM Outstanding, Fitwel three-star and RESET Air certifications.

The development has

been able to achieve net zero carbon in operation with all embodied carbon fully offset. The electricity supply is powered by renewable resources. Recycled and sustainably sourced materials have been implemented across the development. And to top it all, rooftop beehives contribute to the diverse ecosystem of the campus and the adjoining nature reserve.

Wellness is boosted by a range of social spaces and indoor and outdoor amenities, for rest, connection and community.

There is an outdoor cinema with natural planting, timber and soft furnishings to create a relaxed and welcoming social space. To the side of Now the public cafe acts as the social hub of the campus. Bike lanes and cyclist facilities encourage sustainable commuting and even make it a pleasure. The outdoor exercise facilities are connected to a 3,000 sq ft gym in the basement of Here.

Now is a development that has really put sustainability front and centre of its ethos – while also appreciating the need to look after its people.

Client

V7

Owner

BauMont Real Estate Capital

Project manager

TFT Consultants

Quantity surveyor

TFT Consultants

Architect

Hawkins\Brown

Interior designer

Hawkins\Brown

M&E engineer

Hoare Lea / Element Four
(sustainability consultant)

Structural engineer

Elliott Wood

Contractor

Overbury

Investment/property co

BauMont Real Estate Capital

Developer

V7

Agents

Lambert Smith Hampton /
Knight Frank / Hatch



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

The Spine

Paddington Village, Liverpool

The Spine, the new northern home for the Royal College of Physicians (RCP), is a ground-breaking workplace environment set to establish new standards in healthy buildings. Designed to exceed WELL Platinum standard, it will be one of the most nurturing workspaces for mental health and wellbeing in the UK. It is also sustainable, being awarded BREEAM Excellent for shell and core, and Outstanding for the RCP's fit out.

The evidence-based medical research behind the 10 concepts of the WELL Building Standard was largely developed by

RCP members and fellows – so this really is a case of physician heal thyself. Those findings have been combined to improve the physical and mental health of occupants.

The £35m development delivers 151,000 sq ft of office, education and conference space that supports the professional body's aim to attract and retain a highly skilled workforce. The unique layout and design uses biophilic principles, with strong connections to nature established throughout the building, to reduce stress and increase productivity.

Located in Liverpool's Knowledge Quarter,

the building will act as a stimulus to attract further leaders in science, health, technology, culture and education to the city.

This workplace is a new chapter in the history of the RCP, evolving its approach to the workplace and increasing the ability to reach and communicate knowledge to the wider public.

This is an outstanding and innovative example of using workplace design to support cultural change. The Spine provides an inspiring template for innovation to the city of Liverpool, the North, the UK and the wider built environment.

Clients

Liverpool City Council / Royal College of Physicians

Owner

Liverpool City Council

Occupier

Royal College of Physicians

Project manager

CBRE

Quantity surveyor

CBRE

Architect

AHR

Interior designer

AHR

M&E engineer

Arup

Structural engineer

Arup

Contractors

Base build: Morgan Sindall Construction / fit out: Overbury

Developer

Liverpool City Council

Agent

Current: Knight Frank
During development & construction: CBRE



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Designs

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WILLMOTT DIXON
SINCE 1852

Awards

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National winner Test of Time

The Enterprise Centre

University of East Anglia, Norwich Research Park, Norwich



Sponsored by AECOM

The Enterprise Centre is a celebration of sustainability, nature, innovation, and collaboration. This BREEAM Outstanding Passive House building is recognised as a global model for sustainable design and operation. The project was designed to achieve a 100-year lifespan and exemplifies the use of low embodied carbon materials.

When The Enterprise Centre took the prestigious Best of the Best BCO Award in 2016, judges said: “It is fair to class this as the UK’s greenest commercial building – it has set the benchmark high for future sustainable development across the globe.” And this has proved to be the case – it was recently named one of the world’s most sustainable buildings, featured at COP26, and has achieved a DEC A rating six years in a row.

The use of fresh air

and natural ventilation, daylighting, and stable temperatures has enhanced quality, and establishes an excellent environment for health and wellbeing. In 2016 the BCO judges were inspired by how “each space is a stimulating experience for sight and touch, with a plethora of texture and colour”, and that excitement has not waned. The Centre retains that healthy new-build glow after six years of use.

Locally sourced natural materials were used wherever possible. Timber came from Thetford Forest, straw for the innovative prefabricated thatch panels from Norfolk, and various low-carbon building materials – including wood, wool internal cladding, SonaSpray ceiling treatments, and flint – were all locally sourced and fabricated.

The operational performance of the building

has been closely monitored by running the project as a BSRIA Soft Landings Exemplar Project for three years. This has given extensive occupier feedback and engagement to inform any necessary and helpful tweaks and improvements of the building’s performance.

As well as being a global benchmark for sustainability, The Enterprise Centre is a stimulus for a thriving local economy and traditional skills. It is thriving as an incubator for local new businesses to help them start-up and flourish using the individual desks, co-working spaces, offices, conference facilities, café, and meeting rooms.

This landmark project has changed the way the industry thinks about sustainable construction.

It is a building that Norfolk and the UK can be truly proud of.

Client

University of East Anglia

Owner

University of East Anglia

Occupier

University of East Anglia

Project manager

3PM

Quantity surveyor

Capita

Brief consultant

University of East Anglia/
Research and Innovation Services (RIN)

Architect

Architype

Interior designer

Architype

M&E engineer

BDP

Structural engineer

BDP

Contractor

Morgan Sindall

Investment/property co

University of East Anglia, including external funding from ERDF, Norwich Research Park etc.

Developer

University of East Anglia/
Research and Innovation Services (RIN)



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