



RICS Awards 2017 East of England

The Winners

20 RICS
17 Awards

rics.org/awardseast

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Hospice wins Project of the Year East of England

Every year, the RICS Awards, East of England, attract a significant number of quality entries and this year was no different. Selecting this year's shortlist from 36 projects was a challenge as the talent, vision and exceptional skills of the professionals behind them was nothing short of remarkable. A big thank you to all our sponsors, who made the ceremony such a wonderful occasion.

It goes without saying that our judging panel found deciding upon the eight category winners particularly tough, not to mention who would take home the accolade of Project of the Year 2017, East of England. This highly-esteemed accolade is awarded to the project on the shortlist which demonstrates outstanding best practice, exemplary commitment to sustainability and significant benefit to local communities.

I'm delighted that this year's Project of the Year East of England title went to the Arthur Rank Hospice in Cambridge, which also won the Community Benefit award.

Flexible in design and approach, the building is focused around the needs of the patient with areas provided for families to chat and share stories or simply be quiet and reflect; but without being an obviously clinical environment.

The talent of our region's professionals is amazing and I would like to thank all those behind the RICS Awards, East of England's shortlisted projects who took the time to enter and showcase their stunning work. The work, expertise and professionalism of chartered surveyors ensures the best projects and value for end users and communities.

All category winners will go on to compete against other regional winners at the RICS Awards Grand Final on Thursday 2 November 2017 in London, for the chance to be crowned the overall UK winner in their respective category. I wish them all the very best in representing the East of England and showing the world just what RICS professionals within our region can accomplish.

As you turn the pages and read more about the exceptional projects, you'll see many examples which sets the East of England apart from other regions as a fantastic place to live, work and of course visit.

Lynn Robinson
Regional Director UK South and Wales



Sponsor the RICS Awards 2018, East of England

There are a number of opportunities to sponsor next year's awards. It is an excellent way of raising your organisation's profile, whilst getting involved in the regions' property Oscars.

For further information please contact the Regional Account Manager – Ben Hamilton +44 1636 677184 or email bhamilton@rics.org

Winners overview

A record number of guests attended the RICS Awards 2017, East of England, for what was a truly inspiring evening.

The awards continue to attract pioneering projects from all over the region and this year was no exception. This is a testament to local property professionals who continue to utilise their talent, providing stunning properties that set the East of England apart from others regions.

The full list of winning projects is:

Building Conservation

Winner

Quay Place – Regeneration of St Mary at the Quay, Ipswich

Highly Commended

Wimpole Gothic Tower, Royston

Commercial

Winner

King's Lynn Innovation Centre, King's Lynn

Community Benefit

Winner

Arthur Rank Hospice, Cambridge

Highly Commended

Bowthorpe Care Village, Norwich

Design through Innovation

Winner

The Enterprise Centre, Norwich

Highly Commended

The David Attenborough Building, Cambridge

Across the following pages you will see many examples of the exceptional talent and vision which make the East of England a fantastic place to live, work and of course visit.

The eight regional category winners – Building Conservation, Community Benefit, Commercial, Design through Innovation, Infrastructure, Regeneration, Residential and Tourism & Leisure – will now progress forward to the RICS Awards Grand Final on Thursday 2 November 2017 at the InterContinental Hotel on Park Lane in London.

Infrastructure

Winner

Wallasea Island Wild Coast Project Phase 1, Rochford

Highly Commended

A138 Chelmer Viaduct, Chelmsford

Regeneration

Winner

37 Queen Street – Creative Business Centre, Colchester

Highly Commended

Wallasea Island Wild Coast Project Phase 1, Rochford

Residential

Winner

Bracelet Close, Thurrock

Highly Commended

Carrowbreck Meadow, Hellesdon

Tourism & Leisure

Winner

Mill Farm Windmill, Suffolk

Highly Commended

Cavendish House, Norwich

Inspiring winners

The RICS Awards 2016 were full of spectacular projects – here are some Project of the Year winners:



Johnstone Town Hall, Renfrewshire, Scotland



Cheltenham Racecourse, Cheltenham, South West



The Curve, Middlesbrough, North East



Sacrewell Watermill, Peterborough, East of England

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Category Sponsors



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Historic England

This award honours excellent work in the conservation of a single building or structure or a group of buildings or structures and covers renovation or conversion to a new or original use.



Building Conservation

Winner

Quay Place – Regeneration of St Mary at the Quay, Ipswich

Owner: The Churches Conservation Trust
Surveyor: Academy Consulting
Architects: Molyneux Kerr Architects
Developer/Contractor: Bakers of Danbury

Quay Place is the realisation of a £5.1m scheme to rescue the ‘at risk’ Grade II* medieval church, St Mary at the Quay, Ipswich, transforming it into a unique wellbeing and heritage centre. Delivered in partnership between the Churches Conservation Trust and Suffolk Mind, it is an exemplar conservation project, combining traditional approaches with cutting-edge innovation, and providing varied community engagement and training opportunities.

The result is an uplifting, multi-purpose centre that secures the future of this important Ipswich landmark.



Building Conservation

Highly Commended

Wimpole Gothic Tower, Royston

Owner: The National Trust
Surveyor: Gleeds
Architect: Donald Insall Associates
Developer/Contractor: Cliveden Conservation



Shortlisted

Boardman House, Norwich
Nominated by Hudson Architects

Cupola House, Bury St Edmunds
Nominated by Purcell

National Heritage Centre of Horseracing and Sporting Art, Newmarket
Nominated by GRAHAM Construction

New Court, Trinity College, Cambridge
Nominated by 5th Studio

Quay Place – Regeneration of St Mary at the Quay, Ipswich
Nominated by The Churches Conservation Trust

The Abbey Experience, Wymondham
Nominated by Freeland Rees Roberts Architects

The David Attenborough Building, Cambridge
Nominated by Nicholas Hare Architects LLP

Wimpole Gothic Tower, Royston
Nominated by Cliveden Conservation

The judges said

Quay Place is an exemplary example of Building Conservation. The Churches Conservation Trust working in partnership with the Suffolk Mind have been able to rescue this Grade II* listed medieval church from ruin by securing a new use for the building, making it the heart of the community whilst not compromising on saving its character

This award honours an outstanding commercial property development whether retail, office, leisure, industrial or mixed use. We are looking for evidence of a commercially successful project.



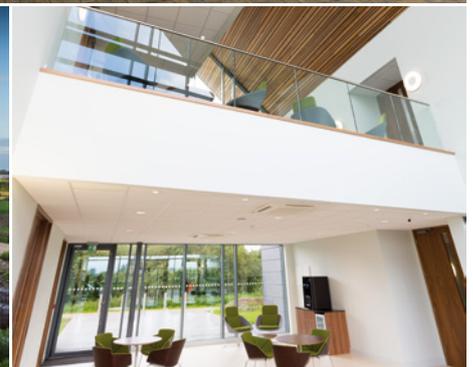
Commercial Winner

King's Lynn Innovation Centre, King's Lynn

Owner: Nwes
Surveyor: Survey Solutions (Eastern)
Architect: Feilden+Mawson LLP

Developer/Contractor: R G Carter Ltd

Feilden+Mawson LLP have worked closely with their client, Nwes, to create the new King's Lynn Innovation Centre which represents the very best of commercial design philosophy by providing start-up businesses that are proud to be associated with it. Flexible, well serviced office space is supported by meeting rooms, conference and break out spaces, all of which enjoy a high degree of natural ventilation and daylight.



Shortlisted

Cavendish House, Norwich

Nominated by
Hudson Architects

King's Lynn Innovation Centre, King's Lynn

Nominated by
Feilden+Mawson LLP

Ogilvie Building and Biodata Innovation Centre, Hinxton

Nominated by
The Fairhursts Design Group

The Enterprise Centre, Norwich

Nominated by
Architype

The judges said

A landmark building for King's Lynn which can be seen on approach into the town and from wider afield. The building provides an impressive home for start-up businesses and an environment second to none in the area. Walking the building really gives you a feel for wanting to work there and be a part of what is clearly a dynamic and diverse place to start your enterprise.

NWES offer as part of the building management on-site support and guidance for all aspects of new and growing businesses.



Catch up

Watch Great British Buildings: Restoration of the Year

Great British Buildings: Restoration of the Year is a series on Channel 4 following RICS professionals as they judge the best restoration projects in the UK.

Hosted by Kevin McCloud and Dr Anna Keay, it showcases the most incredible restorations of historic buildings.

From palaces to watermills, department stores to music halls, they unfold nine centuries of our history told through treasured places that have been brought back from the brink.

rics.org/restoration



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creating better environments

This award recognises excellent achievement in providing a facility, which directly benefits the local community. In particular, the project must illustrate its success through local community feedback. Projects may be single or groups of buildings in urban, rural or coastal areas. They may be new or improvements to existing facilities.



Community Benefit

Winner

Arthur Rank Hospice, Cambridge

Owner/client: Arthur Rank Hospice Charity
Surveyor: Faithful+Gould
Architect: LSI Architects
Developer/Contractor: Barnes Construction

The £10.6 million state-of-the-art Arthur Rank Hospice is a new 24-bed facility for the Cambridge based end of life care charity. The building will serve families across Cambridgeshire and aims to address the regional demand for complex end of life care.

The design of the hospice is light, airy and modern and meets the standards of a Hospital without feeling like one. Private garden spaces, and extensive use of timber, help avoid a clinical atmosphere.



Community Benefit

Highly Commended

Bowthorpe Care Village, Norwich

Owner: Norfolk Property Services
Surveyor: Norfolk Property Services
Architect: Hamson Barron Smith
Developer/Contractor: R G Carter Ltd



Shortlisted

Arthur Rank Hospice, Cambridge

Nominated by
LSI Architects

Bowthorpe Care Village, Norwich

Nominated by
R G Carter Ltd

Garden Fields JMI School Expansion, St Albans

Nominated by
Kier Business Services

Greenfields, Leighton Buzzard

Nominated by
Aldwyck Housing Group

Quay Place Regeneration of St Mary at the Quay, Ipswich

Nominated by
The Churches Conservation Trust

The Bridge School, Ipswich

Nominated by
Concertus Design & Property Consultants

Trumpington Community College, Cambridge

Nominated by
Avanti Architects

The judges said

The hospice has great community involvement, fund raising, volunteer helpers, outreach nurses and public use of the café, meeting rooms etc. We were very impressed with the way the building is centred around the needs of patients and their families and the extra facilities provided. The site was very carefully selected for easy access and to make the Hospice part of the community. This is a place of excellence for hospice care and a great benefit to the community.

This award honours the use of outstanding innovation in designing a successful project. The judges will look for evidence that use of creativity and innovative design have enhanced a project across a wide range of criteria.



Design through Innovation

Winner

The Enterprise Centre, Norwich

Owner/Client: Adapt Low Carbon Group
Surveyor: Capita
Architect: Architype
Developer/Contractor: Morgan Sindall

The innovative approach applied to delivering the Enterprise Centre has underpinned the success of this project. At each and every stage the client and delivery team have questioned how things can be done differently and be improved upon. This approach has attracted a great deal of attention, from both the UK construction industry and overseas, setting a new precedent for sustainable design and proving that innovation need not limit architectural achievement.



Design through Innovation

Highly Commended

The David Attenborough Building, Cambridge

Owner: University of Cambridge
Surveyor: AECOM
Architect: Nicholas Hare Architects LLP
Developer/Contractor: Kier Construction



Shortlisted

Anstey Hall Barns, Cambridge
 Nominated by David Miller Architects

New Court, Trinity College, Cambridge
 Nominated by 5th Studio

The David Attenborough Building, Cambridge
 Nominated by Nicholas Hare Architects LLP

The Enterprise Centre, Norwich
 Nominated by Architype

The Treehouse, Cambridge
 Nominated by Baufritz [UK] Ltd

Trumpington Community College, Cambridge
 Nominated by Avanti Architects

UEA Hickling House and Barton House, Norwich
 Nominated by RG Carter Ltd

The judges said

Innovation and thought can be seen and demonstrated all over the scheme, from its approach to low carbon design, passivhaus, locally sourced materials, labour and expertise. The building is a credit to the construction industry and the University of East Anglia.

The building is diverse, not only in its build, but also in its design. It should evolve easily as technology and building uses change.

Could everyone commission this building – no. But everyone can learn and take away a part of this building into their day-to-day lives, whether that is through sustainable design, low energy costs or simply trying to reduce our carbon footprint.



This award will recognise the excellent achievement by a project or programme of infrastructure works. Infrastructure works include any projects that deliver essential facilities, services or organisational structures.

Infrastructure

Winner

Wallasea Island Wild Coast Project Phase 1, Rochford

Owner/Client: Royal Society for the Protection of Birds (RSPB)

Surveyor: BAM Nuttall Ltd

Developer/Contractor: BAM Nuttall Ltd

Wallasea Island Wild Coast Project is an example of how waste material from large-scale infrastructure projects can be put to beneficial reuse in a sustainable manner. This landmark conservation and engineering scheme is on a scale never before attempted in the UK and the largest of its type in Europe. It combines ecological research and environmental vision with commerce and innovative industrial engineering for the benefit of future generations.



Infrastructure

Highly Commended

A138 Chelmer Viaduct, Chelmsford

Owner/Client: Highways England
Architect: AECOM
Developer/Contractor: GRAHAM Construction



Shortlisted

A138 Chelmer Viaduct, Chelmsford

Nominated by
GRAHAM Construction

Bowthorpe Care Village, Norwich

Nominated by
R G Carter Ltd

Wallasea Island Wild Coast Project Phase 1, Rochford

Nominated by
BAM Nuttall Ltd

Wimpole Home Farm Compliance, Royston

Nominated by
Robert Turner Associates Ltd

The judges said

This project aimed to help solve the problem of what to do with the material dug out of London for the Crossrail project. In looking for a better option than sending to landfill sites around the country, a partnership was formed with the RSPB to take the excavated material to Wallasea Island and undertake the largest salt marsh regeneration project in Europe. Pushing back against the coastal erosion of the North Sea, the site has become a haven, and bird populations have soared.



This award honours exceptional improvements to urban, rural or coastal areas. We are looking for evidence to show that the scheme has conserved or improved the built or natural environment in a way that has contributed to the viability of the area.

Regeneration

Winner

37 Queen Street – Creative Business Centre, Colchester

Owner/Client: Colchester Borough Council
Surveyor: Colchester Borough Council
Architect: Ask Sakula
Developer/Contractor: Phelan Construction Ltd

37 Queen Street, built in the 1860s and located in the historic St Botolph's area of the town centre, has served as a soldiers' retirement home, a police station, a nightclub and bar. It has now been transformed by owners Colchester Borough Council into a Creative and Digital Business Centre, combining the building's historic features with ultra-modern facilities and connectivity. The centre is a key part of our extensive regeneration strategy, which includes the iconic £28m Firstsite contemporary art gallery.



Regeneration

Highly Commended

Wallasea Island Wild Coast Project Phase 1, Rochford

Owner/Client: Royal Society for the
Protection of Birds
(RSPB)
Surveyor: BAM Nuttall Ltd
Developer/Contractor: BAM Nuttall Ltd



Shortlisted

37 Queen Street – Creative Business Centre, Colchester

Nominated by
Colchester Borough Council

King's Lynn Innovation Centre, Kings Lynn

Nominated by
Feilden+Mawson LLP

Wallasea Island Wild Coast Project Phase 1, Rochford

Nominated by
BAM Nuttall Ltd

The judges said

There is a growing body of evidence that regeneration focused on the creative economy is more successful than other models. It happens naturally in London, Bristol, Brooklyn and beyond. In Colchester, the council took the bold move to anchor its larger regeneration and investment scheme in 37 Queen Street, a renovated former police station, to provide studio and workspace to artists, designers, and digital entrepreneurs, bolstering the area as an arts precinct. By catalysing creativity in Colchester, further investment is expected to follow.

This award honours an outstanding residential development of either a single building or overall scheme, either new build or conversion. We are looking for evidence of a successful project across a wide range of criteria.



Residential Winner

Bracelet Close, Thurrock

Owner/Client: Thurrock Council
Surveyor: Faithful+Gould
Architect: Bell Phillips Architects
Developer/Contractor: Willmott Dixon

Bracelet Close, Corringham is part of the first phase of a five-year social housing development in Thurrock, and comprises twelve new homes arranged around a central communal courtyard garden. The houses have been designed to make the most of the sloping former garage site, with views to the countryside beyond and outstanding levels of amenity and light. Bell Phillips Architects have placed a strong emphasis on high quality design, construction and sustainability, lifting the overall quality of public housing in Thurrock.



Shortlisted

Backwater, Norfolk

Nominated by
Platform 5 Architects

Bracelet Close, Thurrock

Nominated by
Bell Phillips Architects

Bruyn's Court, Cambridge

Nominated by
Bell Phillips Architects

Carrowbreck Meadow, Hellesdon

Nominated by
RG Carter Ltd

Gresham Court, Cambridge

Nominated by
R H Partnership Architects

Marsh Hill, Aldeburgh

Nominated by
Mole Architects

Smokehouse Court, Southwold

Nominated by
Chaplin Farrant

The Treehouse, Cambridge

Nominated by
Baufritz [UK] Ltd

The judges said

Decades of building council housing have taught that long-term viability and pride of place comes when good design is not secondary to development costs. Bracelet Close is an example of how people-led design—creating pockets of community within the larger town—can create a place where people want to live and flourish. While focussed on its central courtyard, this design gives views to the surrounding countryside, makes use of an awkward site, and surpasses the sustainability requirements typically employed with such estates.



Grand Final

2 November 2017

12:00hrs–16:00hrs

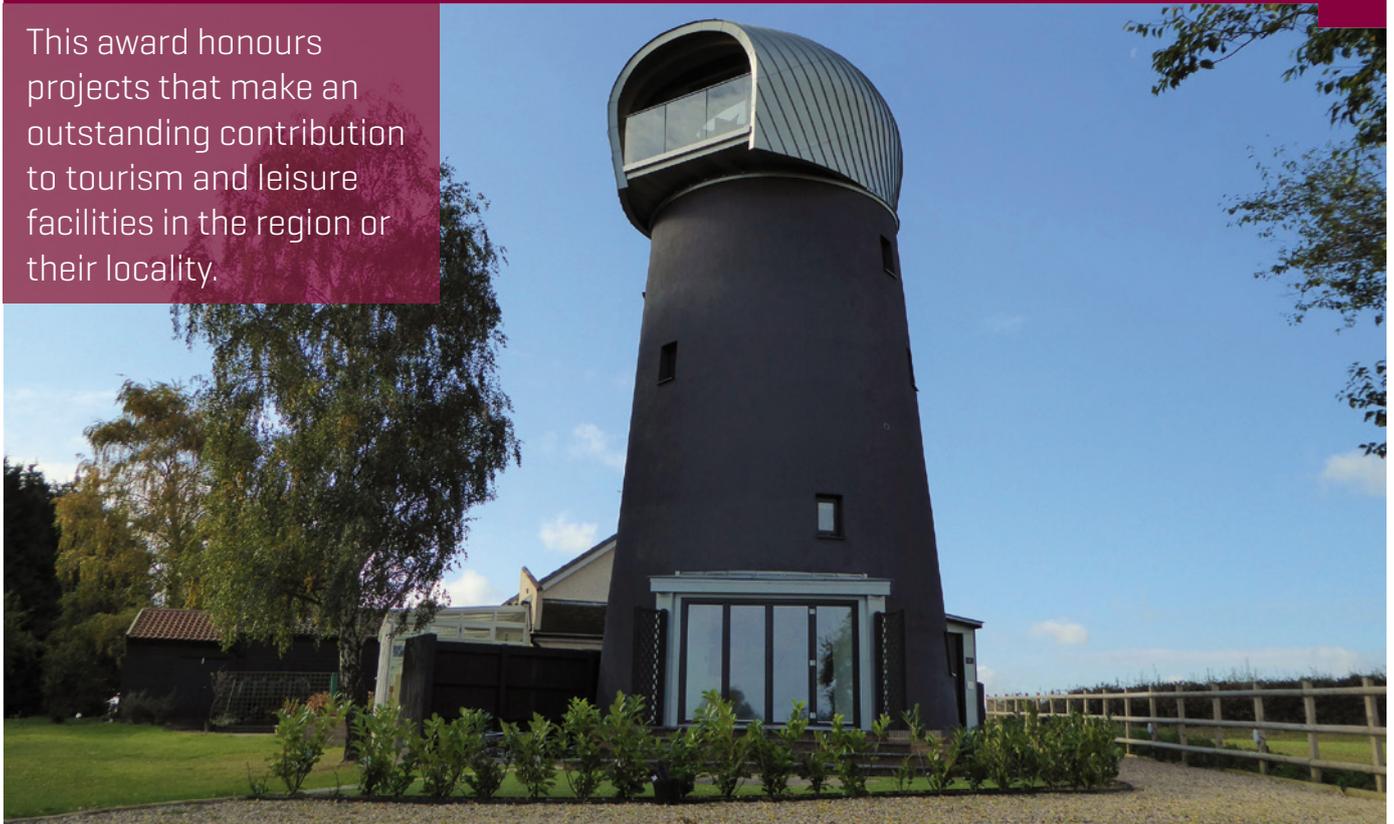
Intercontinental London Park Lane, One Hamilton Place,
Park Lane, London W1J 7QY

Hosted by: Dan Walker, BBC Breakfast News and Sport Anchor

20 RICS
17 Awards
Grand Final

rics.org/awardsgrandfinal

This award honours projects that make an outstanding contribution to tourism and leisure facilities in the region or their locality.



Tourism & Leisure

Winner

Mill Farm Windmill, Suffolk

Owner: Mr and Mrs Roberts
Surveyor: Beech Architects Ltd
Architect: Beech Architects Ltd

A contemporary conversion and reconstruction of a derelict windmill to provide unique tourist accommodation. Nestled in Suffolk's beautiful countryside, The Windmill Suffolk is located just 2 miles from historic Lavenham and provides stunning panoramic views across the rolling Suffolk landscape from the newly constructed zinc and cross-laminated timber pod.

Having previously lost its cap & sails the project looked to reinstate its former landmark status as a prominent feature of the Suffolk landscape using an innovative and contemporary design approach.



Tourism & Leisure

Highly Commended

Cavendish House, Norwich

Owner/Client: Norwich University of the Art
Surveyor: REAL Consulting (Norwich)
Architect: Hudson Architects
Developer/Contractor: Pentaco Construction Ltd



Shortlisted

Cavendish House, Norwich

Nominated by Hudson Architects

Center Parcs, Brandon

Nominated by CPMG Architects

Mill Farm Windmill, Suffolk

Nominated by Beech Architects Ltd

The Assembly House – East Wing and St Mary’s House, Norwich

Nominated by Purcell

The Cedar Suite at The Grove, Hertfordshire

Nominated by Purcell

The David Attenborough Building, Cambridge

Nominated by Nicholas Hare Architects LLP

The judges said

The transformation of this derelict windmill has created a unique holiday home. Not only has the project preserved the existing structure but it has also created a new holiday home in the heart of rural Suffolk.

The design of the mill has created an iconic and recognisable form for the local landscape. Through the use of innovative and brave design decisions the mill has become a destination in it’s own right, bringing added tourism and interest to the local area.

This award is presented to the project which has been judged overall as an excellent example of best practice by professionals working in both the built and natural environments.



Project of the Year

Winner

Arthur Rank Hospice, Cambridge

Owner/client: Arthur Rank Hospice Charity
Surveyor: Faithful+Gould
Architect: LSI Architects
Developer/Contractor: Barnes Construction

The new hospice incorporates a commercial kitchen, day facilities and an education centre for the hospice to train healthcare professionals in good end of life care. The new hospice increases bed capacity providing 15 single rooms with en-suite facilities and two, four bedded bays which can be adapted into two single rooms if and when required.

User group engagement influences how the building flows and how spaces combine. Internally, bedrooms open into a large, double height communal space that gives patients, visitors and family an opportunity to come together. A patient commenting that this space is where she



would like to do jigsaw puzzles made us appreciate how important it will be for the patients.

The whole team has been inspired by the passion and reputation of the Hospice and the determination and caring nature of all of the staff and volunteers. We have had the opportunity to understand how they provide the fantastic service they are looking at growing.

The community were incredibly supportive, with the project funded by donations. Planting of the soft landscaping was carried out by various community groups, with plants donated by local garden centre Scotsdales.

The project has enhanced the landscape with the introduction of more trees and planting to increase biodiversity within the area.

Outside space is as important as the inside space. Every patient has a direct link to the outside which is essential to ensure that there are options for where patients might choose to spend time. The building fits sympathetically into the green, leafy and tranquil landscape.

The following design drivers were identified as essential to creating a successful environment for patient care and wellbeing:

- An uplifting building with an atmosphere of light and space.
- A homely environment but still capable of dealing with an array of medical procedures and supporting an entire range of specialist palliative care services.
- A tranquil and calm atmosphere
- Can be adapted and extended in the future as requirements change
- Exceeds Local Authority planning requirements regarding sustainability
- Achieves principles adopted by the NHS to achieve privacy throughout the care pathway.

The Hospice meets the standards of a Hospital without feeling like one. Each bedroom has wall paper, a feature which was discussed as part of value engineering but which was crucial to retain. Lasting memories of loved ones are formed here so the Hospice had to be a homely, calming and relaxing environment.

Colour has been used outside bedroom spaces to help patients and family locate bedrooms and give each bedroom an identity. Creating an environment suitable for people with dementia was a major consideration.

The use of BIM also benefitted the project in terms of communication and co-ordination on site.

The Site Manager said "Working with 3D viewing software has been a great advantage. Viewing sections through the building to fully understand the construction sequencing and iron out potential clashes is invaluable. Exploring the model has allowed changes in sequencing to our programme putting us on the front foot from the off."

Responsible use has been encouraged by ensuring early involvement of users, client group, patients, volunteers and local community. Involving everyone in the design process has helped them to take ownership of the project.

The site of the new Hospice is within easy access of an acute hospital to increase partnership working and create seamless care pathways, whilst maintaining and creating a sense of tranquillity, safety and independent identity.

The new Hospice can be accessed from the neighbouring Park and Ride. The café space has been set up to be open and to encourage use by the local community.

The judges said

The Arthur Rank Hospice is a credit to the Trust, the design team and the Cambridge community. From the outset, the community has played an active involvement, whether that is from fund raising or volunteering within the centre itself.

The Hospice is a friendly and welcoming centre, at time when patients and their families need support and a helping hand the most.

The building is designed for the patient, not the patient needing to work around the building. Flexible in design, approach and need. Providing areas for families to chat and share stories or simply be quiet and reflect, but without being an obviously clinical environment.

The building is a success, not only for its achievements in fundraising and delivery, but most importantly from a patient, staff and visitor perspective too.



20 RICS 18 Awards

Call for entries!

The RICS Awards celebrate excellence in the built environment and showcase the talent of property professionals behind the most ground breaking projects.

All finalists will enjoy unparalleled public recognition at one of the industry's most prestigious annual events.

All regional winners will go forward to the Grand Final in October 2018.

Entry to the Awards is open to everyone, not just those working within the property profession.

For more information visit rics.org/awards or contact Carolyn Robins RICS UK Awards Manager on + 44 7791 750142 or email crobins@rics.org

Entries open in September 2017

rics.org/awards

