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Director’s introduction

Every year the calibre and number of entries in to the awards continue to astound me and this year was no different. The shortlisted projects highlighted the varied range of disciplines within our profession as well as how this work impacts on our local communities.

The talent of our region’s professionals is amazing and I would like to thank all those behind the RICS Awards 2018, South East 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.

Our judging panel found shortlisting and deciding upon the category winners particularly tough, not to mention which entry would take home the accolade of Project of the Year 2018, South East. Congratulations to Command of the Oceans who took home this year’s award. Thanks must go to the judges for taking time out of their busy schedule to visit and assess each project to find our worthy winners. A big thank you also to all our sponsors who made the ceremony such a wonderful occasion.

All category winners will go on to compete against other regional winners at the RICS Awards 2018 Grand Final in November, for the chance to be crowned the overall UK winner in their respective category and vie for the much-coveted Project of the Year award. I wish them all the very best in representing the South East and showing the world just what RICS professionals within our region can accomplish.

Lynn Robinson
RICS Regional Director, South & Wales

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For further information please contact the Regional Account Manager – Ben Hamilton
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e bhamilton@rics.org
Winners’ overview

Once again, the RICS Awards 2018, South East was an outstanding and inspiring evening. The awards continue to attract pioneering entries from all over the region and this year was no exception.

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

The category winners – Building Conservation, Commercial, Community Benefit, Design through Innovation, Regeneration, Residential and Tourism & Leisure – will now progress to the RICS Awards 2018 Grand Final in November to be held at The Brewery, London.

The full list of winning projects is:

**Building Conservation**
- **Winner**
  - Canterbury Cathedral Great South Window, Canterbury
- **Highly Commended**
  - Command of the Oceans, Chatham

**Commercial**
- **Winner**
  - Great Tew Estate Office, Oxfordshire
- **Highly Commended**
  - Southampton Harbour Hotel & Spa, Southampton

**Community Benefit**
- **Winner**
  - RNLI Selsey Lifeboat Station, West Sussex

**Design through Innovation**
- **Winner**
  - Wilmcote House, Portsmouth
- **Highly Commended**
  - Clerici and Sinclair Building Refurbishments, Oxford Brookes University

**Regeneration**
- **Winner**
  - Wilmcote House, Portsmouth

**Residential**
- **Winner**
  - The Old Byres, East Sussex
- **Highly Commended**
  - DIY SOS, Kent

**Tourism & Leisure**
- **Winner**
  - Command of the Oceans, Chatham

Inspiring winners

The RICS Awards 2017 were full of spectacular projects – here are some Project of the Year winners:

- **Kelvin Hall Refurbishment, Glasgow, Scotland**
- **CUBRIC (Cardiff University Brain Research Imaging Centre), Cardiff, Wales**
- **The GlaxoSmithKline Carbon Neutral Laboratories for Sustainable Chemistry, Nottingham, East Midlands**
Winner

Canterbury Cathedral Great South Window, Canterbury

Surveyor: Synergy Bare Leaning & Bare
Architect: Purcell
Developer/Contractor: Canterbury Cathedral Works Department and Canterbury Cathedral Stained Glass Studios
Owner/Client: Dean & Chapter of Canterbury Cathedral
Nominated by: Purcell

This project demonstrates how contemporary conservation goes far beyond the physical materials, the stone, mortar and glass. The people of this project, world-class craftsmen, architects and engineers, are undertaking the same work on the same site that they have been for fourteen hundred years, continuing the constant cycle of learning, care and renewal that makes buildings such as Canterbury Cathedral resonate with life.
The judges said

After four years of painstaking research after stone section and mortar fell from the Perpendicular Great South Window, first built in 1420’s and holding rare medieval stained glass, it became clear the entire window would have to be dismantled, salvaging and repairing where possible. All materials were meticulously labelled; and the stained glass windows sections were exhibited here and abroad. The world class restoration work carried out by the Cathedral’s own craftsmen demonstrates how contemporary conservation and ancient skills were combined to restore the Cathedral’s showpiece medieval glass in its full glory.

Shortlisted

Canterbury Cathedral Great South Window, Canterbury
Nominated by Purcell

Command of the Oceans, Chatham
Nominated by Baynes and Mitchell Architects

Education First, Brighton
Nominated by BuckleyGrayYeoman

Farringford House, Isle of Wight
Nominated by Kilburn Nightingale Architects

Hurdle House, Hampshire
Nominated by Adam Knibb Architects

King Edward VII Estate, Midhurst
Nominated by City & Country

Knole Conservation Studio and Café, Sevenoaks
Nominated by Rodney Melville and Partners

Osborne House Conservation Project, East Cowes
Nominated by CRL Restoration

Reading Abbey Revealed Project, Reading
Nominated by CRL Restoration

Thames Lido, Reading
Nominated by Marshall & Kendal Architects

University of Winchester Chapel, Winchester
Nominated by Design Engine Architects

White Rock Baths, Hastings
Nominated by Conisbee

Highly Commended

Command of the Oceans, Chatham

Surveyor: Robert Dollin & Co
Architect: Baynes and Mitchell Architects
Developer/Contractor: WW Martin Ltd
Owner/Client: The Chatham Historic Dockyard
Nominated by: Baynes and Mitchell Architects
Commercial

This award honours an outstanding commercial property development looking for evidence of a commercially successful project.

Winner

Great Tew Estate Office, Oxfordshire

Surveyor:  Great Tew and Bantham Estates LLP
Architect:  Great Tew and Bantham Estates LLP
Developer/Contractor:  JND Building Services Ltd
Owner/Client:  The Great Tew Estate
Nominated by:  Great Tew and Bantham Estates LLP

The project is the design and construction of a new office building for the combined and growing businesses of The Great Tew Estate, to accommodate a wide range of staff and disciplines. The context and beautiful landscape in which it sits, combines to give a visitor and user experience which truly lifts the spirits. The building is in one sense home-from-home, but in another sense a place of peace and tranquility which allows focus and concentration.
The judges said

The Great Tew Estate is a country estate of around 4,000 acres encompassing most of the village, in-hand farming of some 3,500 acres, a significant grain processing business and the last remaining working ironstone quarry. This new office, of 669 m² GIA, stands in a prominent position, with ironstone and vertical larch boarding as cladding to the ground and first floors respectively, and a fully glazed second floor.

The quality of construction is remarkable, as too is the internal design and finishing, and the care taken to provide staff with a fine working environment. It is noteworthy that the design was by a chartered building surveyor.

Shortlisted

Southampton Harbour Hotel & Spa, Southampton
Nominated by HGP Architects Ltd

St Michaels Court – 53-57 The Street, Ashtead
Nominated by Accord Architecture Ltd

The Great Tew Estate Office, Oxfordshire
Nominated by Great Tew and Bantham Estates LLP

Highly Commended

Southampton Harbour Hotel & Spa, Southampton
Surveyor: Bouygues UK
Architect: HGP Architects Ltd
Developer/Contractor: Bouygues UK
Owner/Client: Nicolas James Group Ltd
Nominated by: HGP Architects Ltd
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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.

Winner

RNLI Selsey Lifeboat Station, West Sussex

Surveyor: Ridge & Partners
Architect: Studio Four Architects Ltd
Developer/Contractor: Reside Construction
Owner/Client: Royal National Lifeboat Institution
Nominated by: Studio Four Architects Ltd

Selsey Lifeboat Station has gone back to its roots with the lifeboats now housed on the land and launched by carriage into the sea. The last two lifeboat stations at Selsey have been on the end of jetties with slipway launches, but the capability of the new Shannon-class lifeboat and its launching rig enables the all-weather lifeboat to be both launched and recovered across the steep shingle beach.
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.

<table>
<thead>
<tr>
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<tr>
<td>Annexe to St Mary Our Lady Church, Sidlesham</td>
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<td>Nominated by Jane Jones-Warner Associates</td>
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<td>Barton Court Grammar School, Canterbury</td>
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<tr>
<td>Nominated by Clague Architects</td>
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<tr>
<td>Canoe Lake Leisure Tennis Pavilion, Southsea</td>
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<tr>
<td>Nominated by PAD Studio</td>
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<tr>
<td>Eden Girls School, Slough</td>
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<tr>
<td>Nominated by ADP Architecture</td>
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<tr>
<td>Expansion Project Canterbury Academy</td>
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<tr>
<td>Nominated by Modus Construction Consultants Ltd</td>
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<tr>
<td>Friese Greene House, Hove</td>
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<tr>
<td>Nominated by Conran and Partners</td>
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<tr>
<td>RNLI Selsey Lifeboat Station, West Sussex</td>
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<tr>
<td>Nominated by Studio Four Architects Ltd</td>
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<tr>
<td>University Centre Farnborough</td>
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<tr>
<td>Nominated by Nicholas Hare Architects</td>
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<tr>
<td>White Rock Baths, Hastings</td>
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<tr>
<td>Nominated by Conisbee</td>
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<tr>
<td>YMCA Guildford Foyer, Guildford</td>
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<tr>
<td>Nominated by Liam Russell Architects</td>
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</tbody>
</table>

The judges said

This project epitomises the exacting standards for the Community Benefit Category, with over £500,000 being raised locally. The building is robust and functional in design, with a curved roof that reflects a wave formation and has been specifically designed to house the new Shannon-Class Lifeboat and transport rig which allows it to be launched direct from the steep shingle beach. The scheme provides a good crew-room, changing rooms, education room, public viewing platform and shop. The project is considered an exemplar for stations housing the Shannon-Class Lifeboat.
Wilmcote House, Portsmouth

Surveyor: Keegans
Architect: ECD Architects
Developer/Contractor: Keepmoat (Engie)
Owner/Client: Portsmouth City Council
Nominated by: ECD Architects

The regeneration of Wilmcote House addressed resident issues of fuel poverty by reducing home heating demand and consumption by 90%. Designed to the stringent Passivhaus EnerPHit standard, the homes were super-insulated and extended, the walkways were enclosed, and new entrances (and homes) were provided to improve the community sense of health and wellbeing. Creating a desirable place to live, Wilmcote House has become a reference for housing providers and the construction industry for high-quality large-scale refurbishment both nationally and internationally.
The judges said

This refurbishment of three 1968 residential towers is designed to the stringent Passivhaus/EnerPHit standard; works were undertaken with tenants in occupation. The Team sought a deep-green, long term solution to ‘fuel poverty’, with associated health issues, in this particularly socially deprived area.

The homes are now super-insulated, triple glazed, extended, with the open walkways enclosed. Energy bills have reduced by around 90%. Usage data is recorded by the University of Southampton, wider benefits are under assessment by LSE. Wilmcote House, the largest Passivhaus/EnerPHit scheme in England, is now an exemplar to social housing providers nationally and internationally.

Shortlisted

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Nominated by</th>
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<tr>
<td>Clerici and Sinclair Building Refurbishments,</td>
<td>BGS Architects</td>
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<tr>
<td>Oxford Brookes University</td>
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<tr>
<td>Stepping Stone House, Maidenhead</td>
<td>Hamish &amp; Lyons Architects</td>
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<tr>
<td>The Family Stand, Dover Athletic Football Club</td>
<td>Lee Evans Partnership LLP</td>
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<tr>
<td>University Centre Farnborough</td>
<td>Nicholas Hare Architects</td>
</tr>
<tr>
<td>Wilmcote House, Portsmouth</td>
<td>ECD Architects</td>
</tr>
</tbody>
</table>

Highly Commended

Clerici and Sinclair Building Refurbishments, Oxford Brookes University

Surveyor: Turner & Townsend
Architect: BGS Architects
Developer/Contractor: EG Carter / McLaughlin & Harvey Ltd (DBB Contract)
Owner/Client: Oxford Brookes University
Nominated by: BGS Architects
Winner

Wilmcote House, Portsmouth

Surveyor: Keegans
Architect: ECD Architects
Developer/Contractor: Keepmoat (Engie)
Owner/Client: Portsmouth City Council
Nominated by: ECD Architects

Wilmcote House was erected in 1968, this refurbishment will extend its life for a minimum further 30 years, providing both a sustainable approach for the estate’s regeneration and an important contribution to the Somerstown area-wide regeneration. The solution to retain the existing building encourages the longevity of the present community and provides an opportunity to improve the estate’s image, significantly reduce heat loss/energy use, as well as to reduce fuel poverty for residents.
The judges said

The scheme comprises the refurbishment of three 11 storey interlinked residential towers, built in 1968, previously accessed by external walkways. ‘Fuel poverty’ was a major issue.

Designed to the stringent Passivhaus/EnerPHit standard, and undertaken with tenants in occupation, the homes are now super-insulated and extended, with the open walkways enclosed. Energy bills have reduced by circa 90% and health benefits should follow. New entrances have been created to improve the community sense of wellbeing.

The scheme is an exemplar to other social housing providers and contributes significantly to the regeneration of the area.

Shortlisted

Eden Girls School, Slough
Nominated by ADP Architecture

Taplow Riverside, Berkshire
Nominated by Berkeley Homes (Oxford & Chiltern) Ltd

Wilmcote House, Portsmouth
Nominated by ECD Architects

Reading Abbey Revealed Project, Reading
Nominated by CRL Restoration

The Bread Factory, Ramsgate
Nominated by WW Martin Ltd
Winner

The Old Byres, East Sussex

Surveyor: Richard Clayson Ltd
Architect: Enhabit
Developer/Contractor: POW Architects
Owner/Client: Private client
Nominated by: Richard Clayson Ltd

This self build project, by a chartered surveyor, was the conversion of some redundant farm buildings, to a single dwelling, to Passivhaus standards. The detailed design, with a focus on buildability resulted in a comfortable, warm, healthy environment that is environmentally friendly and sustainable.
The judges said

Old Byres is accessed down a farm track in the middle of the Sussex countryside, which belies the modernity of the refurbishment. The building is a stunning barn conversion to Passivhaus standards using the “EnerPhit” certification, only the seventh registered in the UK. The original hay barn is almost unaltered externally and the attached byres modestly clad and enclosed; but has a high build quality and sustainability, using high levels of insulation, air source heat pumps and triple glazing. A very carefully designed efficient scheme and a model for future projects.

Shortlisted

Black House, Kent
Nominated by AR Design Studio

DIY SOS, Kent
Nominated by Clague Architects

Friese Greene House, Hove
Nominated by Conran and Partners

Holm Place, South Warnborough
Nominated by OB Architecture Ltd

Hurdle House, Hampshire
Nominated by Adam Knibb Architects

King Edward VII Estate, Midhurst
Nominated by City & Country

RBLI Veterans Accommodation, Aylesford
Nominated by Betteridge & Milsom / Clague Architects

Stepping Stone House, Maidenhead
Nominated by Hamish & Lyons Architects

Taplow Riverside, Berkshire
Nominated by Berkeley Homes (Oxford & Chiltern) Ltd

The Bread Factory, Kent
Nominated by WW Martin Ltd

The Mill House, Surrey
Nominated by OB Architecture Ltd

The Old Byres, East Sussex
Nominated by Richard Clayson Ltd

Highly Commended

DIY SOS, Kent

Surveyor: Clague Architects
Architect: Clague Architects
Developer/Contractor: Clague Architects
Owner/Client: BBC
Nominated by: Clague Architects
This unique project at The Historic Dockyard Chatham combines the conservation and re-use of important historic buildings with a bold contemporary intervention. The creation of a new entrance building to the Dockyard alongside landscaping, new galleries and visitor facilities, addresses the display of a major archaeological discovery – the ‘ship beneath the floor’ through elegant architectural solutions and an impressive technical achievement. The project is a champion for progressive conservation, inventive re-use and the adaptation of existing fabric.
The judges said

This project comprises a new exhibition telling the story of Chatham Dockyard through the age of sail, accommodated within the redundant Grade I Listed Mast House buildings. The catalyst was the discovery of the remains of an 18th century warship, built at Chatham, under the adjoining Grade II Listed Wheelwrights shop. The project also included adapting this building for public display of the warship and linking this via a new build reception, to form the main entrance for the Dockyard. This project enhances the Dockyard as a world class visitor attraction.

Shortlisted

<table>
<thead>
<tr>
<th>Project</th>
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<tr>
<td>Brooklands Museum Aircraft Factory and Race Track Revival Project</td>
<td>Thomas Ford &amp; Partners</td>
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<tr>
<td>Canoe Lake Leisure Tennis Pavilion, Southsea</td>
<td>PAD Studio</td>
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<tr>
<td>Osborne House Conservation Project, Isle of Wight</td>
<td>CRL Restoration</td>
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<tr>
<td>RNLI Selsey Lifeboat Station, West Sussex</td>
<td>Studio Four Architects Ltd</td>
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<tr>
<td>Southampton Harbour Hotel &amp; Spa, Southampton</td>
<td>HGP Architects Ltd</td>
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<tr>
<td>Thames Lido, Reading</td>
<td>Marshall &amp; Kendon Architects</td>
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<tr>
<td>Command of the Oceans, Chatham</td>
<td>Baynes and Mitchell Architects</td>
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</table>
Project of the Year

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.

Winner

Command of the Oceans, Chatham

Surveyor: Robert Dollin & Co
Architect: Baynes and Mitchell Architects
Developer/Contractor: WW Martin Ltd
Owner/Client: The Chatham Historic Dockyard
Nominated by: Baynes and Mitchell Architects

Command of the Oceans is the unique conservation and re-use of several historic buildings at The Historic Dockyard Chatham. The project has transformed the site, with the construction of new galleries, café spaces and a new entrance. Housing important exhibits such as ‘the ship beneath the floor’, this project is a champion for progressive conservation, inventive re-use and the adaptation of existing fabric. The project emerged from the most significant naval archaeological discovery since that of the Mary Rose. In 1995, under the floorboards of one of the...
47 scheduled monuments and listed buildings at the site, the structural remains of an unknown ship were discovered. Identified as sections of the HMS Namur, which was launched in 1756 and like its close contemporary HMS Victory, was built at Chatham.

Baynes and Mitchell Architects were appointed by Chatham Historic Dockyard Trust to address the display of the timbers and provide new visitor facilities using two existing historic buildings at the entrance to the site. At the heart of Command of the Oceans, a striking new entrance building has been inserted into the long, thin gap between two historic timber buildings – the Wheelwrights’ Shop (Grade II listed) and The Mast House and Mould Loft (Grade 1) – all scheduled monuments. A great deal of craftsmanship is displayed within this project – for instance in the boardmarked concrete alongside the visitor ramp, or the timber roof supports beneath the steep roof of the new entrance building. Complex works on site included archaeological excavations, and underpinning the existing historic structure while floor levels were raised. Outside the building, a major programme of landscaping and public realm improvements – in particular the restoration and re-presentation of a historic Mast Pond, also a scheduled monument, where timbers were seasoned in seawater before being used by the shipbuilders – helping visitors to understand how the Chatham’s dockyard worked in its heyday. To accommodate access and use by everyone, including people with disabilities, those visiting the site are able to circulate the complex freely without encountering unnecessary barriers. Inclusive access to all areas of the museum was incorporated within the overall aesthetic and design aspirations of the scheme.

To optimise daylight, existing roof lights have been upgraded with new automated solar control units, providing natural ventilation throughout. Command of the Oceans has helped to create sustainable and long-term resources, helping the museum utilise community engagement into their programming. It has also provided a new way of introducing visitors to the site through new orientation experiences such as ‘Mission Explore’, a guide for young visitors which focuses on experiential exploration of the site’s history, uniqueness and architectural qualities. Command of the Oceans is expected to increase visitor numbers by at least 20% over three years and contribute £20M per annum to the local economy.

Bill Ferris OBE DL, Chief Executive of Chatham Historic Dockyard Trust says: “This project represents the epitome of what can be achieved in a highly sensitive historic environment, working with scheduled monuments and incredibly important archaeology, to provide 21st Century facilities and galleries that place the heritage to the fore. The use of stunning contemporary architecture that enhances the significant heritage here at The Historic Dockyard represents the genius of the solution, which could only be delivered by a fully integrated architectural, professional and client team.”

The judges said

This well designed, elegant insertion into the historic dockyard buildings provides a new reception area giving access to the restaurant, shop and the main entrance to the dockyards.

A new exhibition illustrating the story of Chatham Dockyard is incorporated, along with a gentle ramped walkway giving access to the remains of an 18th century warship discovered below floor level.

There has been careful conservation and restoration of the original buildings, however the scheme also forms a striking focal point to enter the historic dockyard.
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- Mentor of the Year
- Property (Residential & Commercial)
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Americas

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Asia Pacific

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EMEA

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