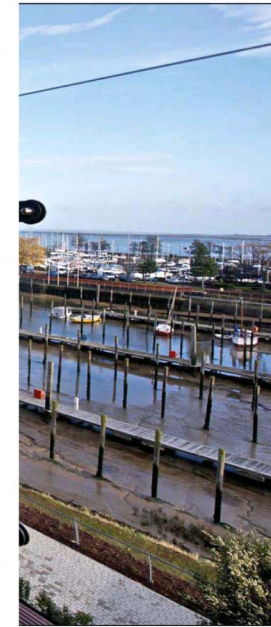
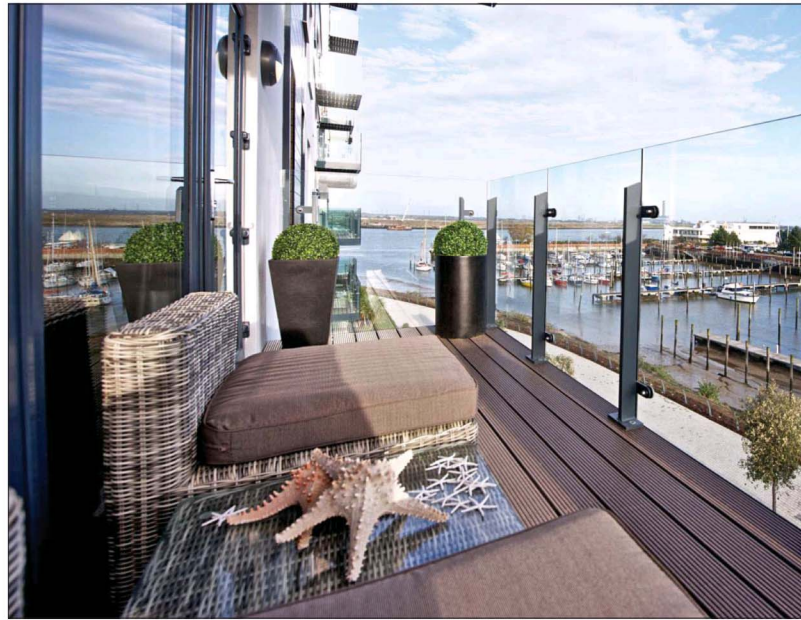




First-time buy: with Marina Heights apartments at Victory Pier, right, Berkeley First is bringing Docklands-style living to Gillingham in Kent

Apartment: Trafalgar One's four lateral flats and duplex penthouse are Trafalgar Square's only residential property, left



Family home over £1.15m: Blandford House, Reigate, has stunning rural views



Family home: The Lodge in Wigginton blends bold design and open-plan layout

From eco-friendly to super-luxe and chosen by you, winners

by you, winners

Judged by readers, here are the winners of our coveted annual new homes prizes.

By **David Spittles**

THE London Evening Standard New Homes Awards champion excellence across the housing spectrum, from first-time buyer flats to family houses, from factory lofts to architect-designed boutique homes for small or difficult spaces, to elegant town and country mansions. Judged by readers from a shortlist of 107 entries, this year's winners have everything buyers want, including inventive design, interiors for 21st-century living, cost and energy-saving eco-friendly features and glamorous new fixtures and fabrics.

GRAND PRIX AWARD AND ECO-LIVING AWARD

Winner: Pembroke in East Sheen, SW4. By Richstone Properties. ECO-HOMES have gone from hippy to hip. Nine out of 10 buyers want one, according to a recent Mori poll, and people are willing to pay a premium if they believe their health – and the planet's – will benefit.

But they won't compromise on style. They want a home that has design flair, is satisfying to live in and offers value for money in this era of high energy costs. Niche developer

Richstone Properties embraced the message and squeezed four houses and two flats on to a back garden plot in East Sheen.

In landscaped gated grounds, crisp architecture mixes brick, render and timber for a clean-line, Scandinavian feel. Super-insulated interiors have high ceilings, pocket doors that slide back into the wall to open up the rooms, and light-filled basements with underfloor solar-powered heating.

Solar sedum roofs attract insects and birds, while clever design means the homes do not impact negatively on surrounding properties.

BEST FIRST-TIME BUY

Winner: Marina Heights at Victory Pier, Gillingham, Kent. By Berkeley First.

THIS ambitious project brings smart yet affordable Docklands-style living to Kent's historic Medway. This new 800-home waterfront "village" replaces an old chemical works and includes shops, a hotel, moorings and a floating art gallery. It provides value-for-money design, a gym and a residents' lounge with wi-fi, all just a 45-minute commute from London. From £135,000. Call 01634 565000.

BEST APARTMENT

Winner: Trafalgar One at 62-65 Trafalgar Square, SW1. By LBS Properties, BMB Property Investments and Moreno Masey.

A VERY few homes can boast a view of Nelson's Column, but as the only residential property in London's most famous square, these four large lateral flats and a duplex penthouse

can. Created from a conversion of the former Canadian Pacific Railway Company's 19th-century British HQ, Trafalgar One has the National Gallery and Admiralty Arch for neighbours. A double-height atrium with a sculptural elliptical staircase lets light flood into the central hall. The original 1884 clock was restored, and the clock tower space was inventively transformed into a shower room with a view through the clock face to the fountains below. Prices ranged from £5 million to £16 million.

Winner: Silverhind in Chigwell, Essex. By Weston Homes.

HOLDING super-suburb status thanks to its prestige executive houses and fast commuter links to central London, Chigwell also offers boutique apartments for discerning downsizers and child-free couples. This scheme of 14 flats brings metropolitan glamour, with modern, open-plan interiors, roof terraces, gated security and on-site parking.

BEST FAMILY HOME (£750,000 - £1.5 MILLION)

Winner: The Town House in St Mary's Fields, Thame, Oxfordshire. By Croudace Homes. A REINVENTION of the traditional townhouse, this home departs from the idea of the house as a box with rigidly defined uses for rooms.

A wide central hall leads to a free-flowing multi-use family space that's suitable for living, dining and relaxing. It opens on to the garden, while a linked double garage has a studio apartment above.



Winner: The Lodge in Wigginton, Hertfordshire. By Facit Homes. HI-TECH and boldly designed, this energy-efficient home is clad in Corten steel and has an airy, open-plan layout that maximises daylight. Minimalist polished concrete walls and granite surfaces are balanced by softer finishes including sawn timber floorboards. Daring and delightful.

BEST FAMILY HOME (ABOVE £1.5 MILLION)

Winner: Blandford House, Reigate, Surrey. By Millwood Designer Homes. MILLWOOD uses reclaimed materials

to build authentic-looking variations of Tudor farmhouses and manor houses in rural Kent, Surrey and Sussex. This winner is set over four storeys on a generous plot at the foot of the Downs, with far-reaching views.

Winner: The Blenheim, The Cavendish Collection, in Chigwell, Essex. By Higgins Homes. CLASSIC symmetry and a pillared portico provide a true sense of arrival at The Blenheim. The ground floor has a grand reception room with a wall of bifolding glass doors that open on to a large sun terrace and rear garden.



Grand Prix and Eco-Living: Pembroke, left, in East Sheen, six smart, solar-heated homes in gated grounds, by niche developer Richstone Properties

Luxury home: 48 Totteridge Common, right, in three landscaped acres, costs £18 million

BEST LUXURY HOME
Winner: 48 Totteridge Common, N20. By Octagon Developments. DESPITE its London postcode and location only nine Tube stops from Euston, Totteridge is a country village, with parish church, cricket club, ponds, paddocks and a working farm. It also has pillared and porticoed houses favoured by football stars and business tycoons, who cherish the well-connected area's rural charm and privacy. A Victorian-Italianate trophy mansion, 48 Totteridge Common sits in three landscaped acres amid meadows and woodland. It has a

double-height entrance hall with sweeping marble staircase, formal and informal living areas, sumptuous bedroom suites, a library, au pair flat, wine cellar, gym and cinema. The spectacular kitchen has a glass wall opening on to a swimming pool with retractable cover that turns it into a dance floor. This 16,000sq ft home, with copious garage space, is yours for £18 million. Call 020 8445 3694.

Winner: Suite 1363, The Tower, One St George Wharf, SW8. By St George CIRCULAR skyscrapers allow buyers with big budgets to purchase entire

floors with dramatic 360-degree views. This exquisitely designed apartment on the south bank of the Thames at Vauxhall is described as a "super-yacht in the sky".

The glass-walled 3,000sq ft space has a Manhattan-style lift lobby and a view to die for. Unparalleled levels of luxury include bespoke walnut joinery, book-matched marble, the finest fabrics and a package of lifestyle extras provided by Harrods, from valet parking to spa treatments and private dining.

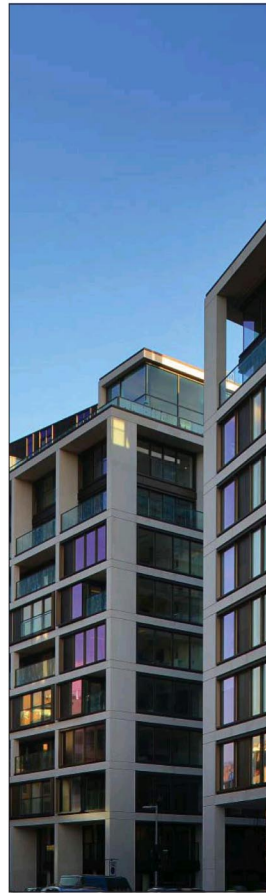
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Regeneration project: Acton Gardens homes are part of a new neighbourhood

Rewarding innovation – in and out of town

David Spittles looks at the resourceful and imaginative builders who are transforming London with ambitious new home designs



CONTINUED FROM PAGE 5

BEST LONDON HOME

Winner: 375 Kensington High Street, W14. By St Edward. MORE than 1,000 apartments are being built around landscaped courtyards and formal garden squares on a prominent corner once dominated by dreary offices. Imaginative architecture, well-executed, is transforming an unpromising site with classy homes that feature high ceilings, oversize doors, bespoke joinery, stone and glass staircases, marble-walled bathrooms, underfloor heating and comfort cooling.

An on-site primary school is due to open in 2016, while residents have access to a luxury spa, business suites, a private cinema and concierge service. From £930,000. Call St Edward on 020 7118 0375.

BEST OUT-OF-LONDON HOME

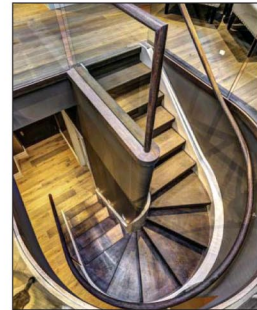
Winner: Kylemore House, Coombe Estate in Kingston. By Brian Hoban. KINGSTON may lack the village-style unity of neighbours Richmond and Wimbledon, but residents of this south-west London suburb will tell you it is the perfect place for those who want to blend town and country.

Coombe Estate is a private gated enclave sandwiched between two golf courses, a place where celebrities can live in quiet splendour, unbothered by neighbours. Many of the houses sit in big plots but are outdated and ripe for redevelopment. Kylemore House is one such project – a large, classical-style family home with a relaxed room layout and curved annex that provides a connection to an orangery, pool house and double garage.

BEST CONVERSION

Winner: 353 The Strand, WC2. By Seastar Developments

A RESOURCEFUL conversion of a handsome office building with a stone-façade, these four apartments, including a duplex penthouse, have views across the Thames to the Royal Festival Hall. Interiors combine period grandeur and tasteful modern design – a welcoming retreat above



Conversion: The Strand, WC2, by Seastar



Out of London: Kylemore House, Kingston, family home with classical good looks

the bustling street below. An unlikely yet superb central London address.

BEST REGENERATION PROJECT

Winner: Acton Gardens, All Saints Road, W3. By Countryside. GOOD-VALUE Acton is packed with young renters and buyers. The area is carved up by train tracks and busy roads but parts are getting a facelift with new flats bordering parks and conservation areas, making it a more compelling place for those who want to put down roots.

Acton Gardens is an ambitious regeneration project transforming a

sprawling council estate into a “new” neighbourhood with tree-lined streets, pocket parks and squares, small clusters of apartment blocks and terrace houses. Two-bedroom flats at Liberty Quarter, the latest phase, cost from £425,000. Call 020 8993 6923.

BEST DEVELOPMENT IN AFFORDABLE HOMES

Winner: One Church Square, Vauxhall Bridge Road, SW1. By Dolphin Living. BUILT in warm red brick on a derelict site next to splendid James The Less Church and listed Lillington



London home: 375 Kensington High Street, above, brings 1,000 chic apartments and new public realm garden squares and courtyards

FOR A PICTURE GALLERY FEATURING ALL THE WINNERS, VISIT HOMES ANDPROPERTY.CO.UK/NHA14



Large development: Trumpington Meadows, Cambridge

Gardens estate in Pimlico, this scheme of 39 apartments is all about architectural context and smart use of space and materials.

Homes are set around a light-filled central atrium that forms an internal square, with planted areas, a roof garden and raised walkways reprising the “streets in the sky” concept that informed Sixties utopian housing.

Designed for people who live or work in Westminster borough, the apartments are available for rent from £190 per week, which is 28 per cent cheaper than local market rates.

Winner: The Edge, Pankhurst Avenue, Brighton. By Southern Home Ownership.

BACK from the seafloor, this much-needed scheme of shared-ownership and rental apartments is a big hit with Brighton locals and London commuters. The flats are priced from £172,500, or £69,000 for a 40 per cent share. Call 08456 121271.

BEST SMALL DEVELOPMENT

Winner: Parkgate House, Parkgate Road, SW11. By Banda Property. THESE enormous lateral apartments at a former Victorian bakery in



Small development: Parkgate House, left, lateral apartments at a former Victorian bakery in Battersea

Affordable homes development: homes at Pimlico's One Church Square, right, are set around a light-filled atrium



Battersea are only moments from Battersea Park and sold like hot cakes within 24 hours of being launched. While other developers might have opted for a large number of small apartments, Banda targeted owner-occupiers, not investors, who were looking to buy an exceptional home in a neighbourhood on the up, and created spaces ranging from 1,759sqft to 4,800sqft. Behind the original low-rise façade are contemporary-design, open-plan spaces with frameless floor-to-ceiling glazing, zinc-clad walls, underfloor heating and oak floors. All of the apartments come with terraces and courtyard parking.

Winner: Latimer Chase, Chorleywood, Hertfordshire. By Hill Residential.

COUNTRY cool comes to Chorleywood with Latimer Chase, a collection of contemporary-design, barn-style homes that slots inoffensively into an Area of Outstanding Natural Beauty.

These light-filled, double-height, free-flowing spaces integrate perfectly with the outdoors.

BEST LARGE DEVELOPMENT

Winner: Trumpington Meadows, Cambridge. By Barratt Developments.

PART of a new settlement that includes homes, schools, shops and community facilities on former green belt land south of Cambridge city centre, Trumpington Meadows brims with green design principles and manages to be architecturally pleasing at the same time.

The homes are grouped in “character areas” of varying design and integrate with open space and play areas. Car-free zones and allotments are other family-friendly features.

Cambridge has a fast-expanding local economy, while the easy commute to London, combined with excellent schools and a lively cultural scene, makes the city a popular choice for younger families who are looking to move out of the capital.

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