## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>3</td>
</tr>
<tr>
<td>Judges</td>
<td>4</td>
</tr>
<tr>
<td>Other panel members</td>
<td>5</td>
</tr>
<tr>
<td>Shortlisted schemes</td>
<td>6</td>
</tr>
<tr>
<td>Map</td>
<td>7</td>
</tr>
<tr>
<td>Shortlisted entries</td>
<td>8</td>
</tr>
<tr>
<td>Category 1</td>
<td>8</td>
</tr>
<tr>
<td>Best Conceptual Project</td>
<td>11</td>
</tr>
<tr>
<td>Category 2</td>
<td>14</td>
</tr>
<tr>
<td>Best Construction</td>
<td>17</td>
</tr>
<tr>
<td>Category 3</td>
<td>20</td>
</tr>
<tr>
<td>Best Residential</td>
<td>23</td>
</tr>
<tr>
<td>Category 4</td>
<td>26</td>
</tr>
<tr>
<td>Best Conceptual Project</td>
<td>29</td>
</tr>
<tr>
<td>Category 5</td>
<td>32</td>
</tr>
<tr>
<td>Best House</td>
<td>34</td>
</tr>
<tr>
<td>Category 6</td>
<td></td>
</tr>
<tr>
<td>Best Restoration</td>
<td></td>
</tr>
<tr>
<td>Category 7</td>
<td></td>
</tr>
<tr>
<td>Best Regeneration</td>
<td></td>
</tr>
<tr>
<td>Category 8</td>
<td></td>
</tr>
<tr>
<td>Best Urban Design</td>
<td></td>
</tr>
<tr>
<td>Winners</td>
<td></td>
</tr>
<tr>
<td>Overall winner</td>
<td></td>
</tr>
</tbody>
</table>
Introduction

Haringey Council is pleased to announce the results of the Haringey Design Awards 2018.

These awards are a key part of our commitment to promote, encourage and foster thoughtful and exciting design within Haringey.

They provide an excellent opportunity to recognise and raise awareness of high quality buildings and places that make a positive contribution to Haringey’s built environment.

As well as celebrating great buildings and places, the awards help develop links with stakeholders, and bring together local people, architects, developers and planners to participate in wider discussions and debate around design.

We will continue to promote thoughtful and exciting design in Haringey through policy such as the Haringey Development Charter, the 1st policy in our new Development Management Policies, as well as initiatives such as the Design Awards and the Quality Review Panel, and by demanding high design standards throughout the borough.
Judges

The awards were selected by an independent panel of judges with an independent chair.

The five judges invited to make up the panel were chosen for their expertise, professional experience and local knowledge.

**Chair: PAUL KARAKUSEVIC**

Paul Karakusevic, Founding Partner Karakusevic Carson Architects

Paul established the practice to work on civic buildings and a new generation of public housing.

Paul is working across London with Local Authority clients on social and mixed tenure housing schemes. Paul graduated from the Royal College of Art and is a passionate believer in the fact that design quality can improve lives.

He is a CABE design review member and strategic Design advisor to the GLA and the Mayor.

Paul is a trustee of the Stephen Lawrence Trust and the Architecture Foundation.
Other panel members

DEBORAH DENNER
Deborah is principal of Frame Projects, who manage the Haringey Design Panel. Frame also manage similar panels for the London Legacy Development Corporation, Camden Council and High Speed Two. She is an architect by training, but has specialised in providing design advice as part of the planning process.

HARI PHILLIPS
Hari Phillips founded Bell Phillips Architects with Tim Bell in 2004. At the vanguard of new wave council housing, winning RIBA and Civic Trust Awards, the practice are also recognised for their public realm projects in King’s Cross and Southwark and new school building in Kent.

Hari was instrumental in the formation of the Bermondsey (now Old Bermondsey Village) Neighbourhood Forum which led to the design and construction of new community-led affordable housing described in The Guardian as “a beacon for the delivery of low cost housing”.

He has taught at colleges and universities, contributes to publications and lectures and is Vice-chair of the Haringey Quality Review Panel and sitting on Havering, Epping Forest and Harlow and Gilston Panels.

JOYCE ROSSER
Joyce Rosser has been secretary of Tottenham Conservation Areas Advisory Committee (CAAC) since 2008. She is also Events Organiser for Tottenham Civic Society.

JOSETTE JOSSEAUD
Josette Josseaud is a student at the Haringey Sixth Form College. Josette is also events officer in the student union of her college. She has had interests in architecture and design from a young age.
## Shortlisted schemes

### CATEGORY 1 - BEST CONCEPTUAL PROJECT
1.1 Hornsey Town Hall  
1.2 Plevna Crescent  
1.3 Tottenham Hale Green and Open Spaces Strategy  
1.4 Clarendon Gasworks

### CATEGORY 2 - BEST CONSTRUCTION
2.1 Highgate Junior School  
2.2 Channing School  
2.3 St Ann’s Place  
2.4 TEN87 Studios

### CATEGORY 3 - BEST NON-RESIDENTIAL
3.1 Highgate Junior School  
3.2 Channing School  
3.3 Blue House Yard  
3.4 TEN87 Studios

### CATEGORY 4 - BEST RESIDENTIAL
4.1 Lorenco House  
4.2 Beacon Lodge  
4.3 Woodside Square  
4.4 Protheroe House  
4.5 Pinnacle N10

### CATEGORY 5 - BEST HOUSE
5.1 Corner House  
5.2 Kenwood Lee House  
5.3 Harvey Road  
5.4 Mayfield Road  
5.5 St James’s Lane

### CATEGORY 6 - BEST RESTORATION
6.1 Everyman Cinema Muswell Hill  
6.2 Great Northern Railway Tavern  
6.3 Alexandra Palace Theatre  
6.4 Percy House

### CATEGORY 7 - BEST REGENERATION
7.1 North Tottenham Townscape Heritage Initiative  
7.2 Blue House Yard  
7.3 TEN87 Studios  
7.4 Holcombe Market

### CATEGORY 8 - BEST URBAN DESIGN
8.1 Tottenham Hale Bus Station and Station Square  
8.2 Holcombe Market  
8.3 Woodside Square, N10  
8.4 Blue House Yard
SHORTLISTED ENTRIES

CATEGORY 1: BEST CONCEPTUAL PROJECT

Best Conceptual Project: ideas still “on the drawing board”, including masterplans, area wide strategies and plans for groups of buildings

1.1 HORNSEY TOWN HALL

Architect: MAKE Architects
Client: Far East Consortium
1.2 PLEVNA CRESCENT
Architect: Ayre Chamberlain Gaunt Architects
Client: Gate of Eden LTD

1.3 TOTTENHAM HALE GREEN AND OPEN SPACES STRATEGY
Architect: Kinnear Landscape Architects
Client: Haringey Council
1.4

CLARENDON GASWORKS

Architect: Panter Hudspith Architects
Client: St William Homes LLP
CATEGORY 2: BEST CONSTRUCTION

Good design and high construction standards, with an emphasis on access, safety, sustainability and building control excellence

HIGHGATE JUNIOR SCHOOL

Architect: Architype Architects
Client: Highgate School
2.2 CHANNING SCHOOL

Architect: Buckley Grey Yeoman Architects
Client: Channing School

2.3 ST ANN’S PLACE

Architect: HTA Design LLP
Client: One Housing; Contractor: Henry Construction
TEN87 STUDIOS

Architect: KVIST Ltd - Architecture and Design
Client: Robert Burn
SHORTLISTED ENTRIES

CATEGORY 3: BEST NON-RESIDENTIAL

Including commercial, office, studio, workspace, civic, community and faith buildings, mixed use, culture, leisure sport, health, education and infrastructure

HIGHGATE JUNIOR SCHOOL

Architect: Architype
Client: Highgate School
3.2 CHANNING SCHOOL

Architect: BuckleyGreyYeoman
Client: Channing School

3.3 BLUE HOUSE YARD

Architect: Jan Kattein Architects
Client: Haringey Council
3.4 TEN87 STUDIOS

Architect: KVIST Ltd - Architecture and Design
Client: Robert Burn
CATEGORY 4: BEST RESIDENTIAL

Well designed and beautifully built new housing schemes and developments that contribute to sustainable, secure, well integrated neighbourhoods.

LORENCO HOUSE

Architect: PRP Architects
Client: One Housing Group & Haringey Council
4.2 BEACON LODGE

Architect: PH+ Architects
Client: SAS Investments

4.3 WOODSIDE SQUARE

Architect: Pollard Thomas Edwards Architects
Client: Hanover
Contractor: Hill Homes
PROOTHEROE HOUSE
Architect: Pollard Thomas Edwards Architects
Client: One Housing Group & Haringey Council

PINNACLE N10
Architect: PH+ Architects
Client: SAS Investments
SHORTLISTED ENTRIES

CATEGORY 5: BEST HOUSE

The most beautiful, innovatively designed and impeccably constructed new single family homes, conversions and home extensions

5.1 CORNER HOUSE

Architect: ZDA Architects
Client: private client
KENWOOD LEE HOUSE

Architect: Cousin & Cousins Architects
Client: Ziomek and Iwona Wiertilak – Property Owners

HARVEY ROAD

Architect: Erbar Mattes
Client: Janice Molyneux and Eric Langham – Property Owners
5.4 MAYFIELD ROAD

Architect: Luis Trevino Architects
Client: Ian Crouchley

5.5 ST JAMES’S LANE

Architect: IF_DO Architects
Client: Jim Cohen – Property Owner
SHORTLISTED ENTRIES

CATEGORY 6: BEST RESTORATION
Including conservation, building renovation, shopfront improvement

EVERYMAN CINEMA MUSWELL HILL

6.1

Architect: Firstplan
Client: Everyman Media Limited; Planning Consultants: Fusion DNA
6.2 GREAT NORTHERN RAILWAY TAVERN

Architect: Brian O’Tuama Architects
Client: Fuller Smith & Turner;
Contractor: Shone Building LTD

6.3 ALEXANDRA PALACE THEATRE

Architect: Feilden Clegg Bradley Studios
Client: Alexandra Park & Palace Charitable Trust; Contractor: Willmott Dixon
PERCY HOUSE

Architect: F3 Architects
Client: The Tottenham Hotspur Foundation; Contractor: Base Contracts Ltd
SHORTLISTED ENTRIES

CATEGORY 7: BEST REGENERATION
Including retrofit, adaptive reuse and meanwhile use

NORTH TOTTENHAM TOWNSCAPE HERITAGE INITIATIVE

Architect: Survey and Design Architects
Client: Haringey Council
Contractor: Cuttle Construction LTD
7.2 BLUE HOUSE YARD
Architect: Jan Kattein Architects
Client: Haringey Council

7.3 TEN87 STUDIOS
Architect: KVIST Ltd - Architecture and Design
Client: Robert Burn
7.4 HOLCOMBE MARKET

Architect: Adams & Sutherland – Architects/Urban Designers
Client: Haringey Council
SHORTLISTED ENTRIES

CATEGORY 8: BEST URBAN DESIGN
Including public realm, public space, streetscape, landscaping, and public art

8.1 TOTTENHAM HALE BUS STATION AND STATION SQUARE

Architect/Designer: Landolt & Brown Architects
Client: Transport for London
8.2 HOLCOMBE MARKET

Architect: Adams & Sutherland – Architects/Urban Designers
Client: Haringey Council

8.3 WOODSIDE SQUARE

Architect: Pollard Thomas Edwards Architects
Client: Hanover; Contractor: Hill Homes
BLUE HOUSE YARD

Architect: Jan Kattein Architects
Client: Haringey Council
**BEST CONCEPTUAL PROJECT**

**Tottenham Hale Green and Open Spaces Strategy**  
– Kinnear Landscape Architects for Haringey Council

A beautifully conceived and drawn proposal for improved connectivity and new green spaces in the Lea Valley. The project transforms 9000 hectares of previously inaccessible land for the local community and works with the flood plain and waterways to create wetland habitats to increase ecology and biodiversity.

**BEST HOUSE**

**Harvey Road**  
– Erbar Mattes Architects for Janice Molyneux and Eric Langham

A new family orientated space with crisp detailing, utilising subtle and functional materials and all achieved on a modest budget.

**BEST CONSTRUCTION**

**Highgate Junior School**  
– Architype Architects for Highgate School

Well designed, carefully detailed and built with skill and care. The use of a traditional contract which retain the architects and design team throughout has created a scheme that achieves value for money, quality workmanship and client satisfaction.

**BEST RESIDENTIAL**

**Pinnacle No 10**  
– PH+ Architects for SAS Investments

An intelligent use of a difficult site, approaching issues of over-looking, amenity and access in a skilful way through the innovative use of house and apartment types. The project is both well detailed and carefully built with the architects being retained through the process to ensure the finished buildings match the potential of the planning application drawings.
BEST REGENERATION

Blue House Yard
– Jan Kattein Architects for Haringey Council

A powerful intervention utilising under-used land – an exemplar of how a little can go a long way when talented architects are used.

BEST RESTORATION

Alexandra Palace Theatre
– Feilden Clegg Bradley Studios for Willmott Dixon & Alexandra Palace and Park Charitable Trust (APPCT)

A sensitive and intelligent restoration of a theatre in north London, with a clever design strategy based on the concept of ‘arrested decay’. This has allowed a modest budget to bring a major performance space back to life. Light touch repair of the historic interior is combined successfully with new materials to create architectural poetry.

BEST NON RESIDENTIAL

TEN 87 studios
– KVIST Ltd - Architecture and Design

The brilliant re-purposing of an old warehouse with a range of spaces for creative industries and enterprises. Cost-effective interventions ensure affordable production spaces and recording studios, office and co-working spaces, a night club and bar designed with real joy and built in a functional but delightful way.

BEST URBAN DESIGN

Woodside Square – Pollard Thomas Edwards Architects for Hanover Housing and Hill Homes

A beautiful new neighbourhood which sees existing buildings refurbished in a sensitive and respectful way with a range of new house and building types that achieve a very liveable density. Walkable routes are combined with pedestrian friendly streets alongside high-quality planting and exemplary landscape design.
OVERALL WINNER

Alexandra Palace Theatre
– Feilden Clegg Bradley Studios for Willmott Dixon & Alexandra Palace and Park Charitable Trust (APPCT)
For further information about architecture and urban design in Haringey please visit: 
www.haringey.gov.uk/design-and-conservation

or email:
HDA@haringey.gov.uk

Planning
Haringey Council
6th Floor River Park House
225 High Road
Wood Green
N22 8HQ