



Telford Homes receives a remarkable three Housing Design Awards 2017



Telford Homes' Holy Trinity Primary School / Vibe, London E8

Telford Homes' developments at Holy Trinity Primary School / Vibe in Dalston E8, St Pauls Way in Bow E3 (Bow Garden Square) and Stone Studios in Hackney Wick E9 have received highly prestigious Housing Design Awards 2017. Telford Homes was the only developer to receive more than one award at the ceremony which was held on Monday 10th July.

Holy Trinity Primary School / Vibe received a completed award and the London Sustainable Development Commission / GLA award which recognised that this exceptional regeneration project has delivered substantial community benefit, together with 101 open market homes. Designed by architects Rock Townsend, and delivered by Stockwool Architects, outdoor amenity space was key to the successful integration of the primary school with housing on this small urban site, demonstrating a bold but pragmatic approach to providing new homes and educational facilities in London.

The design incorporates 101 private homes above a primary school, separated by an innovative double-height open-air play deck, with mature ground floor landscaping and classroom balconies to increase outdoor amenity space on the relatively small site. The residents benefit from a shared rooftop garden and private balconies.

Telford Homes' partnership with the London Diocesan Board for Schools throughout the project enabled a mixed use model to entirely fund the delivery of the new primary school through the sale of open market homes.

St Pauls Way in Bow E3, which is also known as Bow Garden Square, received a project award (for a development with planning that isn't yet completed) and the special school mention award. It comprises a new primary school, mosque, open space including a community park, and 109 new homes for sale, shared ownership and affordable rent. The development, which is a partnership with Poplar HARCA and the London Borough of Tower Hamlets, is regenerating part of the Burdett and Leopold Estates to create much needed new homes and community amenities. Design features include a 'cloistered' school with classrooms around the edge of the site. The new mosque and part of the school are now open. It has been designed by architects Pollard Thomas Edwards.

Stone Studios, a significant residential-led development in Hackney Wick, E9, has received a project award and the special mention for mixed-use award. The 1.06 acre site, which is located between Victoria Park and the Queen Elizabeth Olympic Park, has detailed planning permission and will enable direct access to the adjacent Hackney Wick Overground station. The redevelopment will deliver 110 new open market homes and 10 affordable homes along with 54,218 sq.ft. of commercial space including 32,540 sq.ft. of affordable workspace. Stone Studios has also been designed by architects Pollard Thomas Edwards.

This is the second year in succession that Telford Homes has received Housing Design Awards following the success of Hackney Square in 2016.

David Birkbeck, Chief Executive of Design for Homes (the main promoter of the awards) said: "The judges were impressed by how Telford Homes delivers high quality homes from complex developments and mutually beneficial partnerships.

The Vibe apartments built over new premises for Holy Trinity primary school were voted the London Sustainable Development Commission's 2017 model for sustainable higher density because both the school facilities and the homes clearly benefit from sharing their site, design and procurement.

The St Paul's Way Trust school and Burdett Road estate proposals deliver a range of components - homes, school, play space and mosque - so a broad part of the community benefit from development.

Stone Studios with its street front of craft shops and day-lit workshops beneath and its duplex penthouse apartments with artist studios had the richest mix of uses judges saw in 2017. That Telford Homes has added the scheme to its portfolio shows how comfortable they are delivering innovative bespoke design."

Jon Di-Stefano, Chief Executive of Telford Homes, commented: "We are absolutely delighted to be recognised for three highly prestigious Housing Design Awards which are testament to the quality of the homes and places we create. Our collaborative approach with our stakeholders, including of course local communities, is highly apparent at each of these projects and is one of the key reasons they have been so successful. We are particularly pleased that Holy Trinity School / Vibe has been recognised as we have pushed boundaries to deliver a world class school with homes above, a model that could and should be replicated."

The Housing Design Awards were established in 1948 to promote innovative design. Their world class judges are experts in their field, from planning to design and are respected in the UK and overseas. The awards are promoted by DCLG, the Mayor of London, the Homes and Communities Agency amongst others, and are the only awards whose partners include all five major professional institutions: RIBA; RTPI; RICS; Landscape Institute and the Chartered Institute of Architectural Technologists.

**The Housing Design award video of Holy Trinity Primary School / Vibe can be viewed at
<http://bit.ly/2udaUKt>**

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