

# **The Mixed Use & Retail Award**

**AT Awards Entry Pack**



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**Architecture**

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**Today**

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**Test of Time**

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**Awards**

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**2026**

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# The Mixed Use & Retail Award

This broad and inclusive category is open to a wide range of projects. Success depends on numerous factors – not least programmatic ingenuity, flexibility, functionalist and macro and micro scale, and the elusive X-factor that makes the scheme stand out. The award is open to new-build and refurbishment projects, but is particularly focused on instances that can a positive environmental, social and economic impact over time.

The judges' verdicts on previous winners demonstrate the power of bold, visionary projects – and of gambles that paid off.

**“I’m not interested in decoration. And I’m not interested in fashion. I actually dislike fashion. I’m interested in design, and great design lasts forever. Like the Victorians, I want to build buildings that last forever. Buildings that are honest, that are straightforward, that stand the test of time”**

*Tom Bloxham,  
Urban Splash*

*Left: 2025 Mixed Use & Retail Award winners Mills Bakery, by Urban Splash and Gillespie Yunnie Architects*





# About the awards

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We launched our awards as a direct riposte to the prevalent awards culture. Instead of focussing on what's new, what's fresh, what's perfect, what's pristine, we look at what has endured, what's flexible, what's adaptable, what works, what performs. Submitting an entry isn't about salesmanship or showmanship. It's about engaging with this discussion; revisiting projects with the benefit of hindsight and reflecting on lessons learnt.

The aim is not to hold an annual beauty parade, but to establish a canon; an archive of projects that represent best practice and have demonstrated their worth. And to demonstrate the long-term value of projects that stand the test of time. Crucially, these awards exist to make the long-term value of architecture visible: to show that flexibility, longevity, and performance are not secondary virtues, but the most meaningful measure of success.

Isabel Allen  
**Editor, Architecture Today**





# Previous winners

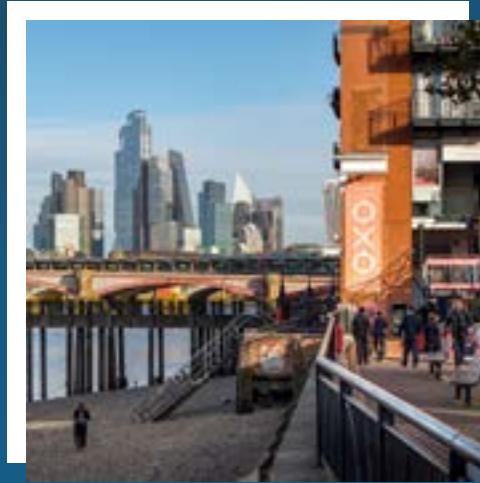
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**Mills Bakery, Plymouth, by Urban Splash & Gillespie Yunnie Architects**

“A 200 year-old nationally important building that was running out of time, has been magnificently restored thanks to the integrity and creativity of its new custodians. In the 15 years since its rebirth, it has generated substantial social and economic benefit for its community and for its city. This is regeneration at its best.”

[Find out more](#)



**Oxo Tower Wharf, Southwark, London, by Lifschutz Davidson Sandilands**

“Ripping up the rule book, Oxo Tower Wharf challenged every preconception about what it was possible to deliver on the south side of the Thames back in the 1980s. ‘Transformational’ is an accolade that is much-over used, but it starts to feel like an understatement in this particular case: a true game-changer that epitomises enduring success.”

[Find out more](#)



**The Canal Building, Islington, London by Child Graddon Lewis**

“In the 1990s, against advice, the architect’s youthful clients bought a derelict Art Deco warehouse in a run-down part of town, and transformed it into shell apartments, live/work units and commercial space. A building was saved, social regeneration kick-started, and the Canal Building remains loved by the several remaining original inhabitants and new occupiers alike. This is a gamble that paid off.”

[Find out more](#)

**“It really vindicates your architectural approach, in that you’ve not only – I hope – produced good architecture, but something that actually works for everyone that uses it and comes into contact with it”**

*Rab Bennetts  
Bennetts Associates*







# Why enter?

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- Demonstrate your ability to produce work that deliver long-term value over time.
- Showcase your expertise in this sector to a wide audience of judges, collaborators and clients
- Reconnect with clients and collaborators and to reflect on lessons learned
- High-profile media exposure with all shortlisted projects announced on *Architecture Today's* website and social media channels
- All winning projects covered extensively on *Architecture Today's* website and in a **special awards issue of *Architecture Today***
- All winning projects are rephotographed by leading architectural photographer Timothy Soar
- Teams behind the winning projects record a **presentation** on their scheme, which is widely promoted through AT's media channels and forms part of an archive of best-in-field projects that have stood the test of time

**“For me, the greatest reward an architect can receive is history itself — and these awards capture exactly that. They celebrate the enduring relationships we build with our clients long after a project is complete”**

*Dav Bansal,  
Howells*





# Process

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All entries are thoroughly reviewed by our Awards Panel, who typically select three finalists in each category. The teams behind the shortlisted projects are invited to present their project to our expert jury at the Live Finals, a day of live crits which will take place on 16<sup>th</sup> July at The Society Building in central London.

We work with the successful entrants to record their presentations for the AT archive of outstanding buildings that have stood the test of time, a free-to-access resource for academia, practice and clients.

The winning project in each category is rephotographed by Timothy Soar and published on AT's website and in a **special awards issue of *Architecture Today***.

**“These awards have real integrity”**

*Paul Monaghan,  
Allford Hall Monaghan Morris*







# Jury

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**Isabel Allen,**  
Editor, Architecture Today

**Dav Bansal,**  
Partner, Howells

**Peter Bishop,**  
Professor in Urban Design, The  
Bartlett School of Architecture, UCL

**Catherine Burd,**  
Director, Burd Haward Architects

**Andy Downey,**  
Director, Elliott Wood

**Jonathan Falkingham,**  
Founder & Creative Director,  
Urban Splash

**Johanna Gibbons,**  
Partner, J & L Gibbons,

**Lee Mallett,**  
Director, Urbik

**Selina Mason,**  
Director of Masterplanning &  
Strategic Design, Lendlease

**Paul Monaghan,**  
Executive Director, Head of  
Design Studio, AHMM

**Gerry O'Brien,**  
Design Director, Co-Founder,  
Agentia Design Engineering

**Roger Madelin,**  
Joint Head, British Land

**Sunand Prasad,**  
Principal, Perkins&Will

**Neil Thomas,**  
Founder and Director, Atelier One

**Kimberly Tryba,**  
Managing Principal, LILA Studio

**Charlotte Walker,**  
Senior Planner, Lichfields

**Cindy Walters,**  
Director, Walters & Cohen Architects

**Keith Williams,**  
Founder + Director of Design, Keith  
Williams Architects





# Winners' Party

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The winners will be announced at an awards party on Thursday 12<sup>th</sup> November at 76 Southbank, a Grade II listed building designed for IBM by Sir Denys Lasdun and completed in 1983, and recently refurbished and extended by Allford Hall Monaghan Morris for Wolfe Commercial Properties.

**“This is a critically important award, particularly in the era we live in, where responsibility is increasingly central to architectural practice. This is not about designing something wonderful and then disappearing; it’s about standing by your decisions and a powerful way of reflecting on those responsibilities, and reminding ourselves what they really mean”**

*Peter Bishop,  
The Bartlett School of  
Architecture, UCL*







# Entry criteria

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The Test of Time Awards are designed to showcase, celebrate and share knowledge about buildings that have stood the test of time.

Projects will only be considered if they have been in use for at least three years and can demonstrate a strong track record for delivering on their environmental, functional, community and cultural ambitions.

Each category is open to new-build and retrofit projects. Projects can be of any scale or typology and in any part of the world, but must have been completed before April 1st 2023 to be eligible for entry.

You do not have to be a registered architect to submit a project. We actively encourage submissions from consultants, clients, charities, residents and community groups.

Group submissions are particularly welcome. Some of the strongest submissions and presentations have been made by a designer in tandem with a collaborator or client.

**“I want to congratulate Architecture Today for doing what many of us have dreamed of happening for a long time. To reward buildings, not out of fashion the day they’ve finished, not because of the way they look, but how they actually work out in practice, and how they stand the test of time”**

*Sunand Prasad  
Perkins&Will*





# Start your entry today

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**Deadline for entries**

19th June 2026

**Live Finals**

16th July 2026

**Awards Party**

12th November 2026

**Single entry**

£395 + VAT

**Multiple entries**

£295 + VAT

**Entries enquiries**

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**“These awards are a  
breath of fresh air. This  
kind of conversation was  
way overdue”**

*Hanif Kara,  
AKT II*

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