



**Award Category:** Project of the Year sponsored by the Hertfordshire Local Enterprise Partnership

**Project:** Beeson's Yard – mixed use residential and commercial Hertford

**Client:** St Cross Developments

**Architect:** Kirby Cove Architects



Beeson's Yard is located on the periphery of Hertford town centre, at the corner of Railway Street and Priory Street. It is a mixed use development and includes nine flats and three flexible commercial units for retail or office use. The building's form, scale and proportions complete the street scene and create a visual link to the residential blocks beyond.

The scheme comprises two distinct blocks, one running around the corner of the street frontage, and one to the rear, arranged around a central private courtyard. The front block is separated from the neighbouring shops to create a pedestrian link between the development and Railway Street, and to frame views of the distinct roofline of The Malthouse behind.

The building design is contemporary, yet sympathetic to the historic urban fabric of Hertford; in particular the roof references the profile of the nearby Malthouse and sits comfortably within the wider townscape.

The design approach to the flats seeks to emphasise the influx of natural light and feeling of space, with large windows and doors that open onto private terraces and balconies.

High quality building materials have been used; the external rendered finish is cantilevered over a brick finished ground floor, punctuated with glazing. Detailed leadwork provides interest on the roof.

**Judges comments:**

“This development has contributed to the townscape of this area of Hertford. The judges liked the careful design of the apartment blocks, the corner emphasis, and the roofscape that responds to the adjacent Maltings building. The arrangement of the blocks around a small court gave it an almost continental feel.”