

The Mixed Use & Retail Award

Entry Pack



Architecture

Today

Test of Time

Awards

2026



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 have 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

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



Mills Bakery, Plymouth, by Urban Splash and 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?

- Demonstrate your ability to produce work that delivers 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 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

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 16th 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

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

The winners will be announced at an awards party on Thursday 12th 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

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

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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