

Celebrating the Awards shortlists

The RIBA Journal

June 2020

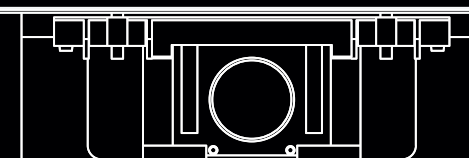
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The best...

Awards shortlists 07

The depth and diversity of
British architectural design
on display



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On the cover
Hardman Square Pavilion,
Manchester, by Sheppard
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Felix Mooneeram



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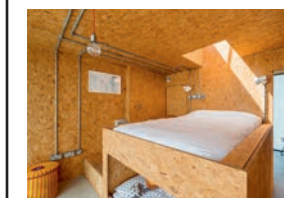
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The rest...



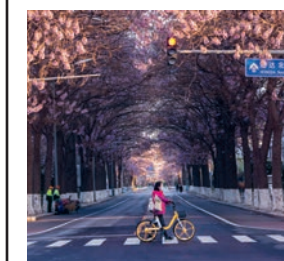
Design competition 22

Nothing will be the same
again – including design.
Enter your bid for a new-
look future at Rethink: 2025



Second Skin 58

There's still just time
to show how you would
give new, sustainable and
inspiring life to a moribund
building using Norbord
SterlingOSB Zero



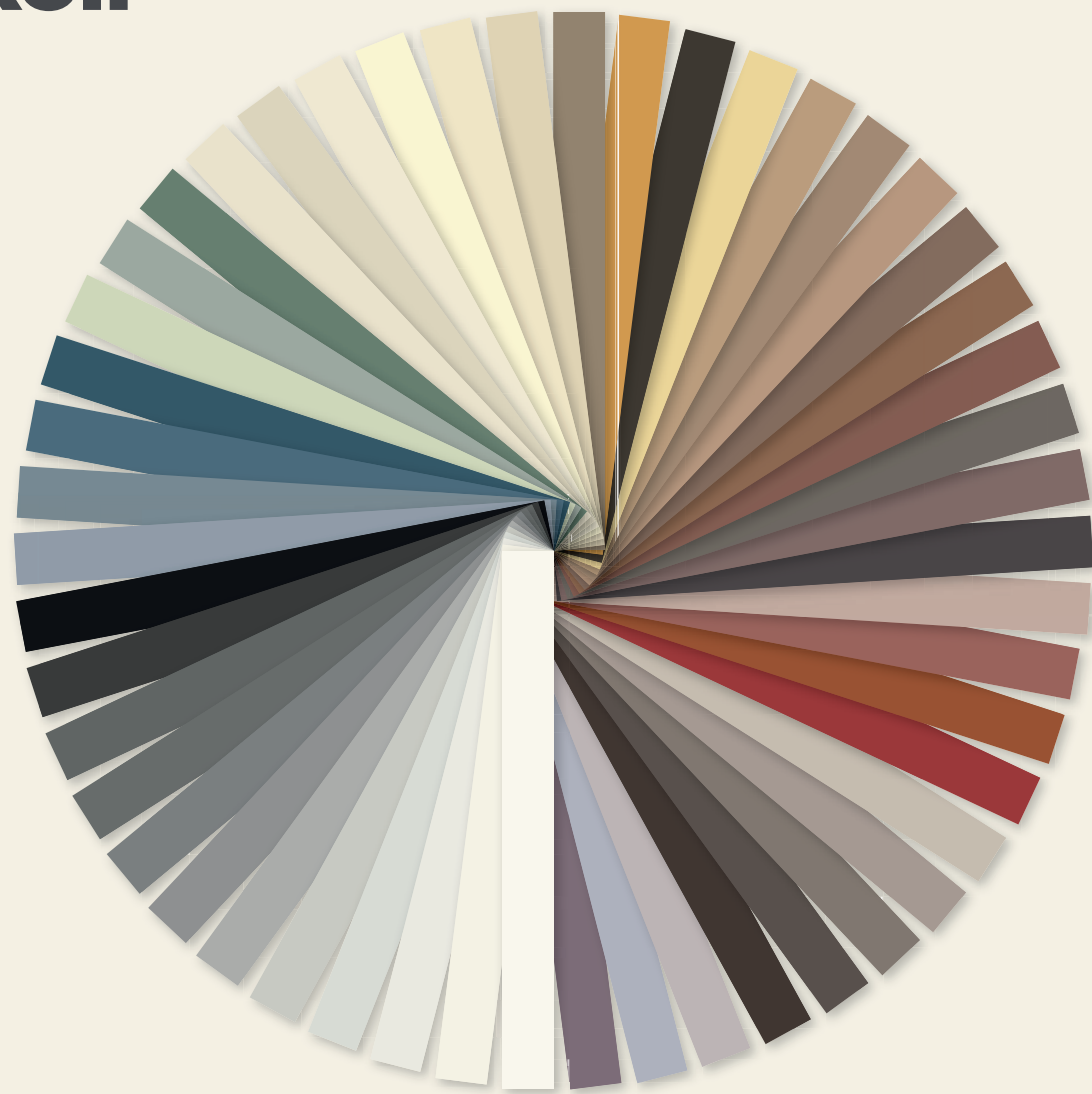
There's lots more... 98

We've all the usual stories
online – buildings, reviews,
profiles and intelligence –
here's a taste



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With its sober, refined style, this colour palette derives from the impeccable taste that characterises the aesthetic choices of the designer and architect Piero Lissoni.

From delicate neutrals to suffused pastel shades, from rich, intense shades to the deepest tones: each of the 50 colours in the collection has been designed with care to guarantee maximum aesthetic effect.

The absence of excessively bright or vivid colours leaves room for a very measured balance of colours, in which elegance, freshness, modernity and international taste are expressed to the maximum.

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RIBA 
Architecture.com

London
pride
24

Flower of
Scotland
60

07

Buildings

Welcome to an explosion of architecture! Two hundred and twenty-six real, completed projects across the length and breadth of the UK, for us an unprecedented visual survey of the best work of RIBA members.

Why this, why now? Well, usually in our June issue we'd be bringing you the finalised RIBA regional awards, first step in the process that leads on to national awards, thence to the Stirling Prize shortlist and the various special awards. This year, given that the judging process has yet to be concluded for obvious reasons, we are covering all the shortlisted projects.

This being a lot more buildings, places and things than usual, we decided to clear the whole issue for it. As a result we have suspended our normal sections and regular slots for this month only. Though as ever, you can find a very great deal of extra material online at ribaj.com. There, for instance, you will find more photos of all the shortlisted projects we publish here in print.

Buildings, places and – things? Indeed. Look out for the shortlisted object that is designed by architects, is neither a building nor a place, is invisible in use and could help to save lives. That's admittedly highly unusual, though more architect-led product design takes place than you might imagine.

Look out for surprises in the pecking order, too. Who would have thought that the two practices with the most appearances – five each – would be the relatively tiny Peter Barber Architects and the enormous and very long established BDP? And there are other names to note: the shortlists feature three projects from Jonathan Hendry Architects based in rural Lincolnshire; three from a London practice which seems to be undergoing a strong revival, Nicholas Hare Architects; and three each from Newcastle's FaulknerBrowns and Sheffield's Bond Bryan – both of which now also have studios elsewhere.

Think of this month's RIBAJ, then, as an outpouring of architectural talent, a calling card for the profession. Doing things this way also acts as a great leveller. Small local projects jostle alongside those of national and international importance. We express no preferences. We have no idea what will make the cut once the awards process resumes. Time has temporarily frozen, though the thaw is under way.

Now it's down to new ideas: enormous interest is being shown in our post-pandemic design competition Rethink: 2025 with its £8,000 prize kitty, supported by Arup. Well worth taking a look before the Friday 12 June deadline: find it on ribaj.com. ●

AWARDS UPDATE

The RIBA Awards are judged by physically visiting each shortlisted project. Due to significant concern about the spread of coronavirus, the judging has been postponed. Entrants have been informed. The RIBA is closely monitoring and following official government advice regarding Covid-19. When normal movement can resume the RIBA anticipates that judging will restart, and hopes to conclude the awards programme in the second half of this year.

The shortlisted awards text that follows is based on architects' submissions. Prominence on page does not signify ranking.



Purcell's Kresen Kernow in Redruth, Cornwall, p82

PHIL BOORMAN

East

21

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£494.8m
Total cost of projects

153,391m²
Total GIA

£3,054
Cost per m² of
average project

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Abcam, Cambridge
NBBJ for Abcam
Contract value: undisclosed GIA: 12,000m²

Abcam supplies research tools to life science and clinical communities on Cambridge Biomedical Campus and this headquarters brings together its staff of 450. With a fully flexible laboratory configuration and introvert and extrovert work spaces, the new building is designed to facilitate collaboration between teams and agile working. One volume houses laboratories with higher ceilings for intensive servicing needs, the other offices. Between them a full height atrium space has a striking staircase providing opportunities for interaction. Concrete columns support an exposed concrete flat slab. Brick and glass dominate externally.



Corpus Christi College Old Hall Refurbishment, Cambridge
NRAP Architects for Corpus Christi College Cambridge
Contract value: undisclosed
GIA: 650m²

This project involved unpicking additions to uncover the grade I listed medieval fabric and reveal the spatial integrity of Old Hall as well as the reinstatement of a single volume housing William Wilkins' 1820s staircase. Work included the rationalisation of the cooking arrangements, which are now confined to the lower level, and refurbishment of the upper level of Old Hall to create an open servery. New ducts are concealed within a thickened wall at the end of the servery and a concrete slab that ran across the windows and the arch to New Court has been cut back.

Fordham Abbey Dojima Sake Brewery, Fordham
SCABAL (Studio Cullinan & Buck Architects) with KPTA (Kay Pilsbury Thomas Architects) for Dojima Sake Brewery UK
Contract value: £3.2m
GIA: 1,150m²
Cost per m²: £2,783

The UK's first purpose built saké brewery is set in the grounds of an 18th century manor house. This flagship for the Hashimoto family's 600 year old brand is complete with visitor centre. The red, single aisled barn is orientated west to east, from arrival to tasting. The east end has big balcony windows and the west windows are cut to spell out sake in kanji. Asymmetric steel portals work as a structural diaphragm and are expressed internally. Stack-bonded blockwork and stainless-steel piping, with an antimicrobial non-slip resin floor and drainage channels, support hygienic heavy use. The visitor centre and brewery staff areas have views out to the gardens and landscape and are naturally ventilated.



Cambridge Central Mosque, Cambridge
Marks Barfield Architects for Cambridge Mosque Trust
Contract value: £23.1m
GIA: 5,207m² Cost per m²: £4,436

In 2009 an international design competition was launched for a 1,000 capacity mosque that was to be expressive of universal principles and highly sustainable both socially and environmentally. The building was intended to announce Islam's presence in Cambridge as a spiritual and cultural centre, not only for Muslims but also the wider community, and to be integrated into its neighbourhood.

The idea emerged of a calm oasis within a grove of trees, inspired by an image of the garden of paradise. The design was inspired by both Islamic and English religious architectural traditions – English fan vaulting and sacred Islamic geometry.

The aim was to create a building respectful of its predominantly residential surroundings, that somehow fits in and stands out at the same time. The first of the three main blocks houses the front portico, atrium and café. Set back behind an Islamic garden, it addresses the street and responds to the massing of adjacent houses. The central ablution areas are lower and allow the building services to be hidden on their roof. The prayer hall, the principal block, is set deep in the site and is oriented towards Mecca. This sequence of spaces gives a gradual transition from the mundane world of the everyday towards the calm and lofty prayer hall and an underlying spiritual reality.

The mosque's defining feature is its timber structure, chosen for its natural warmth and low embodied energy. The timber 'trees' reach up to support the roof using an interlaced octagonal lattice vault structure. The structural elements were prefabricated then assembled on site.

External walls are a CLT structure clad in brick tiles of traditional Cambridge Gault and red brick colours. They form a pattern of Arabic Kufic calligraphy, incorporating protruding headers that read 'say he is God (the) one'.



Colille Beag, Cambridgeshire
Snell David for private client
Contract value: undisclosed GIA: 370m²

The owners subdivided their plot in a Cambridgeshire village to create a smaller, more manageable home for their retirement. The brief was for a design that would respond to the character of the woodland, with open-plan living spaces and enhanced accessibility. The 'wings' of the ground floor extend out from the double height core, negotiating a path between trees to achieve optimal views out, while creating external spaces that capture sunlight. The in-situ cast concrete is exposed and the timber framed first floor is clad in vertical blackened larch slats, taking cues from the village vernacular.



Monkey Roost, Cambridge
NRAP Architects for private client
Contract value: undisclosed GIA: 235m²

This project is the overhaul and extension of a 1970s house. The client approached NRAP with the aim of doubling the habitable area. The shape of the site determined the form of a two-storey extension, with the rectilinear geometry intersected by an angled boundary to create moments of interest; a triangular chimney terminates the composition and provides a focus to a new living room upstairs. The new kitchen/diner connects to the garden, while the original living room has been converted to a master suite.



The Byre and The Garrett
Hugo Hardy Architect for private client
Contract value: £200,000 GIA: 80m² Cost per m²: £2,500

This project transforms a derelict barn into an artist's studio. The design is defined by honest structural expression, patina and reclaimed materials of an agrarian nature as well as local handmade ones, employed with contemporary detailing. Recognition of simple functionality is inherent. Structurally the existing brick shell is elegantly infilled with a braced timber frame acting as stilts for the upper floor and roof, braced with Corten weathering steel. A rare arch headed window with lapped glazing has been preserved.



Oxhey Hall Farm, Watford
Fletcher Crane Architects for private client
Contract value: undisclosed GIA: 500m²

A grade II listed barn is among seven derelict agricultural outbuildings that have been amalgamated into a five bedroom dwelling plus further accommodation. The home weaves through three of the main structures, built of brick or timber frame, each taking a different character. At the end of the main barn, the timber structure is layered with a full wall of Rodeca translucent panels which allows a diffused light to enter. A polished concrete floor fuses spaces together while ensuring the agricultural connotations are preserved.

Kingswillow House, Huntingdon
Graham Handley Architects for private client
Contract value: undisclosed GIA: 360m²

Kingswillow House is a grade II listed 1938 modernist home designed by Dyson and Hebelers that was published in the architectural press at time. Its fabric required attention so in 2015 the clients approached Graham Handley Architects with the goal of upgrading its performance. Subsequent works included rebuilding the flat roofs to improve drainage and insulation, rebuilding and raising parapets and repairing brickwork and rendering. Specialist repairs to concrete drip details and canopies were undertaken. Other interventions included installation of underfloor heating and a new kitchen and bathrooms.



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ANTHONY COLEMAN

36 Storey's Way, Churchill College, Cambridge
Cottrell & Vermeulen Architecture for Churchill College
Contract value: undisclosed
GIA: 1,230m²

New accommodation for 40 postgraduate students is divided among three houses within the college grounds. There are 30 en-suite student rooms and five self-contained flats and support spaces. The rooms are in clusters of five arranged around six large communal spaces to encourage social interaction. The design was informed by neighbouring arts and crafts houses and the modernism of Churchill College. External materials follow the natural, crafted finishes of both, with handmade red clay tiles, copper roof and board-marked concrete cladding.

RIBA Regional Awards East shortlist

A Contemporary Barn
Ashworth Parkes Architects for private client
Contract value: undisclosed
GIA: 312m²

This house sits on the long, narrow footprint of two workers' cottages. Their 'barn style' replacement uses the requested traditional agricultural palette of brick, stained black timber, red clay plain tiles and mill finish aluminium, but with a precision, level of detail and constructional techniques appropriate to a 21st century private house. The timber frame was fabricated offsite to ensure three dimensional precision for the setting out of the vertical rainscreen cladding boards. Frameless picture windows dot the facade to make the most of the expansive views. Inside a cocktail bar and matching occasional table are fabricated from sheets of unlacquered perforated brass. The bespoke kitchen was also designed by the practice.



ASHWORTH PARKES ARCHITECTS

St Albans Cathedral Welcome and Learning Centre, St Albans
Simpson & Brown for St Albans Cathedral
Contract value: £4.1m GIA: 1,426m² Cost per m²: £2,875

Designed as a low-slung garden wall, the new Welcome and Learning Centre provides a link between the grade I listed cathedral and the 1980s William Whitfield designed Chapter House. It resolves level differences while providing an uplifting reception area, retail and exhibition space, and a relocated vestry. Perimeter roof glazing provides a light connection between new and old, giving the opportunity to appreciate the soaring elevations of the South Transept and Crossing Tower from inside. Previously concealed historic fabric has been restored and left on show.



GILES ROCHOLL

Royal Papworth Hospital, Cambridge
HOK International for Royal Papworth Hospital NHS Foundation Trust
Contract value: £165m GIA: 43,500m² Cost per m²: £3,793

The new hospital is a white precast stone and blue-tinted glass structure with an orthogonal base and elliptical glass crown. Relocation of the hospital to a more city centre site on the Cambridge Biomedical Campus allows all services to be incorporated within the same building, simplifying patient and staff journeys. Outpatient and emergency wards are on the ground floor, while inpatients are on the upper levels where floor to ceiling glazing provides calming views of the landscape.



DAVID KIRKLAND

Ten Oaks
Kirkland Fraser Moor for private client
Contract value: undisclosed
GIA: 925m²

This home is intended as a 'climate restorative' showcase project for rural edge housing. Its circular structure is aimed at reducing visual impact on the site and maximising solar resources. On-site renewables have been installed, while low to zero carbon materials include wood-fired local handmade bricks and new wood-fired clay tiles. The courtyard provides external amenity space while protecting sensitive long views within the rural context from the negative impact of domestic paraphernalia.

Woodside Mews
TAS Architects for Base Developments
Contract value: undisclosed GIA: 696m²

Woodside Mews is a terrace of four three-bed houses on an overlooked site that had had previous planning applications rejected. In a contemporary take on a traditional format, the houses are stepped on site in order to maximise space and daylight and reduce perceived massing. A chimney to the rear of each creates a strong form while giving a focal point to the open plan kitchen, dining and snug. Asymmetrical roofs allow for the third bedroom and bathroom in the vaulted space.



JEREMY PHILLIPS



Student Services Centre, Cambridge
Bennetts Associates for University of Cambridge
Contract value: undisclosed GIA: 6,286m²

Seven student services have been relocated from across the city into a new four storey structure stitched onto two listed buildings, the former Art School and Old Cavendish Wing. Historic and new elements are linked by a dramatic timber-lined hallway. Whereas the new part is a low tech, column free concrete structure with a facade of closely spaced brick piers, the listed buildings have been stripped back to reveal their original qualities. Notable spaces include the barrel vaulted library and Edwardian lecture theatre.



PETER COOK (2)



Cambridge Assessment, Cambridge
Eric Parry Architects for Cambridge Assessment
Contract value: £121.3m
GIA: 41,599m² Cost per m²: £2,916

The client, which manages the university's three exam boards, is one of the city's largest employers. Staff from more 11 offices have been brought together in this new headquarters, a new series of brick and precast concrete buildings with landscaped courtyards at its heart. At its narrowest point to the south of the site it forms a prow facing the railway. This sculptural 38m tower with its illuminated glazed lantern is a beacon for the city and a landmark for people arriving by train. There are 1,150 cycle spaces and only limited car parking located at ground level, avoiding the need for a carbon intensive basement, and allowing three landscaped podium gardens above.



Key Worker Housing, Eddington, Cambridge
Stanton Williams for University of Cambridge, North West Cambridge Development
Contract value: undisclosed GIA: 22,316m²

A network of communal external spaces to foster social interaction drives the concept for this affordable housing project of 264 key worker homes plus university workspace, shops and amenities. The 10-building scheme is at the heart of the new community of Eddington, forming one side of the principal external space of Market Square and stretching out towards the perimeter in a variety of four and five storey blocks. Buildings are positioned corner to corner to create intimacy of scale without compromising daylighting into the housing. These moments of compression open out onto a series of interconnecting courts, communal gardens and pavilions running through the development.



The Water Tower, Castle Acre
Tonkin Liu for private client
Contract value: £575,000
GIA: 160m² Cost per m²: £3,594

This project converts a utilitarian water tower destined for dismantlement into a home for a photographer with a taste for Thunderbirds. The tank has been converted into a living room with horizontal windows cut into the steel and a roof terrace on top. Below, CLT panels infill the steel frame to form sleeping chambers, with only north elevations fully glazed. In the connected tower, a cantilevered CLT stair forms a compression spiral that stabilises the historic frame by delivering wind loads to the ground.

House, Cambridge
Haysom Ward Miller Architects for private clients
Contract value: undisclosed GIA: 85m²

The existing consent on this infill site was for a conventional house set centrally with small rooms looking west across the street. In contrast, this solution was informed by traditional Japanese townhouses that efficiently developed the full area of their small plots with a closely knitted mix of open courtyards, covered external space and fully enclosed interiors. Over the heart of the house the roof pushes up to provide a sense of airiness and generosity, with the surrounding lower areas taking on the character of more intimate alcoves. The project is of simple construction with exposed roof joists.



Imperial War Museums Paper Store, Cambridge
Architype for Imperial War Museums
Contract value: undisclosed
GIA: 14,560m²

This deep storage facility unites the IWM paper collections into one central repository. The store holds wartime artefacts from the last 100 years, including Nuremberg Trials documents. As well as responding sensitively to the conservation area of IWM's historic site, the low carbon building was cost-effective to build — as it is to maintain and run. Following the Passivhaus approach it uses the ground to moderate temperatures naturally. Airtightness standards are 160 times better than required by building regulations and the use of non-toxic materials creates a high quality atmosphere. The building allows easy access for archivists and incorporates robust gas suppression systems; its walls provide four hours of fire resistance behind the Corten steel facade.



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East Midlands

7

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£13.9m
Total cost of projects

6,578m²
Total GIA

£2,571
Cost per m² of
average project

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Bailgate Court, Lincoln Jonathan Hendry Architects for Bailgate Court

Contract value: undisclosed
GIA: 2,620m²

In 2015 JHA was appointed to restore, renovate and extend Chad Varah House in Lincoln's Cathedral Quarter. Originally built in 1776 as Lincoln County Hospital, the grade II listed building was Lincoln's theological college until the mid-1990s.

The project sensitively converts and restores Chad Varah House, Warden's House and Chapel into apartments and residences by restoring the external fabric of the building, retaining existing walls and inserting new to carefully subdivide the building.

This project also offered an opportunity to redevelop the north facade in a language more akin to the original Georgian proportions, improving the street scene viewed from the adjacent Cathedral Quarter and Castle Wall. Alterations to the facade over the years had resulted in a patchwork of styles that had unfortunately become more back of house than street facing in character. The new facade ties together the eastern and western bookends of the building using a material palette rich in detail.

Ornate banding and herringbone brickwork influenced by original details used on the facade of the Warden's House produce a crafted feel, reminiscent of many buildings in the Cathedral Quarter. Inhabitants occupying the light filled rooms also bring life back to this side of the building.

DAVID GRANDORGE (2)



Belfield House, Buxton Evans Vettori for RW Percival Funeral Directors

Contract value: undisclosed GIA: 217m²

This is a two-storey building for an expanding funeral director, with a garage to store part of its vehicle fleet. The site sits just outside the 'Higher Buxton' character area close to several churches. The brief was to provide a building which allows the business to sensitively cater for bereaved families and to provide an efficient and functional plan for the staff to perform all aspects of funeral organisation, administration and preparation. Primary spaces include public reception, office, and chapel of rest, with private preparation and cold room at ground and ancillary offices at first floor. The building is designed to make external approaches and internal circulation as simple as possible.

TRISTAN POYSEY



Holton Studios, Holton le Clay Jonathan Hendry Architects for Keyrent

Contract value: £400,000 GIA: 322m² Cost per m²: £1,242

Holton Studios is six workspaces, the first phase of 31. It forms the edge of what will eventually become a communal courtyard space and picks up on nearby existing and agricultural buildings. Each unit is lined internally with birch plywood sheets. The main workspace is vaulted and generously proportioned. The size of each unit keeps it exempt from business rates, while internal party walls are constructed to allow each unit to be interconnected if necessary. Both end gables are clad in fine larch strips, stained Nordic red making a transition between surrounding red brick buildings and the semi-agricultural language of the studios.

ribaj.com



Creek Cottage, Anderby Creek Jonathan Hendry Architects for Beach House Holidays

Contract value: undisclosed GIA: 102m²

This refurbishment of an existing single family dwelling stands on the sandy banks of Anderby Creek, East Lincolnshire. The house stands proud against its backdrop of long flat landscapes and vast skies, while seamlessly blending with its context. After initial investigation into the locality and the colour palette of nearby natural elements, a selection of materials including stainless steel, cream plaster lime render and aluminium was selected to enhance and soften various elements of the building.



JONATHAN HENDRY (3)

Nottingham Trent University Hall, Nottingham
YMD Boon for Gleeds and Nottingham Trent University
Contract value: £6.3m GIA: 2,412m² Cost per m²: £2,612

The design and construction team collaborated with Nottingham Trent University (NTU) to transform a former synagogue (and before that a Wesleyan Chapel) into a new graduation hall and year-round performance venue, breathing new life into a grade II listed building that was damaged during World War II. The project involved replacing an existing extension with a predominantly glass structure that provides level access throughout. It includes a green wall. The building is BREEAM 'Excellent'. The new extension (the Music School) includes offices, dance studios, music rooms, a bar and restaurant.



Sherwood Forest Visitor Centre, Edwinstowe
JDDK Architects for RSPB Midlands
Contract value: £3.5m GIA: 558m² Cost per m²: £6,289

Part of a £5 million scheme for RSPB to provide new gateway facilities for this National Nature Reserve, the centre's design is inspired by the idea of the trees sheltering Robin Hood. The organic form uses a larch glulam timber frame clad with cedar shingles. A twisting, undulating structure provides a visual stop to Forest Corner; its oversailing canopy makes a sheltered entrance. As the building drops north towards the forest, it curves away with a similar roof to form a sheltered outdoor seating area alongside an amphitheatre whose curved ramp allows access for all across the site. Thus the building provides the transition from Forest Corner and the historic village of Edwinstowe to Sherwood Forest through a truly inclusive design.



Stonecrop, Rutland
Featherstone Young for private client
Contract value: undisclosed GIA: 347m²

Stonecrop is a highly sustainable newbuild house on a backland site on the edge of a village designated as a conservation area. It demonstrates how building carefully within villages can prevent linear sprawl. It is designed as two wings that can be used separately, with a courtyard at the hub creating a secluded retreat and cross ventilation to internal spaces. Already far surpassing the RIBA 2025 Climate Challenge target, POE shows the house is very close to meeting its 2030 target for net operational energy consumption. Each wing pitches its planted green roof in opposite directions, as if the field has been lifted up and the house inserted beneath. Internally a timber-clad ceiling follows the roofline to culminate in double-height living spaces overlooking the countryside.

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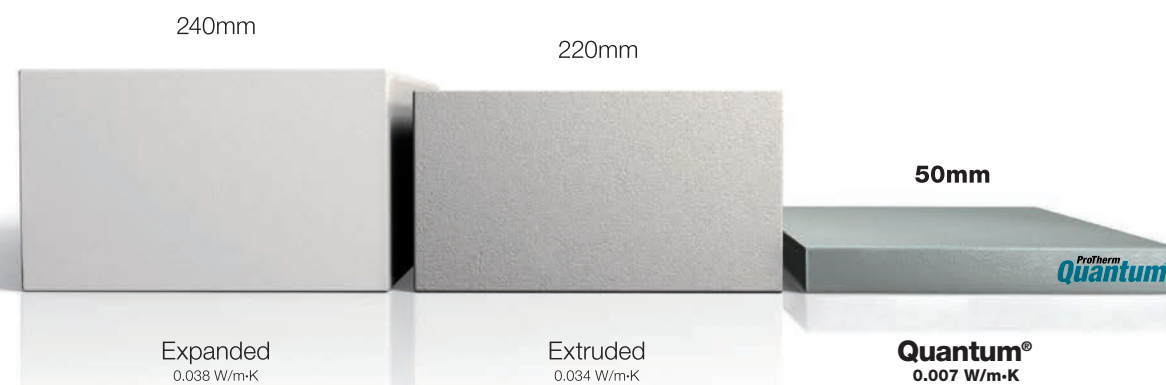
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RIBA design competition: Big ideas for a post-pandemic world First prize £5000

Six months after Patient Zero first manifested symptoms of coronavirus in Wuhan, China, the world feels like a very different place. The deeply affecting infection rates and death toll aside, the accompanying economic shutdown that spread westwards across the globe has resulted in a recessionary climate not seen since the Great Depression.

Booker Prize winner and activist Arundhati Roy declared ‘the pandemic is a portal’; and we are all gradually coming to realise that, once we have emerged from the lockdown tunnel, we will have arrived somewhere else.

We are launching a competition asking you to imagine what kind of a world it might be, with the first prize sponsored by Arup.

‘Social distancing’, ‘self-isolation’ and ‘lockdown’ are words that have become an established part of the pandemic lexicon but they also intimate new spatial relationships, both physical and psychological, that must be taken account of and designed for. ●

Arup, sponsor of the £5000 first prize, adds: ‘As an industry we have a critical role to play in shaping a better post-pandemic world. It’s a time to rethink assumptions and apply our expertise in radical new ways at pace. This is a moment to be brave, try new ideas and collaborate closely with others to develop a resilient and liveable future for all. ‘At Arup we’re asking ourselves “how will we build back better?”. That is the question at the heart of this design challenge, which is why we’re proud to support all those who are prepared to bring big ideas to the table.’

ARUP

What will your paradigm for living be?

We want architects and students to consider life in 2025 and how the pandemic will have modified the way humans interact with space and one another, and how design can mitigate its worst effects – in this areas and any others.

Breathing space

We created new hospitals in two weeks. What will healthcare spaces look like in five years?

Schools out

Will remote learning become the norm? Will there be any more ‘gown’ in our ‘town’?

How will we live?

Will home life become increasingly atomised? Did the pandemic’s high death rates cause the death of high density?

Travel and tourism

Will we miss the plane but rediscover a love of trains? Will our long-haul world shrink and our seaside towns upgrade? Can cycling and walking take us where we want to go?

What will be the future of work and our workspaces?

What will be the new business as usual? Will the office continue to exist? Will hot-desking ever be considered sanitary?

Infrastructure and public realm

How will we move safely through the city? Will the commuter’s rush involve less crush? Will parks and squares and roads reflect our new-found love of fresh air?

Window shopping

Did Covid-19 finish off what online shopping started on the high street? If so, where do you now go to try before you buy?

Soft power

Will track and trace apps make us slave to the nanny state or will technology offer a new, democratising potential?

INFO

We invite all RIBA members, from any category of membership including student members, to submit a speculative proposition at any scale – in-detail or wide-ranging – that offers a positive and tangible response to one or more of the above issues or others arising from the pandemic. Does it also facilitate the step-change in thinking needed to meet our 2050 climate change commitments? How can your design idea help generate a better paradigm for living once we have passed through the portal of the pandemic?

Small or large, we are looking for proposals that represent big thinking and we have assembled an evaluation panel of five design leaders and radical thinkers together with our panel chair, RIBA editor Hugh Pearman. Joining Pearman will be Francine Houben (Mecanoo), Matt Jones (Google AI), Sarah Castle (IF_DO), Arup’s Ed Clark and Joanna Averley, London Mayor’s design advocate.

Submissions should be on two A3 sheets. This should be accompanied with maximum 500-word description and, if desired, a visual media presentation of up to two minutes.

The design idea that, in the judges’ opinion, best encapsulates the new spirit of a post-Covid-19 era will be declared winner of the £5000 prize, sponsored by Arup. There will be a £2000 second prize and £1000 third prize. All winners will be published in the August issue of the RIBA Journal.

Register ribaj.com/rethink2025/enter
Deadline **Friday 12 June 2020, 14.00 hrs**

East London



21

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£558m
Total cost of projects

203,146m²
Total GIA

£3,220
Cost per m² of average
project

SEE RIBAJ.COM FOR MORE IMAGES



Beulah Road Studios, Walthamstow
BAT Studio for Beulah Road Studios

Contract value: £115,000 GIA: 65m² Cost per m²: £1,769

This new facility for the local arts community includes flexible space for workshops and the client's own book bindery and studio. Four dilapidated garages in a conservation area were converted and extended using few materials. A new green-glazed brick wall references the Victorian vernacular for non-residential buildings on street corners, usually pubs. The extension took the rhythm of the old garages to create vertical columns of glazed bricks protruding from the elevation.

Dept W, Whitechapel
Buckley Gray Yeoman for Schroder Real Estate

Contract value: £12m
GIA: 9,950m² Cost per m²: £1,206

Wickhams department store, near Whitechapel Crossrail station, has been reworked as an office and retail development. When it was built in the 1920s Spiegelhalter jewellers refused to relocate, resulting in a central gap in the irregular beaux-arts building. This is now the main entrance and focal point. The stonework facade has been repaired and retail units have rationalised awnings and fascias. Quirks are deliberately maintained against a neutral palette, allowing occupants to project their own identities while the fabric of the building becomes the main story.



Tiger Way, Hackney Downs
Hawkins/Brown for The London Borough of Hackney

Contract value: undisclosed
GIA: 13,496m²

Tiger Way is a mixed-use scheme which includes a new primary school, nursery and residential apartments, the sale of which funded the school. The hybrid building separates uses horizontally and vertically with outdoor amenity space at different roof levels. The combined footprint makes efficient use of the site area without compromising either function, which each has its own identity within a scheme unified by a shared language of materials and architecture. The school pops with colour while the residential blocks feature more 'sophisticated' bronze elements.



Royal College of Pathologists, Aldgate
Bennetts Associates for Royal College of Pathologists

Contract value: undisclosed
GIA: 4,436m²

A new headquarters for a historic institution provides ceremonial and conference spaces, feature staircases, adaptable administrative areas with terraces, and a residential unit for college use. The building replicates the original grade I listed premises in spatial sequence, proportions and key materials. Built on the site of a demolished 1980s structure, it has a clear span, open floorplates from front to back and contrasting north and south facades. Retaining the raft foundation and coffered soffits minimised the volume of concrete used while maximising the thermal mass.



MORLEY VON STERNBERG



North Street, Barking
Peter Barber Architects for BeFirst / London Borough of Barking
Contract value: undisclosed GIA: 925m²

A terrace of 14 dwellings, on an 'undevelopable' strip of grass behind another housing block, offers homes into which local residents can downsize. Challenges included overlooking, overbearing onto established residents and privacy. Two rows of cottages, one facing existing housing and the other street-facing, all have front gardens/courtyards and are dual or triple aspect; their main outlooks are into the courtyards. All homes are designed to the GLA / National Space Standards with two of the dwellings fully wheelchair accessible. Barrel vaulted roofs reduce the impact of the building line while providing an interesting interior feature.

4 Cannon Street, City of London
PLP Architecture for Pembroke Real Estate
Contract value: undisclosed GIA: 14,441m²

The three listed buildings it is sited between informed 4 Cannon Street's spatial and material design as a classic palazzo-inspired structure with a minimalist aesthetic drawn from the 1950s modernist block it replaced. The new-build seven-storey office links four adjacent buildings with similar form, scale and materiality but different architectural styles. Its footprint maintains an unobstructed view between Christopher Wren's St Nicholas Cole Abbey and St Paul's. The lower ground provides plant room spaces, lockers, bicycle storage and office accommodation. Open spaces form a sequence of small connected areas of public realm while roof terraces offer breakout spaces for staff.

MICHEL DENANCE



English National Ballet, London City Island
Glenn Howells Architects for English National Ballet
Contract value: undisclosed GIA: 8,635m²

Wrapped in translucent white cladding and topped with a green roof, English National Ballet's purpose built 'dance factory' is a five-storey building located on London City Island as part of a large mixed-use development by Ballymore. It is also the new home of the English National Ballet School, which is located over the upper two storeys.

The building provides world-class studio, costume, medical and production facilities, including seven full-sized rehearsal rooms, dedicated engagement and learning spaces and offices for the 200 staff. The brief was to design a creative space for making and dancing that would serve as a new focal point for ballet in London. The main task was providing the required extensive range of flexible, state-of-the-art facilities on a narrow site within a comparatively challenging budget. The main production studio features a 10m x 16m stage space and a 25m tall fly tower, while the ground floor is designed as a lively circulation area with a public café and exhibition space.

Inside and out, the pared back design is defined by hard-working exposed raw materials such as concrete ceilings and translucent glass walls, alongside a limited material palette and off-the-shelf components to ensure it was kept within budget. The translucent Linit white cladding contrasts with the colourful surrounding buildings and allows passers-by to catch glimpses of movement and dancers as they rehearse, while still maintaining privacy.

AL CROW



TIMOTHY SOAR

The Ray Farringdon, Farringdon
Allford Hall Monaghan Morris for Viridis Real Estate Services
Contract value: £41m GIA: 11,77m² Cost per m²: £3,481

A new commercial building provides offices, affordable workspace and retail uses set within a new public realm that re-establishes connections to historic streets and spaces. The form and massing mediate between the taller, formal urban context of Farringdon Road, and the more irregular, domestic context of Crawford Passage. Multiple entrances at ground and lower ground floors resolve complicated site levels and give access to a small square at the rear. The building features brick facades referencing the local palette, large full height and operable windows, reception areas and lift lobbies, tiled washrooms and cyclists' facilities.



MURRAY KERR

Floating Church, Stratford
Denizen Works for Diocese of London
Contract value: undisclosed GIA: 45m²

A bespoke wide-beam narrowboat with a pop-up roof is a mobile place for worship and community activities within a developing riverine neighbourhood. It has a kitchen, office, accessible toilet and an assembly space with a capacity of 60. There are built-in storage benches, a flat-pack altar angled like the prow of a boat, and aluminium window screens inspired by rood screens. The kinetic roof, inspired by organ bellows, is made from concertinaed, translucent sailcloth lined with LEDs and powered by hydraulic rams, transforming the barge into an illuminated beacon.



Bobby Moore Academy Secondary School, Stratford
Penoyre & Prasad for David Ross Education Trust
Contract value: £27m GIA: 9,250m² Cost per m²: £2,919

Set within the Olympic Park, the school is positioned along the site's northern boundary to maximise south-facing external play space. The first-floor assembly and sports halls provide further covered outdoor space beneath, and rear roof terraces give views over London. Interior rooms are organised along a 'street' with visibility enhanced by internal screens and glazing; large windows provide a sense of openness. The palette of two-tone brick slips, and deep aluminium window reveals with bright yellow accents, creates a distinctive identity. Community accessible facilities such as the sports hall and fitness suite are fitted with a lift suitable for parasports teams.

DENNIS GILBERT

ANTHONY COLEMAN

Poplar Works, Poplar
Adams & Sutherland for Poplar Harca
Contract value: £4.9m GIA: 1,801m² Cost per m²: £2,721

Two rows of garages near the A12 are transformed into 45 low-cost workshops, studios and a public café for fashion enterprises. The plan follows the existing linear footprint, refurbished into ground floor units, with new upper floors in exposed CLT. Sawtooth rooflights and a running-stitch of light along the eave create an industrial character, along with the painted steel structure, existing block-work walls and surface-mounted conduits. Horizontal circulation is external, via the street at ground floor level and an external steel walkway above, over-clad with timber for privacy. Coloured timber boards create an active and legible street frontage.



Bracken House, City of London
John Robertson Architects for Obayashi Corporation
Contract value: undisclosed GIA: 25,080m²

The refurbishment of grade II* listed Bracken House provides an enhanced street presence, business lounges, offices and a roof terrace, and allows the Financial Times to return to its original headquarters. An enlarged entrance with glazed partitions and timber screens leads into a central atrium. Clear glazed roof panels above the lift shafts provide daylight, as do internal courtyards connecting the historic wings to the main office floor plate.

MCLAREN CONSTRUCTION

RIBA Regional Awards East London shortlist



JACK HOBHOUSE

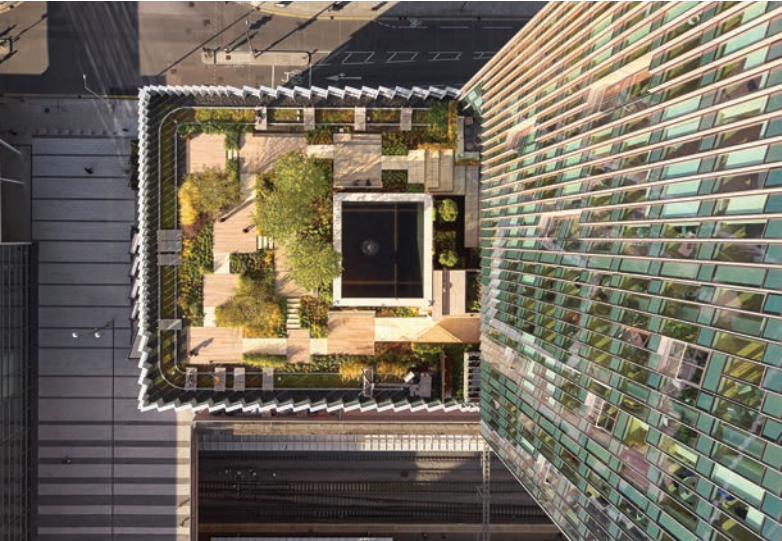
Princelet Street, Shoreditch
Piercy&Company for Fora
Contract value: undisclosed GIA: 2,981m²

The refurbished mid-1800s former factory draws inspiration from Brick Lane's heritage. Five floors of flexible workspace offer purpose-built co-working areas, a residents' lounge, kitchens, event space and outdoor terraces. A void cut through the building contains a sculptural suspended staircase in oxide-red, while a terrazzo-lined event space/lobby is visible from the street. A voluminous two-storey loft extension and 'pleated' roof space with glazed north lights recalls the area's historic weaving lofts, with a further reference to its textile-making past provided by the felt interior panelling.

The Stratford, Stratford
Skidmore, Owings & Merrill (Europe) for Manhattan Loft Corporation
Contract value: undisclosed GIA: 38,225m²

Located alongside Stratford International Station, this apartment tower and hotel shares fitness facilities, workplaces, dining and entertainment spaces between residents and guests. A triple-height entrance lobby features a 10m-high fireplace underneath an installation by artist Paul Cockshedge. The tower's steel and concrete structure, and double cantilevered form, position each apartment no more than eight storeys from a shared open space, including three communal sky gardens. The building's major structural elements are exposed, negating the need for additional finishes and reducing the volume of material otherwise required, lowering the project's whole life embodied carbon.

HUFTON+CROW



1 Finsbury Avenue, Broadgate
Allford Hall Monaghan Morris for British Land and GIC (joint venture)
Contract value: £65m GIA: 36,538m² Cost per m²: £1,779

The grade II listed 1980s building, designed by Arup Associates/Peter Foggo, was the first in the Broadgate development, defining the speculative office typology in London. AHMM's refurbishment makes several interventions, including additional roof terraces and connecting the ground floor with the public realm, shifting the emphasis from single tenancy to mixed-use retail, leisure and flexible co-working office space. The original steel frame has been exposed, contributing to an industrial aesthetic. Foggo's original concept for a public route connecting neighbouring streets has been reinstated. An installation by Studio Myerscough sits in the centre of the lower atrium.



TIMOTHY SOAR

PETER LAUDERS

Albion Works, Hackney
Chris Dyson Architects for private client
Contract value: £2m GIA: 800m² Cost per m²: £2,500

Albion Works involves the change of use and extension of a derelict Victorian cabinet-making workshop. The converted ground floor provides studio/office accommodation and the three floors above are warehouse-style flats. A triple-height glazed access stair runs through the centre of the building; for privacy, views are focused along the gardens by a blank Roman brick wall. A new concrete frame gives structural stability. Ceiling slabs are cast against rough textured sand-blasted Douglas fir, and vertical walls are cast against phenolic ply, for a contrastingly smooth finish. A large tank collects rainwater for flushing WCs, and all flats are equipped with HRV systems.

160 Old Street, Islington
Orms for Great Portland Estates
Contract value: undisclosed GIA: 20,499m²

Refurbishment of a 1970s building, set between Old Street, Bunhill Row and Banner Street, retains and exposes the original frame, with new additions in steel. Screeds and the old facade were removed to free superstructure capacity, allowing extensions vertically and horizontally. Unity is created by wrapping glass around the corners and fusing the vertical and horizontal brickwork. The height of the Old Street facade is balanced by a double-storey colonnade; the new entrance pavilion has an overhanging green roof and green-glazed volcanic brick piers. Upper levels have access to private terraces; there are three new courtyard spaces and bicycle storage at basement level.

Pennington Street Warehouse, Wapping
JTP for JTP
Contract value: undisclosed
GIA: 1,400m²

JTP architects' new, self-designed studio is an adaptation of a grade II listed building in Wapping. It creates a unified space for the teams, preserving the building's historic context in a modern work environment. Use of timber was maximised as a renewable and recyclable material with low embodied carbon. Material specifications – adhesives, paint, timber, joinery, fabrics, finishes, and furniture – have enabled a VOC-free environment with a post-occupancy air quality assessment of 'undetectable'. The studio attempts to support its users' physical, mental and emotional wellbeing: acoustic barriers embedded into furnishings, natural light and sensory elements help improve cognitive accessibility.



Apartment Block, Clerkenwell
Coffey Architects for private client
Contract value: £180,000
GIA: 95m² Cost per m²: £1,895

Once a school, this 1892 building in a conservation area was converted to residential and commercial use in 2000. It has now been refurbished as an accessible home, a 'solid piece of joinery inserted into an existing building', carved out of 30,000 oak blocks. The floor plan maximises the double-height space. Non-original features were stripped, exposing the envelope, and original green-glazed bricks were revealed and retained. Other Victorian characteristics celebrated include the 3m tall sash windows in the living space.

Epping Forest House, Chingford
Studio McLeod for private client
Contract value: Undisclosed GIA: 184m²

This contemporary and sustainable 'home-for-life' was built on the site of the client's garage. The building references neighbouring properties with bay windows and gable-fronted houses, respecting their building lines and engaging with gardens and lateral views along the street. A geometric shift between ground and first floor reduces perceived mass and creates an entrance canopy. The scheme uses SIPS construction and is clad in varying width larch boards, referencing the client's love of nearby Epping Forest. Inside there is provision for a future lift within the triple height lightwell. The staircase is supported by a sculpted oak centrepiece.



TIMOTHY SOAR (2)

McGrath Road, Forest Gate
Peter Barber Architects for London Borough of Newham
Contract value: undisclosed GIA: 2,524m²

Twenty-six shared equity tower houses are arranged around a central courtyard. The design reworks old English 'back-to-back' workers' housing except that, with the notched terrace on the top floor, each house has its own private amenity space, as well as a long balcony and a dual aspect. Its street-based approach encourages the integration of new residents. The project has no internal communal circulation; the connection with the street is reinforced by large sections of glazing and generous arched entrances.

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MORLEY VON STERNBERG

North London

11

Shortlisted projects

Projects by architects
in the region

Projects by architects
from outside the region

£872.3m

Total cost of projects

142,481m²

Total GIA

£3,883

Cost per m² of
average project

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Tottenham Hotspur Stadium, Tottenham
Populous & Jump Studios for Tottenham Hotspur FC
Contract value: undisclosed GIA: 120,000m²

The client wanted a fully accessible facility that would set a new global standard in fan experience and act as a catalyst for wider regeneration. The north London club's 62,303-capacity stadium creates a reputedly intense match-day atmosphere, with stands angled at maximum gradient to make the crowd feel 'on top' of the action. With the first row of seats only 8m from it, fans are closer to this pitch than at any comparable modern stadium. The 17,500-seat South Stand is the biggest single-tier stand in the country and is designed to generate a deafening 'wall of sound'. The architect worked with U2's sound engineers to optimise bowl acoustics, fine-tuning reverberation times to amplify the roar of the crowd and enhance the match atmosphere.



Caudale Housing Scheme, Camden
Mae Architects for London Borough of Camden
Contract value: undisclosed GIA: 1,076m²

Eight affordable dwellings for local residents displaced by HS2 works demonstrate how infill sites can enhance existing context and create high quality homes. Caudale forms a landmark with its bold, abstract composition. The overscaled, abstract chequerboard facade references Sir Frederick Gibberd's neighbouring 1960s housing. A six-storey villa marks the corner of the site, while three, 3-storey 'townhouses' mirror the scale of an adjoining terrace. A double height portico signposts main entrance and connects the street to the communal garden. These Lifetime Homes, through consultation, have been tailored to resident need. The low-energy flats are triple – even quadruple – aspect and have spatial generosity. Kitchen-dining, living room and balcony, though separated by glazing, form a sequence of visually connected equivalent spaces.

TIM CROCKER



GARETH GARDNER

The Ark, Enfield
Squire & Partners for Noah's Ark Children's Hospice
Contract value: £6.75m
GIA: 2,235m² Cost per m²: £3,020

The Ark is the first purpose-built facility for the client which provides care for children with life-limiting or threatening conditions, allowing the charity to increase the scale and quality of its work for up to 30 children and their families. Set on the natural incline of its nature reserve setting, the timber-framed Ark offers a holistic care journey that is not restricted to treatment rooms but which begins upon arrival at the double-height oak entrance, expands into the building's brick wings where children's bedrooms are, and continues out to the therapeutic gardens beyond; a link between palliative care, wellbeing and nature. Many collaborators worked either pro bono or not-for-profit, with materials supplied heavily discounted or donated.

OSKAR PROCTOR



MORLEY VON STERNBERG

North Block Building, Royal Central School of Speech and Drama, Swiss Cottage
Tim Ronalds Architects for The Royal Central School of Speech and Drama
Contract value: £10.9m
GIA: 2,260m² Cost per m²: £4,823

The school's new block provides a nine-storey, 2200m² addition to its Swiss Cottage campus. On a tight urban site adjoining 19th century Regency villas and the busy Finchley Rd, the new building addresses these different scales and styles. The rendered exterior is classically proportioned, with large ground level openings offering views inside. The concrete frame structure is exposed internally, with brick and timber panel infills giving the building a robust but warm feel. Five, stacked, teaching studios each have a different character to meet specific technical requirements. Studios nestle in the centre of the site to shield them from ambient noise; smaller scale teaching spaces, offices, and meeting and dressing rooms face the streets on two sides.



JACK HOBHOUSE

Belle Vue, Hampstead
Morris+Company and Architecture PLB for Pegasus Life
Contract value: undisclosed GIA: 7,848m²

Surrounded by seven conservation areas, Belle Vue is a retirement community set in landscaped courts and gardens, with communal and neighbourhood facilities, health spa, gym, pool, resident's lounge and a public café. Four interconnected buildings in clay brickwork and stone address the local heritage and scale. Inset corner balconies break down mass and offer privacy. As the building rises from a richly textured base, chamfers around windows widen to draw light into and across the facade. Filigree metal balustrades and a thin band of pre-cast concrete at each level unifies the composition and complements nearby buildings. This is a design of generous spaces that older people can enjoy either privately or communally.

MAX CREASY



Lock Keeper's Cottage, Islington
Sanchez Benton Architects for private client
Contract value: undisclosed
GIA: 71m²

The refurbishment of a lock keeper's cottage on the Regent's Canal sought to turn a series of major structural interventions, necessary to safeguard the integrity of the existing building, into a holistic architectural proposal. The brief was for a home for a couple that would harness the existing qualities of the site such as the views of hanging willows and a front to the canal. A sustainability approach led to the decision to upgrade the existing shell of the house rather than demolish and rebuild.

With the foundations of the cottage undermined by the willow trees alongside the canal, the design process required close collaboration with the structural engineer to develop the proposal of stabilising the house with a single stepping concrete column connected to a series of beams to hold back the leaning facade. This became the primary driver of the design, with rest of the house threading around this structure.

All the underpinning had to be carried out from the inside, which at the same time provided the chance to thermally upgrade the ground floor slab. The facades were heavily insulated on the outer face and faced in lime pointed reclaimed London stock as dictated by Conservation Officer requirements. The flush windows of the facade express the thinness of this new brick mask and, on the canal side, allow the house to fully open up in good weather, with every window and door folding back, giving the ground floor a striking loggia fronting directly on to Regent's Canal.





Holmes Road Studios, Kentish Town

Peter Barber Architects for London Borough of Camden

Contract value: undisclosed **GIA: 1,575m²**

Residents of hostels are among the most vulnerable in society. Holmes Gardens is a beautiful new residential facility for the homeless, laid out around a delightful new courtyard garden. Its users are in need of a secure, comfortable, warm and dry place to call home while they deal with immediate and longer-term health and support needs. This facility provides accommodation for 59 people alongside counselling, education and training spaces. Intended as the opposite of the institutional hostel format, most accommodation is in little studio houses forming terraces fronting the garden, in an almshouse typology. These micro houses have a double height brick vault with an ensuite bathroom at the back of the plan, above which is a mezzanine bed space. They are lit via the partially glazed door, pretty circular windows and a roof light. Rustic looking brick with a 'crinkle-crackle' parapet gives the project a relaxed, homely, domestic scale.



Grain House, de Beauvoir Town

Hayhurst & Co Architects for private client

Contract value: undisclosed GIA: 210m²

Grain House is a remodelled and extended Victorian, semi-detached family home. The new design generates a visual link from the entrance, through family spaces to the garden and an artist's studio at the back of the site. Formerly cellular living spaces connect dramatically with a two-storey courtyard at the heart of the house containing a Japanese a privet tree and Annie Morris sculpture. The new staircase wraps around this, offering multiple views through the house. The extension's pitched ceiling helps define the kitchen space, sloping down to a picture window. A dining room with a large window seat overlooks the garden. Materials include hand-made tiles, natural lime plaster, pre-patinated copper and charred larch — all chosen to weather over time. The new studio nestles in the trees like an inhabited sculpture.



York House, King's Cross

dMFK Architects for The Office Group

Contract value: £15.4m

GIA: 6,267m² Cost per m²: £2,460

dmfK has modified this 1980s office building with high quality new build elements – clearly derived from the existing features yet distinctly contemporary – using a self-supporting long format brickwork lattice and cross laminated timber structure. A new floor on the roof is formed of a CLT box clad in perforated aluminium panelling to match the front extension. Internally, the building is lined with bespoke joinery and finishes and new full height, low-e vertical ribbon windows, helped it achieve its BREEAM Excellent rating.

RIBA Regional Awards North London shortlist

North London shortlist



Wooden Roof, Islington

Tsuruta Architects for private client

Contract value: undisclosed **GIA: 19m²**

The concept for this conservatory was for it to be an integral part of the garden as well as of the grade II listed home in a Conservation Area. Wood, used in a contemporary way, was thought to be the most appropriate material in such a traditional context. The design arrived at a combination of short and steep falls with long and shallow falls in a complex diagrid frame, which were all CNC milled. All fabricated pieces were light enough to be carried manually and fixed with traditional carpentry skills on site in a short time frame. External timber elements underwent shou-sugi-ban, a traditional Japanese wood-charring technique to protect it against fungus and rot. Wood tends to stain inconsistently, especially in a London climate; the darkness of this charred finish keeps the look of the roof consistent over time, and its rich, oiled internal finish.



Aikin Terrace, Stoke Newington

Stephen Taylor Architects for Hackney Council

Contract value: £2.6m

GIA: 920m² Cost per m²: £2,826

The design, on a corner site, picks up on the surrounding brick terraces while creating a strong character of its own. Living space is at the rear of the 3.5m wide homes and the kitchen at the front, ambiguously separated from porch and lobby by an openable glazed screen, creating a sense of both social aspiration and conviviality. Details and material juxtapositions further abstract the language of the terrace; the bay and porch are made special by a rich brown porcelain tile and a red brick. Material choices serve to intensify the development as a special place that is opulent but also robust and urbane.

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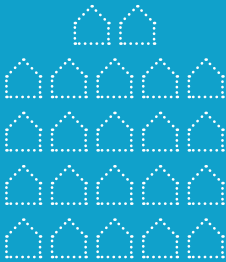
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South London

27
Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£313.6m
Total cost of projects

105,493m²
Total GIA

£3,673
Cost per m² of
average project

SEE RIBAJ.COM FOR MORE IMAGES

Energy Hub, Elephant and Castle
Morris+Company for Lendlease
Contract value: undisclosed GIA: 4,360m²

The Energy Hub is a mixed-use building within the Elephant and Castle masterplan. The four-storey building contains a combined heat and power facility, nursery, community café and pocket park, and comprises a combination of community and commercial uses never before entwined in one building. Where possible, relationships and facilities are shared, visual connections are made, and a wider engagement to the surrounding context is established. By using biomethane as its primary fuel source, the combined heat and power plant will allow the delivery of low carbon heating and hot water across Elephant Park.

The cross-programme project attempts to accommodate all the complexities of an energy centre and nursery. The massing and facade both conceal and reveal activities from the building's varied programmes. A double height café and community space opens out onto the pocket park and children's play area, creating activity at ground floor level. Established trees are retained, providing green space for residents and the public. Accessibility is achieved via level access to street and terraces, lifts to all floors, and accessible WCs and showers.

Different sized windows punctuate the building's skin, defined by the varied programmes in the building. Picture windows into the energy centre offer an education into how energy is created. The nursery has large windows which the children can sit in, as well as terraces allowing visual connections to the local school and across the terrace rooftops. The perforated metal facade conceals a secondary set of openable windows and louvres that reveal themselves at night, creating an ever-changing facade.



JACK HOBHOUSE (2)

ribaj.com



PETER LANDERS

Blackfriars Circus, Blackfriars
Maccleanor Lavington for Barratt London
Contract value: £105m
GIA: 39,467m² Cost per m²: £2,500

This semi-derelict brownfield site has become a high-density and sustainable city centre neighbourhood fronting St George's Circus, a hub connecting to river crossings at Lambeth, Westminster, Waterloo, Blackfriars and Southwark. St George's conservation area adjoins the site. Taller buildings allow a high quality public realm, while the new buildings read together as a block that repairs the street frontage and historic form of the Circus. A landmark 28-storey masonry tower emerges from the block and presents a slender facade to the focal point of the Circus. Two new public spaces are set within the block; it houses 22 new businesses and 336 new homes of different tenures, which include 56 social rent homes for Southwark.



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Science Gallery, London Bridge
LTS Architects for King's College London
Contract value: undisclosed
GIA: 3,168m²

Science Gallery London is part of an international hub of eight galleries seeking to reinvent the relationships between academia and the community. It allows artists to work and learn from scientists, and scientists to learn through them. Part of King's College London, the free-to-visit space targets a key audience of local 15-25-year olds, and is staffed by mediators who study at the university. The gallery's home in grade II* listed Boland House represents a significant new addition to the cultural landscape of London. The orientation of the building's entrance is fundamentally changed, from an inward-looking curiosity to an accessible, outward facing institution with a civic purpose. Over 85% of the existing building is reused.



RORY GARDINER

Corner House, Peckham
31/44 Architects for CASA London
Contract value: undisclosed GIA: 105m²

A new-build house completes a Victorian terrace using familiar typological elements, balancing the language of historic and contemporary architecture. The pale waterstruck brick resembles the worn stock of adjacent properties. The side elevation is deliberately characterful, in light of the adjoining Victorian developer's 'show street'. The cornice continues across the dwelling but is broken and stepped; the sparser entranceway on the existing terrace appears conventional but is in fact at a lower level; the upper 'door' has become a window; and the sheltering canopy appears as part of the stair. Each such move reinforces the quiet subversion of the building.

The RIBA Journal June 2020



JACK HOBHOUSE

The Rye Apartments, Peckham
Tikari Works for Metropolitan Projects
Contract value: undisclosed GIA: 880m²

Ten sustainable apartments terminate an urban block composed of Victorian houses and larger mixed-grain apartment buildings. A language was developed which appropriated the surrounding context. The two new buildings are linked by a concrete plinth, resolving changes in site level. The buildings are clad in red masonry shingles, while window openings are cut through building lines, and bend across eave levels, bringing daylight deep into the plan. Inside, the CLT frame is exposed on all load bearing and non-load bearing walls. Red quarry tiles draw together the inside and outside into a single unifying arrangement.



MORLEY VON STERNBERG

95 Peckham Road, Peckham
Peter Barber Architects for Kuropatwa
Contract value: undisclosed GIA: 2,846m²

This prominently positioned residential building, comprising 33 apartments, takes the form of a mansion block with a communal tree lined courtyard. Constructed with a reinforced-concrete frame and steel-frame infill panels, and clad in facing brick that matches the surroundings, the appearance is characterised by a ziggurat form which articulates the massing, and steps the building-line back. South-facing private terraces cascade down the front facade, reinforcing the relationship with the street below, and will evolve as residents grow plants in the external spaces. Particular attention was given to the building line and height of adjacent buildings to respect local character.



JIM STEPHENSON

The Slot House, Peckham
Sandy Rendel Architects Ltd with Sally Rendel
Contract value: £224,000 GIA: 64m² Cost per m²: £3,500

This self-build project fitted in around the architects' home lives. On a 2.8m wide plot behind the architects' property, a two-storey, one-bed scheme was constructed using a lightweight steel frame on a piled slab. The steel was prefabricated as portal frames site-welded together. A palette of spruce plywood, Douglas fir joists, terrazzo and cork flooring characterises the interior. Timber framed walls are externally clad in handmade pewter glazed brick slips with a patina that reflects the changing light. A simply landscaped rear courtyard and front garden enhance the feeling of space in a small infill dwelling.



TIMOTHY SOAR

The Officers' House, Woolwich
Allford Hall Monaghan Morris for Berkeley Homes (East Thames)
Contract value: £15m GIA: 3,423m² Cost per m²: £4,382

A dilapidated barracks at Woolwich Royal Arsenal was one of the last heritage buildings to be redeveloped within a masterplan. The Officers' House (Block A) was extensively restored, having suffered structural damage, while a parallel new Block B links the site to the future Crossrail station. The blocks are united by a shared courtyard, animated by access bridges linking each apartment with a central walkway. Block B, comprised of modular units, houses 19 apartments and retail opportunities while Block A accommodates 15. Loadbearing Flemish bond brickwork with expressed dark headers, deep window reveals and large external balconies characterise Block B's facade, with Block A retaining numerous original features.

RIBA Regional Awards South London shortlist



ROBERT BARKER

EDMUND SUMNER

Kaolin Court, SE23
Stolon Studio for House of Tuesday
Contract value: £2.83m
GIA: 1,038m² Cost per m²: £2,726

The small private scheme of residential and live/work units on a former industrial site maximises shared amenity space; a pedestrian route-way to the rear homes bisects the front block. Planting, reflecting pools, and light on the tiled facade soften architectural angles. Each house has its own courtyard; houses are staggered in plan, placing open dining areas opposite more private living areas. On upper floors, the building's form shelters entrances and outdoor spaces. Insulated timber frames, load-bearing masonry and triple-glazed windows and doors create a highly-insulated airtight envelope.



JACK HOBHOUSE

House-within-a-House, Brockley
alma-nac for private client
Contract value: undisclosed GIA: 233m²

The contemporary six-bedroom family home redevelops an existing, incongruous post-war property on a Victorian crescent. The existing ground and first floor structure were retained, and foundations required no underpinning or adapting of footings. Consequently 12,670 bricks were reused as well as approximately 12.85m³ of concrete. A highly insulated and airtight external envelope with composite double-glazed windows and an efficient heating system was introduced. The asymmetrical form of the new house draws references from the original terrace, offering a contemporary addition that is sympathetic to its historic setting.



Chapel, Camberwell
Craftworks for private client
Contract value: £725,000 GIA: 225m² Cost per m²: £3,222

This religious-building conversion into a residential dwelling dovetails into the existing shell. Sleeping quarters are at lower ground level; the ground floor is living space with vaulted ceiling, and a mezzanine makes a private retreat. The ecclesiastical vocabulary of structural components is recast as dwelling archetypes: medieval hall houses, Victorian attics and long galleries. Similarly, interior church elements are interwoven with everyday domestic furniture. Materials are ascetic and contradictory, resonating with this theme. External brickwork and roof slates were reclaimed from local demolitions. The landscape design continues the undulating faceted nature of the internal vaulted ceiling with criss-crossing rusty borders, vibrant planting and perforated steel.

Rochester Way, Greenwich
Peter Barber Architects for Meridian Home Start
Contract value: undisclosed
GIA: 2,850m²

A high density, low rise, street-based neighbourhood forms part of a multi-site programme, densifying underused parts of Greenwich borough. Organised around three new mews streets are 29 affordable homes, corner shop and community hall. A notched courtyard house typology positions homes close together without privacy issues, while ensuring positive overlooking of streets. The homes are built from traditional masonry with low cost, robust detailing; pale rustic brick gives a variation in tone across the elevations, with flourishes including wavy parapets, circular windows and projecting window borders. Ground floor bedrooms look into a private courtyard, and an open plan kitchen leads out through full-height glazing to a roof terrace.



MORLEY VON STERNBERG



DENNIS GILBERT

St Paul's School – General Teaching Building, Barnes
Walters & Cohen Architects for St Paul's School
Contract value: undisclosed **GIA: 9,714m²**

The new building, replacing a 1960s equivalent, includes 55 classrooms, library, secular hall, new social hub, dining room, kitchen, change rooms, lockers, a variety of breakout spaces, energy centre for the whole site, and better use of outdoor spaces. The school's ethos is for learning, discussion and interaction to happen everywhere, with the atrium, breakout spaces and newly landscaped Founder's Court fulfilling this function. In line with the school's 'great not grand' ethos, the building's scale and proportions do not overshadow existing buildings. The simple material palette and facades signal cogency, while sufficiently varied to bring interest and life to the building. The library is positioned such that it can be seen from across the river, as a symbol of scholarship.



MORLEY VON STERNBERG

Sports Hall and Swimming Pool Project, Wimbledon
David Morley Architects for King's College School Wimbledon
Contract value: undisclosed **GIA: 3,545m²**

The new centre, comprising new-build and remodelled existing buildings, consolidates the school's sports facilities. A quiet perimeter facade, single access route and sculptured green roof sensitively respond to neighbouring listed properties. A new double-sided lift and colonnaded lobby link the new building to existing squash courts, forming a single holistic complex. Three linked pavilions contain a six-court sports hall, 25m swimming pool, reception, changing rooms, viewing galleries, gym and an exercise studio. The arrangement frames the Lodge Garden, creating a hierarchy of outdoor spaces and enriching the school grounds.



BENTYNEGATE

Eltham College, Mottingham
Levitt Bernstein for Eltham College
Contract value: £9.7m
GIA: 2,960m² **Cost per m²: £3,277**

A 1960s extension is replaced by a new sixth-form centre, with teaching, study and social spaces over three storeys, and a purpose-built wellbeing centre. The elevation facing the quad features a roof eaves line matching neighbouring buildings and a single-storey colonnade. The other, facing the playing fields, is more imposing, with brick, stone and window detailing. The buildings are mostly naturally ventilated, while the building form, classroom layouts and window openings maximise daylight. CHP systems and PV panels are also used. The re-landscaped quad and raised central lawn create areas to socialise, much like a university campus.



DAVID GRANDORGE

Moore Park Mews, Fulham
Stephen Taylor Architects for Baylight Properties
Contract value: £4m
GIA: 602m² **Cost per m²: £6,645**

Four privately-owned detached homes, with private amenity spaces, were introduced to a constrained site on a brownfield infill development. Each house has a deep porch created by cantilevered upper floors; rooms are arranged over three floors, accessed from the middle level from a podium, while the lower ground floor opens out to a private courtyard. The site plan appears irregular, but the homes' orientation maximises both sunlight and privacy. Views to neighbours are oblique rather than oppositional and the play of light on brickwork compensates for the lack of more conventional views.

RIBA Regional Awards South London shortlist



JAMES BRITAIN

Duke of York Restaurant, Chelsea
Nex-Architecture for Cadogan
Contract value: £5.2m **GIA: 640m²** **Cost per m²: £8,125**

The project contributes to the redevelopment of Duke of York Square and public realm enhancements along King's Road Chelsea. The restaurant's contemporary, ribbon like form – from precast concrete and curved glass panels manufactured offsite – continues from the adjacent Saatchi Gallery. Defined by a slender off-white concrete wall, the facade features a colonnade arrangement behind which retractable glazing allows the dining area to extend into the public realm. The unique mechanism operates like a weighted sash window, sliding down into a basement trench with retracting cills. A gently curving staircase leads to a roof garden which is open to the public.



MATT CHISNALL

Eccleston Yards, Belgravia
Buckley Gray Yeoman for Grosvenor Britain & Ireland
Contract value: undisclosed **GIA: 7,433m²**

Five buildings and a car park were refurbished along with a new public courtyard and connecting pedestrian routes to repair the urban fabric and re-establish the character of the area with a diverse mix of uses. The character of the original buildings is retained in certain elements including decorative stonework, cast- and wrought-iron structural columns and beams, Victorian junction boxes and exposed layers of brick and render. Around the courtyard, retail units beneath a new lighting scheme activate the public realm. Raised planters double as seating and the provision of power allows for cultural events.

YVETTE MCGREAVY



Putney Chapel, Putney
Roger Mears Architects for undisclosed client
Contract value: £420,000
GIA: 76m² **Cost per m²: £5,526**

The locally-listed yet derelict Gothic Revival chapel is surrounded by a common and historic cemetery; conversion to a dwelling was the only viable means of saving it. Over five years, the whole fabric and its original features were restored. Damaged stonework was repaired using Kentish ragstone and repointed in hot mixed lime. Structural damage was repaired with minimum intervention, drainage replaced with lead-lined gutters and flashings and new rooflights provided additional daylight and ventilation. A reversible mezzanine and discreetly-installed services retain the interior character. Underfloor heating and secondary glazing improved thermal performance. The belfry was also restored to working order.



NICK GAVILLE

Centre for Creative Learning, Francis Holland School, Belgravia
BDP for Francis Holland School
Contract value: undisclosed **GIA: 125m²**

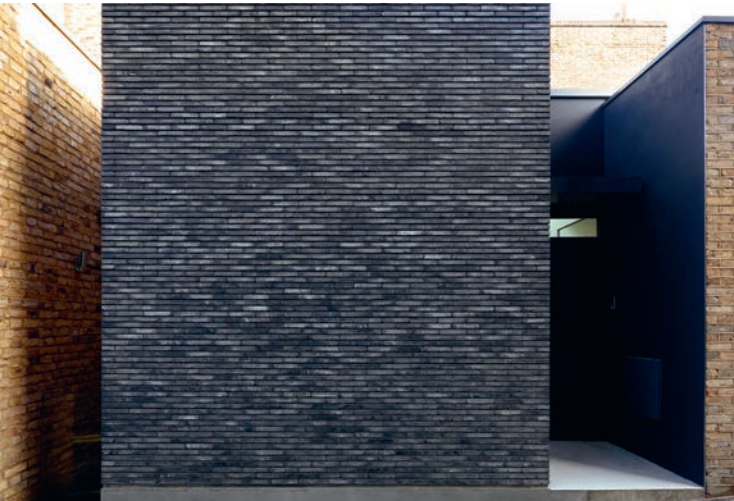
The estate of the independent school had developed over 150 years into a collection of densely packed classrooms yet limited social learning space. In recent years, a drive towards wellness and extra-curricular activities prompted certain redevelopments. The new library unlocks a constrained part of the site. The building's organic curves create three distinct internal areas, defined by roof lights, acoustic timber slatted ceilings and plenty of natural light through full height glazing. Sheltering the library is a lush undulating roof garden which includes a water feature, bug hotel, sloped lawn and an edible garden, providing an oasis for the students.



WILL PRYCE

Wellington House, Wimbledon
MATT Architecture for Threadneedle Asset Management (Columbia Threadneedle)
Contract value: £12.17m
GIA: 4,118m² **Cost per m²: £2,956**

The brief for the site, in the Wimbledon Hill Conservation Area, was to maximise its commercial opportunities. Long leaseholds on the ground floor units and a desire to retain maximum embodied carbon saw the building stripped back to its concrete frame – retaining 80% – then re-wrapped in a new high-performance envelope, doubling the overall net area and improving environmental performance. Lifts and toilets were made accessible, natural lighting was enhanced, an underfloor ventilation and heating system installed and measures such as bird boxes and a sedum roof introduced.



The Lightyard House/Rostrevor Mews, Fulham
JaK Studio for private client
Contract value: £700,000 GIA: 175m² Cost per m²: £4,000

A residential conversion – from a Victorian terrace with ground-floor retail unit, two flats, rear goods yard and mews-access – presented a spatial conundrum: a hemmed-in site with no outward-facing windows. The street-facing elevation is a large brick wall, interrupted only by two recessed entrances. Inside, reflective glazing and mirrors maximize light; the entrance corridor, covered by a long, narrow roof light, develops into a dramatic double-height space. Every habitable room is arranged around a central patio or a secondary lightwell, a nod to traditional mews house layouts, creating a contemporary interior while passers-by see very little, and the building's historical legacy is maintained.



Victoria and Albert Museum Photography Centre, Kensington
David Kohn Architects for the V&A
Contract value: undisclosed GIA: 600m²

The new centre consolidates 800,000 pieces from the V&A and Royal Photographic Society collections, in refurbished grade I listed galleries. Flexible modular displays, conceived as miniature 'buildings within the building', match wall cabinets and gallery seating for design coherence. Lighting and bespoke ventilation systems offer climate control of fragile, light-sensitive materials. The 'Dark Tent', inspired by 19th darkrooms, is a new multimedia projection and lecture space. To open the contemporary displays 140 cameras introduce the story of photography, while further interactive displays and a digital wall invite speculation on the medium's future.



Science Museum Smith Centre, Kensington
HAT Projects for the Science Museum
Contract value: £3.5m GIA: 770m² Cost per m²: £3,500

The Smith Centre, a series of event spaces for museum patrons and trustees, had been a postal sorting office and loading yard. HAT Projects' approach was to restore the original architecture – including glazed brickwork, parquet flooring and a dramatic timber-and-glass roof lantern – while adding necessary functionality. A sequence of rooms leads to a partly-sheltered courtyard, linking to the museum's main concourse via a repurposed undercroft. The interior design combines bespoke furniture with classic pieces of 1930s design, alongside displayed objects from the collections – among them a spacesuit and a rocket – to create 'a salon of the sciences'.



Greyfort House, Croydon
OB Architecture for Belmont Property
Contract value: £1,38m GIA: 619m² Cost per m²: £2,228

An eight-unit residential development near south Croydon station aims to respond to urban context while augmenting Croydon's attractiveness as a place to live and work. It acts as an interface between different scales of surrounding development and a busy corner junction, while increasing density. Contemporary detailing in textured buff brick and stone contrast with a dark brick, referencing the flint materiality of an adjacent Gilbert Scott church. Large recessed openings create a depth of elevation. Ground-floor residences access a shared garden while upper apartments include private terraces. Adaptable ground-floor units and a ramp-free approach address a range of accessibility needs.

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West London



18

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£689m

Total cost of projects

167,237m²

Total GIA

£4,622

Cost per m² of
average project

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TIMOTHY SOAR

**Zayed Centre for Research into Rare
Disease in Children, Bloomsbury**
**Stanton Williams for Great Ormond
Street Hospital and UCL**
Contract value: undisclosed
GIA: 13,090m²

The healthcare environment reimagined as an engaging civic experience: the first purpose-built centre of its kind in the world, this facility combines pioneering research with clinical care. Opposite Coram's Fields, it invites views into the 600m² lower ground floor laboratories from the street. Inside, the design harmoniously combines robust laboratory and research facilities with welcoming outpatient accommodation. Specially commissioned artwork by Great Ormond Street Hospital's Arts programme enhances the environment for all.

HUFTON-CROW



Phoenix Garden Community Building, Soho
office sian architecture + design for Phoenix Garden Trust
Contract value: undisclosed **GIA: 92m²**

Replacing storage sheds and concrete hard-standing, this is a multi-use venue for the adjoining Phoenix Garden, a former bombsite and now a welcome open space in crowded Soho. It succeeds in providing a venue for a multitude of uses; from school visits and community parties, to education events and weddings, and toilets for visitors. The new building also acts as a beacon for what the garden itself stands for: sustainability, community, and the promotion of such free-to-access green spaces in the city. With super-insulated walls, green roofs, air-source heat pumps and rainwater harvesting, it is highly sustainable.

SIMONEBOSSI



The Standard, King's Cross
**ORMS and Archer Humphryes Shawn
Hausman Design for Crosstree Real
Estate Partners**
Contract value: undisclosed
GIA: 16,559m²

Former council offices have become a hip hotel with a striking new 'crown' of accommodation. The 'refurbishment first' principle re-uses 94% of the original structure, providing 266 rooms plus public facing spaces at ground/10th floors. In a conservation area, it adjoins the listed Town Hall and faces the grade I listed St Pancras and King's Cross stations. The three new steel-framed floors took careful planning and structural consideration. A pedestrian/cyclist route was reinstated through the garden.



Drayton Green Church, Ealing
Piercy & Company for IPC Ealing
Contract value: £2.23m
GIA: 754m² **Cost per m²: £2,951**

With an expanding congregation, this scheme allows growth of up to an extra 200 people by providing new worship space, community meeting rooms, flexible function space and offices for the International Presbyterian Church. An 80-seat Edwardian grade II listed chapel is cradled within the new scheme. Traditional church architecture offered a key reference point: the roof is pleated and folded to create a finer grained roofscape. As it rises, the folds peak in an abstracted spire, signalling the building's ecclesiastical function and civic presence. Despite a limited budget, the creative use of commonplace components has elevated the project.



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JACK HOBHOUSE



Hounslow House, Hounslow
Sheppard Robson for Linkcity
Contract value: £59.4m
GIA: 16,023m² **Cost per m²: £3,707**

Hounslow's striking new civic centre has a strong presence in the community and demonstrates the council's commitment to sustainability. The distinctive faceting and geometry on its facade defines its identity and is critical to the environmental strategy, being carefully tuned to respond to orientation, minimising solar gain and maximising daylight. Relocating the civic centre allowed the original site to be redeveloped for housing, helping to fund it while keeping 40% of the 900-plus new homes affordable. Shaped around principles of transparency and integration, the building holds desirable workplaces for council staff, a public library and community facilities and civic chamber.

Kingston School of Art, Kingston
Haworth Tompkins for Kingston University
Contract value: £20m
GIA: 9,850m² **Cost per m²: £2,030**

The Knights Park Campus has been comprehensively overhauled to provide over 10,000m² of refurbished creative space for Kingston School of Art. The 1970s Mill Street Building is the campus' largest: this response embraces the robust, industrial character of what was there, while forming more flexible internal space, maximising natural light and upgrading creative facilities. At the heart of the building are new workshop facilities for ceramics, photography, film production, woodwork, metalwork, plaster, printmaking, book arts and digital hack, all supporting the School's ethos of Thinking Through Making. The refurbishment is on course to reduce campus CO₂ emissions by 52% and achieve BREEAM Outstanding.

PHILIP VILE



ED REEVE

Kingston University Town House, Kingston
Grafton Architects for Kingston University
Contract value: undisclosed **GIA: 9,056m²**

Conceived as a 'warehouse of ideas', the Town House at Kingston University is an imaginative approach to education as a process of engagement and discovery. Colonnades form welcoming meeting spaces at edges. Interlocking volumes move vertically, connecting the building from ground to top. Activities are revealed to the passer-by. Connecting with the community and the town, there are no barriers.

Town House is an open-ended spatial framework offering both generosity and flexibility in allowing the culture of this building to grow and change. To achieve this, passive strategies ensure a comfortable thermal, visual and acoustic environment, where possible. It is BREEAM Excellent. Recessed on three sides to form gardens and colonnades, facades are open and transparent at the lower levels, becoming more solid at the upper levels where shading is required. The colonnade plays a central civic role and establishes the building's presence in the public realm. The public foreground of the building forms one of a series of new public spaces and revitalised landscapes. External terraces, walkways and balconies elevated above the street, animate the facade and display the active life of the university to the outside world. The educational ambition and ethos of this building is uniquely rich and progressive.



JIM STEPHENSON

Fairfield Halls, Croydon
MICA Architects for Brick by Brick/ London Borough of Croydon
Contract value: £42.6m **GIA: 20,790m²** **Cost per m²: £2,049**

Given a brief to refurbish, remodel and extend the Fairfield Halls to improve the access, operation and financial viability of this 1962 performance venue and art gallery, MICA took a heritage-led approach to remove unsympathetic later additions, restore the original design intent and greatly improve accessibility. All new elements complement the existing building. The concert hall always had one of the finest acoustics for classical music of any venue in Europe. In its heyday the venue also played host to such greats as The Beatles, The Rolling Stones and David Bowie but age, lack of maintenance and poor-quality additions had combined to create a run-down and unwelcoming image. Now it is renewed and revitalised.

Notting Dale Phase 3
Allford Hall Monaghan Morris for Adena Property Investments
Contract value: £25m GIA: 11,611m² Cost per m²: £2,153

This latest addition to the Notting Dale masterplan along the edge of the West Cross route is a mix of commercial and residential development set in public spaces that recall the area’s industrial heritage and connect it to the broader city. The George Building (commercial offices) is conceived as two dark brick wings mediating between larger scale office developments and the finer grain of residential terraces. In contrast, the Frestonia Apartments building is defined as a light brickwork block, with generous terraces and gardens carved from the volume. Here the apartments are arranged around split-levels to create light-filled, characterful double height living spaces.



TIMOTHY SOAR



SIMON MENGES

Royal Academy of Arts, Piccadilly
David Chipperfield Architects for the Royal Academy of Arts
Contract value: £56m GIA: 17,000m² Cost per m²: £3,294

The Royal Academy of Arts has been based in Burlington House on Piccadilly since 1868. In 1998, the RA acquired 6 Burlington Gardens immediately to the north, facing the other way and originally the Senate House for the University of London. The project connects both of these sites to act as one. The two buildings are grade I and grade II* listed respectively and the difficulties of connecting them meant two previous proposals by others had failed. The masterplan drew on the existing building structures, opening previously closed off areas while imposing a series of interventions that range from repair and restoration to the introduction of contemporary elements such as a large new lecture theatre.

Lincoln’s Inn Great Hall and Library, Holborn
MICA Architects for The Honourable Society of Lincoln’s Inn
Contract value: undisclosed GIA: 1,850m²

The most significant development to the historic estate in 150 years, this project includes restoration, excavation and extension to the oldest working library in London. The building provides state-of-the-art advocacy training and seminar rooms along with a 158-seat lecture theatre, all located beneath the existing east terrace adjacent to the Great Hall, with minimal visual impact on the historic setting. Large rooflights and double height spaces bring natural light into the heart of the building while providing an important visual connection to the surrounding buildings. Despite the age of the buildings and heritage restrictions, the project achieves a BREEAM Very Good rating.



ANDYSTAGG



JOAS SOUZA

Centre Building at the LSE, Holborn
Rogers Stirk Harbour + Partners and B+R Architects for the LSE
Contract value: £78m
GIA: 15,507m² Cost per m²: £5,030

An RIBA competition winner, this building reflects the values of the LSE. The project provides unconventional and inspiring teaching spaces including a new prototype LSE-style lecture theatre and collaborative departmental space. A substantial new public square improves wayfinding and connectivity, making a much-needed focal point at the heart of the campus. Teaching facilities and informal student learning and breakout spaces are connected by a single sculptural academic stair while a collaborative stair above second floor defines the geometry of the facade. Highly sustainable, the building achieves a BREEAM Outstanding rating.

The Student Centre, UCL, Bloomsbury
Nicholas Hare Architects for University College London
Contract value: £43.2m
GIA: 5,765m² Cost per m²: £7,493

The Student Centre is the heart of UCL’s Bloomsbury Campus in central London. It is a flagship project in the ‘Transforming UCL’ development programme, providing a progressive 24-hour environment for students. Ground and upper-ground floor levels are open to the public. The building was constructed on the last piece of undeveloped land on Gordon Street, next to the university’s Bloomsbury Theatre. It includes 1,000 study seats, Student Enquiries Centre and a café. A new Eastern gateway to the campus is created by the Student Centre. The project achieves exemplary sustainability standards including BREEAM Outstanding.

ALAN WILLIAMS



JACK HOBHOUSE

Boulevard Theatre, Soho
SODA Studio for Soho Estates
Contract value: £40m
GIA: 3,870 m2 Cost per m2: £10,256

The intimate and technologically advanced Boulevard Theatre, in the heart of London’s Soho district, is the product of a complex and ever-evolving brief. The client is a family-owned company and significant land owner in this part of central London. Sensitive redevelopment of the Raymond Revuebar helps reinforce Soho’s role as the focus for the capital’s theatreland. The Boulevard is the first part of a complex mixed-used development on an incredibly tight site that will eventually feature new office space, residential units and a state-of-the-art nightclub in the basement – featuring a renewed Madame Jojo’s. The project is a combination of new-build, retrofit and preservation.

The Bloomsbury Theatre, UCL, Bloomsbury
Nicholas Hare Architects for University College London
Contract value: £12.5m
GIA: 2,520m² Cost per m²: £4,960

This 550-seat theatre, owned and run by UCL, is a unique resource for students and professionals. The refurbishment had to be carried out while the building’s other facilities continued: a complex challenge as the auditorium sits below the student gym, and above part of the main UCL student refectory. The studio theatre is below the stage, with student study workspace and union offices either side. Work included reinstatement of the 1968 theatre and works to the stage and fly-tower, while services and finishes have been entirely replaced.



ALAN WILLIAMS



GILBERT MCCARRAGHER

The Interlock, Fitzrovia
Bureau de Change architects for hgg
Contract value: undisclosed
GIA: 300m²

Riding House Street in Fitzrovia hosts an extraordinary breadth of architectural styles but its piecemeal aesthetic is unified by the use of brickwork. The Interlock responds by taking the proportions of the neighbouring 19th century terrace and recasting its brick facade to create a building that is simultaneously historic and contemporary. It is clad in a collection of 44 misshapen Staffordshire blue brick types which appear to morph and twist like cogs. Behind the facade sit three new apartments and a café at street level with gallery beneath. At the rear, the building is set out as a series of stacked boxes, bringing daylight into the heart of the deep plan.



JACK HOBHOUSE

Brunel Building, Paddington
Fletcher Priest Architects for Derwent London
Contract value: undisclosed GIA: 22,600m²

Replacing a three-storey, 1970s office that spanned the canal and filled the whole site with a ground floor car park, the Brunel Building is designed to attract occupiers and reflect the significance of its prominent location. The structure deals with several constraints including two Bakerloo underground tunnels. The response is an external superstructure allowing clear spans and providing solar shading. High floor-to-floor dimensions give deep daylight penetration and two 160m deep artesian wells radically reduce energy consumption. The adjacent canal is publicly accessible for the first time: huge sliding glazed walls open the reception and café restaurant to a broad new towpath public realm. Occupiers enjoy two large roof terraces.

Shell Lace Stent Tonkin Liu with Arup Contract value: undisclosed GIA: 0.05m²

For use in the human trachea (windpipe), Shell Lace Stent uses biomimicry to abstract principles from natural structures. With its partner Arup, the practice has developed a digital design and manufacture technology to make architectural sheet materials perform as efficiently as natural structures – this is a new application. The stent design is C-shaped rather than tubular, better adapted to the unique physiology of each patient. It is designed to be manufactured from medical grade silicon and has a perforated surface. The stent is inserted in its inverted position, and then unfurled to provide a flexible and strong fit, with a natural outward pressure. Tonkin Liu is working with research partners and medical experts to bring the innovation to market.



ALEX PEACOCK

North East

6

Shortlisted projects

Projects by architects
in the region

Projects by architects
from outside the region

£61.2m

Total cost of projects *

22,094m²

Total GIA

£2,783

Cost per m² of
average project
*excluding undisclosed

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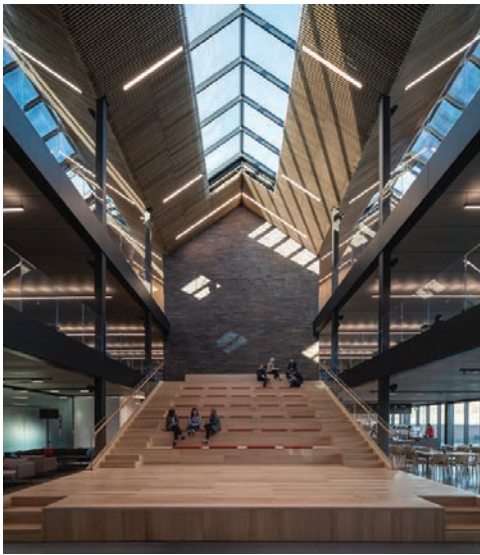


The BEAM, Sunderland
Feilden Clegg Bradley Studios for Sunderland City Council
Contract value: £13.5m
GIA: 5,521m²
Cost per m²: £2,445

The BEAM is an unusual speculative office building, the centrepiece of the continuing and ambitious regeneration of Sunderland's city centre Vaux site. It is designed as a non-conventional offer, taking in a number of themes. The design of the building aims to be healthy by being naturally ventilated and sustainable, using passive environmental design. The practice has employed the principles of lean construction to keep embodied energy low, and its simple steel frame and precast floors give it a raw, minimal character that not only references Sunderland's industrial past but also an aesthetic that appeals to the new creative companies that are using the space.

The BIS, Whitby St Studios, Hartlepool
Group Ginger for Hartlepool Borough Council
Contract value: £3.8m
GIA: 2,750m²
Cost per area m²: £1,382

As part of the revitalisation of Hartlepool's Church St Conservation Area, the critical mass of the town's Northern School of Art and its student population is being used as the catalyst for the town's urban regeneration. Its grade II-listed Victorian post office, refurbished and extended, provides a serviced facility offering studio spaces for start-up enterprises, flexible teaching spaces and also a social networking environment. Adopting a design approach of retention, adaptation and addition has created a conversation between new and old, where the original building remains dominant. The architect's distinctive, gold-metal-clad new fourth wing also encloses the central area to introduce a common social space.



Tombola House, Sunderland
Ryder Architecture for Tombola
Contract value: £8m
GIA: 2,485m²
Cost per m²: £3,219

Staff retention and attraction was key for this major Sunderland employee, and the firm wanted a landmark HQ that would be an exemplar, socially enriching and accessible space. Tombola House sits on the Quayside, half a mile north east of Sunderland city centre, on the banks of the River Wear within the Old Sunderland Riverside Conservation Area, extending the existing Rose Line warehouse building. The new design echoes the old; familiar yet different with a minimal palette of brick, glass, steel and oak. The linear bricks are a nod to the area's past handmade craftsmanship and reflect the colours of Lowry's 1960s dockside paintings of the area. Widely used internally, they offer a strong interior design aesthetic — all topped off with a lovely oak-lined slatted pitched roof soffit.

Lower Mountjoy Teaching and Learning Centre, Durham
FaulknerBrowns & Space Architects for Durham University
Contract value: £25m
GIA: 8,300m²
Cost per m²: £3,012

Central to the university's 10-year strategy and masterplan of 2017 was the provision of enhanced teaching and learning facilities to support an increase in student numbers, enable the adoption of new pedagogies, and to create facilities that could be shared by all students rather than be aligned to specific faculties or departments.

This informed the development of a teaching and learning 'module', which became the basis for the brief for a new building. The team worked closely with the planning authority, given the building's size and location adjacent to a conservation area and near a Unesco World Heritage Site. To ensure it integrated sensitively, the three-storey brick-faced volume is broken down into an assemblage of repeated elements that relate better to the grain of the city. Full height glazing gives views of the city's iconic cathedral.

A top-lit central courtyard forms its social and circulation hub, giving access to the café, lecture theatres, seminar spaces and project rooms. A mix of teaching spaces surrounds lecture theatres, supporting traditional seminars as well as macro-collaboration and micro-collaboration. The vaulted top floor beneath its zinc roof comprises extensive 'learning commons' with a range of areas for focused, contemplative, active and collaborative learning.



Teesside University Student Life building, Middlesbrough
FaulknerBrowns for Teesside University
Contract value: £10.9m
GIA: 2,825m² **Cost per m²: £3,858**

Student Life represents a new focal point at the heart of Teesside University's Middlesbrough campus, providing everything needed to support student life outside the seminar room or lecture theatre. Within a facade of glass and dichroic glass fins, a run of timber clad pods containing consultation and study rooms creates a series of interlocking internal volumes, with 26 individual rooms clustered between double height spaces. Each cluster is accessed via a waiting area that can also be used for quiet study. The scale of these has been moderated to balance openness and connectivity with the need to provide more intimate spaces.



Oak Tree Passivhaus, Newcastle upon Tyne
MawsonKerr Architects for Shawm with MawsonKerr Concept Architecture
Contract value: undisclosed
GIA: 213m²

Oak Tree Passivhaus is an exemplar in low energy residential architecture, set on a steep site along with mine workings, bedrock, ground gas, and trees bestowed with preservation orders. It overcomes all these constraints, with the layout enhancing views across the valley and framing sightings of the nearby protected oak tree. The layout and large format windows create great light quality during the day and capture all the drama of the seasons. The construction is an innovative, twin timber frame, designed, detailed and fabricated by the architect to minimise thermal bridging while also being a fully breathable envelope. Local and low embodied carbon materials were used, such as larch from the Scottish Borders and stone gabions from the site bedrock. The building is Tyneside's first Certified Passivhaus and England's most northerly-sited timber frame Passivhaus, combining 'delight' with the robust design and delivery that the climate emergency demands.

Northern Ireland



10

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£90.7m
Total cost of projects

35,933m²
Total GIA

£2,966
Cost per m² of average
project

SEE RIBAJ.COM FOR MORE IMAGES

Hillsborough Castle and Gardens Visitor Facilities, Hillsborough
Consarc Design Group for Historic Royal Palaces
Contract value: £17.1m
GIA: 2,749m² Cost per m²: £6,233

This project encompassed restoration works to the castle, gardens and extended grounds as well as the construction of new facilities. Key concerns that needed to be addressed included access across the steep site and rerouting cars away from the local village. Use of local materials and delight in the craft of putting things together were important throughout. This approach is exemplified in the new visitor facilities by self-supporting masonry structures and exposed structural connections and the use of handmade bricks, natural slates and locally manufactured timber trusses. Massing and orientation have reduced the need for climate control, while air source heat pumps, rainwater harvesting and hydroelectricity powered by the existing Mill Race have been introduced across the estate.



RICHIE LAVERY



Fliphouse
BGA Architects for private client
Contract value: undisclosed GIA: 304 m²

This home takes the conventional idea of living and ‘flips’ it on its head. Living spaces are at first floor level to maximise views of the Irish Sea and the Copeland Islands. Ground floor sleeping spaces open off a central double height space and a single storey annexe accommodates a play zone and a work studio. The overall mass of the house is broken up into a white rendered ground floor plinth, a grey zinc upper storey and the single storey annexe connected to the house via a glazed link.

Patrick Bradley Architects Studio, Maghera
Patrick Bradley Architects for Patrick Bradley Architects
Contract value: £37,250 GIA: 26m²
Cost per m²: £1,433

A 40ft shipping container turned architect’s studio cantilevers over the banks of the Grilagh River, known to locals as Pixies Paradise. Irish vernacular corrugated tin gets a modern gold powder coat. Picture windows at each end make the studio feel large and airy while taking full advantage of the outstanding views of mountains, woodland and river. The dramatic overhang maximises space on the restricted site. In contrast to the rugged external materials the polished interior is entirely clad in birch ply and has a resin concrete floor.

BRUNO TAMIOZZO



AIDAN MONAGHAN

Davagh Observatory, Cookstown
ARCEN for Mid Ulster District Council
Contract value: undisclosed GIA: 317m²

Davagh Forest boasts one of the ‘darkest skies’ in Ireland and the site, a small cleared valley, is the perfect environment for an observatory. The hub sits delicately; it is a lightweight construction with a prefabricated steel frame on a concrete plinth perched on piles with a perimeter timber deck walkway appearing to float above the fern beneath, reducing the risk of contamination of the ASSI. With its visitor centre it acts as a high-profile gateway for all recreation within the forest. As well as improving thermal performance the sedum roof provides habitat and food for wildlife and makes the building part of the undulating landscape.

Acute Mental Health Inpatient Centre, Belfast
RPP Architects with Richard Murphy Architects for Belfast Health and Social Care Trust
Contract value: £33m
GIA: 12,000m²
Cost per m²: £2,750

This 80-bed centre has a recovery based model for mental health care. It unites previously isolated mental health services in a new building on a brownfield site by a general hospital. Belfast redbrick with a slate grey ‘saw-tooth’ roofscape reflects the context of the neighbouring residential streets and lanterns pop up through the roofs to bring in extra natural light. The landscape was designed to take centre stage, treating the single-storey building as a backdrop, with a cloister around a central corridor to access the wards. The project was developed in collaboration with the mental healthcare team, patient advocates and Trust Estates. The Trust Redevelopment Office coordinated this wide range of inputs. After six months of operation figures show a 22% reduction in behavioural incidents.

SOHALA MCKEE



Old Court Mill, Sion Mills
GM Design Associates for Rural Housing Association
Contract value: £1.5m
GIA: 1,100m² Cost per m²: £1,371

Fourteen new affordable homes now occupy the site of disused builders' yard, informed by the practice's design guide for social housing in rural Northern Ireland. GM Design also drew up the regeneration masterplan for Sion Mills, once a model mill village where linen was made. A cottage used to occupy part of the site and the house types echo its proportions and characteristics in red tumbled brick, white render, hardwood doors (some as barn doors), grey uPVC windows, slim profile fibre cement slates and, in a nod to adjacent agricultural buildings, fibre cement corrugated profile sheeting.

STEPHEN FISHER

School of Biological Sciences, Queen's University Belfast
Scott Tallon Walker Architects and White Ink Architects for Queen's University Belfast
Contract value: £29m
GIA: 11,000m² Cost per m²: £2,636

Previously scattered undergraduate teaching and research activities of five university academic departments are brought together in the characterful Malone Conservation Area. Three distinct facades work with three different street conditions while remaining instantly recognisable as a civic building. The Eichenbuhler red sandstone cladding was chosen to respect the colour and tone of surrounding terraces, while reflecting its use on other historic buildings in Belfast City. Inside, a stepped multi-level concourse brings natural light deep into the plan and helps deal with the site's 8m drop. Laboratories were designed around the concept of 'labs on display'.



CHRIS HILL



Rathview Mental Health Unit, Omagh
TODD Architects for Western Health and Social Care Trust
Contract value: £3m GIA: 1,449m²
Cost per m²: £2,058

The design of this 12-bed discharge and six-bed recovery unit aims to reduce the sense of a clinical facility. Habitable rooms are either outward-facing or get their light and views from one of the two courtyards they are arranged around. Single storey glazed links maximise daylight in the breakout spaces and create a calm environment. Facades on the 'interior' of the scheme are softened by the use of timber with glazed infill. There is also timber seating in the courtyard and interior spaces.

The Lanyon Building Conservation and Restoration Project, Belfast
Consarc Design Group for Queen's University Belfast
Contract value: £4.5m
GIA: 6,850m² Cost per m²: £653

Deterioration in this 19th century grade A listed building was affecting complex details such as decorative stone pinnacles, finials, crenellated balustrades and array of rare zinc lattice windows. Original windows were removed, stripped, soldered, reglazed and redecorated. New zinc lattice casements windows were introduced to satisfy modern ventilation requirements while retaining the original character, materials and proportions. The phased 18-month programme on a live campus aimed for the highest quality of workmanship to deliver detail so close to the original it is difficult to distinguish.



Carrickfergus Castle Roof Replacement, Carrickfergus
Alastair Coey Architects with Kennedy Fitzgerald Architects for Department for Communities, Historic Environment Division
Contract value: £1.06m
GIA: 138m² Cost per m²: £7,681

The castle is one of the most complete examples of Norman architecture in Northern Ireland. Replacement of the Great Keep roof with an appropriate open oak truss design has secured its integrity and allowed further interpretive and conservation works within the castle complex. The area beneath the roof is now a healthier environment for staff, visitors and historical artefacts. Green Irish oak was pegged and the structure clad in oak boards before being finished with Cumbrian stone slate. The ridges of both hipped roofs are topped with louvred timber ventilation lanterns which provide passive ventilation.

TONY COREY

DAMIEN TONER



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North West

10

Shortlisted projects

Projects by architects
in the region

Projects by architects
from outside the region

£127.8m

Total cost of projects

68,373m²

Total GIA

£2,764

Cost per m² of
average project

SEE RIBAJ.COM FOR MORE IMAGES

Windermere Jetty Museum, Windermere
Carmody Groarke for Lakeland Arts
Contract value: undisclosed GIA: 2,560m²

The commission for a museum to house a historic boat collection in the Unesco World Heritage Lake District National Park included a new building to house exhibition spaces and a wet dock for the display of steam launches, motorboats, yachts and other vessels. The ensemble of buildings has a strong topographical relationship with both land and water. Emphasis has been placed on the visitor experience, creating a connection between people, boats and water.

Windermere Jetty Museum reuses the former museum's wet dock as its centrepiece, with a series of new buildings clustered around it, built above the flood risk zone. It employs overhanging roof forms, which reference the local agricultural/ industrial vernacular and are essential to provide all-weather shelter. Black oxidised copper covers the walls and roofs, giving the forms a sculptural appearance, which blends into the backdrop of the landscape context, allowing the natural-metal finish to register the patination of craft and weathering over time.

There was a holistic sustainability strategy to minimise operational costs while remaining resilient to climate change. The building uses innovative lake-source heat-pumps hidden beneath the jetties to warm the spaces. Reed beds beside the museum provide natural treatment and attenuation of surface water runoff before discharging it to the lake. The design is inclusive and offers level access for visitors arriving by car or boat, with a new public jetty allowing Windermere Lake Cruises to stop at the museum for the first time.



The Oglesby Centre at Hallé St Peter's, Manchester
Stephenson Studio for Hallé Concerts Society
Contract value: £4.7m
GIA: 1,145m² Cost per m²: £4,105

The grade II listed St Peter's Church has been deconsecrated, refurbished and extended to provide rehearsal rooms, all set in the rich industrial heritage of Manchester's Ancoats district. The extension includes rehearsal, performance, education and ancillary spaces for the Hallé Orchestra and Choir, with public reception and café. Its solid form is cut and carved, maximising daylight inside and views out to the public square. A street level brick plinth supports first-floor rehearsal rooms, read as a weathered steel box with articulated fins, referencing the Industrial Revolution's birthplace. Set over three floors, mixed-use spaces have level access to the existing building through sensitive connections, one of which incorporates a poem by Poet Laureate Simon Armitage, cut into blackened steel. Rehearsal and practice rooms are floating 'box in box' rooms, isolated from the structural steel frame to optimise acoustic performance.



Hardman Square Pavilion, Manchester
Sheppard Robson for Allied London
Contract value: £5.5m GIA: 1,281m² Cost per m²: £4,294

Sitting in the public realm at the heart of Spinningfields, the Pavilion is a permanent venue for high-end food and drink. The building was envisaged as timber-frame, complemented by a landscaping scheme called The Field; both knit together surrounding buildings and open up city centre links. Like the architect's earlier project for the same developer, No.1 The Avenue, the building's cantilevered ends open up the ground plain to maintain connection with and views through Hardman Square. The gridded form of its expressed frame firmly anchors the new building in its context of commercial offices, while its timber structure provides relief from its metal and glass neighbours. This cross-laminated timber frame is partially obscured and disrupted with planters on each floor, hanging gabion baskets and climbing meshes, which continue up to a roof terrace crowned with an array of trellises, trees and canopies; a veil of greenery that wraps over and softens this urban form.

Kentmere Hall conservation and alteration, Cumbria
Woollacott Gilmartin Architects for private client
Contract value: undisclosed GIA: 678m²

Grade II* listed Kentmere Hall was an unmodernised working farm with extensive, ad-hoc modern infill, dilapidated outbuildings and hardstanding. The new client wanted a family home that was well conserved, historic, warm and light, and built using traditional skills and local, natural materials. The historic fabric of the 14th century tower, C15th Hall and Cross Hall, and C17th Bank Barn, had to be retained, revealed and conserved. External changes were confined to double-glazed windows and doors, three rooflights, a chimney, and portions of lead roof; internally there were new floor levels and an opening made in the tower. While the new fabric is made using historic materials and methods, the work is firmly of a contemporary hand – the distinction between new and old always evident.



Murrays' Mills, Manchester
Feilden Clegg Bradley Studios for Manchester Life Development Company
Contract value: undisclosed GIA: 14,344m²

Murrays' Mills, in Manchester's Ancoats, is the world's oldest surviving steam-powered cotton mill. The brief was for the transformation, re-use and extension of the 18th century mills to create new homes and drive regeneration; letting the buildings' layout and character inform how this was done. Mill Yard is completed by a new build residential building. The site has 124 one-bed to four-bed apartments. Within the mill blocks, bedrooms sit on the outside of the plan, service/wet zones run along the centre and living areas overlook the courtyard. Entrances open onto the courtyard to enliven the shared space and original circulation cores were retained. This inner plaza has been re-enclosed by a new building of modern design, inspired by the robust, bold and regimented language of the mill buildings.

The Gables, Crosby, Liverpool
DK-Architects for Musker Developments
Contract value: £5m
GIA: 3,342m² Cost per m²: £1,499

This high-density brownfield development of 30 new family homes uses a former factory site in a primarily residential area. Dwellings, including affordable homes, range from 2-bed apartments through to 3 and 4-bed houses in a shared landscaped setting. The architect responded to a client aspiration for architecture that was distinctive and contemporary. Forms are borrowed from the surrounding context. Careful use and repetition of form, and distinctive restrained detailing helped develop a strong identity. Considered massing created dual aspect rooms; with large expanses of glass and deep reveals, angled brick window heads and cranked roof windows help generate a clear aesthetic. The design reinterprets the back-to-back courtyard house, with good use of loft spaces and roof terraces.



Wythenshawe Hall, Manchester
Buttress Architects for Manchester City Council
Contract value: undisclosed GIA: 2,076m²

The 16th century oak-framed grade II* listed Wythenshawe Hall was originally home to the Tattons, one of the area's great noble families, but in 2016 it was subject to arson and badly damaged by fire. Buttress were engaged to reclaim and reinstate the building. Key damaged spaces included the ground and first floor principal rooms of the hall with decorative wooden panelling, ornate plasterwork ceilings, leaded lights and wall paintings. The roof space and clock tower were also largely destroyed. The building was re-roofed in slate, new structural oak frames crafted to replace those lost and external lime plaster walls reinstated. Material choices were led by the historic fabric and suitability to building type and period, with insensitive historical insertions reappraised. Stained glass melted by the fire has been restored, lost panels have been replaced with new, incorporating as much original glass as possible. The conservation approach has been honest to the damage sustained, finding a compromise between conservation 'as is' and restoration to 'what was'.



RIBA Regional Awards
North West shortlist

Alliance Manchester Business School, Manchester
BDP for Alliance Manchester Business School
Contract value: £50.9m
GIA: 37,500m² Cost per m²: £1,357

The project involved the transformation of an existing business school of over 2000 students and 200 staff with significant newbuild additions, a new executive education facility and a hotel completed following a collaborative partnership with developer Bruntwood. New retail space fronts Oxford Rd and a revitalised landscaped space sits to the south of the School. A new internal street that logically connects all areas of the school, with social and collaborative learning spaces, culminates in a dramatic new open plan learning resource, 'The Hive', with expansive views over the city. Naturally lit open spaces and courtyards are carved deep into the plan to enhance the user experience.



Strawberry Field, Liverpool
Hoskins Architects for The Salvation Army
Contract value: undisclosed GIA: 1,360m²

The site made famous by The Beatles' song is in the Liverpool suburb of Woolton. Once a manor house in a park setting, it was a children's home from 1936 to 2005; and still receives more than 50,000 visitors a year. The brief reflected a wish to provide world class visitor facilities while addressing local shortfalls in training and work experience for young people with learning disabilities. The visitor centre with shop, exhibition, and café, is placed to the north, providing access and visual connection from its famous red gates. The pavilion glazed café offers views and access to woodland gardens in the west; its larch mullions echoed in the cladding of the accessible WCs, exhibition and services adjacent to the parking. The training centre is located deeper into the site and has a separate entrance. The building makes use of the sloping topography; positioned within its mature landscape setting, it is visible from the gates and grows out of its site.



Architect: Pilbrow & Partners

Photography: Peter Cook

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Second Skin: judges announced

This year's Norbord SterlingOSB Zero competition challenges architects and designers to take a moribund building and transform it into something repurposed, re-invigorated – and environmentally-efficient. The prize is £2500 – but hurry, the deadline is 22 June



FILIP DUJARDIN

The judges have been announced for this year's Norbord SterlingOSB Zero competition to give new, sustainable and inspiring life to a moribund building.

The words 're-use' and 're-purpose' are becoming mantras in the construction industry's drive to cut carbon and meet climate change commitments. And, at the same time as guidance demands higher thermal performance, issues like housing are pushing planners to create policies like office-to-resi to deal with the pressure.

The RIBA is asking architects and designers to take up the gauntlet and have a go, by entering Riba's 2020 ideas competition, 'Second Skin'. In our sixth year of collaboration with sponsor Norbord, we want to challenge you to come up with proposals that take existing, dated, energy profligate buildings and give them a 21st century re-boot; re-purposing them with Norbord's SterlingOSB Zero to generate both a new functionality and improved environmental performance. So impress us – there is a prize of £2,500 for the winner.

The brief

The existing building being enacted upon can be any one you choose, and so can the end purpose once converted. But what we want to see is a thorough, considered and imaginative approach to that conversion using SterlingOSB Zero. The new use could be residential, commercial or leisure or indeed any other purpose, but the nature of the conversion should be clearly stipulated and will form the basis of the judging of the entry. As part of the proposal, we would be intrigued to see the re-use of extant materials, especially if in new and novel ways.

While we do not seek to curb the imaginations of entrants, we would ask you to bear in mind the nature of SterlingOSB Zero and to ensure that propositions reflect the material's capabilities. ●

Left dVVT's PC Caritas takes a derelict psychiatric building and dramatically brings it back into use.

CRITERIA

Take an existing building and propose a new use that capitalises on the original building and its context and which potentially performs far better environmentally. There is no limit to the size of the building; it can be as small or as large as you wish.

Entrants should demonstrate how SterlingOSB Zero has been used in the proposal and how its nature and high strength features have made it an integral part of the design.

As it is a speculative intervention, we do not expect entrants to adhere to current building guidance but would expect 'common sense' to apply to the proposal. Any SterlingOSB Zero used externally should be adequately protected with a proposed cladding material. This may also apply to the internal finishes.

JUDGING

Chaired by the RIBA Journal, the judges will look for imaginative uses of SterlingOSB Zero, as part of an innovative spatial proposal that best answers the stipulated criteria of the competition. The proposition should consider the product's structural, acoustic and thermal aspects. Pre-fabrication or CNC fabrication may be considered. Other

THE MODERN HOUSE



ribaj.com

materials, including those used on the existing building, may be used as an integral part of the new proposition but it is expected that, in the main, the design will employ SterlingOSB Zero.

The winning proposal will be the one that, in the minds of the judges, generates a solution that is spatially powerful, visually exciting, reflects the logic of the new programme for the existing building of choice and which potentially modifies, for the better, the context for which it was originally designed. Re-use of the building's existing materials is not a pre-requisite, but judges will look positively on imaginative or innovative re-purposing.

ENTRY FORM

Go to ribaj.com/secondskin

SUBMISSIONS

Entries must include the following and be laid out on no more than two A3 sheets, supplied electronically as pdfs:

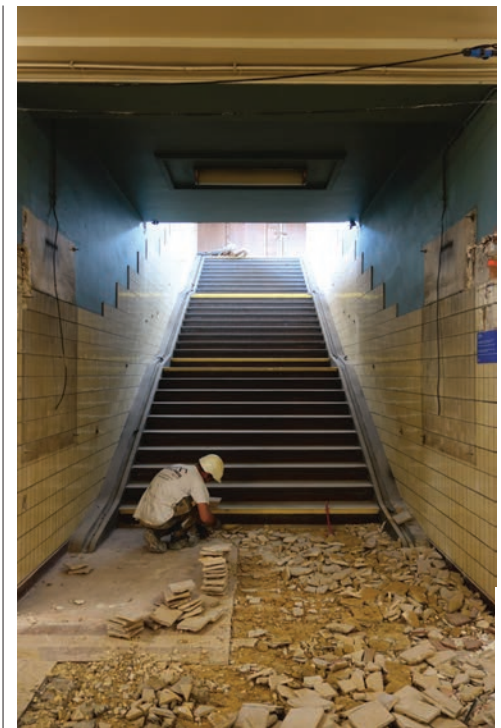
- An explanation of no more than 400 words on the entry form, describing the original design of the building as well as the nature of the re-purposing.
- Plans and sections or internal explaining the nature of the intervention on the existing building.
- External elevations, if necessary, denoting whether there has been any change to the external look of the building as a result of the intervention.
- 3D Axonometric or perspective images that convey the nature of the intervention.
- Any supplementary images you may consider helpful to explain the proposition.

NOTES

- The judges' decision is final
- First prize is £2,500. Three commended prizes of £250.
- No correspondence will be entered into by the organisers or judges regarding entries and final decisions.
- Shortlisted entries will be notified in writing.
- Shortlisted entries will be invited to the prize-giving event in September
- Please email any questions to ribaj.secondskin@riba.org

Top right Belgian firm Rotor carefully removing materials to allow them to be re-used on other projects.

Left Architect Brian Heron's reconfiguration of the water tower on Denys Lasdun's 1957 Keeling House with SterlingOSB Zero created a new home for him and his young family.



ROTOR

2020 PANEL OF JUDGES

The newly announced judges for this year's competition are:

Hana Loftus: director, HAT Projects
Jim Reed: director, Reed Watts Architects; 2019 competition winner
Stephen Proctor: founding director, Proctor & Matthews
Christina Seilern: principal, Studio Seilern
David Connacher: marketing manager, Norbord Europe Ltd
Jan-Carlos Kucharek: senior editor, RIBA Journal

Judging will take place on 8 July, 2020

Deadline: Entries should be received by 23:59 UK time on 22 June 2020
 Please email your entry to: ribaj.secondskin@riba.org

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Scotland

18

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£206m

Total cost of projects

81,398m²

Total GIA

£2,958

Cost per m² of
average project

SEE RIBAJ.COM FOR MORE IMAGES



**Global Research Innovation and Discovery
(The Grid), Edinburgh**
**Sheppard Robson Architects for Heriot-Watt
University**

Contract value: £12m GIA: 5,200m²
Cost per m²: £2,307

This lochside teaching and learning facility is designed to promote collaboration between the engineering and computer science faculties. It has a BREEAM Excellent rating and aims to be industry focused – the brief included a business enterprise zone. The main entrance opens into an atrium running the length of the building with teaching spaces on each side and views of lush green space at either end. To the south the atrium enlarges into a multipurpose space. Doors on the ground floor open up to the landscape and a public walkway colonnade, its slender columns echoing the nearby trees.

Watt Institution, Greenock
Collective Architecture for Inverclyde Council
Contract value: £1.8m
GIA: 1,447m² Cost per m²: £1,243

The grade A listed Watt Institution is important historically, civically, socially and culturally: it houses local archives, artefacts and world class artwork. The building consists of a museum, art gallery and library along with a large hall for temporary exhibitions and community events. The brief was to carry out meticulous conservation of the external fabric to halt its deterioration. This entailed extensive works to the slate roof and leadwork, stonework, timber sash and case and leaded glass windows and rainwater goods. Based on historic photographs from the archive, some important features were reintroduced. These include the tall chimney stacks to the library gables, which have substantially modified the facade proportions. Following the sympathetic restoration, the building is now accessible for all.



**King's Stables Road, Mixed-Use Development,
Edinburgh**
**Fletcher Joseph Associates for Peveril Securities
and Campus DM**

Contract value: £40m
GIA: 13,230m² Cost per m²: £3,023

A true mix of uses is integrated into a historic city centre. A once undesirable street is activated by a seven-storey apartment block, student housing, a four-star apart-hotel of studios, garden flats and town houses and four commercial units. Set around public and semi-private courtyards, the development reconnects Grassmarket with the city's West End. The architectural language, scale and muted palette blends into the Old Town's fabric: sandstone, grey cladding and render; pitched slate roofs and dormers. The stepped facade bridges the gap between street scale and a large adjacent office building.

Faithlie Centre, Fraserburgh
Moxon Architects with Alan S Marshall Conservation Architect for Aberdeenshire Council
Contract value: £2.5m GIA: 907m² Cost per m²: £2,750

The category B listed 1 Saltoun Square has been extensively restored and expanded into an adjacent former police station. A third element, a new build extension to the rear, unites the two buildings, creating level access as well as a new 'front of house' for council services. The complex brings together the council chamber, public service point, housing and financial services and registrar's office. A community enterprise suite has also been incorporated, providing a much-needed resource for start-up companies in support of local economic diversification.

Unusually for a civic building here, Saltoun Square was built from sandstone. Seen at the time as more refined than the granite of the police station, it had fared badly in the coastal environment, with many of its mouldings eroded over time. These were restored through precise and methodical conservation. The same care and attention to provenance and detail has been employed on the restoration of the building's prominent rotunda, statuary and external joinery as well as on the white-painted interiors.

The new extension is a bold rectilinear volume, its large format weathering steel plate making it materially distinct from the original buildings which are visible from within and through it. The extension is intended as a durable but permeable structure set against the massive materiality of the older ones. This newly active frontage is enlivened by the passage of its users and the subtle layering of reflection, shadow and light.



Edinburgh Printmakers, Edinburgh
Page\Park Architects for Edinburgh Printmakers
Contract value: undisclosed GIA: 2,650m²

Redevelopment of this 19th century, category C listed, derelict building into a multi-use arts complex centres on printmaking production. It has two galleries, a shop, café, education space, staff offices, environmentally controlled archives, creative industries units and a large print studio. A level entrance opens up the building and encourages engagement. New circulation, with key spaces loosely revolving around new stairs and a lift, ensures all levels of this complex, historic building are fully accessible. At its heart, in the triple height former joinery workshop, is the printmaking studio where artists share knowledge and expertise. Wider creative industries are supported within a dedicated wing. The architects retained and reused materials where possible in their 'light-touch' approach to the building's retrofit.



The Egg Shed, Ardrishaig, Argyll & Bute
Oliver Chapman Architects for Scottish Canals
Contract value: undisclosed
GIA: 270m²

Locals call it the Egg Shed because of its former use storing eggs and dairy products. The once derelict structure has been creatively reused, providing a historical springboard for a new community building and canal heritage visitor centre. The new element has an industrial appearance but an aesthetic emphasis on detailing. The simple pitched-roof form of the old masonry building extends across the new structure, and the new walls and roofs are clad in red steel. Sitting adjacent to Pier Square, the historic heart of the village, with views over loch, harbour and a working timber pier, the Egg Shed augments Scottish Canals' working buildings, allowing industry and tourism to coexist.



Maidenhill Primary School & Nursery, East Renfrewshire
BDP for East Renfrewshire Council
Contract value: undisclosed GIA: 4,725m²

The school is part of the Maidenhill development in the Glasgow suburb of Newton Mearns, a brand-new neighbourhood. The zinc and timber-clad primary and early years facility is at the masterplan's centre, connected by landscaped pathways to the new community. A central atrium 'heart' of teaching and play space is a calming environment. Colours and materials are restrained, softening the space and providing a tranquil background. The flexible learning areas arranged around this offer a diverse range, from cosy snugs and a birdhouse hideaway for individual and paired learning through to spaces for larger group sessions. An internal climbing wall has become part of the daily regime, one element of a rich, exciting environment where children start their learning journey.

Bertha Park High School, Perth
NORR Consultants for Perth & Kinross Council
Contract value: £29m
GIA:12,225m² Cost per m²: £2,372

Winner of the Scottish Transforming Learning Award for 2019, Bertha Park High School is regarded by some as the most innovative secondary school yet built in Scotland. Despite a very strict budget, it embraces new ways of learning in truly collaborative spaces that provide both intimacy and grandeur. This very large building had to carefully manipulate its scale to sit successfully within its residential context. Arranged on a north-south axis, the school presents a taller, more formal, highly glazed frontage to the north which attractively puts learning on show to its wider community, while the lower scaled southern end provides access to the semi-private social areas from its south-facing playground.



Aberdeen Art Gallery, Aberdeen
Hoskins Architects for Aberdeen City Council
Contract value: undisclosed
GIA: 7,741m²

Sensitively refurbished and extended over a 10 year period, the city's old art gallery now has major new exhibition and education spaces. It also has greatly improved visitor facilities, wayfinding, accessibility and circulation; a complete renewal of servicing and environmental control systems; and much improved art handling, storage, back of house and study facilities.

In the most dramatic intervention of the project the entire roof was removed and a new copper-clad element built onto the existing granite walls. It now houses flexible, naturally lit gallery spaces, as well as a new exhibition space overlooking the upgraded Sculpture Court. The new copper-clad rooftop signals the gallery's return to participation in the life of the city and offers visitors a new perspective on Aberdeen itself.



Kyle House, Sutherland
Groves-Raines Architects Studio for private client
Contract value: undisclosed
GIA: 70m²

Kyle House, together with other buildings in the area, is part of Wildland, an ambitious 20-year project by Anne and Anders Holch Povlsen which intends to restore the landscape of Highland estates through careful conservation. Kyle House had been derelict; the aim was to create an emotive piece of architecture. It first appears still to be in its original form but the large, frameless gable windows at ground floor level reveal subtle but significant interventions. The monumentality of a heavy oak front door marks the transition from the rustic exterior to a refined, monastic interior. With little remaining of the original, the plan was wholly reinterpreted – space is given in equal measure to sleeping, eating, living and bathing. The material palette is simple: Caithness stone, oak, lime plaster, metal ironmongery and glass. The result is a contemplative house, built to last and perfect for immersing yourself in the dramatic setting.

Bayes Centre, Edinburgh
Bennetts Associates for University of Edinburgh
Contract value: undisclosed GIA: 9,500m²

The Bayes Centre is the final standalone building in Edinburgh University's 18-year-long development at Potterrow. The university's 2008 Informatics Forum helped make it a world-leading location for start-ups and data companies, now enhanced by this business and learning centre which brings together academics, students and industry in data technology, robotics, maths and design informatics. The BREEAM Excellent stone-clad building is designed round a tiered atrium, with wide landings and galleries criss-crossed with stairs and circulation. Spatial drama and generous connections encourage researchers to linger and exchange ideas; chalkboards on the walls are often used to work through formulae that are visible to all.



GILLIAN HAYES

ALEXANDER BAXTER



Dunira Street Housing, Glasgow
Elder & Cannon Architects for Tollcross Housing Association
Contract value: £38.39m
GIA: 5,742m² Cost per m²: £1,452

As part of the regeneration of Dunira Street/ Braidfauld Street, the client wanted to provide 71 new homes of varying sizes and types, including accessible flats and houses. The design approach was for the reinstatement of a perimeter 'tenement' block, emphasising the public realm and with private amenity spaces to the rear. On Dunira Street, housing blocks are broken down into pavilions which respond to the new offices but are subservient in scale, making a refined backdrop to the more dominant buildings and their associated public space. The three-storey block on Braidfauld Street completes the triangular site to the north and responds to the simpler urban context defined by the existing building line. The development meets the Eco Homes 'Very Good' target.

Maryhill Locks, Glasgow
jmarchitects for Bigg Regeneration
Contract value: £4.76m
GIA: 3,361m² Cost per m²: £1,416

In this latest phase of the Maryhill Locks masterplan, the brief was for 33 sustainable and flexible three and four bed terraced houses, aimed at young professionals and new families. The narrow site has a 7m level change across it. Each brick dwelling has a rear garden with access to a common space – a 'hidden garden' – for all residents. This contains a play area for children as well as allotment planters for residents, promoting the sustainable and community-focused living agenda of the brief. The massing addresses the site with a higher scale for the main Lochgilp Street approach and a lower one to the other three blocks, opening up views to the River Kelvin. Breaking the terrace into four separate buildings ensures the development is animated and permeable.



The Hill House Box, Helensburgh
Carmody Groarke for National Trust for Scotland
Contract value: £3.2m
GIA: 1,660m² Cost per m²: £1,927

The Hill House is one of Charles Rennie Mackintosh's masterpieces and a seminal piece of early 20th century European architecture. But over time it has suffered gradual water ingress, the remediation of which will take up to 10 years. A big-box temporary museum has been built to protect the house as an 'artefact'. This is allowing it to dry out while maintaining public access to the historic interiors and enabling visitors to see the conservation process first-hand. Formed of stainless steel chainmail mesh, the cross-braced steel box reduces rain penetration, allows airflow to help the building to breathe and dry naturally and provides sufficient light for trees to grow within it. Along with its timber standalone reception/ café building, this elegant enclosure not only allows uninterrupted views of Mackintosh's icon but provides the public with a remarkable experience of conservation in progress.



JOHAN DEHLIN



KEITH HUNTER (2)



An Cala, Sutherland
Mary Arnold-Forster Architects for private client
Contract value: undisclosed GIA: 100m²

With this site in a spectacular part of the west coast of Scotland the architect wanted to celebrate the surroundings by lifting the building up off the land to avoid breaking any rock at all. The resulting home of 13 fir-lined cross-laminated timber modules was manufactured off-site, then delivered and assembled in just four days. Wood fibre external insulation is overlaid with larch rainscreen cladding, creating a warm building that robustly resists the elements. The modules make up the three main spaces of the two-bedroom house, with a long, top-lit corridor linking the three pods. This is lined with the same larch as the exterior and defines the three linked forms, which are all punctuated by windows that offer intimate portraits of rocks and heather, before rolling on to the epic views of Loch Nedd and Quinaig beyond.

RIAS Awards
Scotland shortlist

Altarf, Isle of Skye
Ann Nisbet Studio for private client
Contract value: undisclosed GIA: 30m²

Located in a crofting community on the Isle of Skye, this one-bed micro home prototype was developed as a lightweight, thermally efficient, movable house. It emulates the form and proportions of the rural vernacular – long and narrow with an asymmetrical roof. The mobile home concept arose because the ground couldn't take traditional foundations. Clad in black standing seam zinc and larch, it has three flowing spaces open to the roof apex, divided by a storage wall. Large areas of glazing open to the south and west, offering solar gain and stunning views.



DAVID BARBER (2)



The Prince and Princess of Wales Hospice, Glasgow
Ryder Architecture for The Prince and Princess of Wales Hospice
Contract value: £21m
GIA: 5,840m² Cost per m²: £3,596

This is the first UK hospice to follow the innovative Scandinavian Sengetun model. It challenges conventional ward planning, putting patients and families first, to provide private, dignified and compassionate care. Linked internal and external environments engender calmness and ease. The design is mindful of patients with confusion, sensory impairments or dementia; its open communal areas create a sense of place and identity. Travel times are minimised for both patients and carers. Natural blue slate reinforces the protective nature of the building envelope, while internal timber linings give warmth. Glazing provides a surfeit of natural light, helping create an environment imbued with benign dignity.

sportscotland National Sports Training Centre, Inverclyde
Reiach and Hall Architects for sportscotland
Contract value: £11m GIA: 6,700m² Cost per m²: £1,600

Modern, sustainable and flexible, this residential, learning, conference and office facility supports the client's high-level sports/para-sports training aspirations. Used by local clubs and sports organisations, it's the UK's first fully inclusive residential sport facility. Set on a woodland hillside overlooking the town of Largs, the centre has stunning views of the Firth of Clyde and the mountains of Arran. A primary design move was to place the new facilities in front of the existing ones, forming a new facade. The idea of a ribbon weaving its way through the trees became a motif that helped integrate the new spaces into the site, while providing a new image for the centre. Athletic performance is directly affected by exposure to light – it increases serotonin and enhances energy levels – so the large bedroom windows are augmented by the gentle soft light coming through the ribbon of translucent polycarbonate that binds the whole project together.

REIACH AND HALL



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South

20

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£189.3m
Total cost of projects

43,873m²
Total GIA

£4,380
Cost per m² of
average project

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Bierton Crematorium, Bierton, Aylesbury
Haverstock for Chiltern District Council on behalf of Chilterns Crematorium Joint Committee
Contract value: £5.05m GIA: 512m² Cost per m²: £2,800

The brief – the second such commission for Haverstock after its Chilterns Crematorium – was to provide a large chapel for services of remembrance with internal and external waiting areas and ancillary spaces in which arriving mourners can comfortably congregate in advance of their service. This was typically designed in such a way as to ensure arriving and departing mourners don't meet.

But there was also a need for the functional spaces for cremator and administration facilities. The catafalque (resting place for the coffin) acts as the interface between the ritual and these more utilitarian aspects.

At Bierton Crematorium the architectural language takes account of and expresses both functions: waiting areas, porte cochere and administration facilities are unified by a single low roof element with clerestory windows for requisite privacy; the chapel and crematory, meanwhile, are identified by a more lofty double-height volume covered in vertical timber rainscreen cladding and a dual-pitched sedum roof.

The form of the porte cochere is used as part of the site design concept, being seen on approach from the car park. This strategy, allied with careful control of occupant movement internally, serves a dual purpose; helping to orient visitors to the site and maximise privacy and seclusion for mourners once they are there. Formal planting near the facility – a private garden and arboretum area – is counterpointed by more open and natural landscaping to the south, with its 'remembrance walk'.



TOMPENGLILEY (2)



Solent Sports Complex, Southampton
ArchitecturePLB for Solent University
Contract value: £28m
GIA: 6,599m²
Cost per m²: £4,243

Part of the main university frontage overlooking the city's central parks, ArchitecturePLB's Sports Department building for the university was designed to be 'high impact.' The complex is a key part of the university's wellbeing offering and is open to staff, students and the local community, and includes a variety of spaces to suit all abilities from elite athletes to casual users. It is also fully accessible. The complex is made up of two steel frame volumes. A low black-brick element contains two inward-looking high-performance sports halls. In contrast, the tower, with its perforated aluminium facade fronting gyms and teaching spaces, acts as the centre's 'window', with views to the park and city beyond.



CRAIG AUCKLAND



JIM STEPHENSON (2)

Wendover Woods Visitor Centre, Aylesbury
Re-Format for Forestry England
Contract value: undisclosed
GIA: 394m²

This visitor facility, with lovely views over the Chiltern Hills, is a focus for the popular woodland trails and activities on offer here. The single-storey facility evolved from the concept of a lightweight canopy supported by a 'forest of columns', with spaces beneath occupied by internal and external seating areas and visitor information points. Separate solid elements slide under the canopy to house 'servant' spaces, such as kitchen and WCs. All this had to be achieved while minimising tree removal. The British larch clad café is a comfortable and welcoming environment that takes advantage of the natural light and lovely setting. Underfloor heating from air source heat pumps reflects the client's commitment to the sustainability principles of being good for people, good for nature and good for the green economy.

Oakmoor School, Whitehill & Borden
HCC Property Services for HCC Children's Services
Contract value: undisclosed
GIA: 7,800m²

Oakmoor School is a 900 place secondary school, replacing the old Mill Chase Academy and located in a more central part of the town to enhance its regeneration. Responding to the mature woodland context and generally flat site, the school has been set back and designed as a rational, collegiate campus with four separate buildings ordered to create a central courtyard that is intended to act as a social and teaching hub for the school community. The Hampshire red brick is part of a modest palette of robust and maintenance friendly materials including aluminium curtain walling with extensive clear and translucent glazing – used to maximise transparency into the buildings and admit high levels of daylight while offering wide views out to the surrounding landscape.



ANDY MATTHEWS

JONKIM BORÉN



Samarkand, Great Missenden
Napier Clarke Architects for private client
Contract value: undisclosed GIA: 272m²

The brief was to create a contextual, contemporary family four-bed home in the Chiltern Area of Outstanding Natural Beauty, that would help to prolong the design life of the existing 1970s house. The footprint of the house was to stay the same but floor area was gained by using the garage, and reconfiguring and thus optimising the internal space. The new extension creates more clarity of form, with the entrance relocated between the brick and gable buildings, involving a glass link. A section of roof between the gable and existing brick house was removed, creating two distinct forms; one in the original reclaimed London brick and the new clad in charred timber.

TIM CROCKER



KH House, west Berkshire
Delvendahl Martin Architects for private client
Contract value: undisclosed GIA: 135m²

This residential project extends a grade II listed farmhouse in an Area of Outstanding Natural Beauty. The brief was to create a living and dining space from which to enjoy views of the river and landscape. Referencing local agricultural building vernacular, an asymmetrically vaulted roof maximises views while reducing the building's visual impact on the northern approach. The flint north wall is counterpointed by large sliding glass doors to the exterior deck over the pond. Tapered, precast concrete profiles support the roof and, with the overhang, provide passive solar shading. Special attention went into the detailing of the copper roof, which tapers at both ends to reduce the edge profile. Projecting copper gargoyles divert rainwater.



JAMES MORRIS

The Narula House, Wargrave
John Pardey Architects for private client
Contract value: undisclosed GIA: 334m²

This sweet-chestnut clad house sits on stilts above a potential flood depth of 1.2m, floating across the site as a strong, single, linear form. Open tread stairs rise to a sheltering canopy on the entrance deck, while inside, the lobby opens onto a raised outdoor court, an ordering principle for the house. To one side lies a large open-plan living space with unbroken river views and a full length balcony. An oversailing roof covers this, bedrooms and ancillary rooms. To the other side a generous circulation space connects with services and three en-suite bedrooms. A brick chimney anchors the house to the site and three brick fins provide service drops. As well as an MVHR system, there is a ground source heat pump in the adjoining garage, powered by PV roof panels.



JAMES MORRIS

The Montague House, Hayling Island
John Pardey Architects for private client
Contract value: undisclosed GIA: 265m²

Raised in response to flood risk and alongside a slipway, this two-storey house presents a narrow frontage to the road, with a single-storey element set further back. At first floor there is an open plan kitchen-dining-living space wrapped by large glazed sliding doors giving panoramic views across the harbour and opening onto an external deck. The ground floor has three en-suite bedrooms, a family room and workspace; large glazed sliding doors to the pool give views across the harbour. The design — loadbearing masonry with steel and timber framing, uses robust natural materials that will weather well in the coastal location. Dark, Danish format brick contrasts with vertical timber cladding and anodised window frames. Internal joinery is all oak veneer.



JIM STEPHENSON

Push-Pull House, Amersham
Cullinan Studio for private client
Contract value: undisclosed GIA: 503m²

Push-Pull House is a playfully creative CLT home for a busy and extended family, who were committed to reducing waste through building a sustainable timber home on the site. In an 'established residential area of special character', this two-storey MMC house, with its 'split' play on the pitched roof, nonetheless responds to the local Arts & Crafts aesthetic in its 'pushed-in-pulled-out' volumes, use of roof spaces, articulated structure and crafted details. The bespoke result, tailored to the family, gives a spacious, day-lit, cosy home connected to the mature garden and surrounded by the warmth of its exposed timber structure.



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Library and Study Centre, Oxford
Wright & Wright Architects for St John’s College Oxford
Contract value: undisclosed
GIA: 1,780m²

The new Library and Study Centre is a pioneering sustainable design targeting net zero carbon in the challenging grade I listed Baroque setting of St John’s College Canterbury Quad. It meets student need with a variety of social and study spaces that are naturally lit and ventilated, well-connected to the outdoors and ergonomically designed. The project addresses two challenges; creating a highly insulated new, sustainable academic facility alongside a radical reimagining, restoration and retrofit of a complex set of listed buildings that have all been made fully accessible. The highest standards of detailing and craftsmanship were sought to achieve both.



GHT – God’s House Tower, Southampton
Purcell for A Space Arts
Contract value: £1.34m
GIA: 540m² Cost per m²: £2,481

The 13th century GHT was built as a fortress and served as gaol, mortuary and museum, before closing in 2011 to be revitalised as a cultural venue. The brief required accessible spaces suitable for display of contemporary art and historic artefacts – and capability for ‘VR tours’, events and functions to help generate income. And where the historic building itself was an ‘artefact’, this needed to be explained and interpreted. The design team adopted an entirely contemporary design style, differentiating clearly between fastidiously-conserved old and the new. Fire protection and services needed to invisibly integrate with the historic fabric, while the mid-20th century interventions were reconfigured and upgraded to create ‘sparkling’ new gallery and public spaces.



The Dorothy Wadham Building, Oxford
Allies and Morrison for Wadham College, University of Oxford
Contract value: undisclosed **GIA: 5,432m²**

Sited on the arterial Iffley Road, but on the edge of a residential conservation area, the brief called for high quality accommodation for 135 second year Wadham students; the design intent being to convey a strong collegiate feel. To this end, the new building was laid out in a traditional quad form. The new buildings are scaled according to the hierarchy of the streets they front, stepping down from 3.5 storeys onto the main road to 2.5 storeys on the side streets. The buildings framing the quad are distinct, with gaps which allow passersby to see into the courtyard while preserving privacy for students within. A gabled roofscape, regular windows and the use of light brick tones respond to the locality’s residential nature while still embodying a contemporary spirit.

Wolfson Building, John Radcliffe Hospital, Oxford
Francis-Jones Morehen Thorp for University of Oxford
Contract value: undisclosed
GIA: 1,913m²

The brief for this BREEAM Excellent building called for a new neuroscience research facility on the hospital site to house 180 staff within a contemporary and timeless environment. It provides clinical research stations, imaging analysis rooms, seminar, research assessment rooms and wet and dry labs – all naturally lit and ventilated. Careful study of building form, massing and materiality during the planning process was needed due to it being in a conservation area, and neighbouring residential area sensitivities. The terracotta, timber and glazed facade creates an architectural pattern mediated by full height slot windows that allow daylight in and views out. Glazing articulation expresses the variety of internal spaces, allowing a flexible module for cellular office and open plan workstations, creating a modern academic facility for researchers to meet, train and share ideas.



NICK HUFTON

Promega UK Headquarters, Southampton
ArchitecturePLB with Perkins+Will for Promega UK
Contract value: undisclosed
GIA: 1,577m²

The design of this corporate HQ, developed in close consultation with the US parent client, is adapted for a UK context. It is split into two wings enclosing a landscaped courtyard and joined by a glazed entrance; the single-storey wing contains logistics and a laboratory and is wrapped in a stone wall and topped with green roof. The two-storey wing has offices, training facilities and social spaces and a sculptural roof. The building is a hybrid structure of concrete, steel and timber with an innovative zinc sculpted roof form. Connection to the natural landscape was key, with ground floor spaces spilling out into the gardens. The building’s first floor looks onto the logistics wing’s wildflower green roof, with a terrace and stairs linking the open plan offices to the mature landscape beyond. Sustainability was a key driver for the project. High-performance glazing with solar shading on the upper floor provides a generous daylight office space, which is naturally ventilated in summer. At other times, MVHR tempers the environment, benefiting from passive solar gains. The building is designed with flexibility in mind to be adaptable to the changing needs of a modern business.



CRAIG AUCKLAND

MK Gallery, Milton Keynes
6a architects for MK Gallery
Contract value: £7m **GIA: 2,062m²** **Cost per m²: £3,395**

The old 1999 MK Gallery has been revitalised and expanded into a whole new, shiny, public living room for the city. Its circular window at the centre of its stainless-steel-gridded facade reflects the city’s defining landscape and grid. It promulgates itself as a place for everyone, recognisable to all, from taxi drivers to schoolchildren. Gallery space has been doubled, and a new auditorium, education rooms and café allow for an ambitious programme. All the spaces, some inspired by 1970s ‘Habitat’ store colours, are environmentally attenuated to allow for the display of sensitive works as well as to ensure a sustainable building that will remain financially viable and future-fit.

JOHANDEHLIN



Winchester Cathedral south transept exhibition spaces, Winchester
Nick Cox Architects with Metaphor for Winchester Cathedral
Contract value: undisclosed **GIA: 580m²**

The cathedral’s south transept previously housed vestries, offices, WCs and an outdated exhibition at Triforium level, with unsympathetic interventions at ground. Above, the beautiful Morley Library and its 12th century Winchester Bible were only accessible via the staircases. There has been conservation work, alterations to historic fabric and the insertion of new elements; most notably a passenger lift rising through the 11th century groin vault of the tribune. But there was also a new mezzanine floor and staircase, new balustrades and gates and the new exhibition. In conceiving the scheme, the design team looked to the cathedral fabric for inspiration; not just the ambience of the architecture but its material palette of glass, metalwork and wood. Screens are a recurring theme too and so the lift is clad with glass with a bronze mesh interlayer creating an illusion of lightness and views in and out. Metal balustrades and gates act as another screen, and beyond that chains hung in the arcades add yet another layer; not only shielding the exhibition from the body of the cathedral but reducing internal light levels to protect its delicate artefacts.

PETER COOK

University of Southampton Centenary Building, Southampton

Feilden Clegg Bradley Studios for University of Southampton

Contract value: £35m
GIA: 6,400m² Cost per m²: £5,469

These modern, shared learning and teaching facilities for the university's Highfield Campus contain a 250-person lecture theatre, Harvard-style lecture theatre, nine seminar rooms, independent study spaces, computer room, MBA suite and a café. Part of the brief was for the student hub to increase campus permeability and connect into and regenerate its public realm. As a result, it acts as a focus to a sequence of terraces growing from the lower landscaped gardens to the upper ground. The column-free nine and four storey wings of the BREEAM Excellent concrete frame building were built for durability and employ simple environmental systems. Reflective ceramic cladding and large-format fluted tiles give the building a modern yet timeless feel.



Bicester Eco Business Centre, Bicester

Architype for Cherwell District Council

Contract value: £4m GIA: 1,147m² Cost per m²: £3,487

Timber-finned cornerstone of the last surviving Eco-Town project, the client brief asked for a zero carbon, fully-inclusive incubator for 125 local freelancers, entrepreneurs and flexible workers. The architect exceeded that, attaining Passivhaus Plus certification and BREEAM Outstanding. The brief also required a dramatic, industrial aesthetic that responded to neighbouring residential area. This was done in part by the undulating timber fins that offer solar shading to spaces set around a central core. The building sits on EPS-wrapped raft foundations, insulated with WarmCell's recycled newspaper. Internally it features triple-glazing, Heraklith wood-wool natural ceilings, nettle-wrapped fabric boards for acoustics and extensive natural timber. A grid of huge, self-opening windows give an airy, almost ecclesiastic modernism to the building and function as a part of the MVHR system. The first UK building of its kind to be awarded Passivhaus Plus status, the Bicester Eco Business Centre is a living, working example of non-residential design that performs to the highest energy standards and delivers true, lasting sustainability on a budget.

JACK HOBHOUSE



The Clore Music Studios, Oxford

John McAslan + Partners for New College, Oxford University

Contract value: £3m
GIA: 508m²
Cost per m²: £5,906

Sitting on a constrained 7.5m-wide site in the Oxford Central Conservation Area, the stone-clad Clore Music Studios is undeniably contemporary but also sympathetic to its historic context. Large areas of glazing at ground allow views from the street through to the 17th century ramparts at the rear, built to defend the city during the Civil War. The building's practice and performance areas are arranged as a three-storey acoustic box, linked to the existing Saville House with a glazed entrance and circulation space. The scheme uses a high-quality palette of materials, including Portland Stone cladding, bronze anodized aluminium window framing and ceiling rafts, oak acoustic wall linings and oak board flooring.

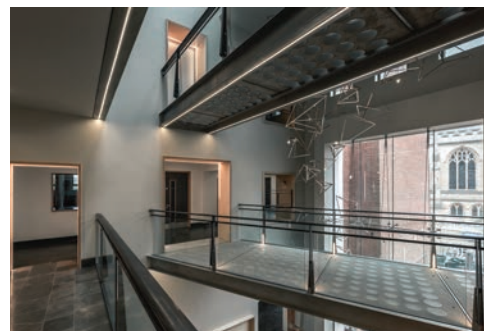


Queen's Schools, Eton

CSK Architects for Eton College Schools

Contract value: undisclosed GIA: 5,120m²

The challenge was to extend and refurbish three 20th century buildings housing the biology, chemistry and physics departments – collectively known as Queen's Schools – to create a state of the art, fully accessible science faculty. Alongside remodelling to make new teaching spaces and a rooftop pavilion, a 'critical space' was inserted into the original buildings to unify the faculty. A triple-height foyer now splices together the three horizontally planned departments with concrete and glass bridges, vitrines and natural history exhibits, a hanging sculpture and views into teaching rooms.



RICKY JONES

GIRA

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Smart Life.

On.

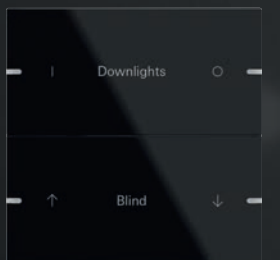
Is there a world, in which curiosity is the force that drives every change? And in which a heartbeat is used to synchronise a network? In which pure intuition replaces rationality and "nothing" or "central off" can offer more excitement than "all at once"?

A world that is more than On or Off. One that is also cold and warm, loud and quiet. And in which life becomes a smart experience between On and

Off.

An operating element for a Smart Home – or pure intuition: the Gira pushbutton sensor 4.

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South East



19

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£133.1m
Total cost of projects

43,963m²
Total GIA

£3,004
Cost per m² of
average project

SEE RIBAJ.COM FOR MORE IMAGES

Walmer Castle and Gardens Learning Centre, Kent
Adam Richards Architects for English Heritage and the Heritage Lottery Fund

Contract value: £935,000 GIA: 200m² Cost per m²: £4,675

This new build 70m² Learning Centre, in brick and zinc, and a new café in a repurposed timber-framed glasshouse, together provide a place of shelter, education and interpretation from which visitors can explore the entire grounds of Walmer Castle, originally a Tudor artillery fortress. Beyond the buildings the practice has reorganised the gardeners' compound. Into this landscape it has set a galvanised steel stair clad in air-dried oak, leading down into the secluded contemplative retreat of the Glen, which was previously inaccessible.



Moor's Nook, Woking
Coffey Architects for PegasusLife

Contract value: £8m
GIA: 3,400m² Cost per m²: £2,353

A once-derelict industrial laundry facility has become 34 light one- and two-bedroom flats for later life over a horseshoe-shaped plan. It includes two communal courtyards — one for the town and one for residents — and a refined brick colonnade that guides users into the building with a gentle transition from public to private space. Spacious and accessible dual aspect homes cater to varying mobilities; features such as social entries, built-in public seating, a communal kitchen/ lounge and a shared residents' courtyard help combat loneliness. Drawing on industrial and arts and crafts the building is broken into segments with individual pitched roofs like single-family homes.

TIMOTHY SOAR



St John's School Sports Centre, Leatherhead

FaulknerBrowns Architects for St John's School

Contract value: £6.1m

GIA: 1,736m²

Cost per m²: £3,508

A dated and failing swimming pool building and temporary classrooms have been replaced with a two storey extension accommodating a new swimming pool, multi-purpose studio and fitness suite. By wrapping the new build elements around two sides of the school's existing sports hall, the two outward-facing public elevations give the perception of a completely new facility. This move made it possible to retain the existing sports hall building—with minimal refurbishment in a future phase—as well as providing the opportunity for further expansion.

DIANE AUCLAND



Bumpers Oast, Kent

Acme space for private client

Contract value: undisclosed GIA: 228m²

ACME has reimagined the vernacular oast house for hop drying to create a new home for a young family. On the ground floor, kitchen and sitting room come off a triple-height atrium that links all the spaces, while spare bedroom, study, bathroom and utility room are concealed behind curved walls. On the first floor, a double height living room is framed by the arched geometry of the intersection of two cones. Bedrooms in each of the three remaining roundels each have their own en-suite, dressing and play space with small internal stairs leading to a gallery level. Here sleeping platforms are nestled in the double height void of the cone, which opens to the sky with a small oculus.

The scheme, based in the Kent Downs Area of Outstanding Natural Beauty, was approved at committee stage after extensive engagement with the local community. The plot was determined to be a brownfield site and the proposal considered an improvement on the stables and menage — which the office had maintained did not qualify as an existing structure. They felt the application would improve an untidy site. Thorough liaison with the fabricator resulted in vertical walls of the structure being clad in prefabricated panels, while the roof was stick-assembled on site and supported off a steel ring-beam. The process of construction was an exchange between contractors and architect, working within the palette of their traditional craft, pushed to manifest a design which is a contemporary interpretation of the traditional oast.



JIM STEPHENSON (2)

FRIEDRICH LUDEWIG

Hove House
Turner.Works (formerly Carl Turner Architects) for Baobab
Contract value: undisclosed GIA: 430m²

Hove House started as a development opportunity, but rapidly became a personal project for Paul Templeton (director of developer Baobab) and his family. It is a deceptively large house on a backland plot built around a swimming pool that the previous owner had hived off. The new house is a series of simple brick forms with locally sourced sweet chestnut cladding. It is largely single storey, with mono-pitch wildflower-planted roofs, spiralling around the revamped pool. In situ stairs, concrete flooring and white painted steel trusses continue the simple industrial approach to materials internally. Sweet chestnut linings mimic the exterior and form a continuous backdrop to key spaces.



FRENCH +TYE

The Activity Centre, St George's College, Weybridge
Scott Brownrigg for St George's Weybridge
Contract value: undisclosed GIA: 4,015m²

This three-storey school activity centre uses the natural topography (an 8m level change) to blend with the landscape of the green belt. The form also links the previously under-used higher-level athletics track to the school. Key to achieving this was a processional staircase at the heart of the building. It provides a visual connection between all the spaces and is a fundamental driver for the building's design. A glulam roof structure and CLT deck span the activity spaces and push the limits of structural timber to create a wave-like form.



DANIEL HUNDVEN-CLEMENTS



DAVID BARBOUR

Guille-Allès Children's Library, St Peter Port
CCD Architects for Trustees, Guille Allès Library
Contract value: £120,000
GIA: 100m² Cost per m²: £1,200

The brief for this revived children's library interior was to create exciting, fantastical, accessible and inclusive spaces to nurture all reading abilities. The architect conceived, pitched, fundraised and administered it. Both rooms were stripped back to expose the features, making the most of high ceilings and windows; CNC-cut plywood staircases and raised walkways, designed at child's scale, lead to hidden passages and 'nooks' within shelves. A tree of knowledge canopy in the second room was built by local prison inmates. Over £150,000 was raised through community fundraising, all design and construction was pro bono or not-for-profit.



DENNIS GILBERT

The King's School, Canterbury International College, Canterbury
Walters & Cohen Architects for The King's School
Contract value: undisclosed
GIA: 3,539m²

This protective courtyard building of classrooms and bedrooms, for a new venture preparing international students for GCSEs, is part of a larger school masterplan. This allowed some of the facilities to be included in the main school's reworked Malthouse next door. The weathering steel cladding the upper two levels works with the historic brick alongside; structurally it is a concrete platform up to first floor level and cross laminated timber for the upper two floors.



NICK CAVILLE

Barton Science Centre, Tonbridge School
BDP for Tonbridge School
Contract value: undisclosed GIA: 3,555m²

BDP's impactful intervention to a 1894 building to create a new science centre involved demolishing a fifth of its floor area to make way for a shared atrium that provides a new focal point. The practice had to work to prove that reuse was the most cost effective and pragmatic approach and could deliver what the department wanted. A range of easily reconfigurable spaces, of varying scales, means the building supports the continued practice of traditional teaching while promoting new ways of working. As the school stayed open during the works, a steel frame was used for speed and ease of assembly. The project was delivered £2m below budget.



PHILIP VILE

Kennedy Building, University of Kent, Canterbury
Bond Bryan for University of Kent
Contract value: £7.5m
GIA: 3,847m²
Cost per m²: £1,950

This L-shaped teaching and research building was designed around an atrium as a flexible space for the university's business hub. Maximising value for money and reducing embodied energy were at the heart of the project. The dark brick facade is given rhythm by the punched windows with bright metal cladding highlights, all set against an ancient woodland. An innovative hybrid lightweight structural steel frame and CLT floors allows for large spans while significantly reducing embodied carbon. It also enabled a quick and cost-effective construction period – watertight within six months of starting on site, with minimal wet trades. Other modular elements included the brick slips.



PHILIP GRAYSTON

The Malthouse, The King's School, Canterbury
Tim Ronalds Architects for The King's School, Canterbury
Contract value: £10.7m
GIA: 4,425m²
Cost per m²: £2,418

The school acquired the 1869 Malthouse to create a performing arts centre for school and city in this atmospheric 'found space' in line with its tradition in drama. The building includes theatre, orchestra pit, workshops and studios, exhibition rooms and supporting hospitality and backstage spaces. The strategy was to make only essential alterations to preserve the inherent dramatic character. The theatre space was formed by threading five steel portal frames through the existing building structure and hanging the third floor structure from the new frames. Internally, original features were preserved. New materials are in keeping with the existing industrial character of the building.

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RIBA Regional Awards South East shortlist

Lady Bee Enterprise Centre, Sussex
ECE Architecture for Shoreham Port
Contract value: £2.5m GIA: 1,313m² Cost per m²: £1,904

A reclaimed parcel of land redeveloped as a flagship project provides 14 small business units for rent to local companies. The diamond-laps of the cladding echo fish scales, while limited fenestration recalls fish eyes. The wave-like profile of the sawtooth roof anchors the centre in its the industrial setting, while providing north light and stack effect ventilation to the internal spaces as well as south-facing roofs for PV panels. Sliding timber batten doors with supergraphics help activate the water-facing elevation.



RICHARD CHIVERS



SARAH HOGAN

Weybridge House, Surrey
Wilkinson King Architects for private client
Contract value: undisclosed GIA: 350m²

After planning an extra storey on an existing house the original was found to be poor quality so this 5-bed home is new build on the existing footprint, with a guest room on the ground floor and a work and photography studio for the owners who both work from home. The plot runs south to north. The kitchen, dining and living space overlooks the garden with easy access for the three small children to play. However, as the garden is to the north with the street and entrance to the south, a large 6m wide vista between the front and rear was created at ground level to allow views and sunlight from the south to infuse the whole plan.

Linden Farm Autism Supported Living, Alfold
Haverstock for Surrey County Council
Contract value: £5.1m
GIA: 963m² Cost per m²: £5,296

This supported living development of shared and individual cottages for 10 young adults with autism and high support needs, is designed to provide an exemplar home environment, while enabling the assistance of supported living care. It is a calm and safe yet homely place for the tenants who have complex sensory needs, anchored into its semi-rural setting. Exposed CLT walls, large windows, high ceilings and a restrained palette all contribute to a quality of light and feeling of space and reduce the visual 'noise'.



SIMON KENNEDY

Curious Brewery, Ashford
Guy Hollaway Architects for Chapel Down
Contract value: undisclosed GIA: 1,737m²

Designed for a rapidly growing UK wine company, Curious Brewery quadruples the brand's output while creating a new visitor attraction with guided tours, tastings, a shop, 100-seat restaurant and bar. Set in the heart of the town near Ashford International Station, a supershed houses a complex technical fit out and a 15m HGV turntable for efficient flow of trucks. Inside, the theatrical aspects of brewing are celebrated, a 10m by 6m high glazed elevation displaying the process. The 'curious' black facade matches the brand while grain and yeast silos hint at the activity within.



ASHLEY GENDK



HELENE BINET

RIBA Regional Awards South East shortlist

The Fitted Rigging House, Chatham, Kent

**Baynes and Mitchell Architects for
Chatham Historic Dockyard Trust**

Contract value: £8.2m

GIA: 6,000m² Cost per m²: £1,367

The Fitted Rigging House is one of a series of listed Georgian naval dockyard buildings and its upper floors were largely unusable. The project included the decontamination and repair of the entire building, and the sympathetic creation of quality lettable studio spaces on the upper floors. Identifying and carefully inserting the necessary infrastructure for the building involved the creation of three new circulation cores (each with their own distinct tectonic expression) alongside the upgrade of the thermal envelope, acoustic separation between floors, and the careful threading through of modern services accommodating a natural ventilation strategy.



ANDY MATTHEWS

House for Theo and Oskar, Surrey

Tigg + Coll Architects for private client

Contract value: undisclosed GIA: 240m²

A barrier-free remodelled home for a family and its two young boys, Theo and Oskar, who suffer from Duchenne Muscular Dystrophy and diminishing mobility. The key was to create spacious rooms for the boys with expansive views of the garden, so large-scale glazing was designed to open fully by sliding inside the walls. The timber diagrid cantilevered roof is a playful insertion; as it sails over the external walls it forms a protected play space and veranda.



PETER COOK

Sumner House, Sevenoaks

ADP for private client

Contract value: undisclosed

GIA: 460m²

An arts and crafts inspired home replacing a 1960s bungalow in a conservation area, this house manages to pack in four floors while appearing much more modest to the street. Solid brick and a steep slate roof define the asymmetric north facing facade with its expressive chimneys, while the house opens up to private spaces to the south. The central hall, based on the local historic precedent of Wealden House, helps ensure acoustic privacy. Incorporated in the environmental approach were ground-sourced heating and cooling, MVHR, natural ventilation chimneys, controlled natural light, photovoltaics and rainwater harvesting.

School of Science and Sport, Brighton College

Office for Metropolitan Architecture for Brighton College

Contract value: £36.7m GIA: 7,425m² Cost per m²: £4,943

OMA combined the programmes of sports centre and science department from the brief, merging them into one linear volume at the edge of a playing field. Primary sporting spaces are on level with the field, and the sports hall opens directly onto it. The science department, which include classrooms, laboratories and a greenhouse, spans the sporting spaces like a skeletal bridge. Level shifts, grand staircases and glass visually connect the activities taking place in both departments and trigger unexpected exchanges between disciplines.



KILIAN O'SULLIVAN



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South West



13

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£90.6m
Total cost of projects

33,451m²
Total GIA

£4,542
Cost per m² of
average project

SEE RIBAJ.COM FOR MORE IMAGES

Kresen Kernow, Redruth
Purcell for Cornwall Council
Contract value: £16.5m GIA: 4,840m² Cost per m²: £3,409

When looking for a new home for its internationally important archives Cornwall Council saw it as an opportunity to regenerate a depressed former mining area and expose the archive to wider audiences, creating a new regional visitor heritage asset.

New archives, a learning centre, galleries and café telling the 'Story of Cornwall' (Kresen Kernow) are now housed on a once derelict industrial complex, the former Redruth Brewery. The site was riddled with uncharted old mine workings, watercourses and man-made adits, severely blighting the town centre.

The 19th century brewery buildings provide the public facilities. Double height spaces have been retained as the main reception and orientation areas with the other accommodation in galleries around them. The resulting central space has a roof profile that follows the original and is lit by large rooflights. Huge granite floor slabs had their top surface 'planed' and were relaid in the public areas. Along with the exposed rubble external walls they help retain the site's industrial character. A new extension houses the main archive in a crafted box of vertically ribbed concrete. This is linked to the retained original buildings by the conservation labs and workspaces housed in a simple two storey structure echoing the gabled forms it replaces. The chimney acts as a visual 'fulcrum' between old and new, rising up through the archivist work areas.

Public realm interventions such as opening up the water courses, paving, street furniture, soft landscaping and an enigmatic new sculpture by 'Littlewhitehead' have created a new sense of place around Kresen Kernow.



Corten Courtyard House
Barefoot Architects for private client
Contract value: £248,000
GIA: 82m²
Cost per m²: £3,013

Clad in weathering steel on a triangular end of terrace plot, this courtyard house was designed for a client whose daughter lives next door. The brief was to develop a new two-bedroom home that could be inhabited on the ground floor only by the client for the purposes of accessibility, with an intimate central courtyard and a separate first floor space for guests. There is also a roof terrace that overlooks an adjacent park. The lightweight, well insulated air-tight timber frame was inserted within the retained historic brick wall forming the courtyard. The new structure sits atop a flood resilient raised floor slab.



ANTHONY COLEMAN

Bath Schools of Art and Design, Bath
Grimshaw for Bath Spa University
Contract value: £23m
GIA: 8,500m² Cost per m²: £2,706

This is a repurposing of the Farrell/Grimshaw grade II listed Herman Miller Factory, completed in 1976. It brings together Bath Spa University's Schools of Art and Design as a single creative community. The building offers environments for creativity and inspiration, specialist and bespoke technical workshops, areas for quiet contemplation and communal open areas to engage with others. Flexible spaces allow reconfiguration, and a restored modular facade system meets changing internal requirements. New double glazing and additional insulation has dramatically improved thermal performance.

PAUL RAFFERTY



Devon Passivhaus
McLean Quinlan for private client
Contract value: undisclosed GIA: 388m²

A contemporary Passivhaus dwelling has been inserted into a historic walled garden that had fallen into disrepair. As the site lay outside development boundaries, planning was won under Paragraph 55 (now 79), the Country House Clause, with a design inspired by the surroundings. An elegant brick front complements the old garden wall and a discreet front door references the gate in that wall. Further along, an oriel window breaks through, hinting at what is behind. Spaces are arranged around a central winter garden so the building functions both as a home and a gallery for the clients' art collection. The house includes air source heating, MHVR, solar power, battery storage, insulation and triple-glazing, to provide over 100% of required energy.

JIM STEPHENSON



PETER COOK



St George's Bristol, Bristol
Patel Taylor for St George's Bristol
Contract value: undisclosed GIA: 581m²

A landmark Robert Smirke church turned concert hall now has an extension housing a café, learning, rehearsal, event and backstage spaces. The addition is conceived as part of the landscape of stepped terraces of the original churchyard. A glazed link between old and new is open to the sky while lower levels are heavy, crypt-like spaces, connected through the existing axes of the former church. Insitu concrete walls, columns and soffits root the building to the ground.



Malmesbury House, Malmesbury
Prewett Bizley Architects for private client
Contract value: undisclosed GIA: 260m²

Successive ad hoc alterations to this 1670s house had given rise to a number of quirks and eccentricities that ranged from charming to plain awkward. The back of the building has been replanned to make a light-filled kitchen and dining area. The roof form pitches up to the garden, inviting it inside. An enfilade of rooms from the street to the garden reconnects the family space to the main house. The original fabric has been repaired, re-establishing both architectural and moisture balance, while extra layers of glazing and insulation make it more energy efficient.

Windward House, Lydney
Alison Brooks Architects for private client
Contract value: £1.95m
GIA: 623m²
Cost per m²: £3,130

The Georgian Windward House and its new West Wing has been conceived as a meandering journey. The West Wing's form is subtly modelled to echo the undulations of the adjacent meadows, with green roofs planted with native wildflowers. Partially embedded in the hillside, it interlocks with the old farmhouse to create sheltered courtyards between high stone walls. This and the Pool House use locally sourced or reclaimed stone. Windward House has been conceived as a sequence of galleries: rooflights sculpt and funnel light from above, and windows frame the landscape as works of art, with pieces from the owner's collection as foreground.



The Story of Gardening, near Bruton
Stonewood Design with Mark Thomas Architects plus Henry Fagan Engineering (Treetop Walk Way) for Emily Estate UK
Contract value: undisclosed GIA: 1,000m²

This underground museum has a long glazed elevation opening onto woodland and its grassed roof is inhabited by the estate's deer herd. Approached via a tree-top walkway over a wooded dell, the building is glimpsed at canopy level before the bridge splays out into a terrace. Its glazed facade has 5m high sliding doors while the interior is simple insitu concrete, lessening the cooling and heating load. The concrete southern wall of the museum uses local Hadspen stone aggregate, grounding it in its place. The underfloor heating is fed primarily by a ground source heat pump and a MVHR system minimises the energy required for air heating and cooling.



Redhill Barn, near Totnes
TYPE Studio for private client
Contract value: undisclosed
GIA: 199m²

A simple new home within a roofless, ruined stone barn. The hipped roof was reinstated in milled aluminium to 'ghost' the original roof in a light, reflective material; the corrugated profile and gutterless eaves reference agricultural detailing and materials. To preserve the striking elevations, there are no new openings but fenestration is set back and framing minimised to admit maximum light. Principal rooms are in floating sycamore-clad 'boxes' set across two levels below the new roof. The architects moved from London to Devon to manage and co-ordinate the construction work, living on site. They organised the project around a series of subcontractor packages, using their own labour to fill the gaps and undertake crafted elements.

Delicious House, Corsham
Stonewood Design for Stonewood Builders
Contract value: undisclosed GIA: 190m²

Stonewood Design's new home in the heart of a busy high street opens the practice up to the community. The original grade II listed building started life as a malthouse and most recently was a Chinese takeaway. It had been gutted in the 1980s and was in poor condition. A colourful goal post structure was inserted in the middle of the building and a mezzanine introduced between the two former storeys to give three connected floors rather than a separate upstairs and downstairs. The internal fabric is exposed and a metal stair sits in a full height void. The entrance is a communal meeting space and models are displayed in the shop window.



Nansledan, Newquay
ADAM Architecture with Purl Design, Yiangou Architects, Francis Roberts Architects and Alan Leather Associates for Duchy of Cornwall
Contract value: undisclosed GIA: 13,463m²

These 130 homes, some affordable, are the first phase of a 218ha extension to Newquay which will evolve into a 4,000-home community with its own high street, school, public spaces and facilities. It draws on the local vernacular to capture the spirit of Newquay's urban fabric – supported by the Newquay Pattern Book and a building code shaped by public consultation. In the interests of sustainability, identity and assisting the regional economy, local resources and materials have been preferred: granite for kerb stones, cobbles, lintels and steps, and boundary walls sourced from De Lank Quarry on Bodmin Moor. Sustainable materials used include blocks made from recycled aggregate or China Clay waste and the reuse of construction waste.



Tintagel Castle Footbridge, Tintagel
Ney & Partners and William Matthews Associates for English Heritage
Contract value: £3.5m Length: 68m
Cost per m²: £20,000

According to myth King Arthur was conceived at Tintagel Castle, where a new bridge now spans the 65m void between headland and mainland. For centuries visitors had to cross a wooden bridge at the foot of the void and climb onto the island, restricting access and causing congestion. The design is relatively simple – two cantilevers which reach out from each abutment and don't quite meet in the middle. Technically the central gap allows each half of the bridge to expand and contract; poetically it creates a threshold. A series of 15m long rock anchors tie the bridge halves into each cliff face.



Mulberry Park Community Hub, Bath
BDP for Curo
Contract value: £9.1m GIA: 3,150m² Cost per m²: £2,889

The hub provides residents with a 210-place primary school and a 70-place children's nursery along with community amenities including a café, clinic, fitness suite and enterprise space. This co-location of facilities was key to the brief, maximising flexibility over time and creating an inclusive place. Appropriately for this old Ministry of Defence site, the cantilevered forms were inspired by the temporary floating Mulberry harbours used for the Allied invasion of Normandy during the Second World War. Copper alloy cladding highlights the main school hall. It and the third floor enterprise space are cantilevered above the main entrance and public square.

Wales

3

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£4.87m
Total cost of projects

3,855m²
Total GIA

£1,952
Cost per m² of
average project

SEE RIBAJ.COM FOR MORE IMAGES



Tŷ Pawb, Wrexham
Featherstone Young for Wrexham County Borough Council

Contract value: £4m
GIA: 3,540m²
Cost per m²: £1,130

Tŷ Pawb brings together arts venue, community facilities and market in a 1980s market and multi-storey car park. Food and other stalls, canteen eating and activity spaces flow through the ground floor alongside a few discrete spaces such as the galleries and attached shop. Most of Tŷ Pawb is treated as 'baggy space', allowing flexible use with loose divisions of PVC curtains and mesh screens.

There is a sense of indoor spaces and streets emphasised by signposts, billboards and street furniture as well as robust materials. The tight floor to ceiling heights of the car park have been sliced through to give exciting volumes as galleries and gathering spaces.

The building also opens up a route between supermarkets on Wrexham's periphery and its centre with a bold graphic entrance. This gives a flow of people cutting through the space and coming into contact with shops and art, justifying the centre's name Tŷ Pawb (Everybody's House).



House in north Wales
Martin Edwards Architects for private client
Contract value: undisclosed GIA: 75m²

Remodelling and extension of a home overlooking Snowdonia, making it more accessible to the wheelchair user client. The stone walls of an existing outbuilding were largely retained, strengthened and remodelled, below a new roof, to provide a dining room and kitchen. A new addition contains a bedroom and bathroom. It is offset to define a small outdoor space, while remaining concealed from the track which provides the defining view of the cottage. The addition has a highly insulated timber frame and is clad in corrugated sheeting, like agricultural shelters nearby.



Maggie's Cardiff
Dow Jones Architects for Maggie's Cancer Care
Contract value: undisclosed GIA: 240m²

On an awkward triangular corner of a car park Dow Jones has turned inwards to create a series of calm reflective spaces – from the central warmth of the kitchen and kettle to the cwtch (small, comforting space or a cuddle) at the heart of the building, a tall and intimate roof-lit space, inspired by the Welsh vernacular. The building hunkers down with a series of pitched roofs in corrugated weathering steel so that the whole building reads as one abstracted form.



West Midlands



11

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£404m
Total cost of projects

138,945m²
Total GIA

£2,489
Cost per m² of
average project

SEE RIBAJ.COM FOR MORE IMAGES

Moss House, Birmingham
Glenn Howells Architects
for University College Birmingham
Contract value: undisclosed
GIA: 8,500m²

Moss House celebrates the historic Jewellery Quarter and responds to growing student numbers at University College Birmingham. It has three lecture theatres, modern teaching spaces, a gym, diner and flagship sports facility. The exterior pays homage to the industrial character of this conservation area with windows that adhere to the visual hierarchy. Inside, the atrium features a wooden staircase, while other spaces are exposed concrete, metal and glass.



ROB PARRISH



STEVEN HAYWARD

Cheshire Street, Shropshire
form:form architects for private client
Contract value: £91,000
GIA: 44m²
Cost per m²: £2,068

Cheshire Street is an extension to a Victorian house with the usual problems of restricted access and need to maintain natural light to inner rooms. The addition replaces a rear sitting room, single storey kitchen, lean-to garden store and external courtyard with a flexible open plan space zoned to provide a kitchen, dining and day space, larder, shower room and storage. The asymmetry is shaped by the memory of the former kitchen and courtyard. Cor-Ten knits the new elements into the colour palette of older housing.

City South Phase 3, Birmingham
Sheppard Robson for Birmingham City University
Contract value: £37.4m
GIA: 10,437m² Cost per m²: £3,587

City South Phase 3 is a mixed scheme incorporating the faculty of Health, Education and Life Sciences. A new 10,000m² block links via a converted courtyard to the existing Seacole Building, which is partially remodelled. This single academic environment stimulates interdisciplinary collaboration and research, providing labs, general teaching and social learning areas, a lecture theatre and offices. Other facilities include a sports hall, therapy rooms, fitness suites and teacher training accommodation.



JACK HOBHOUSE



NICK GUTTRIDGE (2)

Jaguar Land Rover Advanced Product Creation Centre, Gaydon
Bennetts Associates for Jaguar Land Rover
Contract value: undisclosed
GIA: 58,952m²

The Creation Centre brings together Jaguar Land Rover's design, engineering and purchasing facilities under one roof. As the focus for autonomous, electrified and shared mobility technologies, it has the objective of greatly improving recruitment and staff retention. The three principal business functions are grouped together under an enormous timber canopy incorporating more than 50,000m² of new space for 3,500 staff. It accommodates offices, a 400-seat multipurpose hall, site-wide restaurant, cafés and support facilities. The general workspaces are highly adaptable, with lean steelwork and lightweight concrete planks.



Prof Lord Bhattacharyya Building, Coventry
Cullinan Studio for University of Warwick
Contract value: £80m GIA: 33,330m² Cost per m²: £2,400

This building houses the National Automotive Innovation Centre (NAIC) at the University of Warwick. The largest research and development centre of its kind in Europe, it is home to 1,000 staff working across design, engineering and research, as well as future engineers on degree programmes. The centre is a partnership between WMG at the University of Warwick, Jaguar Land Rover and Tata Motors European Technical Centre. Cullinan Studio's vision was to create a collaborative, crossdisciplinary environment for research and work, fostered through chance encounters. One of the largest timber roofs in the world, the glulam CLT lattice structure unifies the many activities beneath a single umbrella. The collaborative hub at the heart of the building is designed as a terraced hillside of ledges and balconies hosting shared meeting, movement and workplaces at all scales. Office areas are a mix of desk and innovative spaces for creative thinking. Flexible walls help to corral research teams and their portfolios of projects together; surfaces are reconfigurable, writable and projection friendly. The building's walls were assembled using a pioneering system of prefabricated, self-spanning timber and CLT 'megapanel' that could be quickly erected. Externally, a lightweight undulating mesh veil modulates daylight and solar gain, expressing movement and shifting the perception of transparency, light and shade as you walk by, even on an overcast day.

NICK HUFTON (2)



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RIBA Regional Awards West Midlands shortlist

Worcester Royal Porcelain Works, Worcester
KKE Architects for The Bransford Trust
Contract value: £7.1m
GIA: 3,133m²
Cost per m²: £2,273

Royal Porcelain Works is the culmination of six years' effort to reinvigorate the derelict Royal Worcester factory site into seven townhouses, three apartments and an arts and exhibition venue including a café and workspaces. Works included restoration of the grade II listed porcelain display hall and rebuilding the counting house. A foyer constructed with in situ concrete and glulam beams creates a separation between old and new. Pedestrianised public space unites the Museum of Royal Worcester with this historical part of the city.



ADAM HOSKINS

Rugby School Dayhouses, Rugby
TSH Architects for Rugby School
Contract value: £4.4m GIA: 1,490m² Cost per m²: £2,930

These dayhouses provides study rooms for 59 pupils and two 150-seater dining halls for girls' and boys' boarding houses. The central courtyard acts as a shared space for socialising. The bridge between the houses caters for potential fluctuations in pupil numbers by allowing for an increase in one and reduction in the other. The triple gabled frontage responds to the scale and articulation of adjacent Victorian Gothic and Italianate villas, while the polychromatic brickwork connects to William Butterfield's main school chapel and academic buildings.



MARCUS HOLDSWORTH



Number Four, Shrewsbury
Baart Harries Newall for Number Four
Contract value: undisclosed
GIA: 359m²

This project extends the capacity of the Number Four restaurant into a grade II listed building on the street behind, bringing it back into use by creating a bridge over an external fire escape. The roof, mezzanine and external walls are supported by a glulam structure. External walls are clad in black-stained pine and internal walls in plywood. The combination of old and new gives this project its identity and provides a sustainable solution for heritage assets in the town, as well as offering a contemporary architectural experience.



ALAN WILLIAMS

MARK ANSELL



Marstons Hub, Ludlow
K4 Architects for Connexus
Contract value: £2.1m GIA: 1,845m² Cost per m²: £1,138

Marstons Hub is a new facility for vulnerable young adults in Ludlow. The scheme offers supported residential accommodation and pathways into training and apprenticeships. It includes 11 new build homes, 13 refurbished homes, 10,000ft² commercial workspace and a 1,000ft² community café. The design principle was to develop a language that unifies the historic brick fabric with the newer elements of pre-patinated copper shingles reminiscent of the local agricultural vernacular, a black timber base and separating glass section.

CUPTIS MCNALLY

Yorkshire



11

Shortlisted projects



Projects by architects
in the region



Projects by architects
from outside the region

£132.5m
Total cost of projects

53,711m²
Total GIA

£2,129
Cost per m² of
average project

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Manor Ridge Barns near Helmsley
TAS Architects for private client
Contract value: undisclosed
GIA: 716m²

The client was determined to make these tumbledown farm buildings into a contemporary, sustainable family home. Restoration of the stone and brick barns, and the agricultural and historic character of the site as a whole, were at the heart of the project. Offsite manufacturing of the new steel and glass structures and traditional building methods were brought together to achieve a material-rich, contemporary aesthetic which works sympathetically with the historic buildings and pays respect to their agricultural heritage. Sustainability was a key factor in the design and specification of the conversions and new additions.

The Longhouse Heslington
Bramhall Blenkarn Architects for private client
Contract value: £1.2m
GIA: 620 m²
Cost perm²: £1,935

The Longhouse is a new home in a conservation area for a local family. It mixes newbuild with the renovation of two brick barns on a largely unused farmstead, partly within the green belt. The house reflects the agricultural heritage of the site in terms of scale and materials, and visually enhances the setting. Its narrow, long form reflects the building it replaced. All main living areas face south and west. The new house is linked to one of the brick barns which is used as guest accommodation. Two thirds of the south elevation are recessed behind full height oak columns in another reference to a former building here.



Doncaster Enterprise Marketplace, Doncaster
Bond Bryan for Doncaster Council
Contract value: £3.2m
GIA: 2,250m² Cost per m²: £1,422

The market district of central Doncaster has formed the central hub of the local community for centuries. The Wool Market itself was built in 1863 with a wrought/cast iron frame and brick elevations. Along with the Corn Exchange and Market Hall, it defines the open public space of Market Square. Over the years, the now grade II-listed structure had fallen into neglect and had become a focus of anti-social behaviour.

The refurbishment of the Wool Market seeks to regenerate this part of the town centre and attract the local community to use it throughout the day. To do this, the council decided the building should be used for a more modern market, with a rich mixture of food stalls, retail opportunities, event spaces, 'pop-up' stalls and exhibition spaces.

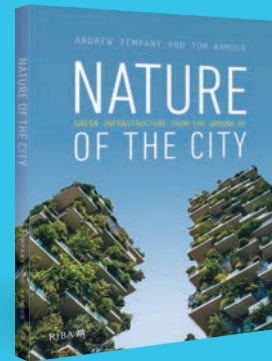
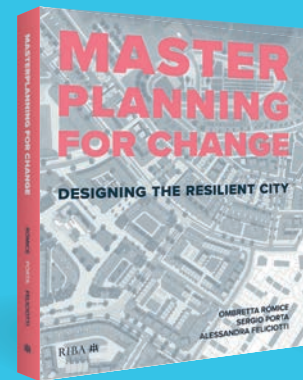
The new stalls are connected with the civic public realm outside — drawing visitors into the central heart of the Wool Market with a horseshoe shape of food stalls, arranged around a central eating space. The focal point of the dining area is an area for local performers to showcase their talents.

The building structure has been stripped back and given a new lease of life, with a new floor slab added into each side of the development to ensure easy access for everyone. A fully glazed wall has been added to two elevations to provide shelter and transparency in the winter months. During warmer periods, key sections of the glazed facade open up to ease the flow between the outside and the internal covered space.



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RIBA Regional Awards Yorkshire shortlist



NICHOLAS WORLEY

The Old School, near York
ArkleBoyce Architects for private client
Contract value: undisclosed GIA: 195m²

This grade II-listed 1852 school-turned-house sits in a quiet rural hamlet, remodelled for the client's young family. The living space is enlarged to create a contemporary extension along the southern boundary with panoramic views of the garden and rural landscape. Unchanged, the listed building is connected to the extension by a lightweight glass link. As the extension is not visible from the street it does not affect the village's character. High levels of thermal mass and air tightness, a biomass boiler and green roof are incorporated.



MIKE DINSDALE

Nexus, Leeds
Associated Architects for the University of Leeds
Contract value: £32m GIA: 10,682m² Cost per m²: £2,996

In order to meet its strategic objective of increasing income from research and establishing itself as UK-leading in innovation and enterprise, the University of Leeds has developed a new dedicated Innovation and Enterprise Centre. Nexus is its business-facing front door. Instead of being a 'university' space it is a neutral professional place. Bold in its design, Nexus does not impose itself on its surroundings and sits harmoniously within the university's wider masterplan. Constructed using an in-situ concrete frame and glulam roof, it respects the topography of the site to deliver a sleek, contemporary design.





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DANIEL HOPKINSON

Barbara Hepworth Building, Huddersfield
AHR for University of Huddersfield
Contract value: £21.6m
GIA: 7,232m² Cost per m²: £2,987

The university wanted a collaborative learning environment for design-focused teaching. Home to the School of Art, Design and Architecture, the building's design unites previously disassociated disciplines by creating interconnected spaces and studios. Endorsed by the Barbara Hepworth Foundation, the university wanted the architecture to reflect the sculptor's abstract design approach. The site's challenging topography with a 5m step change was addressed by the way the design 'folds' its way up the sloping site and forms a central atrium that affords open views, terminating in an 18m cantilever over the adjacent canal.

ribaj.com



ANDREW WALL



PHILIP GRAYSTON

Engineering Heartspace, Sheffield
Bond Bryan for the University of Sheffield
Contract value: undisclosed
GIA: 12,500m²

The Heartspace sits beneath a dramatic undulating glass roof structure. The quadruple-height atrium, inserted between the grade II-listed Mappin Building and the 1885 Central Wing, offers highly-serviced laboratories, offices and a café, as well as providing a collaboration space for students and staff from various engineering departments. A new entrance opens on to a pedestrian route linking a range of campus facilities. Designed according to sustainable design principles including natural ventilation systems, the building provides a great advance in research laboratories, social environments and flexible collaboration space.

The RIBA Journal June 2020

ANDY HASLAM

Barrow House, North Lincolnshire
ID Architecture for private client
Construction cost: undisclosed GIA: 340m²

The client, a young family, wanted to build their home on their farmland site in the Lincolnshire Wolds Area of Natural Beauty, close to a Scheduled Ancient Monument. This dictated a successful Paragraph 55 application. The simple above ground barn form follows the agricultural language in the area with a projecting master bedroom pod reaching towards the Bronze Age barrow in the valley. The barn sits on the below ground concrete plinth forming the entrance and subterranean living spaces. An extensive scheme of landscaping, local orchard planting, wildflower meadows and tree planting help to create a home embedded in and improving the previously intensively farmed landscape.



St Albans Place, Leeds
Feilden Clegg Bradley Studios for Select Property Group
Contract value: undisclosed GIA: 12,406m²

These 400 new VITA student homes are at the gateway to an emerging student quarter in the heart of Leeds. The driver was to establish an exemplar social focus for student housing in the 'New Briggate' regeneration area, which has endured a longstanding history of unsuccessful planning decisions. Drawing on Leeds' traditional ceramic and textile industries, the building facade is expressed as a woven pattern of glazed bronze ceramic. Behind the cladding, the facade has excellent airtightness, sound absorption and high thermal mass.



WILL PRYCE



JIM STEPHENSON

Leeds Playhouse, Leeds
Page\Park Architects for Leeds City Council
Contract value: £13.4m GIA: 6,450m² Cost per m²: £2,078

The Leeds Playhouse has been transformed by a radical reconfiguration and extension of the existing building to create a new face for the organisation and improve accessibility for all. The brief was to re-orientate the entrance, reconnecting the theatre with the city. The new frontage created to St Peter's Street now addresses the city and provides a new entrance and café at street level, café mezzanine and extension to the restaurant level above, with a new hospitality room at the top level, and a new flexible performance space in what was the basement. With a facade of brightly coloured ceramics, the theatre now has a strong visual identity befitting the creativity within the building.

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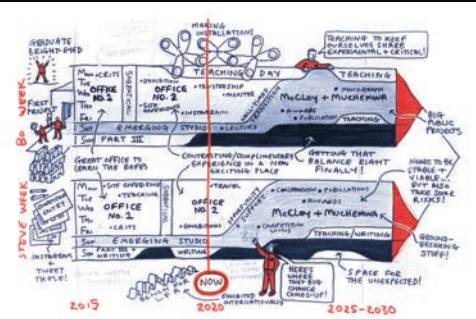


A place of work, Friedrich Ludewig.

ARCHITECTS AT HOME
‘There are things from my grandfather’s watchmaking business... There are a couple of human bones I found along the German-Polish border when I was doing my first-year project. On the other side are shoes. As people no longer see the lower half of you, I don’t know how useful they are now.’ Friedrich Ludewig, ACME

Friedrich Ludewig, Meredith Bowles and Christina Seilern let us into their workspace at home: ribaj.com/architectsathome

NEED TO KNOW
Advice on ventilation and Covid-19
ribaj.com/airandcovid-19



How one practice emerged: McCloy + Muchemwa.

SMALL PRACTICES, NEW PRACTICES
How new practices emerge and arrive; getting a fair share of the procurement process; survival as a sole practitioner
ribaj.com/emerging



The swirl of opposing forces in post pandemic workplace design.

POST PANDEMIC DESIGN
Film, comment, analysis and tools from Cushman & Wakefield’s Nicola Gillen, Alexi Marmot, Sheppard Robson, Gensler and Brian Green. ‘Cities are given a pulse by people travelling to work every day, whether into the city from elsewhere or within the city... if life as we know it is changed by this virus, shouldn’t we know what kind of life we want to have first?’ Winy Maas, MVRDV

ribaj.com/rethink2025



China in spring.

INTERNATIONAL PERSPECTIVE
The Chinese experience of coming out of lockdown; View from the Gulf – how are the UAE is keeping on building
ribaj.com/chinaspring



STUDYING AND STUDENTS
How Covid-19 is affecting the Class of 2020; Sheffield Hallam University profiled
ribaj.com/classof2020

Matthew Margretts on a remote tutorial with students at Newcastle University.

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