

design

# Hackney Design Awards 2008

## Introduction

The 2008 Hackney Design Awards continues to celebrate the best of the built environment in the borough. In 2008, 36 nominations were received, 20 were shortlisted and the results are 4 winners, 2 commendations and 4 mentions. Nominations came from all areas – the architects who designed the scheme, the residents who now inhabit the homes, people inspired by the look of a building, or pupils of schools. This diversity of interest in the awards is at the heart of what they are about – recognising and celebrating good design.

The Hackney Design Awards are an opportunity for the Council to give recognition to and raise awareness of high quality design within the local environment. The awards provide us with the chance to engage with local and professional communities, maintain an ongoing dialogue of Hackney's improving built environment and increase our understanding of how quality design can make a real difference to where people live, work and relax.

The awards focus on high quality design in the built environment and the wealth of this in Hackney is apparent. Shortlisted schemes have:

- Explored innovative construction techniques;
- Demonstrated sustainable methods with the use of materials and energy saving infrastructure;
- Used materials and colours that are vibrant and long lasting; and
- Drawn on history or the natural environment to generate a design philosophy.

The awards are also about the people behind these buildings and places. It is hard not to give praise to the people that:

- Initiated the design,
- Ensured it was built as intended, and
- On completion, bring the scheme to life.

Not all nominations receive an award, commendation or mention, but their ongoing efforts are appreciated by those that interact with that environment – from the school playground where our young children spend their days, the high tech academy's for our youth, art spaces that bring vibrancy to our streets, buildings where we work or simply places for us to meet.

The Hackney Design Awards, among other projects, will continue to highlight Council's commitment to ensuring development in the borough is of the highest quality and that the efforts of all involved are celebrated.

## Hackney Design Awards 2008

### The process and judging panel

The 2008 awards were launched on 22 July and nominations closed on 30 September. We received 36 nominations and the Judging Panel convened in November to shortlist the schemes. Each shortlisted scheme was visited by the Judging Panel in December and their decisions on winners, commendations and mentions made.

The independent Judging Panel provided expertise in architecture, development, urban design and conservation. Their discussion was energetic and decision making thorough. We appreciate their efforts and for giving their own time to the 2008 awards.



**Ray Rogers**

Manager, Sustainability and Design Team, London Borough of Hackney.



**Howard Carter**

Director of Architecture – Thinking Space Limited; Member of Hackney Design Panel.



**Councillor Darren Parker**

Member for Brownswood; London Borough of Hackney Design Champion.



**Sylvie Pearce**

Chief Executive of Building Better Health Ltd and Winner of Design Champion of the Year 2008 (Building Better Health Care Awards).



**Stephen Cherry**

Director of Horden Cherry Lee Architects; Vice Chair of Hackney Design Panel; Hackney resident.



**Bernard Stilwell**

Director of Hackney based Bernard Stilwell Architects; Architect Assessor for the Civic Trust Awards.

Winner



## Adelaide Wharf

**Address:** 118 – 120 Queensbridge Road, E2 8PD

**Architect:** Allford Hall Monaghan Morris

**Contractor:** Bovis Lend Lease

**Client:** First Base Limited and English Partnerships

Adelaide Wharf is a mixed tenure housing scheme comprising 147 new homes and 650 sq metres of workspace. Located on Regent's Canal, the scheme is sustainable, adaptable and consists of well designed homes and communal facilities for all residents. There is no visible differentiation between the mix of private, key worker and socially rented homes as all are built and managed to the same high specification. The scheme achieved an EcoHomes Excellent rating by using innovative environmental technologies. It combines sophisticated urban intervention, emerging construction techniques and the latest thinking in residential development. For further information visit [www.adelaidewharf.com](http://www.adelaidewharf.com)

### Judge's Comments:

This mixed tenure residential scheme has eye-catching balconies painted bright shades of red, orange and yellow, hung from large crane-like roof mounted cantilevers. The same colours are used to pick out the key surfaces of the main entries into the development. The judges were particularly impressed with the smart and elegant common entrance halls, some of which have wall lining artwork by Richard Woods. These areas lead to striking staircases and well groomed common areas. The mood is bright and busy and the end result is a cheerful, contemporary landmark building that enlivens the neighbourhood.

Winner



## Hothouse

**Address:** 274 Richmond Road, E8 3QW

**Architect:** Ash Sakula Architects

**Contractor:** Mansells Construction Services Limited

**Client:** Free Form Arts Trust

Hothouse is a centre for community based regeneration developed by Free Form Arts Trust. The scheme offers a range of workspace opportunities for creative industries within the new building and through utilising adjacent refurbished railway arches. Hothouse has transformed a derelict contaminated site into a creative and invigorating workplace. The boomerang shaped building makes best use of the difficult site and is enhanced by the 'amoeba' shaped windows that are arranged in an organic way to reflect the nature of Free Form's work. The building consists of a gallery space, hotdesk work areas overlooked by mezzanine and rooftop studios that give views out over the rooftop terrace and into London Fields. Construction was an innovative brick suspension system complemented by the glass gallery and photovoltaic roof panels that save 4 tons of CO<sub>2</sub> each year bringing daylight and shading to the work areas. For further information visit [www.freeform.org.uk/hothouse](http://www.freeform.org.uk/hothouse)

### Judge's Comment:

The judges were very impressed by Hothouse. It makes great use of a difficult site between London Fields and the railway lines. The building has beautiful and flexible working spaces, which are full of light and look out over the park. By using galleries, the spaces are double height and maximise on the building's aspect and orientation. Although the materials are often inexpensive, they are used with joy and playfulness. This makes the building fun as well as very functional, and at times, really beautiful.

Winner



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## Lau Sun House

**Address:** 18 Langford Close, E8 2JW

**Architectural Technologist:** Kyson Design Limited

**Contractor:** Kyson Construction Limited and Paul Lau

**Client:** Paul Lau

The inspiration for Lau Sun House has come from the Traditional Japanese *Ryokan* (guest house). At a glance the house does not resemble a 17th century Japanese guest house but the palette of dark wood, white render and clean lines, offset by rich leaves of bamboo and maple, contained within a serene stone walled enclosure are where the similarities start to unfold. Designed to fit on an extremely restricted rear garden site in Hackney Downs, the outlook of the home has been kept within the site's architecture to prevent overlooking from neighbours while evoking a surreal escapism from the urban environment. For further information visit [www.kyson.co.uk](http://www.kyson.co.uk)

### Judge's Comments:

A tiny site overlooked on four sides is an inauspicious place to build a home, but this house manages to be both elegant and uplifting. A sense of privacy is achieved by creating a layered interface with the surroundings while the disarmingly simple plan creates space and calm by folding interior and exterior spaces into one greater whole. The Judges were impressed by the sense of grandeur achieved by the external screens enlarging the building's presence and the double height stair core rising between living and service spaces that ennoble the interior. This is a clear demonstration of how an elegant design and a passion to use the best possible materials can transcend a situation to create a magical place to live.

Winner



## Shoreditch Prototype House

**Address:** 4 Crooked Billet Yard, E2 8AF

**Architect:** Cox Bulleid Architects

**Contractor:** Doherty Contracts Limited

**Client:** Tessa Cox and Oliver Bulleid

This scheme was developed as a prototype low energy house for dense urban sites and seeks to green the city through the use of vertical planting as screen, filter, sunshade and oxygenator. It creates a new 'garden city' in an urban context. The building explores themes relevant to modern housing and promotes a mixed use programme allowing an open symbiotic relationship with the city that positively embraces the dynamics of the area. The design maximises space and light through the use of appropriate technologies while at the same time reducing building costs as a practical demonstration of the potential to construct generous and affordable homes. The house is aptly named a prototype as the principles it promotes and the example it provides are transferable to other larger schemes and locations. For further information visit [www.cbarchitects.net](http://www.cbarchitects.net)

### Judge's Comments:

This hidden architectural gem in the heart of Shoreditch is something of a contradiction in terms. It is both unique and yet one can imagine it being laid out to form street after street. The house responds brilliantly to its context - making the most of a constrained site to provide a home that is light and spacious with exceptional views from its planted façade of terraces and balconies. But its success is also due to its 'reimagining' of the traditional and popular terrace house, providing an eco-friendly prototype for urban housing for the future.

## Commended



### Rivington Place

**Address:** Rivington Street, EC2A 2BA

**Architect:** Adjaye Associates Limited

**Contractor:** Blenheim House Construction

**Client:** Rivington Place

London's first new visual arts venue backed by public funding in 40 years, Rivington Place is a space dedicated to the practitioners of contemporary art from culturally diverse backgrounds. Rivington Place is a centre of excellence for the presentation and dissemination of those ideas and practises in the contemporary visual arts, which have been marginalised by mainstream cultural institutions. The building includes a double height project space, various galleries, lecture theatre, café, digital media lab, offices and houses the Stuart Hall library. Rivington Place is the permanent home for Iniva (Institute of International Visual Art) and Autograph ABP. For further information visit Rivington Place at [www.rivingtonplace.org](http://www.rivingtonplace.org) or Adjaye Associates on [www.adjaye.com](http://www.adjaye.com)

#### Judge's Comments:

This building combines exuberant visibility within a restrained massing. The black finishes and deeply revealed doubled windows to each floor increases its scale and visual presence on the street. The large art gallery window expresses its public and cultural functions and from the inside the vibrant night life becomes a theatrical backdrop to the gallery. The discipline of materials, detailing and colour on the outside is competently carried through to the interior. The roof lights are a big gesture on the exterior though underplayed on the inside in comparison to the placing of exterior windows which are playful and interesting. The scheme succeeds in bringing a mix of art focused facilities to the cultural heart of Hackney.

## Commended



### St. John at Hackney Churchyard Gardens

**Address:** Lower Clapton Road, E8

**Landscape Architect:** Land Use Consultants

**Contractor:** ISS Waterers Landscape

**Client:** London Borough of Hackney

The St. John at Hackney Churchyard Gardens have survived as an open space since medieval times and witnessed many layers of history. Today, the four and a quarter acres of trees, gardens and historic memorials are a green oasis in the heart of Hackney. The Churchyard Gardens project began with discussions in 2000 and got underway in 2006 following access to Heritage Lottery Funds (Public Parks Initiative) among other funding sources. The scope of works included – tomb conservation, tree pruning and selected removal, replanting of trees and plants, paving, installation of railings, a new play space within the walled garden, upgraded parking facilities and a one-way system for vehicles, new signage and lighting on main routes, and up-lighting for the church and tower. For more information visit [www.stjohn-at-hackneychurch.org.uk/churchyard](http://www.stjohn-at-hackneychurch.org.uk/churchyard)

#### Judge's Comments:

The church and its gardens have long been one of the most important heritage sites in Hackney. The landscape approach is modest, working with what already exists without being overly intrusive. The scheme combined conservation works, new landscaping and a play space that are safely enjoyed by mothers and children. The setting of the church is also improved, especially through controlled car parking that allows the garden to come into its own. The scheme has transformed the area and the sense of public space is wonderful. Skilfully done with a light touch... in terms of regeneration it ticks all the right boxes.



## Mention



### Gainsborough Children's Centre

Address: Berkshire Road, E9 5ND

Architect: Meadowcroft Griffin Architects Limited

Contractor: Diamond Build PLC

Client: The Learning Trust and Gainsborough School

This scheme involved the refurbishment and alteration of an existing single storey free standing Victorian building to form a new Children's Centre and is located within the Gainsborough Primary School. External works included a new canopy, entrance ramp and over-cladding of the front elevation to create a highly visible street identity for the centre. The new canopy wraps around the building to the rear and is a lightweight timber structure in contrast to the solid masonry construction of the existing building. Internally the alterations take advantage of the quality of the existing space, including high ceilings and natural light, in particular through a centrally located roof light. The new landscaped external area to the rear provides a varied range of play spaces, with covered areas, a climbing deck/stage, play structures, planting beds and artificial grass mounds.

#### Judge's Comments:

The judges wanted to make a special mention of this scheme. There was careful thought put into the use of a limited budget, bringing new life to an old Victorian building. The judges felt the external architecture was less successful, but internally a new space had been created with colour and light. They particularly commended the way the budget had been carefully utilised, putting expenditure where it could best be appreciated by the children and families using the centre. As a result the scheme creates a space that uplifts the spirits.

## Mention



### Hackney City Farm Environmental Resource Centre

Address: 1A Goldsmiths Row, E2 8QA

Architect: Mass Architecture

Contractor: Amazonails

Client: Hackney City Farm

This scheme was conceived as a component of a much broader initiative called Back 2 Earth aimed at providing opportunities for marginal groups in the local area to make connections with the community through hands-on social and educational activities. The design brief was to provide a low impact multifunctional space that could accommodate small groups for seminars, lectures and workshops. The materials were sourced locally and are either reclaimed, sustainably grown or produced, or a by-product of the farm's activities. The timber frame is locally coppiced sweet chestnut and reclaimed hardwood and the foundations are reused car tyres. The walls are made of straw bales grown in Kent which are rendered in lime and insulation used throughout is sheep's wool from the farm. Equally important was the use of local skills and labour whenever possible. For further information visit [www.hackneycityfarm.co.uk](http://www.hackneycityfarm.co.uk)

#### Judge's Comment:

The new Resource Centre is a down-to-earth single storey building that adds to the facilities at Hackney City Farm. It provides a well-used room for events, workshops, a variety of training courses and parties. Dedicated staff, together with a committed professional team produced a straightforward design concept. Its simple details of undemanding craftsmanship, matched the skills of the volunteer builders, who were assisted by a small number of co-opted skilled operatives. The judges praised a laudable approach that has succeeded in producing an educational space for little money, using re-cycled non-toxic materials.

## Mention



## 2 Hillman Street

**Address:** 2 Hillman Street, E8 1FB

**Architect:** Hawkins/Brown

**Contractor:** Geoffrey Osbourne Limited

**Client:** London Borough of Hackney

2 Hillman Street is part of the London Borough of Hackney's strategy to consolidate its civic estate around the Town Hall. The design brief was to provide flexible office accommodation with a reception for cashier facilities. The orientation reflects a need to connect to the Town Hall and Mare Street, and the adjacent, yet to be finalised, Customer Service Centre. The design is based on a more traditional approach in terms of articulation, with the lower floors, requiring a more secure environment, and having a heavy and robust plinth, and the upper floors having a lighter and more refined appearance. Being a key public facility it was essential that the entrance and reception areas were transparent and inviting.

### Judge's Comments:

The judging panel enjoyed the playful and energetic reception space and cashiers office with its generous scale and light hearted detail. There were concerns with the flexibility and functionality of the office accommodation on upper floors. Externally the appearance of the building benefited from the use of high quality cladding materials. Time will tell, on completion of the Council's new Customer Service Centre that adjoins the site, whether the relationship of 2 Hillman Street to its surrounding public realm will be a success.

## Mention



## Sunken House

**Address:** 75A De Beauvoir Road, N1 4EL

**Architect:** Adjaye Associates Limited

**Contractor:** Eurban Construction

**Client:** Ed Reeve

This scheme is a three storey private residence in the De Beauvoir Conservation Area. The site was excavated to basement level creating a sunken patio on which the house, a partly prefabricated solid timber structure, is placed. The house is entered at street level via parts of the lower ground floor roof which also provide an off street car parking area. All facades of the house, as well as the vertical and horizontal surfaces of the concrete patio are clad in timber rain screen. This finish creates the impression of a continuous surface which embraces the enclosed and open spaces. The load bearing structure of the house consisted of engineered timber panels that were manufactured off-site and significantly reduced the on-site construction programme. For further information visit [www.adjaye.com](http://www.adjaye.com) (under Projects/Residential/Sunken House).

### Judge's Comment:

The exterior of this detached home is uniformly clad in timber and gives the impression of a sculpted object rising from the ground. Street entry is at the first floor level, into the staircase space that links all levels and includes clever contextual elements such as a slot window directing your view to the church spire. The house has limited external space, but the living room panoramic window brings the outside in. The interior of the house is tightly planned and cleverly designed to suit the owner's needs. This is a notable new house in the De Beauvoir Conservation Area and shows how contemporary design can successfully complement a sensitive historic setting. It is a good piece of minimalist architecture... with clever use of space and natural light.



Shortlisted



## Ann Taylor Centre

Address: 1 – 13 Triangle Road, E8 3RP  
Architect: Cazenove Architects  
Client: The Learning Trust

Shortlisted



## Antony House

Address: Pembury Place, E5 8GZ  
Architect: Fraser Brown MacKenna Architects  
Contractor: Sandwood Construction  
Client: The Peabody Trust



## Gillett Square

Address: Gillett Street, N16  
Architect: Hawkins/Brown  
Landscape Architect: Whitelaw Turkington  
Contractor: Fitzpatrick Contractors Limited  
Client: The Gillett Square Partnership



## 85 Great Eastern Street

Address: 85 Great Eastern Street, EC2  
Architect: HUT Architecture Limited  
Contractor: The Genus Group  
Client: Shortgrove Properties Limited

## Shortlisted



## Murray Grove

Address: 24 Murray Grove, N17 QN  
Architect: Waugh Thistleton Architects  
Contractor: Telford Homes PLC  
Client: Telford Homes PLC

## Shortlisted



## Petchey Academy

Address: Shacklewell Lane, E8 2EY  
Architect: Aedas Architects Limited  
Landscape Architect: Aedas Landscape and Environment  
Contractor: Norwest Holst  
Client: Petchey Academy and The Jack Petchey Foundation



## Queensbridge Quarter

Address: Holly Street Estate, E8 3BN  
Architect: Levitt Bernstein  
Contractor: United House Limited  
Client: United House Limited



## Rooftop Garden Apartment

Address: 20 Clere Street, EC2A 4LL  
Architect: tonkin liu with Richard Rogers  
Contractor: Ashley Group / MJ Hunt  
Client: Private Residence

## Shortlisted



### St. John the Baptist Church of England School Play Area

Address: Crondall Street, N16 JG  
Architect: Groundwork East London  
Contractor: Roadways and Car Parks Limited  
Play Equipment: Design + Play Build  
Client: St. John the Baptist Church of England School



### Table Tennis at London Fields

Address: London Fields, E8  
Artist/Architect: Ping Pong in the City  
Contractor: Ping Pong in the City  
Client: London Borough of Hackney

## Credits

Architectural photography  
Grant Smith, [www.grant-smith.com](http://www.grant-smith.com)

Graphic Design  
Hackney Design Team

For further information about the  
Hackney Design Awards  
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