

## Lambeth ACCORD Competition

### Refurbishment and Renovation of Disability Hub



### Preliminary Briefing Paper

This competition seeks expressions of interest from architect-led design teams for the renovation and refurbishment of a disability hub on Brixton Road, London managed by the Lambeth ACCORD Charitable Trust.

Promoted by the RIBA Competitions Office on behalf of Lambeth ACCORD, the competition seeks to identify a suitable architectural team on the basis of a preliminary concept and an appropriate design approach.

### 1.0 Project Background

In the 1960's the current building was built as a warehouse for Chadesley Investment Ltd (now part of Greycoat plc.) In 1971 the warehouse was converted to be used as a computer centre for Coutts Bank. Coutts Bank vacated the building in 1979 and the building remained empty until 1984 when the property was given to Lambeth Accord by NatWest (the owner of Coutts Bank).

Lambeth Council then funded the building conversion into a centre of accessible excellence and initially four disability charities moved into the building.

The building now provides office accommodation for 13 charities housed on the 1<sup>st</sup> to 4<sup>th</sup> floor of the building, with a few small offices on the ground floor. Most of the ground floor is used as a community conference centre which is occupied c360 days of the year between 9am and 9pm.

It is intended that the planned refurbishment will increase the number of tenant organisations by expanding the amount of office space available and creating seedbed space for new disability organisations.

## 2.0 Project Vision

- The complete refurbishment of 336 Brixton Road, London, SW9 7AA, a classic example of a 'Brutalist' reinforced concrete building.
- To establish a first class disability hub for Lambeth and South London, that is considered a centre of excellence in accessibility for disabled people.
- To incorporate the highest standards of energy conservation and generation (target of BREEAM excellent rating).
- To achieve a high standard of security.

## 3.0 Mission Statement

- To create a building that is accessible to all and is a beacon of good practice in the provision of facilities and services to disabled people; a community resource hub for Lambeth / South London.
- The refurbishment is to be an exemplar of how to convert a reinforced concrete building into an environmentally sound, fit for purpose conference and resource centre suitable for the 21<sup>st</sup> Century.
- To include the requisite infrastructure to maximise energy efficiency and generation. The current technologies available are expensive with very long pay back on the investment. As new technology comes on stream with methods of mass production, it is expected that costs will reduce. Therefore the client would like to put the infrastructure in place now for additional capacity in the future to allow 'bolt-on' generation when suitably priced.

## 4.0 Competition Format

The competition will take the following format:

- Stage 1: Expressions of Interest (requirements set out below)  
A longlist of approx 8 teams will be invited to an interim interview
- Stage 2: A shortlist of 4 teams invited to produce concept designs  
Assessment will involve presentation and interview with the judging panel



## 5.0 Timetable

The timetable, which may be subject to change, is:

Competition launch:	w/c 8 September 2008
Expression of Interest deadline:	12.00 noon - 1 October 2008
Panel meet to select longlist:	15 October 2008
Interviews with longlist:	29 October 2008
Brief issued to shortlist:	w/c 3 November 2008
Submission deadline:	12.00 noon - 2 December 2008
Exhibition of shortlisted schemes:	5-9 December 2008
Final judging (including interviews):	10 December 2008

## 6.0 Jury Panel

The full composition of the jury panel has yet to be confirmed but will include the following members:

John Jenner, Greenhill Jenner – RIBA Adviser  
 Adrian Harris, General Manager, Lambeth ACCORD  
 Bob Wilcocks, Building Development Group

Joanne Wallis, RIBA Competitions Officer (observer only)

## 7.0 Honorarium

Those shortlisted to stage two will each receive an equal honorarium of £1,500 (plus VAT). It is intended that the successful team will work closely with the client group to deliver their concept through to completion, subject to funding. The winner's honorarium represents an advance on their professional fee.

## 8.0 Criteria for Selection

Stage one selection will be based upon the following criteria:

- Design Quality
  - *demonstrable inspiration and creativity in recent work*
- Resource & Experience
  - *experience and ability*
  - *evidence of capacity to deliver the project*
- Communication
  - *response to and compliance with requirements set out in this briefing paper*
  - *experience of / approach to working collaboratively / community consultation*

Stage two selection criteria will be:

- Design Quality
  - *quality of the design*
  - *inventiveness and flair*

- Response to Brief
  - *compliance with brief*
  - *response to site, context, opportunities and constraints*
  - *deliverable and appropriate response to budget*
- The Team
  - *ability to work in partnership with the client team*
  - *ability to engage with stakeholders - clear straightforward communication*

### **9.0 Expression of Interest : Requirements for Submission**

Expressions of interest should comprise no more than 20 single sided A4 pages, providing the following information:

1. Full contact details of the practice, identifying one point of contact for the competition.
2. Introduction to the practice and motivational statement
3. CV's of key team members
4. Details of relevant projects, including illustrations

#### **Please note: 3 copies should be provided**

Late submissions will not be accepted and it will not be possible to submit entries via email. Competitors should note that first class post does not necessarily guarantee next-day delivery and should plan their submission schedule accordingly.

This information should be submitted to the RIBA Competitions Office to arrive by 12.00 noon on Wednesday 1 October 2008.

### **10.0 Eligibility**

The competition is open to all registered architectural practices / architect-led design teams worldwide. Candidates should demonstrate their ability to deliver the project from within the UK. Please note that applications are welcomed from both young and established practices.

### **11.0 Enquiries**

All enquiries should be addressed to the RIBA Competitions Office:

RIBA Competitions Office  
6 Melbourne Street  
Leeds LS2 7PS  
T: ++44 (0) 113 2341335  
F: ++44 (0) 113 2460744  
E: [riba.competitions@inst.riba.org](mailto:riba.competitions@inst.riba.org)  
W: [www.architecture.com/competitions](http://www.architecture.com/competitions)