
Invitation for Expressions of Interest for the redesign of roof terraces at the Royal Institute of British Architects.

The RIBA, through the RIBA Competitions Office, are soliciting Expressions of Interest from designers for the redesign of three roof terraces at the RIBA Headquarters at 66 Portland Place, London, W1B 1AD. Expressions of Interest are welcomed from architects, interior/exterior designers and landscape architects (and/or combinations thereof) with appropriate experience.

Following a review of the Expression of Interest documents received, up-to 4 designers will be invited to attend a final interview with the Jury Panel. The winners of the competition will be expected to manage the implementation of the circa GBP £80,000 project. However, the RIBA reserves the right to supplement the expertise of the winning team should it be deemed necessary. Implementation of the project will be by competitive means.

The Vision

The RIBA has three publicly accessible outdoor terraces situated on the first, fourth and sixth floors. The objective is to design and create simple sustainable architectural garden terraces that compliment and enhance the building. It is our aspiration to commission a work of quality and originality that will create a signature project in the context of the fine Grade II* listed 1930's building, designed by George Grey Wornum. This project offers a unique and prestigious opportunity to make a significant and lasting contribution to a high profile, historic, precious, listed building at the very heart of current British Design.

The Project

First Floor Terrace – This terrace services the main function space at the RIBA, the Henry Florence Hall, which houses the RIBA restaurant, exhibitions and major events. During the summer the terrace is used in the day time for alfresco dining. In the evening and at weekends the Florence Hall hosts canapé receptions, banquets, weddings and parties. On occasions a marquee is also installed. All of these functions must be accommodated in any design proposals.

Fourth Floor Terrace – This terrace is accessed from the main staircase landing and overlooks the RIBA Library. There are three conference rooms on this floor and conference delegates use the terrace during coffee breaks and lunch.

Sixth Floor Terrace – This terrace is the smallest of the three again accessed from the landing of the main staircase and connected to one of the most popular conference rooms. It is a simple but functional outdoor area which is nevertheless popular with delegates using the sixth floor venues.

Outline Specification:

We are looking for the highest quality design and specification to enhance the Grade II* Listed building whilst addressing the practical issues of maintenance and budget. The planting and materials should be sustainable in line with RIBA's environmental policy

and dedication to address climate change. Without wishing to be too prescriptive there are several practical issues that need to be addressed for each terrace.

Overall:

- Whilst the design of three terraces can vary they should complement each other as from some viewpoints it is possible to see all three terraces.
- The planting must ensure pleasing aesthetics throughout the year whilst also being low maintenance.
- All terraces require lighting preferably using sustainable/alternative energy sources.

First Floor Terrace:

- The terrace must accommodate the same amount of covers for lunch as currently provided; 80 (comprised of 5 tables for 6 and 15 tables of 4) and 100 for standing canapé receptions.
- The current furniture must be entirely replaced.
- All furniture must be suitable for outdoor use and be durable enough to be stored outside throughout the year.
- All the furniture must be able to be removed from the standard restaurant placement and stored within the terrace footprint and therefore needs to be stackable.
- When the furniture is being stored it is essential that it cannot be seen.
- The existing fountain and canopies must be retained.
- The main fire escape route from the upper floors crosses this terrace. A clear unimpeded route must be maintained between the fire escape stairs to the exit to Bridford Mews.
- If possible improved access should be provided for wheelchairs.
- Outdoor gas heaters are not allowed as part of the RIBA commitment to Climate Change and reduction of energy wastage. However, alternative energy source heaters will be considered.
- Consideration should be given to:
 - Tall planting to soften the walls of the terrace and screen the view of the adjoining properties.
 - Lighting: the existing 'flood' lights are to be retained but a new scheme to light the planting is required. [existing 'Fairy Lights' within the bushes are extremely popular with clients using the terrace].
 - Proposals for decking/new floor covering would need to provide suitable drainage and also accommodate the needs of guests using the space (e.g. high heeled shoes).
 - Levelling the area to ensure one level terrace rather than the current stepped access.
 - Shade provision for diners in the summer months.

Fourth Floor Terrace:

- The continuous wooden seating around the perimeter must be refurbished.
- Proposals for decking/new floor covering would need to provide suitable drainage and also accommodate the needs of guests using the space (e.g. high heeled shoes).
- Planting must not overly obscure daylight through the library windows.
- Consideration should be given to retaining the existing teak tables and chairs.
- Evening canapé receptions for up to 100 guests must be accommodated.

Sixth Floor Terrace:

- As a secondary fire escape route clear access must be maintained.
- The balustrade height contravenes regulations and consideration should be given to raising the height.
- Low rise planters, bench seating and taller plants in front of pillars between windows would be acceptable.

Competition Format and Programme

In the first instance Expressions of Interest in the form of designer/practice profiles are sought for consideration. A short-list of up-to four designers will be chosen for interview. Applicants who are considering submitting an Expression of Interest for the project are advised that, should they be successful in being short-listed, they must be available to attend an interview on **Thursday 11 December 2008**. The interviews will be held at the RIBA (London) and the Jury Panel will want each short-listed team to expand on their Expression of Interest submission and outline their initial thinking and possible approach to the commission. Each short-listed designer will be paid £250 (+VAT) as a contribution towards the expense of attending the final interview.

Provisional Competition Programme	
Deadline for submission of Expressions of Interest to RIBA HQ (66, Portland Place, London)	Thursday 4 December 2008
Meeting to select shortlist (up to 4 designers) Shortlist notified by telephone	Monday 8 December 2008
Interviews with short-listed teams	Thursday 11 December 2008
Winner notified	Friday 12 December 2008
Design Development Meeting with Winner	Wednesday 17 December 2008
Detailed Design Meeting	W/c 5 January 2009

It is the intention that the project will be realised around **Easter 2009**

Judging Panel

Sasha Bhavan, Knox Bhavan Architects
 Martin Pascoe, RIBA, Head of Property and Facilities and House Architect
 Lisa Lightfoot, RIBA, Deputy Venue Manager

Budget

The budget available for the project is £80,000 (including loose furniture; excluding VAT and fees).

Submission requirements & how to apply

Anyone wishing to be considered for the competition is required to submit a formal Expression of Interest. This document should take the form of no more than 6 single-sided A4 pages, to include 2 of text and 4 of supporting graphics. This should include the following information, formatted as below:

- Details of designer and names of team members
- Designated person to contact on **8 December 2008** if successful in being short-listed. This should include their name, e-mail address, together with telephone and mobile telephone numbers.
- Details of relevant or similar experience (if available) - designs submitted as competition submissions, for on-going and completed projects should be clearly distinguished.
- The motivation for applying and what complementary skills the designer/team could bring to the project.
- A short statement outlining how the designer/team proposes to take the project forward should they win the competition.

Overseas candidates should demonstrate their ability to deliver the project from within the UK.

Three hard copies of the Expression of Interest document (plus a PDF version on an accompanying CD-ROM) should be submitted (carriage-paid in a single package) to:

Martin Pascoe
RIBA Roof Terraces Competition
Royal Institute of British Architects
66 Portland Place
London
W1B 1AD

- to arrive no later than **17.00hrs** on **Thursday 4 December 2008**. Competitors should note that First Class Post does not necessarily guarantee next-day delivery and should plan their submission schedule accordingly. Late submissions will not be accepted and it will not be possible to submit an entry via e-mail.

Only candidates responding in accordance with the submission requirements will be considered and against which the Expressions of Interest will be assessed.

Additional Information

A PDF drawing of the Florence Hall Terrace and accompanying images is available on request from the RIBA Competitions Office:

RIBA Competitions Office
6 Melbourne Street
Leeds
LS2 7PS

T: +44 (0)113 234 1335
E: riba.competitions@inst.riba.org

Site visits

Accompanied visits for people wishing to view the terraces will be held on the afternoon of Monday 24 November 2008 (2.00pm-4.00pm) and the morning of Tuesday 25 November 2008 (10.30am- 12.30pm). You must pre-book a place to attend either site visit by contacting:

Victoria Gordon-Ingram (RIBA, Venue Manager)
T: +44 (0)20 7307 3771
E: victoria.gordon-ingram@inst.riba.org