

DESIGN MATTERS

RIBA AWARD WINNING HOMES

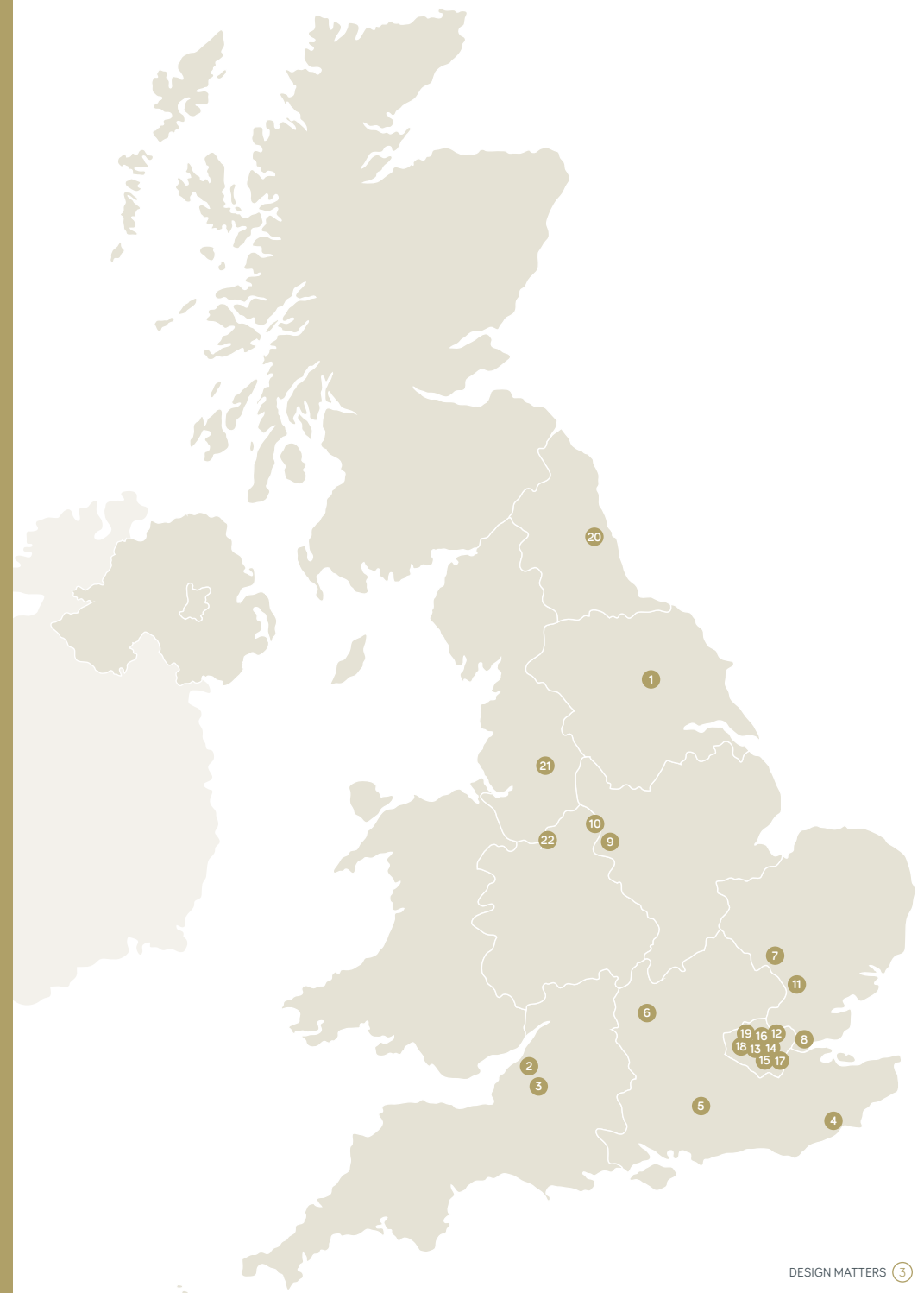


RIBA 
Architecture.com

The need to deliver more housing is an issue that connects people from all walks of life. Its importance is demonstrated by politicians increasingly outbidding each other over the number of homes they can build in an effort to convince voters that they can achieve the scale of house building required to meet current need. While we can all get behind a target of 300,000 new homes a year, it's equally important to consider the quality of what we are building. Sacrificing quality in order to increase housing numbers is an unsustainable solution that will create long term problems that need addressing further down the line.

Good design is central to delivering sustainable homes and communities that will last into the future. The projects highlighted here are great examples of what is possible if you invest the time to understand the relationship between design and the local area. We hope that this collection can inspire discussions across England about how to improve design standards.

Ben Derbyshire
RIBA President



While calling for good design is easy enough, describing what this looks like is more complex. The recent report published by the RIBA, Ten Characteristics of Places where People want to Live, identified the necessary environment and processes that, if followed, can deliver high quality, sustainable neighbourhoods, centred on successful examples of mixed communities. This document follows on from that work by narrowing the focus to housing, showcasing examples of excellent standards of design that can be replicated across the country. Each development provides an innovative approach to addressing housing need in the context of its locality. This is crucial to ensuring that we deliver homes that genuinely meet local need and are acceptable to the local communities that they will inevitably impact on.

Good design goes beyond aesthetic.

When done properly, it has the potential to raise health outcomes, improve the local environment and address a wide range of other issues. If we are serious about building high quality, sustainable homes that will last, promoting good design needs to be at the forefront of our approach.



Photo credit: ©Tim Crocker

RIBA YORKSHIRE

Derwenthorpe Phase One

Location

1 Osbaldwick, York

Architect

Studio Partington

Client/Developer

Joseph Rowntree Foundation Trust

Contractor

David Wilson Homes

No. Units

64 low energy homes

Category

Suburban



One of the first large scale low-carbon communities in Northern England. Derwenthorpe is a mixed tenure, exemplar community of energy efficient homes on the outskirts of York. The site includes 40% affordable units for sale to local families and has won many awards including; RIBA National & Regional 2017, Inside Housing's Best Affordable Development, Regional Sustainability, AJ Awards Sustainable Project of the Year 2017, Civic Trust Award 2014, and Housing Design Awards 2013.

2017

RIBA Yorkshire Award

RIBA Yorkshire Sustainability Award

RIBA Yorkshire Project Architect of the Year

Adam Cornish

RIBA National Award



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RIBA SOUTH WEST

Challender Court

Location

2 Henbury, Bristol

Architect

Emmett Russell Architects

Client/Developer

Bristol City Council

Contractor

Melhuish and Saunders

No. Units

8 one bed flats

Category

Town/Village



Challender Court demonstrates a creative response to the UK's housing crisis, making excellent use of a constrained, brownfield Bristol City Council site to provide eight one bed apartments which respond to a brief that requested robust, low maintenance and low energy properties.

2018

RIBA South West Award

RIBA South West Sustainability Award



Photo credit: ©French and Tye

RIBA SOUTH WEST

Temple Gardens

Location

3 Temple Cloud, Bristol

Architect

Archio

Client/Developer

Bath & Stratford Homes Ltd

Contractor

Ken Biggs Contractors Ltd

No. Units

10 hotel rooms & 9 houses

Category

Town/Village



The Temple Inn was a disused pub at the historic heart of Temple Cloud. This development has restored and reopened the pub and provided ten hotel rooms and nine houses around a communal landscape. The project has brought new life to the village centre and has demonstrated that contemporary architecture, inspired by the vernacular, can achieve quality design which feels rooted in place.

2018

RIBA South West Award

RIBA South West Project Architect of the Year Award for Kyle Buchanan



Photo credit: ©Oliver Perrott

RIBA SOUTH EAST

Cinque Ports Street

Location

4 Rye, East Sussex

Architect

Dunn Architects Limited

Client/Developer

Cinque Ports Developments

Contractor

Jenner Contractors

No. Units

**6 flats, 2 penthouses, 1 studio unit,
1 detached house, 2 retail units**

Category

Town/Village



This project was built on a former industrial site that included the remains of Rye's medieval town wall (a Scheduled Ancient Monument). The scheme is predominantly for residential use but includes retail use too. Prior to redevelopment, the site had laid derelict for over 12 years.

2016

RIBA South East Award



Photo credit: ©Gareth Gardner

RIBA SOUTH

Exhibition Mews

Location

5 Bordon, Hampshire

Architect

Ash Sakula Architects

Client/Developer

Radian Group

Contractor

F E Chase

No. Units

3 carbon neutral homes

Category

Suburban



Exhibition Mews is a prototype terrace of three low-carbon, low-energy homes for social rent. This is the outcome of Ash Sakula's winning entry in an open competition to design affordable and highly sustainable homes that would be capable of replication. The project is the first phase of a wider regeneration of the area involving 3,350 new homes.

2016

RIBA South Award



Photo credit: © Timothy Scar

RIBA SOUTH

Barns Road

Location
 6 Cowley, Oxfordshire
 Architect
Allford Hall Monaghan Morris
 Client/Developer
Green Square Group
 Contractor
Feltham Construction
 No. Units
40 residential units
 Category
Suburban



Barns Road is a major new development of affordable housing, which is the first phase of three interrelated sites aiming towards 70% affordable housing across all sites. Delivering a range of affordable tenure homes for sale and for rent, Barns Road is also a mixed-use development.

2017
 RIBA South Award



Photo credit: © Tim Crocker and Proctor and Matthews Architects

RIBA EAST

Abode

Location
 7 Great Kneighton, Cambridgeshire
 Architect
Proctor and Matthews Architects
 Client/Developer
Countryside Properties UK
 Contractor
Countryside Properties plc
 No. Units
306 homes with 40% affordable housing
 Category
Town/Village



Built on the former Clay Farm site, Abode at Great Kneighton is a key part of a major housing and mixed-use development consisting of 40% affordable housing in South Cambridge. The design consists of a hierarchy of spaces and housing types to suit the transition from urban to rural edge.

2015
 RIBA East Award
 Project Architect Award
 Building of the Year



Photo credit: ©Kilian O'Sullivan

RIBA EAST

Bruyn's Court

Location
8 Thurrock, Essex
 Architect
Bell Phillips Architects
 Client/Developer
Thurrock Council
 Contractor
Willmott Dixon
 No. Units
25 one-bedroom homes
 Category
Town/Village



Bruyn's Court is the first retirement home built for Thurrock Council in 30 years. The development provides one and two bedroom homes built to HAPPI (Housing our Ageing Population Panel for Innovation) standard." The project has won a Civic Trust Award commendation, RIBA National and Regional Awards.

2016
 RIBA National Award
 RIBA East Award
 RIBA East Client of the Year
 RIBA East Project of the Year



Photo credit: ©Marlene Hamilton Knight

RIBA EAST MIDLANDS

Nottingham One Apartments & Offices

Location
9 Nottingham, Nottinghamshire
 Architect
Levitate
 Client/Developer
Select Group
 Contractor
Willmott Dixon
 No. Units
100 affordable homes and 136 private units.
 Category
City



A brownfield site demonstrating how high-density urban housing can be provided in the city, layered with commercial office spaces. Nottingham One Apartments & Offices provides 40% affordable homes, with shared front doors for all types of residential tenures. It creates a new pedestrian route and canal side square for the city, engaging with a broad range of stakeholders as part of Nottingham City Council's strategic vision for the city.

2016
 RIBA East Midlands Award



Photo credit: ©Tristan Poyser

RIBA EAST MIDLANDS

Parkside

Location
10 Matlock, Derbyshire
 Architect
Evans Vettori Architects
 Client/Developer
Barncroft Homes
 Contractor
Barncroft Homes
 No. Units
10 apartments
 Category
Town/Village



Built on what was previously the surface car park for the hotel, Parkside is a subtly-articulated four-storey block of 10 apartments. The ground level is given over to four commercial units, demonstrating the mixed-use nature of the development.

2015

RIBA East Midlands Award



Photo credit: ©Tim Crocker

RIBA EAST

The Avenue

Location
11 Saffron Walden, Essex
 Architect
Pollard Thomas Edwards
 Client/Developer
Hill
 Contractor
Hill
 No. Units
76 Homes
 Category
Town/Village



The Avenue developed 76 new homes in to a conservation area in a historic market town. In addition to large detached houses, it includes affordable family houses and smaller homes for the over-55 market. The Avenue demonstrates a clever mix of coherence and community.

2016

RIBA National Award
 RIBA East Award

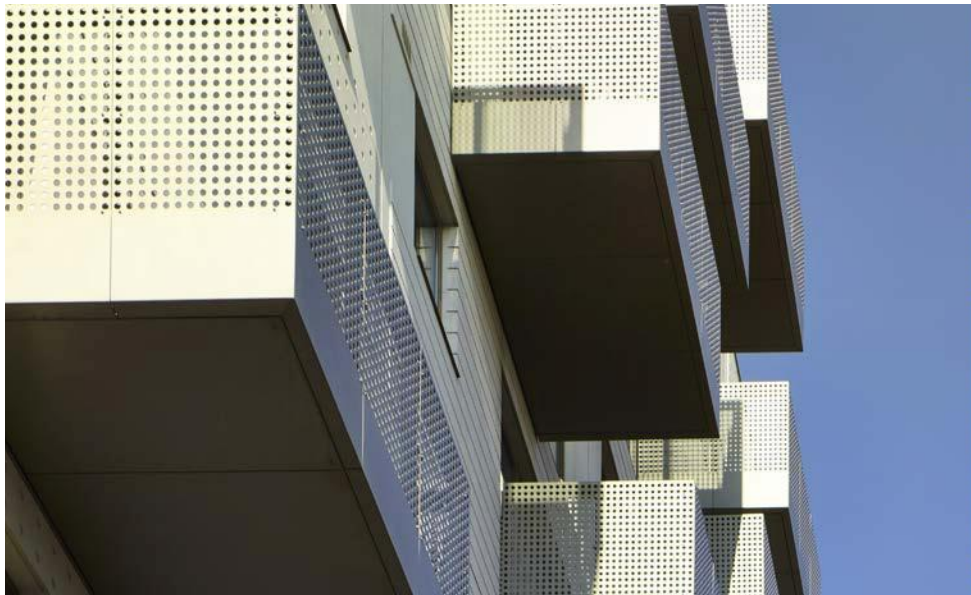


Photo credit: ©Tim Sear

RIBA LONDON

William Street Quarter Phase 2

Location

12 Barking, London

Architect

Allford Hall Monaghan Morris

Client/Developer

London Borough of Barking and Dagenham and their Private Sector Partners Laing O'Rourke.

Contractor

Laing O'Rourke

No. Units

201 homes for social rent

Category

Town/Village



This development is the first entirely privately funded affordable social housing scheme in the UK. Three mews streets are lined with family-sized brick terrace houses and define the perimeter of the site once occupied by the Lintons Estate, while a central 10-storey tower terminates a mansion-block lined boulevard. Around 71% of William Street Quarter has been delivered using innovative offsite construction techniques.

2015

RIBA London Award



Photo credit: ©Philip Vile

RIBA LONDON

Silchester

Location

13 Kensington & Chelsea, London

Architect

Haworth Tompkins

Client/Developer

Peabody

Contractor

Mace

No. Units

112 homes

Category

City



Situated at the edge of the existing Silchester Estate, adjacent to Latimer Road Tube Station; Haworth Tompkins Architects have delivered a major regeneration project for Peabody. The project integrates an existing twenty-storey tower; providing private and communal amenity space and a landscaped public realm.

2017

RIBA London Award

RIBA National Award



Photo credit: ©Tim Crocker

RIBA LONDON

Royal Albert Wharf Phase 1

Location

14 Newham, London

Architect

Maccleanor Lavington

Client/Developer

Notting Hill Housing Group

Contractor

Galliford Try

No. Units

350 mixed tenure homes

Category

City



A new housing scheme in East London which creates a new community in the Albert Basin at the east end of the Royal Albert Dock. The tenure includes shared ownership, affordable rent, private rented sector housing and market sale. More than 40% of the new homes are affordable and as part of the regeneration, a historic working pump house has been retained at the heart of the development.

2018

RIBA London Award
RIBA National Award



Photo credit: ©Nick Kane

RIBA LONDON

Darbshire Place

Location

15 Tower Hamlets, London

Architect

Niall McLaughlin Architects

Client/Developer

Peabody

Contractor

Sandwood Design and Build

No. Units

13 homes, 100% affordable housing

Category

City



Darbshire Place was built on an empty site that was previously destroyed in WW2 in Darbshire's Peabody Estate from 1870. The building features affordable and social housing and is built to fit the brief of robust sustainability. As part of the design process for Darbshire Place, consultation meetings were held with local residents at the community centre.

2015

RIBA London Award
RIBA Stirling Prize Shortlist



Photo credit: ©Peter Lenders (below) and Jim Stevenson

RIBA LONDON

Kings Crescent Estate Phases 1 and 2

Location
 16 Hackney, London
 Architect
 Karakusevic Carson Architects,
 Henley Halebrown, Muf architecture/art
 Client/Developer
 Hackney Council
 Contractor
 Higgins Construction Plc
 No. Units
 273 new and 101 refurbished homes
 Category
 City



Kings Crescent Estate represents an intelligent alternative model to large-scale estate regeneration, demolition and rebuild. Informed by extensive community engagement, the scheme integrates rejuvenated existing social housing and new buildings within a transformative public realm strategy. Phases 1 & 2 were completed in 2018 and have delivered 273 new and 101 refurbished homes out of a wider 765 home masterplan. The project demonstrates that community and council-led development and the delivery of high-quality, tenure-blind housing can be highly sustainable and achievable.

2018
 RIBA South West Award
 RIBA South West Sustainability Award



Photo credit: ©Edmund Sumner

RIBA LONDON

Greenwich Housing

Location
 17 Greenwich, London
 Architect
 Bell Phillips Architects
 Client/Developer
 Royal Borough of Greenwich
 Contractor
 Newlyn
 No. Units
 35 dwellings across 8 small sites in the borough
 Category
 City



This development provides affordable, single storey dwellings for people over 60 years old. The Council granted funding to construct the 35 new dwellings across 8 small sites. The project has won a Civic Trust Award, RIBA National and regional Awards, and Housing Design Award.

2016
 RIBA London Award
 RIBA National Award



Photo credit: © John Sturrock and Tim Crocker (below)

RIBA LONDON

Saxon Court and Roseberry Mansions

Location
18 Camden, London
 Architect
Maccleanor Lavington
 Client/Developer
King's Cross Central Limited Partnership
 Contractor
Carillion
 No. Units
Mixed-use development with 220 homes
 Category
City



The project combines buildings of mixed uses and tenures. This includes commercial spaces at ground level with private, affordable and extra care housing above; along with a series of communal gardens, roof terraces and balconies throughout.

2014
 RIBA London Award



Photo credit: © Tim Crocker

RIBA LONDON

Vaudeville Court

Location
19 Islington, London
 Architect
Levitt Bernstein
 Client/Developer
London Borough of Islington
 Contractor
Mansell
 No. Units
13 dwellings in a mixture of duplex homes
 Category
City



This project began as an open design competition exploring new models for affordable, urban, family housing. Levitt Bernstein's response was based around a philosophy that imagined the scheme as a holistic, productive landscape where every surface is designed to be useful. 13 dwellings replace an area of underused garages, and include a mixture of duplex homes on the ground and first floors, and two bedroom apartments above. Family homes have gardens and flexible garden rooms, whilst communal gardens are shared with residents of the tower block, and run by the local gardening club.

2016
 RIBA London Award



Photo credit: ©Jill Tate

RIBA NORTH EAST

The Malings

Location

20 Ouseburn, Newcastle-upon-Tyne

Architect

Ash Sakula Architects

Client/Developer

Carillion Igloo

Contractor

Gentoo Tolent (now Tolent Living)

No. Units

76 Homes

Category

Town/Village



The Malings is the result of an innovative design approach combined with close consultation with locals. It uses a variety of residential typologies including townhouses, stacked duplexes, tower houses, courtyard apartments and back-to-back houses. In this way the design avoids the expected apartment block typologies, and creates instead a convivial neighbourhood of houses and streets. There are no lifts, common stairs or corridors, so net to gross is 100%, minimising both cost and service charges. Every home has its own front door onto the street.

2017

RIBA North East Award



Photo credit: ©Daniel Hopkinson

RIBA NORTH WEST

Timekeepers Square

Location

21 Salford, Greater Manchester

Architect

Buttress Architects

Client/Developer

English Cities Fund

Contractor

John Turner Construction Group

No. Units

36 townhouses

Category

Town/Village



The development is located within the Adelphi/Bexley Square conservation area with the neo-classical Grade II listed St Phillips Church at its centre. The area also encompasses a row of Georgian terraces, a Victorian courthouse, St John's RC Cathedral, and the former Town Hall, all of which are Grade II listed.

A primary urban design aim for the project was to reinstate the area's historic street pattern, where this had been destroyed, and re-introduce a legibility to the streets that would strengthen the area's centrepiece – St Phillips Church. The strategic plan for Timekeepers Square, therefore, has been to create clearly defined rows of terraces that relate in a sensitive and contemporary manner to neighbouring Georgian terraces, responding to them in height, massing, and rhythm.

2018

RIBA North West Award



Photo credit: ©Andy Marshall

RIBA WEST MIDLANDS

Willow Barns

Location
 22 Stoke-on-Trent, Staffordshire
 Architect
 PRP
 Client/Developer
 Sapphire Consortium (The Eric Wright Group, Your Housing Group and Kajima Partnerships)
 Contractor
 Eric Wright Construction
 No. Units
 75 Flats
 Category
 City



Willow Barns is a thoughtfully conceived response to a sensitive site and new community of elderly residents. With a restrained palette of materials, the architects have created 75 apartments for affordable rent. They have drawn on the character of the area to give the residents new aspirational homes with a distinctive sense of place.

2018
 RIBA West Midlands Award

It is equally important to have the right environment for delivery that will make these places where people want to live possible. The necessary context for successful placemaking is often neglected, but only by addressing this can we improve both the quality of the homes we are building and the rate of supply.

The RIBA's recent report 'Places where people want to live' 10 key characteristics.

TEN CHARACTERISTICS

- 01 The right place for the right housing
- 02 A place to start and a place to stay
- 03 A place which fosters a sense of belonging
- 04 A place to live in nature
- 05 A place to enjoy and be proud of
- 06 A place with a choice of homes
- 07 A place with unique and lasting appeal
- 08 A place where people feel at home
- 09 A sustainable place for future generations
- 10 A place where people thrive

If you would like read our report or find out more about the RIBA's housing policies and how we can help you, you can either visit our website www.architecture.com or get in touch with us at public.affairs@riba.org or on 020 7307 3709.

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