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# RIBA Awards 2011

89 winners in the UK; 89 limited edition AJ covers  
THIS COVER Panter Hudspith, Bear Lane



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# Housing

**T**he housing sector was never going to provide many winners this year. The latest Glenigan report states that the underlying value of residential starts was 31 per cent lower for the three months to May compared to the same 2010 period. Just seven winning projects, two more than 2010, show that the recovery is going to be slow. The upside is quality. Barking Central's colourful mix of masonry and pannellised blocks, Bear Lane's medieval-like inhabited wall, and the cheerful terrace of PassivHaus social housing in Dunoon, suggest that major housebuilders have much to glean from these winning schemes.

RORY OLCAYTO



**1 SHARROW POINT  
PROJECT ORANGE**

CLIENT: Neaversons  
CONTRACT VALUE: £3.2 million, £1,108/m<sup>2</sup>  
CITATION: A refreshing departure from the typical suburban developments in Sheffield. High-density townhouses, apartments and commercial units have been achieved for the remarkable cost of just £1,108 per square metre, but it doesn't show. The greatest interest lies in the house plans. The homes boast dynamic cross-sections with generous balconies and terraces. See AJ 05.05.11 and [AJBuildingsLibrary.co.uk](http://AJBuildingsLibrary.co.uk) YORKSHIRE



**2 CLAREDALE STREET  
KARAKUSEVIC CARSON ARCHITECTS**

CLIENT: Tower Hamlets  
Community Housing  
CONTRACT VALUE: £10 million, £196/m<sup>2</sup>  
CITATION: Karakusevic Carson Architects has carefully considered issues of public and private space, creating active frontages to streets, shared courts and private gardens in this Bethnal Green retrofit development. The overall sense of the development plan is one of modesty, intelligence and sensitivity to people and how they might live their lives. See [AJBuildingsLibrary.co.uk](http://AJBuildingsLibrary.co.uk) LONDON



**3 TIGH-NA-CLADACH  
GOKAY DEVECİ ARCHITECT**

CLIENT: Fyne Initiatives  
CONTRACT VALUE: £2.4 million, £1,669/m<sup>2</sup>  
CITATION: This colourful 14-home development in Dunoon, Argyll, is the first social housing in the UK accredited by the German Passivhaus Institute that is built with prefabricated super-insulated I-beam roof and walls, and finished with render on blockwork. An ingenious plan and section of interlocking apartments and houses is enhanced by roof terraces on the link sections. See AJ 28.10.10 and [AJBuildingsLibrary.co.uk](http://AJBuildingsLibrary.co.uk) SCOTLAND





#### 6 NEWHALL PRIVATE HOUSING RICHARD MURPHY ARCHITECTS & ROGER EVANS ASSOCIATES

CLIENT: Newhall Projects  
CONTRACT VALUE: £9.2 million, £1,271/m<sup>2</sup>  
CITATION: The Roger Evans masterplan for Newhall places housing generally at right angles to the roads. Richard Murphy builds on this idea using largely single-aspect houses where the blind back wall of each house helps to create the enclosure for a private walled garden for its neighbour. This is precisely the sort of thinking that should be encouraged from other developers. See [AJBuildingsLibrary.co.uk](http://AJBuildingsLibrary.co.uk) EAST



#### 4 BARKING CENTRAL ALLFORD HALL MONAGHAN MORRIS & MUF

CLIENT: Redrow Regeneration (Barking) & London Borough of Barking & Dagenham  
CONTRACT VALUE: £72 million, £1,635/m<sup>2</sup>  
CITATION: The two-phase East London scheme includes a learning centre, retail space, a hotel, 500 apartments and, critically, extensive public realm works carried out with Muf. Each building is expressed through exuberant use of colour, texture and material shifts. A project accomplished with great wit, energy and aplomb. See [AJS June 2009](http://AJS June 2009) and [AJBuildingsLibrary.co.uk](http://AJBuildingsLibrary.co.uk) LONDON

#### 5 BEAR LANE PANTER HUDSPITH ARCHITECTS

CLIENT: Galliard Homes  
CONTRACT VALUE: £12 million, £1,359/m<sup>2</sup>  
CITATION: Bear Lane, a terrace of tall brick buildings in south London, has a crenelated skyline and heavily articulated facades – almost in the manner of the towers of San Gimignano. It so elevates itself above the benchmark of standard urban housing that it is surprising to discover it is the result of a volume house-builder, Galliard Homes, operating through a Design and Build contract. See [AJBuildingsLibrary.co.uk](http://AJBuildingsLibrary.co.uk) LONDON

#### 7 GRANARY WHARF CAREYJONES CHAPMANTOLCHER, CZWG & ALLIES AND MORRISON

CLIENT: Isis Waterside Regeneration  
CONTRACT VALUE: £72 million  
CITATION: careyjones chapmantolcher's masterplan for the under-used Leeds wharf established a strong material palette for its three landmark buildings. Though their geometric expressions are very different, careyjones' 20-storey cylindrical residential tower, Allies and Morrison's red-brick hotel and CZWG's stepped residential block (pictured) complement each other, in form and in materiality. YORKSHIRE