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IT IS GOING TO TAKE A LOT TO DISPEL OUR SUSPICIONS ABOUT SUPERMARKETS

By Ruth Slavid

Is it time for us to learn to love supermarkets? They would certainly like us to. Both Tesco and Asda are planning new 'green' stores, with the use of timber construction simply one of the elements in this fresh approach. Tesco has chosen its site cannily: Wick, in the north of Scotland, is a town that has suffered with the fall in income from oil and fishing. The creation of a new shopping centre, which will include Homebase and Argos as well as Tesco, is therefore seen more as an opportunity than as a threat.

At the same time, the London Thames Gateway Development Corporation is in discussions with Tesco as part of its drive to regenerate town centres to the east of London. Eager to continue serving existing residents as well as new arrivals, the corporation is aware that centres such as Canning Town must not be swamped by cappuccino culture but should continue to offer more down-to-earth options. It believes that an approach that works in the

Far East, bringing local traders into the embrace of a supermarket, may be appropriate over here.

Contrast this optimism with, for instance, the hostility of Janet Street-Porter, who is quoted on page 20. It will take a lot to dispel suspicion of our supermarkets, on several grounds. Environmental performance is one. Finnforest, supplier of the timber elements to the new 'green' stores, is keen to have BRE monitor their energy performance, but even an examination of overall embodied energy, carbon consumption, etc. would have limited value. A study that compared food miles, storage cost, etc. with other methods of shopping would be more instructive but also far more complex.

Then there is the issue of design which, with the exception of a few flagship stores, is still dreary, and, of course, the perceived threat to town centres and small traders. Supermarkets are to be applauded if they wish to become better neighbours, but we will take some convincing.

CONTRIBUTORS



Kenneth Powell, who writes the Building Study on Pugin's The Grange on pages 27-39, is an architectural writer and critic based in London



Dennis Gilbert, whose photographs feature in the Building Study, is a founder of picture library View and is currently working on a book of London statues



Eric Parry, whose work appears in the Sketchbook on page 58, is the founder of Stirling Prizeshortlisted practice Eric Parry Architects

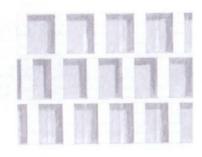
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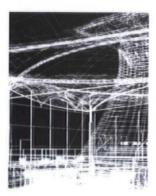
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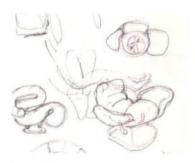
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- Architecture and Design Scotland: head of enabling
- Devon County Council: architectural team manager
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FRIDAY 7 JULY

- Chapman Taylor's £1.2 billion Glasgow harbour project takes a battering
- CABE reveals shortlist for PM's Better Public Building Award
- AOC wins competition to design new 'parliament' on South Bank (below)
- Llewelyn Davies Yeang up against big names in Calgary university shortlist





THURSDAY 6 JULY

- Richard Murphy Architects sees off stiff competition to land Justice Mill Lanes scheme
- Norman Foster unveils images of his first-ever church project
- Danish practice 3XN wins £5 million cash boost for its Museum of Liverpool plans (left)
- DDA problems could see Portsmouth's contentious Spinnaker Tower close

MONDAY 10 JULY

- Under-threat Palladian villas handed reprieve by new Italian government
- Developer Urban Splash aiming for first major development in London
- Host of British-based practices line up for popular Museum of Africa competition
- Frank Gehry to design new Guggenheim Museum in Abu Dhabi





WEDNESDAY 12 JULY

- Church pension crisis stalls Stanton Williams' plans for Truro cathedral
- Row over future of Art Deco co-op in Huddersfield as demolition proposed (left)
- Plans unveiled for first three allwood supermarkets (see page 10)
- Pringle plans reforms to RIBA presidential process

TUESDAY 11 JULY

- Fouin and Bell Architects' Falkirk plans panned by Scottish design watchdog
- Could Bath Spa finally be about to open? New August date set
- Shortlist of six revealed for redevelopment of Leeds' historic Tower Works site
- Dyson and Wilkinson Eyre unite for new school project (above)



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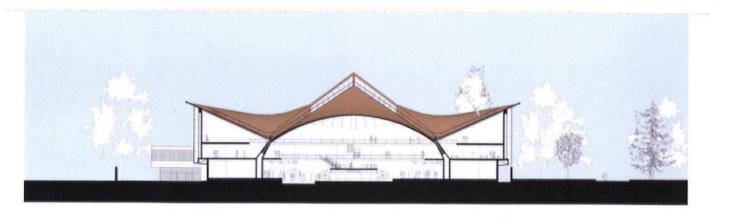
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NEWS



'NO LEAK' IN COMMONWEALTH ROOF

By Ed Dorrell

There is nothing significantly wrong with the roof of the under-threat Commonwealth Institute building in West London, the high-profile architect employed to bring an end to its leaking has claimed.

Bryan Avery, of Avery Associates, insists that a 'simple and cheap' solution could easily be installed to fix the roof.

The building's owner, the Commonwealth Institute, has regularly cited problems with the roof as part of its efforts to get the Grade II*-listed Holland Park structure demolished.

The institute, which is determined to win delisting, claims that the 1962 building – by Robert Matthews, Johnson-Marshall and Partners – is now completely unfit for its purpose.

Avery was brought in to deal with the building in 1999

when the institute, at least publicly, was still interested in maintaining its Modernist building.

'I have seen much written about this roof recently and I have to say that in my view the roofing contractors did a superb job,' Avery said.

'I am not aware of any leak in the new roof. What could be at issue here is the fact that the existing drainpipes under the building are probably a bit too small and there's always a danger that water could back up in to the building, if there's a blockage or abnormal storm.

'A cure, if additional pipes cannot be introduced, would be to install simple overflow pipes which could be easily and cheaply fitted and would at least redirect any water backup safely outside the building.' 'I recall there had already been sensors and warning alarms installed in case this should occur, but I imagine that with the building now empty they are not always acted upon,' he added.

And Avery's assessment has been backed by English Heritage. A spokeswoman for the quango said: 'The Commonwealth Institute was weatherproof, watertight and secure at the time of our visit in August 2005.'

The plight of the institute's building became increasingly public when it emerged earlier this year that two cabinet ministers – Culture Minister Tessa Jowell and Foreign Secretary Margaret Beckett – were preparing to force unprecedented legislation through parliament that would allow for demolition.

One supporter of this move was architect and academic Peter Carolin, who argues that the building is fatally flawed. 'I never said that the roof leaked, it's just that you cannot increase the size of the opening in the drainpipes, or at least it would be very difficult,' he said.

The Commonwealth
Institute defends its policy of
seeking demolition, pointing to
an Arup report it commissioned
into the drainage.

'The problem is with the drainage of the roof, which has a very large span, and the size of the opening in the pipes,' a spokeswoman said.

However, this claim was condemned by the Twentieth Century Society. 'The scandal is that [the Institute] carried out the Avery work,' caseworker Cordula Zeidler said, 'and then they didn't look after it.'



1

SETTING YOUR STORE BY WOOD

By Richard Waite

Wooden supermarkets. How quaint and eco-friendly. The sale of organic food will go through the roof. They'll all forget about the green-belt land we chewed up 20 years ago. We are on to a winner.

It's easy to be cynical about the motives behind Tesco and Asda's plans to build three all-wood eco-stores.

Today the marketing wars between the retailing big boys are being waged along 'green' lines and Tesco, which seems to be lagging behind, knows its new environmentally friendly shop in Wick, Scotland, will be lapped up by the punters.

Timber supplier Finnforest Merk thinks the decision to rely heavily on wood construction clearly shows the supermarkets want to embrace sustainability.

'We believe this is the start of a strategy of going with wood,' says Warren Dudding, UK marketing manager of Finnforest Merk. 'The supermarkets are taking a step forward in a sustainable environmental strategy.'

Admittedly the new wooden Tesco, with its timber frame, cladding and roofing, will become the first of its kind to be built in Europe.

But is this project really going to be repeated on a mass scale across Britain?

Laurie Chetwood doesn't think so. The architect knows how the sector works, having already collaborated with Sainsbury's on its famous lowenergy store in Greenwich, which opened five years ago.

He says: 'I can't see Tesco rolling out wooden stores across its multibillion pound estate.

'If you are going to make a difference then you really need more than a one-off flagship store.'

And Broadway Malyan's retail director, Melvin Davis, agrees. He, like Chetwood, thinks true sustainability in a retail sense will come from totally reassessing how people shop and reviewing the basics of the supply chain.

He says: 'What companies must not do is concentrate on just one element. It's like people sticking windmills on their houses.

'I can understand why they are doing it, and I applaud them for taking it on board seriously. We've all got to start somewhere, but sustainability is a much, much wider picture.'

It does not seem, then, that the all-wooden store will herald the start of a revolution in superstore design. As Davis says: 'The basic requirement of a



1 & 2. Asda and Tesco's designs are moving out of familiar territory (seen here) and embracing timber construction in a move to become more eco-friendly

blind box is not going to change.'

But could the move signal something else instead? Davis added: 'It does sound like a sea change in the approaches to building technology and the principle pushing these technologies forward is a very good thing.

'You can't be hypothetical about this. You need a live research and development project from which you can learn.'

Clearly the giant retailers are coming under increasing pressure from both their investors and shoppers to do more in terms of green construction.

But even this latest, small step has not come particularly easily. At Bootle, in the North West, where Asda wants to build its first wooden store, there has already been a change of architects. The original designer, JM Architects, was replaced by Aedas shortly after submitting plans for a store.

It is understood the practice has now been asked to completely review the scheme. The architects on Asda's other scheme, outside Oldham, are not known.

The news that the supermarket goliaths have started considering wood as their favoured 'sustainable' option has been seized upon and condemned by the evercombative Concrete Centre.

According to the organisation, Arup research proves that CO₂ emissions from timber-frame construction are actually higher than from 'modern masonry houses.'

The cause: more energy needed for cooling and heating.

Concrete Centre spokesman Steve Elliott says: 'Exactly the same argument applies for stores as it does for homes.

'Going down the lightweight timber road is unsustainable, as the supermarkets will find to their cost. Timber is not a long-term sustainable solution.

He adds: 'Many people are misunderstanding the difference between embodied energy and operational energy.

'The way a building works makes far more of an impact on the environment than in its construction.

'It's not just about the thermal mass of the materials either. What about the energy used in the transportation of timber from all over the world?'

Elliott also criticises how timber would perform in a

blaze. He says: 'Timber is also unlike concrete in that concrete offers you four hours of fire retardant. Timber has to be coated, and where's the sustainability in that?'

But perhaps the last word should go to the ever-wise eco-superstar Ken Yeang, who is not convinced by the Concrete Centre's arguments. He said: 'Timber can last a long time. You only have to look at the Liberty store in London, which has been around for nearly 100 years.'

Who would have thought the way forward for Tesco's new environmental drive could be Mock Tudor?

COMPETITION

YOUR CHANCE TO DESIGN 'SOMETHING TO SIT ON'

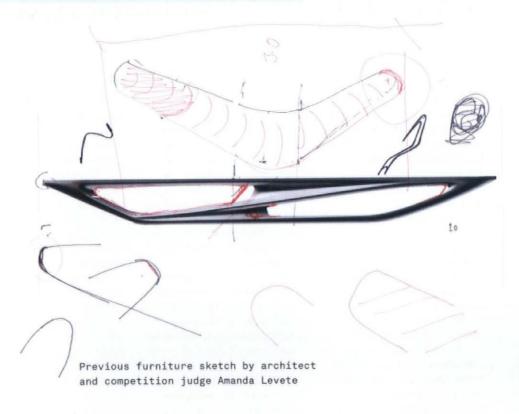
To mark the launch of its new ranges in the UK, Milan-based design and furniture company Tacchini has joined forces with the AJ to launch a competition to design a new armchair. The Something To Sit On competition is open to architects and architectural students looking to try their hand at furniture design. The brief is to design an armchair which is soft and comfortable, and which can be integrated easily into different styles and environments for both the residential and contract markets. The product should complement the Tacchini range, and combine the values of aesthetics, design and functionality for which the brand is known. The design needs to function as a single piece in isolation, but also work collectively as a seating system for larger contract environments, such as hotels and public spaces. Shortlisted entries will be exhibited at 100% Design (21-24 September) on the AJ's exhibition stand. The winner will be announced on 21 September 2006 at 100% Design and will then be prototyped and subsequently unveiled at the Milan Furniture Fair in April 2007.

Judges include:

Giusi Tacchini, managing director, Tacchini Furniture Isabel Allen, editor, AJ Luke Pearson, designer, PearsonLloyd Tom Lloyd, designer, PearsonLloyd Matthew Hilton, designer James Mair, Viaduct Amanda Levete, Future Systems

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For further details or to download an entry form go to: www.ajplus.co.uk/somethingtositon www.tacchini.it www.carocommunications.com







FIRMS WARM UP FOR STADIUM RACE

By Ed Dorrell

The starter's pistol for the construction of the 2012 London Olympic stadium will sound by the end of this month.

An OJEU notice for the much-anticipated contract to design and build the sporting arena will be issued within three weeks.

Civil servants at the Olympic Delivery Agency are currently preparing the final draft of the document.

When the OJEU goes on the market it will precede the appointment of the delivery partner, a move that has left some observers surprised.

This means that architects, contractors and engineers will start to circle the scheme far sooner than expected, attempting to form teams that can deliver the stadium.

It is likely that many of the large main contractors and

architects will put in a bid to win the work.

There can be no doubt that Foreign Office Architects, Allies and Morrison and HOK Sport, the joint creators of the visualisation seen above, will throw their hats into the ring.

The trio worked with landscape firm Edaw on the concept designs of the stadium that were integral to winning the 2012 bid.

It is understood that none of the three have taken part in drawing up the brief for the project or the OJEU notice – so as not to preclude themselves from winning the actual design work.

However, it would be a surprise if many other big names didn't enter the contest, which could become a hotly contested encounter between the larger international firms. Norman Foster, for example, has recently won plaudits for his designs at Wembley Stadium, despite the widely reported construction problems on the project.

According to Jason Prior, a partner at Edaw, and the man credited with conceiving much of the masterplan, design work is now continuing apace on the Olympic park.

'It is all going very well,' he told the AJ. 'We're working towards getting the release of the land imminently.

'If you were to see what we're working on now then in the broadest sense it is similar to where we were when we won the bid, but there are significant changes.

'We have been out to see what the Commonwealth Games in Melbourne were like, for example,' Prior added.

NEWS IN PICTURES





- 2
- Model showing the auditorium's site next to the medieval city wall
- 2. Cross section
- 3. The space will host performances, lectures and seminars

MATHER UNVEILS OXFORD SCHEME

These are the first images of Rick Mather Architects' competition-winning scheme for Corpus Christi College, Oxford. The new multipurpose auditorium will replace an existing, smaller music room in the college's gardens and will sit next to the bastion of the medieval city wall. Designed for hosting seminars, lectures, banquets and music performances, the building will be able to hold up to 150 people and will be covered with a roof garden and terrace. A skylight above the main 150m² space will give visitors views up to the nearby Christ Church Cathedral. Rick Mather saw off an impressive shortlist of practices to land the project for Corpus Christi one of the university city's oldest colleges. The other finalists, announced earlier this year (ajplus 14.06.06), were Alison Brooks Architects, Jamie Fobert Architects, John McAslan + Partners, Snell Associates and Wright & Wright Architects. By Richard Waite



AJ 13.07.06





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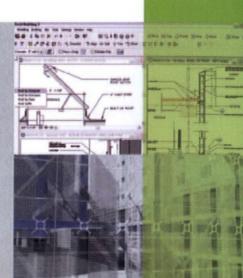
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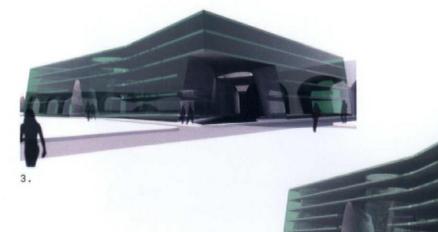
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1 & 2. Accessible balconies are intended to encourage social interaction in the mixed-use West Midlands scheme

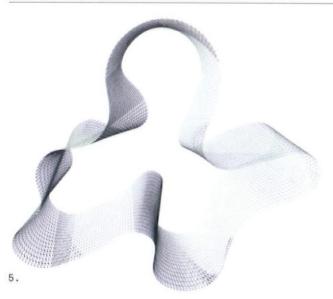
3 & 4. The development will combine retail space at ground-floor level with office space above

5, 6 & 7. Visualisations of the public area, which is 'sculpted as if boiling water has been poured on to ice'

8. Concept sketch



4.





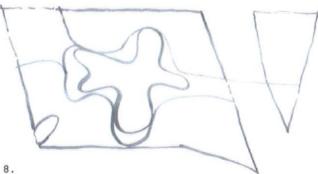


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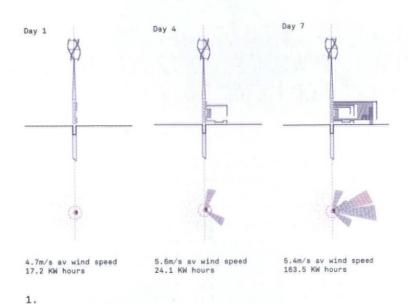
TAHA SCHEME TO BREAK THE ICE

Amin Taha Architects is designing this mixeduse scheme for a client in the West Midlands. The practice has completed a number of feasibility studies for the 15,000 m² project for an anonymous developer. The scheme will have retail elements on the ground floor and office space above. According to Taha, who is working with engineer Adams Kara Taylor, the form is 'sculpted' as if 'boiling water has been poured on to a block of ice' to produce the central public space. To promote the social interaction of the proposed 'creative office community', each unit has access to neighbouring balconies set within the building line, looking either into the courtyard or at adjacent passageways. After viewing several different plots, Taha hopes the project will start on site within a year. By Richard Vaughan





NEWS IN PICTURES



AWARD VICTORY FOR WINDMILL DUO

Two students from the Cambridge School of Architecture, Ben Burleigh and Kyle Buchanan, have landed the £2,000 first prize in this year's Corus Undergraduate Architects Award with this 'Brixton Windmill' project. The duo's designs, set around an existing windmill in Brixton, south London, address the brief 'how can we use architecture to communicate global environmental issues to our communities?' The winning scheme proposes the use of turbulent wind flows to generate electricity and also to provide an understanding of the energy cycle. Surplus energy would be used to light up the scheme. The judges said they admired 'the calculations of wind energy, as well as the ideas for the open spaces and connections with nature'.

• See more on this, and the other winning and commended projects, at www.ajplus.co.uk/corusundergraduate

By Ruth Slavid

 Diagram showing that, as the windmill's output increases, some excess energy can be used as beacons
 The existing structure draws attention to the environmentally friendly aspects of the project



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'I have a huge collection of National Geographic magazines around 400 of them ... My other great love is flying and I have pictures of me in my microlight dotted around the flat'

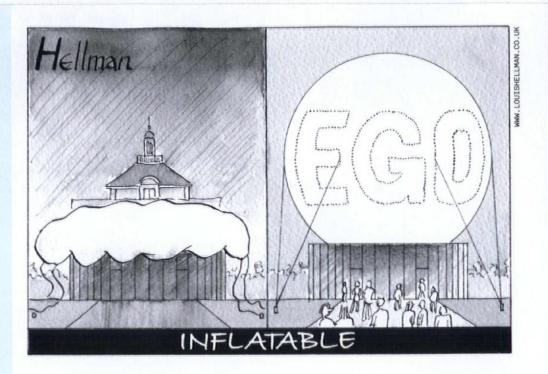
Richard Murphy. Independent, 05.07.06

'Once my neighbourhood had personality - then it was "blessed" with a Tesco Express' Ianet Street-Porter. IoS,

09.07.06

'In the US and the UK you have to drive far and long to find anything you'd call architecture'

Frank Gehry. The China Post, 10.07.06



GO TO WORK ON AN EGG

The great and the good turned out in force for the opening of the Serpentine Pavilion last Thursday - including the likes of Tracy Emin, David Adjaye and Zaha Hadid. The general opinion was that this year's pavilion is not really up to the standards of previous efforts, although whether anyone actually had the guts to tell Rem that as he sauntered around is unlikely. Reservations about the 'giant egg' might help to explain why the party never really took off. That, and the fact that you had to wave a scrap of paper at the barman just to get hold of some free booze. And, without wishing to sound spoiled, the lack of canapés also left a peckish Astragal, and many other ravenous party-goers, feeling particularly grumpy.

ALL SMOKE AND NO FIRE

At the start of proceedings the Serpentine's director Julia Peyton-Jones informed quests that smoking was banned due to the amount of helium in the balloon. This riled a number of QSs, who pointed out that helium is 'inert'. Astragal, who managed to sleep through all his chemistry classes at school, is reliably informed that this means 'not explosive'.

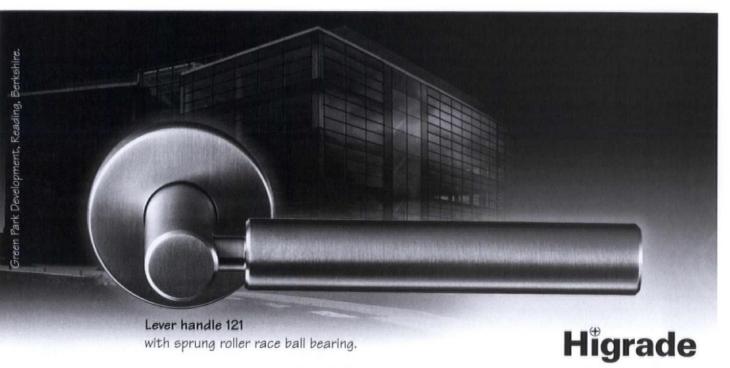
TWO DRAGS FOR BENSTED

Mark Bensted, London director of British Waterways, did not seem entirely on-message at the launch of the Thames Gateway Development Forum's funding announcement last Friday. Bensted took the opportunity to complain about the quality of work there in the recent past. 'For every decent regeneration, there have been nine or 10

dodgy ones,' he said. But perhaps a degree of grumpiness is apt for someone whose patch includes the Prescott channel, and is planning to construct a Prescott sluice.

SOL'S COACHING RUMOURS

It hasn't been the best of years for soccer star Sol Campbell. A brief and underwhelming World Cup appearance followed a season plagued by gossip about his 'troubled' personal life. However, Astragal can put one rumour to rest. The story that Sol's new house, designed by Richard Reid, has garage space for his collection of 12 Routemaster buses is not true. The eco-mansion, one of a menagerie of new Landmark Homes, only has room for five. Perhaps he'll leave his favourite, the number 23 - his ex-Arsenal squad number - outside.





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LETTERS

WE MUST AVOID A CULTURE OF CUT-PRICE SERVICES

Proper fee levels and a stable profession are among the most important interrelated issues facing architects today. Without one you can't get the other. Practices must be able to charge reasonable fees so that they are stable and viable. Only then will we be able to offer staff reasonable salaries, benefits and a work/life balance that other professions can afford. Cut-price fees are draining the profession of its lifeblood; how can we have any chance of delivering our services and looking after our staff if the profession is slowly going bust?

Independent researcher Plimsoll has released figures indicating that 18 per cent of practices will be unable to meet next year's average salary increase of 6 per cent. A total of 156 companies are 'displaying symptoms of company failure' and 87 are now in financial danger.

So what can practices do about this? We must stop charging ludicrously low fees. Assael often comes last in 'fee tendering' as many practices are prepared to work for 30 per cent of the fees indicated in the RIBA's guidance on fees. I'm sceptical that these practices are model employers looking after their staff and students, properly sustained by a stable financial structure.

Standard 2 in the ARB Code of Conduct states that: 'Architects should only undertake professional work for which they are able to provide... financial... resources.' Even Guidance Note 2 in the RIBA's Code of Professional Conduct acknowledges the need for the appropriate 'resources to meet the requirements of the work for which [practices] are bidding'.

Perhaps the ARB and the RIBA should consider dealing with complaints from members like me against architects who are clearly breaking the code. Without proper fees we can't deliver architecture or look after our staff. Time to act.

John Assael, Assael Architecture

LITTLE CHANCE OF INSPIRED SPACES IN BSF

I read the editorial on Building Schools for the Future (BSF) (AJ 06.07.06) and felt I should contribute. I have been involved in the Carillion-led bid for Leicester BSF. Carillion has called this consortium 'Inspired Spaces', although everything remotely inspiring we tried to include was removed by the contractor. Even when we demonstrated innovative but cost-effective ways of providing 'inspiring space' (which the school expressly wanted), if it wasn't made of brick with punched-hole windows, it was removed.

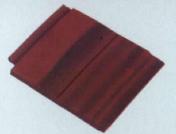
After many years within design-led London practices I found my first experience of education projects and the public sector very depressing in terms of the designers' inability to effect a positive approach, but more importantly for the children who will have to sit within these school buildings of the past.

I have now learned why much of the country is littered with truly depressing public-funded buildings.

Chris Sutton, head of business, Atkins Design Solutions, Cambridge

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ENQUIRY 22 ON CARD WWW.AJPLUS.CO.UK/AJDIRECT

SPARE A THOUGHT FOR OUR CREDIBLE CANDIDATES

The coverage over the third (BNP) candidate for the RIBA presidency (ajplus 15.06.06 and AJ 22.06.06) has unfortunately drowned out any debate between the two frontrunners, Valerie Owen and Sunand Prasad. Yet these are two very different candidates who will bring very distinct qualities to the role of president.

The job of president requires someone who not only has credibility as an architect and the hands-on experience of delivering high-quality projects within an often hostile system, but also someone knows the way the political system works and can speak as a respected equal, on behalf of the institute, to those whose policies and decisions affect all of our lives. The next president will also urgently need to deal with the impact that climate change and resource shortages are going to have on the way we design our buildings and environments.

Having seen both the leading candidates in action,
I believe that Sunand Prasad closely matches all of these
requirements. He is the winner of many RIBA awards, a founding
CABE commissioner and a persuasive advocate for architecture.
Added to that, he is someone who truly understands the global
significance of climate change and sustainability. I believe
Sunand Prasad will without doubt make an outstanding future
president of the institute.
Simon Foxell, London

PETER PHILLIPS IN PRACTICE...

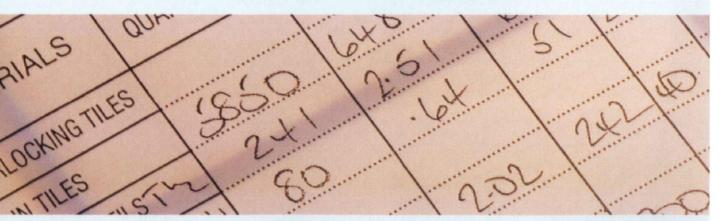
Peter Phillips first came on council in 2002, when he took the place of a member who had died in the one remaining year he had left to serve. In 2003 Phillips stood as a national candidate and was elected third behind Valerie Owen and myself. He wanted to stand for a further two years to make up the six but the rules do not allow that. Apparently he wanted to get them changed.

My first introduction to his strange views came with the launch of the 'Women in Architecture' report. He seemed to think that women could not design because their brains were a different shape! The women on council forced him to retract, and from that point he openly said that I would never agree with any of his views. I became what he called 'one of the usual suspects', the 'PC Brigade', or a supporter of the 'Nanny State'.

The RIBA has a number of issues to tackle; the ARB is one. At the time Ian Salisbury was having his battle with the ARB, Phillips seized upon the issue as if he was the first person to think about it. The issue of the ARB v the RIBA goes back to the 1995/96 era and the Baden Hellard case. However, Phillips joined forces with Salisbury and others. I warned Ian of Phillips' extreme views, and said I wouldn't want him protecting my flank if I was going into battle. (He ignored me.) I told others concerned with ARB and in the reform group about my fears.

Phillips claims to have been solely responsible for setting up the Highton Report. This is nonsense; it would have happened

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LETTERS

anyway. There was also concern about the AABC issue within and outside council: he seized on that too.

The RIBA has a series of committees on which people are asked to sit only if they have a genuine contribution to make. Phillips took offence that no one wanted him on their committee. We had all seen the time-wasting and strange views he held on council – at each meeting he would stand up and complain that not only he but others were not on any committees – which is true. Committees are expensive to run and have to be efficient and economic. After one council meeting Phillips stood up and asked: 'Why don't we have pudding after lunch?'

He took up his cry again on behalf of the downtrodden masses on council who weren't on a committee (some don't wish to be on a committee and don't consider themselves downtrodden). 'Why aren't I on one?' he kept asking. (He was actually on one to do with arbitration but it didn't suit his purpose.)

Finally, to shut him up, council took a vote to put him on practice. No one asked us if we wanted him. It is rumoured that the chair, Richard Saxon, threatened to resign. He was out of the council when this was being discussed.

Phillips thus arrived on the practice committee and proceeded to take over. What had previously been a well-run, efficient committee became a bit of a shambles at times due to his constant interventions. We never finished the agenda.

He wanted us to adopt his idea of tradesmen's licensing when we were already working on the CSCS card scheme. This has 250,000 members and registers whether or not you have had basic H&S training. It will register qualifications of tradesmen and it will be expanded. I sit on the CIC H&S Panel which has discussed the CSCS card at length, and also had discussions with other bodies at RIBA in the company of Richard Brindley and Brendon O'Connor. Phillips became so obsessed by something Brendon said about him over this that he made a formal complaint. I found this intolerable; the case was of course dismissed.

When I discovered Phillips was attending meetings at the ODPM's office and putting forward the RIBA's view on the

Building Regulations, I became very alarmed and spoke to Brindley and O'Connor about it. He was introducing topics that had nothing to do with his remit – like tradesmen's licensing. He doesn't go now.

I have always been deeply suspicious of Phillips' political views but never been able to put my finger on it. Others on council had their misgivings, but you can't ask someone in the polite company of the RIBA Council if they are a member of the BNP. It may be that those members who supported Phillips and signed his nomination papers are now embarrassed and so try to say something good about him. Some are still saying he had 'some good ideas'. If he did, they escaped me. Sam Webb, by email

... AND PHILLIPS IN THEORY

Surely the self-confessedly reluctant presidential candidate (one can hardly now say hopeful) was only being commented upon for his BNP membership, but according to your recent report he has now denied being a misogynist (ajplus 19.06.06).

Perhaps this is a Freudian slip, or some curious malapropism, which reveals that the two persuasions are confused in the candidate's mind (if not in yours). Such a colourful combination, if true, can only guarantee him the electoral dustbin in today's misguided 'one person, one vote' climate, but it does not take much imagination to picture the utopia it would bring for our ageing white male profession, if only we had the courage to embrace these principles: PFI schools a distant bad memory, Speer-inspired Zimmer factories and clone guards' barracks to doodle in the endless leisure of our women-free laager. Voting has never been simpler!

Paul Harding, by email

Please address letters to: The Editor, The Architects' Journal, 151 Rosebery Avenue, London EC1R 4GB, fax 020 7505 6701, or email angela. newton@emap.com to arrive by 10am on the Monday before publication. The Architects' Journal reserves the right to edit letters.



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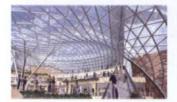






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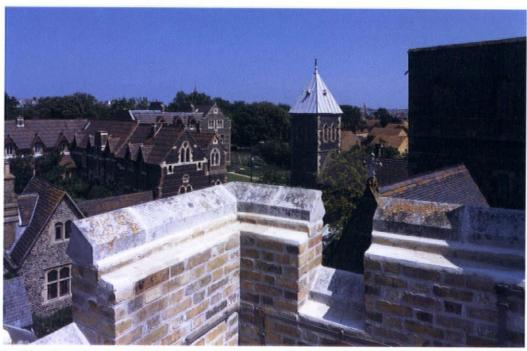








PUGIN/ THE GRANGE



1. View from the top of The Grange's tower

SOLID AND ESSENTIALLY RATIONAL, REFLECTING PUGIN'S BUILDERLY APPROACH TO DESIGN

By Kenneth Powell. Photography by Dennis Gilbert

'A most substantial Catholic house, not very large but convenient and solid.' This was Augustus Welby Northmore Pugin's vision (set out in a letter to a friend in September 1843) of the house he was planning to build on a cliff-top site at Ramsgate, Kent, a place he had known from childhood holidays.

Pugin was 31, a fervent Catholic convert, the author of Contrasts, architect of many churches and Sir Charles Barry's collaborator on the rebuilding of the Palace of Westminster. He was the father of seven children and happily married for the second time; his first wife had died giving birth to his first child. The Grange was to be a practical family house as well as Pugin's workplace – he loved the sea and ships – and part of a complex of Gothic buildings that included the church of St Augustine, which he founded and endowed and in which he was buried, and a community of Benedictine monks.

It was completed in little more than a year but the architect's young wife Louisa did not live to see it and Pugin himself died nine years later, insane, at the age of 40. The house remained in the possession of the family until 1928. A few years earlier, John Summerson had found Pugin's youngest son Cuthbert, then well into his 80s, living alone in part of the adjacent monastery, surrounded by his father's furniture, books and works of art. 'Rarely have I felt so vividly the illusion of slipping back in time,' Summerson recalled.

Following Cuthbert Pugin's death, the family's connection with Ramsgate was severed. The Grange became a school, run by

the monks of St Augustine's Abbey. After many vicissitudes, but now listed Grade I, it was acquired by the Landmark Trust, with support from the Heritage Lottery Fund (HLF), in 1997. Nearly a decade later, with over $\mathcal{L}2$ million invested in its restoration, the house has become a holiday home available for rent, the 183rd historic property taken on by the trust.

Was there ever a practical alternative? Extraordinarily, a treasure trove of furniture and fittings from The Grange, including Minton plates, was discovered in the 1980s in a Catholic presbytery in Oxfordshire. The entire collection was acquired by the government and placed in the Speaker's House at the Palace of Westminster. In theory, it might have been possible to borrow some of these items, along with others from public and private collections, and refurnish the house as a museum piece, assuming that the National Trust or another such organisation could be persuaded to take it on. But the practical chances of this happening were always slight.

The issues facing Landmark were as much philosophical as practical. Built of brick with dressings of Caen stone, The Grange was a solid and essentially rational building that reflected Pugin's practical, builderly approach to design. Small wonder that it inspired later Goths like Butterfield and Street and was an exemplar for much Victorian domestic architecture. But the effects of the sea air on the stonework were all too obvious (though the Whitby stone used for the adjacent church has hardly weathered at all) and the house had been poorly maintained for some decades.





3

2

- 2. The south elevation after restoration
- 3. View towards the adjacent church

The philosophical issues of the project related to the additions and alterations made after Pugin's death, chiefly by his eccentric bachelor son Edward Welby Pugin. An architect of distinction in his own right, working extensively in Britain, Ireland and Belgium, E W Pugin also fancied his chances as a developer – which led to his eventual bankruptcy. (He died, aged 41, drugged and mad, in 1875.) Edward Pugin's genuine attachment to The Grange, which had been let after his father's death and was in a 'dull and miserable' state, drove him to take up residence there in 1861, installing his stepmother, Jane (who died as late as 1909), and siblings, and adapting the house in tune with his own lifestyle.

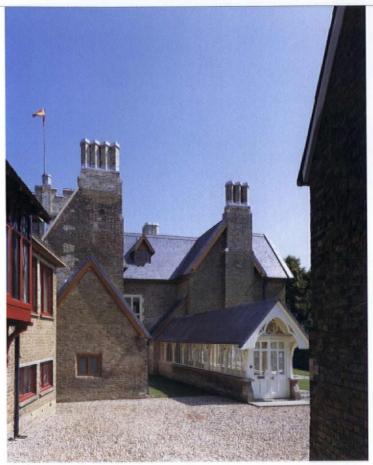
In two principal phases of work, Edward greatly extended the kitchen, adding further bedrooms above; created more bathrooms; built a conservatory along the west wall of his father's library (where he stripped out the shelving); extended the sitting room into the garden; and completely reorganised the entrance sequence to the house, with imposing gates to the main road – The Grange was originally entered unobtrusively from a side lane – and a timber-and-glass covered way extending out from the front door. (By the 1860s, Roman Catholics were no longer the social pariahs they had been 20 or 30 years earlier and external display had become a safe enough option.)

Internally, Edward's alterations reflected his aspirations for a relatively conventional and expansive domestic life: door openings, for example, were widened and Pugin the elder's ecclesiastical chimneypieces elaborated with fruity ornament.

Much of AW N Pugin's furniture was dispersed. Further alterations made by Cuthbert Pugin, a mediocre designer – including a billiard room in the kitchen court and a clumsy reconstruction of the roof, done after a lightning strike in 1904 set it alight – were entirely detrimental in effect.

Landmark's instinct from the start was to return The Grange to its pre-1861 condition, before later Pugins 'diluted' its quality – the expression used by the trust's historian, Caroline Stanford. This implied that all of E W Pugin's work should be stripped away in line with recommendations made by SPAB architect John Macgregor as long ago as 1947 – Macgregor advised demolishing the 'badly constructed, untidy additions which will always be giving trouble with upkeep'. The natural reaction of English Heritage (EH), the HLF and the Victorian Society was to resist this approach, arguing that the later alterations were part of the history of the building and of value in their own right.

The practical arguments for cutting the building back were, however, obvious. The additions had created, in places, awkward junctions that were hard to maintain, encouraging the decay of the structure. The conservatory had been dismantled many years before. For Stanford, the simple lifestyle of AW N Pugin, who tolerated 'not a bit of lumber or useless furniture', was more in tune with that lived by 21st-century Landmarkers than the bourgeois pretensions of his eldest son. The huge kitchen, for instance, added by the latter, was a gloomy space, she says, awkwardly joined to the adjacent Catholic presbytery.



4. Edward Pugin's covered way has been retained on the north side of the house 5. The Grange seen from the west, with its original unobtrusive entrance



5.







6.

The debate over the treatment of E W Pugin's work continued even after work had started on site, initially with Donald Insall Associates as architect (succeeded in 2005 by Thomas Ford & Partners). The case for returning The Grange substantially to its pre-1861 state was underpinned by an exhaustive historical analysis by consultant Paul Drury, backed up by detailed archaeological investigations that extended into the gardens. EH, the HLF and the local authority backed Landmark's proposals and even the Victorian Society compromised on its initial opposition. E W Pugin's covered entrance way has been retained, along with his swaggering gateposts, and one bedroom has been maintained in his style. Otherwise, he has been largely expunged from the history of The Grange.

The clean-cut look of The Grange, as restored, is a result of extensive reconstruction and replacement of stonework. The parapet of the tower had to be entirely rebuilt, as did the chimneystacks. Other stonework was retained and repaired wherever possible, but much was beyond repair. As Thomas Ford partner Paul Sharrock explains, the sudden availability of quantities of high quality Caen stone brought a change of plans; it had been proposed to substitute Bath stone. Sourced from mines reopened with EU subventions, the hard Caen stone is already being used on other historic building projects in Britain.

As part of the project, the roof was returned to its original, double-ridged profile (lost in 1904), with bargeboards firmly attached by reinstated 'tusk tenons' in the Pugin manner. The

repointing of the brickwork reflects the efforts made by main contractor R J Barwick to match the quality of the original workmanship. Barwick's work, and that of specialist contractors, is well up to the usual Landmark standard.

Inside the house, of course, many compromises had to be made if it was to be made habitable for people accustomed to power showers, central heating, effective lighting and other modern conveniences. Furniture of suitable character was assembled by Landmark's furnishing team – only a massive kitchen dresser survives from Pugin's time. Internal decor has been reinstated, using machine-printed wallpaper featuring Pugin's motto, 'En Avant', and black martlet emblem – the cost of hand-blocked paper was prohibitive.

Doors have been replicated to the original pattern by John Hardman Studios, which manufactured the long-lost originals. The library shelving has been reinstated – the outline of the shelves was found behind later paper. The painted ceiling in this room had survived and was restored, serving as a model for the restoration of the damaged ceilings to the sitting room and dining room. Pugin's private chapel has been maintained as a 'quiet space'. The altar was removed to the Pugin Chantry in St Augustine's in 1930 and a timber replica is being made. One of the few unexpected crises affecting the interior was the poor condition of the main staircase, where the discovery of dry rot led to its being dismantled and rebuilt using as much of the original timber as possible.





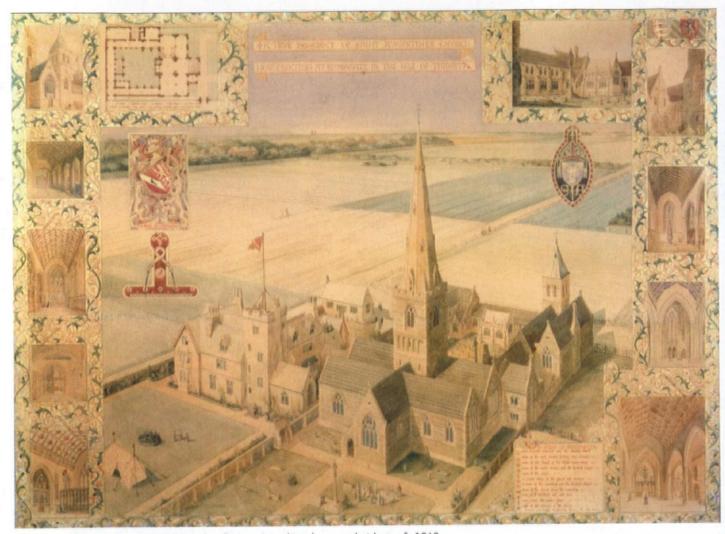
'It was a seminal work by a great architect and the right course was to restore it to its original form,' says Caroline Stanford, and this is the course that the Landmark Trust has pursued at The Grange with visually stunning results. The fact that the house will be lived in - it is already heavily booked - rather than fossilised by the National Trust is surely to be welcomed.

E W Pugin enthusiasts - too few in number - may still find the basic proviso of the project objectionable, and it certainly raises continuing questions about the correct approach to the restoration of historic buildings. A fundamental problem with EW Pugin's work at The Grange was its marked discontinuity with that of his father. According to critic Jonathan Glancey - who once tried to buy the house - Edward turned the Grange into 'a richlu foliated backwater'. Where the father's work was rational, hardedged and lean, the son's was effusive, decorative and (if one dare use the adjective) rather effeminate.

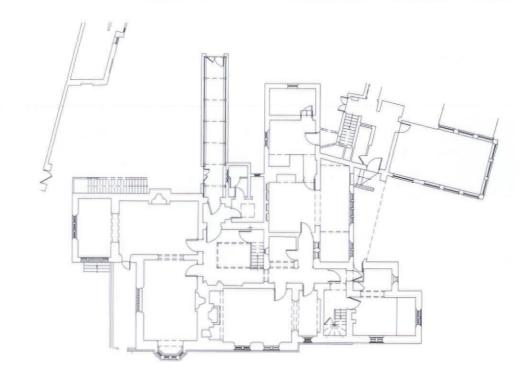
It is not surprising that it is Pugin the elder, who singlehandedly redirected the course of English architecture, who remains a figure with a strong appeal for architects and designers. Perhaps some of them will stay in his beloved house, that combines 'the delight of the sea with Catholic architecture and a library', and find inspiration in its romantic rationalism. The principal rooms of The Grange are open to the public on Wednesday

afternoons by appointment through the Landmark Trust: telephone 01628 825920. For rental bookings telephone 01628 825925 or visit www.landmarktrust.org.uk

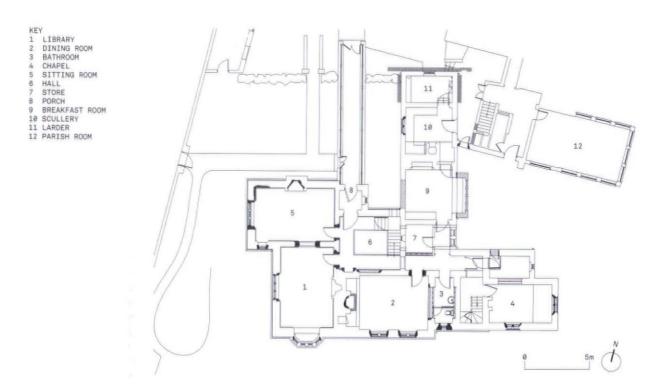
- 6. North front before work began
- 7. A fragment of original wallpaper
- 8. Pugin's library (note the later fireplace)
- 9. The dining room (with later wallpaper)



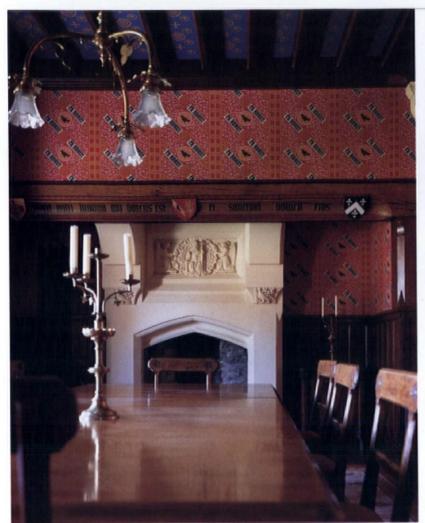
10. A W N Pugin's vision for the Ramsgate site in a painting of 1849

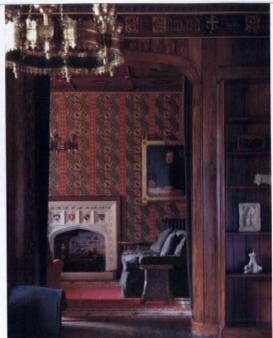


11. Ground-floor plan before restoration



12. Ground-floor plan after restoration





13.

13. The dining room today

14. View from the library

to the sitting room

15. The breakfast room

16. Looking east from the hall, with its new wallpaper

15.



16.

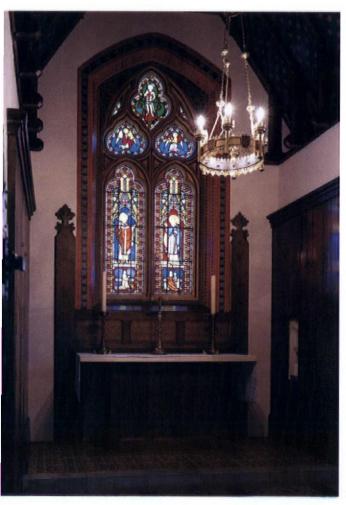


17.



18.

- 17. The restored library
- 18. Pugin's bedroom
- 19. His private chapel



Credits

Architects Donald Insall Associates, Thomas Ford & Partners Building analysis Paul Drury Partnership: Paul Drury Archaeology Canterbury Archaeological Trust Project manager Robertson & Dawson: Ron Dawson Quantity surveyor Bare Leaning & Bare: Adrian Stenning Structural engineer The Morton Partnership Main contractor R J Barwick Construction Services Stonework PAYE Stonework Mechanical services Mechelec Electrical contractor E Saunders Cartoon room Town Brothers Paint analysis Catherine Hassall Paint conservation The Wall Paintings Workshop Decorator Mackays Decorators Specialist paint finishes Tomfoolery: Trish Murray Stained glass The Stained Glass Workshop: Keith Hill Wallpapers Cole & Son ('En Avant' and 'Strapwork') Watts of Westminster (Jane's Room) Carpets Ulster Carpets Door furniture, brass shields John Hardman Studios Landscaping & furnishing Landmark Furnishing Team





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THIS AVOIDED THE **DUMBING DOWN** THAT CAN PLAGUE **DESIGN AND BUILD**

By Hattie Hartman

Richard Rogers Partnership's (RRP's) Welsh Assembly has received so many plaudits, including an RIBA award last month, that it is tempting to overlook its chequered history. After all, it is the completed building which remains for posterity, and the story of how it came to be will soon be forgotten.

RRP is no stranger to complex large-scale public projects, and there has been much speculation about why this scheme went so badly wrong. The more relevant question is how it was put back on track with RRP still in the saddle, albeit under a design-andbuild contract led by Taylor Woodrow. After winning the initial competition in 1998, RRP had to compete again as part of a contractor team to stay on the job.

Most instructive is how the Assembly building managed to avoid the dumbing-down and poor detailing that plagues so much design and build. The integrity of RRP's original design was compromised more by security and accessibility requirements than by the constraints of design and build. In some areas, such as the simplification of the roof geometry, the design was actually improved. Taylor Woodrow project manager Jerry Williams explains that he worked with Arup to rethink the roof structure. and as a result drainage wells were replaced by continuous guttering, simplifying both roof structure and finishes, and thereby reducing cost; a significant change, which received RRP's approval.

Project managers Dermott O'Reilly and Kallirroi Deligianni, from construction manager Schal, offer their view on the following pages, stressing the importance of team building, communication and pushing design development as far as possible in the pre-tender stage: 'What we did was open up a can of worms and lay the issues out, one by one. Then we set up clear lines of communication and stuck with them,' says O'Reilly. So much so that RRP, under contract to Taylor Woodrow, refused to offer its view for this article.

A 3D computer visualisation and Design Quality Indicators (DQI) were among the tools Schal used to clarify decision-making. Interior 3D visualisations, eschewed until recently by RRP, were used to convey the complexities of the scheme, to prioritise areas in need of further design development and to assist the multi-headed client in understanding the project.

The Welsh Assemblu was a trailblazer project for the use of DQI, a process now adopted not only by CABE and Schools for the Future, but also by the Office of Government Commerce, which means it will soon be required on all public buildings. Cullinan partner Robin Nicholson, instrumental in developing DQI in its early stages, says the process is 'about the conversation at a high level with the client, the design team, the end users; a conversation which generally never takes place'.

The story of the Welsh Assembly shows that the original scheme captured the client's aspirations to the extent that it was willing to stick with RRP a second time. Perhaps the most important lesson is the need for clarity and open communication throughout the process, so that design intentions can be translated into finished buildings which their architects will be proud of.

WELSH ASSEMBLY TIMETABLE

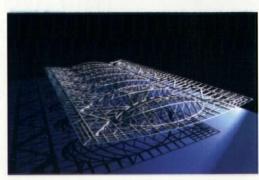
1 March 2006

Oct 1998	Competition won by
	Richard Rogers Partnership
Feb 2001	Start on site
July 2001	Construction suspended
May 2002	Schal appointed as project
	manager
July 2003	Contract awarded to Taylor
	Woodrow Construction
Dec 2005	Contract completion

Official opening



- 1. Computer visualisation prepared by Schal/TPS at pre-tender stage
- 2. Photograph of the completed building from the same angle
- 3. Steel roof structure after redesign



3

NATIONAL ASSEMBLY FOR WALES

By Dermot O'Reilly, sector director, and Kallirroi Deligianni, project manager, Schal

On the Cardiff waterfront five years ago sat a project manager's nightmare: an excavated site, clad in hoardings and studded with pilings. At the heart of the capital's flagship regeneration zone, where the first Welsh Assembly chamber should have stood, was a gaping hole – a vortex for media hostility, political conflict and taxpayer resentment. The Welsh Assembly has been so well received since its opening in March that it is hard to recall when the building once looked as if it might never see the light of day.

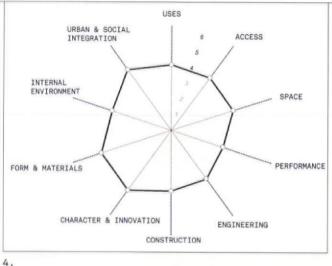
Schal, a specialist in property and construction management, was brought in as project manager in May 2002. The challenge to deliver the project was enormous, despite our extensive experience in high-profile projects such as the British Library, Tate Modern and Portcullis House. By the time we were appointed to the Assembly building, work had been suspended for almost a year due to concerns over programme, buildability and cost, and the project was in dire need of a positive, team culture.

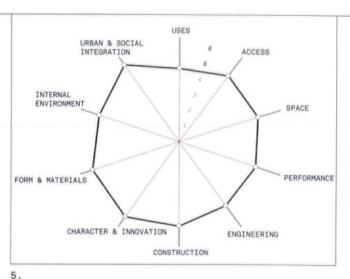
Schal assigned a multi-disciplinary team of more than 20 architects, engineers, accessibility assessors, security advisors and others to ensure that value was added, risk reduced and costs controlled without compromising the architect's design or the client's commitment to transparency, quality of environment, sustainability, accessibility and security.

The Assembly had originally procured the project under a construction-management form of contract – a high-risk mode of engagement for a client with little experience of construction and its pitfalls. It was now keen to implement the project under a particularly onerous design and build contract – terms under which those few contractors capable of delivering a project of this scale were unlikely to be willing to work.

Our first recommendation was that the programme be extended so that tenderers could develop the design and reduce some of the risk. Bravely, given the adverse publicity that would (and did) arise from further deferment, the then Finance Minister, Edwina Hart, accepted this advice. This enabled a number of notable improvements during the tender period, primarily to the roof and the building's security. The roof had been identified as high-risk in terms of structure, weatherproofing, buildability and cost. Tenderers achieved refinements of structural steelwork, particularly to the roof's geometry, which greatly reduced risk.

To clarify the decision-making process, value criteria and design-quality indicators were developed in partnership with cost consultant Northcroft. The team consulted intensively and collaborated closely with the building's many stakeholders: from representatives of the Assembly through to user groups, advisory groups, designers RRP, BDSP and Arup, contractor Taylor Woodrow Construction, a range of specialist subcontractors, and more. We worked hard to gain buy-in from all stakeholders and establish effective communication between all parties.





4. DQI spider diagram - briefing stage: a visualisation of the repsonses of 20 stakeholders who participated in a workshop about aspirations for the Welsh Assembly project 5. DQI spider diagram - post-occupancy stage: a visualisation which shows that all aspirations were exceeded. Of particular note is the increased 'urban and social integration'. a major objective of the brief

Schal also undertook a comprehensive audit of the existing design, which had been extensively revised before work was suspended in 2001. The team discovered that a number of design compromises had been introduced in an attempt to counter increasing costs - most notably a proposed reduction in the width of the building - which would not result in a proportional reduction in cost, and where the compromises to design would outweigh any potential cost-saving benefits. There were potential problems with the steel structure, and further issues with security and accessibility, particularly for wheelchair users and visually impaired visitors.

The design that was ultimately submitted for retendering was based firmly on the RRP scheme originally approved by the Assembly in January 2001, supported by a schedule of proposed amendments and improvements.

As a basis for analysis, consultation and communication, Schal developed a 3D computer object model of this plan. Many stakeholders who had silently struggled to fully understand the complex 2D plans and sections responded enthusiastically to a digital walk-through model.

3D modelling also helped identify areas that required further design development. For example, the door to the media commentary room was potentially lowered to 1,650mm by a beam; there were unresolved access and safety issues regarding the roof; services to the debating chamber were potentially affected by an increased rake in the floor, the curtain-wall design was

underdeveloped; and there were possible circulation problems around the lifts. Schal estimates that design costs were reduced by up to 10 per cent, thanks to better coordination, improved stakeholder awareness, automated scheduling and increased efficiency. Buildability and clashing checks at the design stage reduced construction costs by up to 4 per cent, and the model also improved communications with the trades, further reducing costs.

Our environmentalists ensured that RRP's innovative sustainable design - which included 27 100m wells with heat exchangers to assist heating and cooling, rainwater collection and grey-water use, and natural ventilation - was preserved intact and implemented. Here, as throughout the project, we worked diligently with client and contractor to identify, assign and mitigate risks.

Throughout the project, DQIs and value criteria were used to ensure that aesthetics and sustainability were not compromised by cost control. But a taut eye for value and an incentive programme for contractors guaranteed small but significant value-engineering savings - £15,000 was secured simply by reducing the number of floorboxes in the reception area - which helped offset the inevitable unforeseen items and employer changes and enabled the building to be constructed within budget. When Assembly and user representatives reassessed the building against Schal's DQIs, it scored even higher in all areas than when the design was assessed precontract. The building already fulfils the role it was intended to achieve: a unique and user-friendly national landmark.

CABE CAVES IN TO CLICKING CRITICISM

The prospect of watching two burly blokes — the CABE deputy chair and my good self — barging and biffing around the AJ/AR offices was almost too much for our subs desk. Happily they held true to their mission and edited this column's recent comments on the CABE website, www.cabe.org.uk, with integrity.

CABE had asked for a review and, to my surprise, for this is surely a first for Webwatch, actually responded to my lack of enthusiasm for the site by relocating its crucially interesting design review reports just two clicks away from the home page instead of six or seven. Remember the old adage, three clicks and you're out. One click away would have been better, and not having to scroll the home page down to find the heading would have been really good too. You can't easily overturn ingrained civil service traditions of keeping the nosey peasants on the other side of the fence. But hey, you can't have everything. And two clicks will do.

But look, surely 30,000 architects means something. Maybe put the link with that little group at the top right. Or do you think telling the peasants how important you are or where the regions are, happens to be more significant? sutherland.lyall@btinternet.com

ANIMAL INSTINCTS

Is the law an 'undomesticated animal', writes Kim Franklin? In this column we go from the sublime to the ridiculous. Last week we looked at Mr Justice Jackson's judgment in the new Wembley Stadium dispute between Multiplex and their former steelwork contractors. Cleveland Bridge. The extensive judgment, delivered in 16 parts, dealt with 10 preliminary issues relevant to a highly complex commercial dispute with many millions of pounds at stake. The judge told the parties that neither of them had won an outright victory and that, with the assistance of the court's decision, it may now be possible for them to arrive at an overall settlement. This is what the law is for - to provide a framework for disputing parties to resolve matters themselves - failing which to decide the dispute for them.

The appeal court was required to carry out precisely the same function in Broughton v Bower (Judgment 25.05.06). Here the dispute was not about a multi-million pound contract for a major national project. It was about the meaning of the words 'undomesticated animals' in an agreement between neighbours. The claimant, Lady Delves Broughton, was the freehold owner of Doddington Cottage in Doddington Park, Nantwich, Cheshire. The defendants owned Demesne House which

was subject to several restrictive covenants imposed for the protection of the neighbouring cottage. One of the covenants was that 'no pigeons or any undomesticated animals' would be kept on the property.

The parties fell out over the use of a right of way, boundary fences and the usual stuff of disputes between neighbours. In subsequent court proceedings the claimant complained that the defendants were keeping racehorses and geese, which she said, were not 'domesticated animals'. The defendants' agreement to stop keeping horses, ponies and geese did not bring an end to the dispute and the judge found that the defendants had seven turkeys, four sheep, three bullocks, 18 ducks and three peacocks. Were they 'undomesticated animals'? The judge gave the term a limited interpretation and held that, as none of the animals were akin to pets, the defendants were not entitled to keep them.

The Court of Appeal disagreed and, demonstrating the value of a traditional education at times like this, pointed out that 'domesticated' is the past participle of a transitive verb with an ordinary meaning in the English language, namely 'to accustom an animal to being kept by humans'. Provided therefore that the animal was of a species accustomed to being kept by or

to living with humans, brought under their control and tamed, it did not have to live in the house or be a pet.

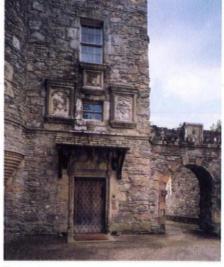
This represented something of a reprieve for the menagerie. It also illustrates the wide range of issues that the courts are called upon deal with, thoroughly and fairly, whether they like it or not, however ridiculous the dispute. As always it is the warring parties, not the law, that is an ass, or a turkey or bullocks, as the case may be.

Kim Franklin is a barrister and chartered arbitrator at Crown Office Chambers in London. Visit www. crownofficechambers.com

REVIEW







2.

- **BOOK**By Neil Cameron
- The Buildings of Scotland: Borders By Kitty Cruft et al. Yale University Press, 2006. £29.95

- 1. Dryburgh Abbey
- 2. Ferniehirst Castle

How can you go wrong with a book on the architecture of the Scottish Borders? The land appropriated by Sir Walter Scott has so many stratified layers of diverse history and so much associated romance. Yet while it may look like one entity from the outside, bound together by the meanderings and tributaries of the River Tweed, for those who know it well it is an area of contrasts and diversities.

The jagged coastline of Berwickshire, the majestic landscape of Roxburghshire and the uplands of Peeblesshire are geographically not far apart, but they are remarkably different in character. The area is rich in both building types and periods, encompassing great abbeys, craggy towerhouses, grand country houses, impressive county towns,

planned and unplanned villages, innovative bridges and four-square harbours.

Unfortunately, on reading this volume it becomes clear very quickly that this was an overly ambitious undertaking. There is far too much breadth and depth in the Borders to allow its architecture to be forced into a single volume, and it would have been far better to split the area into its traditional constituent counties, allowing the authors more space to breathe. Despite that, the pre-1700 material is treated in exemplary fashion. The descriptions of ecclesiastical architecture, such as the abbeus of Dryburgh and Melrose, and of tower-houses, such as Neidpath and Ferniehirst, are models of precision and deft analysis, despite the evident shortcomings of the editing.

The same, sadly, cannot be said of the coverage of domestic architecture of the 18th and 19th centuries, liberally spread as it is with startling elisions and some giddy imprecision. There are numerous pejorative adjectives, which imply refined aesthetic judgement but rather connote a kind of old-fashioned architectural snobberu and lack of engagement. 'Lumpish' and 'lumpy' appear so often you might wonder whether the writer is an expert on architecture or porridge.

While architectural personification can occasionally be treated wittily in the right hands, it quickly becomes a source of irritation when overused. The idea that buildings are best described with human characteristics such as 'aloof' and 'bullying' perhaps reveals the eye of a dyed-in-the-wool

conservationist rather than that of an architectural historian. Nevertheless, there are some valiant attempts to cover the venerable country houses of the Borders, such as Traquair, Floors, Mellerstain, Thirlestane and Manderston.

The problem is that this volume is trying to have the last word on everything when, with so much engaging material to cover, there is only space to be succinct. Had Pevsner's firstedition Buildings of England been the model, it might have been possible. Colin McWilliam managed it with the Lothian volume. As it stands, this poorly edited book is an impressive but flawed attempt to corral the Borders into a single-volume straightjacket.

Neil Cameron is an Edinburghbased writer on architecture and art







BOOK

By Sutherland Lyall

Sir John Soane and London By Ptolemy Dean, Lund Humphries, 2006. 248pp. £40

Ever since Venturi's Complexity and Contradiction, a working knowledge of John Soane has been an essential tool in the baggage of anyone engaged in architectural discourse.

Soane had also been useful to 20th-century architecture back in the 1930s, when John Summerson wrote a series of articles about his stereometric forms, decoration and spaces which, he hinted, were a kind of evidence for Modernism's continuity within the great architectural tradition. At the time, Summerson was a committed Modernist member of the MARS group and, like the later Sigfried Gideon, was anxious to deploy whatever historical precedent for Modernism he could find.

After the war, Dorothy Stroud's pioneering but unsatisfactory monograph on Soane remained the main text until the late 1960s, the post-Complexity era, when the Soane academic industry heaved itself into existence - its cornerstone must be Gillian Darley's biography, John Soane: An Accidental Romantic (AI 23.09.99). Now, to his earlier book on Soane's country houses (also in AJ 23.09.99), Ptolemy Dean adds Sir John Soane and London.

There are two Soanes. One Soane the master of sublime, reductionist Classicism, epitomised in those sombre and troubling photographs taken by Steele and Yerbury at the Bank of England in the late 1920s, when his best spaces there were being demolished. Though other London examples have gone or been altered, the Dulwich Picture Gallery - a dinkier, more primitive version of the same thing - is happily extant.

Then there is a Soane who is little discussed: the Soane of those three marvellous matchbox-sized rooms at No 13 Lincoln's Inn Fields through which you blissfully squirm to get at the Hogarths and the room with folding walls at the back. This is the Soane you glimpse from the back firstfloor windows: a collection of gimcrack rooftop lanterns and glazed boxes which provide all the subtle indirect lighting to the breakfast room and its adjunct spaces. This is Soane the prestidigitator, the creator of small-scale and wondrous

But now, Dean shows us, there is a third Soane. This is Soane the architect making a buck in private practice. It is easy to fall into the trap of imagining that famous people can live on air or have a private income. Some can and do -Soane couldn't and didn't. So one important thing this book highlights is that, although he was pretty well off, this was because he worked very hard. And worked on really mundane commissions such as valuations and surveys. Dean says: 'These surveys were key to forging the client linkages that were vital in the development of his practice as a whole.' But, modern readers need to realise, surveys and valuations were exactly what architects used to do.

The book is divided into four parts. First is a brief discussion about Soane's London practice and a little about his life. You have to read Darley for the detail, although there is a nice Soanean dig at architectural busybodies: 'Any fashionable Amateur armed with a little brief authority has



- 1. St Peter's, Walworth, in a sketch by Ptolemy Dean
- 2. Entrance vestibule to the Board of Trade and Privy Council Office
- 3. Stables, Royal Hospital, Chelsea

the power of controlling the architect, or paralysing the best energies of his mind.'

Then there are eight case studies - among them, the Royal Hospital, Chelsea: St Peter's, Walworth; and some Whitehall interiors, including those in Nos 10 and 11 Downing Street. The final part, perhaps the most important, is a gazetteer: a new list of all the London jobs mentioned in the Soane archive and arranged by London borough. Dean quotes Soane on London: 'It must be considered as the great theatre best suited for displaying the abilities and calling into action the talents of the learned of every description.'

The section before this is puzzling – the colour pages given over to 22 of Dean's watercolour-wash and quavering-line sketches.

They are nice enough but not exactly consequential and, when Martin Charles' photos are all reproduced in black and white and would have been marvellous in colour, are maybe not really justified. Dean's trembling line must have been quite difficult to sustain without a pencil quideline and you wonder, since Soane's work is anything but tentative, why Dean adopted this draughtsmanly affectation.

Will the architectural illuminati need to buy Sir John Soane and London? Architecture school libraries certainly must. But the detail, if sometimes brief, of Soane's everyday practice is terrific stuff - much better than the trainspotting it might seem to be.

Sutherland Lyall is an architectural journalist



CRITIC'S CHOICE

By Andrew Mead

Where would you expect an art history professor at New York's Columbia University to live? An elegant brownstone on the Upper West Side? That wasn't the choice of Robin Middleton, previously a teacher at Cambridge University and the AA. Pictured above is the entrance to his New York residence - a former fish-packing plant in Tribeca which he shared with two friends until retiring in 2003. And the photo hardly hints at what you find inside.

All is revealed in a photo sequence of the interior by Perry Ogden: one of the contributors to Fragments: Architecture and the Unfinished: Essays Presented to Robin Middleton (Thames & Hudson, £38). The 21 essays all respond to Middleton's interest in the fragment; his essay for the catalogue of the Royal Academy's big Soane show in 1999 was 'Soane's Spaces and the Matter of Fragmentation'. But what a wonderfully diverse, unpredictable, if sometimes esoteric collection it turns out to be - perfect to dip into.

Eileen Harris finds 'discord and dissonance' in Robert Adam's interiors; Edward Wendt suggests affinities between Soane and Turner, while the 20th-century subjects include Neil Levine on Louis Kahn's 'architecture of the unfinished' and Kenneth Frampton on Carlo Scarpa. 'The palimpsest of the Brion Cemetery can only be understood as an unfolding progression, passing continually from part to part and joint to joint,' writes Frampton.

This year is the centenary of Scarpa's birth, which has been marked by the opening of the Centro Carlo Scarpa in Treviso – a permanent exhibition and research centre giving access to some 30,000 drawings (www.carloscarpa.it). Another Scarpa archive is held by the Castelvecchio in Verona, and its contents can be accessed online (www. archiviocarloscarpa.it). In addition, the Centro Internazionale Di Studi Di Architettura Andrea Palladio has a large photo archive featuring 46 of Scarpa's works, some in great detail (www.cisapalladio.org). In Vicenza until 30 July there's an exhibition on the Brion Cemetery, but the major Scarpa show is at Brtnice in the Czech Republic until 29 October (www.carloscarpacentenario.it).

For forthcoming events visit www.ajplus.co.uk/diary



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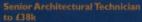








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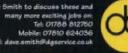
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Liverpool Vacancy

My client is an extremely well respected practice dealing with the residential sector, including estate schemes, apartments and one-off houses. Their current workload means that they need to employ a further technician with a minimum of 2 years UK experience, preferably gained in the Residential sector, but any suitable background will be considered. What is important is your ability to design using Autocad and your desire to forge a long term reer with a firm who take staff satisfaction very seriously

Birmingham Vacancy

Vac ref 0607-003

My client is a medium sized practice, currently employing 15 people on a variety of projects in the Residential and Office/Commercial sectors. Like many practices at the moment they are experiencing a deluge of work with projects lasting over 5 years in some cases. To make sure they can manage this workload they are seeking a echnician with at least 12 months. UK experience gained in any Architectural sector



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Please send current CV along with representative samples of work to: Ms. Susan Smith, Weintraub Associates, Britannia House, 11 Glenthorne Rd, London, W6 0LH tel: 0208 735 6555 email: susan@weintraub.co.uk



Small busy Architectural practice in Reading is seeking an Architectural Technician who is experienced in the residential sector and capable of preparing working drawings to building regulations The candidate will be expected to work with minimal supervision, have at least 4 years experience and be educated to degree level in Architecture/Technology. A good working knowledge of AutoCAD is required.

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Please send CV to: info@keenpartnership.co.uk or telephone Mark Groom on 0118 957 4414



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Consult www.julianbicknell.co.uk; then e-mail with examples of work to info@julianbicknell.co.uk; fax 020-3274-1080 or ring 020-3274-1070



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Architectural Technician

KBA would also like to appoint an Architectural Technician. The successful candidate will be expected to upgrade to a senior position within a short period of time therefore enthusiasm, motivation and ambition are essential. Candidates should ideally have 1-3 years experiencewith a high level of technical knowledge, design appreciation, the ability to work in a team and good communication skills.

If you are interested in this position please forward your CV and covering letter to Sally Gowans: Email - admin@kerrblythassociates.co.uk; Tel - 0131 718 2035

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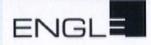
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020 7436 1616 architecture@adrem.uk.com www.adrem.uk.com

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Completed applications must be received by Friday 28th July 2006. All correspondence will be treated in confidence.

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CABE and AUU Olympic design review panel members

We would like to invite leading professionals to apply to join the Olympic design review panel (ODRP).

The Olympics is one of the UK's most significant projects. Independent advice on the quality of proposals will help to ensure that sustainable and inclusive buildings and public spaces of great and lasting quality are delivered both for the games and for legacy. At the request of the Olympic Delivery Authority (ODA), CABE is establishing a joint ODRP with the Mayor of London's Architecture and Urbanism Unit (AUU) to advise the ODA and the GLA on the quality of design proposals for the Olympics.

CABE and the AUU are particularly seeking applications from recognised leaders in the fields of architecture, sustainable design, inclusive design, landscape architecture, the historic environment, urban design, planning, investment and development. Candidates from other fields are also encouraged to apply.

If selected, panel members should expect to attend approximately 10 panel meetings per year, and may be requested to attend other meetings on an ad-hoc basis. No remuneration is offered to members of the panel, but out-of-pocket and travel expenses are paid.

CABE is working towards becoming a diverse organisation and welcomes applications from all sections of the community. Please visit our website, email recruitment@cabe.org.uk, or phone human resources on 020 7070 6700 for further details and an application pack.

We are looking for panel members to join us by the end of September 2006. The closing date for applications is 1 August 2006.

Commission for Architecture and the Built Environment The government's advisor on architecture, urban design and public space 1 Kemble Street London WC2B 4AN T 020 7070 6700 F 020 7070 6777 E enquiries@cabe.org.uk www.cabe.org.uk



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Senior Architectural Technician

At least 5 years experience preferably MCIAT or working towards it. CAD skills and experience of working on multiple projects is essential.

Both positions will require an ability to manage projects, workloads and work with a range of clients, running projects from inception to completion.

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Responses by 31.07.06

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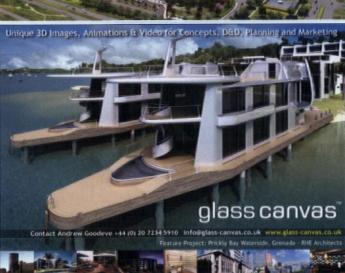
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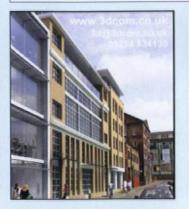
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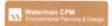




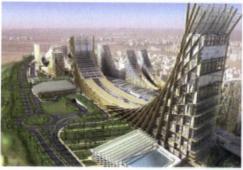


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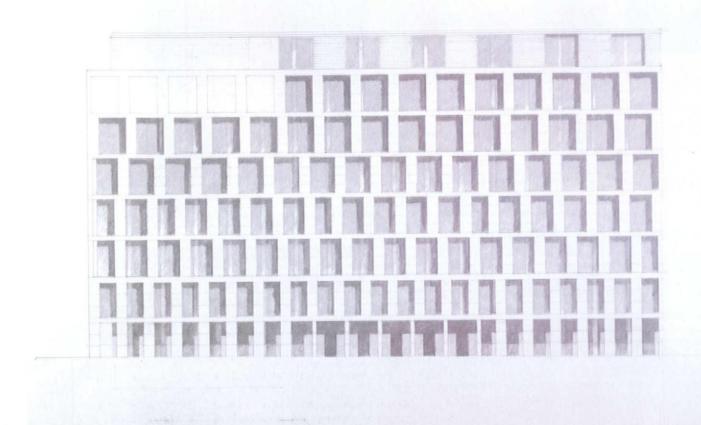
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Drawing of 30 Finsbury Square, on display in the exhibition Lines of Enquiry at Kettle's Yard, Cambridge, from 15 July to 17 September. By Eric Parry of Eric Parry Architects



mixed-use schemes

2006 Discovering the right formula for successful mixed-use design

Featured speakers include:

Peter Cleary, Head of Retail Development, Land Securities

Roger Madelin, Chief Executive, Argent Group

Paul Monaghan, Partner, Allford Hall Monaghan Morris

Jonathan Kendall, Head of Urban Design, Fletcher Priest

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If Mixed-use will emerge as the most important sector in property over the next five years.

Mixed-Use: Art or Science? - Knight Frank, 2004

27th September 2006 The Brit Oval Cricket Ground, London

mixed-use schemes 2006

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Discover the art of the essential mix!

The recent push towards more mixed-use development has led to many major regeneration projects in UK towns and cities. This has caused a massive shake-up in the industry, as developers and architects combine skills to meet new challenges and gain more experience. Taking on mixed-use is seen by some as a bit of a minefield, with a number of potential disasters along the way.

But the very fact that so much mixed-use development is being constructed proves it can be done successfully and the rewards are there for the taking. Having said this, the formula for successful mixed-use development can be hard to stumble across amidst the maze of planning, design, economic and political issues that need to be negotiated. And incorporating all sectors of expertise – residential, commercial, office and leisure – can present a varied array of challenges to the architect.

Attend The Architects' Journal's second annual Mixed-Use Schemes conference to access the information you need to thrive in this lucrative sector.

Mixed-Use Schemes 2006 is a one-day conference exploring best practice in the design of mixed-use developments. An exciting line-up of presentations and case studies from a variety of specialists actively involved in mixed-use design will give an overview of how architects need to approach this vital aspect of urban regeneration.

Delegates will have the opportunity to discover:

- A definition of mixed-use and its objectives
- The developer's perspective of mixed-use
- An overview of the retail property industry
- The local authority view on how architects and developers can create schemes that enhance community ownership
- The impact of sustainability on mixed-use development
- How to create mixed communities within mixed-use schemes
- The European philosophy on mixing components in single sites

The speakers are not only wide-ranging, but are leading their industries forward in developing an integrated approach to mixed-use schemes. This line-up of expertise is unique to this event, and you cannot afford to miss out on the knowledge that they will provide.

Who should attend?

Architects, Developers, Local Authorities, Housing Associations, Planners, Design Engineers, Urban Designers and Property Directors

programme



08:30 Registration and refreshmer	08:30	Regis	stration	and	refre	esh	men	ts
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09:20 Opening address from the Chair Nigel Woolner, Director

Chapman Taylor

09:30 Defining mixed-use and its objectives

- Understanding the role of mixed-use in the context of urban design
- Analysing the key factors which contribute to the success of a mixed-use scheme
- Is it possible to achieve a truly mixed-use scheme?
- Regenerating an area through mixed-use development Paul Monaghan, Partner

Allford Hall Monaghan Morris

10:00 A developer's perspective of mixed-use

- Meeting the developer's requirements from a mixed-use scheme
- What are the economic drivers behind mixed-use schemes?
- · Creating the right balance: what should the mix be?
- Driving the focus of the scheme
 Peter Cleary, Head of Retail Development
 Land Securities

10:30 Question and answer session

10:40 Morning refreshments

11:10 Case study on the Kings Cross Scheme

- Updating on the project so far
- Understanding the key design challenges when working on a scheme of this scale: what design parameters were encountered?
- Working with long gestation periods
- The importance of flexibility when designing mixed-use schemes Roger Madelin, Chief Executive

Argent Group

11:40 Understanding planning policies and objectives relating to mixed-use schemes - a local authority view

- Meeting planning aspirations and objectives
- How can the planning process be accelerated?
- Understanding the local authority's requirements from the consultation process
 John East, Head of Planning & Transport

Southwark Council

12:00 Case study on the Stratford City Legacy

- Providing an overview of planned mixed-use development in Stratford
- Meeting the needs of all stakeholders
- Creating facilities that will benefit both those people involved in The Games and the wider community after 2012
- Working effectively with local authorities and official agencies Jonathan Kendall, Head of Urban Design

Fletcher Priest

12:30 Creating mixed communities within mixed-use schemes

- Providing affordable and social housing within a mixed-use development
- Adding value to the community through mixed-use schemes
- Analysing the economic impact on local traders and community members
- Ensuring the residential element of a scheme can support its retail and leisure elements
 Alan Shingler, Partner – Head of Sustainability

Sheppard Robson

13:00 Question and answer session

13:10 Lunch

14:10 Taking a sustainable approach to mixed-use developments

- Incorporating the sustainable agenda into mixed-use design
- Using the various elements of a scheme in an innovative way to reduce energy consumption
- Cutting energy use when some elements of a scheme are 24-hour use
- Delivering commercial and realistic mixed-use schemes that are sustainable
- Considering the contractual requirements involved in sustainable mixed-use design
 Trevor Butler, Head of Sustainability

Building Design Partnership

14:40 Town Centres - What's the future of retail development?

- What's happening with retail in town centres over the next ten years?
- Is mixed-use becoming more prevalent and what is the impact on value?
- How is the development of mixed-use property played out in different parts of the country?
- Considering the impact of the retail property market on mixed-use development and construction
 Graeme Tulley, Head of Consulting

Donaldsons

15:10 Question and answer session

15:20 Afternoon refreshments

project forward?

15:50 Understanding the legal challenges posed by mixed-use developments

- What legal issues would a fund's lawyer need to address before being comfortable in advising the client to take a mixed-use
- Working with a complex combination of leases
- What are the legal contraints when dealing with a mixed-use development
- What difficulties with tenancy agreements are likely to be encountered?
 Paul Kinsella, Partner – Real Estate

Lawrence Graham

16:20 Learning from the European experience of mixed-use design

- How can mixed-use programmes create a more dynamic and sustainable living and working environment?
- Identifying successful mixed-use schemes in Europe from specific to generic
- Sharing best practice in design Jasper van Zwol, Associate Professor

Technical University of Delft, Faculty of Architecture

16:50 Question and answer session

17:20 Closing remarks from the Chair and end of conference

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mixed-use schemes 2006

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Incorporating soap-dispensing, hand-washing and drying functions, the Lovair wash station provides a complete hand-washing facility in one slimline unit. With an overall depth of only 102mm, the wash station is designed to fix into an IPS washroom system. Call 0845 130 2907 for more information.

CORUS



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Corus Colorcoat HPS200 has been used to clad a pair of eyecatching retail buildings near Drogheda in the Republic of Ireland. McClean Architects specified the durable prefinished steel in a built-up cladding system. The exclusive Confidex Guarantee from Corus was an important consideration.

KAWNEER



AJ ENQUIRY 203

The latest RIBA-approved CPD released by Kawneer explains the impact of Part L on new and existing buildings. The presentation covers climate change, the drivers for change and actual change, with emphasis on the opportunities for windows, doors and curtain walling. Visit www.kawneer.com

USTIGATE



AJ ENQUIRY 204

Ustigate Splashpad water playgrounds are designed to be a safer and more economical alternative to paddling pools and traditional water-play systems. Water used comes from a clean mains source which prevents the risk of contamination and the need for skilled maintenance staff.

THORN LIGHTING



AJ ENQUIRY 205

Thorn's Milo uplight is meeting the increasing demand for an LED spotlight which has a flexible optical system allowing for beam adjustments and image projection. With a 50 mm-diameter lens-type aperture, the slim cylindrical spotlight permits the shaping of a beam from 10° to 24°.

HÄFELE



AJ ENQUIRY 206

The new Hawa Ordena 70, a sliding-door system from Häfele principal Hawa for glass or timber doors, is ideal, according to architectural glass products manager Gary King, for increasingly trendy walk-in closet or storage facilities in home or commercial environments.

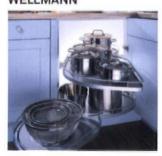
ASHTON WINDOWS



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Veka fabricator Ashton Windows has been awarded the coveted A rating from the BFRC for its casement windows. As the first PVC-u fenestration company in the North to be awarded this recognition, the company, which has been using Veka profiles for 18 years, is understandably delighted.

WELLMANN



AJ ENQUIRY 208

Geba, Wellmann's prestige kitchen brand, is the perfect answer to corners, the most challenging area in kitchen design. The Monaco corner storage system has two laminate-covered particle board shelves edged in polypropylene, and a metal gallery to retain cabinet contents.

Levolux

Urban Village



The Visage Swiss Cottage - Terry Farrell & Partners - Timber Lou

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