

Project Brief

Islington Design Competition (Final)

1. Owner/Client	Martin Lippitt, Head of New Build & Regeneration, Homes for Islington
2. Sponsor	Seema Manchanda, Director Regeneration and Strategy, London Borough of Islington
3. Project manager	Richard Martin, Spatial Planning and Transport
4.Objectives	<p>To develop a new exemplary architectural design for affordable family housing in Inner London, and in particular, for Islington.</p> <p>This style will be exemplified through the development of a housing scheme at Vaudeville Court, Finsbury Park N4 2QG. This development will be carried out by Homes for Islington.</p>
5. Background	<p>What are we trying to achieve?</p> <p>Islington has a strong heritage of high quality housing spanning Georgian or Victorian terraces to Lubetkin and Tecton's Spa Green Estate.</p> <p>Islington Council, the Homes and Community Agency (HCA), and Design for London (DfL) want to develop a new architectural form of family social housing.</p> <p>This new type of housing will address the social and environmental challenges of urban living in the 21st century. However, it should also prove to be as durable, distinctive, and well loved as many of Islington's historic buildings. The Council would like this form of housing to become as emblematic of Islington as its Georgian town houses.</p> <p>The Homes and Community Agency and Design for London also want this new form of housing to provide a model for housing development across Inner London. In particular, the proposals should exemplify the Mayor of London's emerging Housing Design Guidance (published in July 2009).</p> <p>This brief invites architects to compete to design this housing. Architects are asked to prepare a scheme for a site at Vaudeville Court, Finsbury Park. It is recognised that this is not an easy or straightforward location. However, it is typical of many potential housing locations within Islington and Inner London. More information about the site is set out below, and in the attached planning guidance note.</p> <p>Islington – the Challenges</p> <p>Islington is a diverse and vibrant borough with an approximate population of 185,500 (2006) which is predicted to rise by a further 13% by 2016. The area is ranked the eight most deprived local authority in England. Housing in Islington is a market of extremes. The borough have some of the highest priced properties in London, whilst residents on low incomes are concentrated in social housing and private rented accommodation. The borough is densely populated and</p>

Project Brief

Islington Design Competition (Final)

	<p>overcrowding is above the London average, 80% of households live in flats and two thirds of residents rent their property. The borough faces big challenges in the areas of health, worklessness, child poverty, community safety and environmental sustainability. In order to meet these challenges the Islington Housing strategy 2009-2014 developed five objectives:</p> <ul style="list-style-type: none">• Making housing a solid foundation for improving lives and creating opportunities• Delivering more homes• Building better quality homes and neighbourhoods• Providing better managed homes and services• Promoting better engagement and influence <p>The strategy recommends that housing design must take account of: lifetime homes standards, improved space and room standards, quality open and green spaces, secure by design, play space for children. In order to create sustainable communities the strategy proposes the use of environmentally sustainable materials, micro energy generation, reduce water usage and recycling facilities.</p> <p>The Planning Advice Note for Vaudeville Court site sets out the primary planning and design issues and policies which must be addressed in any future development proposal. The following design principles are proposed for this site:</p> <ul style="list-style-type: none">• The design should be appropriate to its context and aim to improve the character and quality of the area• The development should follow the building lines of the neighbouring residential terraces, reflect their standard plot width, scale, proportions, height and massing• Homes should be built to level 5 of the Code for Sustainable Homes• The design should be inclusive• The design should integrate the requirements for sustainability, inclusivity, biodiversity, landscaping and security• The percent-for-art policy should be applied (1% of construction costs for art or craft work)• New developments should demonstrate efficient use of energy and water, promote biodiversity, reduce waste and promote sustainability through long term management <p>Minimise carbon dioxide emissions through design and operation and provide on-</p>
--	---

Project Brief

Islington Design Competition (Final)

	<p>site recycling and composting facilities</p> <p>Vaudeville Court</p> <p>The infill plots at Vaudeville Court in Finsbury Park, N4 2QG have been identified by as a suitable location for the design competition. The site comprises of disused land, 6 garages, 20 parking spaces and 2 electricity sub-stations.</p> <p>Residential development of this site is likely to deliver between 8-20 new affordable housing units suitable for families. The site lies within the Finsbury Park Special Policy Area and is located within the Arsenal Match Day CPZ, approximately 200m from the Finsbury Park station.</p> <p>The project will need to provide parking bays for any that will be lost by a new development. The bays can be provided on an alternative site to the side of the tower block.</p> <p>There is an active Tenants Association on the estate that will be involved and consulted throughout the process. The TRA will be afforded an opportunity at the site inspection/design briefing session to articulate their aspirations.</p>
<p>6. Project aim and objectives</p>	<p>Objectives</p> <ul style="list-style-type: none"> • To develop a new exemplary architectural style for high quality, high density, sustainable, affordable housing for families in Inner London, and in particular, for Islington. • To exemplify this style through the development of a housing scheme at Vaudeville Court, Finsbury Park N4 2QG • To deliver truly innovative thinking within technical and financial constraints <p>Aims</p> <ul style="list-style-type: none"> • To hold an architectural competition to appoint a team to design a scheme for Vaudeville Court. • To exemplify the Mayor of London’s emerging housing design guidance. • To develop an innovative and exemplary style of affordable housing for Inner London and other dense urban areas.
<p>7. Work streams and key requirements</p>	<ul style="list-style-type: none"> • Design proposals • Cost management

Project Brief

Islington Design Competition (Final)

	<ul style="list-style-type: none"> • Stakeholder consultation • Implementation (novation)
8. Key deliverables	<ul style="list-style-type: none"> • Stage 1 – Expression of Interest and one AO size concept proposals • Stage 2 - Design Proposals (demonstrate viability, deliverability and quality of approach)
9. Design Assessment Criteria and Panel	<p>The following criteria will be given equal weighting:</p> <ol style="list-style-type: none"> 1. Design quality and in particular the way in which the team has balanced the many competing demands within the brief, planning guidance note and Mayor of London’s emerging housing design guidance. 2. The extent to which the design team has addressed the specific challenges of the site. 3. Affordability and deliverability. 4. Sustainability 5. Liveability – the extent to which the scheme provides a welcoming and adaptable living space for local families. 6. The extent to which the design is reproducible across Inner London and more widely. <p>The selection panel will be:</p> <p>John Foster – Chief Executive of Islington</p> <p>David Lunts – Homes and Community Agency</p> <p>Peter Bishop - Design for London</p> <p>David Gibson – Architect</p> <p>Peter Owen- Vaudeville Court TRA</p> <p>Cllr Terry Stacy – Leader of Islington Council</p>

Project Brief

Islington Design Competition (Final)

10. Competition Process	<ul style="list-style-type: none"> Final EOI submission returns <u>no later than 12.00pm on</u> 8 January 2010]to: <p>Ciara Power Islington Design Competition London Borough of Islington Transport Planning 4th floor, 222 Upper Street, London N1 1XR Tel. 02075272257</p>																																												
11. Timescales	<p>Competition Programme:</p> <table border="1" data-bbox="384 1021 1453 1458"> <thead> <tr> <th>No.</th> <th>Task Name</th> <th>Start</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issue EOI</td> <td>21/10/09</td> <td>22/10/09</td> </tr> <tr> <td>5</td> <td>Submit EOI</td> <td></td> <td>8/01/2010</td> </tr> <tr> <td>6</td> <td>Compliance check and Technical Appraisal</td> <td>11/01/2010</td> <td>22/01/2010</td> </tr> <tr> <td>7</td> <td>Short listing</td> <td>25/01/2010</td> <td>29/01/2010</td> </tr> <tr> <td>8</td> <td>Announce Short List of three</td> <td></td> <td>3/02/2010</td> </tr> <tr> <td>11</td> <td>Site inspection & briefing for short listed</td> <td>08/02/2010</td> <td>10/02/2010</td> </tr> <tr> <td>12</td> <td>Submission of design proposal</td> <td></td> <td>09/04/2010</td> </tr> <tr> <td>13</td> <td>Technical appraisal</td> <td>12/04/2010</td> <td>16/04/2010</td> </tr> <tr> <td>14</td> <td>Public consultation</td> <td colspan="2" rowspan="3">Summer 2010</td> </tr> <tr> <td>15</td> <td>Panel evaluation & interviews</td> </tr> <tr> <td>16</td> <td>Select Winner</td> </tr> </tbody> </table>	No.	Task Name	Start	Finish	1	Issue EOI	21/10/09	22/10/09	5	Submit EOI		8/01/2010	6	Compliance check and Technical Appraisal	11/01/2010	22/01/2010	7	Short listing	25/01/2010	29/01/2010	8	Announce Short List of three		3/02/2010	11	Site inspection & briefing for short listed	08/02/2010	10/02/2010	12	Submission of design proposal		09/04/2010	13	Technical appraisal	12/04/2010	16/04/2010	14	Public consultation	Summer 2010		15	Panel evaluation & interviews	16	Select Winner
No.	Task Name	Start	Finish																																										
1	Issue EOI	21/10/09	22/10/09																																										
5	Submit EOI		8/01/2010																																										
6	Compliance check and Technical Appraisal	11/01/2010	22/01/2010																																										
7	Short listing	25/01/2010	29/01/2010																																										
8	Announce Short List of three		3/02/2010																																										
11	Site inspection & briefing for short listed	08/02/2010	10/02/2010																																										
12	Submission of design proposal		09/04/2010																																										
13	Technical appraisal	12/04/2010	16/04/2010																																										
14	Public consultation	Summer 2010																																											
15	Panel evaluation & interviews																																												
16	Select Winner																																												
12. Design parameters and key sources	<p>Relevant documentation:</p> <ul style="list-style-type: none"> Islington's Housing Strategy 2009-2014 Islington Unitary Development Plan - chapter 12 Design and Conservation (policies D20 – D33) Islington Urban Design Guide – Supplementary Planning Document Sustainability Policy Islington Unitary Development Plan – chapter 3 The Environment Islington Unitary Development Plan – 5.3 Sustainable Regeneration 																																												

Project Brief

Islington Design Competition (Final)

	<ul style="list-style-type: none">• Equalities Policy• Islington Council (2006) <i>Dignity for All</i>• (March 2004) <i>Designing for Accessibility</i> Centre for Accessible Environments and RIBA Publishing• London Housing Design Guide, Draft for Consultation, July 2009• HCA Design and Quality Standards, April 2007
--	--