



27 July 2016

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Region: [United Kingdom](#)

Tags: Alan Marshall, Southwark, Piercy&Company, Portsmouth, Feilden Clegg Bradley Studios, King's Cross, Moxon Architects, Fraserburgh, Grimsby, Squire and Partners, Stephen Davy Peter Smith Architects, Islington, Swansea University, AHR, Reuse, Housing, Redevelopment, Civic building, Hotels

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Grimsby rescue mission falters, Portsmouth cells to become homes, a landmark building for Swansea University and another boutique hotel for the capital

Aside from this week's collection of the intriguing, the curious and the conspicuous permissions, one needs to bear in mind those rare ones that result in vacant rather than constructed space. Take North East Lincolnshire Council's consent to demolish six historic Victorian warehouse and store buildings at Grimsby Docks – subject of a called-for judicial review by SAVE Britain's Heritage, which faltered this week due to lack of funds. SAVE argued that Grimsby's past as the world's largest fishing port confers a special status on the Cosalt buildings, due to make way for storage areas for proposed wind turbines, so removal would be detrimental to the siting of the nearby grade I

listed Dock Tower and grade II* Ice Factory. And so the idea of value through visual association for those seeking a reprieve for Grimsby's port architecture has proved victim to the winds of change.



PLOT R8 KING'S CROSS

Client: King's Cross Central Limited Partnership

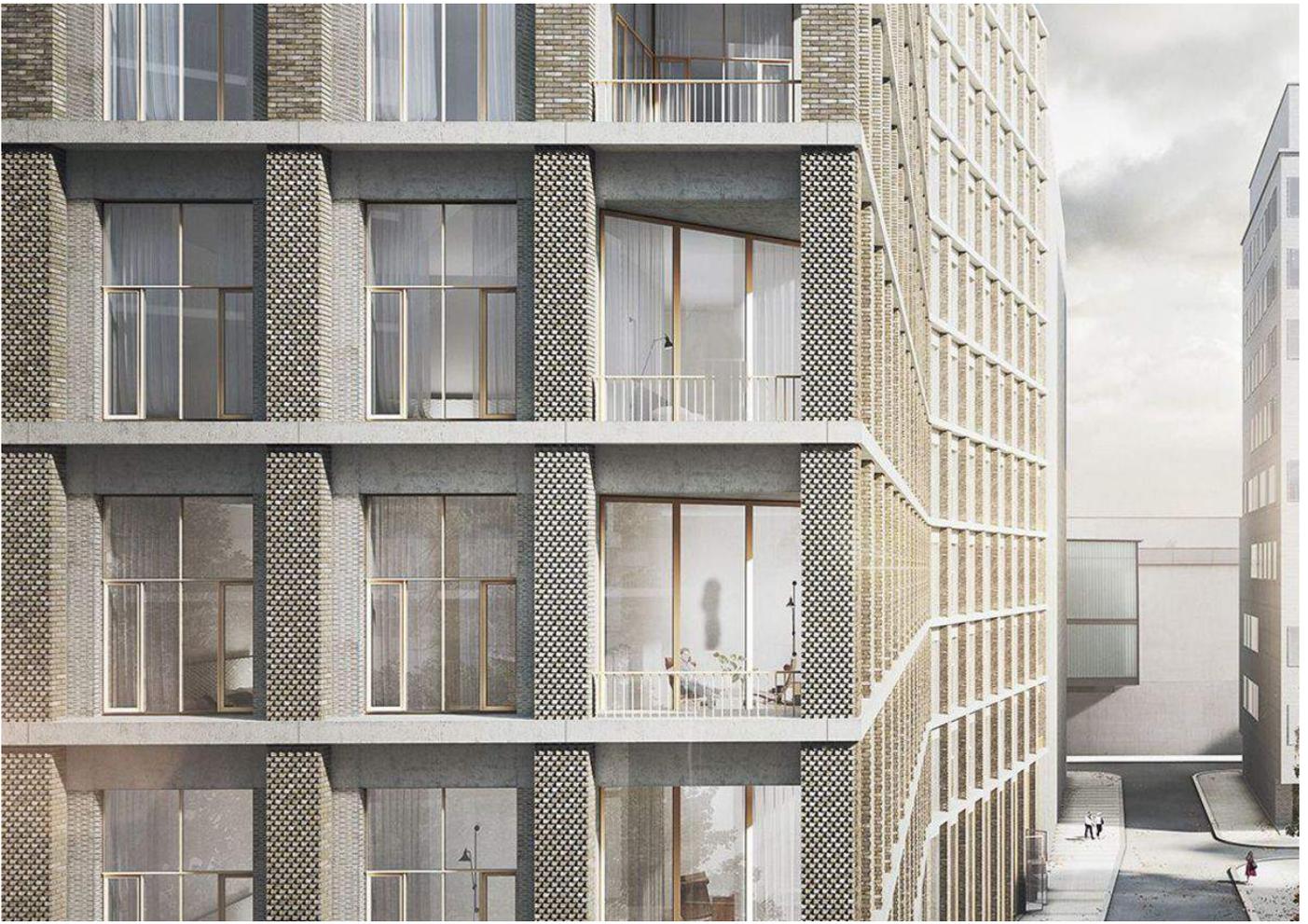
Architect: Piercy&Company

Total area: 28,804m²

Planning authority: London Borough of Camden

Planning ref: 2016/1877/P

Planning success for Piercy&Company, with its competition winning double block development on a predominantly enclosed site north of Stanton Williams' Central St Martins School of Art, on a site that was originally intended to be a development for Sainsbury's, by RMA Architects, which won consent in 2009.



This redesigned, large mixed-use scheme combines open market and social rented apartments, affordable office space and ground floor retail units. The two blocks will be broken down into four volumes with heights ranging from 10 to 13 storeys.

The firm says it looked to the site's Victorian warehouse typology, that even now has the flexibility to be adapted for both living and working. It has proposed a system of lightweight ultra-high performance concrete units inlaid with finely textured brickwork, with each glazed, pre-cast stone and brick bay repeating with subtle variation.

Intended to achieve Code for Sustainable Homes Level 4 and a BREEAM Excellent rating for the office component, plot R8 is the latest piece in Argent's ongoing 27ha urban jigsaw.



BOUTIQUE HOTEL, BOROUGH HIGH ST, LONDON

Client: Raykor Ltd

Architect: Squire and Partners

Total area: 2,518m²

Planning authority: London Borough of Southwark

Planning ref: 15/AP/4980

South of the river, the regeneration of Southwark continues with this latest consent for Squire and Partners for a new boutique hotel on Borough High St – a step down size-wise from its eye-boggling 270-room high-rise Montcalm Hotel in Shoreditch. This rather more modest seven-storey hotel will provide 50 guest rooms alongside a public café and reception space at ground.



The main facade of five storeys has a bottom-middle-top arrangement inspired by adjacent buildings. A response to local conservation area demands, the resulting glazed brick elevation's middle section has regular punched windows, with a cornice line and half-brick recess defining the top storey. The two top set back floors replicate the patterns and proportions of the main facade in aluminium.

Glazed bricks intersperse the elevation across the facade. This, the firm say, is an abstract interpretation of the ghost signs displayed on the adjoining buildings, giving texture to the facade and connecting with the site's past.



49-50 EAGLE WHARF, LONDON

Client: Galliard Homes

Architect: Stephen Davy Peter Smith Architects

Total area: 10,380m²

Planning authority: Hackney Council

Planning ref: 2015/2596

A site that has caused enormous controversy over several years for including the demolition of a much loved heritage site and well-known photographic studio Holborn Studios, Stephen Davy Peter Smith Architects has won planning permission for a mixed residential, office and restaurant scheme along a prominent stretch of the Regent's Canal in Islington.



Located on the site of a three-storey 1841 Victorian warehouse complex for Regent's Canal Ironworks, the revised redevelopment will include 50 homes as well as 5,644m² of B1 commercial space by converting and extending the original building and its landmark chimney.

To counter the upheaval of redeveloping Holborn Studios, the architect insists that the commercial element of the scheme significantly increases the overall employment floor space of the site. It remains to be seen whether the new facilities will be appropriate in design and rents for the existing tenants, and Holborn Studios as well as The Regent's Network are separately seeking judicial reviews.

Billy McCartney, managing director of Holborn Studios, explained: 'We were given six days to review the application, and the [proposed] photographic studios do not have appropriate access, sufficient ceiling heights and are not laid out for our type of work. There are columns in the middle of the studio spaces.'

The project creates two landscaped courtyards, one for business and residential occupants, the other for public access to the canal and a new café. Materials include two colours of brick and Cor-ten steel cladding.



FACULTY BUILDING, SWANSEA UNIVERSITY

Client: Swansea University

Architect: AHR

Total area: 7,400m²

Planning authority: Neath & Port Talbot County Borough Council

Planning ref: P2016/0383

AHR has gained planning permission for a building on Swansea University's new Bay campus, funded with £17M from the European Regional Development Fund and intended to create a world-class facility for cutting-edge computational study. The Computational Foundry building will contain research and development laboratories, postgraduate and research areas as well as teaching, networking and socialising space.



The building will be split into four-storey east and six-storey west wings connected by a glazed central atrium. A double height ground floor area will accommodate two lecture theatres. The main feature of the elevations will be the ground floor colonnade topped by vertical brick piers, creating a regular pattern of recessed windows. The new faculty is set to achieve a BREEAM Excellent rating.

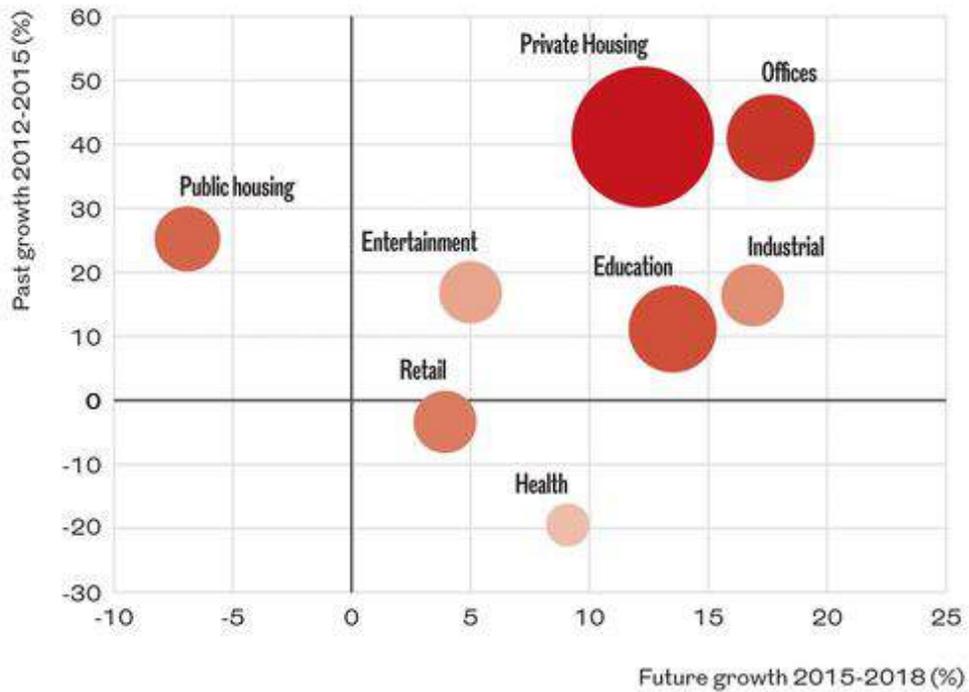
The proposal was designed in collaboration with advisors from the Prince's Foundation for Building Community to provide a backdrop to Tennant Place, the heart of the university.

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Construction output growth

CPA actual 2012-15 against forecast 2015-18



Source: Construction Products Association, ONS

Notes: The graph illustrates relative growth over two separate periods, growth that occurred from the end of 2012 to the end of 2015 on the vertical axis with the growth forecast from the end of 2015 to the end of 2018 on the horizontal axis.

The bubble size illustrates the relative value of the sector in 2015.

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4 March 2016

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