

BETTER PUBLIC BUILDING



PRIME MINISTER'S AWARD 2005



Norfolk and Norwich University Hospital
Norwich
Shortlisted 2002

A650 Bingley Relief Road
Yorkshire
Winner 2004

City Learning Centre
Bristol
Winner 2002

Piccadilly Gardens
Manchester
Shortlisted 2003

National Maritime Museum
Falmouth
Shortlisted 2003

Laban Dance School
London
Shortlisted 2003

Raines Court
London
Shortlisted 2004

Bournemouth Library
Bournemouth
Winner 2003

City of Manchester Stadium
Manchester
Shortlisted 2003

Tate Modern
London
Winner 2001

The Gateshead Millennium Bridge
Newcastle - Gateshead
Shortlisted 2002

Cowgate Under 5's Centre
Edinburgh
Shortlisted 2003

FOREWORD

Over its first four years, the Prime Minister's Better Public Building Award has been won by an incredibly diverse range of projects – an art gallery, a community learning centre, a library and a by-pass.

If the range of winners is diverse, then the list of previously shortlisted projects is even more so, and this year's shortlist is no exception. Flood defence schemes, roads and railways are competing with schools, hospitals and the headquarters of a major government department.

This diversity is indicative of the unique nature of the Prime Minister's Better Public Building Award, which looks beyond aesthetics to how design and procurement of construction projects can improve the delivery of public services and have a real positive impact on the lives of the communities they serve.

The UK is in the middle of the largest public sector building programme for a generation. We urge all those involved with this programme to build on the success that has been celebrated over five years of this award, and we look forward to the day when all public buildings are designed and built to the same high standards.

Richard Simmons Chief executive, CABE

John Oughton Chief executive, OGC

THE AWARDS

The Prime Minister,
Tony Blair MP, said:

'I am delighted that in the five years since I launched this award its influence has been felt across the public sector, with more entries and a rising range and quality of projects.

Improving the quality of the buildings where people live and work is at the heart of the government's policy for modernising public services.

Across the public sector there is a realisation that good design means more than just looks. It means buildings working efficiently and effectively for their users, the public, and the environment.'

Launched in 2001, the Prime Minister's Better Public Building Award is an annual celebration of design and procurement excellence across the public sector. The award covers a wide range of criteria, including design, construction, financial management, procurement method and the generation of additional social and environmental value.

Any construction project commissioned by or on behalf of central or local government, or a grant aided organisation is eligible for the award. The Prime Minister's Award is part of the Better Public Building initiative, which was launched in October 2000 to encourage the adoption of quality design principles in all new public sector building, regardless of size and cost.

The Prime Minister's Better Public Building Award is jointly sponsored by the Commission for Architecture & the Built Environment (CABE) and the Office of Government Commerce (OGC), and is administered by the British Construction Industry Awards.

The judges

John Roberts CBE Chair

Chief executive, United Utilities

Colin Clinton Deputy chair

President, Institution of Civil Engineers

Chris Wilkinson OBE

Director, Wilkinson Eyre

Paul Finch OBE

Editor, *Architectural Review*

Councillor Richard Leese CBE

Leader, Manchester City Council

Ian Liddell

Partner, Buro Happold

Antony Oliver

Editor, *New Civil Engineer*

Jane Priestman OBE

Design management consultant

Mike Winney

Editor emeritus, *New Civil Engineer*

David Fison

Chief executive, Skanska



INN THE PARK ST JAMES'S PARK LONDON SW1

The Royal Parks Agency wanted to replace its ageing, circular Cakehouse building with a new facility to refresh the five million or so visitors each year who flock to St James's Park in central London. The design of the building needed therefore to be both visible enough to attract custom, but unobtrusive enough to avoid detracting from the sensitive 1828 Nash landscape and historic buildings beyond.

The building features a café and restaurant for local workers and passers-by in a structure which derives its geometry from the landscape, both in plan and section. Unlike its predecessor, it is lozenge-shaped, sitting where two paths meet and featuring bench seating and a covered terrace to lure visitors in. The terrace provides covered seating for 120 people, while a timber-lined interior fitted out by Tom Dixon

affords space for a more formal 100-cover restaurant. This is a successful modern building in a highly sensitive setting.

The judges said: 'The building nestles into its surroundings and adds to a sense of place. It has already proved its popularity with Londoners and tourists alike.'

client
The Royal Parks Agency
principal designer
Hopkins Architects
principal contractor
Ashe Construction
principal engineer
Arup
contract value
£2.295 million



BRENT BIRTH CENTRE **ACTON LANE LONDON NW10**

client
North West London
Hospitals NHS Trust
principal designer
Barbara Weiss
Architects
principal contractor
The Buxton Group
principal engineer
Alan Conisbee
and Associates
contract value
£3 million

Brent Birth Centre – the first in the UK built as a freestanding unit – combines antenatal services with a dedicated, midwife-led birthing unit. The aim is to provide a safe haven and relaxing environment for women opting for a non-clinical delivery.

The low-key and very private single-storey building wraps around a sheltered landscaped garden. Antenatal facilities are housed in a rectangular structure that fronts a new public piazza and is clad in warm yellow brick; the birthing rooms are in a more linear and private wing that overlooks the enclosed garden. A vaulted roof ‘floats’ over the antenatal waiting area, a monopitch roof over the birthing rooms, both clad in stainless steel, while unusual touches inside include double beds designed for partners.

The Birth Centre’s success is marked by the sheer number of those who apply to give birth there, the enthusiasm of the staff, and its status as an NHS exemplar project.

The judges said: ‘The Brent Birth Centre is a well-delivered, value for money building which is finely crafted and homely. The treatment of natural light is innovative, breaking up what could have been boring, long corridors. Beautifully detailed.’



JUBILEE LIBRARY BRIGHTON

This 4,000m² PFI project comprises a new public library, hotel, residential development, offices, retail and restaurants, with a masterplan based on a new public square and reinstatement of the original street pattern. It scores on a number of issues, not least sustainability.

Designed to achieve an 'excellent' BREEAM environmental rating, the library features low energy consumption, low embodied energy and recycled rainwater. Heavy concrete mass was used for the structure to achieve thermal stability while local climatic conditions were relied upon to drive passive environmental control.

Innovation extended to the external wall, where the project used a local manufacturer of traditional 'mathematical' tiles, integrating them in a lightweight wall cladding system

and giving the library a local feel that proved more economical than facing brickwork.

Ultimately, the scheme proved that, with a client clear about the need for high design values from the outset, a stylish library is possible.

The judges said: 'This PFI project has given Brighton a long-awaited facility which has been designed and delivered with great flair.'

client
Brighton and Hove Council
principal designer
Bennetts Associates with Lomax, Cassidy and Edwards
principal contractor
Rok
principal engineer
SKM Anthony Hunts
contract value
£8.115 million



THE HUB NEWHAM LONDON E16

client
West Ham and
Plaistow New Deal
Partnership
principal designer
Eger Architects
principal contractor
Durkan Pudelek
principal engineer
Arup
contract value
£2.96 million

The Hub is one of three new community resource centres identified by Newham in its New Deal for Communities delivery plan. It is an innovative building that wears green credentials on its sleeve and has already made a big impact on the community it serves.

The scheme opened in October 2004 and accommodates business start-up units, a café, pharmacy, nursery and multi-purpose community hall. The construction team sought high levels of daylight and insulation to minimise energy use. A rainwater harvesting system used for toilet flushing and irrigation is expected to contribute 50 per cent savings on mains water every year.

The innovative, demountable design has had an extremely positive effect on the community, and has even led to the in-house community

mental health team recording a reduction in high-stress situations with clients.

The judges said: 'We liked the optimism that was represented by this high-quality social and physical regeneration project.'



BOSCASTLE FLOOD DEFENCE SYSTEM **RIVER JORDAN CATCHMENT CORNWALL**

Boscastle, north Cornwall, was the scene of a flash flood in 2004 which led to the evacuation of 50 people from rooftops as a three-metre wall of flood water swept down the steep-sided River Valency valley.

A scheme designed to defend the River Jordan, a Valency tributary, had been due to be signed off the day after the flood; a redesign took two weeks, and construction started the following Monday.

The scheme features a concrete culvert running behind a row of eight terraced cottages. This converts to a concrete pipe running down a road to an outfall into the river Valency, downstream of the main bridge through the village. The outfall incorporates a baffle wall to dissipate energy before releasing flood flows. Great efforts were made to integrate works with the village's historical

features. The scheme was completed one week ahead of schedule and 18 per cent under budget. But the vital component was the clear benefit of partnership working, delivering flood protection to a community shattered by events in August 2004.

The judges said: 'This project is a good example of essential flood alleviation, produced in a discreet and well-designed manner.'

client
Environment Agency
principal designer
Halcrow Group
principal contractor
Mowlem Engineering
principal engineer
Halcrow Group
contract value
£900,000



BRIDGES 2/11

2/11 RECONSTRUCTION BATTERSEA LONDON SW11

client
Network Rail
principal designer
Mott MacDonald
principal contractor
Edmund Nuttall
contract value
£2.97 million

This already logistically complex project was made even harder by being constrained by just about every possible factor. Not only was this bridge deck replacement scheme adjacent to live railway lines that needed to stay open, but it was also 'rail-locked' on all four sides and below and had an extremely tight schedule imposed upon it. The work would cover a holiday period and would take place on one of the busiest stretches of railway line in the world.

The project – to replace ten individual bridge decks near Clapham Junction – was the biggest and most complex railway structures scheme in the southern region since privatisation.

An original 1838 bridge comprising a single, varied skew and varied span structure was reconstructed with its lowest whole life cost option. Success through teamwork was measured by causing no major disruptions to rail services, no health incidents – but one happy client.

The judges said: 'This is a first-class example of civil engineering under pressure. One of its particular successes was how it removed one of the country's oldest railway bridges and replaced it without causing a major disruption to rail services.'



KINGSMEAD PRIMARY SCHOOL NORTHWICH CHESHIRE

Kingsmead is a school where the issue of sustainability is underscored throughout the building's fabric and forms a key part of how the pupils learn each day. In turn, other school builders could learn from the lessons it provides.

The scheme includes many low-energy features and uses around a third of the energy normally associated with such schools. Great care has been taken to select natural materials from sustainable sources.

Pupils can remotely access the building management system and are able to monitor classroom temperatures, volumes of rainwater recycled and the amount of energy consumed. Head teacher Catriona Stewart says this helps reinforce a commitment to environmentally friendly practices to staff and pupils alike.



The judges said: 'Kingsmead is a striking design which deploys timber to good effect, and with a bold canopy roof structure. A warm, learning environment.'

client
Cheshire
County Council
principal designer
White Design
Associates
principal contractor
Wilmott Dixon
Construction
principal engineer
Mander Structural
Design
contract value
£2.34 million



MOSSBOURNE COMMUNITY ACADEMY HACKNEY LONDON E5

client
Mossbourne
Community Academy
principal designer
Richard Rogers
Partnership
principal contractor
Mace
principal engineer
Whitbybird
contract value
£22.5 million

Mossbourne Community Academy is a successful demonstration of high-quality, low-energy architecture in action.

The v-shaped scheme, sponsored by local businessman Sir Clive Bourne, is located on a triangular site in Hackney, one of England's poorest boroughs, framed by two railways and the start of Hackney Downs. The scheme includes a specialist ICT (information and communication technology) centre, an out-of-hours brasserie-style restaurant, cyber-café and an organic kitchen garden for the school kitchen and local restaurants.

The design team wanted to use tactile materials to get the pupils and community to 'connect' with the school. So it went for a timber frame for the three-storey structure, bookended by a concrete sports hall and auditorium. It also used concrete



rubble from the demolition of disused school building to stabilize ground conditions, build new roads and landscaping, and reduce landfill and transport requirements.

The judges said: 'An impressive addition to the city academy programme, this has given the local community in Hackney a visible example of what design quality can mean for education.'



SLADESBRIDGE FLOOD DEFENCE SYSTEM CORNWALL

The small village of Sladesbridge in Cornwall has been susceptible to floods for some 50 years. Located on three local rivers, it also features areas of outstanding natural beauty. The main road through the village is a busy commuter route, and houses have been built up to the river. Constraints on work, therefore, were significant.

The scheme, which took less than three years to complete, runs along a 1.2km length of the River Camel and River Allen. It involved creating 880m of flood defence embankment and 820m of reinforced concrete and sheet-piled flood walls. But, in addition to flood defence work, wildlife areas have been created as part of the project, and creative partnership in the construction team led to innovative design solutions.

The project came in £300,000 under budget, one month ahead of schedule, with very few defects and no reportable accidents. Perhaps the chief benefit, however, was that long-standing residents say they can now sleep easily when it rains.

The judges said: 'This is a good example of a project which is likely to become increasingly evident, given rising water tables and the effects of global warming.'

client
Environment Agency
principal designer
Halcrow Group
principal contractor
Mowlem Civil
Engineering
contract value
£2.42 million



SOUTH STOCKTON LINK **STOCKTON-ON-TEES**

client
Stockton-on-Tees
Borough Council
principal designer
Richard McGuckin,
Stockton-on-Tees
Borough Council
principal contractor
Birse Civils
principal engineer
Arup
contract value
£14 million

The South Stockton link connects Ingleby Barwick – Europe’s largest private housing development – and Stockton town centre to the national trunk road network. This project, stage two of the scheme, included earthworks, bridge structures, roadworks, a challenging new interchange with the A66 dual carriageway, and crossing the Darlington to Saltburn railway. Most importantly, however, the project showed how a construction company can work with the community and achieve excellence and value for money at the same time.

In all, some £2.8 million was saved through value engineering, including through the arrangement of the slip roads and replacing three bridges over the railway with a single tunnel.

The construction team focused on minimising disruption to the travelling



public but maximising information provided to them – including school visits – winning safety awards in addition.

The judges said: ‘This project is a well-delivered new road link which will help improve communications and regeneration in the Tees Valley.’



THE SAGE GATESHEAD

The SAGE fulfilled its client's three main aims for the project: an international centre for musical performance and education with acoustically excellent auditoria; a major public building that was accessible for all; and the centrepiece of the regenerated Tyneside area.

The 17,500m² scheme features a wave-like roof which hugs acoustically separate interior volumes of three auditoria, fronted by an 'urban living room' concourse with cafés, bars, shops, and box office. The 1,650-seat concert hall, 400-seat performance space and rehearsal hall were designed after consultation with musicians.

The project is 97 per cent accessible, with extensive wheelchair provision and an infrared system for those with hearing impairments. The roof, an entirely independent structure

supported by four structural steel arches spanning 80m from north to south, is covered with 3,000 linen-finish stainless steel and 280 glass cladding panels. Sustainable design features included heat recovery on ventilation plants, a high degree of thermal insulation and low energy lighting. This contributed to an estimated annual operating energy consumption 40 per cent lower than existing best practice.

The judges said: 'This striking series of auditoria is the latest project in the revitalisation of Gateshead Riverside, providing an impressive architectural complement to the Millennium Bridge.'

client
Gateshead Council
principal designer
Foster and Partners
principal contractor
Laing O'Rourke
principal engineer
Connell Mott
MacDonald
contract value
£70 million



THE HOME OFFICE PROJECT LONDON SW1

client
Annes Gate Property
principal designer
Terry Farrell and
Partners
principal contractor
Bouygues UK
principal engineer
Pell Frischmann
contract value
£182 million

The project for the new Home Office HQ includes residential blocks housing over 140 apartments, retail and public art, heralding an exemplary new addition to government architecture.

The 72,000m² of office space is arranged over three interconnected, low-rise buildings and consolidates central London Home Office staff from six buildings onto one site. As with all PFI projects, long-term value for money was important, but so too was the need for the design to be harmonious and effective.

Entrance foyers and a naturally lit internal 'street' connect the three office buildings and the open-plan office space within them. This street forms the backbone of the working environment, answering the client's desire to enhance communication and promote integration. Each building is organised around a central atrium,

with 95 per cent of the occupiers seated within 6.5m of an external window or naturally-lit atrium. Energy consumption will be 10 per cent below government targets and the building, completed on time and on budget, also featured an impressive use of public art.

The judges said: 'This is the first new government department headquarters building completed in recent years. It replaced the little-loved three towers previously on the site and has combined artwork, architecture and landscaping to good effect.'



TINSLEY VIADUCT STRENGTHENING PROJECT SHEFFIELD

This project involved the major strengthening of the 35-year-old Tinsley viaduct, a twin deck, steel and concrete structure which carries the M1 motorway and A631 trunk road across the Don Valley, north-east of Sheffield.

The 1km long viaduct carries approximately 100,000 vehicles every day, but a structural assessment identified that its strength was significantly below that required. So, to accommodate increasing traffic flows, the £81 million strengthening scheme sought to end load restrictions over the viaduct by reinforcing the structure, whilst minimising disruption to the road traffic.

114,000 bespoke steel components were fabricated and installed during the project across the structure, which comprises 20 spans and crosses two railway lines, the River Don, and the Sheffield Canal.



client
Highways Agency
principal designer
Owen Williams
Consultants
principal contractor
Edmund Nuttall
contract value
£82.7 million

The innovative two-stage contract enabled the client to save £4 million, and the project was delivered on time, to the satisfaction of the client, with an exemplary health and safety record.

The judges said: 'This project combined innovation and effective management, both to save money and provide a replacement viaduct which will benefit road users and the community alike.'



GOGGS EAST (GOVERNMENT OFFICES GREAT GEORGE ST) LONDON SW1

client
Estates Projects
principal designer
Foster and Partners
principal contractor
Bovis Lend Lease
principal engineer
Waterman
Partnership
contract value
£148 million

Goggs was a historic building in the centre of Whitehall which was badly in need of being refurbished and brought up to date to cater for HM Revenue and Customs' modern collaborative working methods.

A simple refurbishment just to keep the building standing would have cost £60 million. The £148 million design and build project offered value for money by creating additional usable space, an increase in occupancy levels, reduced maintenance costs and improved well being and staff productivity.

Over 1,400 windows, 500 rooms and 2.1 miles of corridors were refurbished, and 8.5 miles of wall removed, all without access to three sides of the building and with 30 per cent of it underground. The scheme also features a refurbished circular court, a new restaurant, library,

plus numerous 'touchdown' locations in the original wide corridor.

The project was delivered within budget and two months ahead of programme and has allowed government to bring policy and key strategic staff on to one, impressive site.

The judges said: 'This is the second phase of the project which began with the regeneration of the Treasury. It upgrades and improves the major Edwardian building by using cushioned roofs to create new light spaces and providing new facilities for HM Revenue and Customs in a single corporate headquarters.'



A470 CARDIFF TO GLAN CONWY ROAD WALES

This road improvement scheme within the Snowdonia National Park involved the revitalisation of 7.2 km of the A470 through the Lledr Valley, to the south of Betws-y-Coed. The project has improved road safety and journey time reliability of this vital highway link for Wales by upgrading it to modern standards, whilst simultaneously retaining a genuine focus on environmental enhancement.

Key environmental objectives included recycling materials, waste reduction and minimising transportation needs, and the scheme even involved writing a design guide for roads in upland areas, whose content was ratified via a public inquiry.

The original road pavement was retained where possible, and excavated material was reused. The road improvement also included a conservation scheme for various

species and habitats – it incorporates a bat hibernaculum, extensive refuges in the walls and other passages.

Branded ‘arguably the greenest road in Britain’ by the National Farmers’ Union’s *Countryside* magazine, the project was also within budget and completed five months early.

The judges said: ‘With a great use of local materials and representing a very soft addition to the environment, this scheme shows that roads can also be specific to their geography.’

client
Welsh Assembly
Government
principal designer
Arup
principal contractor
Laing O’Rourke
Civil Engineering
principal engineer
Halcrow
contract value
£18.171 million

cabe



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