

Perspective

THE NEWSLETTER OF DLG ARCHITECTS

Architecture & Regeneration

Regeneration is a theme that is always present in our working day and has a growing relevance as we continue with the delivery of the urban renaissance agenda in our cities. Regeneration, however is not just about architecture with a capital 'A', and needs to address many aspects of our environment. Above all it is only successful if it embraces a holistic and creative approach that allows our towns and cities to fulfil their potential and encourage further inward investment.

There are many models from which to take our lead, ranging from the investigations B.U.R.A. carried out into the bold 'knowledge industry' based regeneration of cities in the States, the more traditional community led strategies and the extravagant celebration of the "icon" building as a catalyst for growth. The hardest skill to bring to the debate and often the key to success is knowing when to implement which strategy. Whether to take a quiet approach or to shout from the proverbial rooftops.

Many cities are now unashamedly looking to embrace iconic design to kick-start their rebirth when often a quieter approach could work more effectively and importantly, be more engaging and inclusive. The most successful regeneration projects across Europe embrace both the historic and the avant garde to give a rounded understanding of both past and future aspirations. It is important that our own projects express this and celebrate our heritage, whilst integrating the lively new uses of today and for tomorrow.

Cavendish House, Leeds



For this issue of Perspective we have taken an overview of some of the work we are currently involved with in the regeneration field. The projects range from far reaching masterplan work through to small interventions within Listed Buildings, but all have a shared common theme in bringing new vitality back to forgotten and discarded areas and buildings.

Camberley, Surrey



Camberley, Surrey does not immediately strike you as a town in need of regeneration but development of the 2.8 hectare site has been thwarted by delays, both commercial and planning, that have stalled previous developments since the late 80's.

The land presently used as a car park and assembled by the local authority through compulsory purchase orders was identified under the adopted Local Plan for mixed retail and leisure use. The scheme aims to transform the tired and declining commercial environment of Park Street and the immediate neighbourhood into a sustainable and thriving new quarter for shopping, entertainment and living in.

The residential element with 218 flats, 55 of which are affordable and key worker units, creates the transition between the garden city environment bounding the south and western approaches to the site and the new urban life style concept of the new development.

The provision of the right size and mix of leisure and retail units to attract successful and imaginative retailers and leisure operators, will allow the town centre to function as both a day and evening destination.

The scheme is designed to create as seamless a transition as possible between the predominantly residential neighbourhoods on the fringes of the site and the new town centre environment. Links with the existing

retail centre of Main Square will be enhanced by the new pedestrianisation proposals for Park Street and other landscape and public realm improvements around the site.

The leisure uses which include a multiplex cinema, bowling, health and fitness and restaurants are linked together by a naturally lit central atrium that uses passive thermal controls with a solar wall and ETFE foil roof to assist tempering of the internal public areas.

The image of Camberley is set to change, something the council have had the vision not only to see as necessary for the town to survive commercially but also to encourage in the development of the brief and the design proposals.



"Active frontages are a prerequisite for any urban regeneration scheme. Demand from retailers, particularly supermarkets, is involving DLG in schemes in The City, West End, Dorset and Northamptonshire where retail use is being introduced at ground level into existing street frontages."

Jill Rayson, Partner

Quarry Hill, Leeds

The design development of the Quarry Hill masterplan and the regeneration of this major city centre site is now entering its' final stages with work planned to commence on site in spring 2005.

There are a number of fundamental issues that have had to be resolved in finalising the regeneration framework which included bringing order and understanding to this important cultural quarter in Leeds whilst ensuring that existing and new connections to surrounding quarters were both strengthened and introduced.

The site, which already provides a home for the flourishing arts scene in Leeds will be designed around a continuation of the key Headrow - Eastgate East-West axis which will connect Quarry Hill directly back into the city centre. The masterplan framework focuses on these improved connections and pedestrian permeability by introducing a series of new public spaces and courtyards along both the primary and the secondary circulation routes.



Chantry Centre



DLG along with London developer Kailash Estates have submitted a detailed planning application to develop a 1 acre site which backs onto the existing Chantry Centre.

The site is on a prominent corner location which marks the outer north west extent of Andover town centre. The mixed-use scheme proposed will adjoin the Chantry Centre and comprise of 23 000sqft of retail accommodation, 46 bed budget hotel and residential apartments.

An international clothing brand is currently in discussions with the developers and further announcements are expected shortly with respect to the letting of the entire commercial space. The hotel is to be let to another national name and will primarily target the business community, lessening the requirements for modern hotel space in the town centre.

The project will also include the relocation and refurbishment of the Grade II listed Ford Cottage.

It is anticipated that development of the site could commence in early spring 2005 with completion and trading to commence the following year.



Cavendish House

Work has now commenced on the redevelopment of Cavendish House in Leeds City Centre. Situated at the Albion Street/Headrow junction, the mixed use re-development of retail, office and residential is another important step in securing the continued growth of this important retail pitch.

The design brief offered a number of challenges and a series of detailed studies considered how best to re-develop the original 1960's structures and integrate the site back into the Conservation Area.

The analysis of the existing building highlighted its suitability to incorporate a new mix of uses, and also allow a massive reduction in both the materials and energy required to create a completely new structure whilst resulting in significant programme benefits.



The development, which adds further levels to both the podium and tower has secured tenants for the entire commercial space and is due to complete late 2005.

The Regeneration of a Shopping Centre

The Fishergate Shopping Centre in Preston has been in existence since 1988 when the former railway sidings adjacent to Preston central station were removed and it was built by Charter Hall Properties. Sixteen years and a further 5 owners later the centre is thriving and over that time each of the owners have left their own mark on it, with DLG's help.

DLG's association with Fishergate began in 1993, working for Scottish Amicable when faced with the issue of how to fill a void left by the original Asda. 1996 brought further alterations; the introduction of a TK Maxx unit, and relocation of catering facilities for new owner Argent. Major upgrading of the centre took place in the late 1990's when many of the interior finishes were replaced.

Argent became Resolution and the centre was sold to Burford Properties who, in 1999 made several planning applications to meet modern retailing requirements. Schemes were flying thick and fast with the successful granting of several approvals. DLG along with the current owners, Warner Estate Holdings have just received planning approval for a new 380,000 sq ft extension, adding a further 187,00 sq ft of retail and a 200 space multi storey car park.

It is testament to the original centre that flexibility has been maintained to take on board the significant changes in retail patterns over the last 16 years, however it has not been without its challenges.

PROJECT NEWS UPDATE



St James' Church

Works to convert the Grade II Listed former Church of St James in Edgbaston are nearing completion, with three of the twelve duplex apartments now occupied, and a number of others already sold off plan.

The overgrown site and derelict building have been transformed to provide a diverse range of individual contemporary flats, juxtaposed with the restored original features and stonework. A new steel frame insertion supports the accommodation over five levels to maximise the use of the original building volume.

The internal spaces are designed to maximise natural daylight from the original window openings, and are arranged to provide large open plan living areas with high quality modern finishes.



Belle Vue Mills, Skipton

The regeneration framework being developed for this important cluster of listed mill buildings on the Leeds-Liverpool Canal provides a number of challenges. From the outset the key to success would be in the development of a coherent framework to allow circulation around and through the site to enable the individual buildings to respond to the change in uses.

Addressing this important issue of movement hierarchy (people first, cars second), and breaking down the site boundaries to provide improved links to the town and canal allows both the grouping of buildings and the individual buildings to respond more openly to the surrounding landscape.

At the heart of the project is the central court which provides a new public space with connections to both town and canal that gives the project a unique identity.

DLG are now entering the later stages of design development and providing a mix of uses ranging from residential, office, retail and leisure to serve both the local community and the booming tourist and commuter populations from Leeds and further afield.



Tewkesbury Business Park

Following the completion of The Courtyard for Robert Hitchins Properties last year, we have subsequently gained Planning Permission for the redevelopment of the first of two adjoining sites. The scheme provides eight flexible industrial/ office units, arranged to respect the setting of the completed barn conversions at The Courtyard nearby. A contractor has been appointed, and work has commenced on site.

In parallel with this, proposals are being developed for the historic former Cowfield Farm site to extend The Courtyard development. New office buildings are proposed, contained by the remains of a Mediaeval moat and Victorian orchard, and will be presented to the local Planning Authority shortly.

St James' Church wins Birmingham House Design Awards 2004 Special Development Award

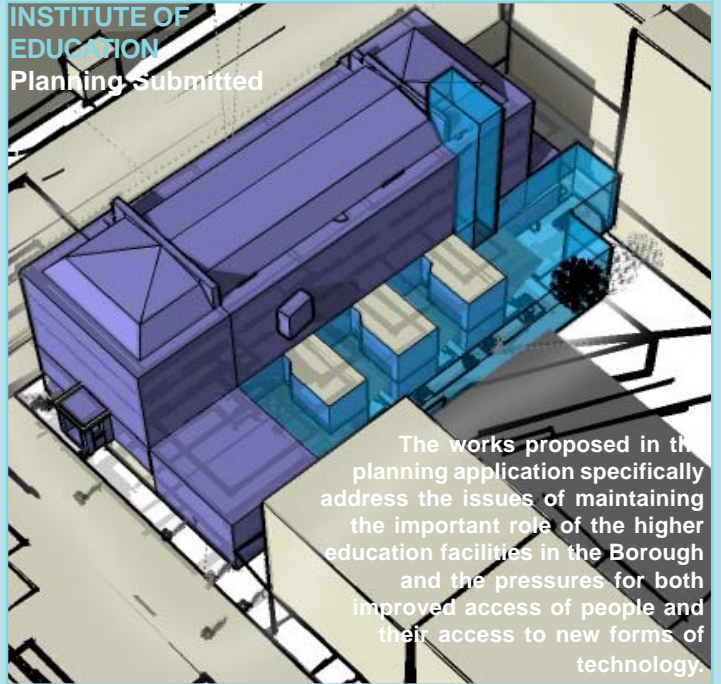


LOMBARD STREET APPROVED...

DLG Architects have gained planning permission for the 300,000 sq ft development of the former headquarters of Lloyds Bank in Lombard Street in the heart of the City of London.



INSTITUTE OF EDUCATION Planning Submitted



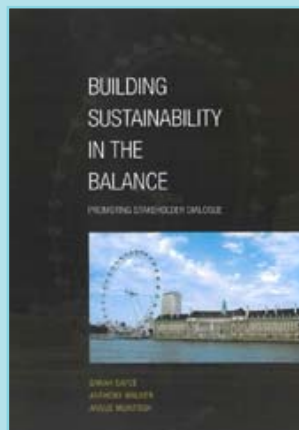
The works proposed in the planning application specifically address the issues of maintaining the important role of the higher education facilities in the Borough and the pressures for both improved access of people and their access to new forms of technology.

To be or not to be sustainable?

Sustainability may be the current buzz word but few of the commentators or advocates appear to recognise the complexities of the subject and the many potential conflicts which can arise in its application when the full range of social, economic and environmental issues are taken into account. The relatively simple issue of energy consumption and the different interests in an office building illustrate the point. For the developer there is little interest in spending more capital to reduce running costs which are borne by the tenant, for the occupier running costs are a very small part of his business expense. Taking account of research which has shown that a well controlled internal temperature can increase productivity by over 17% he is more interested in providing good cooling and heating than in saving energy even at a substantially higher cost. The third party to the debate is mainly interested in reducing the emissions in the interests of global warming and avoiding local pollution.

Following a three year DTI funded research project 'Buildings a new life' Professors Sarah Sayce, Anthony Walker (Senior Partner) and Dr Angus McIntosh have published their findings in a book which seeks to promote stakeholder dialogue through a better understanding of the different interests and possible solutions. They argue that unless such an approach is adopted there is a considerable risk that solutions to meet short term issues may produce a less than sustainable environment.

Anthony Walker and Neil Swift are responsible for the development of Sustainable practice in DLG Architects and would welcome discussion with any interested parties on this topic.



Building Sustainability in the Balance is published by Estates Gazette ISBN 0 7282 0424 X.

DLG Management Conference

The management conference this year is focusing on the DLG Experience, which is about the added values that can be created for all the participants in a project, not just in the design of the actual building but also in the whole process by which it is conceived, procured and finally delivered.

A combination of in house expertise and external consultants will examine the intangible assets of a project, the interpersonal relationships and the presentation of these concepts and how this affects the working of the whole team. This will be followed by a hands on exploration by the management team of the financial viability of a project and how the DLG Experience can relate to the success of the project.

Watch this space for a summary of the outcomes or contact the partners if you would like to know more about the DLG Experience.

Promotion at Leeds Office

The Partners of DLG Architects are pleased to announce the promotion of Ian Collins to the position of Associate.

Ian joined the Practice over six years ago and since joining he has played a significant role on a number of major projects at the Leeds office, including lead designer on 'The Light' and Job Architect for the award winning St Anne's Cathedral Hall.

More recently he has been responsible for the Tewksbury Business Park project that is now moving forward into Phases 2 and 3 and for the delivery of several rural residential jobs for Astley Town Estates for whom he is completing the conversion of St Jame's Church, Edgbaston into 12 luxury flats.

Among his new responsibilities, Ian has been asked to work with Andrew Gardner and Nick Mortimer to help co-ordinate the £70m+ mixed use Quarry Hill development which is progressing through to planning in the near future.

For information on any of the schemes featured in Perspective contact:

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