

LONDON FESTIVAL OF
ARCHITECTURE

ROYAL
DOCKS

1

Open Call

“I am committed to improving access to dedicated, affordable workspace so that the next generation of creatives are given the extra support they require to flourish. I want the artists of tomorrow to be able to fulfil their potential and follow in the footsteps of their role models so that London can continue to be the cultural capital of the world.” Sadiq Khan

The Royal Docks – at the heart of the “city in the East” – presents one of the largest regeneration opportunities in London, with the potential to provide around 4,000 homes and 40,000 jobs. High quality architecture is critical to the area’s success, as we develop new infrastructure, homes and workspaces within the Royal Docks.

The Mayor of London recently agreed to the establishment of a Royal Docks team to ensure the delivery of necessary infrastructure to maximise the benefits of the Royal Docks Enterprise Zone.

Our new partnership with the London Festival of Architecture offers exciting ways to promote the Royal Docks as a vibrant new London quarter, while the design competition is a great start as we harness emerging architectural talent to help us shape the area’s future.

“Across England, artists are feeling the pressure of rising rents and lack of affordable space, but this is particularly severe in London. We cannot risk destabilising the creativity of our capital city.” Joyce Wilson, London Director, Arts Council England



“It used to be presumed that if you weren’t at your desk working, you weren’t working, But we said, ‘Why can’t we make a workplace where casual meetings are as important as working at your desk?’ Sometimes that’s where your better creative work happens.” David Chipperfield

2

The Commission

“London is riding high on its creative credentials, with the creative and cultural industries contributing £21bn in London alone.”

The London Festival of Architecture (LFA), Greater London Authority (GLA) and London Borough of Newham (LBN) invite you to submit ideas to this new competition for solutions for improving connectivity and increasing the amount of creative workspace in the Royal Docks, by utilising vacant space under the Silvertown flyover.

The commission requires that you develop a viable and deliverable project in the area shaded red in the attached plan. A permeable space is needed that creates a distinct and attractive area, with a range of spaces for working, production and innovation, creating new employment opportunities for Newham residents and Londoners.

We also seek proposals that take into account the development coming forward in the area, including your ideas for interventions in the surrounding public realm (shaded yellow) and

wayfinding interventions that improve legibility in the area. You should set out how your project might function as a key piece of connective infrastructure over the next 2, 5 and 10 years as surrounding development and infrastructure projects come forward for development (shaded blue).

The winning entry will be eligible for project and design development with the new Royal Docks team and potential investment from the Royal Docks Enterprise Zone funding to seed an innovative and attractive part of the Royal Docks.

The Royal Docks Vision and recent Culture Vision for the Royal Docks 'Engineering the Imagination' also sets out the opportunity for large scale interventions and activities in the Royal Docks, and the opportunity to create a network of production, maker and creative spaces in the area. This clustering of creative uses has already begun, with the development of the Carlsberg Tetley building, Dock Road, into creative maker and workspace. This new offer will sit alongside existing space for SME's in the Waterfront Studios.

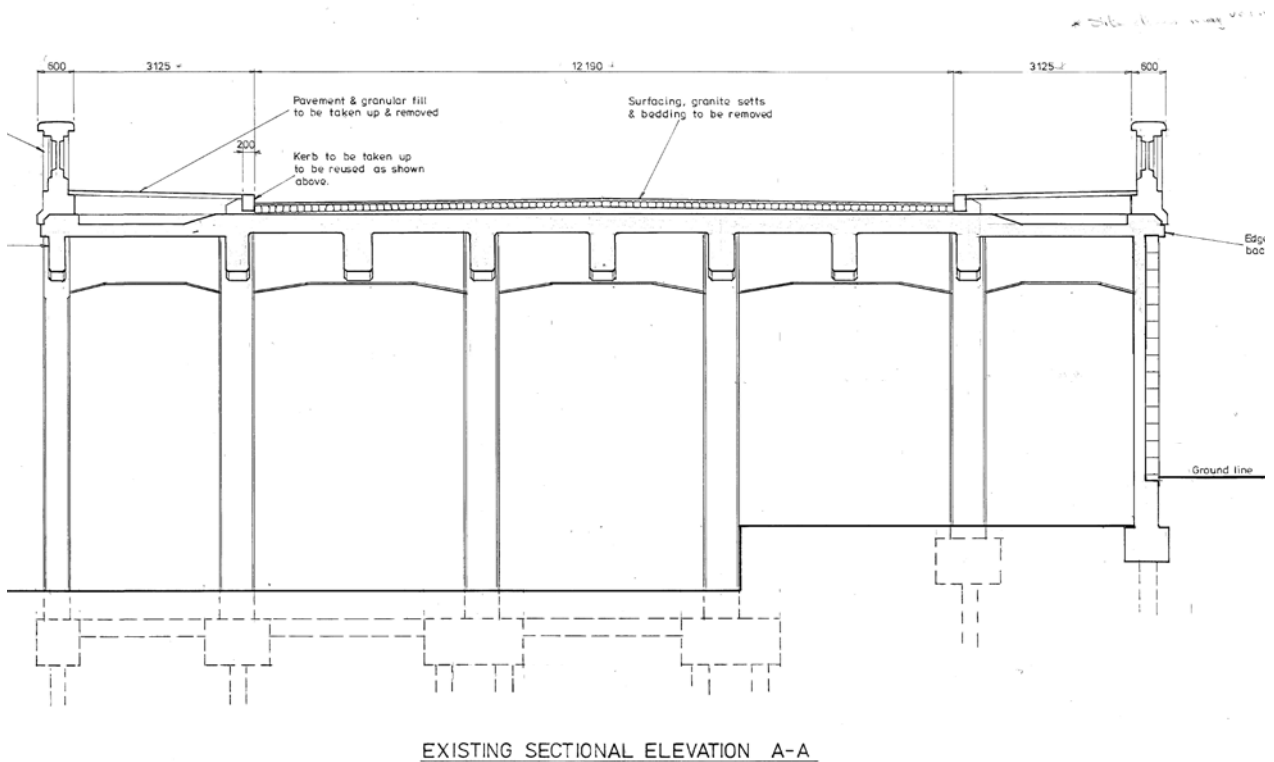
There are stakeholders in the area that should be considered when developing the framework of your proposal, to ensure the project acts as a connector between businesses and encourages local buy in. These include surrounding businesses such as the Waterfront studios, Nakhon Thai Restaurant, WakeupDocklands, Royal Docks Management Authority (RoDMA) and the Siemens Crystal, as well as future partners bringing forward surrounding development sites. We advise that these stakeholders are taken into account but are not contacted in the development of your proposals.

In partnership with GLA and LBN, the LFA will run a competition inviting talented emerging architects to create a response to the opportunity and logistical challenges that this forgotten space under the flyover can provide. Solutions should be practical and comply with the relevant architectural standards.

A site visit will be conducted in early March, to register your interest in attending the site visit, please contact admin@londonfestivalofarchitecture.

The results of the competition will be open to the public as part of an exhibition in June 2017, and the resulting commission will enable the Royal Docks to attract and retain creative businesses and individuals.

We will be welcoming ideas that react to the specific context of the Royal Docks and offer architecturally innovative solutions to the problems of building under working flyovers. Comprehensive R&D is currently underway around the particular uses, which will be made available to any winning practice, along with other useful information, to assist with the final design process.



3

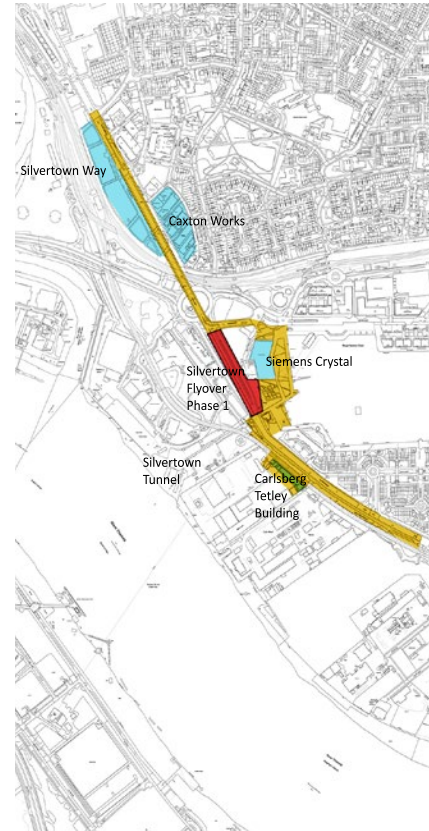
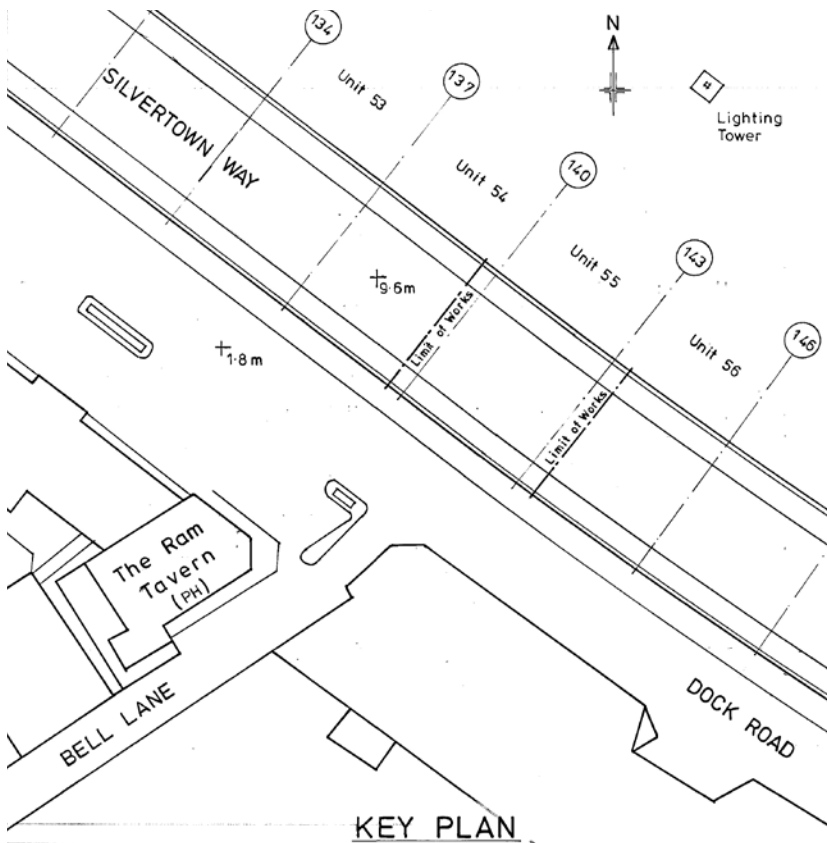
The Context

The Royal Docks sits at the heart of what has become known as London's 'City in the East' and is one of the largest regeneration opportunities in the city. The area is set to accommodate up to 25,500 new homes and up to 60,000 jobs, of which around 4,000 homes and 40,000 jobs are likely to be within the Royal Docks Enterprise Zone. The London Borough of Newham is one of the most deprived boroughs in London and delivering regeneration quickly and in a way that benefits local residents is the top priority for LBN and the GLA.

Planning permission has been secured by a number of developers operating in the area for 5000 homes and 7m sqft of commercial development, including on the two key sites at the Royal Albert Dock and Silvertown Quays. It is expected that development will begin on most of the consented schemes during 2017 with first phases completing from 2019, to coincide with the opening of the new Elizabeth Line station at Custom House.

Before these larger sites are developed efforts need to be made to ensure local connections are established and strengthened, and that there is space for creative businesses and SME's to flourish in the Royal Docks. The challenge is to provide space that can offer security to creatives to concentrate on their craft and for SME's to develop without the pressures of committing to long term lease arrangements.

There are opportunities to integrate workspace into emerging regeneration areas such as the Royal Docks and seed creative and workspace clusters. In order to test out this concept, LFA, on behalf of the GLA and LBN, will lead this design competition to encourage ideas for the use of a vacant space beneath the Silvertown flyover in the Royal Victoria Dock area of the Royal Docks.



4

The Site

There is road access from Dock Road and Bell Lane

The site is owned by the GLA and LBN

The site access is managed by RoDMA

5

Constraints

Access - There are design challenges to minimise: the impacts of industrial uses in the surrounding area and future TfL Silvertown Tunnel Construction Works, which may include noise, vibration, smell, hours of operation, and security needs.

Existing structure – working under the Silvertown flyover and associated constraints.

Viability – ideas of capital cost required in making the existing spaces fit for purpose.

6

Submission

This is a two-stage submission process

First Stage

This submission should include:

1. Full name and contact details including postal address, contact number and email of project lead.
2. Brief biographies of all the project team.
3. A 200 word description about your practice along with any relevant technical experience acquired through previous experience.
4. A short paragraph of max. 250 words on why you are interested in being involved in the project. You may wish to include some thoughts about your vision on the making of creative places, including any initial reactions you may have to the brief.
5. an initial sketch proposal on no more than 2 A3 boards sent as pdf

Second Stage

Up to 6 submissions will be shortlisted to submit a more detailed proposal. These teams will be offered an honorarium of £500 This submission should include:

1. Full name and contact details including postal address, contact number and email of project lead.
2. Max 2 A1 boards outlining your proposal including images and text.

This proposal must:

- Meet the objectives of the Royal Docks Enterprise Zone – Connectivity, Permeability, Prosperous, Distinctive, Competitive
- Catering to a wide and varied demographic and creating new and wider interest in Royal Docks projects
- Clear strategy for phased proposals and a network of spaces
- Cost / budget breakdown for fit out of workspace and necessary refurbishment works
- Plan of occupation and business support.

Deadline and submission details

- Deadline for first submission is Midday, 4th April 2017. Submissions received after time this will not be considered.
- Please send expressions of interest in a PDF format to: admin@londonfestivalofarchitecture.org with the email heading: GLA/LFA: followed by your practice/collaborations name
- The PDF should be no more than 5MB. • You will receive an email confirming the receipt of your submission.

Schedule outline

Submissions open: 2nd March 2017

Submissions closed: 4th April 2017

Shortlisted notified: w/c 17th April 2017

Shortlist deadline 16th May 2017

Winner notified: June 2017

Exhibition installed by: June 2017

Judging panel

Councillor Ken Clark, Cabinet Member for Building Communities, Public Affairs, Regeneration and Planning

Chris Dyson: Principal Partner, Chris Dyson Architects

James Murray, Deputy Mayor for Housing and Residential Development

Tamsie Thomson: Director, London Festival of Architecture

Further information

- Only those shortlisted from the first stage will be considered to go forwards to the next stage of the project
- Submissions will be judged on originality, demonstration of creativity, relevance to the brief.
- Shortlisted designs will be judged on the above as well as feasibility and how the proposal works as a whole in the context of the Silvertown Flyover along with cost effectiveness.
- The ownership of Copyright of the design will be in accordance with the Copyright, Designs and Patents Act 1988, that is Copyright rests with the author of the submitted design.
- All designs remain the intellectual property of the architect however the winning design will itself when built will be the property of GLA / LBN
- Please bear in mind the project requires a fast turn around and may have peak moments when your practice will need to dedicate sufficient staff to deliver the project on time, to budget and to the high standard expected by all stakeholders.
- Your practice/collaboration needs to have the following insurance, to a sum relevant to the project budget, in order to be eligible to go through to shortlisting: Employers Liability, Professional Indemnity
- Significant efforts are made by all stakeholders of the project to ensure wide media coverage.
- London Festival of Architecture, London Borough of Newham and Greater London Authority reserve the right to use images from the submissions for promotional purposes in press, social media and publications. All endeavours will be made to ensure accurate accreditation.

Useful links

London Festival of Architecture: <http://www.londonfestivalofarchitecture.org>

Greater London Authority: <http://www.london.gov.uk>

Workspace Study and Creating Artists' Workspace Case Studies are intended to establish an accurate picture of affordable studio provision for artists in London. To give us a snapshot of the current position in London, showing the level of ingenuity and commitment of organisations supporting artists' workspace, including workspace providers, Local Authorities and enlightened developers, highlighting the complex and often highly innovative approaches they are required to take to make it work.

12

Contact

To submit your entry please contact: admin@londonfestivalofarchitecture.org

For general enquires please contact: info@londonfestivalofarchitecture.org

13

Disclaimer

The competition organisers are not liable for lost, misdirected, or late entries. Decisions of the jury represent their professional judgments and all decisions are final. While it is the intent to construct the winning scheme, the organisers reserve the right to not proceed with construction for any reason. You agree that any materials submitted by you shall be your sole responsibility, shall not infringe or violate the rights of any other party or violate any laws, contribute to or encourage infringing or otherwise unlawful conduct, or otherwise be obscene, objectionable, or in poor taste. By submitting such material, you are representing that you are the owner of such material and/or have all necessary rights, licenses, and authorization to distribute it.

14

References



Pop Brixton by Carl Turner Architects



Deborah House by Sarah Wigglesworth architects



Peckham Levels by Carl Turner Architects