



AIA / UK NEWS

NUMBER 31

Newsletter for The First International Chapter of The American Institute of Architects

Thank you 1999 Board!

AIA London/UK welcomes the year 2000! Thank you to those who served on the 1999 Board of Directors and welcome new and continuing members to the 2000 Board!

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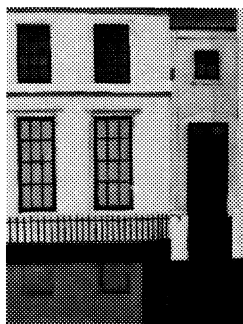
Vanessa Paulsen
Chapter Executive

AIA ANNUAL GENERAL MEETING All Members and Sponsors Welcome

Wednesday

19 January 2000

6:30pm for 7:00pm



Gensler and Associates
Roman House
Wood Street
London EC2Y 5BA

Informal "Champagne Tasting"

Please come to help us plan for the new year, get an update on Chapter business and activities in 1999 and meet with friends and colleagues.

Contact Steven Steimer 020 7786 7672

SIXTH ANNUAL AIA London/UK DESIGN AWARDS CEREMONY the evening of Monday 31 January 2000 Royal Society of Arts

Presentation by Daniel Libeskind

To ensure your inclusion on the invitation list please contact the AIA fax +44 (0)20 7497 1175 or

AIA Design Awards
13 Langley Street
London
WC2H 9JG

For further information please contact
Iris Debremaeker or Duncan Bainbridge
T 020 7836 6668 F 020 7497 1175

PRESS RELEASE

December 1999

SIXTH ANNUAL AIA London/UK DESIGN AWARDS

The London/UK Chapter of the American Institute of Architects is proud to announce the SIXTH ANNUAL DESIGN AWARDS.

Awards in multiple categories will be given. Project type is not limited to new build architecture and includes renovation, interior and monumental architecture. All projects must subscribe to the criteria below

* Projects by UK based architects anywhere in the world

* Projects in the UK by non UK based architects

Eligible projects may be structures, buildings or groups of either. Projects - **built or un-built** - must be the work of licensed architects and must have been designed between 1 January 1994 and 31 December 1999. Any eligible architect or practice may submit any number of eligible entries. Entries were to be submitted by 14 January 2000.

The sole judging criteria will be design excellence. The jury may define these criteria as they wish.

This year's jurists will be

Ricky Burdett, LSE

Ian Davidson, Lifschutz Davidson

Daniel Libeskind, Studio Libeskind

The Awards Ceremony will be held on January 31 2000 at the Royal Society of Arts and will feature a **presentation by Daniel Libeskind** on a selection of his recent work.

JANUARY 2000

e-mail AIA-UK@usa.net

www.aiauk.org



Fred Koetter RIBA AIA

Koetter, Kim & Associates

Founded in Boston in 1978, Koetter, Kim & Associates Inc. maintains a diverse urban and architectural practice which includes large-scale urban planning, site and landscape design, as well as corporate, commercial, and academic architectural design.

Koetter, Kim & Associates (UK) Ltd., was established in London in 1988 to provide a European office to undertake large-scale urban design and architectural commissions. It is widely recognized for its extensive work at Canary Wharf where it has a continuing role as master planner.

CANARY RIVERSIDE

Koetter, Kim & Associates (UK) Ltd.

As many of you may have observed from the river during the AIA London/UK Boat Cruise in July, Canary Riverside at Canary Wharf, London is nearing completion. The project, in total, comprises three phases totalling 164,000 m² (1,765,000ft²). Phase 1, which commenced construction in 1997, is a mixed use scheme containing 322 apartments in four separate residential buildings, a luxury hotel, retail and commercial space and a club complex with health club, pool and spa.

All are located above a podium containing two levels of parking with landscaped residential gardens above and a Riverwalk fronting the Thames. A variety of restaurants and cafes overlooking the river pier will be constructed at the water's edge at Westferry Circus.

As Koetter, Kim & Associates maintain an overall master-planning role at Canary Wharf, the project offered an opportunity to address the issues arising from urban restructuring in increasingly large increments. This involved the insertion of large scale built objects and insular activities into an ongoing urban setting. The central issue was how to reconnect what is a new piece of the city into its surroundings and yet recognise that it exists on its own terms. Secondly, can the existing street pattern of the city be continued through the site, while overlaying a series of open spaces capable of transforming the site into a meaningful destination?

The Canary Riverside site is partly reclaimed land and partly an area which was recycled from what were formerly docks and slipways: a classic 'brownfield' site. The principal features of the site were the River Thames frontage and a large double-decked traffic roundabout known as Westferry Circus. Both are distinct features of the Canary Wharf estate.

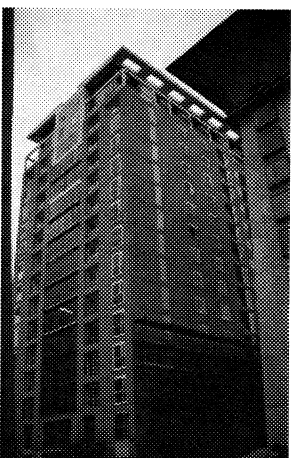
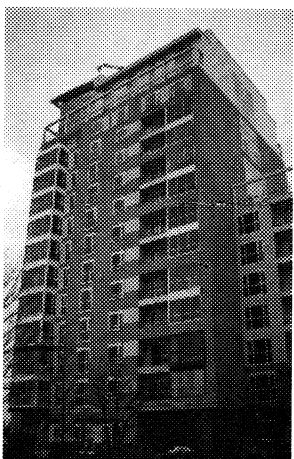
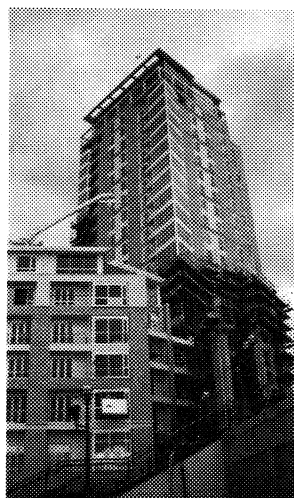
The design strategy of Canary Riverside was two-fold. Firstly, the new buildings should progressively reduce in size, height and scale as they approached the river. They should mediate between the immense scale of central Canary Wharf and the finer grain of existing conditions along an east London frontage. Secondly, the design should admit the presence of Westferry Circus and give it a regular and continuous wall of definition at its inland frontage. A variety of building elements could then be attached to this wall.

Building and open space design began with a framework of design guidelines. The guidelines were developed to be specific with regard to massing, profiles, the control dimensions of open spaces, patterns of access, important locations, and relationships between spaces.

A complex graining of small and intermediate scale buildings within the whole was created. This allowed several scales to be defined at one time, from the formal assertiveness of Canary Wharf, to the pedestrian scale of the gardens and Riverwalk. These buildings were supported by a pattern of open spaces - streets, garden squares, through-block passages etc.

The dramatic views up river towards London and down river towards Greenwich were maximised.

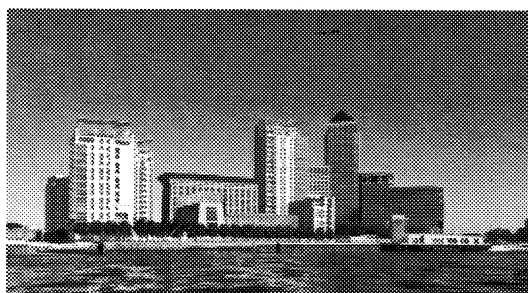
Canary Riverside is the most current representation of Koetter, Kim & Associates design methodology, which evolves urbanistic architectural solutions. As urban designers, the practice maintains its influential role in the ongoing infrastructure development at Canary Wharf, London. As architects, the practice is currently over-seeing three open space projects under construction and due for completion in early 2000 - Canada Square, Nash Court, and Columbus Courtyard.



Photographs of some of the residential buildings at Canary Riverside. Koetter, Kim & Associates

Photography SRB

Computer model of Canary Riverside from the river



AIA/UK

Tate Modern at Bankside

The new Tate Modern at Bankside was the subject of a recent AIA London/UK Chapter visit. The well attended and extensive tour was led by a team of engineers from Ove Arup & Partners who have been involved in all engineering phases of the building. Chapter Members visited all areas of the building including the 160 meter-long Turbine Hall, new gallery areas and the top floor restaurant space. The final building promises to be a stunning addition to the ever-evolving South Bank district.

The project is best described in the words of the Tate Gallery information pack as follows:

Tate Modern at Bankside will open in May 2000 in the transformed Bankside Power Station. The new Gallery will display the Tate's collection of twentieth century and contemporary art. Bankside Power Station was designed by Sir Giles Gilbert Scott who was also the architect of Battersea Power Station, the Anglican cathedral in Liverpool, the University libraries in Oxford and Cambridge and Waterloo Bridge. He also designed the famous British red telephone box. In order to find the best architects for the conversion of Bankside Power Station, the Tate organised an international competition which attracted 148 entries. The winners were the Swiss architects Herzog & de Meuron who are widely acknowledged as one of the leading design practices in Europe. Herzog & de Meuron's plans for the new Gallery highlight the building's new function while respecting the integrity of the original design. This will be achieved through the extensive use of glass on the exterior and interior. The most noticeable change to the building is a glass structure spanning the length of the roof adding

two floors, giving outstanding views of London and providing natural light into the galleries on the top floors.

RTKL Promotes

London, England - In RTKL-UK Ltd's round of summer promotions the following design and administrative professionals were made Associates: Ricardo Cerezo, John Chapman, Nathan Freebury, Sebastian Greenall, Filomena Jones, Anita Kercheval, Malcolm King, Richard Mazuch, Daniel Pashley, Sam Watkins, and Morgan Whitehead; promoted to Associate Vice President were: Jackie Dowse, Paul Dunn, and Ron Morgan. Individuals were also promoted in the firm's Baltimore, Chicago, Dallas, Los Angeles and Washington offices.

RTKL-UK Ltd is a 100-strong architecture and design practice which is based in London, and is a subsidiary of RTKL Associates Inc, one of the world's largest architectural firms. RTKL-UK Ltd's specialities are in the areas of retail, entertainment, healthcare and urban planning, with work across the UK and in Europe, ranging from cinema fit-outs, mall and department store design, to PFI hospital projects and urban regeneration schemes.

The parent company, RTKL Associates Inc. is headquartered in Baltimore and maintains additional offices in Chicago, Dallas, Los Angeles, Washington, Tokyo, and Hong Kong. The firm's portfolio of work, which spans the U.S. and extends to 60 nations, includes planning and urban design, mixed-use projects, retail and entertainment centres, office facilities and interiors, hotels, resorts, government buildings and health-care facilities.

**AIA London/UK Chapter
2000 Board of Directors
Proposal for AGM
19 January 2000**

Members

S Steimer *Gensler*
S Yakeley *Yakeley Assoc*
L D King *L D King*
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R Schmidt *SOM*
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L Korzilius *Foster & Partners*
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N Hill *City Planning-Urban*
Design Consult. Practice
M Whitehead *RTKL*
Yasin Visram *Keotter Kim*
Committee Chairs
J Kingham
A Keigher
Student Member
To be determined

BUILDING TOURS

The Chapter is always eager to highlight member's work; if you have a building, urban design or interior project we can visit please contact the Board of Directors.

We are also interested in organising tours for members and their guests.

Robert Schmidt

020 7798 1000

Lester Korzilius

020 7393 6304

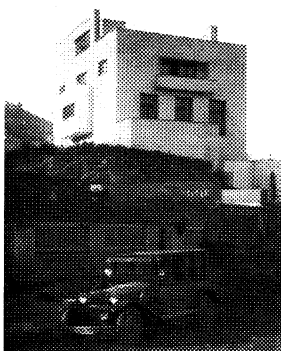
Programmes and Events

Your comments and contributions are always welcome. Let us know about any honours, competitions, promotions or exciting new projects. Email AIA-UK@usa.net Tel/Fax 0171 930 9124

Send in your **NEWS!**

Trustees of the **Villa Müller** charity have been asked by the Museum of the City of Prague, which administers the building and its restoration to be completed in April 2000, for financial help to the value of £13,000. The Czechs propose to produce two books to be published for the opening of the Villa in April: a reprint of a **catalogue** from the exhibition "Adolf Loos and Czech Architecture" 1984, and a **guidebook** to the Villa. The AIA London/UK Chapter is proud to contribute to these efforts.

AIA/UK



Adolf Loos Villa Müller Prague

SETTLING IN YOUR FAVOUR

In the often difficult economic climate in which architects work, it may seem as if securing a commission is paramount, whatever the terms. However, the one thing worse than losing a commission is winning it, doing the work and then not being paid.

Unfortunately, there is a type of client who believes in paying architects only when it is convenient for them. So if a scheme does not receive planning consent, funding, or the market collapses, then they claim that they understood that the architects' work was 'speculative'. Developers are not the only offenders. Corporations, government bodies and individual clients can also be guilty.

As architects generally have few clients, each of whom represents a significant proportion of the practice's income at any given time, non-payment can be very damaging, even fatal. Attempting to collect fees due can be a great financial drain. First, the practice has incurred expense in doing the work without being reimbursed and so is financially weakened. Second, the practice is faced with substantial costs to employ lawyers to chase the unpaid sums. Only about two thirds of these costs are normally recoverable under court 'taxation'. Third, senior architects in the practice must spend a great deal of their time fighting a fee recovery action. Fourth, if the financial position of the weakened practice is insubstantial in relation to the costs involved, the defendant can apply to the Court for 'security for costs'. If successful, this results in the architect having to pay into Court another substantial sum to cover the defendant's legal costs in the case that the architect loses.

However, a few precautions taken before the work is commenced, together with a new legal and insurance scheme, can successfully mitigate against this potential disaster. The scheme described here was negotiated by Stephen Yakeley for the RIBA and takes advantage of Lord Chancellor Irvine's new conditional legal fees.

In order to successfully claim sums due, the architect must have a good case. It is absolutely essential that there is a clear, written agreement between the parties as to how much is to be paid, when it is paid and on what terms. The new forms of architect's appointment agreements, SFA/99, CE/99 and related design and build forms recently issued by RIBA Publications, have been designed to do this and also contain new terms which will make it easier for architects to collect sums rightly due.

These terms include:

- *a prohibition against the client making a security for costs application.

- *an indemnity by the client for both the architect's legal costs and the architect's management time in collecting sums due. A larger proportion of indemnified costs are generally recoverable from an unsuccessful defendant.

- *a no set-off clause, which means that the client cannot raise an (often spurious) counterclaim in defence of not paying sums reasonably due. This provision was included in SFA/92 but was tested only recently in the case of *Munkenbeck + Marshall vs. Kensington Hotels Ltd.* One of the side effects of such a counterclaim is that professional indemnity insurers must be notified and often insist that the architect use lawyers nominated by them. Necessarily this makes fee recovery even more fraught with uncertainty. Whilst not a criticism of P I insurers, it is a fact that it is in their interests to avoid paying out under their policy. Recovering architect's fees will often come a distant second.

However, some clients will attempt to evade payment, even when their agreement with the architect is perfectly clear. The architect is still faced with the substantial time and costs of fighting a legal action. Some professional indemnity insurance policies, such as those issued by the RIBA Insurance Agency, have fee recovery cover. Other policies do not and for those architects not so covered, this is where the new legal and insurance provisions mentioned above can be extremely useful. The specialist construction law department

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Deadline February 15

The **Villa Müller** with Fallingwater, Villa Savoye and Villa Tugendhat belong to the most exquisite masterpieces of the 20th century architecture of residential buildings. The AIA London/UK Chapter would like to encourage additional contributions towards these publications.

For more information, or if you would like to give a donation to the Villa, please contact

Ivan Margolius Trustee Friends of Villa Müller 5 Great College Street London SW1P 3SJ Tel 020 7404 3377

AIA/UK

of S J Berwin, the large and well-respected firm of City solicitors, in conjunction with Abbey Legal Protection insurers (ALP), are offering a new service to the construction industry called 'Cap-it-All'. This service provides after the event legal insurance allied to capped, contingency-based legal fees, enabling the architectural practice to limit its exposure in respect of legal fees.

For a case to qualify, the following must be true: the prognosis for a successful outcome is very good, professional indemnity insurers are not involved, the proposed insured is the claimant/plaintiff and the action is for financial recovery. It works as follows: first, the architect completes an ALP proposal form giving details of the case. Berwins assesses the case and Counsel's opinion is sought to see what its chances of success are. For this assessment, a one-off fee of £250 is charged. The fee is non-refundable if ALP do not proceed, but at least in this case the practice has had the benefit of independent advice as to the merits of its claim and can use this to base a decision on whether to take action. Berwins also examine any possible or theoretical counterclaim, and if appropriate, notify professional indemnity insurers of its merits.

If Berwins think the architect has a good chance of success, whether in litigation, arbitration or adjudication under the new Construction Act provisions, then the architect will be offered cover by ALP against having to pay the other side's costs. Another purpose of this assessment is to provide P I insurers with the confidence to allow the practice to proceed with its claim without the insurers needing to take more than a watching brief. A side effect of ALP's policy may thus be a benefit to P I insurers. The cost of this cover is £3,000 for the first £15,000 of cover, £6,000 for the next £35,000 and £9,000 for the next £50,000. Architects buy each stage of the cover only as they need it as the case progresses. Alternatively, ALP

also offer pre-event insurance at an annual cost which is much lower. Premia depend on the practice's annual fee income. A practice with a fee income of under £1m and cover of £50,000 (aggregate £300,000) would be charged a yearly premium of £750. Berwins bill the architect only 20% of their normal fee, paid monthly as the case progresses. If the architect wins, then this proportion plus the balance of Berwin's fees are paid on an indemnity basis by the other side. Berwins also charge a success fee, ranging from 50% to 100% of their normal fee, paid only if the practice wins its case. Currently this success fee is paid out of the award. However, another of Lord Irvine's reforms is that the success fee and the insurance premium will be paid by the unsuccessful defendant. Following the enactment of the Access to Justice Bill 1998 this summer, this reform is scheduled to come into effect in January 2000.

In the past, recalcitrant payers have relied on the difficulties facing small practices in bringing a case against them to evade paying fees rightly due. Now architects will be in a far better position to take effective action. Their position will be vastly strengthened in early negotiations, as the client will be faced by an architect far less burdened with costs and risk. It is a likely prospect that the client will pay the sums due, his own legal costs, the architect's indemnified legal costs plus the success fee, the architect's additional time in chasing the sums due and the insurance premium. The fact that the architect's solicitors are risking most of their fee on a successful outcome in itself will indicate to the client the likelihood of his losing and serve as a strong incentive for him to settle.

It is hoped that many such cases will now be settled early on terms much more favourable to the architect.

References:

'New Policy Will Cover Legal Costs' Building Design
27 November 1998

'Keep it Covered'
Dominic Helps Building
12 February 1999

'When Sleep is at a Premium'
Tony Bingham Building
19 February 1999

'Clampdown on Bad Debts' Ian
Martin Building Design 18 June
1999

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Steve Steimer enjoys his "tour" as AIA London/UK President 1999
Photography Saul Golden

AIA/UK Board Meetings are held the first Wednesday of each month. Any member is welcome to attend.

Contact the Chapter President or Chapter Exec for information Tel/Fax 020 7930 9124



AIA / U K

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19 January 2000

Annual General

Meeting

All members welcome

31 January 2000

AIA London/UK

Design Awards

Ceremony

Presentation by Daniel

Libeskind

Watch your e-mail for

February 2000

AIA-sponsored

Building Tours, Pub

Nights and Continuing

Education Events



INTERFACE



 **herman miller**

NUMBER 31

Newsletter for The First International Chapter of The American Institute of Architects

The AIA/UK Newsletter

The Newsletter is published about every two months. It is generously supported by Call Print. The Newsletter is a service provide by AIA members in the UK to the profession, the public, and anyone interested in the activities of design professionals.

Notes to the editor, suggestions, etc. are welcome. Submissions may be sent to cmiller@clara.net or posted to "News" at the above address. Typed, double-spaced material and images intended for publication must reach the editor by the deadline date. Appropriate submissions are edited and published as space and time permit, and at the discretion of the AIA London/UK Board of Directors.

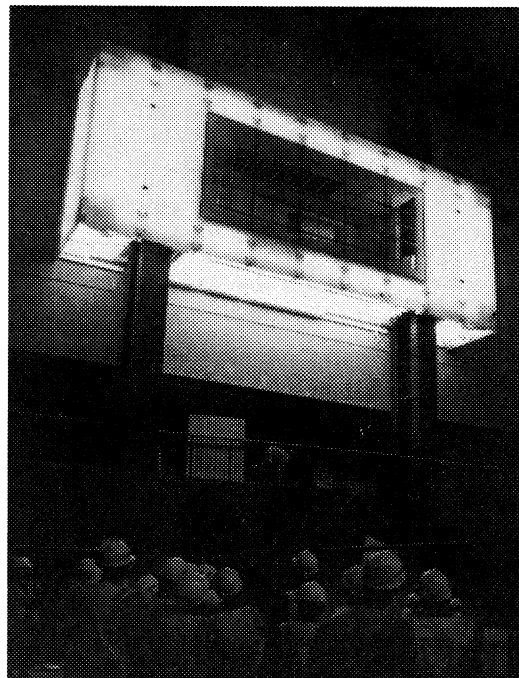
Courtney Miller Bellairs
Newsletter

Subject is object

Rarely can a crit have witnessed such a poignant moment. The event was the AIA annual **design charrette** (excellent as ever), taking place at Toynbee Hall in London's East End. The subject: accommodation for the homeless. The moment: in the middle of one student team's explanation of their proposal, pinned on the inside of an external door, a great knocking comes from the other side. The door is opened. A genuine *homeless person* staggers into the room, treads on the model, and slumps into a front row seat as guest critic **Fred Koetter**, without batting an eyelid, interrogates the designers about their scheme. A crit taking urban reality, literally, on board? It should happen more often.

reprint

the architects' journal *astragal* 11 November 1999



AIA Tour of the Tate Modern Photography Saul Golden

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