Recycling Architecture: New Life for Old Buildings

Class code
ARTH-UA 9676 - 001

Instructor Details
Benedict O’Looney  M.Arch, RIBA
benedict@waitrose.com
07981 785 950
Office Hours, Wednesdays 5-6:00pm

Individual meetings with the instructor can be arranged usually before or following classes. Classes meet alternately at the Academic Centre and in different locations around London. Meetings with individuals will usually coincide with the Session Itineraries below. Please discuss arrangements with the Instructor

Class Details
Fall 2013

Classes are held on Wednesdays, starting at 2.00 pm and finishing at 5.00 pm.

The first class will meet at NYU in London, 6 Bedford Square. Meeting places for the other classes are indicated on the separate itineraries for each session, which will be given out during the first class.

There will be one field trip during the semester arranged centrally by NYU in London for all students enrolled in ‘Recycling Buildings’, which is a required co-curricular activity and attendance is mandatory. This will be to Greenwich on Friday, 6th September. Details of times and the meeting place will be sent to students by the Student Life Administrator.

Prerequisites
There are no prerequisites for this class, other than an interest in urban history and the built environment.

Class Description
Re-cycling or re-using buildings is one of the most important subjects in the built environment. It is an area in which there have been some remarkable successes in recent years both in America and in Europe: impressive and much loved public buildings have been given new life by progressive architects and developers, helping ensure that our towns and cities retain their individual character. Unlike international modern buildings, historic buildings are strong markers of the industry, aspirations, local materials and the resources of a particular place. Recycling old buildings is crucial so our architectural and social history can be read in the townscape that surrounds us.

A course about recycling old buildings presents an opportunity to explore some basic themes in the built environment – architecture history, environmental issues and the rise of the conservation movement in the 19th and 20th centuries. Buildings are responsible for 50% of our carbon emissions each year, and more than half of a building’s energy footprint is
expended in the relatively short spell of its construction. ‘Even the best planned new buildings are no match against the preservation, modernization, conversion and re-use of existing buildings when it comes down to the consumption of resources’ (Karl Ganser) Re-using our redundant historic architecture for new purposes has obvious positive benefits for the planet. Equally, upgrading historic buildings in use, like our housing stock, is environmentally smarter that demolishing parts of our cities and starting again with new structures.

The locations and nature of industrial production has changed across the world. Most western cities have a surfeit of industrial spaces and buildings lying empty, often in their centres. This course will first cover the story of the development of industrial architecture from the 18th century onwards and look at how these robust, proud and often highly decorative structures can accommodate new uses. We will look at how inventive designers, backed by local government, have found ways of reclaiming the industrial ‘brownfield’ landscapes into new spaces for recreation and development in our cities, focussing on particular examples in New York, London and in Germany.

Based in London, we will have the opportunity to visit a number of key examples of re-use where we can see first-hand the how industrial and architectural history, modern technology and the changing use of our city centres combine to form this essential story in contemporary urbanism.

This course will be useful for architecture and urban design majors and will be helpful for anyone with an interest in environmental issues, architectural history, government policy, social change and, of course, cities.

This series of lectures grows from a ‘re-use’ course taught several times at the Architectural Association School of Architecture and the lecturer’s 20 years of professional architectural work engaged in re-using historic buildings with Grimshaw Architects, updating the Victorian Paddington Station and building the Bath Spa project, and in private practice in London. Course assessment will be based on a quiz, the writing and presentation of a research project, class participation and the keeping of design and conservation notebook with notes and sketches from lectures, site visits and research work.

This course consists of a series of classroom-based lectures and study visits.

**Desired Outcomes**

- An appreciation the cultural and environmental benefits of preserving and re-using historic buildings
- An introduction to the architecture of cities and their patterns of development
- An understanding of the industrial revolution and its impact on the contemporary built environment.
- An understanding of the environmental implications and opportunities of new and traditional building techniques.
- An introduction to the rise of the historic preservation movement in England and America in the 19th and 20th centuries.
- To learn how to look at and read architectural drawings.
Assessment Components

An illustrated architectural research paper 30%
An end of term slide presentation of the research project 15%
A design and conservation illustrated notebook 25%
A mid-term quiz 20%
Lively class participation 10%

Failure to submit or fulfil any required course component results in failure of the class.

Assessment Expectations

Grade A: An exceptional command of the subject of re-using buildings, with a demonstrable awareness of some of the technical challenges in this work.

Grade B: A good understanding and appreciation of the needs and challenges of preserving and re-using historic buildings.

Grade C: Average.

Grade conversion

NYU in London uses the following scale of numerical equivalents to letter grades:

A=94-100
A-=90-93
B+=87-89
B=84-86
B-=80-83
C+=77-79
C=74-76
C-=70-73
D+=67-69
D=65-66
F=below 65

Where no specific numerical equivalent is assigned to a letter grade by the class teacher, the midpoint of the range will be used in calculating the final class grade (except in the A range, where 95.5 will be used).

Grading Policy

NYU in London aims to have grading standards and results in all its courses similar to those that prevail at Washington Square.
NYUL has a strict policy about course attendance. **No unexcused absences are permitted.** While students should contact their class teachers to catch up on missed work, you should NOT approach them for excused absences.

Excused absences will usually only be considered for serious, unavoidable reasons such as personal ill-health or illness in the immediate family. Trivial or non-essential reasons for absence will not be considered.

Excused absences can only be considered if they are reported in accordance with guidelines which follow, and can only be obtained from the appropriate member of NYUL’s staff.

Please note that you will need to ensure that no make-up classes – or required excursions - have been organised before making any travel plans for the semester. See also section 11.1 - Make up days.

**Absence reporting for an absence due to illness**

1. On the first day of absence due to illness you should report the details of your symptoms by e-mailing absences@nyu.ac.uk including details of: class(es) missed; professor; class time; and whether any work was due including exams. Or call free (from landline) 0800 316 0469 (option 2) to report your absences on the phone.

2. Generally a doctor’s note will be required to ensure you have sought treatment for the illness. Contact the Gower Street Health Centre on 0207 636 7628 to make an appointment, or use HTH general practitioners if you cannot get an appointment expediently at Gower Street.

3. At the end of your period of absence, you will need to complete an absence form online at [http://bit.ly/NuCl5K](http://bit.ly/NuCl5K). You will need to log in to NYU Home to access the form.

4. Finally you must arrange an appointment to speak to Nigel Freeman or Donna Drummond-Smart on your first day back at class. You must have completed the absence form before making your appointment.

Supporting documentation relating to absences must be submitted within one week of your return to class.

**Absence requests for non-illness reasons**

Absence requests for non-illness reasons must be discussed with the Academic Office prior to the date(s) in question – no excused absences for reasons other than illness can be applied retrospectively. Please come in and see us in Room 308, 6 Bedford Square, or e-mail us atacademics@nyu.ac.uk.

**Further information regarding absences**

Each unexcused absence will be penalized by deducting 3% from the student’s final course mark. Students are responsible for making up any work missed due to absence.

Unexcused absences from exams are not permitted and will result in failure of the exam. If you
are granted an excused absence from an examination (with authorisation, as above), your lecturer will decide how you will make-up the assessment component, if at all (by make-up examination, extra coursework, viva voce (oral examination), or an increased weighting on an alternate assessment component, etc.).

NYUL also expects students to arrive to class promptly (both at the beginning and after any breaks) and to remain for the duration of the class. If timely attendance becomes a problem it is the prerogative of each instructor to deduct a mark or marks from the final grade of each late arrival and each early departure.

Please note that for classes involving a field trip or other external visit, transportation difficulties are never grounds for an excused absence. It is the student’s responsibility to arrive at an agreed meeting point in a punctual and timely fashion.

Please refer to the Student Handbook for full details of the policies relating to attendance. A copy is in your apartment and has been shared with you on Google Docs.

### Late Submission of Work

Written work due in class must be submitted during the class time to the professor. Late work should be submitted **in person** to a member of NYU London staff in the Academic Office (Room 308, 6 Bedford Square) during **office hours** (Mon – Fri, 10:30 – 17:30). Please also send an electronic copy to academics@nyu.ac.uk for submission to Turnitin.

Work submitted within 5 weekdays after the submission time without an agreed extension receives a penalty of 10 points on the 100 point scale.

Written work submitted more than 5 weekdays after the submission date without an agreed extension fails and is given a zero.

**Please note** end of semester essays must be submitted on time.

### Plagiarism Policy

Plagiarism: the presentation of another piece of work or words, ideas, judgements, images or data, in whole or in part, as though they were originally created by you for the assignment, whether intentionally or unintentionally, constitutes an act of plagiarism.

Please refer to the Student Handbook for full details of the plagiarism policy.

All students must submit an electronic copy of each piece of their written work to [www.turnitin.com](http://www.turnitin.com) and hand in a printed copy with the digital receipt to their professor. Late submission of work rules apply to both the paper and electronic submission and failure to submit either copy of your work will result in automatic failure in the assignment and possible failure in the class.

**Electronic Submission**

The Turnitin database will be searched for the purpose of comparison with other students’
work or with other pre-existing writing or publications, and other academic institutions may also search it.

In order for you to be able to submit your work onto the Turnitin website, you will need to set up an account:

1) Go onto the Turnitin website http://www.turnitin.com
2) Click ‘Create Account’ in the top right hand corner
3) Select user type of ‘student’
4) Enter your class ID & Turnitin class enrolment password (these will be e-mailed to you after the drop/add period, or contact academics@nyu.ac.uk if you have misplaced these).
5) Follow the online instructions to create your profile.

To submit your work for class, you will then need to:

1) Log in to the Turnitin website
2) Enter your class by clicking on the class name
3) Next to the piece of work you are submitting (please confirm the due date), click on the ‘submit’ icon
4) Enter the title of your piece of work
5) Browse for the file to upload from wherever you have saved it (USB drive, etc.), please ensure your work is in Word or PDF format, and click ‘submit’
6) Click ‘yes, submit’ to confirm you have selected the correct paper (or ‘no, go back’ to retry)
7) You will then have submitted your essay onto the Turnitin website.
8) Please print your digital receipt and attach this to the hard copy of your paper before you submit it to your professor (this digital receipt appears on the web site, immediately after you submit your paper and is also sent to your e-mail address). Please also note that when a paper is submitted to Turnitin all formatting, images, graphics, graphs, charts, and drawings are removed from the paper so that the program can read it accurately. Please do not print the paper in this form to submit to your lecturers, as it is obviously pretty difficult to read! You can still access the exact file you uploaded by clicking on the ‘file’ icon in the ‘content’ column.

Please also see the Late Submission of Work policy, above.

Students must retain an electronic copy of their work for one month after their grades are posted online on Albert and must supply an electronic copy of their work if requested to do so by NYU in London. **Not submitting a copy of a piece of work upon request will result in automatic failure in the assignment and possible failure in the class.** NYU in London may submit in an electronic form the work of any student to a database for use in the detection of plagiarism, without further prior notification to the student.

Penalties for confirmed cases of plagiarism are set out in the Student Handbook.

**Required Text(s)**


IBA Emscher Park. Rob MacDonald


Additional Required Equipment

A digital camera and a hard, clothbound, A4 notebook / sketchbook, pens and a selection of coloured pencils will be required for study visits and course research.

Session 1

Wednesday 4th September

Lecture - Introduction to London’s architecture and the rise of the historic preservation movement in the late 19th century and into the 20th century + visit to Great Court at the British Museum


Reading:


A History of Architectural Conservation, Jukka Jokilehto. pp 1-41


Meet at NYU in Bedford Square, room TBC.

Session 2

Friday 6th September


Readings:


Neil Cossons, The BP Handbook of Industrial Archaeology. Chapter 6 and 7 pp. 106-141
Meet at Westminster Pier, along the Embankment at 9:00am (TBC.)

Session 3

Wednesday 11th September

Session 3 – Site visit – A Breakthrough for Conservation: The saving and re-use of the Covent Garden Market and its surrounding area

Readings:


Meet at 6 Bedford Square

Session 4

Wednesday 18th September

Lecture – The Origins of the conservation movement & the industrial revolution, its architectural legacy and the re-use of industrial buildings.

Readings:

Neil Cossons, The BP Handbook of Industrial Archaeology. Chapter 1 and 2 pp. 6-36.


Meet at NYU in Bedford Square, room TBC.

Session 5

Wednesday 25th September

Site visit - New life for a power station - the re-use of the Bankside Power Station as the Tate Modern, and a look at the regeneration of the Borough Market nearby

Reading:


Meet at the Entrance to Southwark Tube Station, 2:00pm
Session 6

Wednesday 2nd October

**Lecture - The re-use of the industrial landscape** - *Brownfield sites transformed into modern parks and the re-inhabiting of our former industrial waterfronts.*

The Hudson River Park; Peter Latz’s Landschaftspark Duisburg-Nord; Parc Andre Citroen - Giles Clement, Alain Provost, Patrick Berger, Paris; the Emscher Park in the Ruhr Valley, The High Line and the Hudson Riverfront Park

**Readings:**

*Extreme Sites The Greening of ‘Brownfield’,* Deborah Gans, Claire Weizs. Introduction, Chapters 1 and 2.


Meet at NYU in Bedford Square, room TBC.

Session 7

Wednesday 9th October

**Site visit – Community-led conservation work & Townscape improvements in Peckham**

**Readings:**

*Peckham Historic Area Assessment, Johanna Smith, English Heritage*  
(Please find online at Peckham Historic Area Assessment + English Heritage)


Meet at the forecourt / booking office Peckham Rye Station (London Overground) 2:00pm

Session 8

Wednesday 16th October

**Lecture - Environmental technologies in the re-use of buildings. Case Study: the Reichstag in Berlin by Foster and Partners + quiz**

**Readings:**


Mid Term Quiz - 20% of grade

Meet at NYU in Bedford Square, room TBC.

Session 9
Wednesday 23rd October

Site visit The re-use of London’s Docklands, Shad Thames, St. Katherine’s Docks and Tobacco Dock.


Meet at Tower Hill Tube Station (Circle and District lines) 2:00pm

Session 10
Wednesday 30th October

Site Visit - Updating the great Victorian railway stations: St. Pancras and Paddington + King’s Cross goods yard re-use.


Paddington Station pp. 154-170, Bath Spa, pp 68-78.

Meet under the big clock at the town-end of St. Pancras Station 2:00pm

Post class term paper tutorials 5:00-6:00pm

Session 11
Wednesday 13th November

Site Visit to LASSCO Architectural Salvage dealers, Vauxhall and to the nearby Imperial War Museum (a re-used mental hospital)

Readings:


Meet at the new Tfl Vauxhall bus station - The far East End 2pm.

Post class term paper tutorials 5:00-6:00pm
Session 12

Site Visit - South Shoreditch - Conservation, Railway Land and Air Rights Developments.

Wednesday 20th November


Meet at the McDonald’s, the town end (street level) Liverpool Street Station, 2pm.

Post class term paper tutorials 5:00-6:00pm

Session 13

Student Research Project Presentations + discussion.

Wednesday 27th November

Session 14

Student Research Project Presentations + discussion.

Wednesday 4th December

Term Paper & Conservation Notebook submission

Session 15

Student Research Project Presentations + discussions & concluding celebrations.

Wednesday 11th December

Classroom Etiquette

Toilet breaks should be taken before or after class or during class breaks.

Food & drink, including gum, are not to be consumed in class.

Mobile phones should be set on silent and should not be used in class except for emergencies.

Laptops are only to be used with the express permission of the teacher.

Your Instructor

Benedict O’Looney is an architect living and working in Peckham. His current work includes restoring the Victorian Peckham Rye Station and extending and completing the Peckham Mosque. Benedict is on the committee of the Peckham Society and has been campaigning to create a conservation area that recognizes the significance of Peckham’s town centre.
Prior to establishing his own practice Benedict O’Looney Architects, Benedict worked for Grimshaw and Alsop Architects, restoring Paddington Station and building the new Bath Spa. He teaches architecture history and sketching at New York University’s London Programme, is a past president of the London Sketch Club, a member of the Victorian Society’s southern buildings committee and is the chair of Southwark’s Conservation Areas Advisory Group.

Prior to coming to London in the early nineties Benedict lived for 20 years on the east coast of the United States and received his liberal arts and architectural training there – at Hunter College and Yale University respectively. As a student Benedict helped research the Guidebook to Manhattan’s Outdoor Sculpture for the Art Commission of the City of New York.