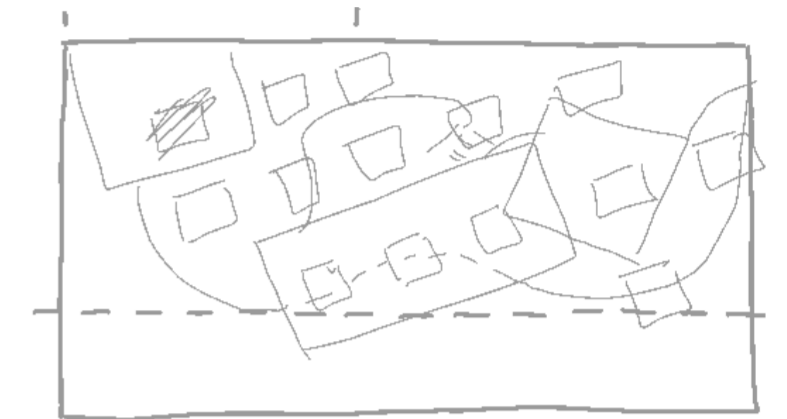
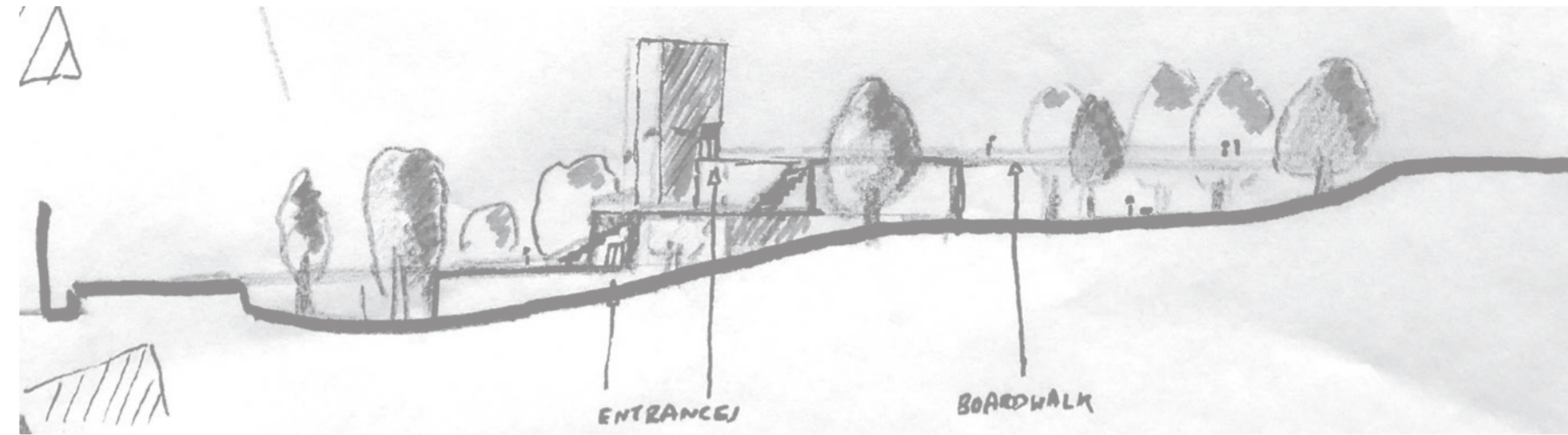


## Ric Hardacre

If there is a theme running through these projects, it is one of connection; each project responds to the ways that pedestrians will move around and through the site. This approach can be seen at its most-straightforward with the **Ipswich Maritime Trust**, which includes a footbridge alongside the main development. And at its most extreme in **Lit** - which splits itself in two to complete a missing-link between the station plaza and the university - and also in the **Edinburgh Storytelling Centre**, which connects two city-centre streets through a woodland oasis. The other two projects - **New**, and **Crystal House** - both yield a substantial portion of their site to open-up existing narrow, dark alleyways, and both place their main entrance facing this new space, rather than the adjacent street.

These all demonstrate my belief that buildings should respond to their context at a ground-level human scale. Often in architectural discourse the conversation can be limited to how a building looks compared to its neighbours; how it responds in terms of heritage, materiality and dimension. Glossy renders are produced of projects from a high altitude; a place where no one will ever stand. But the real lived experience of a building is through the eyes - and feet - of the people that pass alongside and through it.

These projects, and more, can be viewed online at [ric.haus](http://ric.haus)



Page	Name	Location	Year	Project	New build	Public space	Sloping site	Corten steel	Stone	Modular	Sight lines	Listed buildings	New connection
2	<b>Ipswich Maritime Trust</b>		2026	Museum, archive			●				●	●	●
5	<b>Lit</b>	Hastings	2023	Library, community hub	●	●	●		●	●	●		
8	<b>New</b>	Newmarket	2021	Visitor centre	●	●							
10	<b>Crystal House</b>	Norwich	2022	Distillery expansion		●	●		●	●	●		
12	<b>Edinburgh Storytelling Centre</b>		2022		●	●	●						●



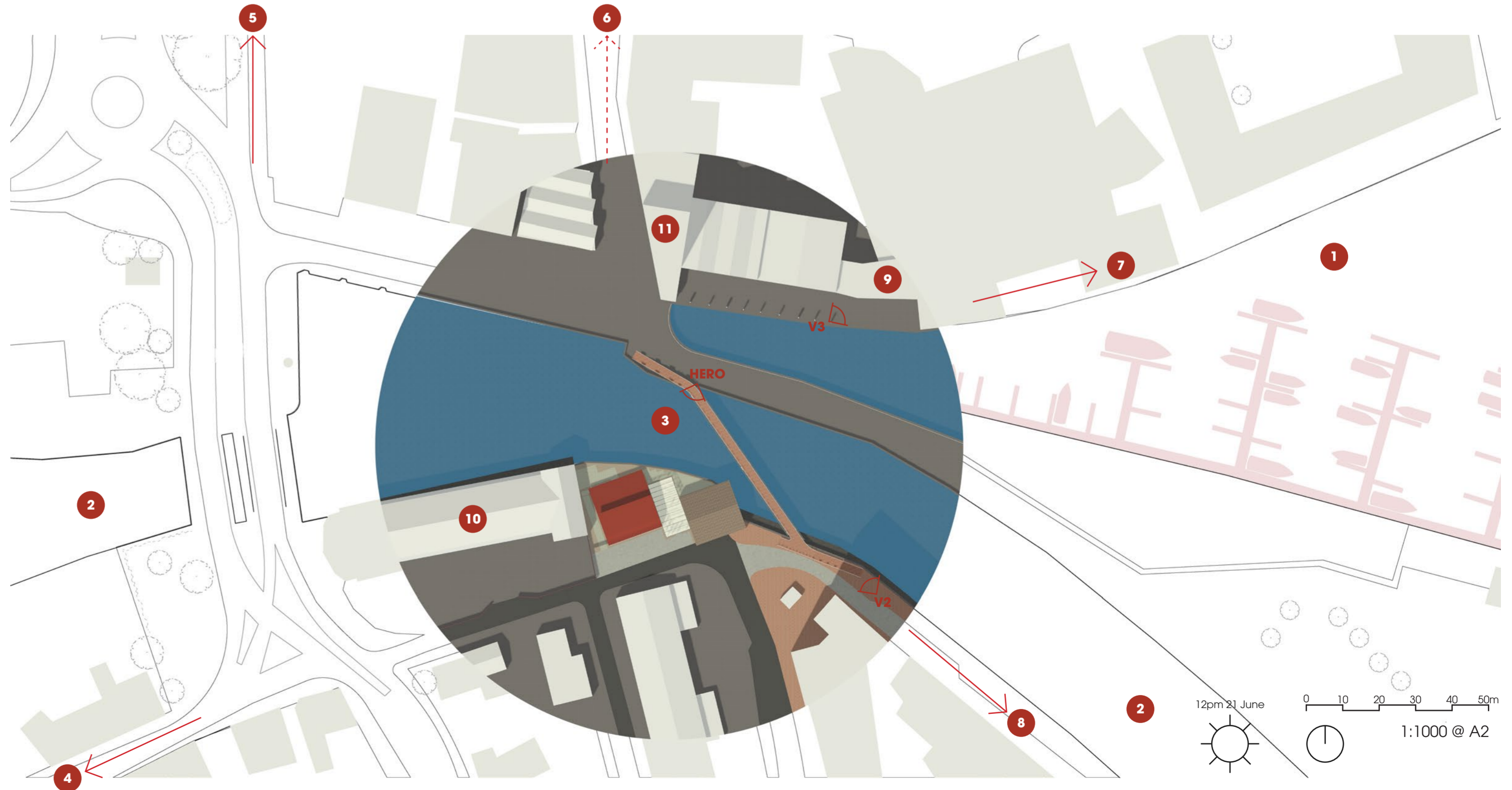
# Ipswich Maritime Trust

**A home for the Ipswich Maritime Trust - and a new museum for the town - within an appropriate dockside setting.**

The trust currently have no premises, and have a long-term goal to expand. The site has lain vacant since early 2024 and consists of an original late-19th Century warehouse, this is retained, and an extension added of corten steel - intended to evoke the dock's industrial past and resemble a ship's hull. The two are linked by a glass atrium to respect the former, while the latter steps back to defer to the adjacent, listed warehouse. The scheme includes a new foot- and cycle-bridge linking the two banks of the river Orwell, connecting St. Peter's Dock to Stoke Quay and bypassing the busy dual-carriageway and poor public realm at Bridge Street. There is precedent for a river crossing here - it is the presumed location of the original Saxon-era ford.



- 1 - Ipswich Marina
- 2 - River Orwell
- 3 - Location of Saxon ford
- 4 - To Railway Station
- 5 - To Town Centre
- 6 - Potential future Town Centre link
- 7 - Waterfront bars and restaurants
- 8 - West Bank Regeneration Area
- 9 - Current IMT "shop window"
- 10 - Gipping House ~1800 (Grade II)
- 11 - The Mill (Suffolk's tallest building)

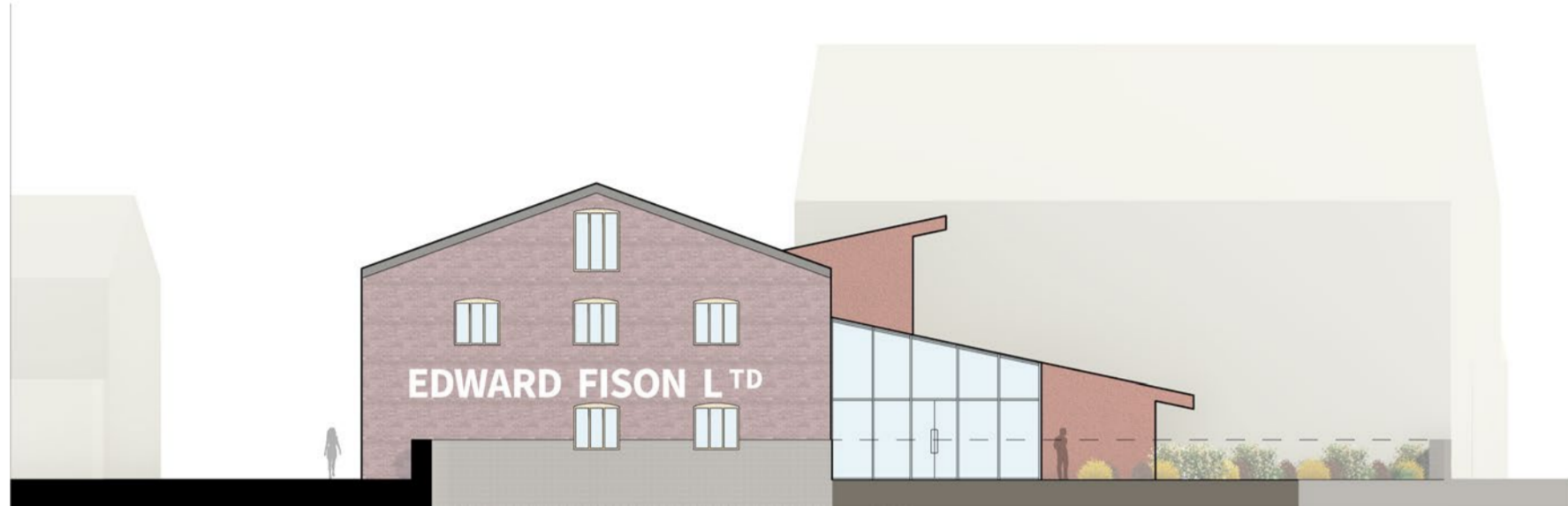


V2 - View of the site, and opposite bank, roughly following the path of the proposed bridge. (Image: Author)

# Ipswich Maritime Trust



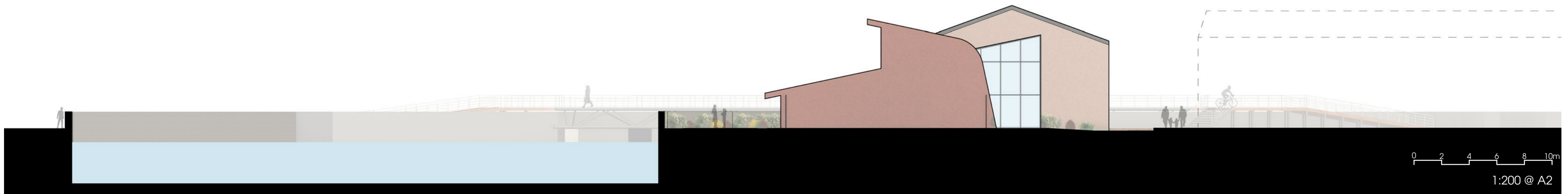
ES - South elevation - Dock Street



EE - East elevation - Showing how the extension yields to Gipping House. (Flood wall removed for clarity).



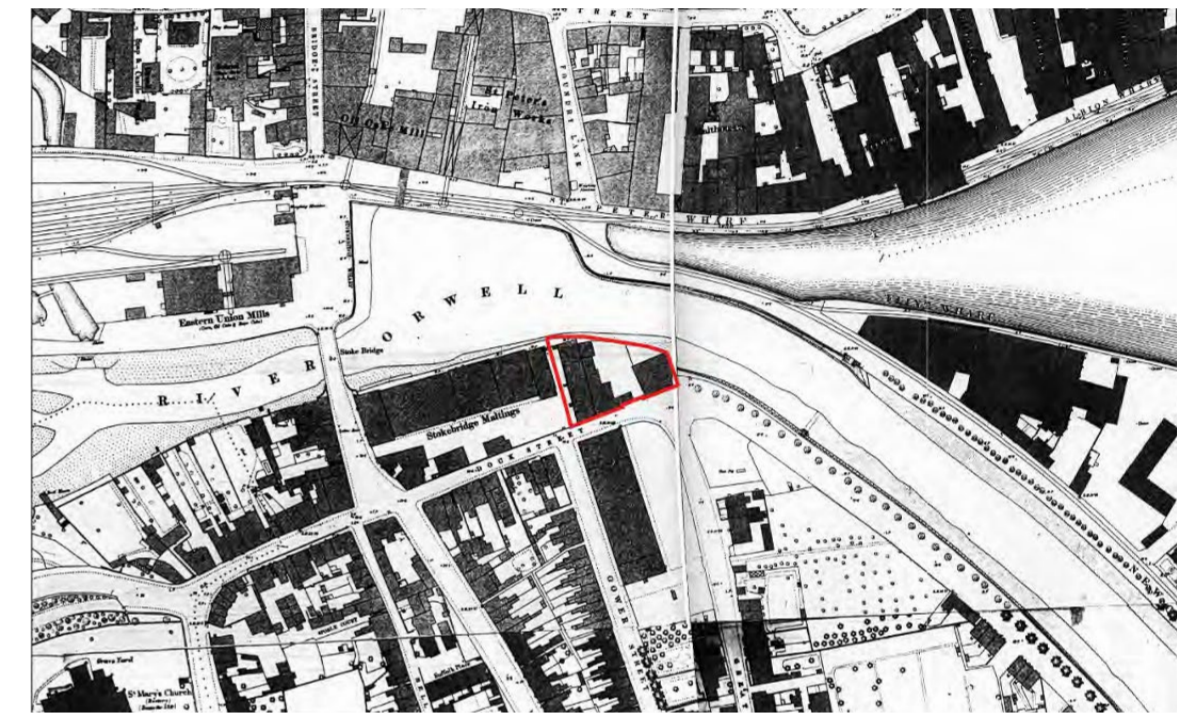
EN - North elevation. (Flood wall removed for clarity).



EW - West elevation and site section.



V3 - The current IMT premises - a "Shop window" in an alley, by a boarded-up building.



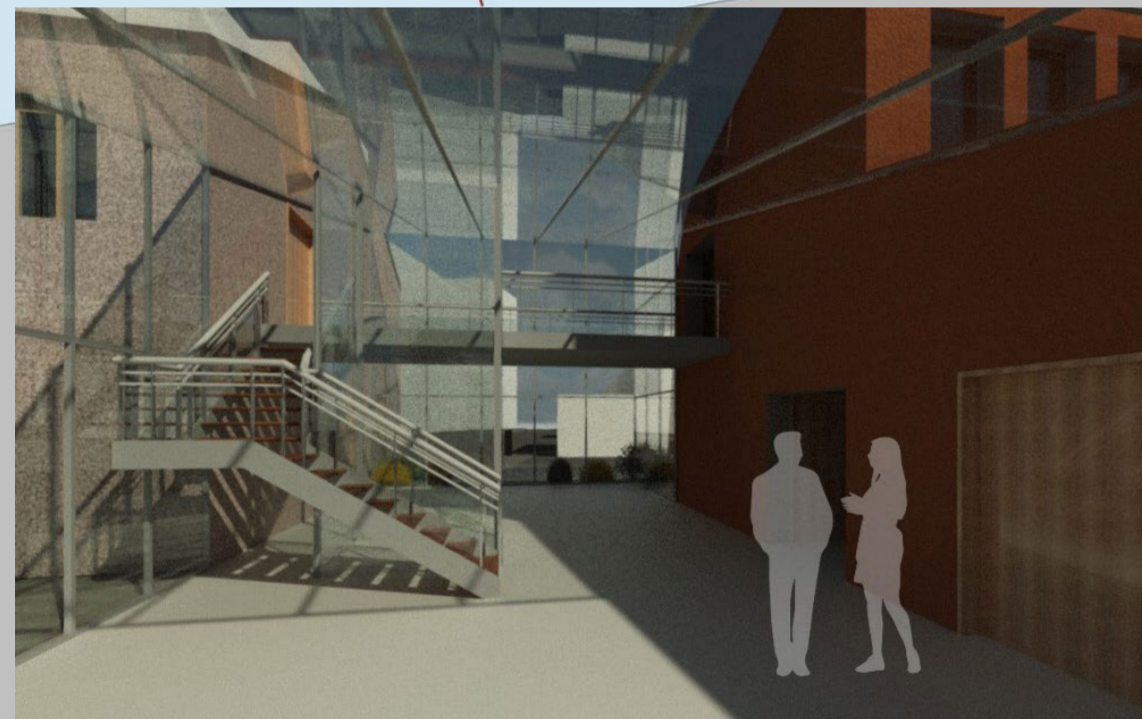
The extant warehouse building first appears on this 1886 map.

0 2 4 6 8 10m  
1:200 @ A2

# Ipswich Maritime Trust



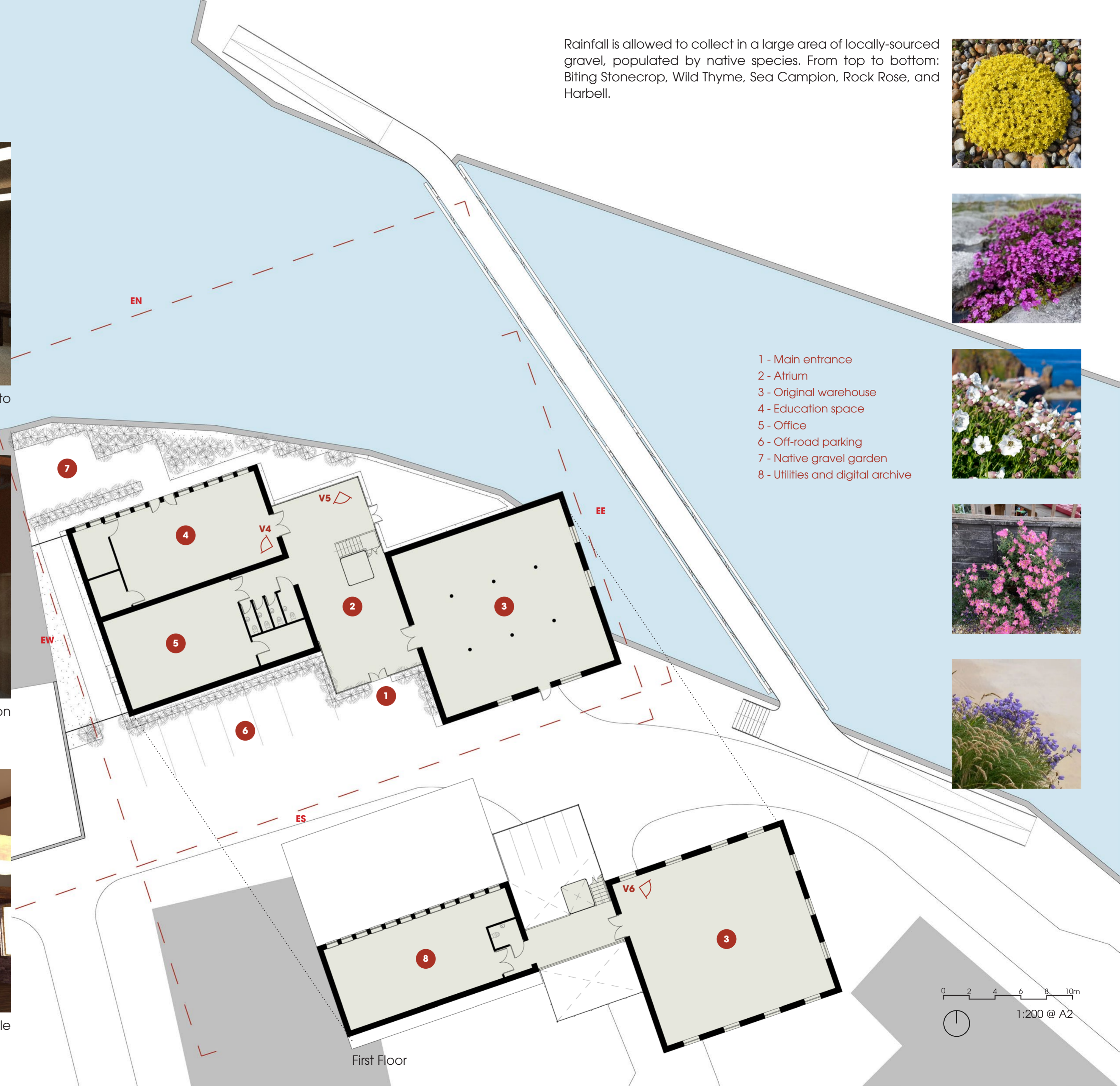
V4 - Education space, with views through the gravel garden to the opposite bank.



V5 - The atrium is a light-touch connection between the extension and the original warehouse.



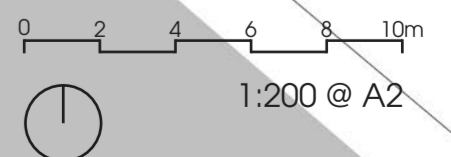
V6 - The refurbished interior of the warehouse becomes a flexible space - for archives, events, or exhibitions.



Rainfall is allowed to collect in a large area of locally-sourced gravel, populated by native species. From top to bottom: Biting Stonecrop, Wild Thyme, Sea Campion, Rock Rose, and Harbell.



- 1 - Main entrance
- 2 - Atrium
- 3 - Original warehouse
- 4 - Education space
- 5 - Office
- 6 - Off-road parking
- 7 - Native gravel garden
- 8 - Utilities and digital archive



First Floor

# Lit

## A new library and cultural centre for Hastings

Connecting the railway-station plaza to the rest of the town - by providing car-free pedestrian links to the retail centre, beach, university, and new tech-campus - as well as replacing the town's current too-small library. The building is designed to be open, airy and accessible, with the desire-lines of pedestrian flow incorporated into the placement of stairs and corridors, and take pride of place as the first building one sees when exiting the railway station.

The main library is raised a storey, into a glass-and steel box, angled non-orthogonally to provide views over the plaza and campus. This sits within a pair of massive-modular sandstone buildings that house the remainder of the program. It is topped by a flexible-use events space, itself rotated to face Hastings castle and aligned such that the sun rises behind it on October 14th. The anniversary of the Battle of Hastings.

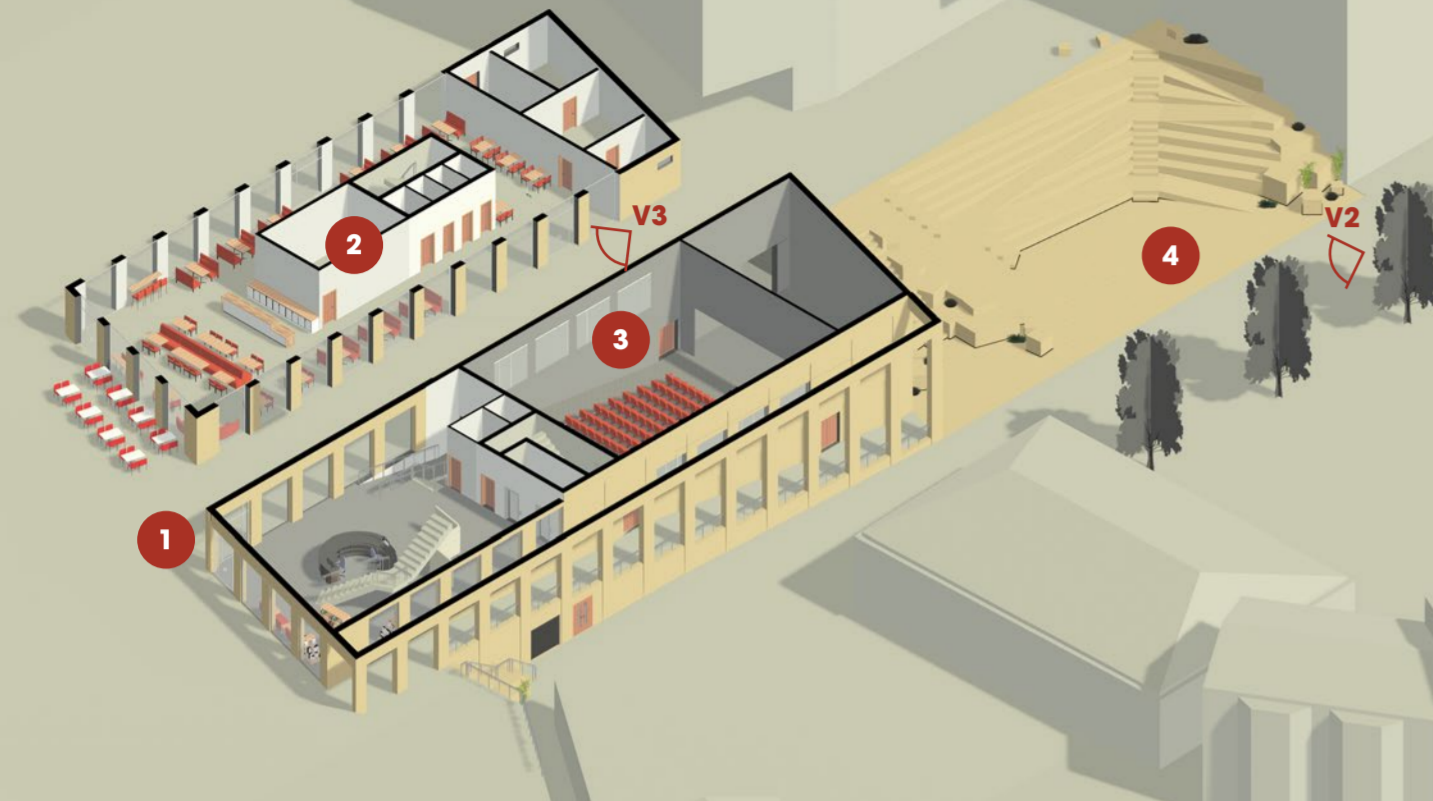


V2 - The "campus" side of the building features an amphitheatre and colonade, connecting to the higher station-plaza.

- 1 - Site
- 2 - Railway station
- 3 - East Sussex College
- 4 - Retail centre
- 5 - University
- 6 - Site of planned "tech campus"
- 7 - Current library
- 8 - Hastings Pier - 1872
- 9 - Hastings Castle ~ 1100 (Grade I)



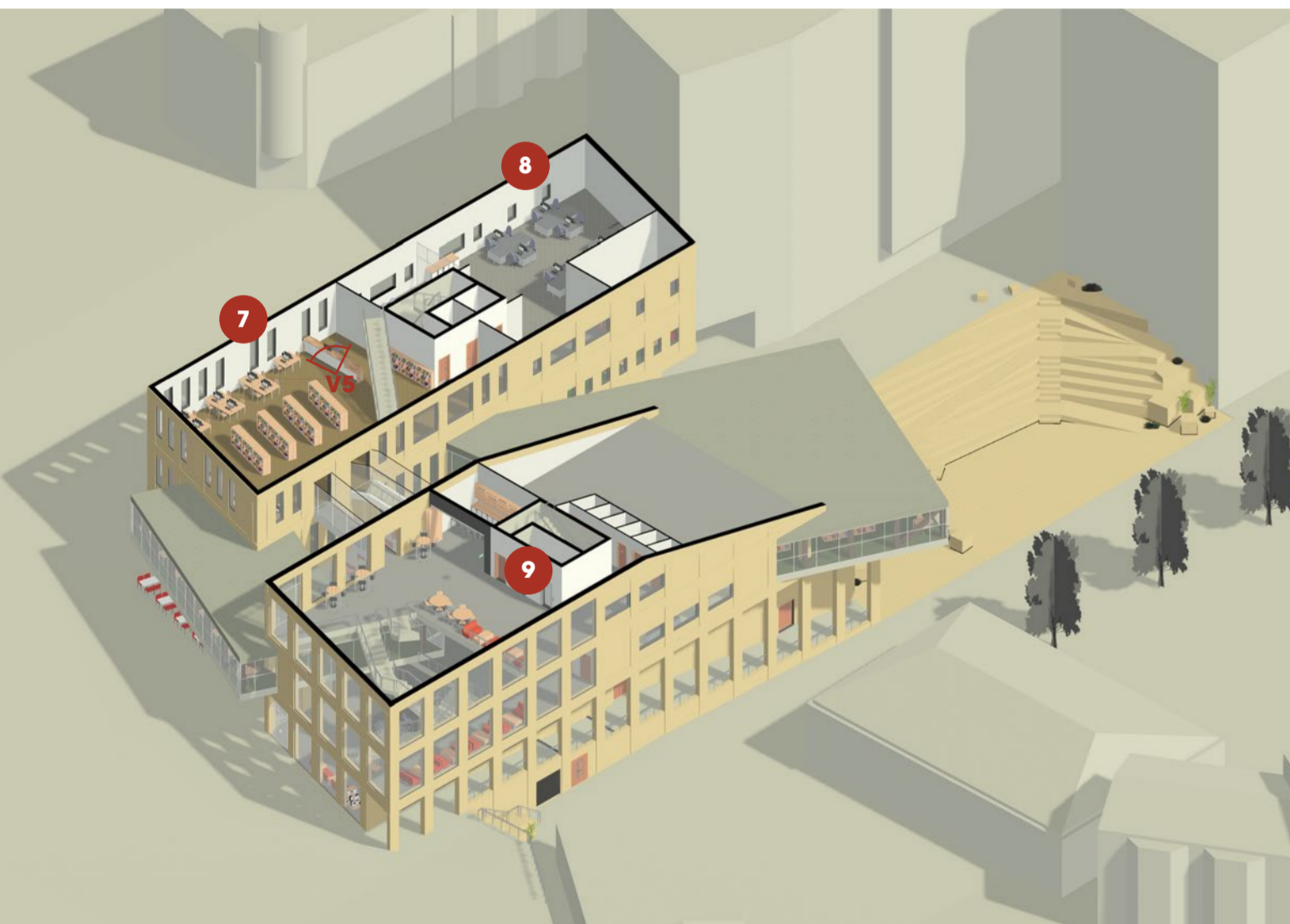
Lit



Ground floor



First floor



Second floor



Third floor

- 1 - Main entrance - at station plaza level
  - 2 - Cafe
  - 3 - Theatre
  - 4 - Ampitheatre - at campus level
  - 5 - Children's library
  - 6 - Main library
  - 7 - Reference library
  - 8 - Offices
  - 9 - Mezzanine - with bar for special events
  - 10 - Gallery and event space
  - 11 - Community-use spaces
- (Not shown - lower ground floor, containing storage, and theatre back-stage areas)



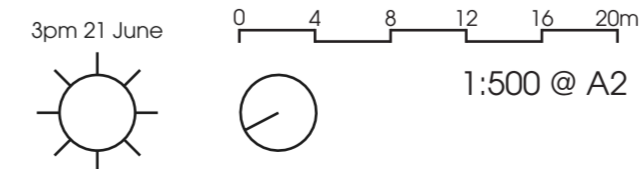
V3 - The building splits to connect an at-level "missing link" between the university campus and station plaza



V4 - The library's steel and glass home lifts visitors above the hustle-and-bustle of the street, and offers views across the town.



V5 - The gallery space is aligned four-dimensionally, so that the rising sun on the 14th October appears behind the castle.

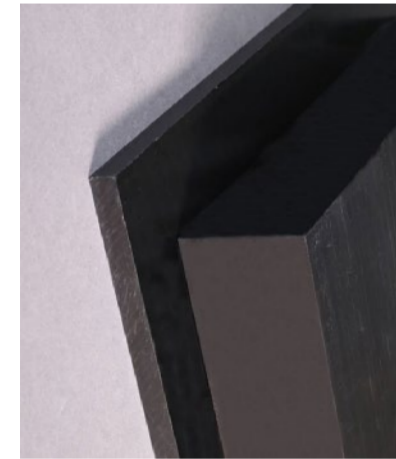


# Lit

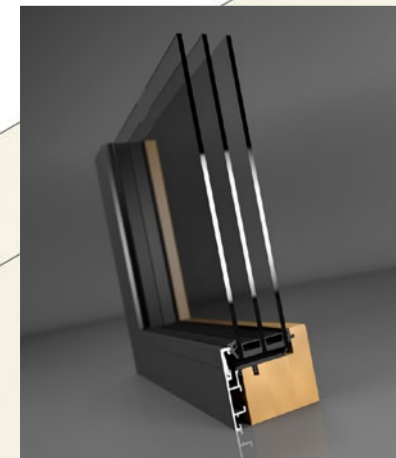
The two sandstone cores are constructed using massive-modular techniques. Local sandstone is quarried, cut to size, tensioned, and drilled offsite before being installed. This should noticeably reduce construction traffic, noise and dust. Existing precedents for this methodology are Eric Parry's 30 Finsbury Square, and Amin Taha's 15 Clerkenwell Close, both in London.

The resulting framework is then infilled with only a handful of variations of prefabricated panels, also constructed offsite, an example of one such panel is detailed here.

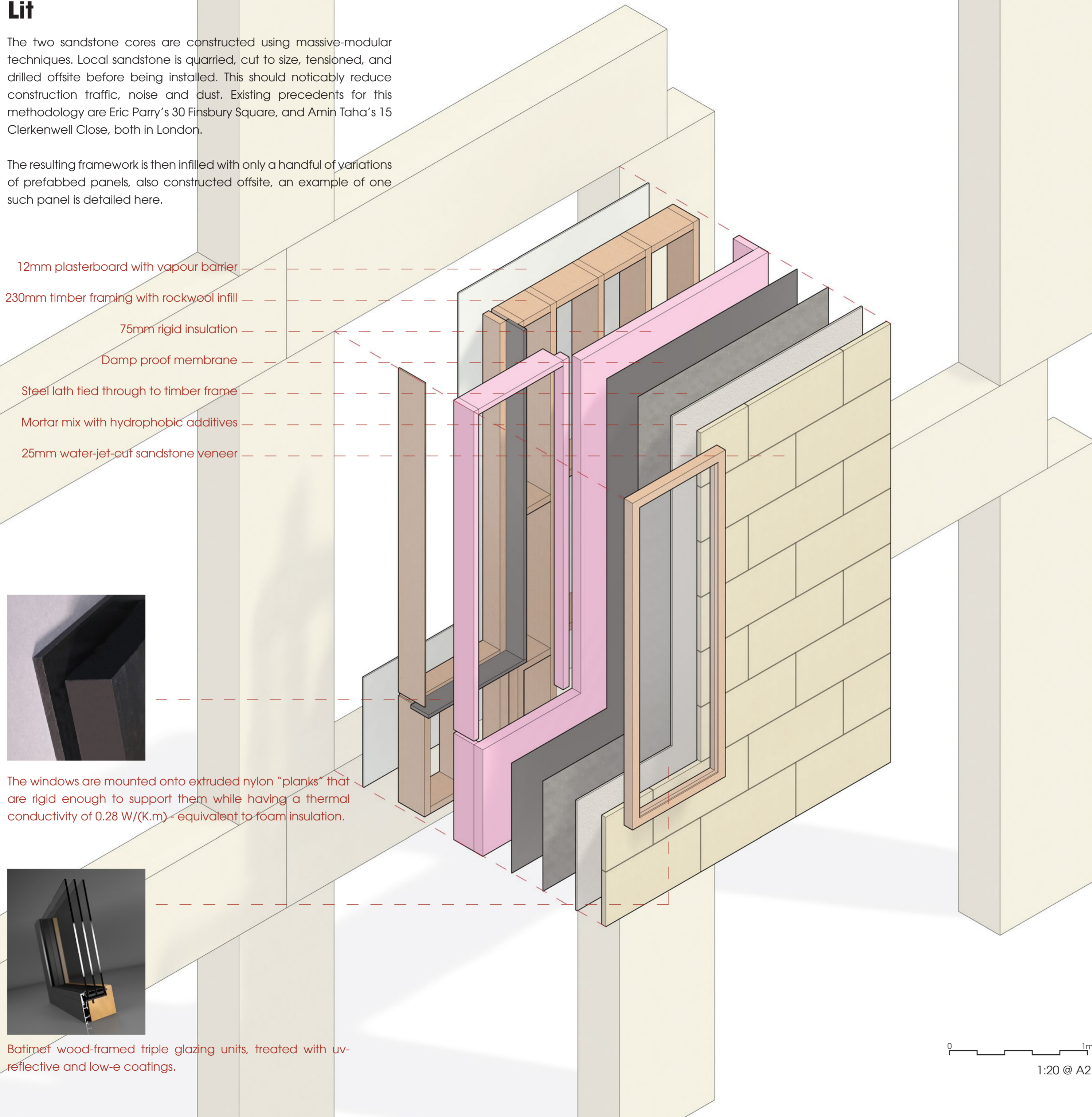
- 12mm plasterboard with vapour barrier
- 230mm timber framing with rockwool infill
- 75mm rigid insulation
- Damp proof membrane
- Steel lath tied through to timber frame
- Mortar mix with hydrophobic additives
- 25mm water-jet-cut sandstone veneer



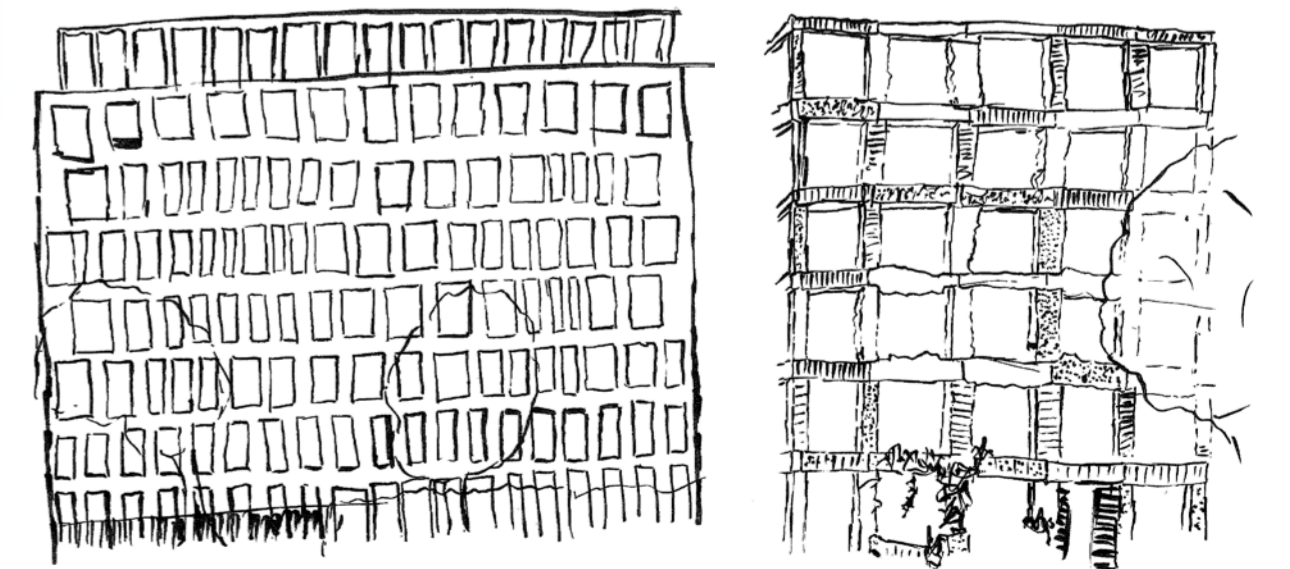
The windows are mounted onto extruded nylon "planks" that are rigid enough to support them while having a thermal conductivity of 0.28 W/(K.m) - equivalent to foam insulation.



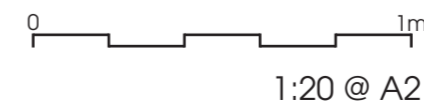
Batimet wood-framed triple glazing units, treated with uv-reflective and low-e coatings.



Sandstone is quarried by drilling or sawing. It can then be saw- or water-jet-cut to precise dimensions



Sketches of 30 Finsbury Sq, and 15 Clerkenwell close.

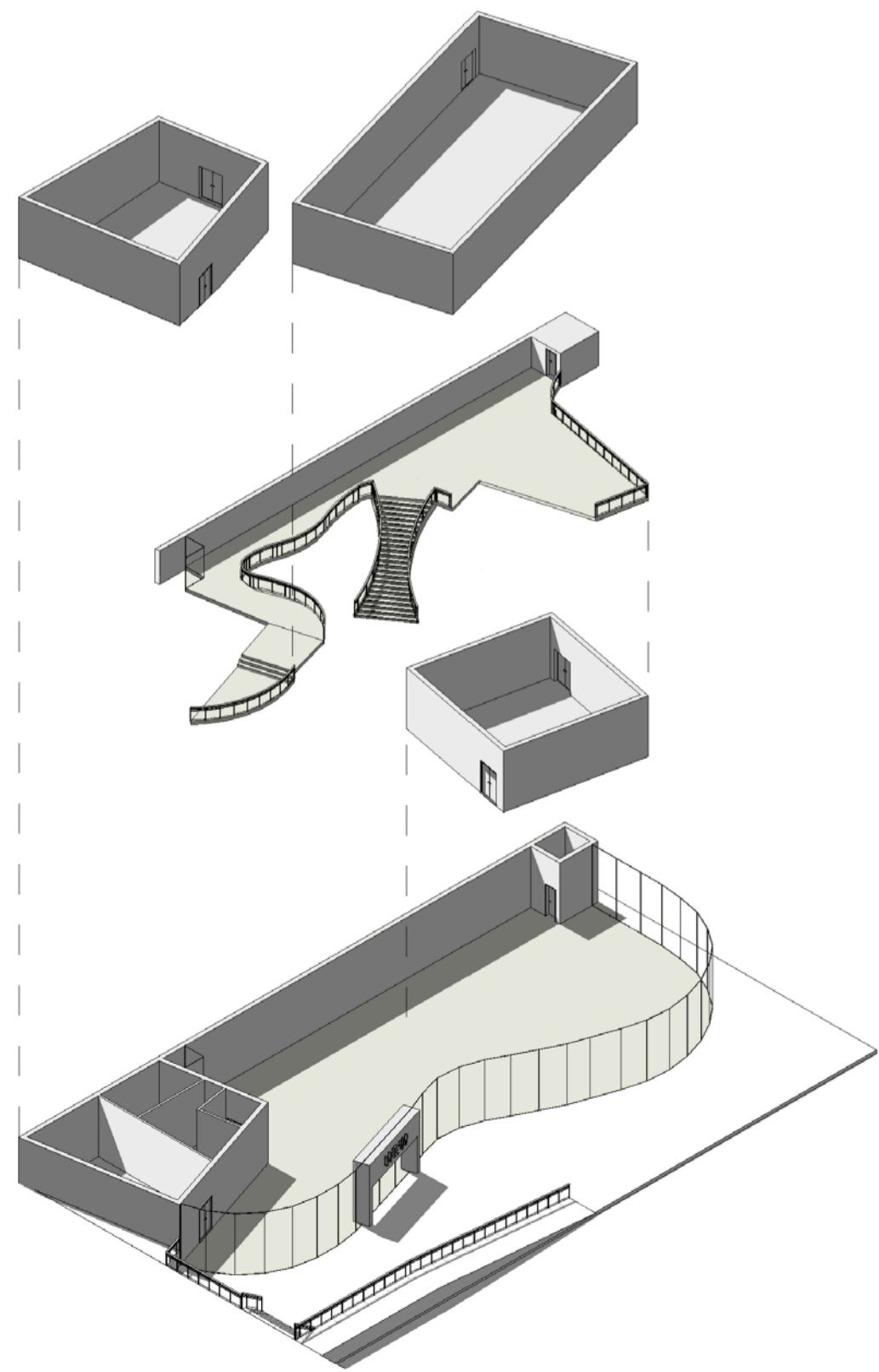


# New

## A visitor's centre for Newmarket

Sitting between the main car park and high street, and half a furlong from the National Horseracing Museum, New offers visitors and locals an information desk, toilets, and pop-up coffe shops, bars, and events.

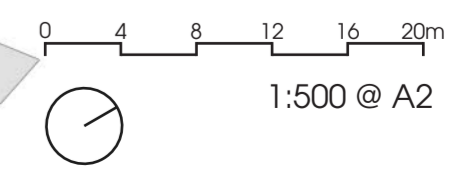
The programme is split into informal spaces for circulation and relaxing. And formal spaces for exhibitions and talks. The latter are rectilinear and have no windows, and the former are open, light and curve playfully. These volumes overlap and intersect, with the main exhibition space jutting out over the widened public footpath.



Separating the formal and informal spaces. The ramp at the bottom is necessary to serve a fire-exit for the adjacent shop.



- 1 - Site
- 2 - National Horseracing Museum
- 3 - Main town-centre car park
- 4 - High street



1:500 @ A2

New

Hero 



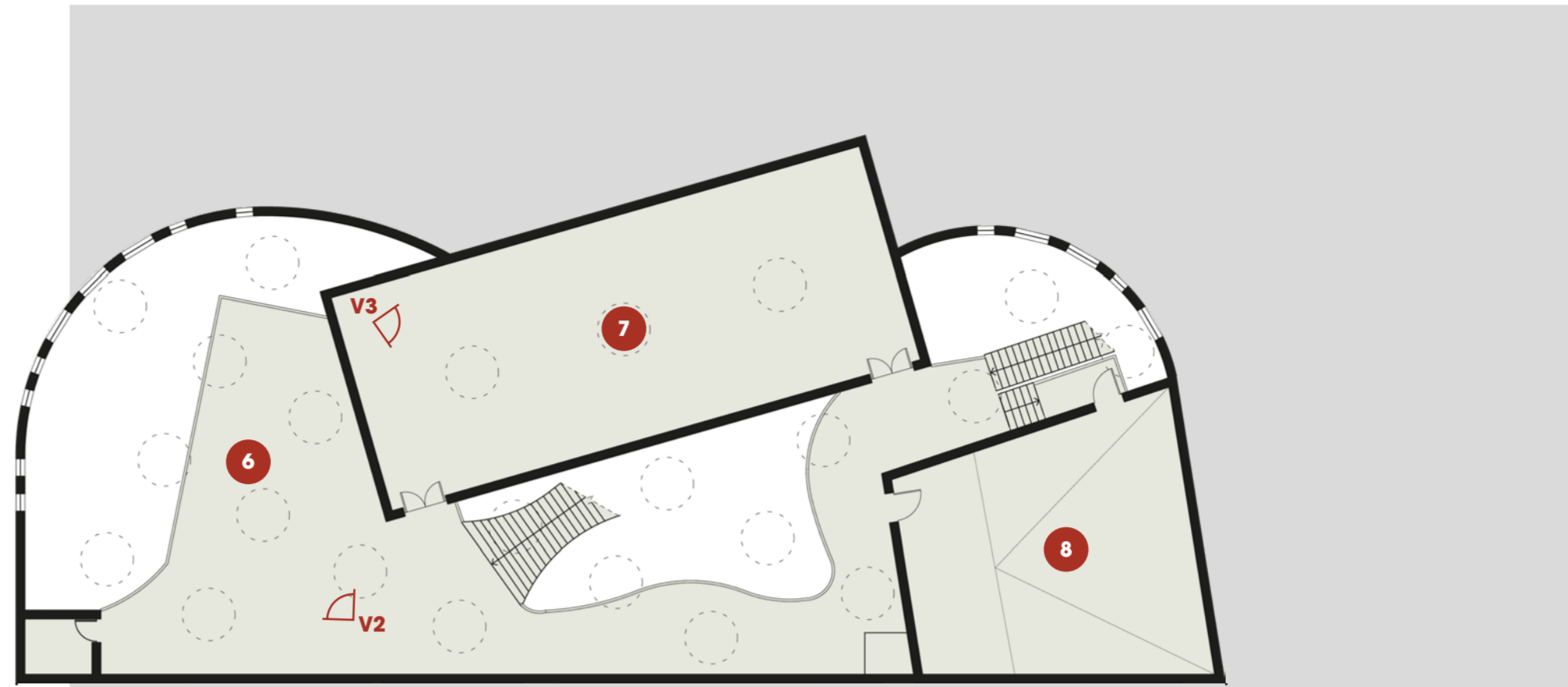
V1 - The double-height entrance containing info desk, toilets, and pop-up coffee shop



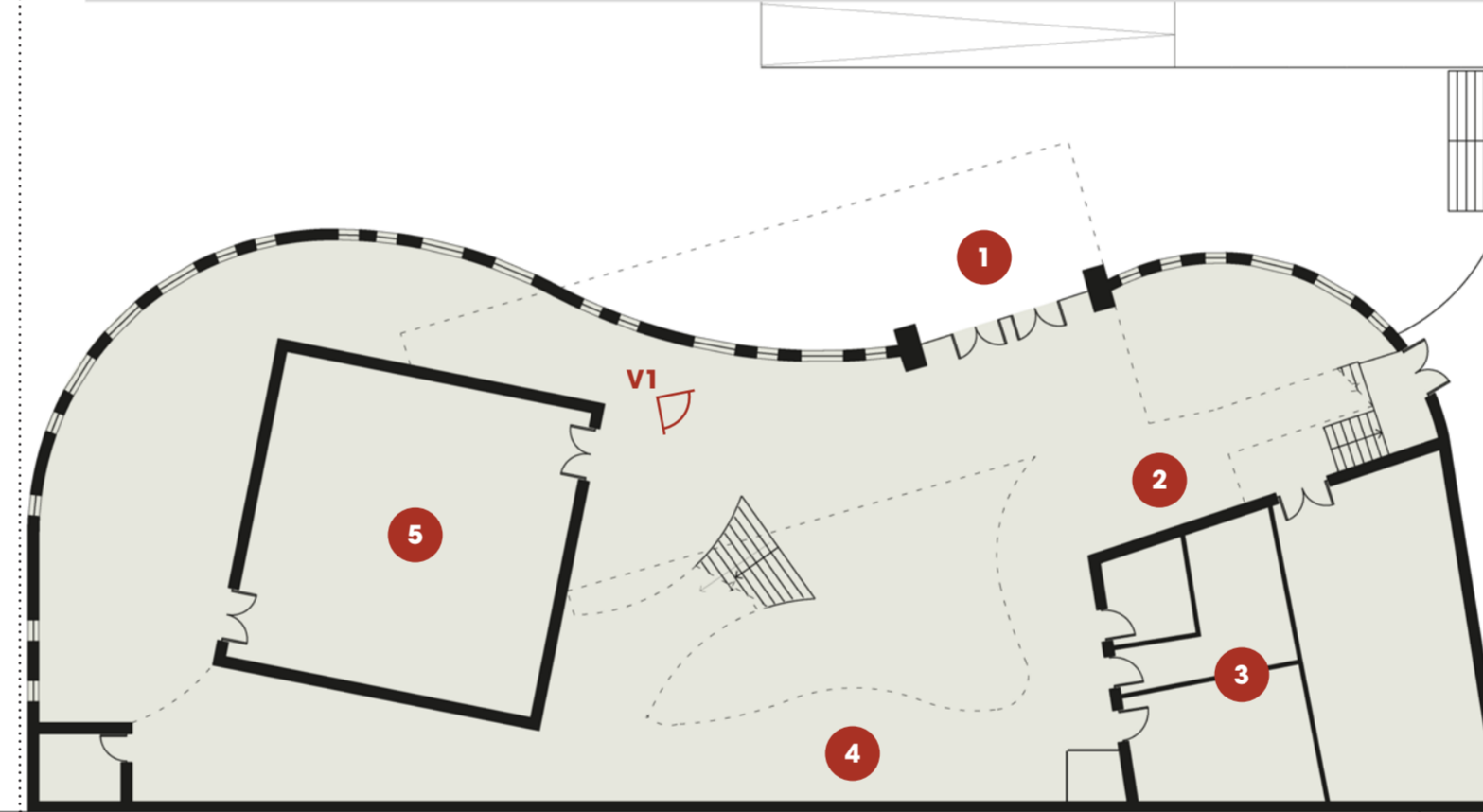
V2 - The mezzanine, with views out to the high street, lit by the skylights, patterned like a jockey's polka dot jersey.



V3 - The main exhibition space, natural light only enters from above.



First floor



Ground floor



2



4



5



6



8



- 1 - Main entrance
- 2 - Information desk
- 3 - Public toilets
- 4 - Cafe-bar
- 5 - Small exhibition space
- 6 - Mezzanine
- 7 - Large exhibition space
- 8 - Lecture theatre

(Right: precedent examples)

0 2 4 6 8 10m



1:200 @ A2

# Crystal House

## Expanding a gin distillery in a listed building.

Containing a Gin distillery that was “bursting at the seams” this listed building - famous for its cast-iron and glass frontage - needed extending to house both the distillery and a new public bar. One important aspect of the programme was the need to entertain visiting guests, i.e. likely investors.

The site itself sat across a dark, damp alley which connects the castle green to a churchyard - and by extension - the city centre to the regenerated waterfront. This has been opened-up by demolishing the adjacent long-abandoned public house, creating a much wider, lighter and more-inviting public space.

The extension is constructed from corten-steel to reflect the site’s original industrial heritage; the building was originally a showroom for farm machinery. This material also serves to delineate the new-build from the preserved brick of the original buildings, while being of a colour and texture that blends in.

The completed project has not one, but two audacious moves. The first is to retain a single wall of yellow brick from the pub, but utilise it “inside out”, so that the previously exterior wall becomes the interior, and vice-versa. The second is the inclusion of a folly at the rear, housing a small “Gin BnB” to house visitors from London and farther afield. This tower rises a storey above the roof of its surroundings and joins the conversation between the church tower and Norwich Castle’s keep.

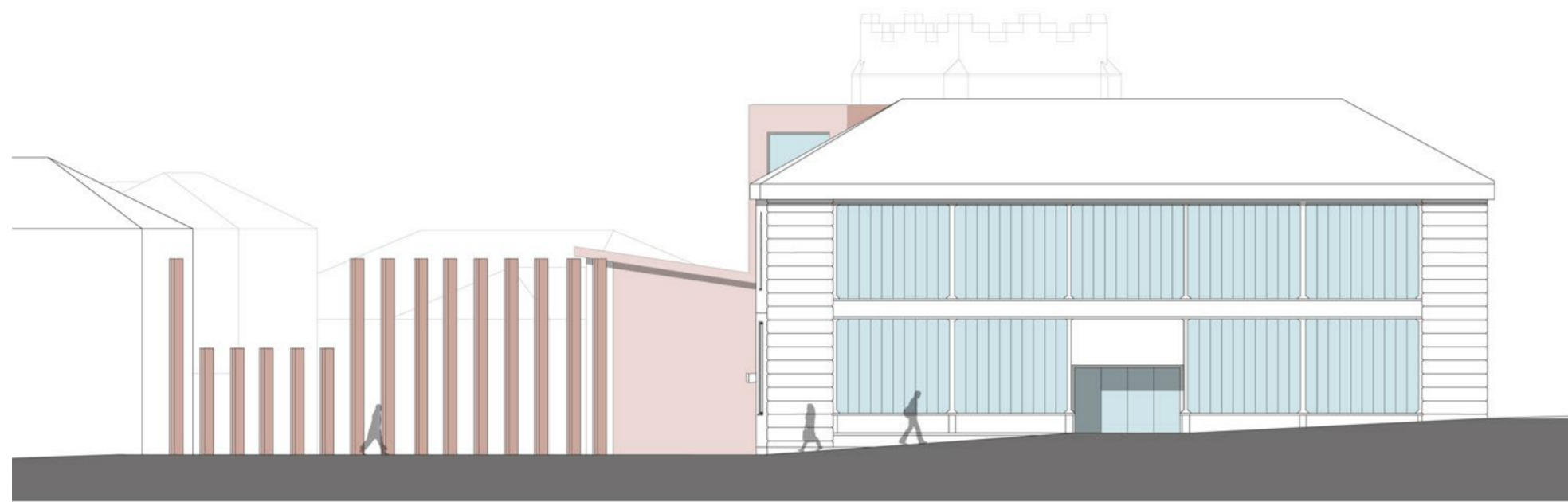


- 1 - Site - Crystal House - 1862 (Grade II)
- 2 - Norwich Castle Keep ~1100 (Grade I)
- 3 - St Peter Parmentergate ~ 1480 (Grade I)
- 4 - King street - many 16-18C buildings



V1 - Steel fins preserve the frontage when viewed from along the street, but open the view between the castle and church

# Crystal House



E1 - Cattle Market Street



E2 - The extension (coloured red) mimics the form of a cluster of medieval buildings



V2 - The folly at the rear contains a "Gin BnB" to house visiting guests and offers panoramic city views

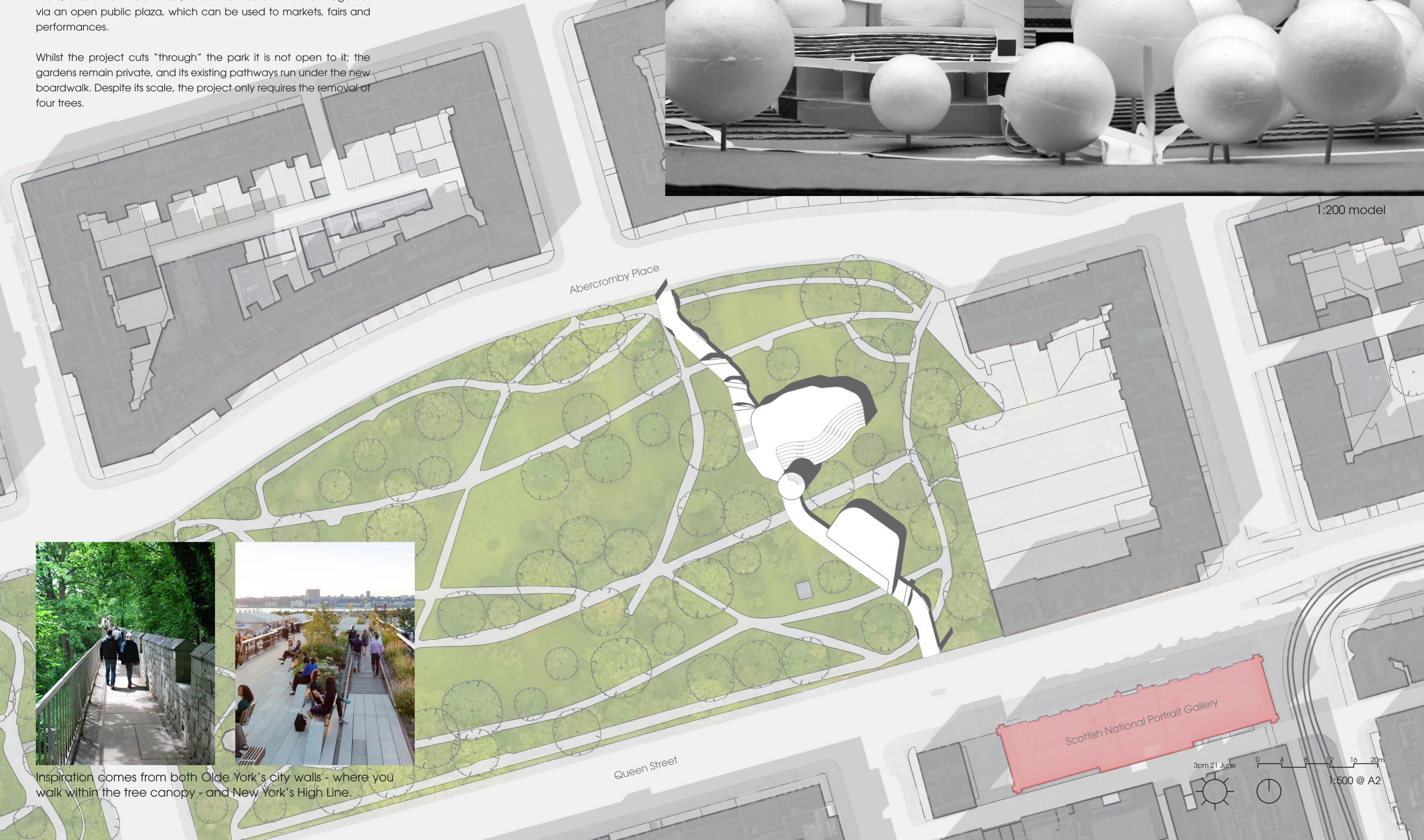
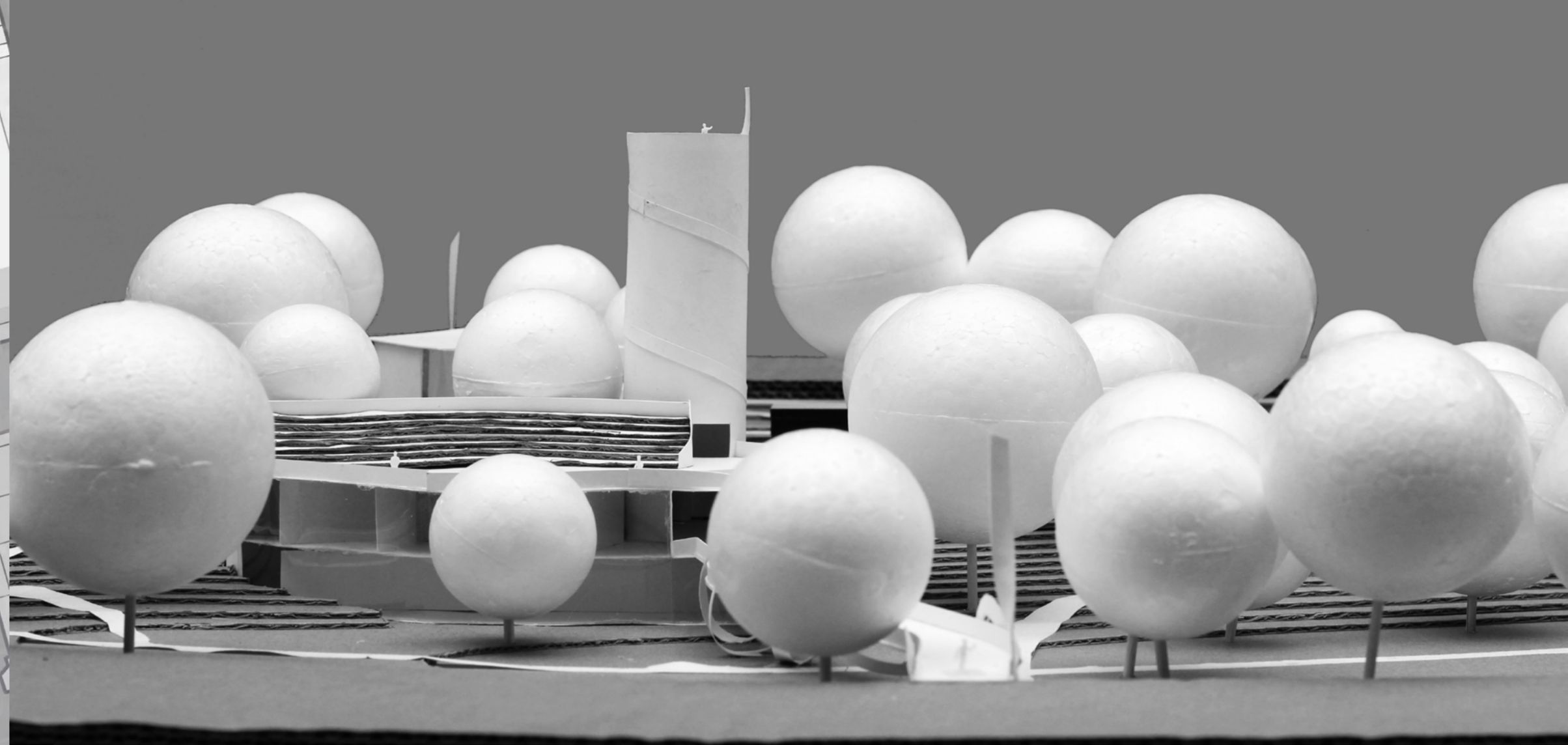


# Edinburgh Storytelling Centre

## A quiet haven, away from the bustle of the city.

Nestled in the private Queen Street Garden, in the heart of the city, this project incorporates storytelling facilities - library, archive, theatre and workshop spaces - alongside a cafe, and childrens' activity centre. The latter in a separate building to mitigate noise. Both buildings are connected by a figurative "ribbon" that winds around them, and a new boardwalk, which connects two streets together via an open public plaza, which can be used to markets, fairs and performances.

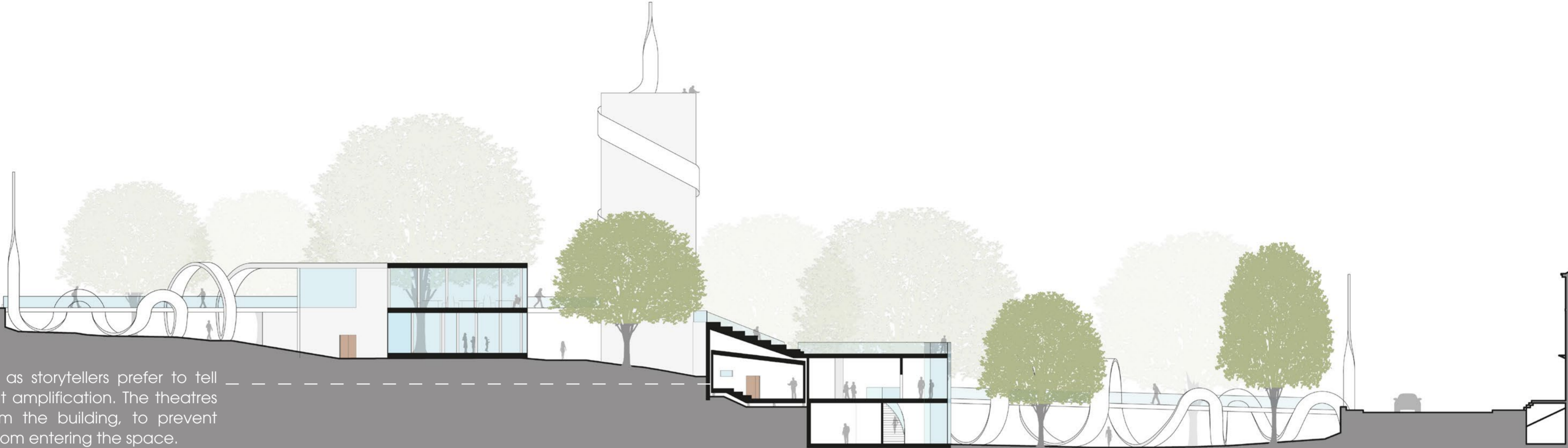
Whilst the project cuts "through" the park it is not open to it; the gardens remain private, and its existing pathways run under the new boardwalk. Despite its scale, the project only requires the removal of four trees.



Inspiration comes from both Olde York's city walls - where you walk within the tree canopy - and New York's High Line.

# Edinburgh Storytelling Centre

The two theatres are parabolic, as storytellers prefer to tell directly to their audience, without amplification. The theatres are also structurally isolated from the building, to prevent unwanted vibrations, and noise, from entering the space.



- 1 - Queen Street entrance
- 2 - Cafe
- 3 - Children's Centre (below)
- 4 - Tower - stairs and lift
- 5 - Foyer and reception
- 6 - Performance theatres
- 7 - Workshop spaces
- 8 - Plaza (above)
- 9 - Library and archive (below)
- 10 - Abercrombie Street entrance

