



Photographs: Dennis Gilbert @ VIEW

Collier Street, Kings Cross, London N1 : for Peabody : value £2.1 million : RIBA Stages A-L

Hugh Cubitt House lies at the heart of a major regeneration programme comprising 10 former council estates. The building houses community facilities, offices for Peabody Trust and provides a single point of entry to the adjacent estate (Priory Green) with 24-hour concierge. The brief and design were developed through extensive consultation and the building serves as the focal point for the regeneration of the surrounding neighbourhood. The building is low energy and the structure and most of the cladding are timber with recycled newspaper insulation incorporated into 'breathing' external walls. Copper cladding to the main hall emphasises its form and function and ceramic tiling to the street façade echoes one of the main materials used on the Grade 2 listed estate behind. The building was featured in the RIBA Journal in 2004 and shortlisted for an RIBA Design Award in 2005.

**TM** Architects

102 Screenworks 22 Highbury Grove London N5 2EF  
T: 020 3567 1508 W: [www.tmarchitects.co.uk](http://www.tmarchitects.co.uk)