

RIBA Plan of Works

Hawkins\Brown Regenerative Overlay

The brief
Articulate strong ambition and purpose

Planning
Regenerative design locked for planning

Tender & mobilisation
Ensure procurement requires measurement & monitoring

POE and beyond
Stewardship for the long term

0	1	2	3	4	5	6	7	
Strategic definition	Preparation & brief	Concept design	Spatial Coordination	Technical design	Manufacturing & construction	Handover	In use & future	
Things to do	<ul style="list-style-type: none">Use the 4 lenses or similar approach to define the over-arching project Vision and MissionAssign a client champion and team commitmentsInvestigate potential sources of funding to support the long term, regenerative ambitions	<ul style="list-style-type: none">Establish interdependences - energy networks, renewables, materials, waste streams, nature, communities, transport and resourcesMap social and human networksDefine how the project can contribute to interdependencesDefine mutual benefits between stakeholders, climate and nature	<ul style="list-style-type: none">Use the RIBA 0-1 research to optioneer design solutions for long term thinking, nature-based approaches and a safe and just space for peopleUse the RIBA 0-1 community engagement, to implement concepts rooted in the localCompare performance for multiple options using early-stage tools	<ul style="list-style-type: none">Use quantitative data about the evolving design to drive creative, long-term thinking and design decisionsEnsure the long-term benefits of regenerative outcomes are recognised as trade-offs against capital costs and compliance driven solutionsEnsure risks are highlighted and worked through	<ul style="list-style-type: none">Ensure everyone on the team understands the key priorities and opportunities of the regenerative designConsult with suppliers about material efficiency and circular initiativesContinue engaging, sharing knowledge and learning with wider stakeholders beyond the project team	<ul style="list-style-type: none">Establish a clear strategy to ensure design changes during construction adhere to the Regenerative Vision and MissionNominate an on-site Champion to oversee the data collection, reporting, implementation and escalate risks	<ul style="list-style-type: none">Create the golden thread - help the client write their Care Plan for the building, including expected lifespans, circular, adaptability opportunities and deconstructionBe involved in the first few weeks of occupation; help communities, users and managers use, adapt and optimise their project(s)	<ul style="list-style-type: none">Revisit the project after the usual 12 month POE to review performance against the Regenerative Vision and Mission over time (e.g. three years and more)Recognise the limitations of design, while encouraging project owners to evolve their use and programming over time, mimicking nature
Objectives	<ul style="list-style-type: none">Collaborative team Vision and Mission workshopDistill and record the findingsFeedback workshop to define Regenerative briefInclude the key commitments in appointment letters for the design team	<ul style="list-style-type: none">Test Vision and Mission against the team structure, site conditions and local systemsDefine how success will be measured and the tools that will be usedAgree any refinement during collaborative workshop and record the outcomes	<ul style="list-style-type: none">Revisit the Regenerative Vision, Mission and Charter to ensure still currentDiscuss challenges and agree actionsUndertake relevant analysis against concept design and feed recommendations back into the process	<ul style="list-style-type: none">Keep the Regenerative Vision, Mission and Charter live, current and achievableDiscuss challenges and agree actionsUndertake relevant analysis against developed design and feed recommendations back into the process	<ul style="list-style-type: none">Include the Regenerative Vision, Mission and Charter in tenderAgree any material passporting, data collection and reporting during constructionUndertake relevant analysis against technical design and agree contractual delivery standards, roles & responsibilities	<ul style="list-style-type: none">Collate evidence and data to mitigate risk and record success against the Regenerative Vision, Mission and CharterEnsure building users and managers can use the systems to monitor and optimise resource useAgree POE processes	<ul style="list-style-type: none">Record simply how the project fulfils the Regenerative Vision and Mission together with the long-term visionEngage with the whole value chain involved and the local community to celebrate successLock in POE processes	<ul style="list-style-type: none">Agree both quantitative and qualitative POE processes, involving as many stakeholders as possibleCollate the findings, disseminate key messages and share publiclySupport with any relevant, agreed improvement actions that as a result of POE
Questions to ask	Can we ensure this project and the natural habitat exist in symbiosis? Can we develop the business case with a long-term and holistic view?	How can we fully research the site, considering environmental, ecological and social systems both within and beyond its boundaries?	How can we design in a different way to drive positive impacts? Integrate systems design into the concept? Think across different scales for design inspiration?	Can we appraise the project using criteria that prioritises the regeneration of nature and social justice?	Keep the over-arching vision alive when documentation is the key stage deliverable?	Are we ensuring the community and stakeholders are informed throughout construction?	How can we act as stewards of the places we design? Can we support the building of a cohesive community in and around the project?	Make enough time for feedback, recognising its importance in delivering regenerative design?
Setting Regenerative objectives			SV objectives in procurement		Delivering, monitoring & measuring		Stewardship	