

H O N D O

DESIGN & ACCESS STATEMENT ADDENDUM
JULY 2020

20-24a
POPE'S
ROAD

This Design & Access Statement Addendum has been prepared to form part of the 20 - 24A Pope's Road planning application addendum and should be read in conjunction with the remainder of the planning documentation.

All images and drawings are illustrative unless otherwise stated.

CONTENTS

1.0	INTRODUCTION	5	3.3	SERVICING AND DELIVERIES	106
1.1	EXECUTIVE SUMMARY	6	3.3.1	MARKET DELIVERIES STRATEGY	106
2.0	DESIGN PROPOSALS	9	3.3.2	OFFICE DELIVERIES STRATEGY	107
2.1	DESIGN DEVELOPMENT	10	3.4	WASTE AND REFUSE STRATEGY	108
2.1.1	BUILDING ALIGNMENT	10	3.4.1	MARKET WASTE AND REFUSE STRATEGY	108
2.1.2	BUILDING VOLUME	14	3.4.2	OFFICE WASTE AND REFUSE STRATEGY	109
2.2	BUILDING ORGANISATION	18	3.5	BICYCLE PARKING	110
2.3	BUILDING USES	19	3.6	PUBLIC TOILET ACCESS	111
2.3.1	BUILDING USES OVERVIEW	19	4.0	CONCLUSION	113
2.3.2	MARKET FLEXIBLE USES	20			
2.3.3	WEST BLOCK USES	22			
2.3.4	EAST BLOCK USES	23			
2.4	FLOOR PLANS	24			
2.5	PUBLIC REALM	36			
2.5.1	GROUND FLOOR PERMEABILITY - MARKET	36			
2.5.2	PUBLIC REALM COMPONENTS	38			
2.5.3	PUBLIC REALM ON POPE'S ROAD	40			
2.5.4	MARKET STREETS	48			
2.5.5	PUBLICLY ACCESSIBLE OPEN SPACE	50			
2.5.6	PUBLIC REALM BENEFITS	58			
2.5.7	POTENTIAL FUTURE CONNECTION	59			
2.6	FACADE LANGUAGE	60			
2.6.1	CONTEXTUAL CONSIDERATIONS	60			
2.6.2	SITE CONSIDERATIONS	61			
2.7	FAÇADE CONSIDERATIONS	62			
2.7.1	FAÇADE ASPECTS	62			
2.7.2	EAST / WEST FACADE	63			
2.7.3	SOUTH FAÇADE - WEST BLOCK	64			
2.7.4	SOUTH FACADE - EAST BLOCK	65			
2.7.5	NORTH FACADE - WEST BLOCK	66			
2.7.6	NORTH FACADE - EAST BLOCK	67			
2.8	EXTERNAL APPEARANCE	68			
2.8.1	WEST FACADE - POPE'S ROAD	69			
2.8.2	SOUTH FACADE	70			
2.8.3	NORTH FAÇADE	71			
2.8.4	EAST FACADE - VALENTIA PLACE	72			
2.8.5	INTERNAL FACADES	73			
2.9	TYPICAL FAÇADE MODULATION	74			
2.9.1	WEST BLOCK - WEST FACADE	74			
2.9.2	WEST BLOCK - SOUTH FACADE	78			
2.9.3	WEST BLOCK - NORTH FAÇADE	82			
2.9.4	EAST BLOCK - SOUTH FACADE	86			
2.9.5	EAST BLOCK - NORTH FACADE	98			
2.10	MAIN TOWNSCAPE VIEWS	92			
3.0	ACCESS AND SERVICING	101			
3.1	ACCESS TO THE BUILDING	102			
3.2	ACCESS WITHIN THE BUILDING	103			
3.2.1	ACCESS WITHIN THE BUILDING	103			
3.2.2	MARKET ACCESS	104			
3.2.3	OFFICE ACCESS	105			

INTRODUCTION

1.1 EXECUTIVE SUMMARY

This document supports the planning application for the redevelopment of Pope's Road, situated within Brixton Central. The design proposals explained within this addendum are submitted following consideration of the comments received from the Local Planning Authority and other statutory consultees, on the application submitted in March 2020. The revised proposal retains the principles and design qualities submitted within the previous planning application but in addition incorporates the following amendments:

- Realignment of the West Block 2.5 m east and revised footprint;
- Adjustments to the design of the central block of the building in-between the West and East block;
- Addition of a linkage in-between the West and East block on the fourth floor;
- Addition of a dedicated community space.

The repositioning of the West Block 2.5m east facilitates a greater public realm on Pope's Road providing additional breathing space in front of the main entrance of the building. The new proposal responds to the feedback received regarding the potential redevelopment of Brixton Station and the future-proofing of a fundamental piece of public space within Brixton Central. Due to the tapering shape of the site the footprint of the West Block had to be revised and generated a considerable loss of area across the whole building. However, despite the smaller footprint there was not any substantial alteration in the overall layout of the West Block.

Moving the West Block eastward compresses the central block of the building which connects the West and East block and reduces the overall area of the central block. In order to preserve the original design intent and the spatial qualities of the market, a number of adjustments to the layout have been implemented, including a revised design of the main staircase, atrium and skylight.

On the fourth floor an additional linkage between the West and East block has been included to maintain the same quantum of floor space offer to the affordable workspaces. The introduction of this additional connection in the central block doesn't alter the volumetric composition of the building; however, as a consequence, the skylight has been moved up from the fourth to the fifth floor increasing the verticality of the atrium.

The proposed design changes are considered to enhance the scheme and facilitates a greater amount of public space on Pope's Road.

The design changes outlined in this document are intentional updates to the detailed design proposal provided in the Design and Access Statement submitted as part of the Planning Application in March 2020. As such, sections 2 and 3 of the revised document, replace sections 4 and 5 of the previous iteration of Design and Access Statement.

To ensure a thorough and complete overview of the proposed design and its evolution, the two documents should therefore be read alongside each other.



Fig. 1.1 Proposed View from Brixton Station Road

DESIGN PROPOSAL

2

2.1 DESIGN DEVELOPMENT

2.1.1 BUILDING ALIGNMENT

March 2020 Application - Site Plan

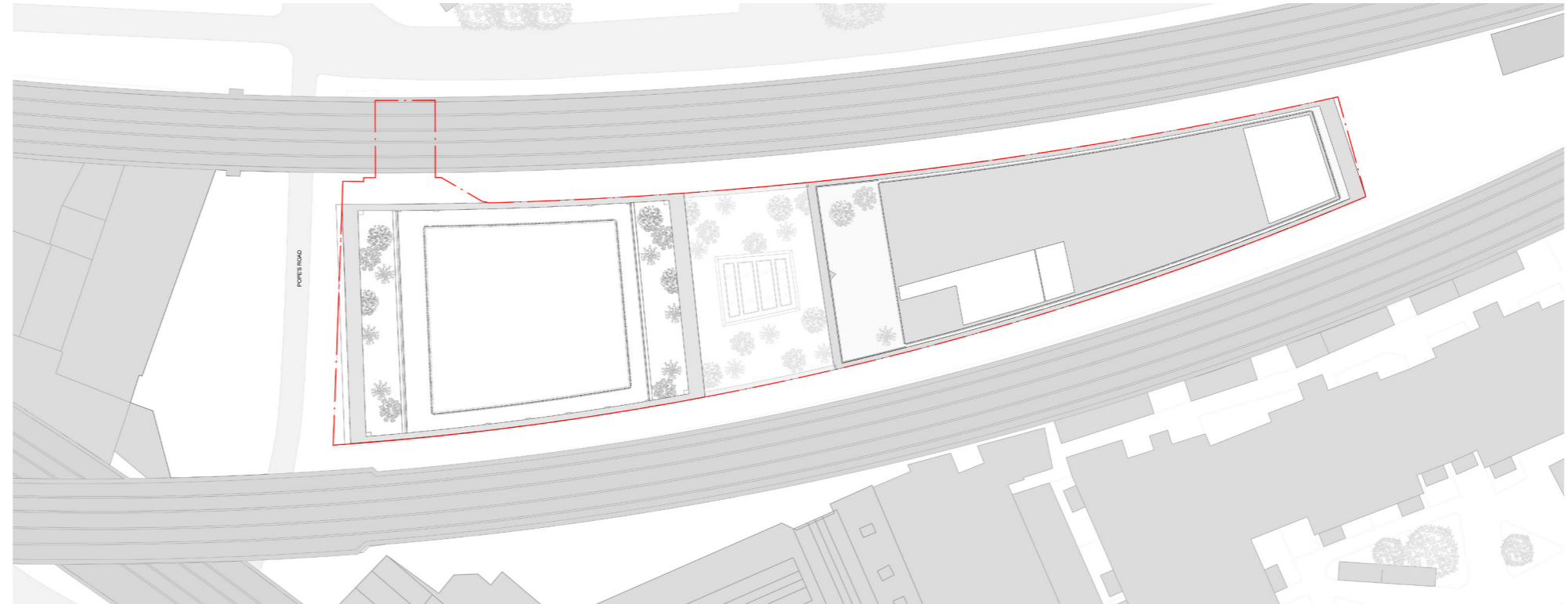


Fig. 2.1.1.1 March 2020 Planning Application site plan

July 2020 Addendum - Site Plan

The current proposal incorporates a re-alignment of the building on the West side of the site facing Pope's Road by moving the West block 2.5m eastward.

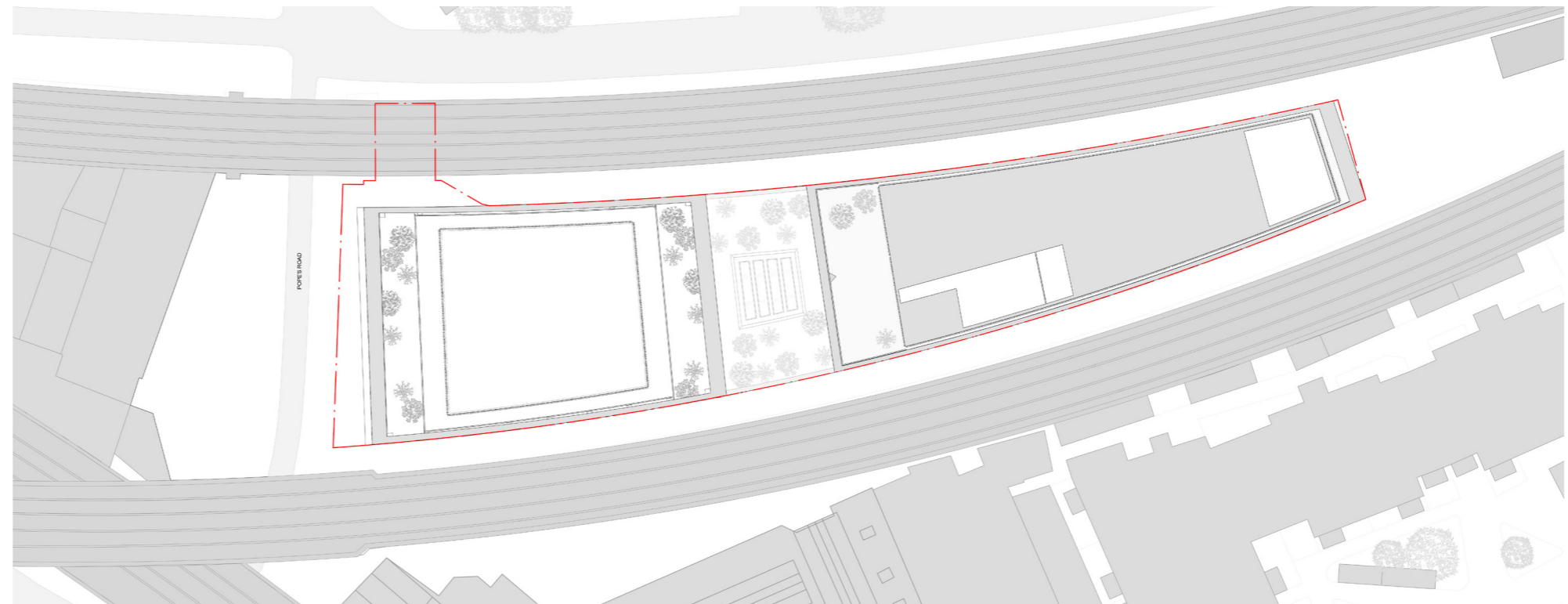


Fig. 2.1.1.2 July 2020 Planning Addendum site plan

March 2020 Application - Site Ground Floor Plan



Fig. 2.1.1.3 March 2020 Planning Application site ground floor plan

July 2020 Addendum - Site Ground Floor Plan

Moving the West block eastward 2.5 m facilitate additional public realm on Pope's Road giving the already enhanced public square some additional breathing space.



Fig. 2.1.1.4 July 2020 Planning Addendum site ground floor plan

2.1 DESIGN DEVELOPMENT

2.1.1 BUILDING ALIGNMENT

March 2020 Application - Ground Floor Plan



Fig. 2.1.1.5 March 2020 Planning Application ground floor plan

July 2020 Addendum - Ground Floor Plan

The repositioning of the West block compresses the central block of the building located in-between the West and the East block.

At ground floor whilst most of the design features of the flexible market are retained, adjustments to the layout and to the design of the central stair have been made to preserve the size and quality of the flexible open space.



Fig. 2.1.1.6 July 2020 Planning Addendum ground floor plan

March 2020 Application - Typical Office Floor Plan

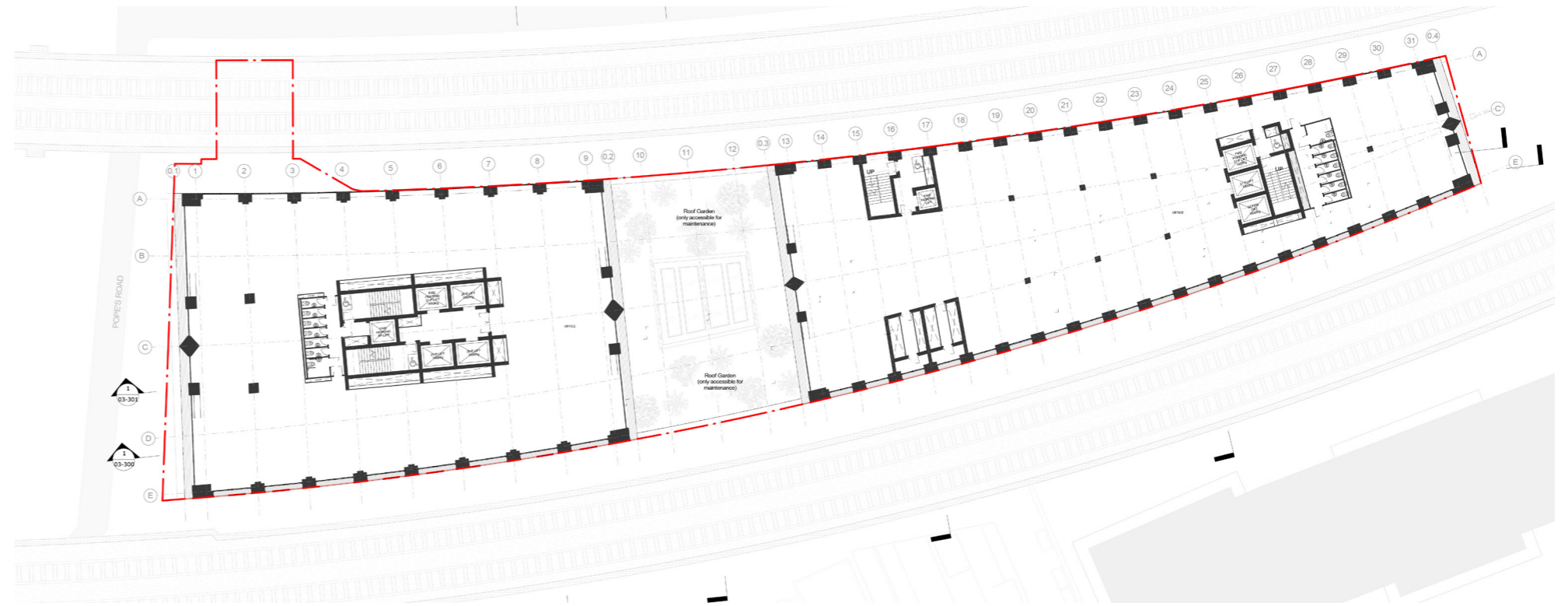


Fig. 2.1.1.7 March 2020 Planning Application typical office floor plan

July 2020 Addendum - Typical Office Floor Plan

Due to the repositioning of the West block and the tapering of the site, the floor plates of the West block are reduced and altered.

Due to the amendments proposed, the dimensions and area of the central block which requires adjustments and repositioning of a number of design elements, including the central void, the skylight, the structural grid and facade modulation.

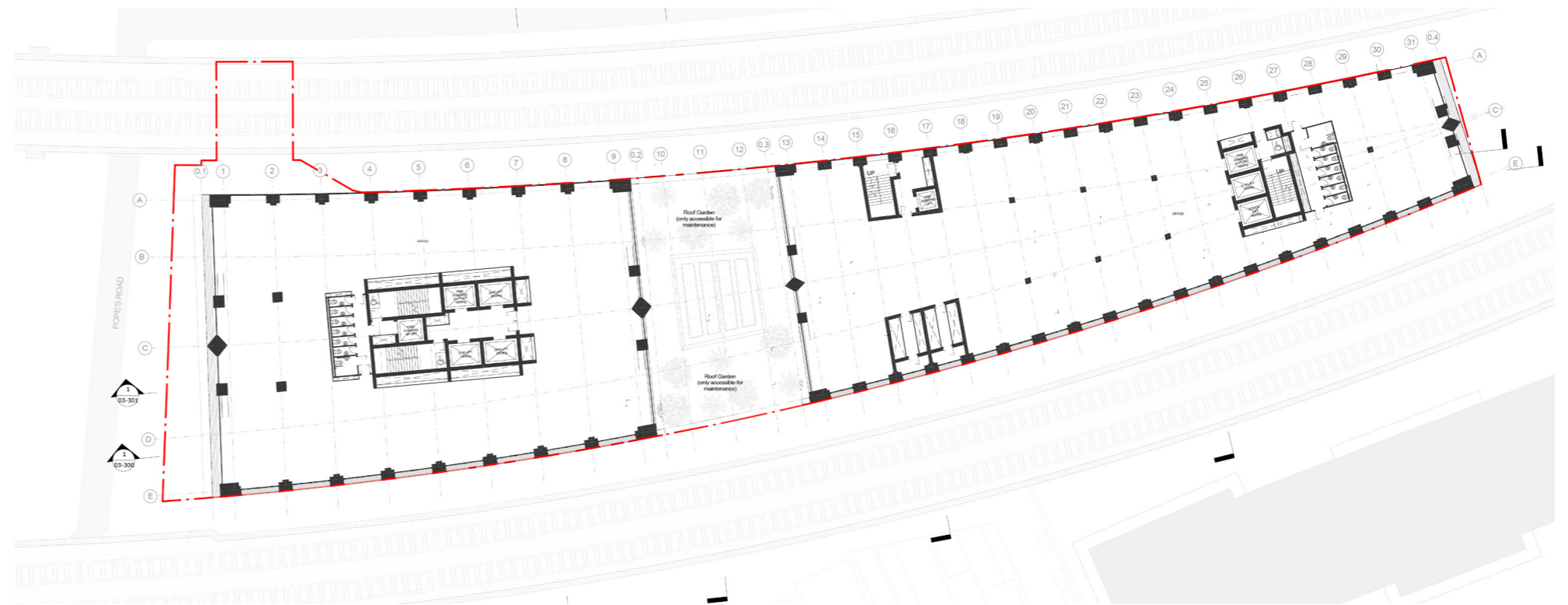


Fig. 2.1.1.8 July 2020 Planning Addendum typical office floor plan

2.1 DESIGN DEVELOPMENT

2.1.2 BUILDING VOLUME

March 2020 Application - South Elevation



Fig. 2.1.2.1 March 2020 Planning Application illustrative image of the south elevation

July 2020 Addendum - South Elevation

Due to the repositioning of the West block and the tapering of the site, the floor plates of the West block are reduced and altered.

This affects the amount of areas dedicated to the affordable workplaces so in order to restore the original offer an additional linkage between the West and the East block is proposed at fourth floor. This addition slightly modifies the volume of the building without altering its composition.

The compression of the central block requires an adjustment to the structural grid and therefore affects slightly the modulation of the facade.



Fig. 2.1.2.2 July 2020 Planning Addendum illustrative image of the south elevation

2.1 DESIGN DEVELOPMENT

2.1.2 BUILDING VOLUME

March 2020 Application - Perspective Longitudinal Section



Fig. 2.1.2.3 March 2020 Planning Application illustrative perspective longitudinal section

July 2020 Addendum - Perspective Longitudinal Section

The addition of a linkage between the West and the East block at fourth floor generates the uplift of the skylight and of the void over the publicly accessible open space of one floor.

In addition, because of the reduced floorplate of the central block the dimensions and positioning of the skylight have been revised.

This design adjustment augments the interactions between office spaces and the market whilst increasing verticality and the spatial quality of the space.

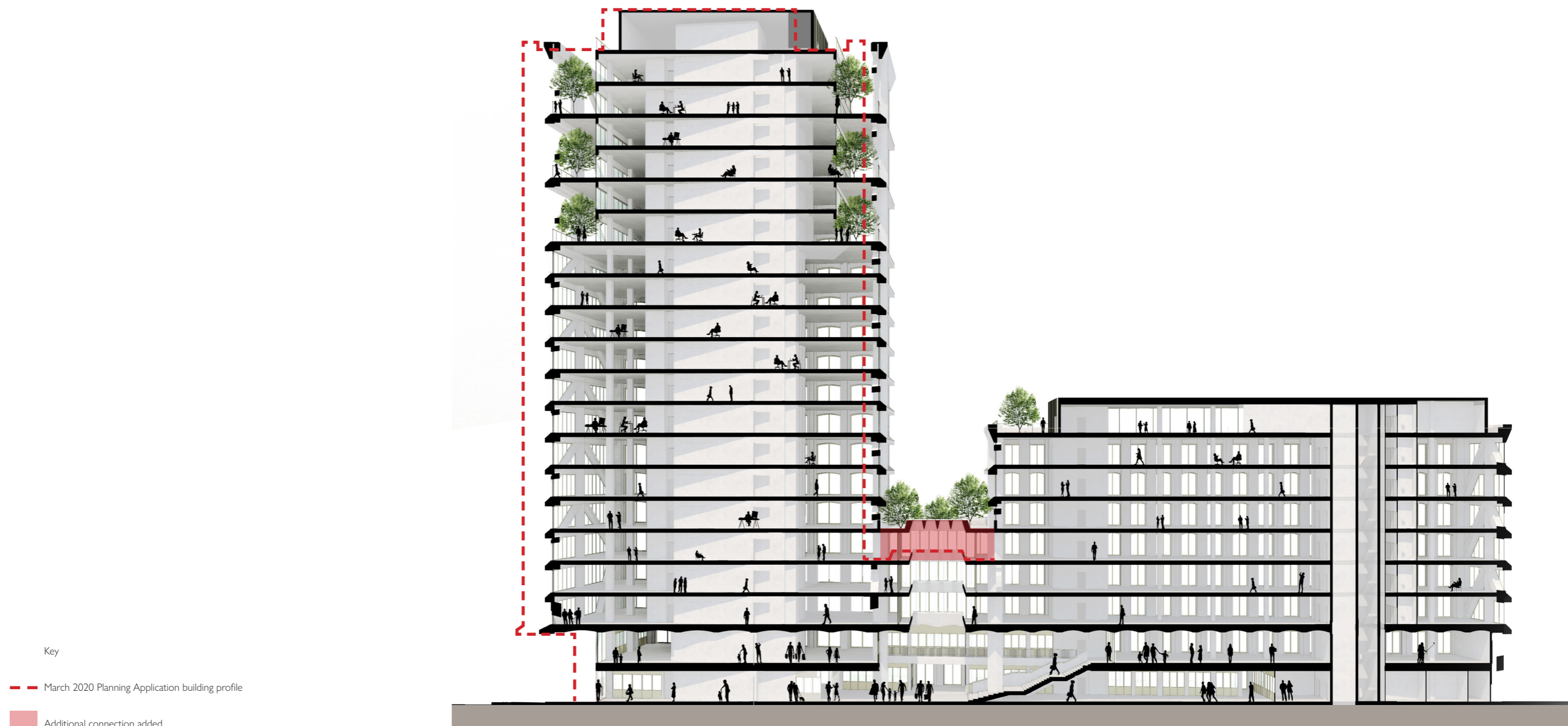


Fig. 2.1.2.4 July 2020 Planning Addendum illustrative perspective longitudinal section

2.2 BUILDING ORGANISATION

The proposed building is mixed-use for flexible market, community space, restaurant and office with all users entering the building through common access points at ground floor level. Small informal lobbies for office workers are integrated within the market circulation. The scheme is split between two blocks, both for office spaces, with a restaurant on top of the lower element. Affordable workspaces will be integrated into the proposal and their inclusion will be compliant with the emerging policy, however the final location within the development has not yet been decided. Ground and first level are communal to both, each enjoying market space and retail units, whilst second, third and fourth floors are linked to provide bigger floor plates.

West Block - Office

- The office space is organised around a central core that is positioned centrally in the floor plate, releasing the perimeter of the building and maximising the window area.

East Block - Office

- The office space has a core located in the centre of the floor plate at the east end of the volume, and two smaller cores located on the façade in the west end of the volume. This layout is the only one that allows the functioning of the market and office in view of the tapering shape of the site.

East Block - Restaurant

- A restaurant is located on the last floor of the East Block and can be reached via a lift directly from the ground floor.

Flexible Market Space

- Located on ground and first floor, market units are organised along the façade facing the market streets and accessed directly from them. This flexible market space will evolve over time, but comprise a mix of retail, commercial, creative and communal uses

Plant

- Plant rooms servicing the building are located in the basements with just the minimum amount of equipment at roof level. On both roofs the equipment is entirely concealed behind metal screens specifically designed.

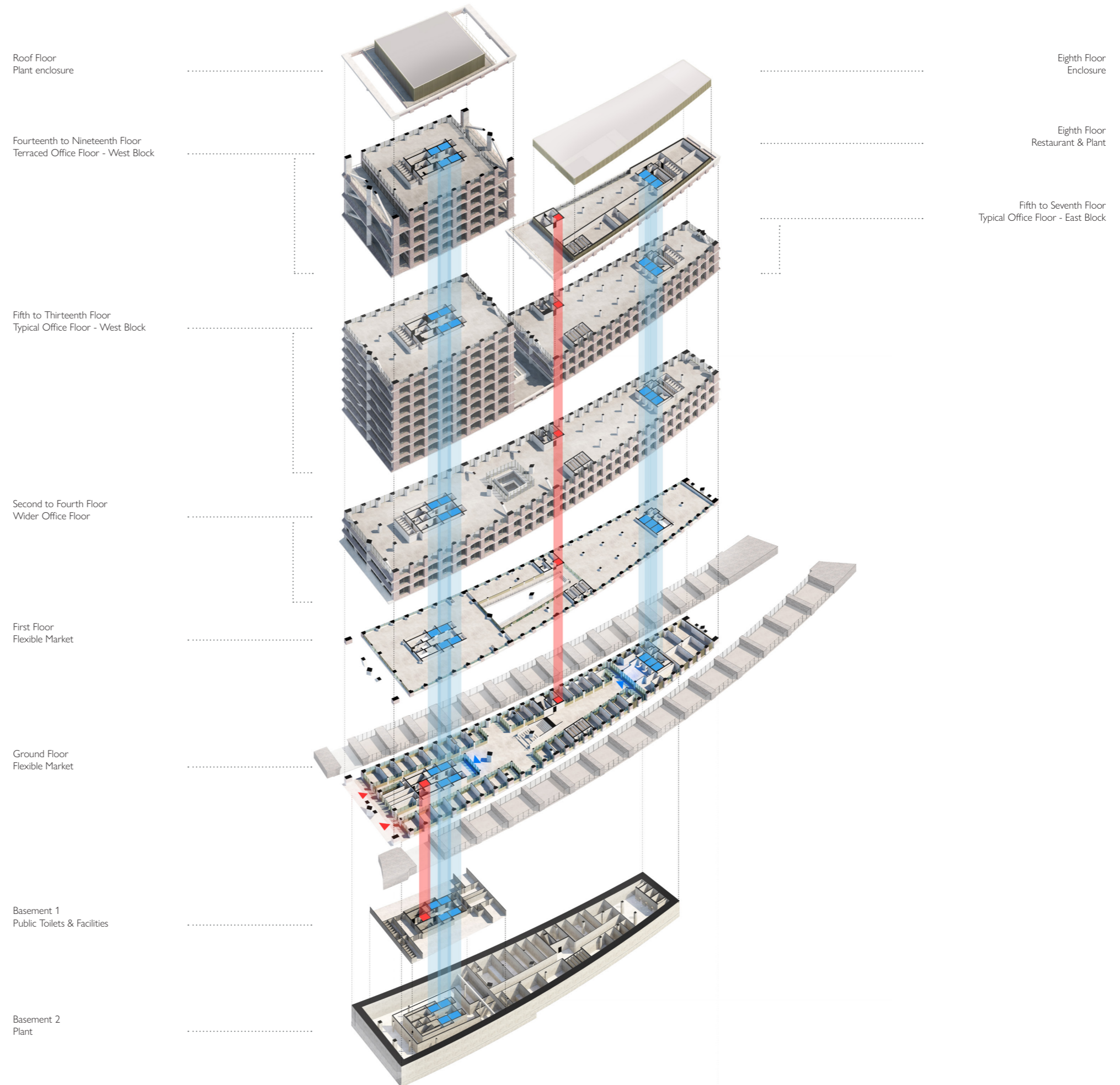
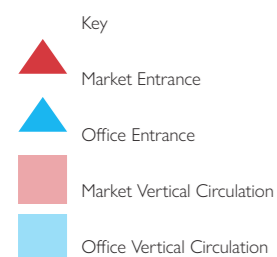


Fig. 2.2 Axonometric Exploded Diagram of the Building

2.3 BUILDING USES

2.3.1 BUILDING USES OVERVIEW

PLANT



Fig. 2.3.1 Perspective Section Diagram of Building Uses

2.3 BUILDING USES

2.3.2 MARKET FLEXIBLE USES

GROUND FLOOR

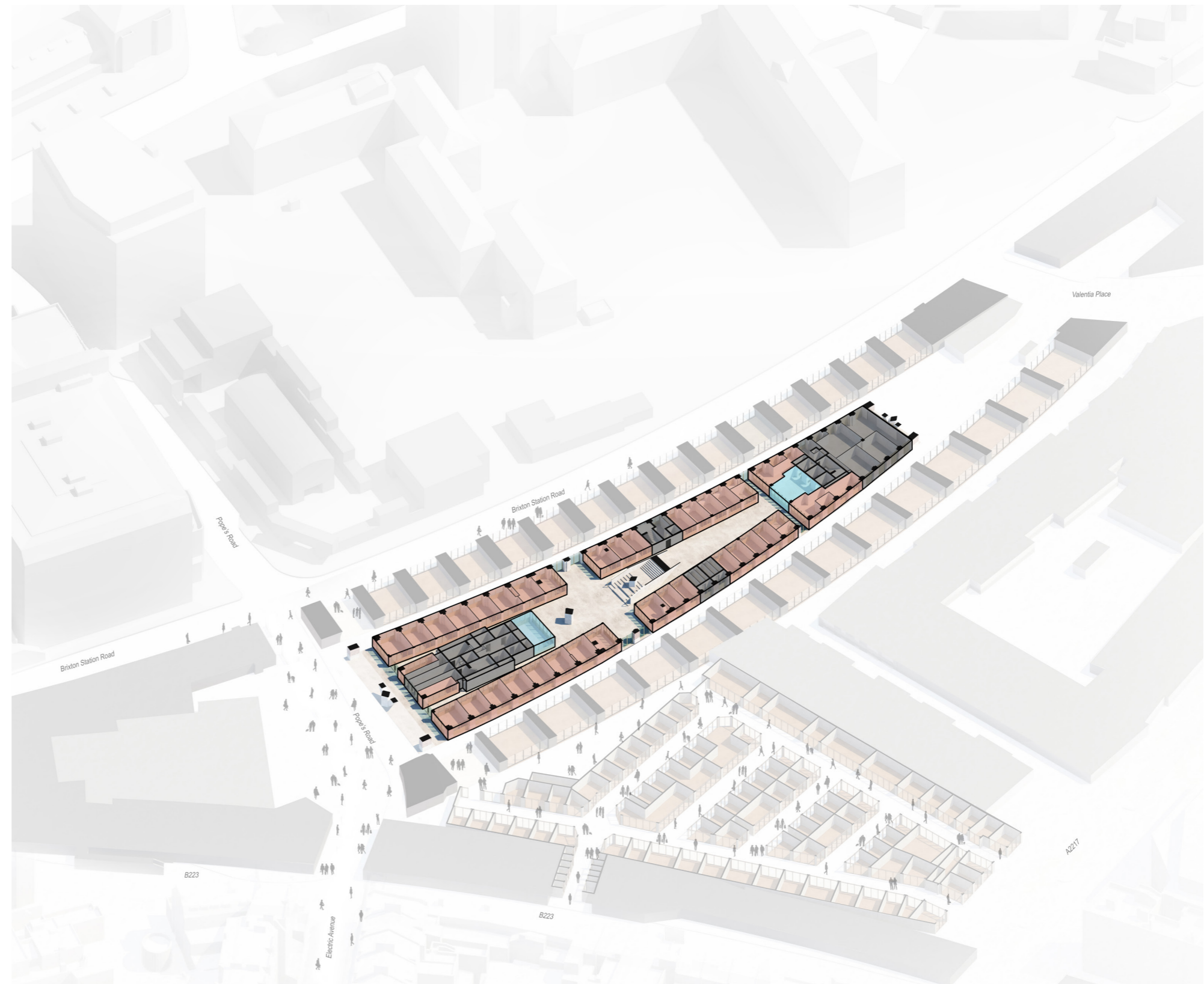
The proposal's ground floor aims to be an extension to the Brixton Village, both in terms of visual form and scale, with retail units distributed along the main circulation path.

The proposal's overall goal is to maintain a high level of flexibility of uses within the market floors – thus, multiple units can be combined to form larger units if required.

The ground floor is likely to be mostly made up of A1 use for shops and retailers; A3 use for restaurants and cafes and the sale of food and drink for consumption on the premises including restaurants and B1 use.

The intended inclusion of a publicly accessible open space in the centre of the market will enable the utilisation of the area as a communal space, with optional scenario sets ups such as a food court, event and community spaces or exhibition space.

This space has been designed to also facilitate potential future pedestrian routes South-North through the site linking the Brixton Village with the Pop Brixton site.



Please note that the uses indicated in the diagram are just illustrative of a potential day-one scenario.

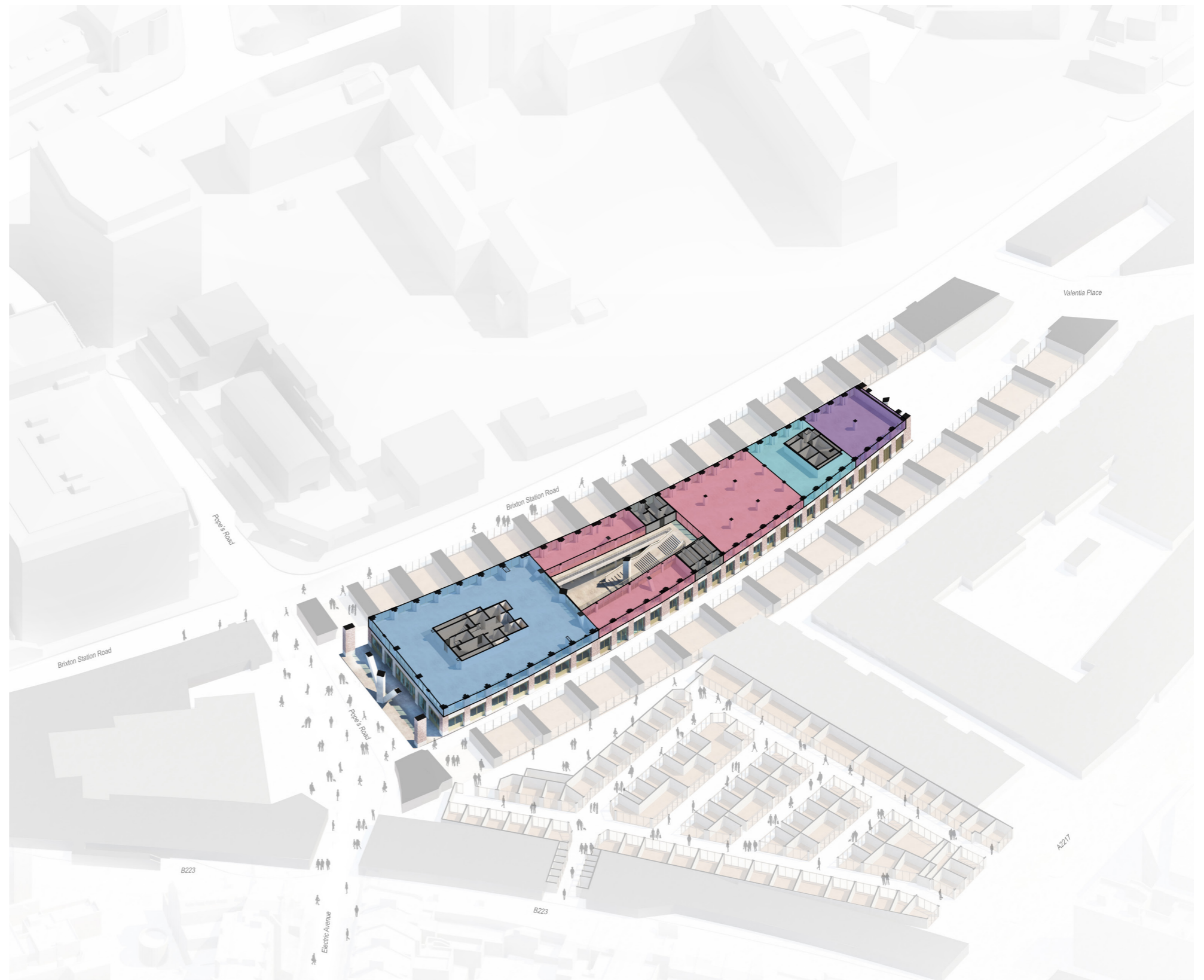
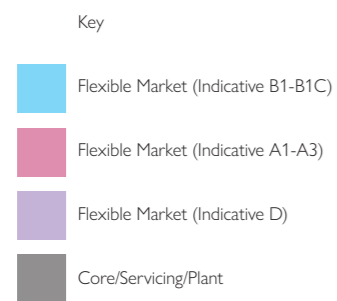
Fig. 2.3.2.1 Ground floor uses axonometric diagram

FIRST FLOOR

Similarly to the ground floor, the market's first floor aims to achieve a high level of flexibility in terms of functionality and uses. It contains units located around the void with the main stair and two larger elements located on the east and west end.

Within this floor, a combination of A1, A3, B1 and flexible D uses are envisioned.

Additional information regarding indicative locations of affordable workspace and dedicated D space can be found in the Community and Commercial Use Strategy document submitted in conjunction with the Planning Addendum.



Please note that the uses indicated in the diagram are just illustrative of a potential day-one scenario.

Fig. 2.3.2.2 First floor uses axonometric diagram

2.3 BUILDING USES

2.3.3 WEST BLOCK USES

Second to Fourth Floors

The second, third and fourth floors provide a link between the two main building blocks, allowing for wider floor plates and greater office space provision. Sitting atop the fourth floor will be a garden, accessible only for maintenance

Fifth to Thirteenth Floors

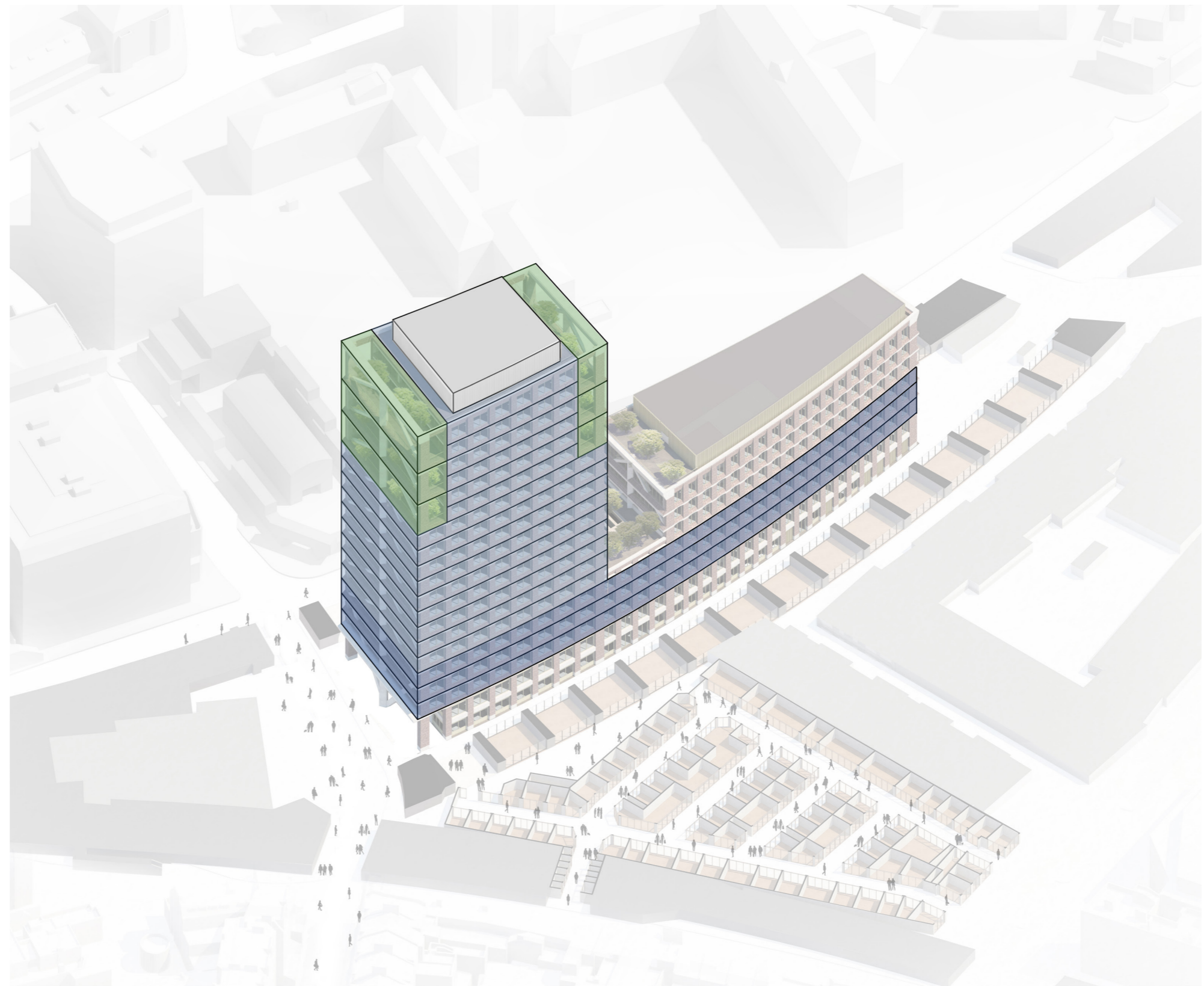
The fifth to thirteenth floors represent the scheme's typical office floors, each allowing for single or double tenancy.

Fourteenth to Nineteenth Floors

The fourteenth to the nineteenth floors contain smaller office floor plates, with double height terraces that can be accessed from the lowest two floors by tenants only.

Roof

The roof contains enclosed plant equipment as well as subsequent maintenance elements.



Key

- Office
- Office - Larger FloorPlate
- Accessible Terraces - Tenants Only
- Core/Service/Plant

Fig. 2.3.3 West Block uses axonometric diagram

2.3.4 EAST BLOCK USES

Second to Fourth Floors

The second, third and fourth floors provide a link between the two main building blocks, allowing for wider floor plates and greater office space provision. Sitting atop the fourth floor will be a garden, accessible only for maintenance.

Fifth to Seventh Floors

The fifth to seventh floors represent typical office floors that allow for single tenancy.

Eighth Floor

The eighth floor contains a restaurant, an A3 use, with a terrace space. This floor is also allocated with a degree of plant space.

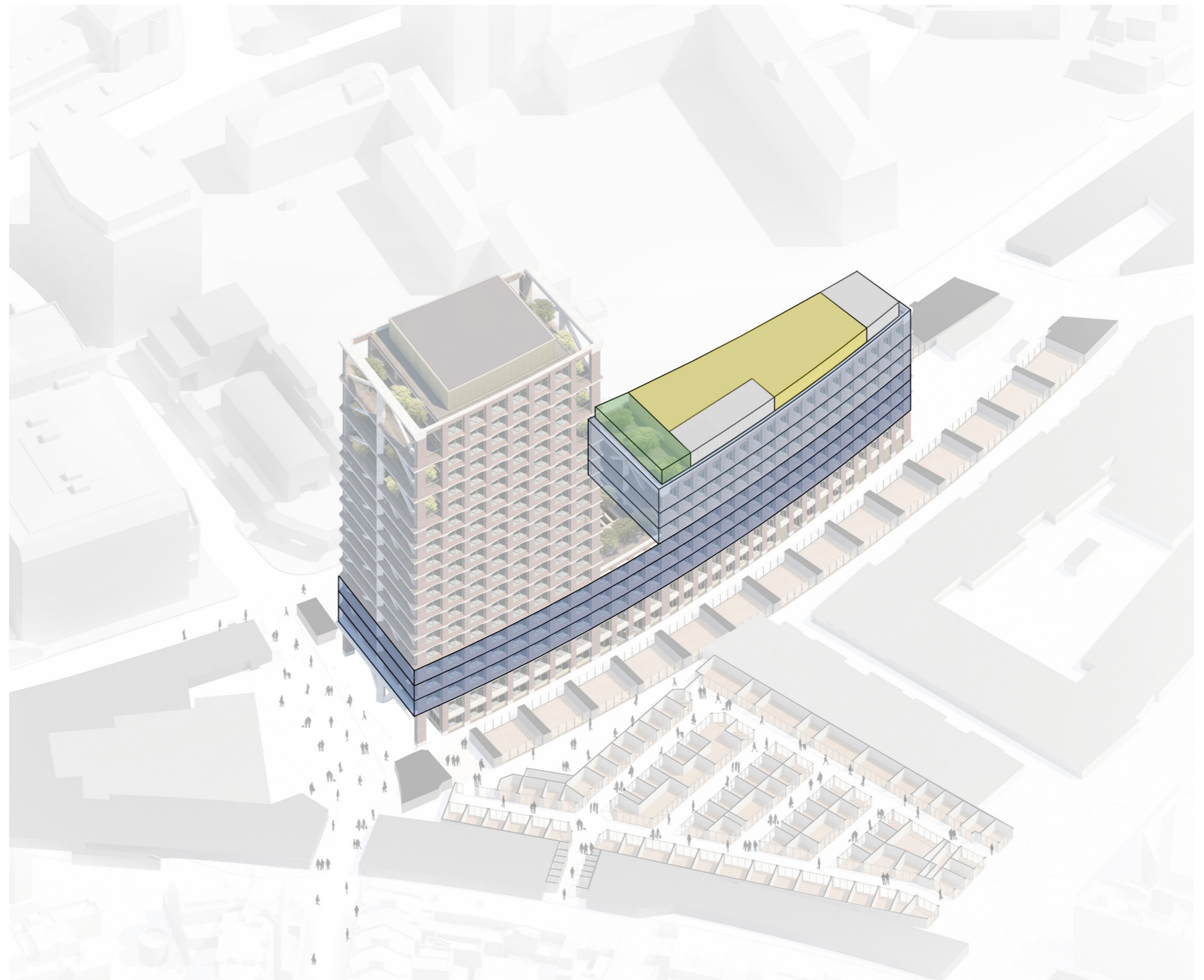
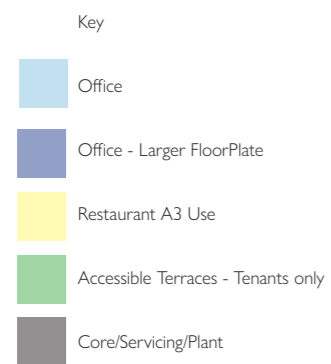


Fig. 2.3.4 East Block uses axonometric diagram

2.4 FLOOR PLANS

GROUND FLOOR

The main entrances of the market are located at ground floor level facing Pope's Road, with one more additional entrance on each east/west side street for servicing.

Office users will also be able to access the scheme through market entrances to enter the two office lobbies located within the market respectively on the west and east sides.

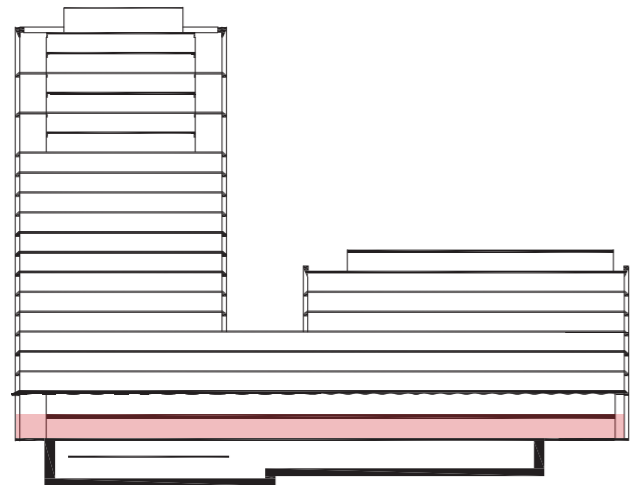


Fig. 2.4.1 Ground floor plan

FIRST FLOOR

The first floor is occupied by flexible market units. This floor can be reached by users via the main stair located in the centre of the market, or via lifts.

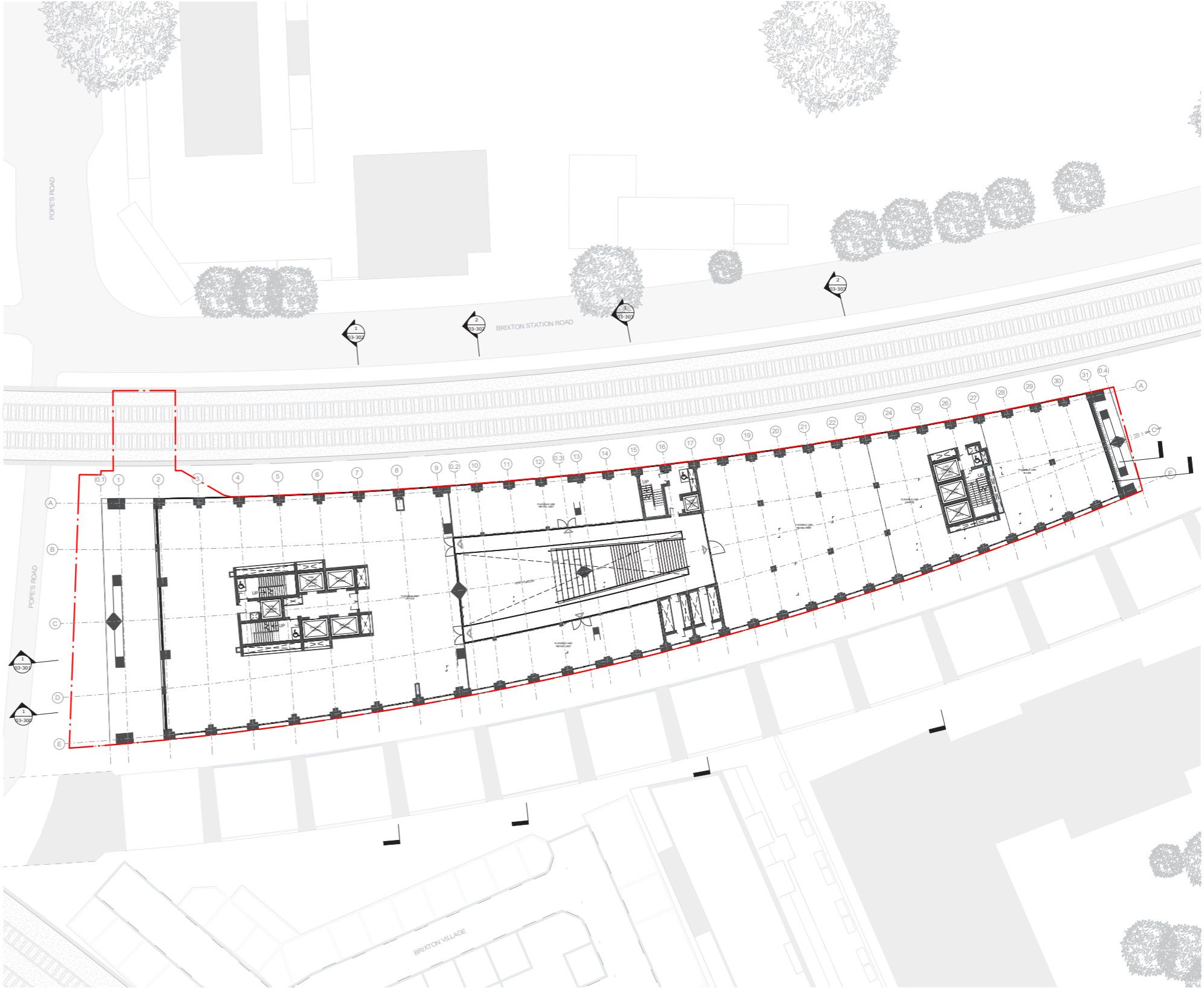
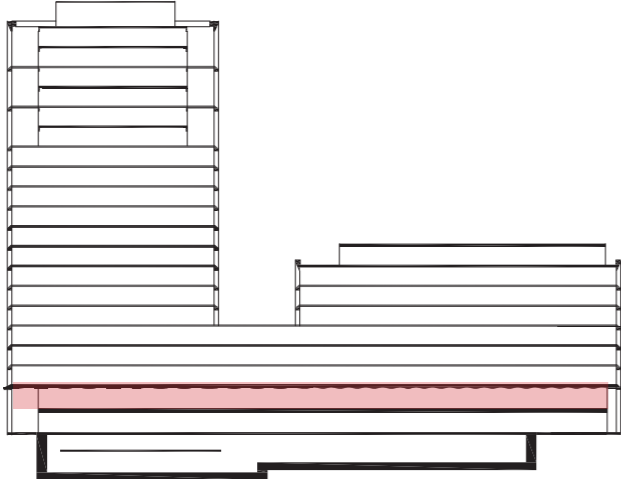


Fig. 2.4.2 First floor plan

2.4 FLOOR PLANS

SECOND TO FOURTH FLOOR

The second, third and fourth floors offer a much wider floor plate compared with subsequent floors. Their increased floor plate is organised around a central core located in the west, a void in the centre, and in between the cores on the east.

The void in the centre will overlook the flexible market space, and will be enclosed by a breakout corridor that protects the office spaces from ambient noise from below. It will simultaneously allow for visual permeability and interaction with the market beneath.

The core in the west will house the main vertical circulation elements for offices, as well as fire and escape circulation elements. In the east block, the eastern core will house the main vertical circulation for offices, as well as fire and escape circulation elements.

The two smaller cores present on these floors will house risers and fire escape elements.

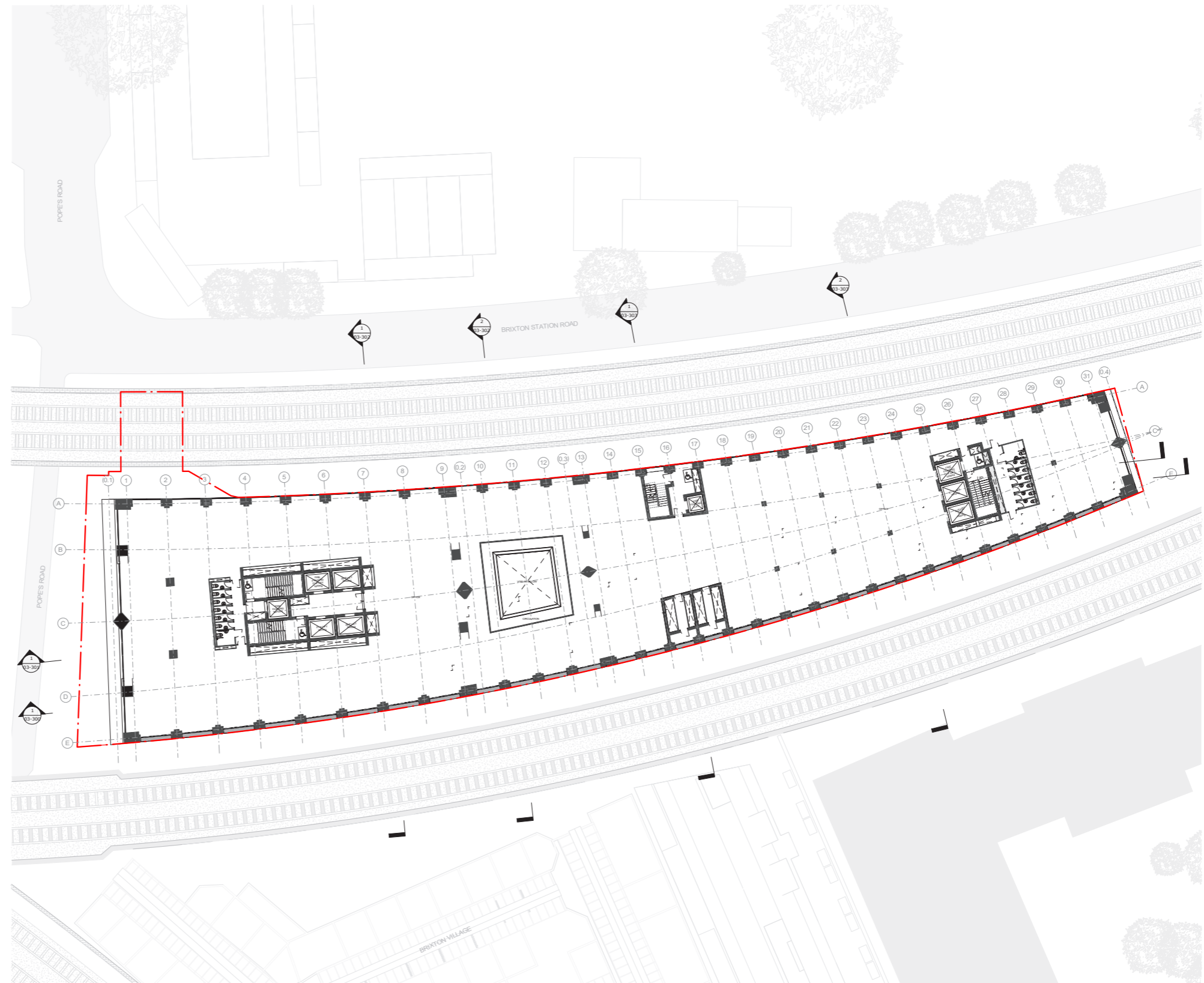
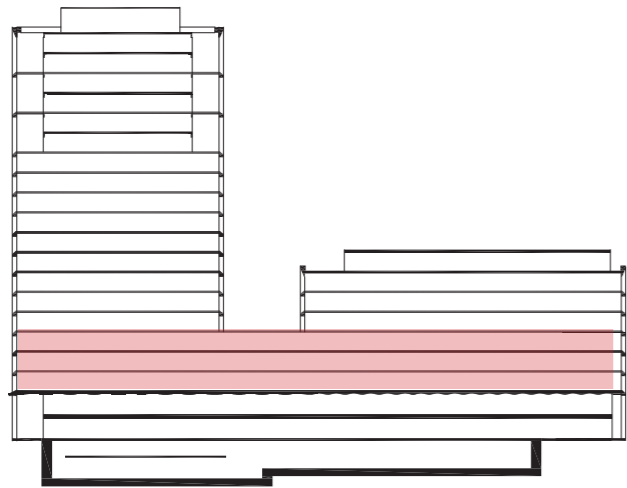


Fig. 2.4.3 Second to fourth floor plan

FIFTH TO SEVENTH FLOOR

The fifth to seventh floors represent typical office floors for both blocks, with each overlooking the garden located in between blocks on the fifth floor.

The layout of the two blocks showcases the way in which in the west block is organised around a central core, whereas in the east block, organisation is built in between the three cores.

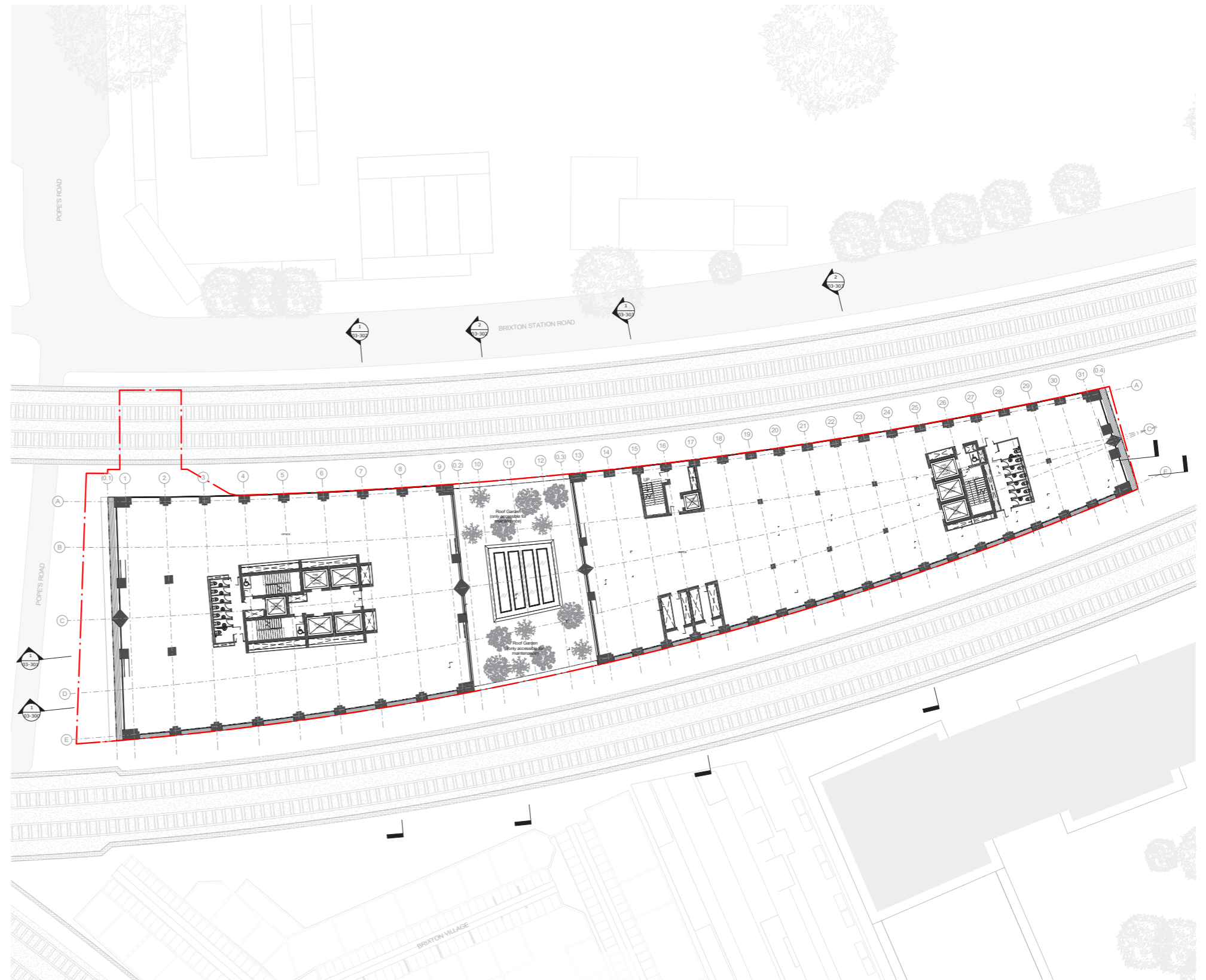
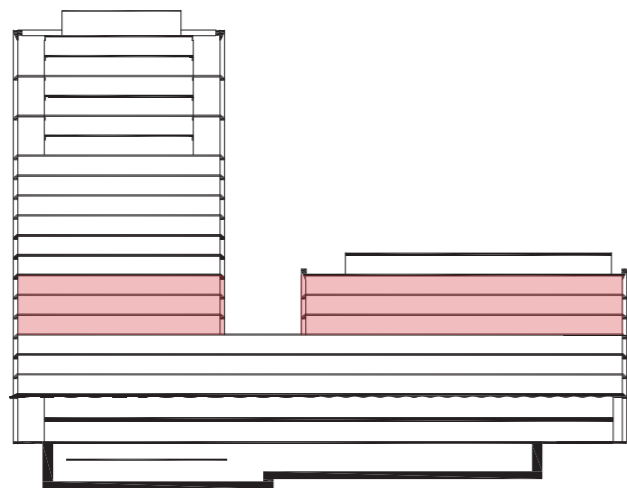


Fig. 2.4.4 Fifth to seventh floor plan

2.4 FLOOR PLANS

EIGHTH FLOOR

The eighth floor represents a typical office floor in the west block, whilst a restaurant is located in the east block. The latter can be accessed by the public via a lift directly from ground floor.

The restaurant will offer views towards the city of London, as well as access to a terrace. Plant spaces are also allocated in the east block, each contained in plant enclosures.

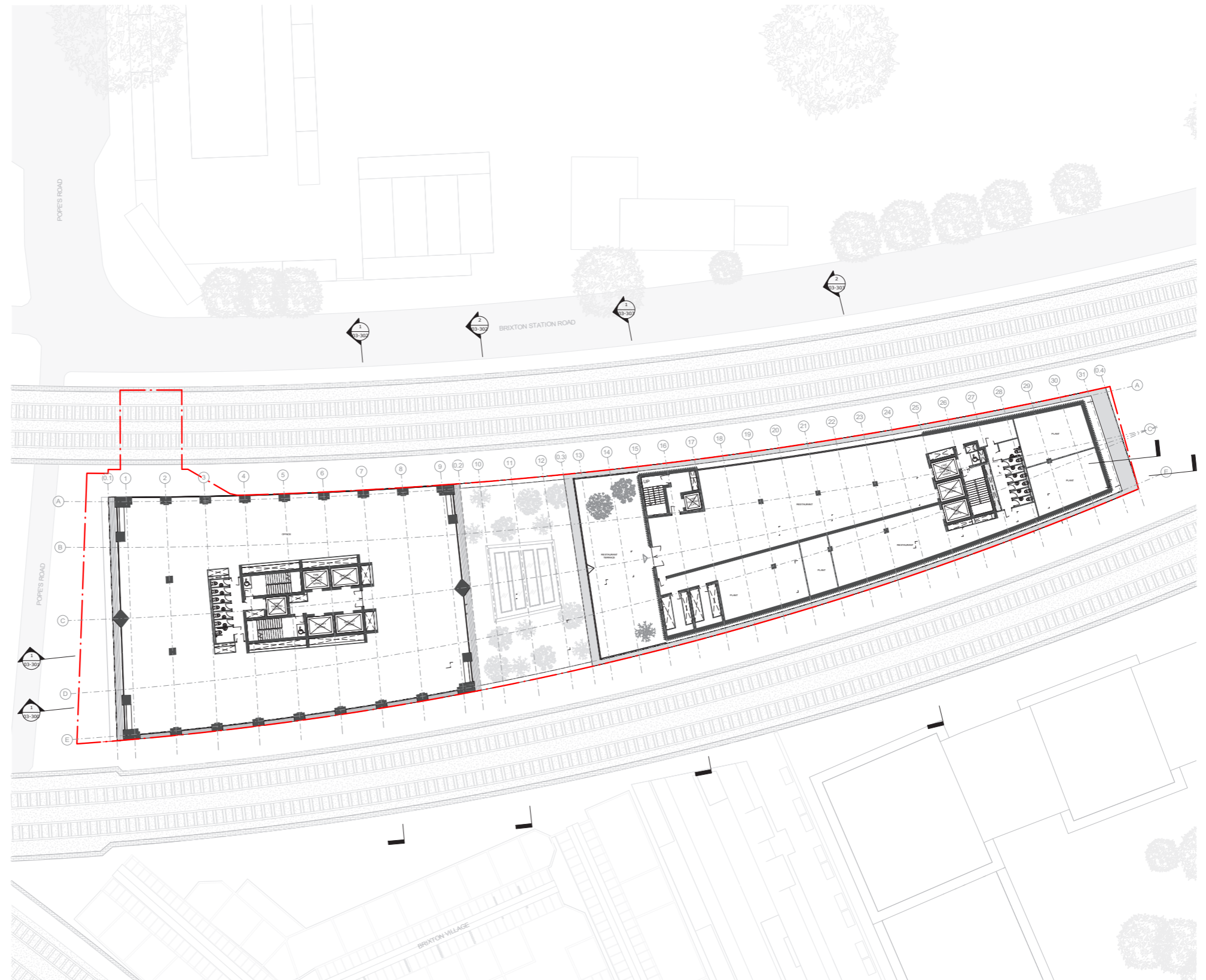
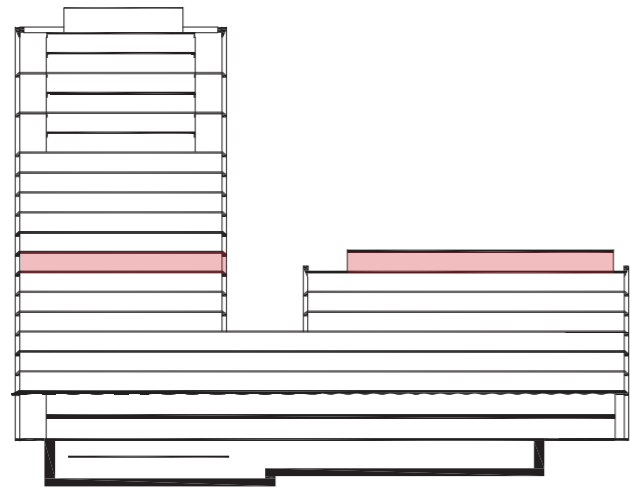


Fig.2.4.5 Eighth floor plan

NINTH TO THIRTEENTH FLOOR

The ninth to thirteenth floors represent typical office floors for the west block, with the omission of façades facing the lower block to the east. Views over the building's surrounding have now been fully opened on all the sides of the west block.

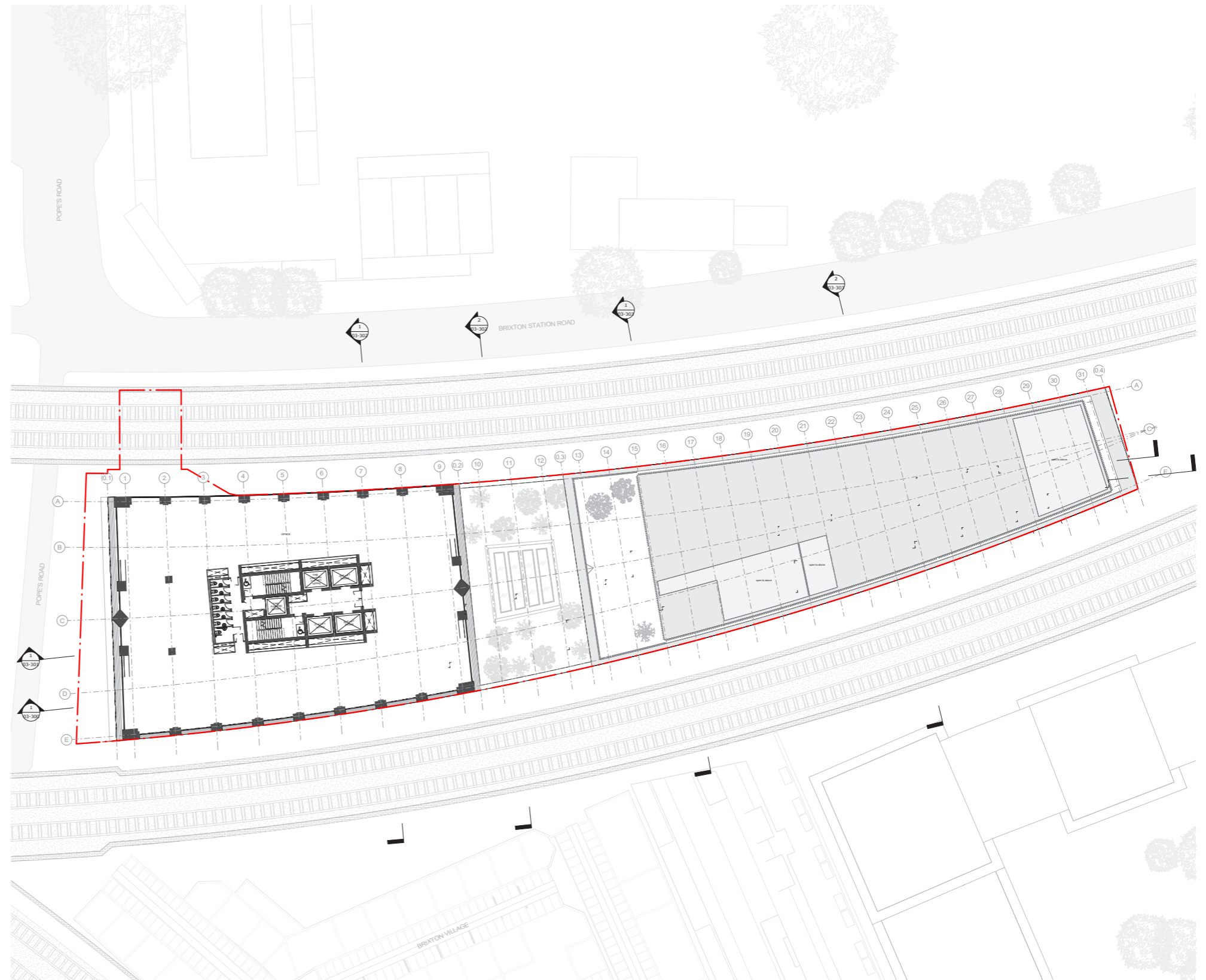
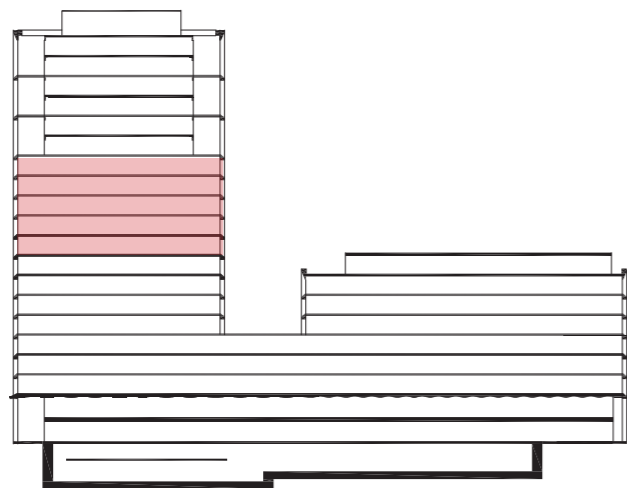


Fig. 2.4.6 Ninth to thirteenth floor plan

2.4 FLOOR PLANS

FOURTEENTH, SIXTEENTH AND EIGHTEENTH FLOOR

The fourteenth, sixteenth and eighteenth floors represent the typical of office spaces with access to the terraces on the west and east side of the west block.

The terraces are double height and accessible only from the lower floor by tenants only. The floor plates on these levels remain similar to the floors below, with the exception of the east and west side, which are one bay smaller.

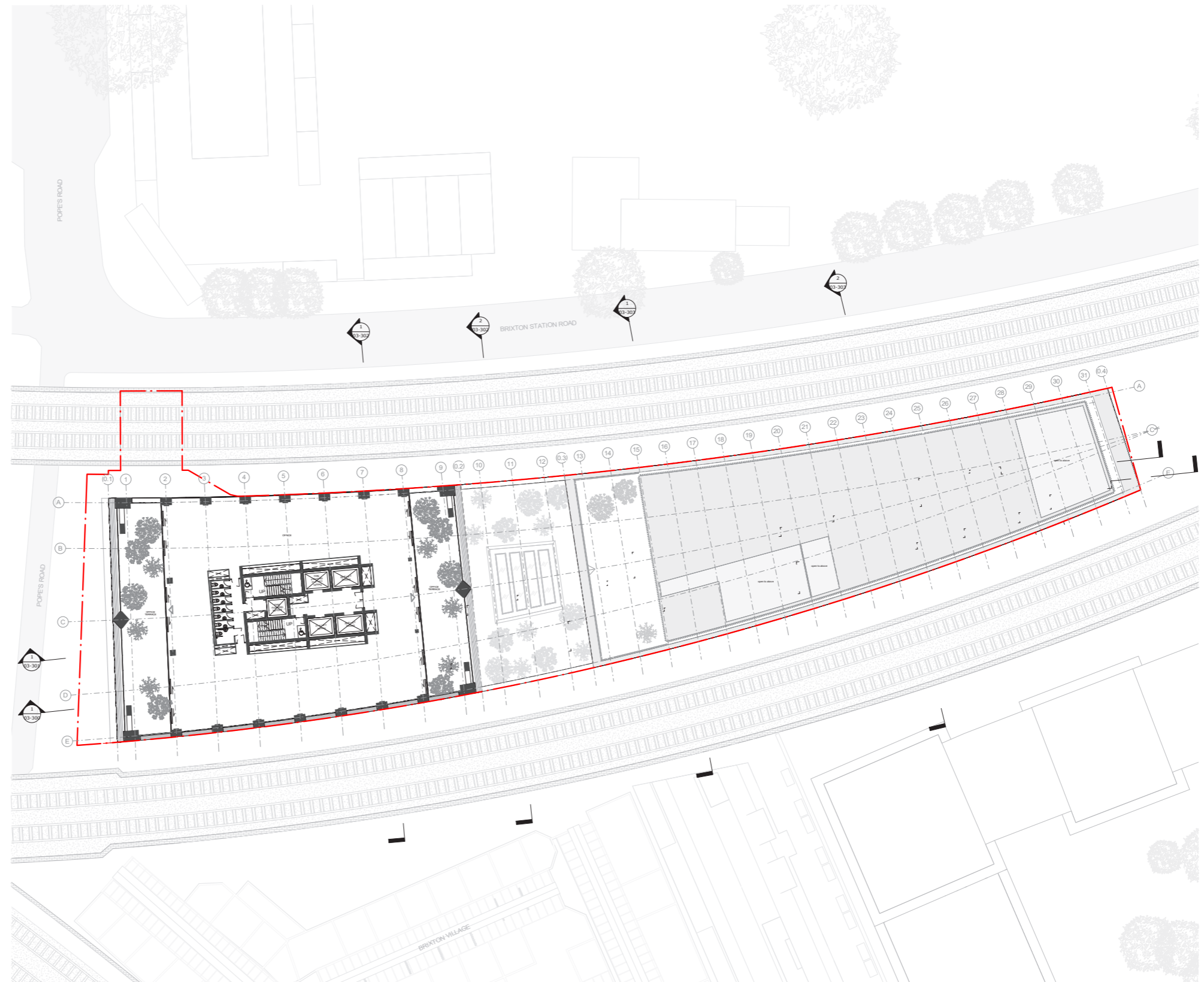
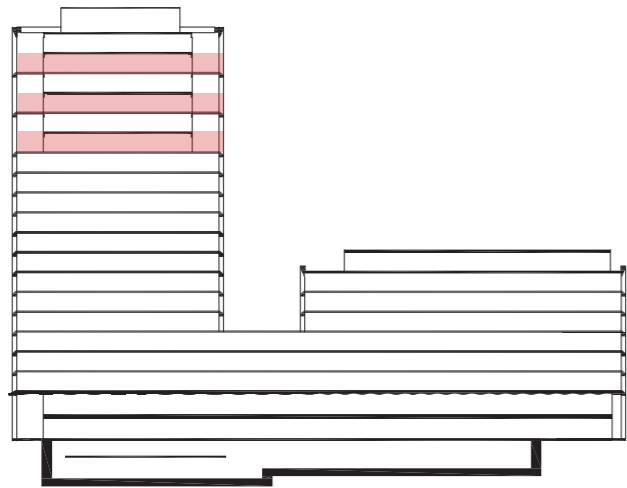


Fig. 2.4.7 Fourteenth, sixteenth and eighteenth floor plan

FIFTEENTH, SEVENTEENTH AND NINETEENTH FLOOR

The fifteenth, seventeenth and nineteenth floors represent typical office spaces with no access to the terraces on the west and east side of the west block.

Users inhabiting these floors will benefit from terrace views but will not have direct access to the terrace itself. The floor plates on these levels remain similar to the floors below, with the exception of the east and west side, which are one bay smaller.

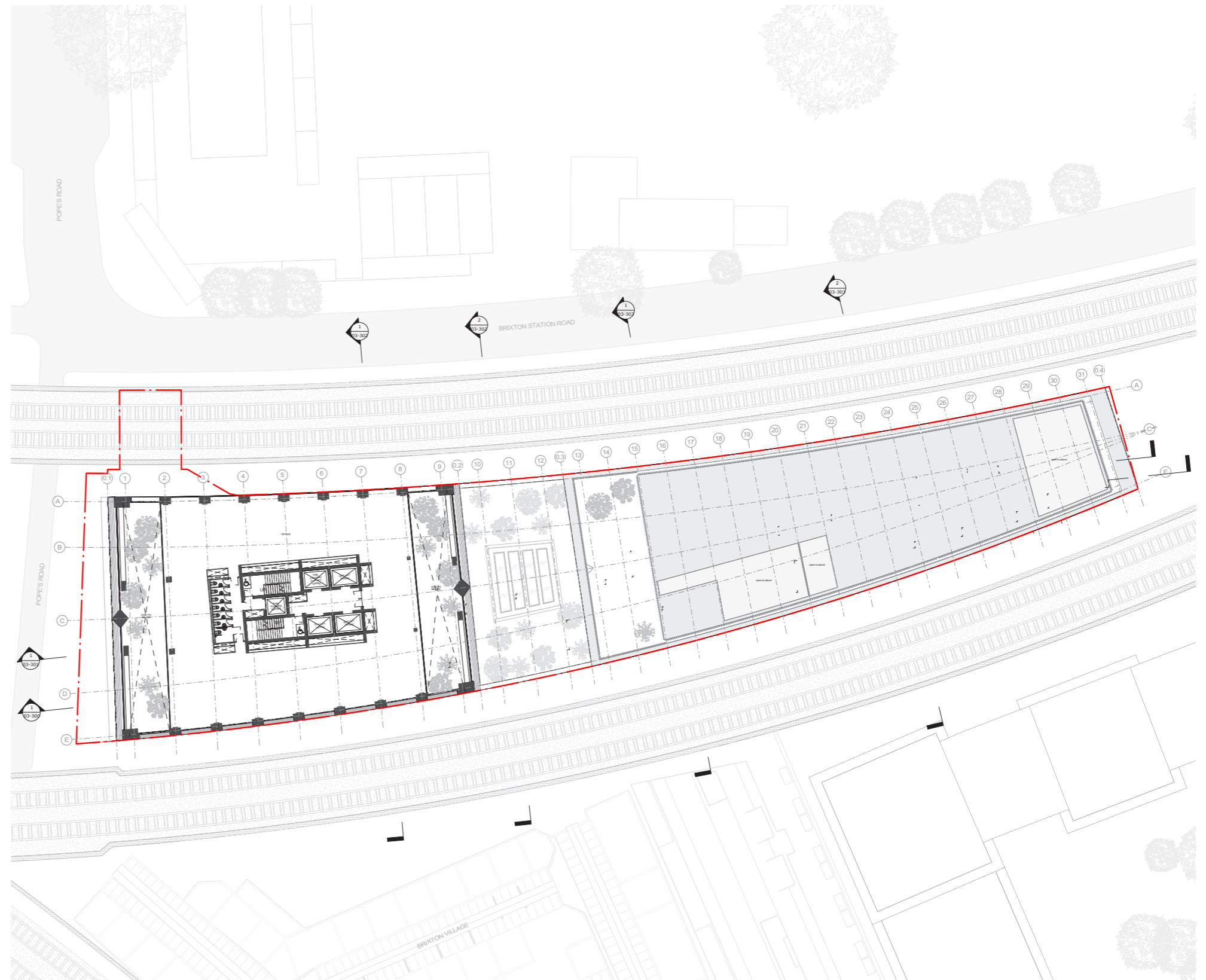
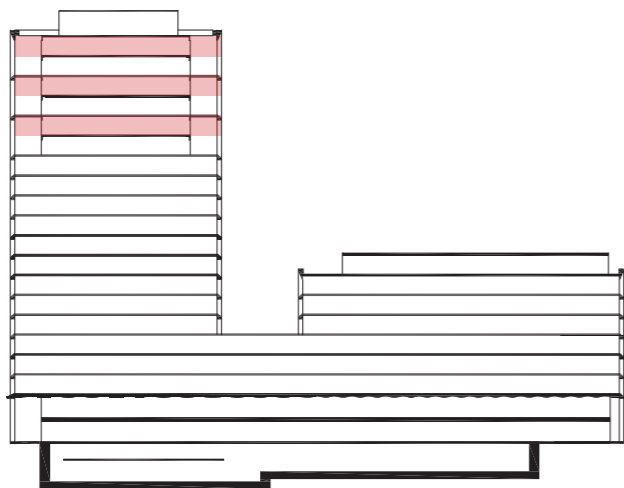


Fig. 2.4.8 Fifteenth, seventeenth and nineteenth floor plan

2.4 FLOOR PLANS

ROOF LEVEL

The roof contains equipment that serves both blocks. Plant is contained in an enclosure that is offset from the perimeter of the block, allowing for circulation that can accommodate maintenance activities. This floor can only be accessed by authorised personnel.

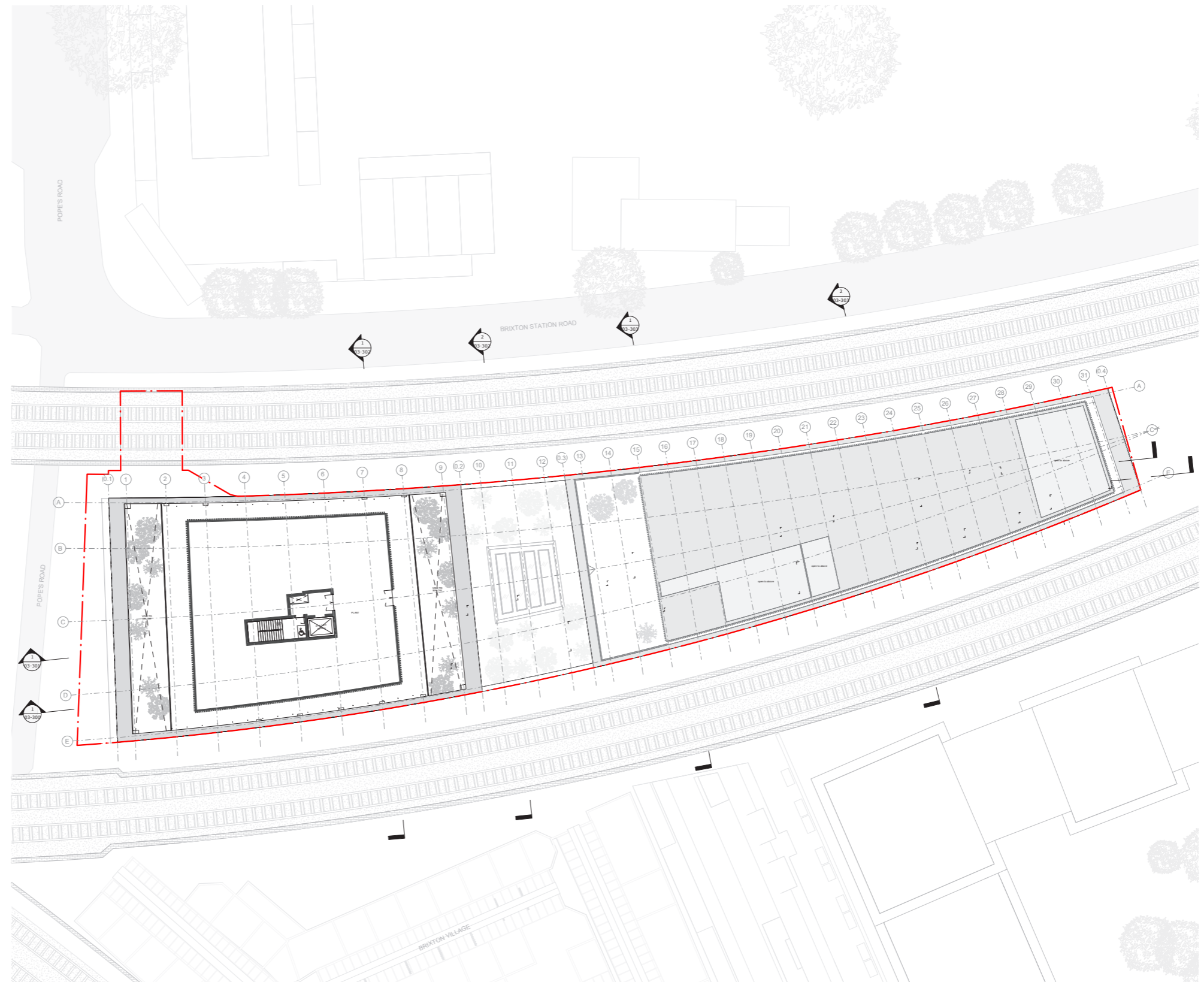
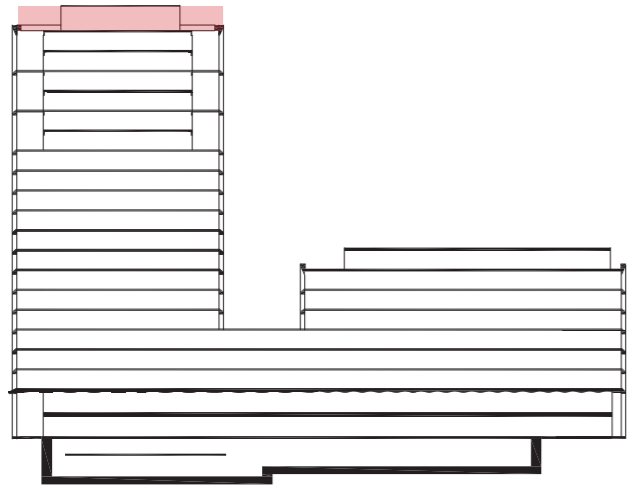


Fig. 2.4.9 Roof Level floor plan

ROOF PLAN

The scheme's roof plan displays the articulation of the massing with the two blocks appearing to the west and east, and the garden appearing with a skylight in the centre.

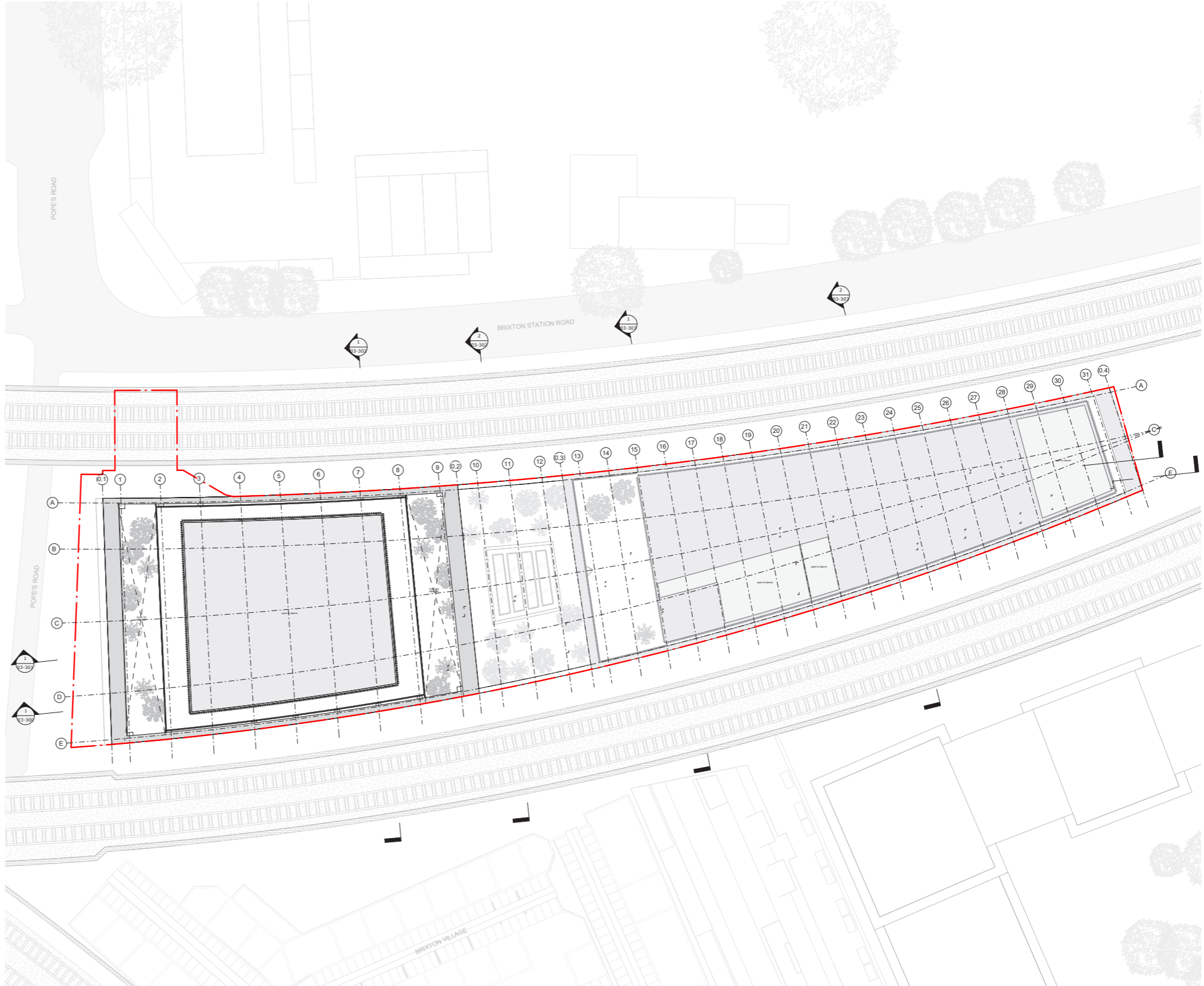


Fig. 24.10 Roof plan

2.4 FLOOR PLANS

BASEMENT MEZZANINE

This basement mezzanine floor contains a number of facilities for both office and market users. Public toilets are located in the western part of this floor and are accessible directly from the ground floor via a lift. Bike storage is available for office users and is directly accessible from ground floor via a dedicated lift.

The storage is subdivided into two parts to accommodate all the parking spaces, and is connected to a corridor that leads to lockers and showers. These are located on the eastern part of the floor and directly connected to the office lifts to facilitate the circulation of users within the building.

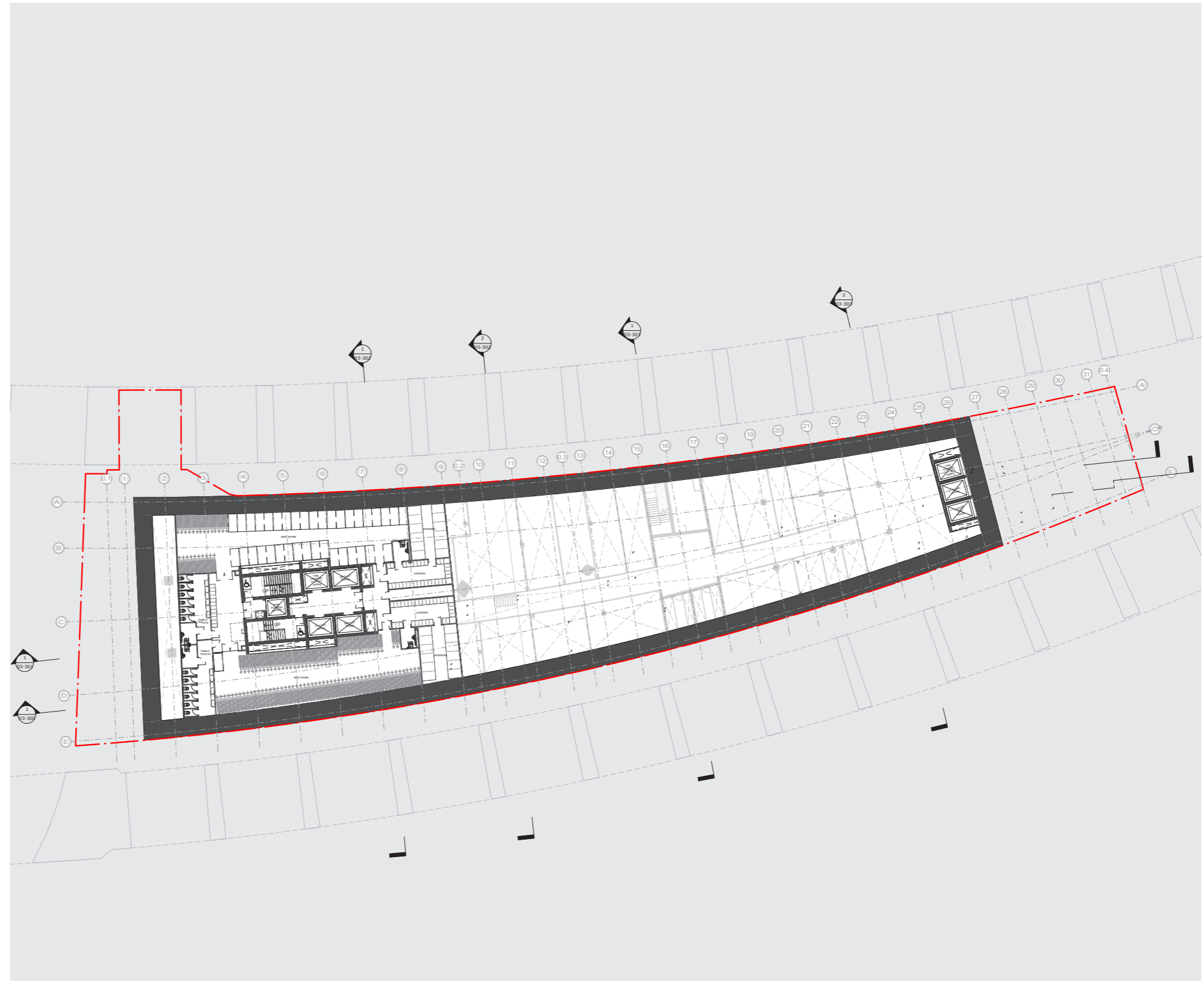
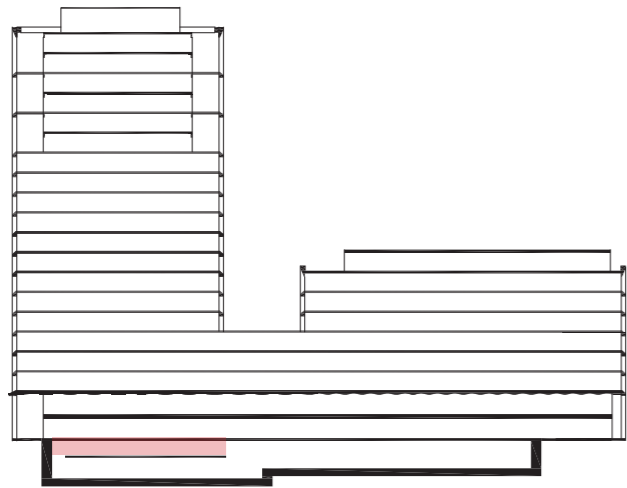


Fig. 2.4.11 Basement mezzanine floor plan

BASEMENT 2

This basement floor contains plant equipment that serves both blocks. Part of the equipment is located below Basement mezzanine level, whilst in the eastern part of the scheme, the floors step up to reduce the overall height of the basement.

Tanks are located in the western side below Basement mezzanine, electrical equipment is situated in the central zone, whilst mechanical equipment and generators in are located in the western side.

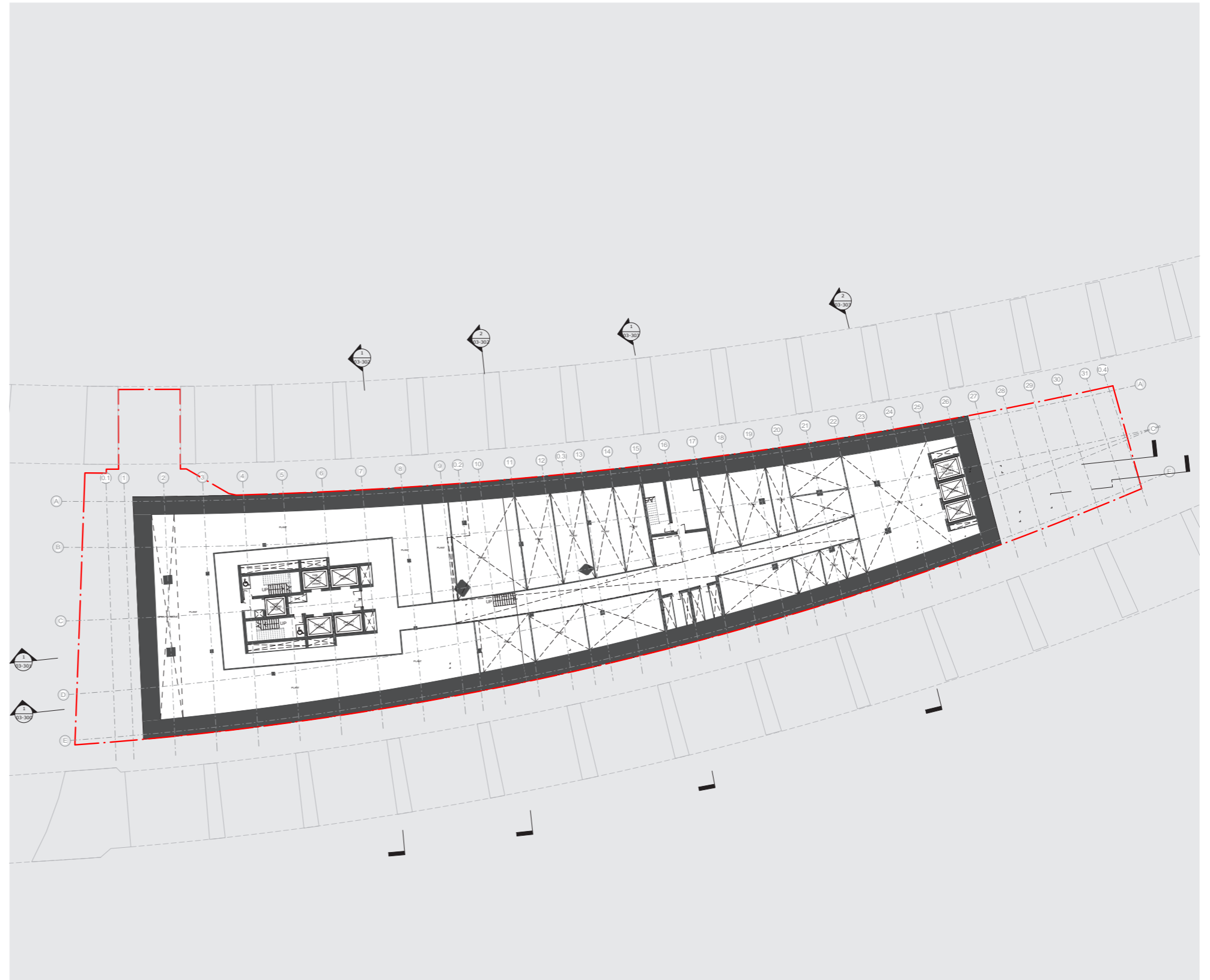
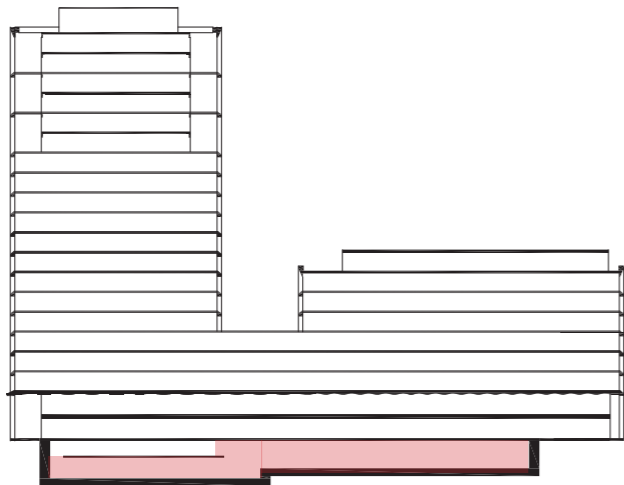


Fig. 2.4.12 Basement 2 floor plan

2.5 PUBLIC REALM

2.5.1 GROUND FLOOR PERMEABILITY - MARKET

The ground floor of the proposed scheme aims to enhance permeability of the urban grain, facilitating the connectivity between Brixton Village and Pope's Road, and more generally from south to north.

The proposed urban grain is directly inspired in size and layout by one of the existing markets' islands of retail, running from east to west. The space in-between is conceived as publicly accessible.

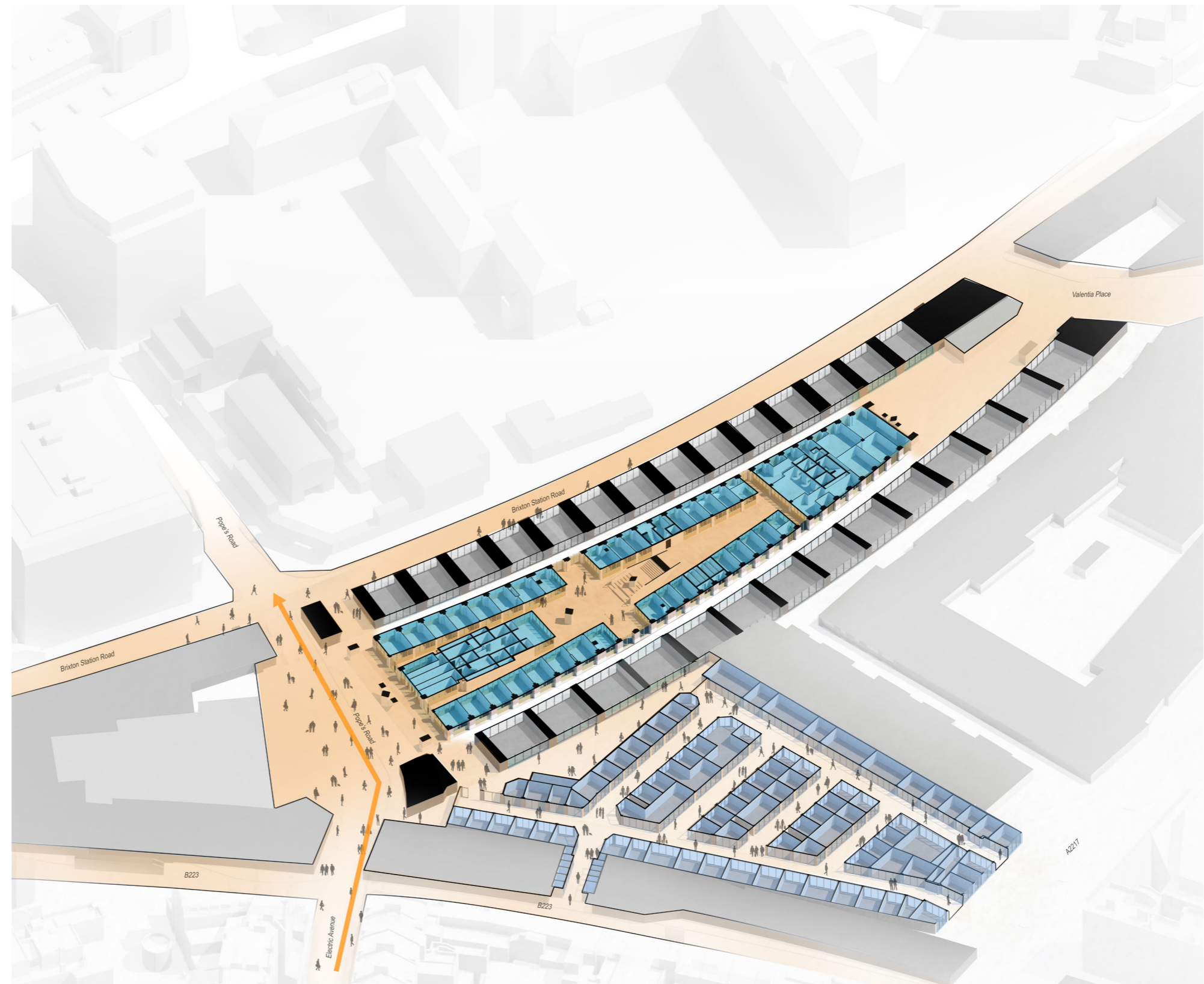


Fig. 2.5.1.1 Ground floor permeability axonometric diagram

The proposed ground floor layout is highly permeable and seeks to enhance the porosity of the public realm, providing a soft threshold between inside and outside spaces.

Office lobbies are included within the market in order to facilitate the mix of uses sought after in the proposed scheme. The current layout with internal market streets and units allocated on the perimeter creates activated frontages.

- Key
- Market internal street
 - Market units
 - Office lobby
 - Railway arches
 - Existing Brixton Village Units



Fig. 2.5.1.2 Proposed ground floor axonometric diagram

2.5 PUBLIC REALM

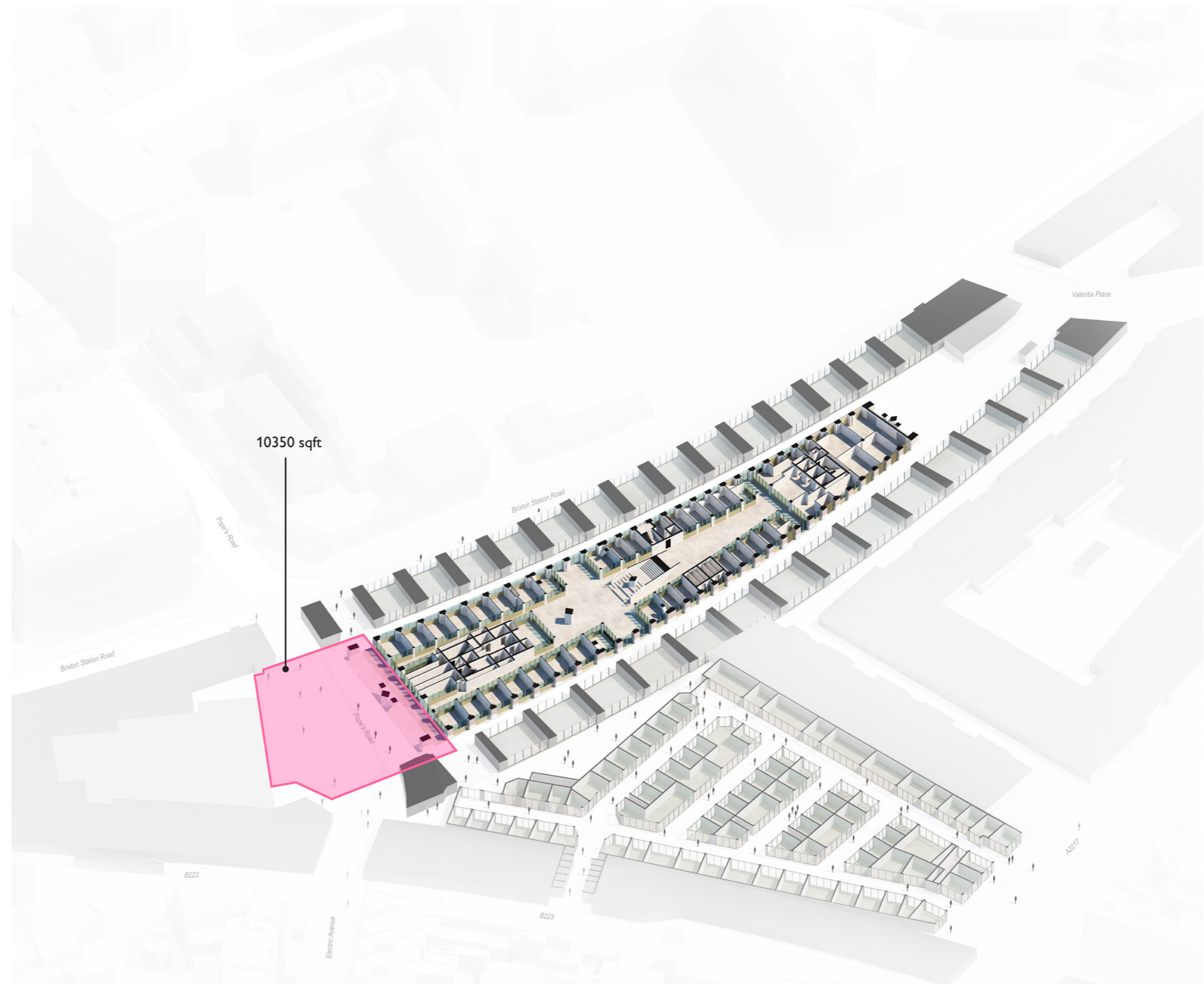
2.5.2 PUBLIC REALM COMPONENTS

External Public Realm - Pope's Road

The proposal aims to implement the public realm through two main components. The first component is "external" which facilitates the implementation of Pope's Road.

As highlighted in the Public Realm Impact Assessment Report this proposed space shows over 80% capacity to accommodate more pedestrian movement and to accommodate nearly 700 people comfortably at any one time.

The additional setback of the proposal of 2.5m eastward further enhances the already generous proposed public realm on Pope's Road.



Key

External Component of the Public Realm

Fig. 2.5.2.1 Ground floor public realm component axonometric diagram

Internal Public Realm - Market Streets and Publicly Accessible Open Space

The second component is “internal” and includes all the covered publicly accessible spaces of the market, i.e the market streets and the flexible central open space.



Key
Internal Component of the Public Realm

Fig. 2.5.2.2 Ground floor public realm component axonometric diagram

2.5 PUBLIC REALM

2.5.3 PUBLIC REALM ON POPE'S ROAD

The existing public realm surrounding Pope's Road is generally compressed, especially during active street market hours. However, despite the poor urban quality as highlighted in the Public Realm Impact Assessment Report this space does accommodate the existing peak usage, which relates to street market at the weekend. Modelling has shown that this will remain the peak period even after the development is completed. Additionally the poor condition of the existing public toilets block, as well as the existing fence blocking the back of the station, encourages the accumulation of garbage and antisocial behaviour.

1. EXISTING SITUATION

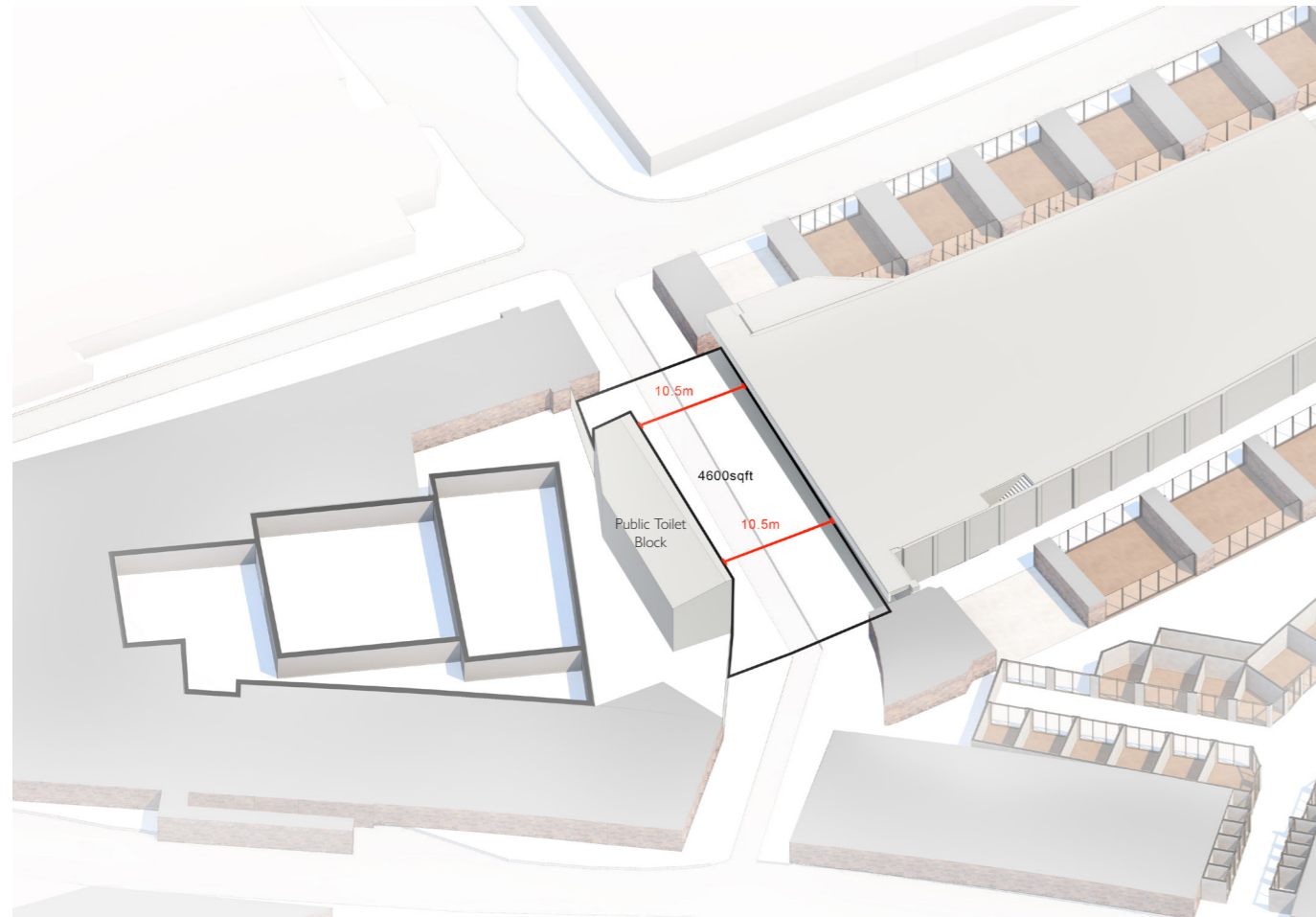


Fig. 2.5.3.1 Existing situation diagram

Our proposed building frontage is repositioned three and half metre east as compared with the current existing building.

2. PROPOSED BUILDING FRONTAGE ALIGNMENT

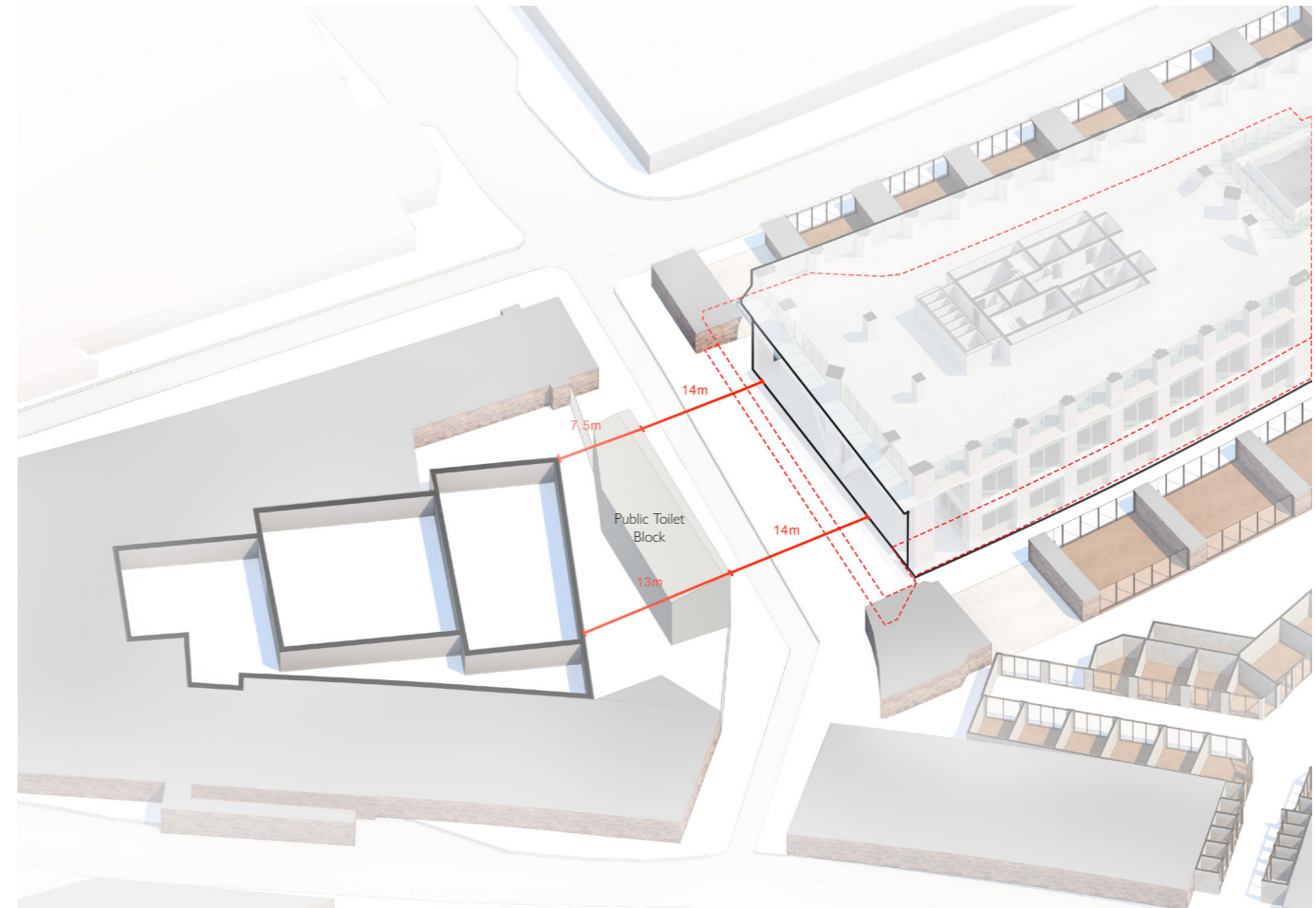


Fig. 2.5.3.2 Proposed building frontage alignment diagram

By relocating the public toilets, we have created an opportunity for an unobstructed, carefully landscaped public area with the potential to provide a central spacious area for Brixton Railway Station users and the local area.

The removal of this structure will require approval and review from local authorities and appointed contractor in line with sequencing and phasing of the construction process.

3. PUBLIC TOILET RELOCATION

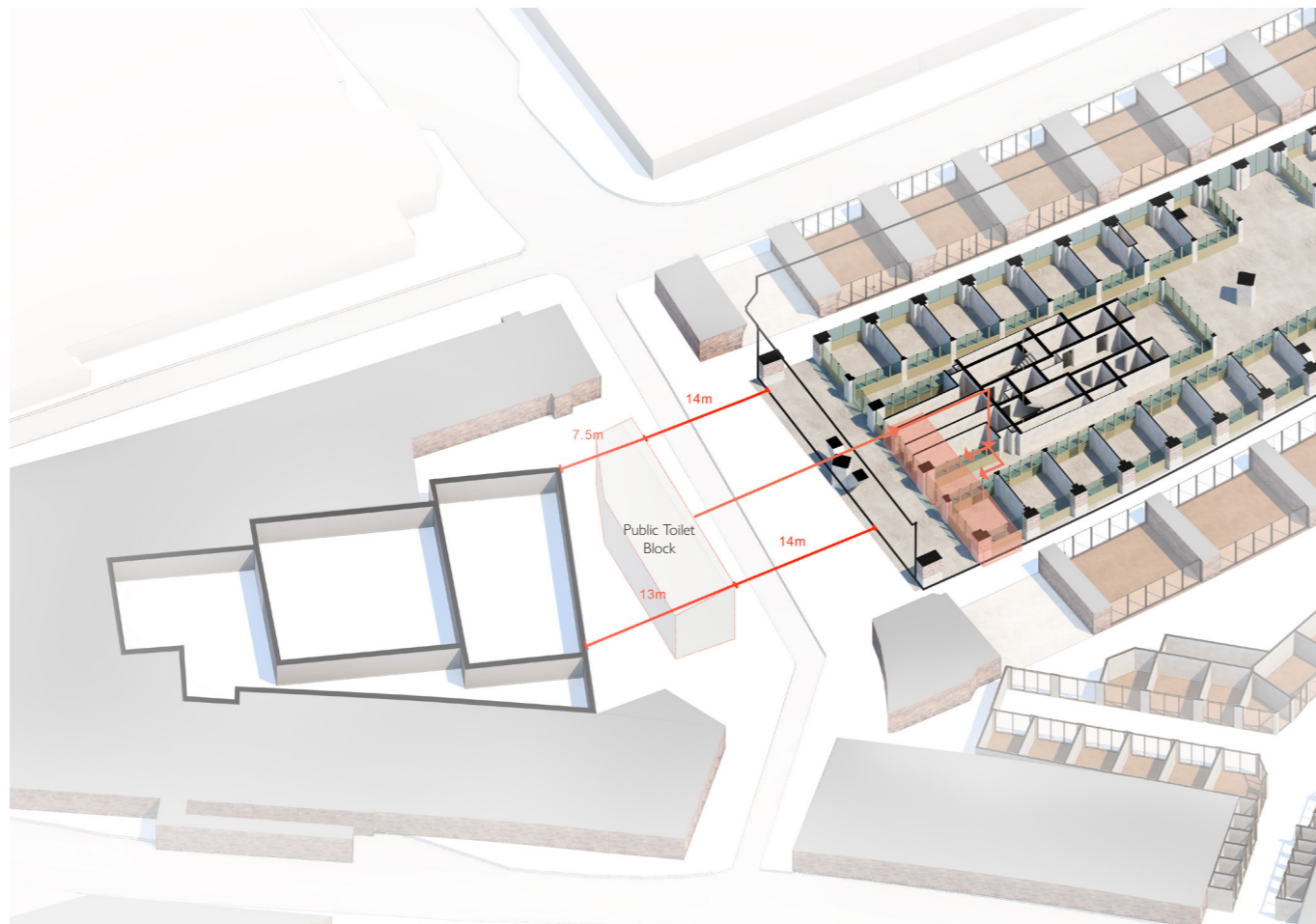


Fig. 2.5.3.3 Public toilet relocation diagram

Public toilets will be relocated to the basement of our proposed scheme, and will be directly accessible from ground floor via lifts.

The public toilets will be available to the public, free of charge, maintained to a high standard, with current provisions adequately increased.

4. PUBLIC TOILET RELOCATION ACCESS

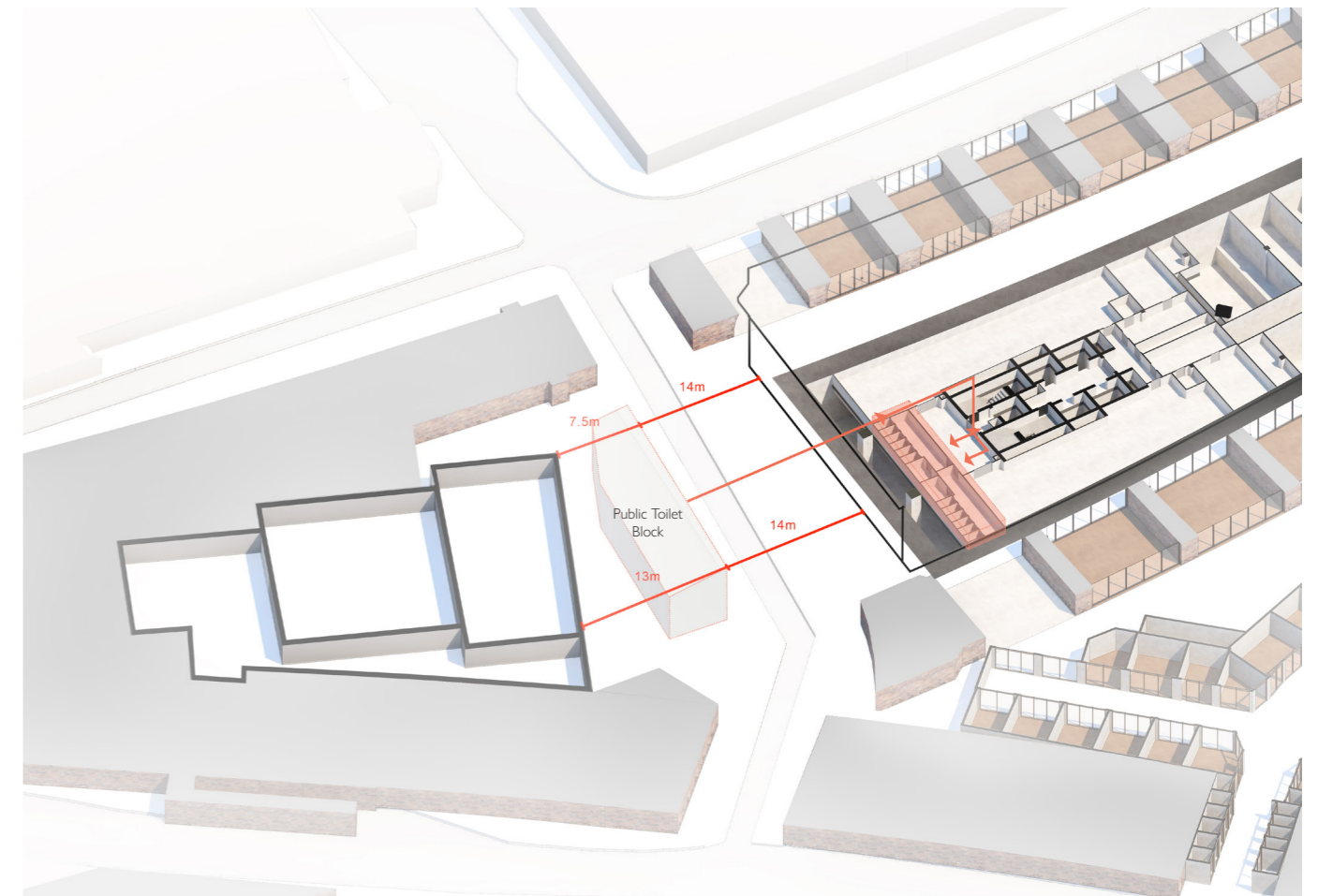


Fig. 2.5.3.4 Public toilet relocation access diagram

2.5 PUBLIC REALM

2.5.3 PUBLIC REALM ON POPE'S ROAD

The relocation of public toilets will generate a significantly larger and more permeable public realm for Pope's Road and a drastic improvements for Brixton Central.

This newly proposed public space will create a relief area of a considerable size that currently can't be found in the vicinity. The newly proposed public toilet will also address the public urination problem which is currently a big issue within this part of the town centre.

5. INCREASED PUBLIC REALM

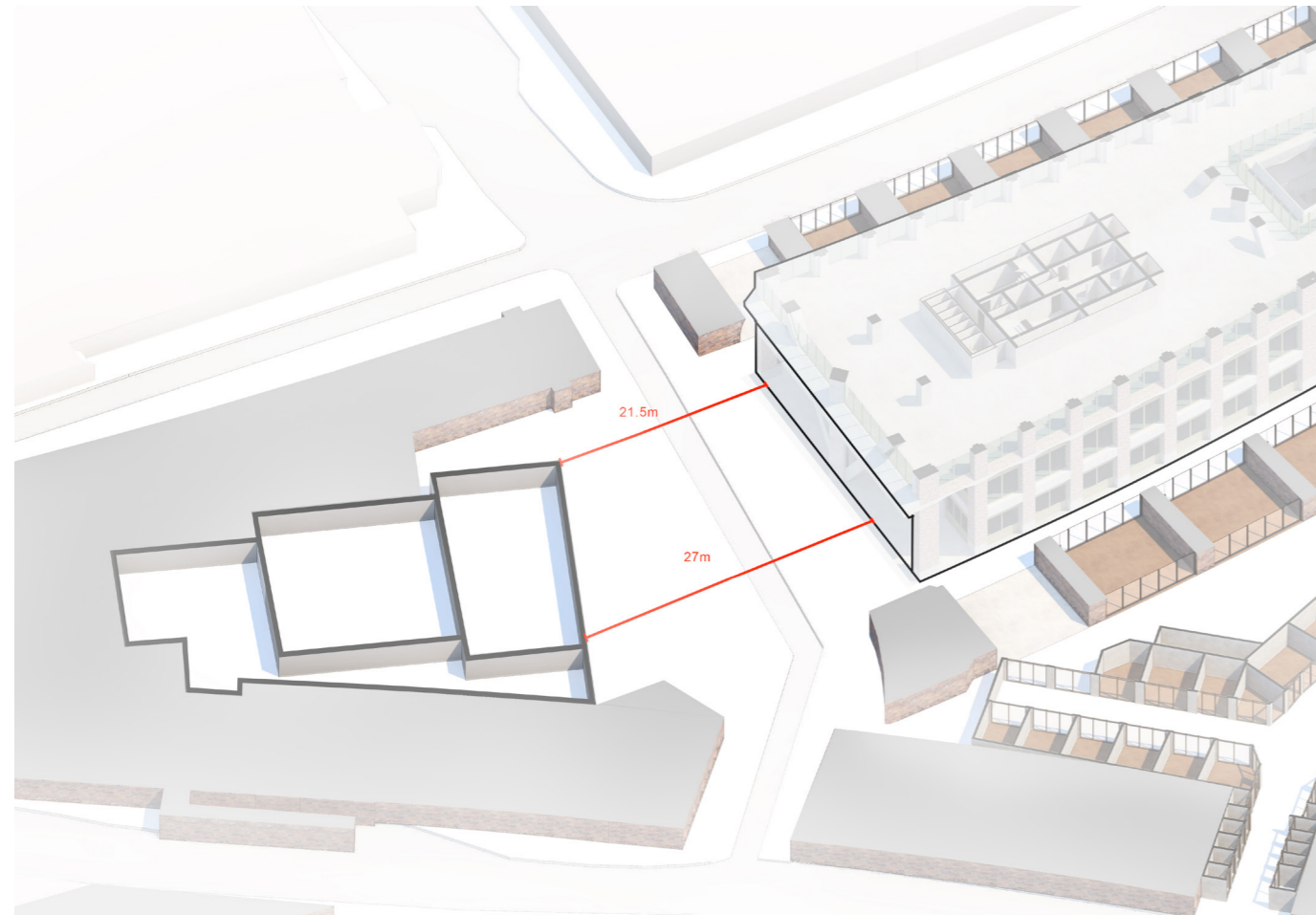


Fig. 2.5.3.5 Increased public realm diagram

To further extend this public space, we propose a setback of six metres that will create shelter for users and traders, whilst also generating a soft threshold between Pope's Road and the proposed market.

6. PROPOSED BUILDING ADDITIONAL SETBACK

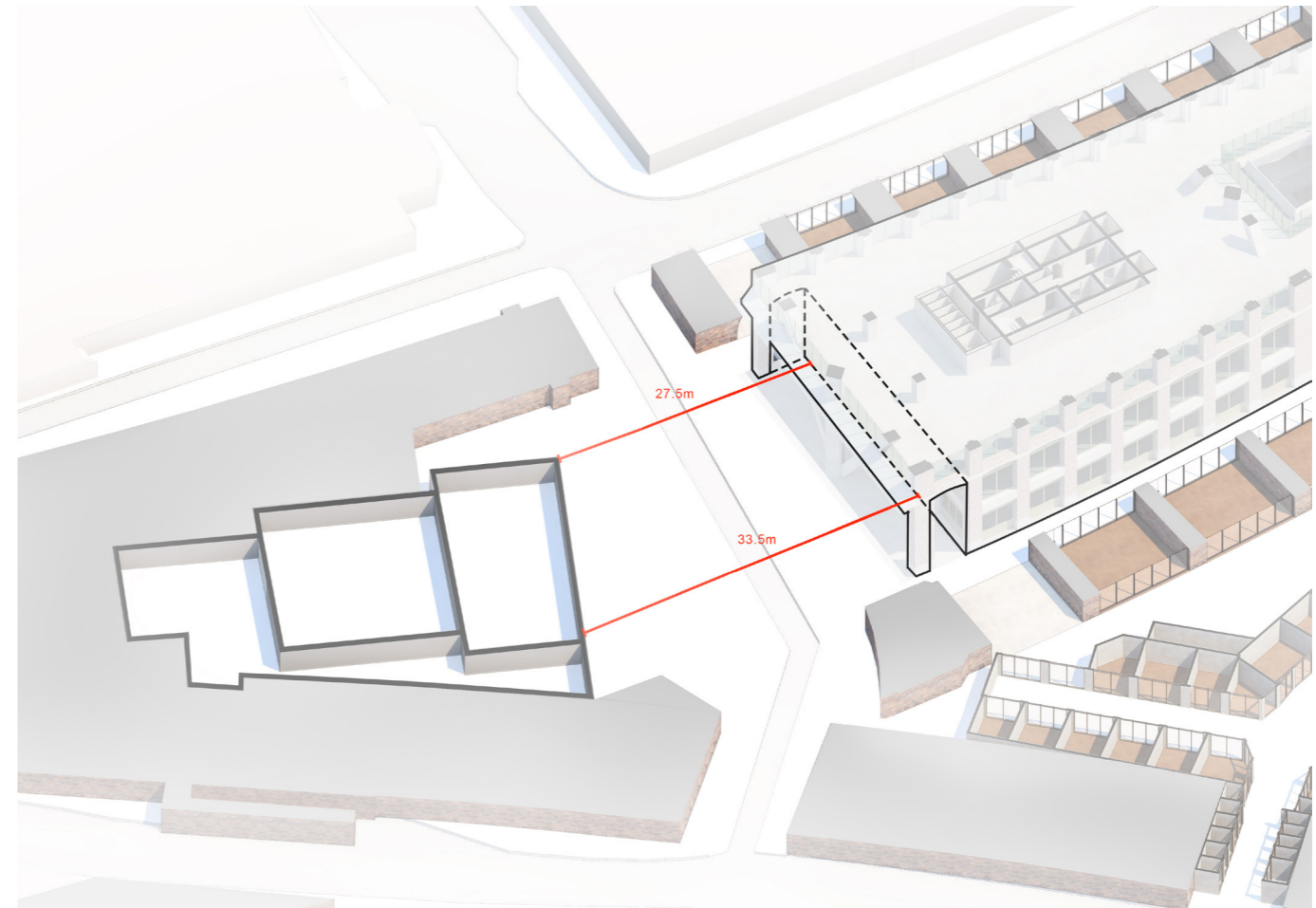


Fig. 2.5.3.6 Proposed building additional setback diagram

Our newly proposed public realm will provide considerably greater space and will be larger in size compared to the existing, creating a new, improved public space for central Brixton. The new scheme will allow up to 10,350 sqft of enhanced open space.

7. PROPOSED PUBLIC REALM

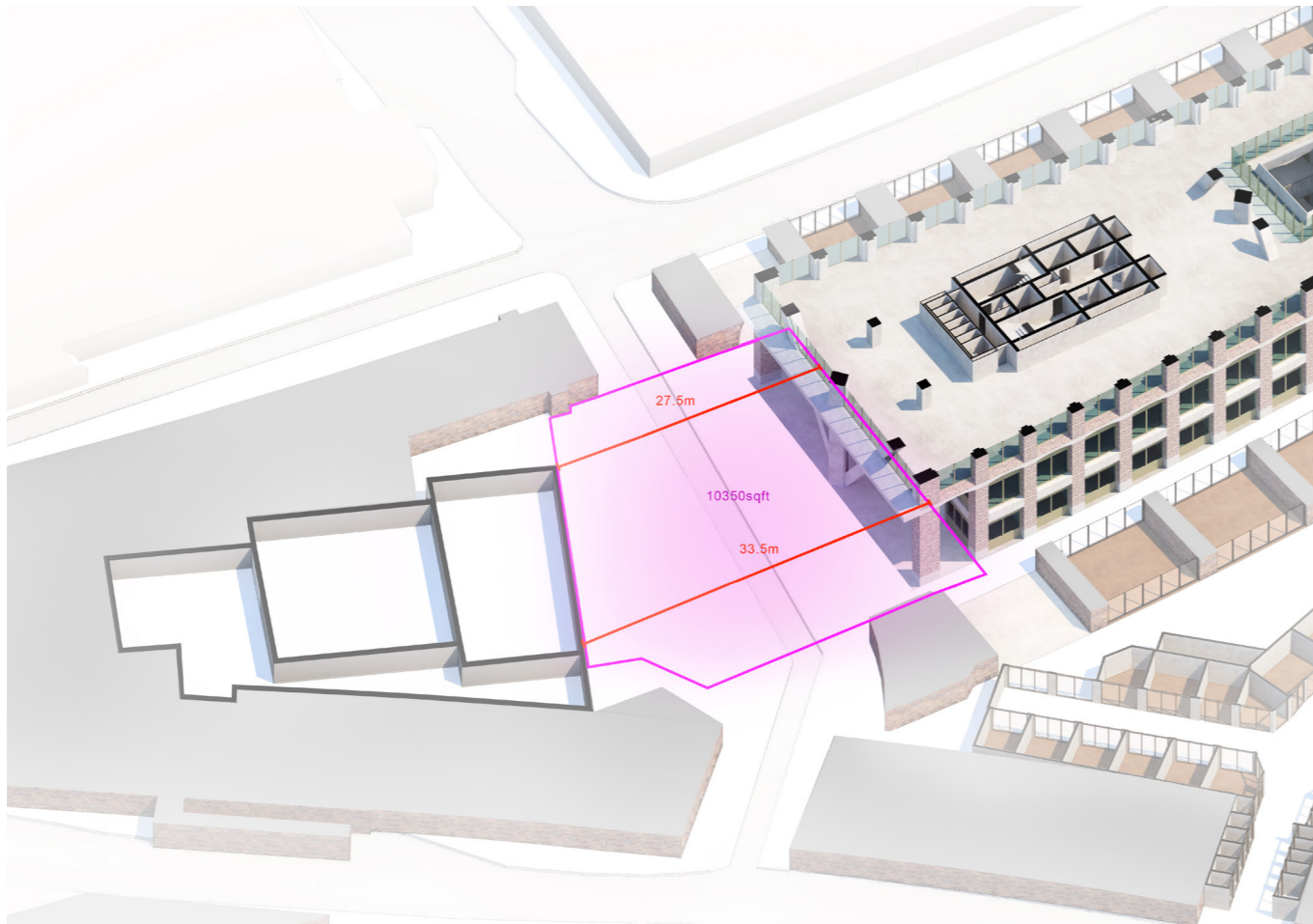


Fig. 2.5.3.7 Proposed public realm diagram

The new activated public realm will be a porous and permeable human-scaled public space, providing increased place for leisure and interactivity within Brixton's urban core.

It will reconcile the needs of the often conflicting congestion of the road alongside the compact nature of the market streets and create good quality and shared space that encourages social interaction and creates a more enjoyable and safer environment.

8. ACTIVATED PUBLIC REALM

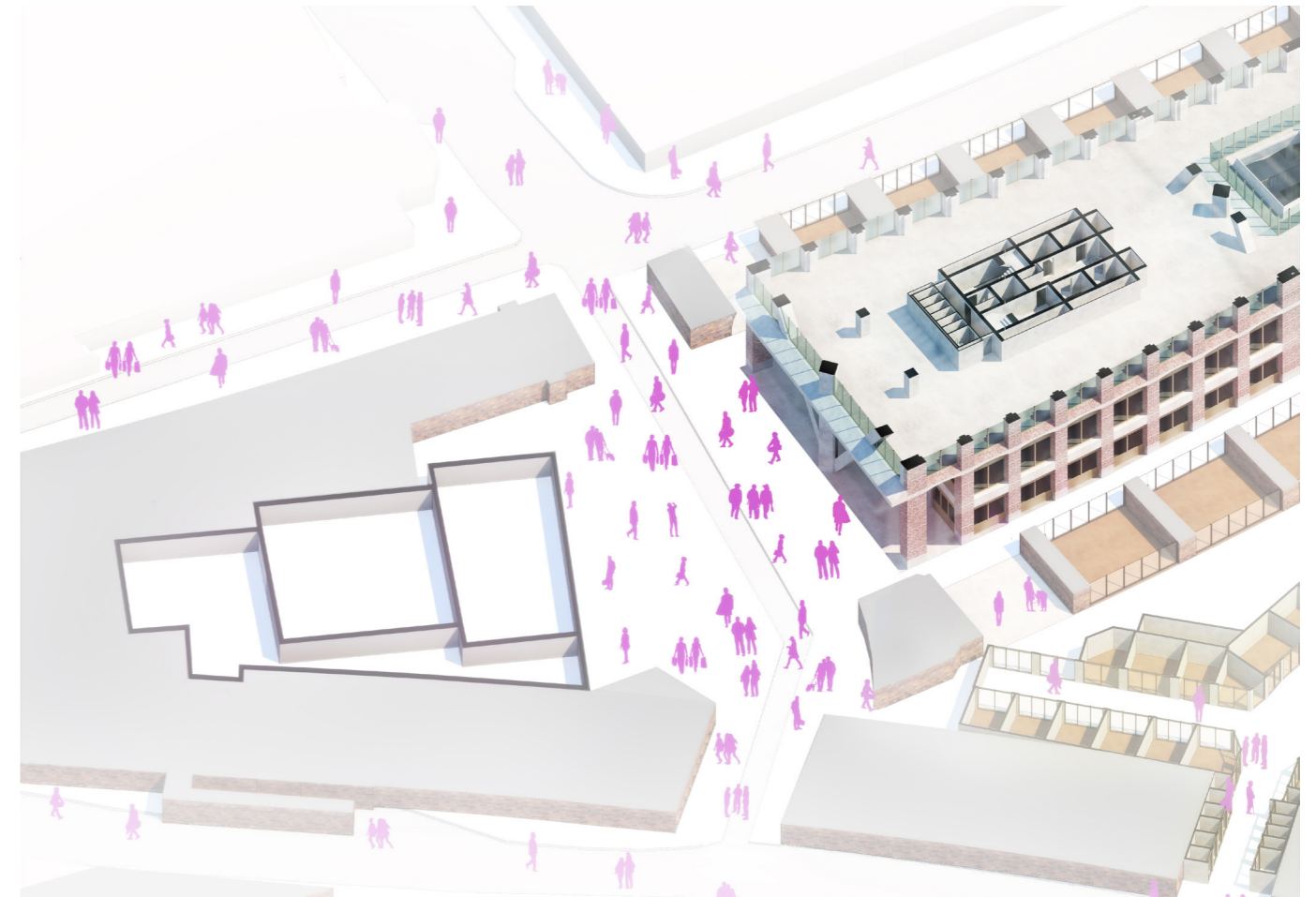


Fig. 2.5.3.8 Activated public realm diagram

2.5 PUBLIC REALM

2.5.3 PUBLIC REALM ON POPE'S ROAD

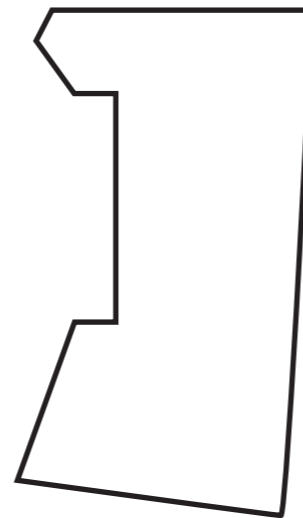
The proposed public realm will amount to over twice the size of the existing, and will offer considerable space as compared with other successful examples of public realm within the borough.

The increase of permeability will open up the surrounding markets that lead to Brixton Station and offer a new access route that enables easier navigation and travel from Station Road's various amenities and open up towards Atlantic Road and Electric Avenue.

This will also provide improved network routes and wider accessibility to other covered market spaces such as the nearby Brixton Village.

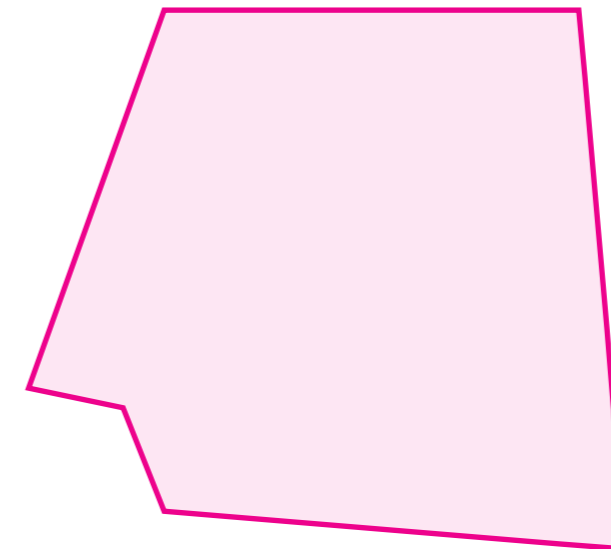
As outlined in the Public Realm Impact Assessment Report the proposed space would be able to accommodate 12,500 people an hour compared to the existing peak at the weekend of c. 2,400. In addition it would be able to accommodate nearly 700 people comfortably at any point in time.

Additional information regarding indicative and potential layout and uses for Pope's Road square can be found in the illustrative work produced by Gort Scott Architects in the "Pope's Road Public Realm and Art Strategy" and submitted in conjunction with the Planning Addendum.



4600 sqft

Pope's Road
Existing Condition



10350 sqft

Pope's Road
Proposed Public Realm

Fig. 2.5.3.9 Diagrammatic comparison between existing and proposed public realm

The proposed public realm on Pope's Road will facilitate the potential future opportunity for the redevelopment of Brixton Station, particularly owing to the possibility of the introduction of a new entrance directly on Pope's Road.



Fig. 2.5.3.10 Proposed diagrammatic longitudinal (East-West) section

2.5 PUBLIC REALM



Fig. 2.5.3.11 Illustrative View of the proposed public realm on Pope's Road during the week end when street market is present



Fig. 2.5.3.12 Illustrative View of the proposed public realm on Pope's Road from the entrance of the proposed market looking at the indicative remodelled Brixton Station entrance

2.5 PUBLIC REALM

2.5.4 MARKET STREETS

The market streets act as circulation paths, activated by frontages of the retail units directly inferred from the existing Brixton Market.

These are inspired by the current aesthetic and style of the existing markets, designed in a bid to extend and preserve the character and authenticity that has made the market so popular over the years.



Fig. 2.5.4.1 Existing market street in the Brixton Village

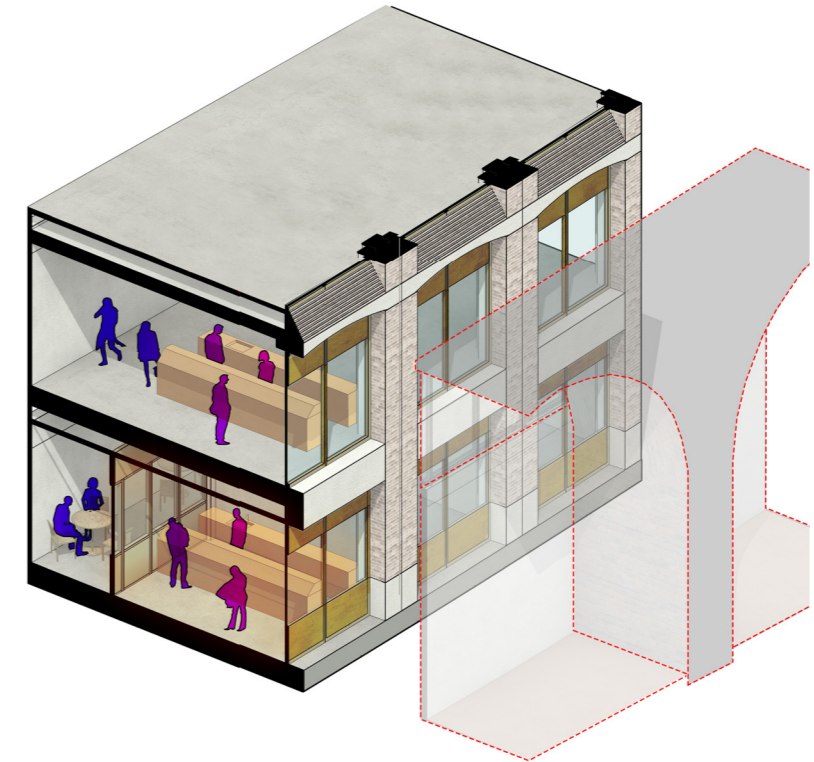


Fig. 2.5.4.2 Axonometric sectional diagram of the proposed internal market streets



Fig. 2.5.4.3 Illustrative view of the proposed internal market streets

The market layout offers the perfect environment for a diverse range of uses and functions.

This diagrammatic section illustrates the vivacity brought about by the diverse mix of uses proposed.

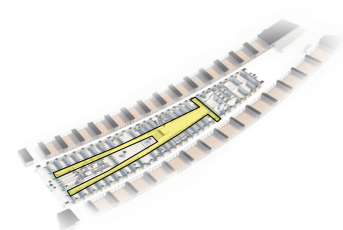
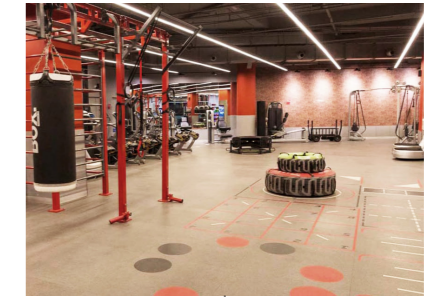
The centre of the section showcases the flexible market space and the visual permeability that is maintained with offices above.

Potential indicative uses are indicated in the diagrammatic section.

Flexible Spaces (B1 - B1C)



Flexible Uses (D)



Market Units (A1-A3)



Flexible Spaces (B1 - B1C)



Food Hall

Fig. 2.5.4.4 Illustrative diagrammatic perspective section of the proposed internal market streets

2.5 PUBLIC REALM

2.5.5 PUBLICLY ACCESSIBLE OPEN SPACE

The proposed flexible market facilitates permeability across the ground floor and accommodates the overall porosity of the urban grain by stitching it together.

Within the continuous and expansive ground floor plane, the space is proposed to accommodate units of various scales and sizes within this central part of the scheme.

The publicly accessible open space takes inspiration from the archetypal form of an open courtyard which becomes a central atrium once it is enclosed within the building.

Acting as a catalyst, it intends to bring together the continuous activity and flow of people from ground floor level, creating vertical circulation through visual continuity and transparency that culminates in the sky visible through the glass roof.

Several public buildings today employ this typology as a key feature of their spatial organization, which due to their character has often become a key strength and element for the success of the overall proposal.

Along with the implementation of Pope's Road, this is the second major component proposed within the scheme to further formulate the creation of a new and accessible public realm that maximises the potential of interaction within the building.

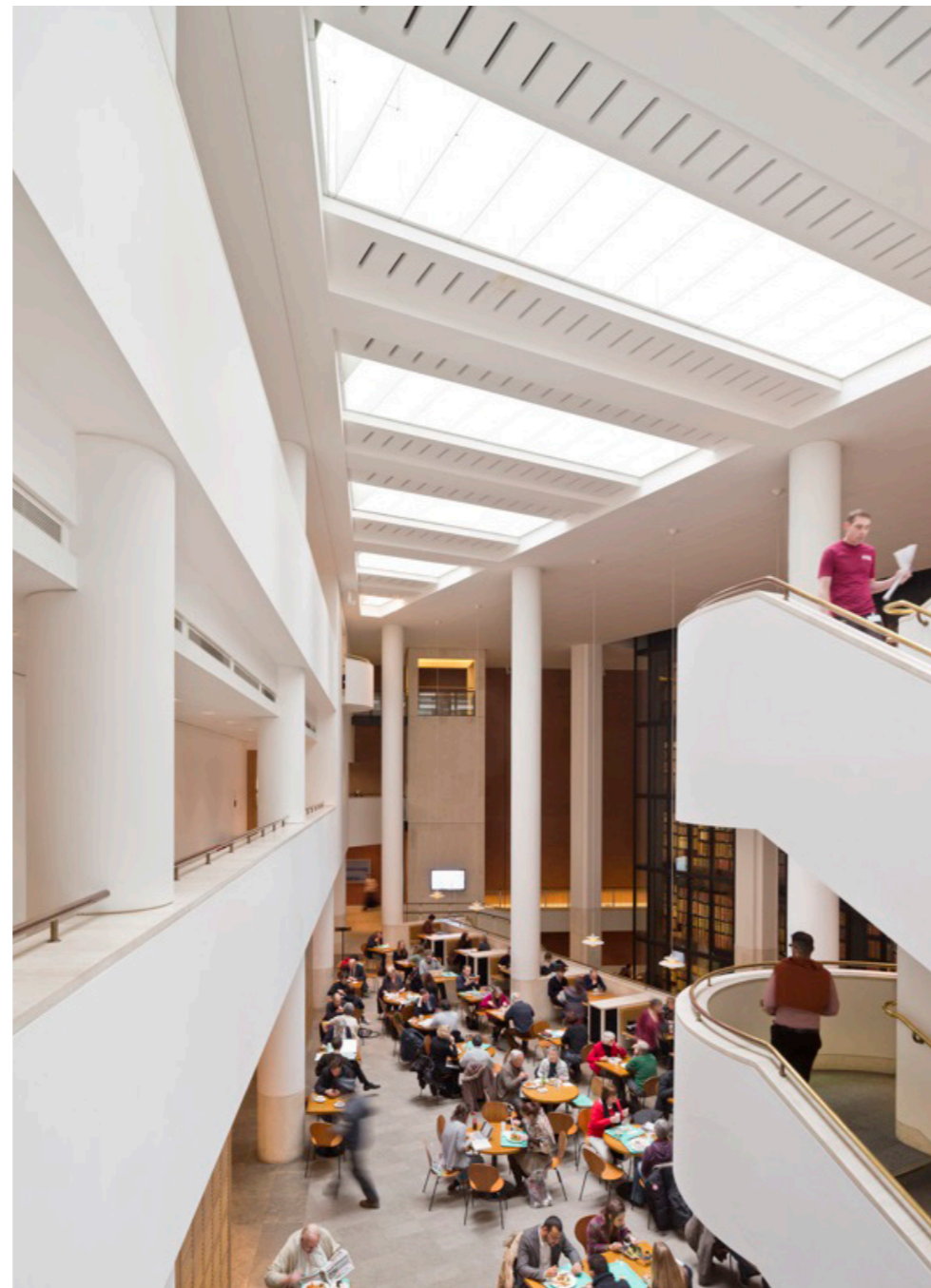
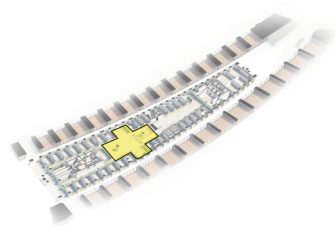


Fig. 2.5.5.1 British Library Internal Public Space, London



Fig. 2.5.5.2 St. Peter's Seminary, Cardross



Fig. 2.5.5.3 Spitalfields Market, London

Positioned within the centre of the site, it influences the overall massing of the scheme and provides a designated split in between the two volumes. This allows for visual permeability but most importantly allow natural light to flood into the interior spaces.

Its central location represents a key moment within all the circulation flows of the building from both inside and outside emphasizing its relevance and importance for the success of the proposed market.

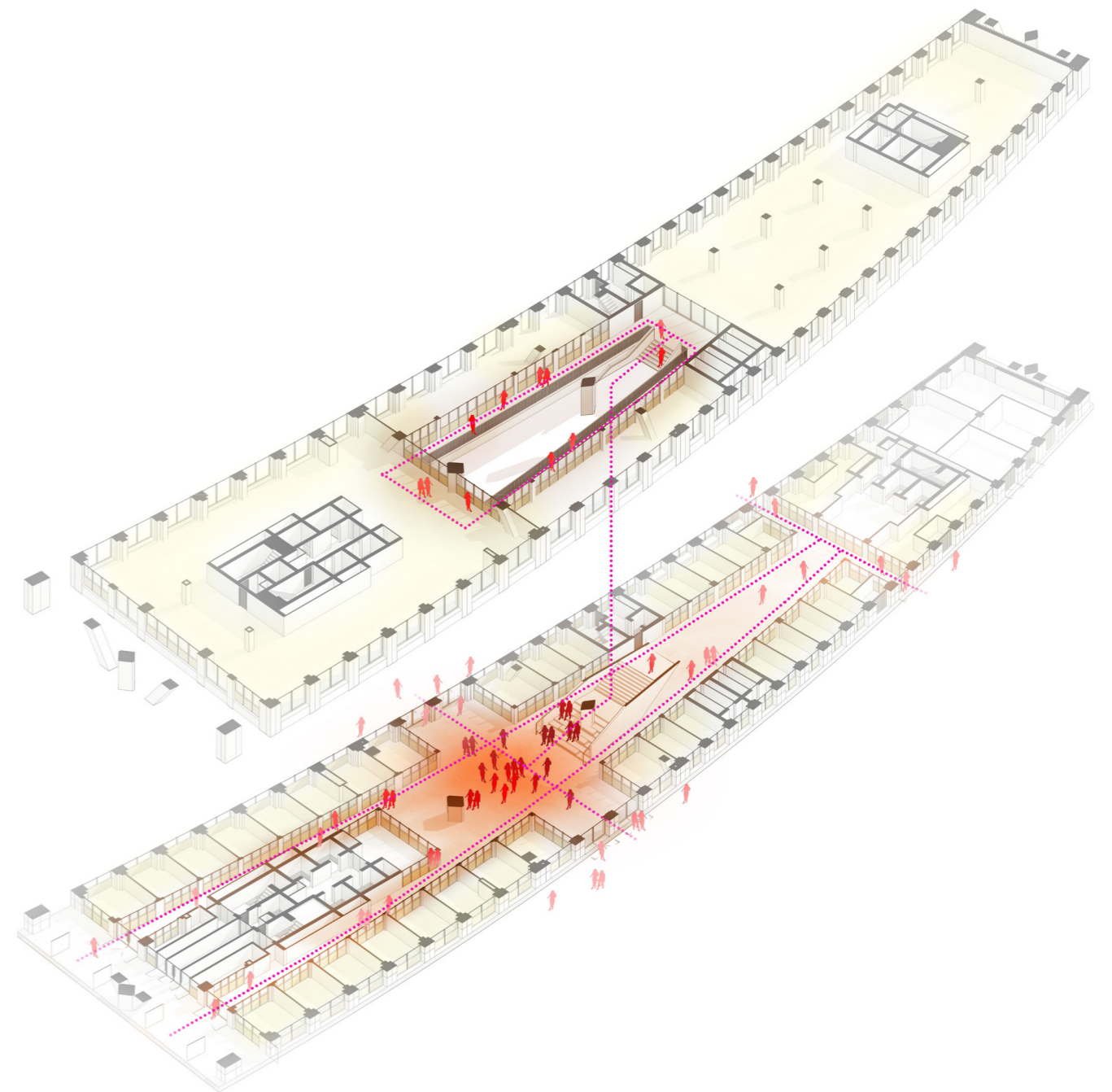
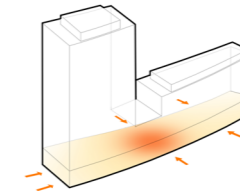
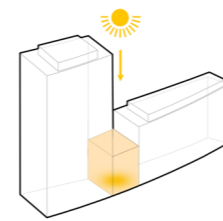
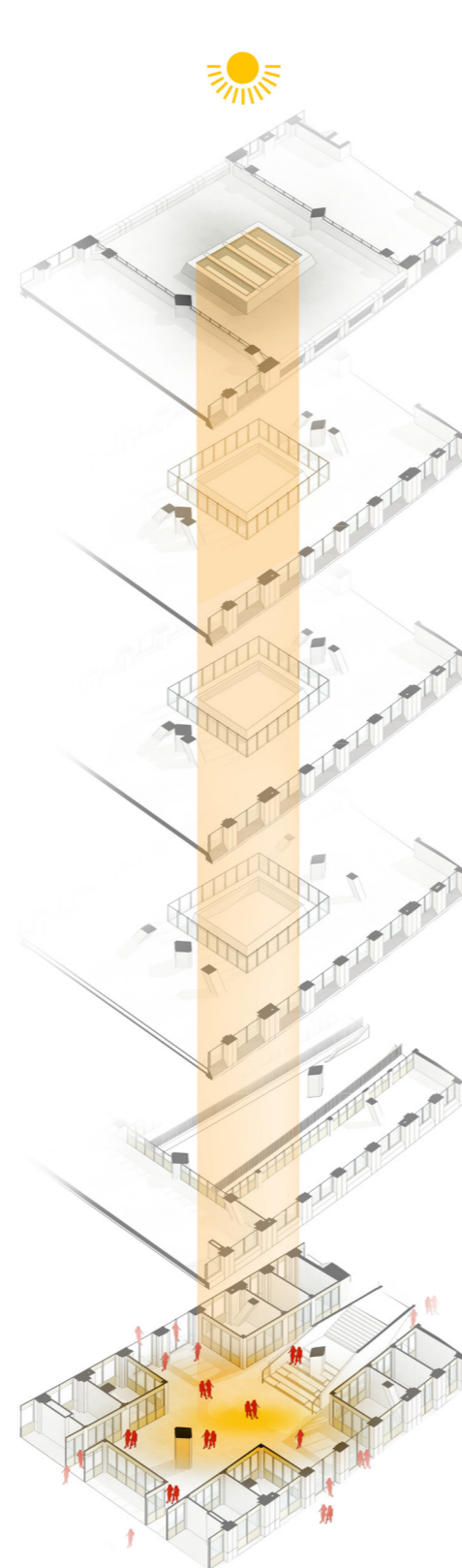
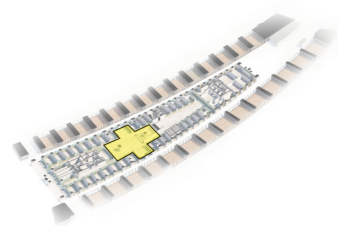


Fig. 2.5.5.4 Publicly Accessible Open Space vertical continuity axonometric diagram

Fig. 2.5.5.5 Publicly Accessible Open Space ground & first floor circulation axonometric diagram

2.5 PUBLIC REALM

2.5.5 PUBLICLY ACCESSIBLE OPEN SPACE

The publicly accessible open space is located in the heart of the proposed market and represents a transformative moment that is heightened by communal activity.

It is conceived as a hall intended for collective public use. It functions primarily as a covered central square, providing places to sit and enjoy, whilst also acting as a food hall and extension of the market on a normal day scenario, but also offers the potential to host a number of various activities and events.

The space sits in between the two office lobbies making it a convergence point for office employees, traders and the general public. A generous triple height space visually connects the retail activities at ground and first floors with the offices located above.

A skylight fills the space with natural light enhancing the area as a pleasant and airy space to engage and spend time in, which is pivotal for the proposal.

Occupying the void and perimeter of this space and on the first four floors, is a balcony that overlooks the space and facilitates visual permeability.

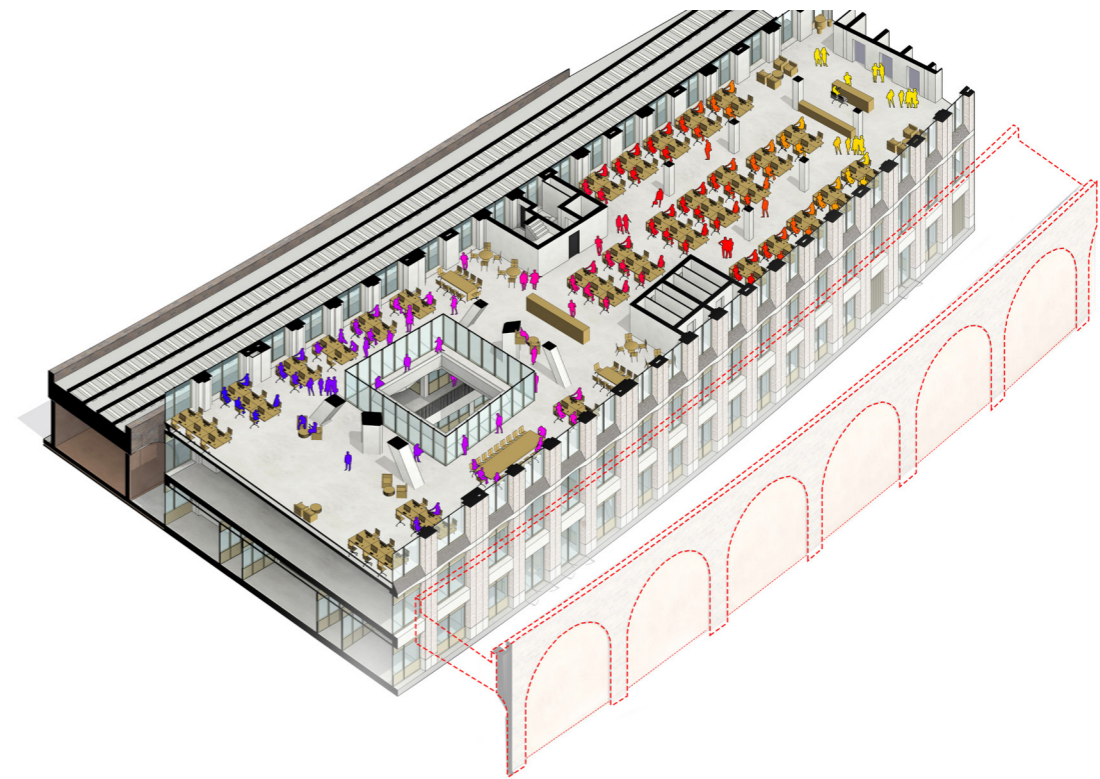


Fig. 2.5.5.8 Publicly Accessible Open Space second floor axonometric diagram

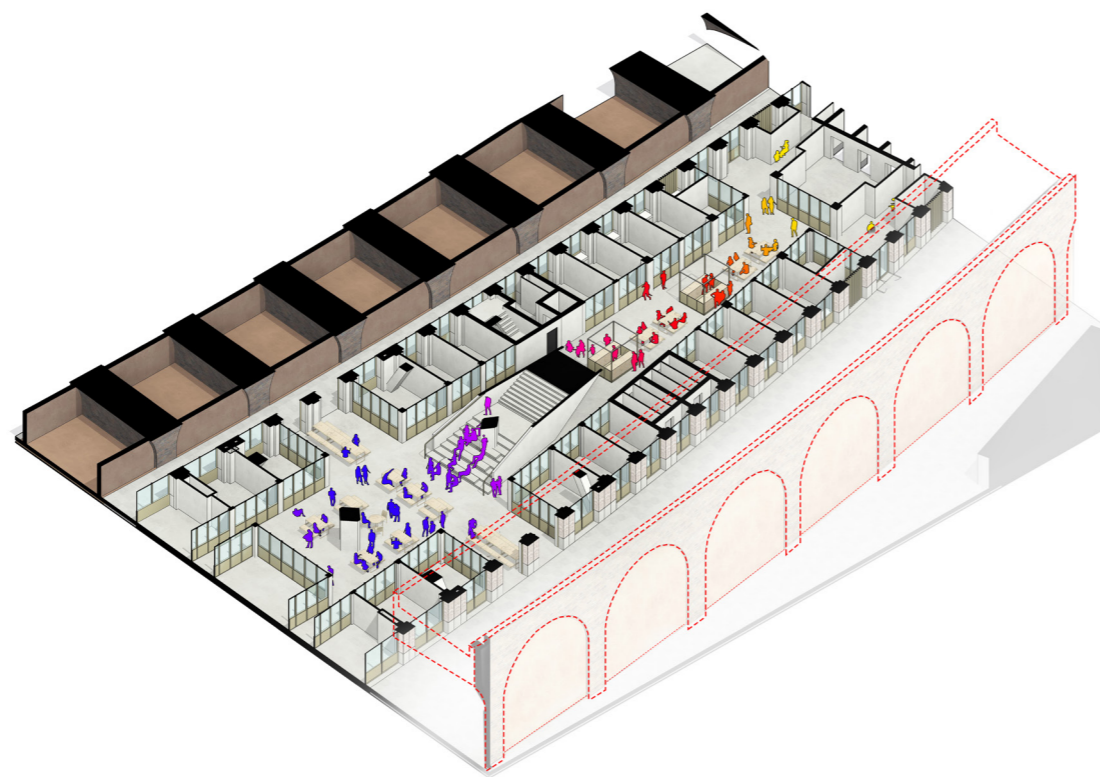


Fig. 2.5.5.6 Publicly Accessible Open Space ground floor axonometric diagram

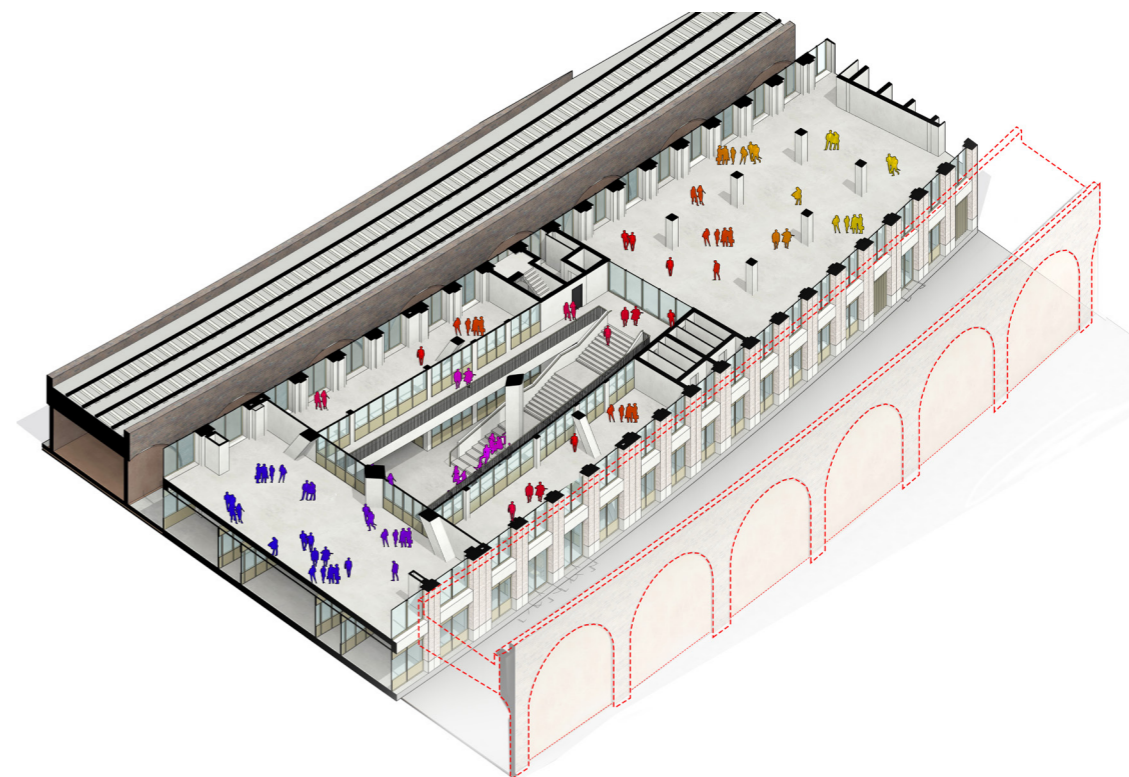
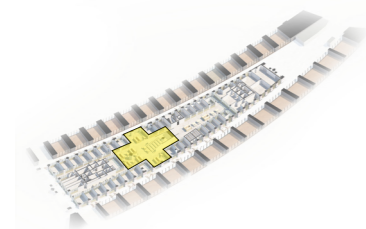
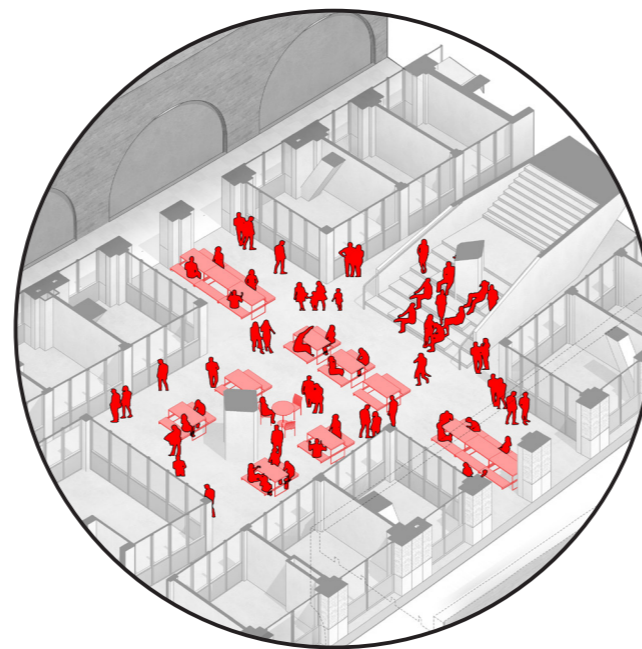


Fig. 2.5.5.7 Publicly Accessible Open Space first floor axonometric diagram

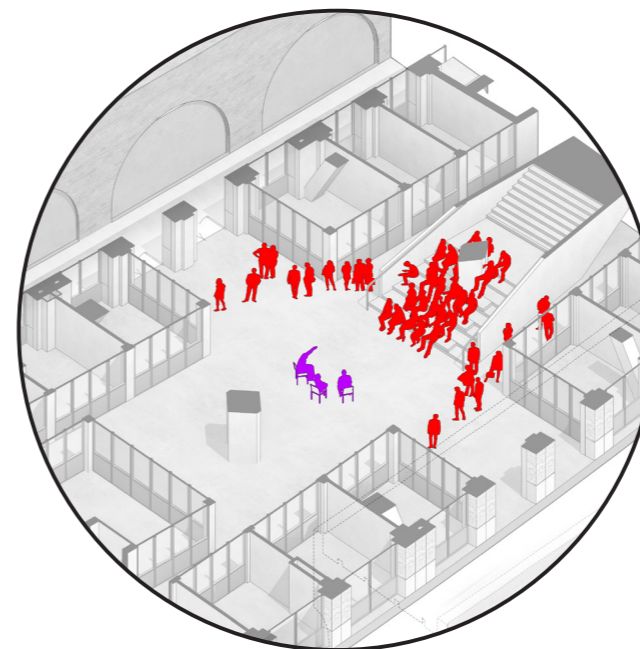


The publicly accessible open space has been designed to be exceedingly versatile, and has the capacity to host a wide range of events from community events to exhibitions.

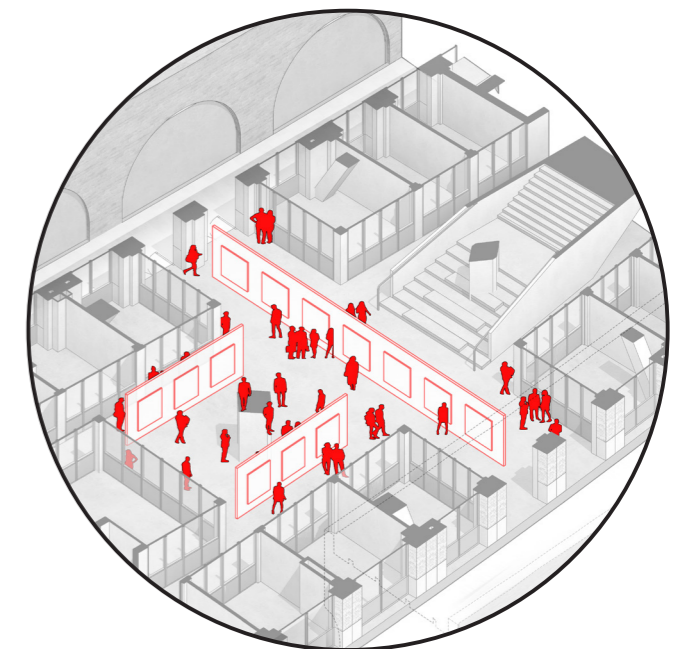
Additional information regarding indicative activities for the publicly accessible open space can be found in the Community and Commercial Use Strategy document submitted in conjunction with the Planning Addendum.



Main Scenario
Market Food Court



Scenario 2
Event Space Available for Community Use



Scenario 3
Exhibition Space

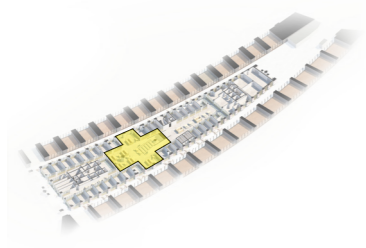


Fig. 2.5.5.9 Publicly Accessible Open Space food hall scenario diagram



Fig. 2.5.5.10 Publicly Accessible Open Space community events space scenario



Fig. 2.5.5.11 Publicly Accessible Open Space exhibition space scenario diagram

2.5 PUBLIC REALM



Fig. 2.5.5.12 Illustrative view of the Publicly Accessible Open Space from ground floor



Fig. 2.5.5.13 Illustrative view of the Publicly Accessible Open Space from the second floor



Fig. 2.5.5.14 Illustrative detail view of the Publicly Accessible Open Space from ground floor

2.5 PUBLIC REALM



Fig. 2.5.5.15 Illustrative view of the Publicly Accessible Open Space from ground floor - community event scenario



Fig. 2.5.5.16 Illustrative view of the Restaurant

2.5 PUBLIC REALM

2.5.6 PUBLIC REALM BENEFITS

The proposed “external” and “internal” public realm implemented by the scheme totals 19,330 sqft.

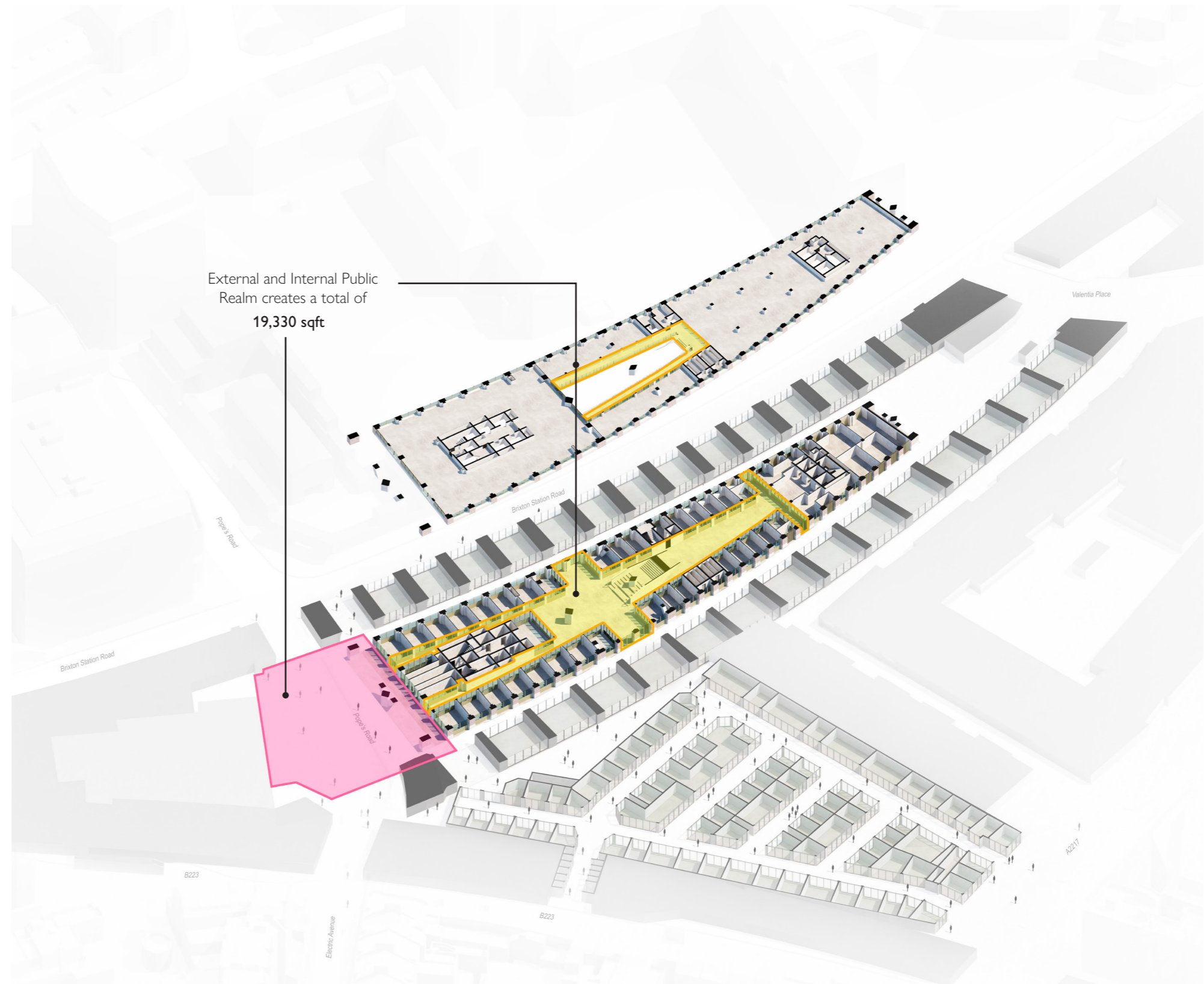


Fig. 2.5.6 Ground floor public realm components axonometric diagram

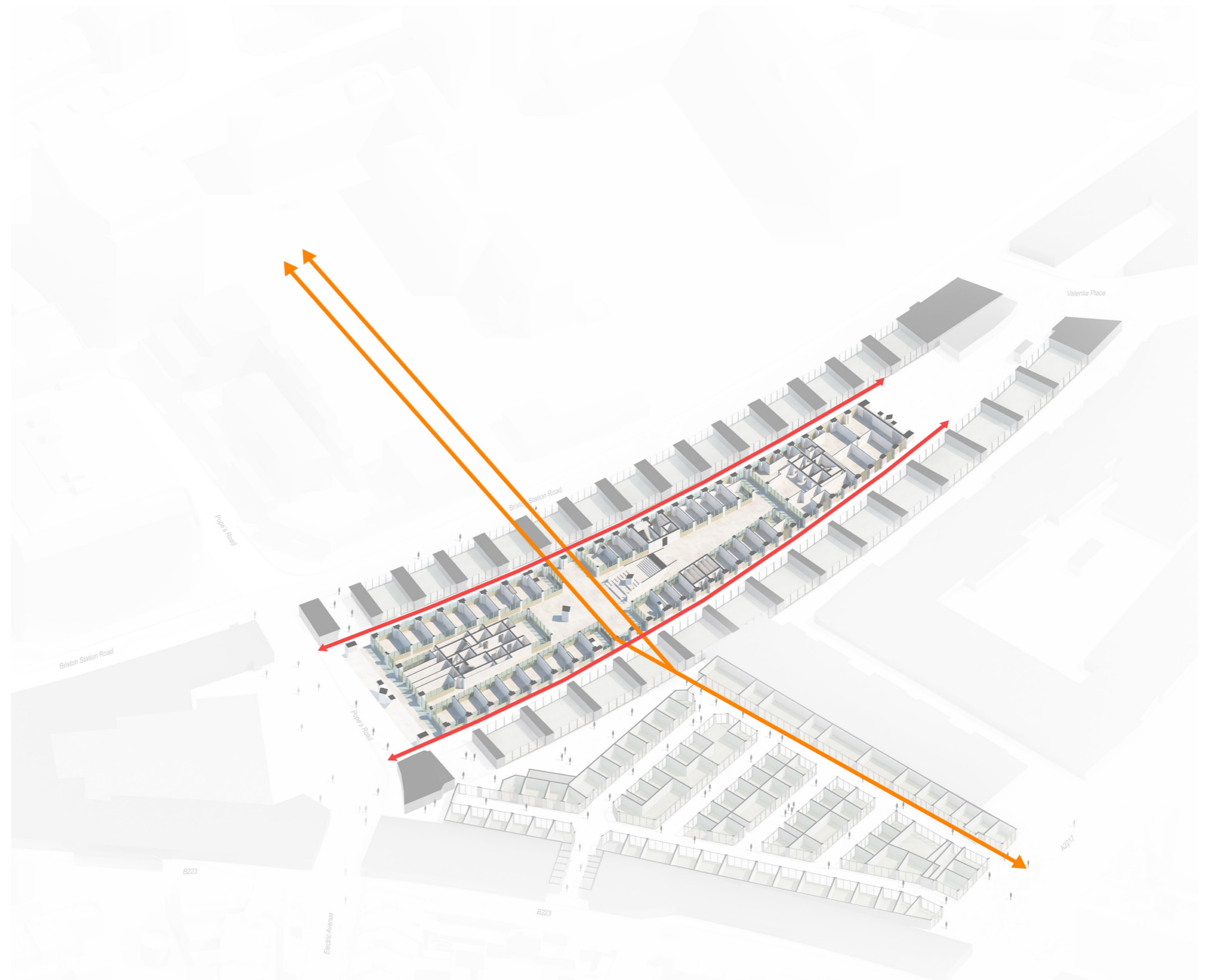
2.5.7 POTENTIAL FUTURE CONNECTIONS

The current layout of the ground floor of the scheme facilitates two major potential connections that might come forward in the future.

One is represented by the north-south connection from the Brixton Village through the publicly accessible open space into the Pop Brixton site.

The second is the public accessibility of the side streets with the potential implementation of the existing arches.

Although the current layout facilitates these potential routes to come forward in the future, these connections do not form part of this planning application nor are fundamental in terms of pedestrian movement and permeability for the proposed scheme.



Key

← North-South Potential connectivity

← East-West Potential connectivity

Fig. 2.5.7 Ground floor potential future connectivity axonometric diagram

2.6 FAÇADE LANGUAGE

2.6.1 CONTEXTUAL CONSIDERATIONS

Our research into Brixton's built context informed our understanding of some of the most prevalent architectural features found in neighbouring buildings.

As such, our scheme presents a reinterpretation of many of these features, with their profound and creative re-imagining constituting the starting point of our design approach.

The tripartite organisation of the façades, the horizontal lintels, arched and triangular forms of the window heads, and the rich detailing were some of the influential elements considered throughout the design evolution of the scheme.

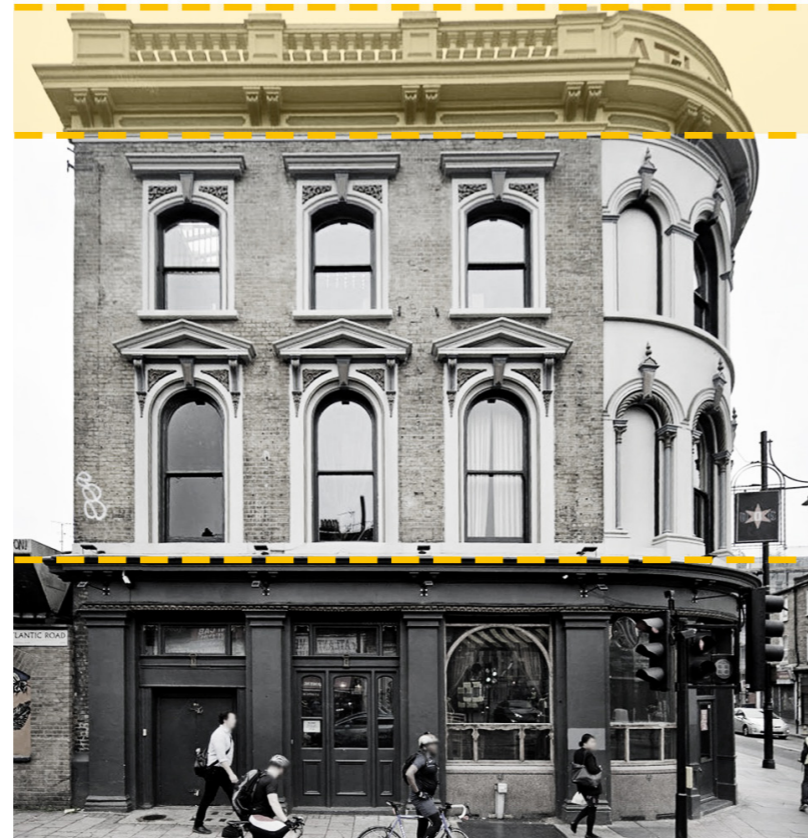


Fig. 2.6.1.1 Building façade on Atlantic Road

Contextual Reference
Façade Tripartite Structure

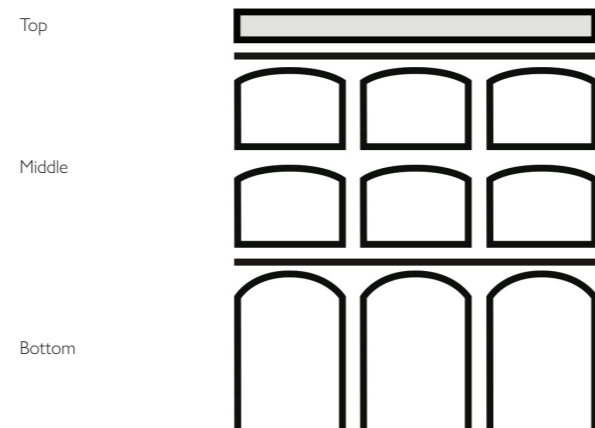


Fig. 2.6.1.2 Building façade detail on Electric Avenue

Contextual Reference
Arch Form & Horizontal Lintel

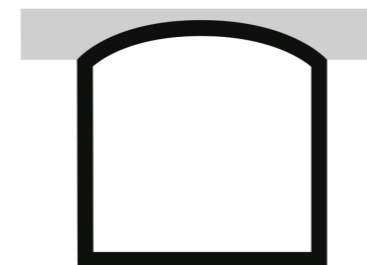


Fig. 2.6.1.3 Building façade detail on Acre Lane

Contextual Reference
Triangular Form & Linear Elements



Fig. 2.6.1 Building façade on Brixton Station Road