

H O N D O

DESIGN & ACCESS STATEMENT ADDENDUM  
SEPTEMBER 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.

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# INTRODUCTION

1

## 1.1 EXECUTIVE SUMMARY

This document supports the planning application submitted in March 2020 and the planning application addendum submitted in July 2020 for the redevelopment of the site located at 20-24a Pope's Road, within Brixton Central.

The planning application documents submitted in March and July were reviewed by selected Members on a Planning Committee meeting held on the 25th of August 2020 which overrun the allocated time slot and therefore culminated in the deferral of the application.

The main purpose of this document is twofold. On one hand it addresses a number of comments received by the Members during the Planning Committee meeting. On the other hand it explains in a greater level of detail the external appearance of the building and the main components of the proposed public realm; with the aim to clarify some of the questions raised by the Members.

The main comments and questions raised during the Planning Committee were the following :

- Concerns over the dominance and heaviness of the top of the building, particularly on the West Block;
- Excessively gray appearance of the concrete structure;
- Request for greater clarity over the articulation of the building facade;
- Concerns over the interface between the bottom part of the West facade and the public realm on Pope's Road;
- Request for greater clarity over the organization and functioning of the proposed market and dedicated community space.

The material contained in this document is therefore structured to answer and clarify all the points listed above.

The first part of chapter 2 elaborates on the following design changes :

- Revision of the interface between the bottom part of the West facade and the public realm facing Pope's Road;
- Further explanation on the functioning and organization of the public realm and of the proposed market;
- Revision of the location of the proposed dedicated community space and further explanation of its functioning; addressing concerns raised about its location and accessibility at the east-

ern end of the market.

The second part of chapter 2 elaborates on the following design changes :

- Revision of the facades' top part on both the West and East Block;
- Revision and lightening of the concrete tonality;
- Further explanation on the principles and appearance of the building facades.

A separate point raised during Committee concerned wind mitigation measures. To bring further clarity on this matter, the wind mitigation measures have already been incorporated into the current scheme following a wind tunnel testing workshop. These measures are incorporated to meet the required standards and are mostly in the form of transparent wind screens and vegetation. Therefore, no further alteration of the appearance of the building envelope will have to take place.

The proposed design changes are considered to address the Members' concerns and questions while simultaneously enhancing the scheme; particularly the relationship between the building and the public realm on Pope's Road but also the overall look and appearance of the building.

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 and of the Planning Addendum submitted in July 2020.

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



Fig. 1.1 Proposed Illustrative View from Brixton Station Road





# DESIGN PROPOSAL

2

## 2.1 PUBLIC REALM

### 2.1.1 BUILDING INTERFACE - BOTTOM PART DESIGN CHANGES

#### July 2020 Application Addendum

During the Planning Committee the Members raised the following comments:

- Concerns over the interface between the bottom part of the West facade and the public realm on Pope's Road;
- Concerns over the excessively gray appearance of the concrete structure.



Fig. 2.1.1.1 July 2020 Planning Addendum south-west facade bottom part illustrative close up view



### September 2020 Application Addendum

The current proposal incorporates a revision of the bottom part of the west facade facing Pope's Road. This part of the building represents the interface between the public square and the market entrance, playing a key role in how internal and external spaces are coming together.

- Specifically, particular attention has been given to the way the structural bracing hits the ground and its relationship with the proposed square in front.

The structural bracing has been lifted from the ground and replaced by a circular column which incorporates a custom designed seating element. The different materiality treatment of the column suggests its uniqueness and its role as a special feature within the square to mark the entrance into the proposed building.

This new design feature creates a new focal point for the square and a gathering point for all the people in the neighbourhood.

In addition, the proposed design facilitates the circulation and further activates the double height portico, enhancing the interaction between the proposed market and the public square.

- Finally, the overall tonality of the concrete structure has been lightened to soften the appearance of the building.

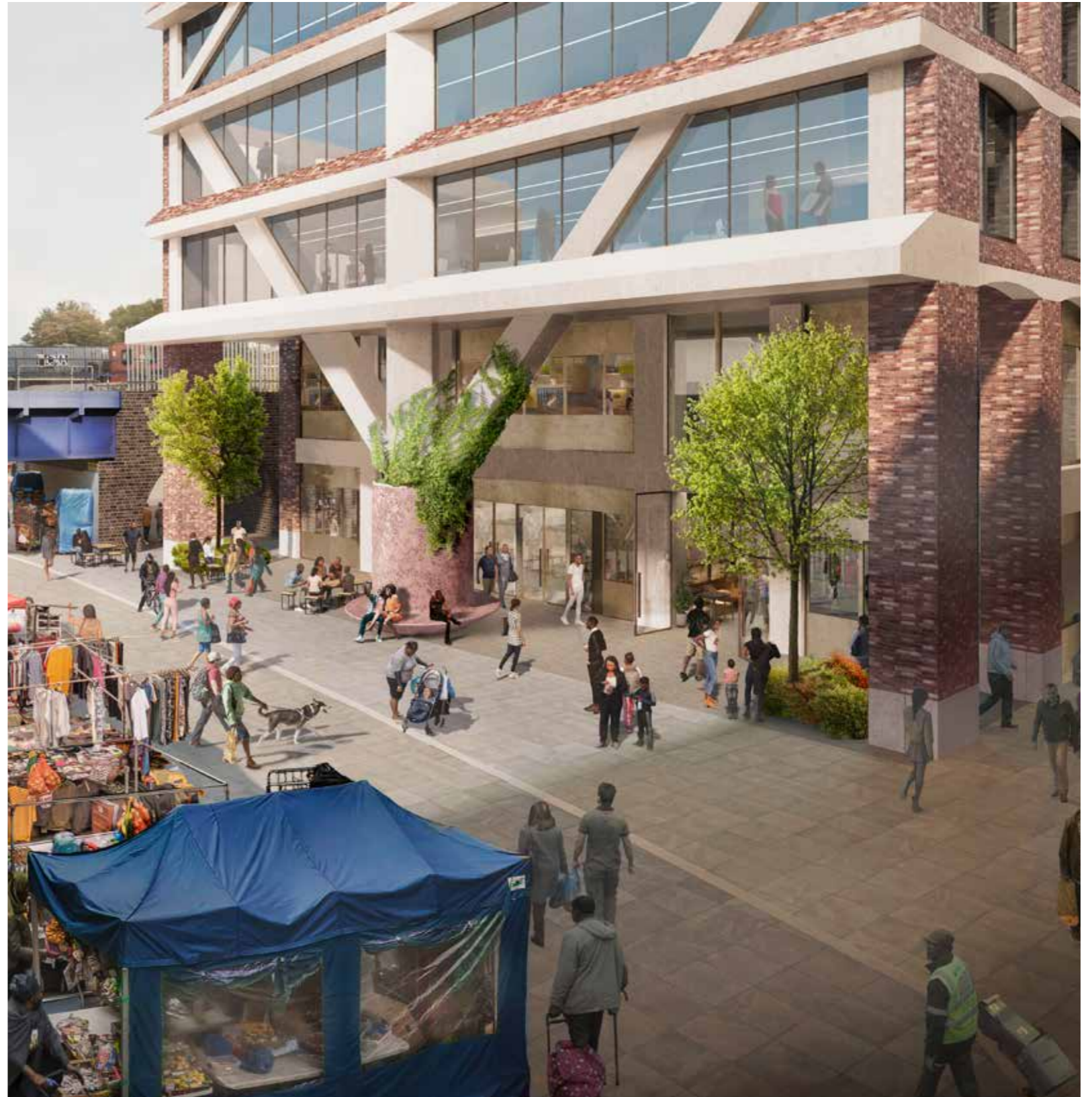


Fig. 2.1.1.2 September 2020 Planning Addendum south-west facade bottom part illustrative close up view



## 2.1 PUBLIC REALM

### 2.1.2 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" and is represented by the new proposed square on Pope's Road and the double height portico which creates a soft threshold between outside and inside.

The new design changes create and even stronger interaction between the proposed public square and the double height portico which leads into the building.



Fig. 2.1.2.1 External Public Realm component illustrative axonometric diagram

**Internal Public Realm - Market Streets, Publicly Accessible Open Space and Dedicated Community Space**

The second component is “internal” and includes all the covered publicly accessible spaces of the market, i.e the market streets, the flexible central open space and, up to the first floor via the feature staircase, the dedicated community space.

The location of the dedicated community space has also been revised. It has been move westwards towards the more central part of the market and is directly accessible from the top of the feature staircase through a buffer zone of flexible retail units.



Fig. 2.1.2.2 Internal Public Realm components illustrative axonometric diagram



## 2.1 PUBLIC REALM

### 2.1.3 PUBLIC REALM ON POPE'S ROAD

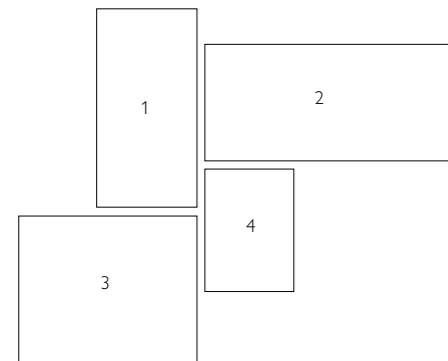
#### Public Realm gathering point - Inspirations and precedents

The proposed design amendment seeks to further strengthen the quality of the public realm on Pope's Road by introducing a new gathering point for the square.

Many public spaces often presents special features, in the form of art pieces, memorials, special piece of furnitures or even natural elements which act as focal and meeting point within them.

These elements, which are often unique, become attractors that enhance the quality of the public space by defining and characterizing it.

In addition, these special features often include seating elements or resting points which allow people to enjoy the quality of the space and at the same time break the pace of the city by providing a moment of contemplation.



1. Eros Sculpture, Piccadilly Circus, London
2. Commemorative Fountain, Trafalgar Square, London
3. Plane tree, Windrush Square, London
4. Terrazzo texture

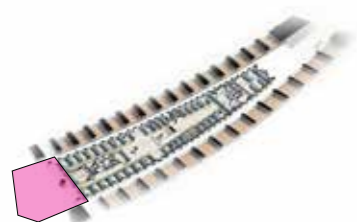


Fig. 2.1.3.1 Public realm gathering point inspirations and precedents



### A new gathering point for Pope's Road

The proposed circular column on Pope's Road addresses two issues at the same.

Firstly, it deals with the way in which the structural bracing hits the ground by softening it but still providing the structural requirements needed to support the building above.

Secondly, it creates a new special feature within the square which characterizes the proposed public realm in a unique way.

The proposed column acts as a catalyst within the square creating a new gathering point where people can meet, seat, relax and interact almost like a fireplace does in a living room.

The soft form and the special material treatment makes it stand out within the space almost as if it is an art piece, a special artifact.

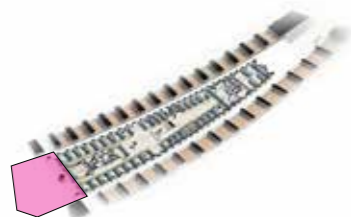


Fig. 2.1.3.2 Illustrative axonometric diagram of the proposed public realm on Pope's Road with new design amendments



## 2.1 PUBLIC REALM

### 2.1.3 PUBLIC REALM ON POPE'S ROAD

#### Softening the threshold

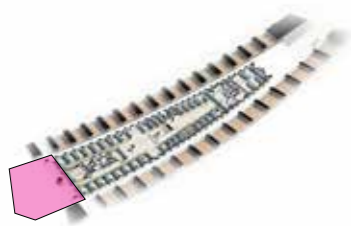
The proposed design further activates the threshold of the market favouring the blending between the square and the entrance of the building.

Whilst adding new seating spaces, the new circular column does not infringe on the space left for circulation underneath the double height portico.

As a result the circulation and permeability through the space has been facilitated and enhanced.



Fig. 2.1.3.3 Illustrative plan diagram of the proposed public realm on Pope's Road with new design amendments





### A special design feature

Clad in a rich and delicate material such as terrazzo, the new circular column will become a centerpiece of the new public square on Pope's Road.

The use of curves softens the edges and in conjunction with the different tonality make it stand out from the rest of the structure. Its scale and dimension express solidity whilst the shape of the integrated seating area invites the user to sit and to take a moment of contemplation.

Its unique design will become a recognizable feature of the square with the aspiration to grow into a new gathering point for the whole neighbourhood.

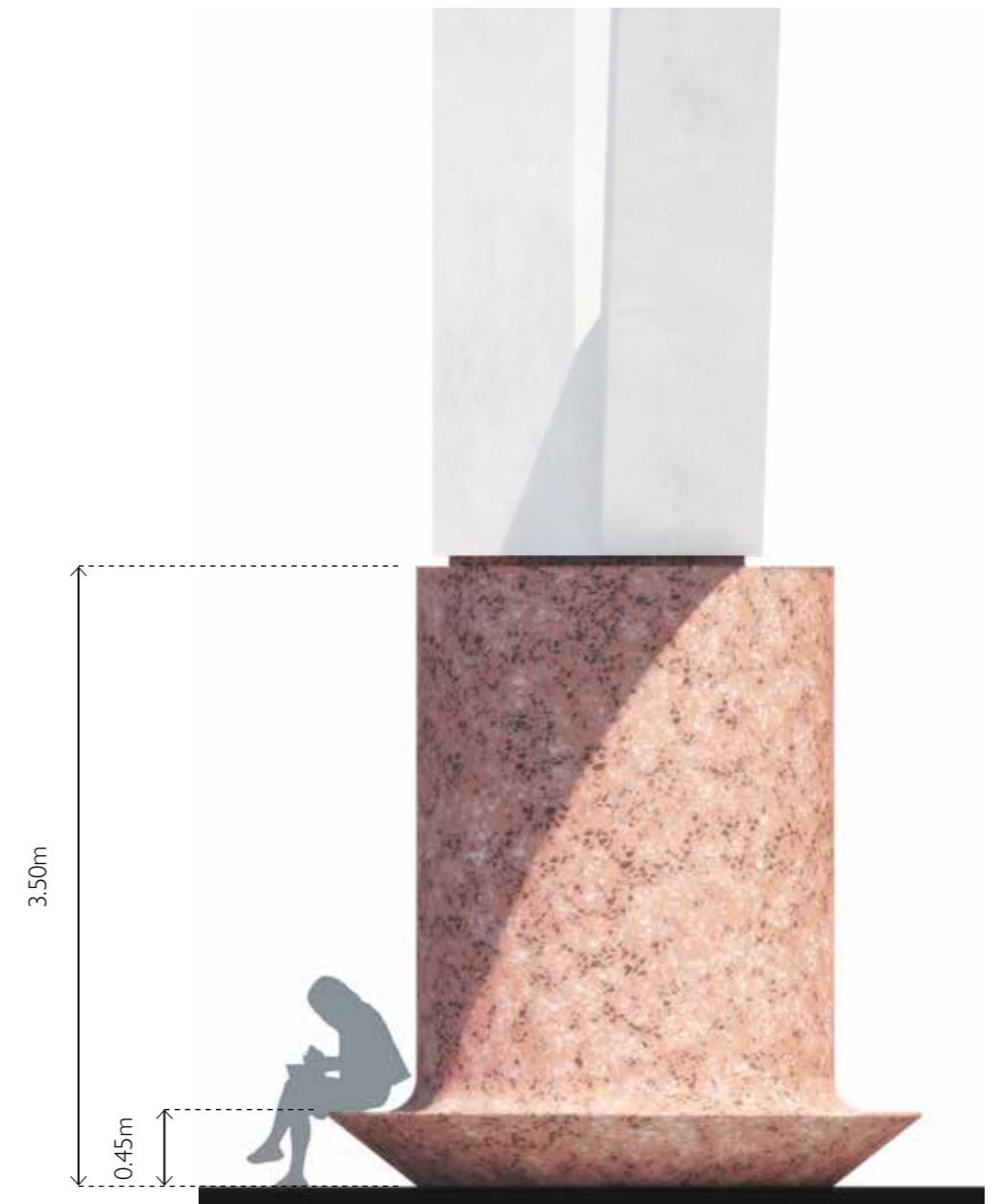
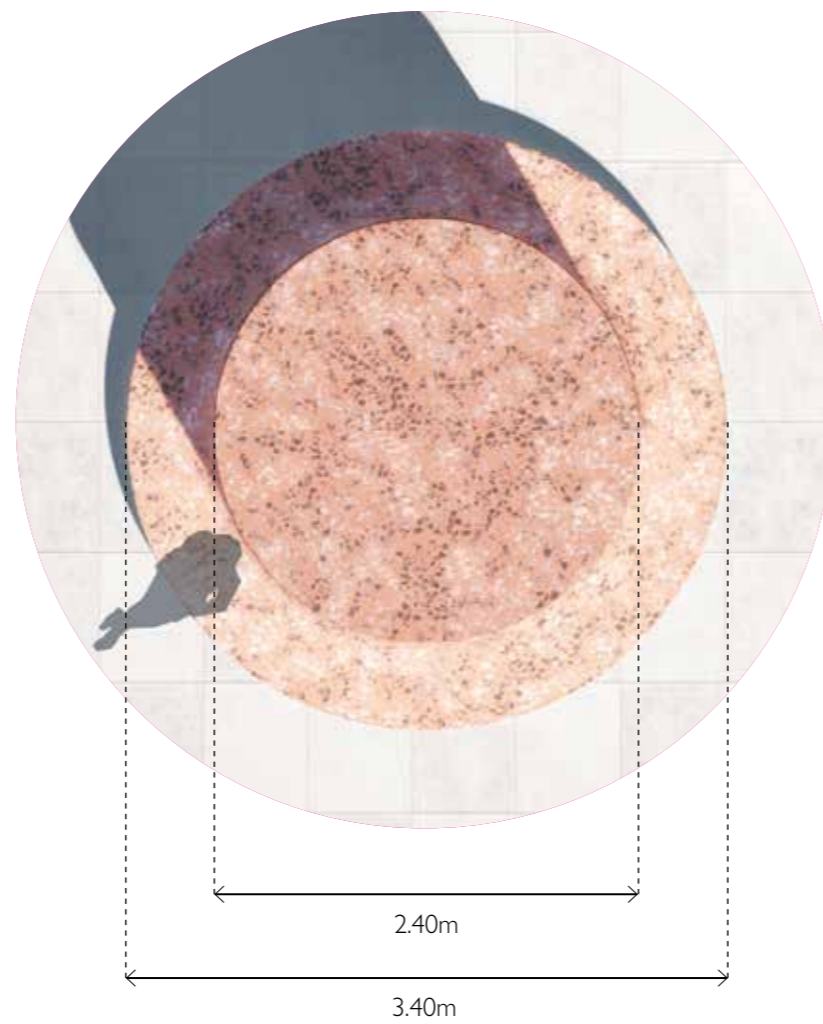
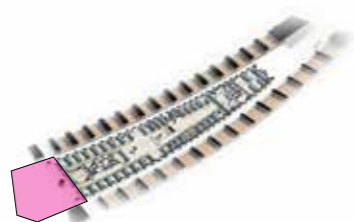


Fig. 2.1.3.4 Illustrative view, plan and elevation of the proposed circular column on Pope's Road



## 2.1 PUBLIC REALM



Fig. 2.1.3.5 Illustrative View of the proposed public realm on Pope's Road during the weekend when street market is present with new design amendments





Fig. 2.1.3.6 Illustrative View of the proposed public realm on Pope's Road during the week end when street market is present with new design amendments



## 2.1 PUBLIC REALM



Fig. 2.1.3.7 Illustrative View of the proposed public realm on Pope's Road during a nighttime event scenario with new design amendments





Fig. 2.1.3.8 Illustrative View of the proposed market entrance portico on Pope's Road with new design amendments



## 2.1 PUBLIC REALM

### 2.1.4 MARKET STREETS

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

These streets 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.

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

This diagrammatic section illustrates the vivacity brought about by the diverse mix of uses proposed and emphasizes the sequence of publicly accessible spaces from outside all the way up to the first floor.

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.

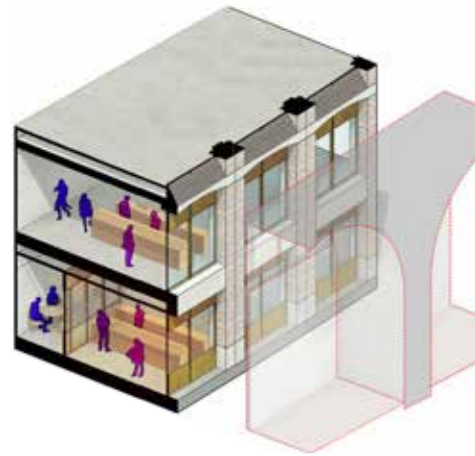


Fig. 2.1.4.1 Axonometric sectional diagram of the proposed internal market streets



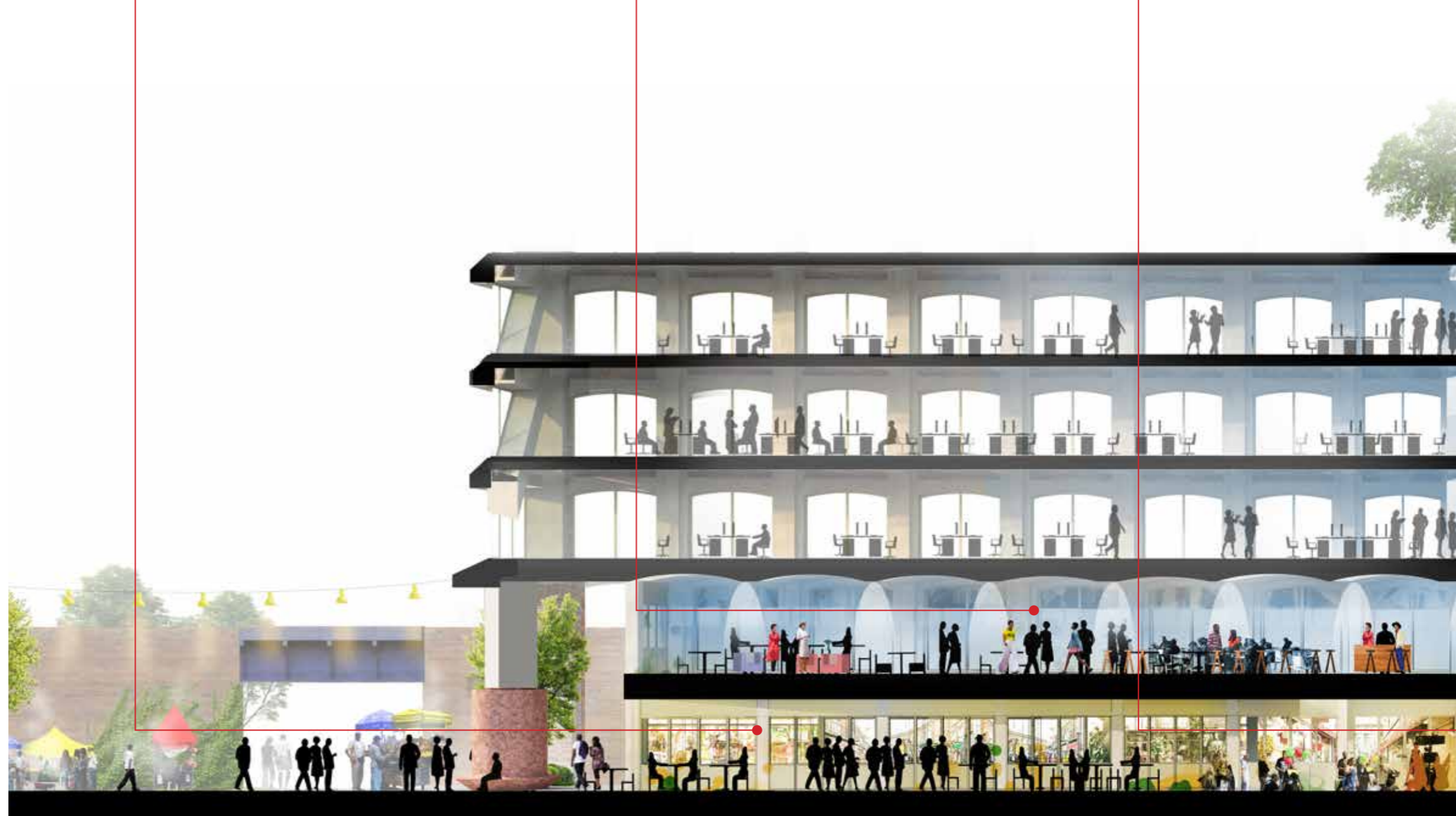
Market Units (A1-A3)



Flexible Spaces (B1 - B1C)



Food Hall







Market Units (A1-A3)



Flexible Uses (D)



Flexible Spaces (B1 - B1C)



Fig. 2.1.4.2 Illustrative diagrammatic perspective section of the proposed internal market streets and spaces



## 2.1 PUBLIC REALM

### 2.1.5 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 ground floor plane, the space is proposed to accommodate units of 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 a 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.

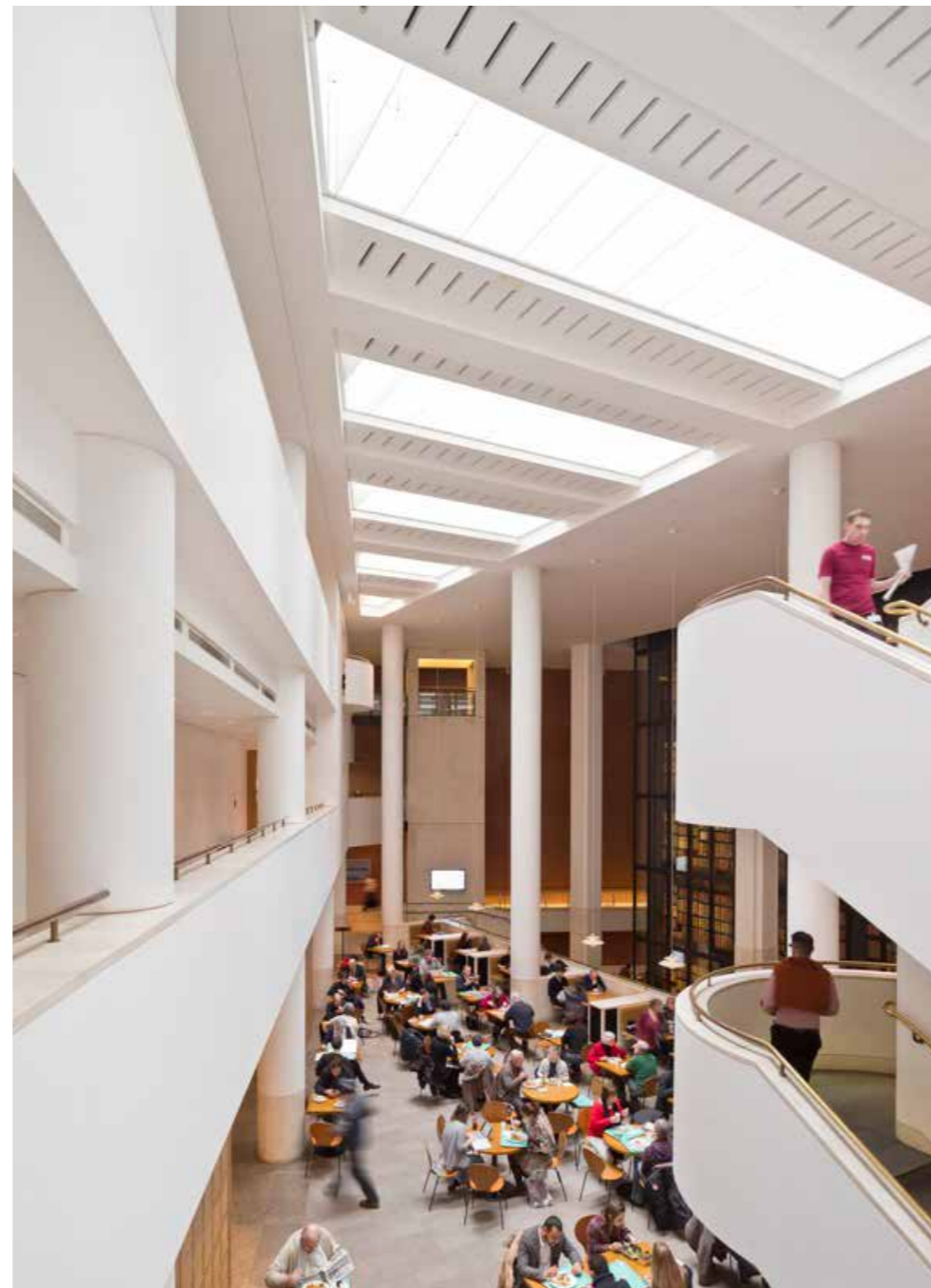


Fig. 2.1.5.1 British Library Internal Public Space, London



Fig. 2.1.5.2 St. Peter's Seminary, Cardross



Fig. 2.1.5.3 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 allows 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.

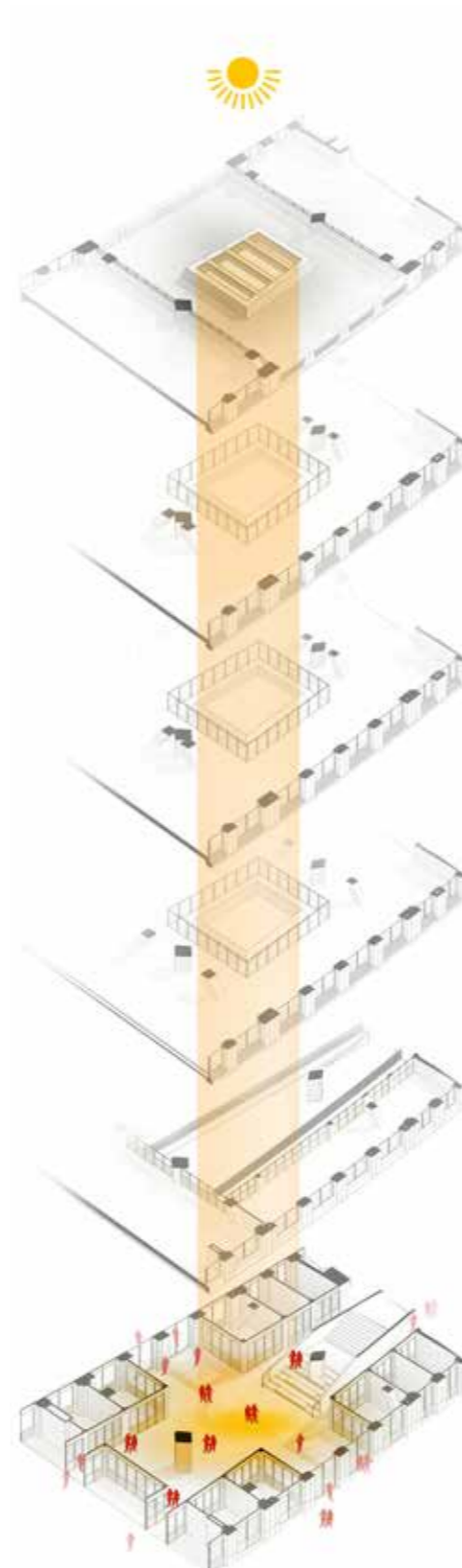
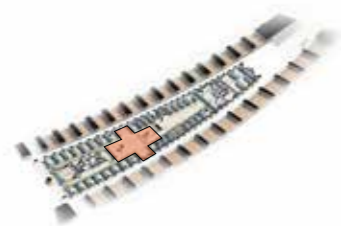


Fig. 2.1.5.4 Publicly Accessible Open Space illustrative vertical continuity axonometric diagram

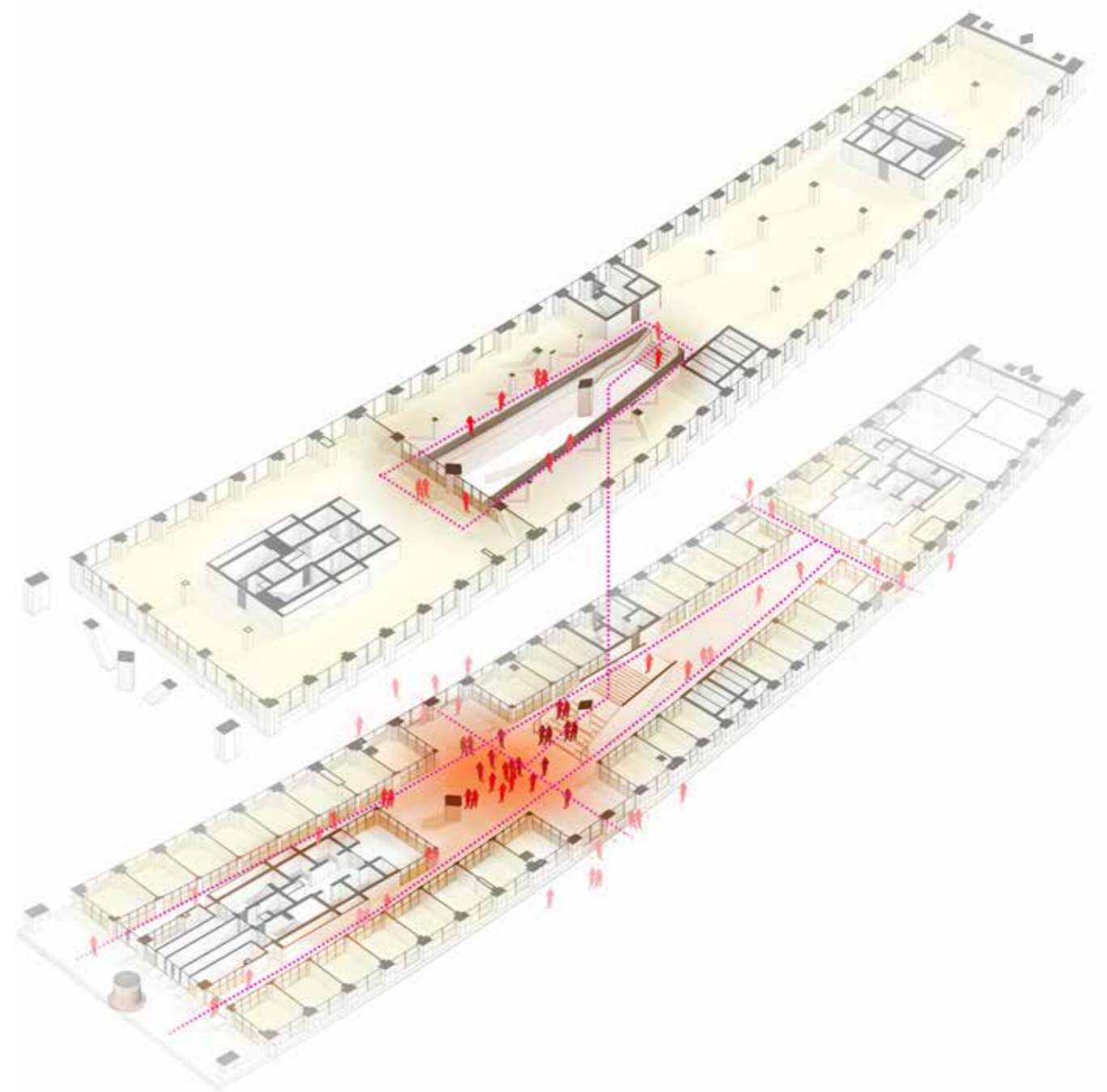
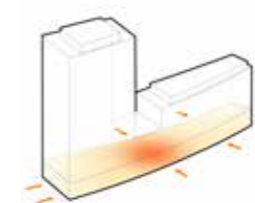
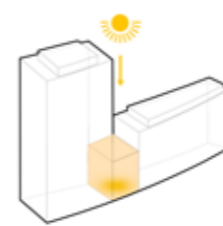


Fig. 2.1.5.5 Publicly Accessible Open Space illustrative ground & first floor circulation axonometric diagram



## 2.1 PUBLIC REALM

### 2.1.5 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 floor 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.

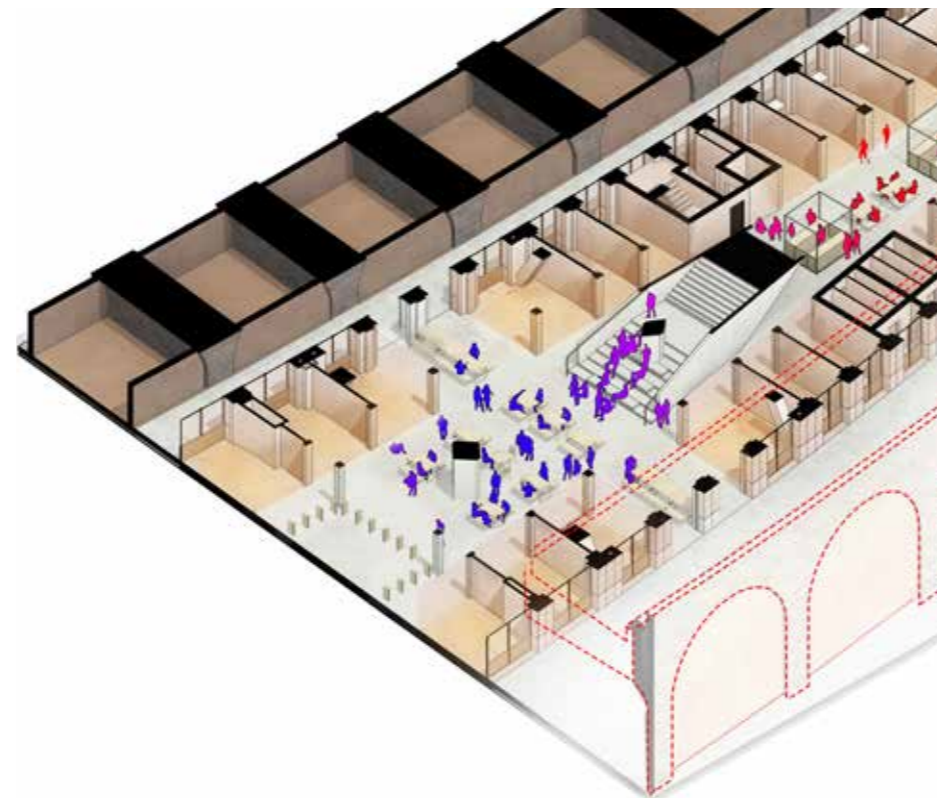


Fig. 2.1.5.6 Publicly Accessible Open Space illustrative ground floor axonometric diagram

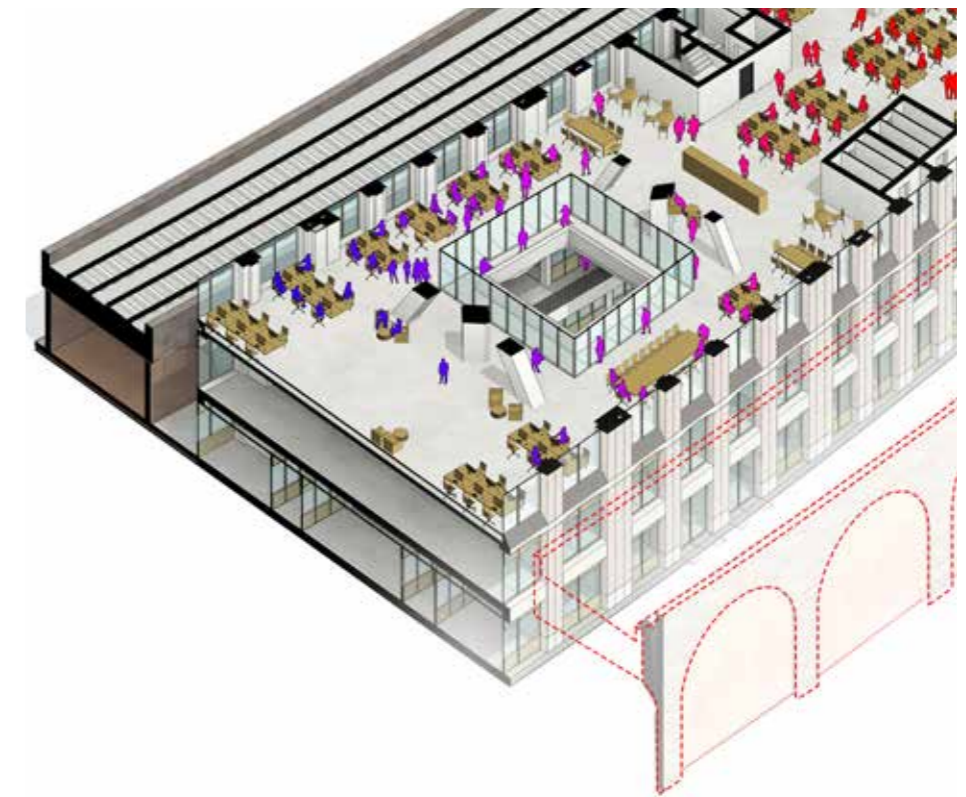


Fig. 2.1.5.8 Publicly Accessible Open Space illustrative second floor axonometric diagram

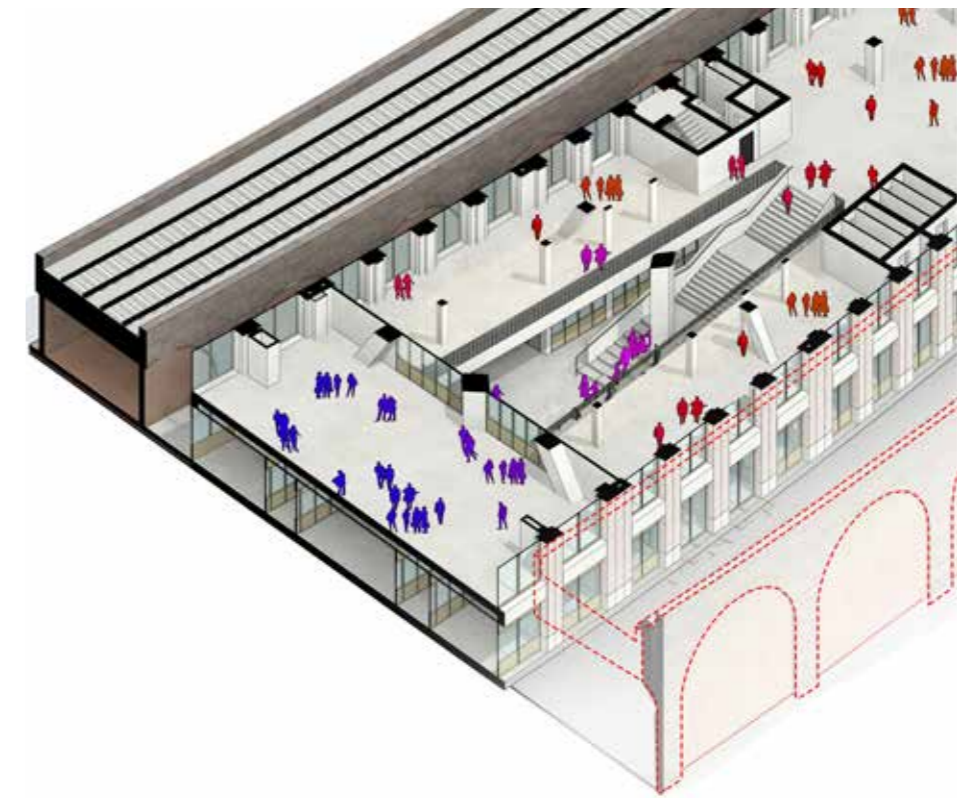
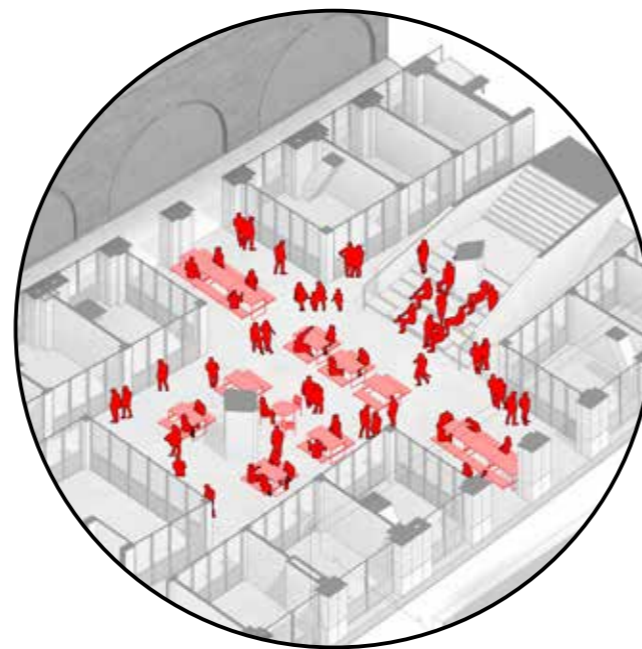


Fig. 2.1.5.7 Publicly Accessible Open Space illustrative first floor axonometric diagram

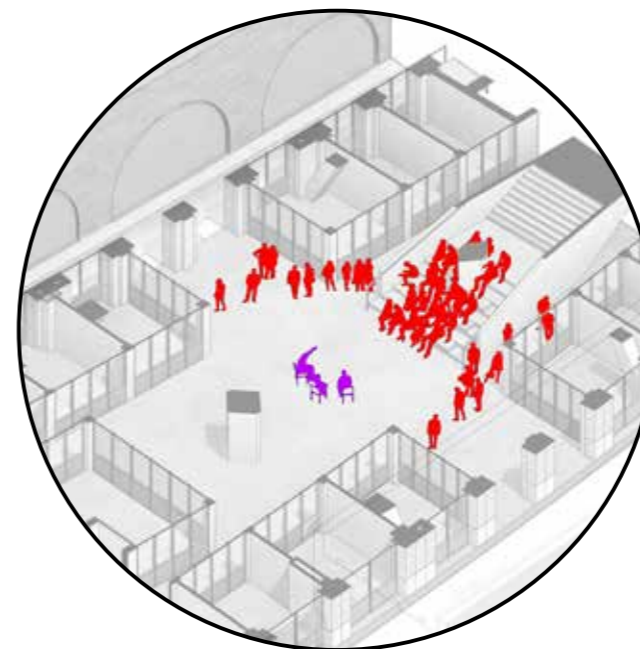


The publicly accessible open space has been designed to be exceedingly versatile, and has the capacity to host a wide range of events from community events to exhibitions.

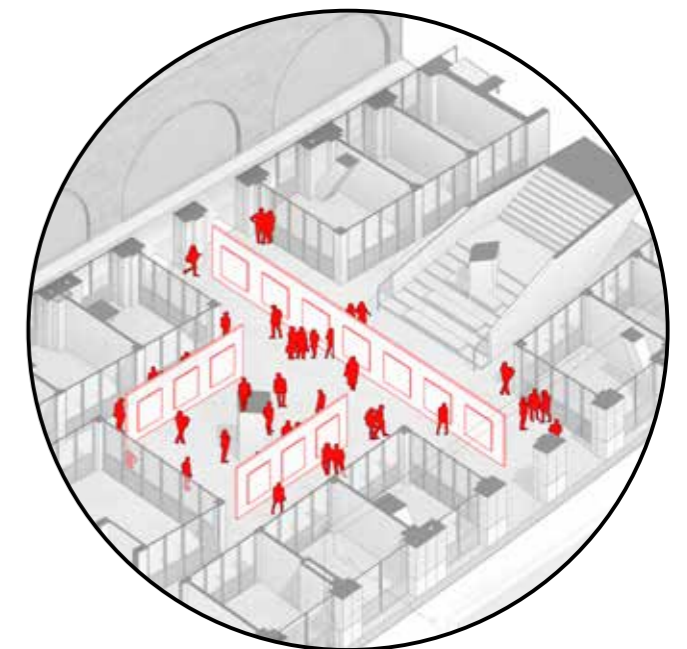
Additional information regarding indicative activities for the publicly accessible open space can be found in the Community and Commercial Use Strategy document submitted in conjunction with the Planning Addendum submitted in July 2020.



Main Scenario  
Market Food Court



Scenario 2  
Event Space Available for Community Use



Scenario 3  
Exhibition Space



Fig. 2.1.5.9 Publicly Accessible Open Space illustrative food hall scenario diagram & indicative reference image



Fig. 2.1.5.10 Publicly Accessible Open Space illustrative community events space scenario & indicative reference image



Fig. 2.1.5.11 Publicly Accessible Open Space illustrative exhibition space scenario diagram & indicative reference image



2.1 PUBLIC REALM

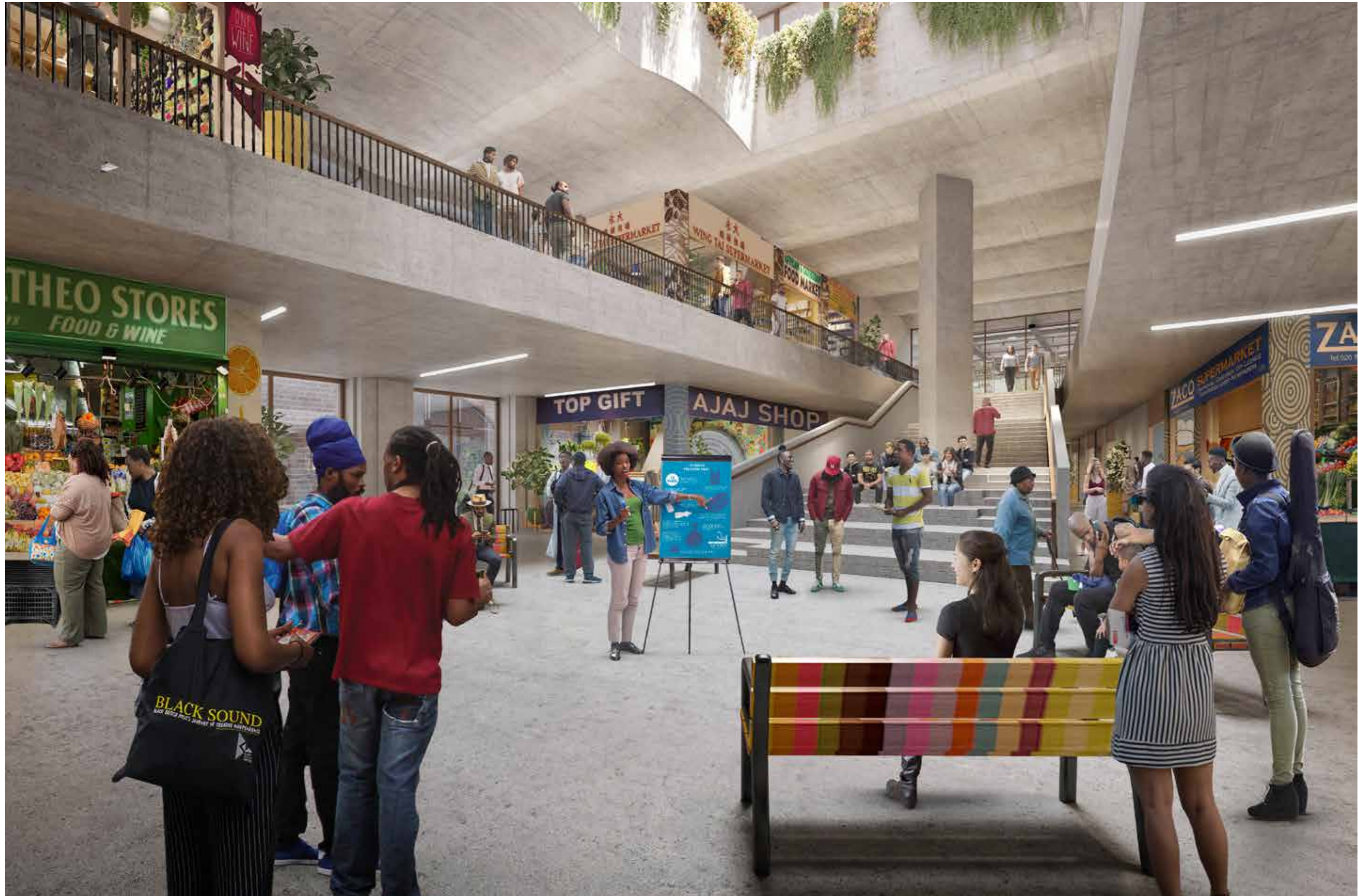


Fig. 2.1.5.12 Illustrative detail view of the Publicly Accessible Open Space from ground floor



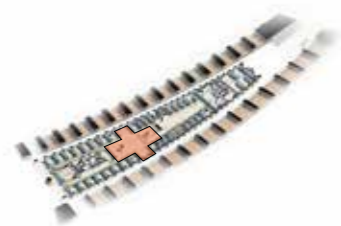


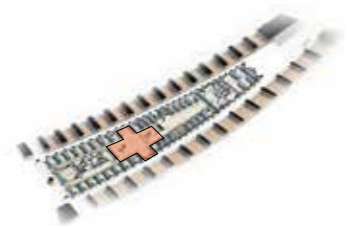
Fig. 2.1.5.13 Illustrative view of the Publicly Accessible Open Space from ground floor



## 2.1 PUBLIC REALM



Fig. 2.1.5.14 Illustrative view of the Publicly Accessible Open Space from the second floor





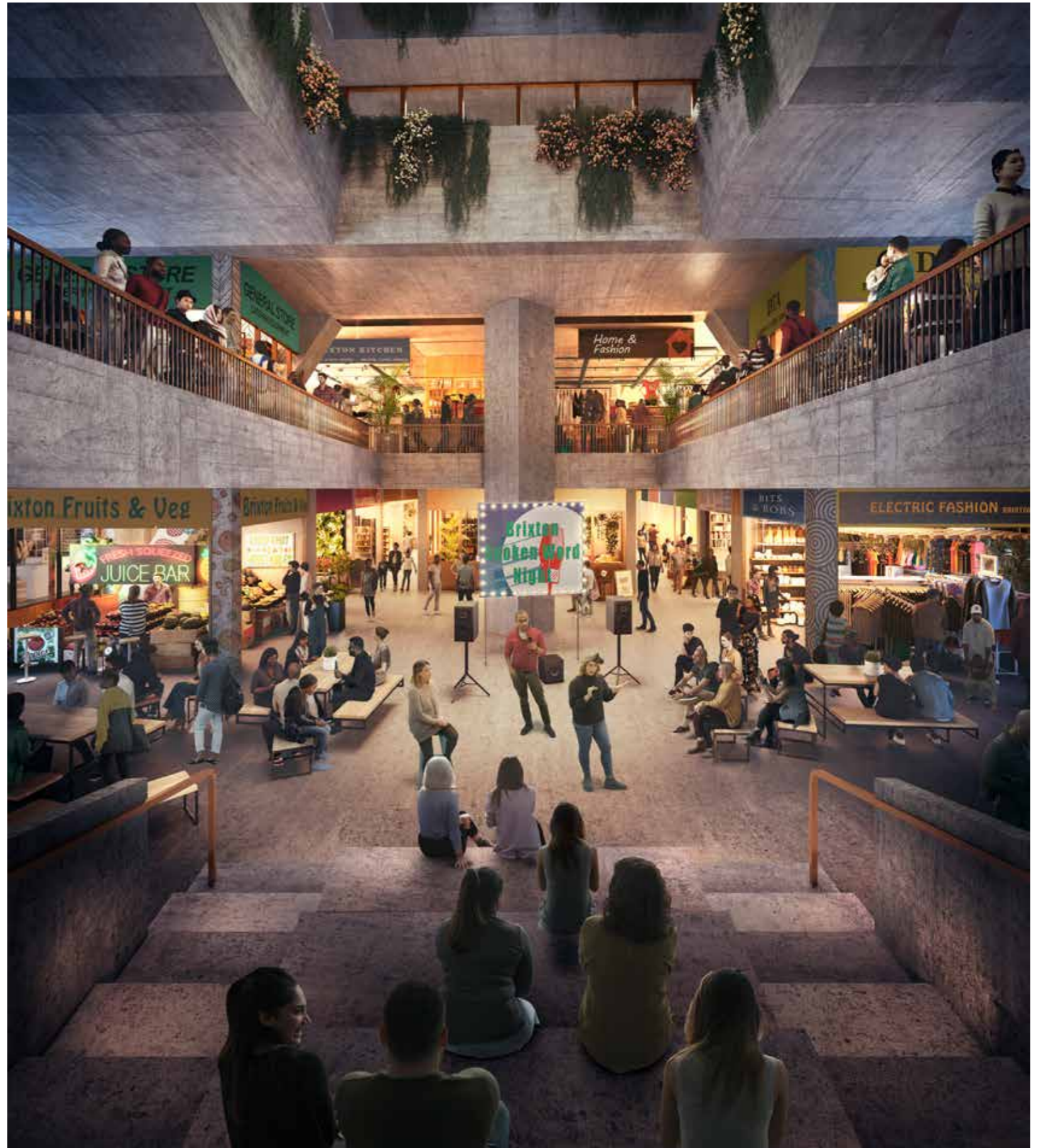
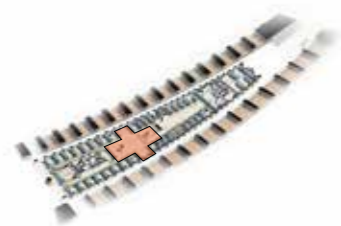


Fig. 2.1.5.15 Illustrative view of the Publicly Accessible Open Space from ground floor - community event scenario



## 2.1 PUBLIC REALM

### 2.1.6 DEDICATED COMMUNITY SPACE

#### July 2020 Application Addendum

In regard to the dedicated community space, the following comment was made during the Planning Committee:

- Request for greater clarity over its location and accessibility at the eastern end of the market on the first floor.

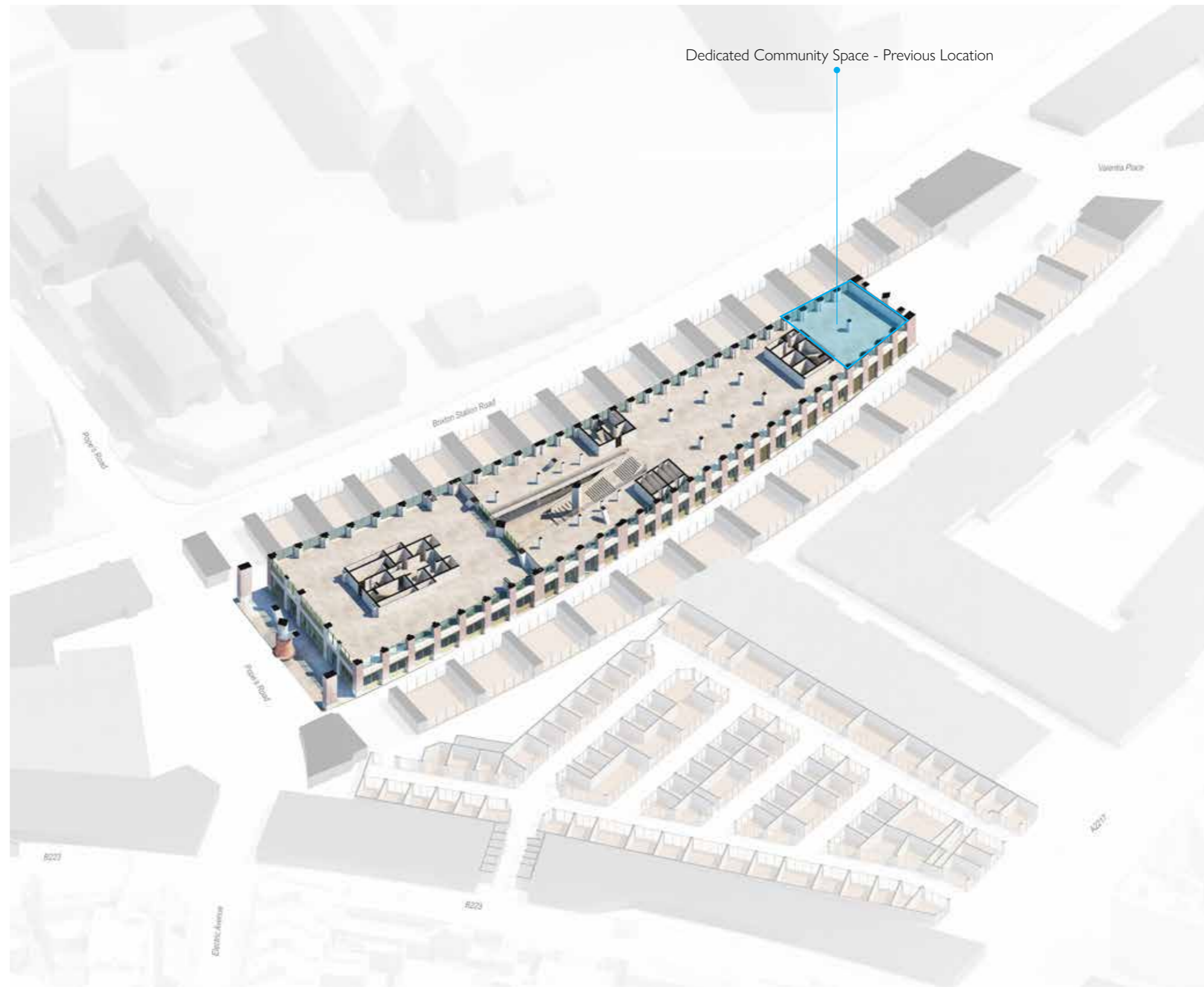


Fig. 2.1.6.1 July 2020 Dedicated Community Space illustrative axonometric diagram location



### September 2020 Application Addendum

The current proposal incorporates a revision of the location of the dedicated community space.

- The proposed space has been moved westwards in order to have a more prominent location towards the centre of the market. The new location has a higher degree of accessibility and strengthen the interaction between the dedicated community space and the market addressing the concerns raised by the Members.

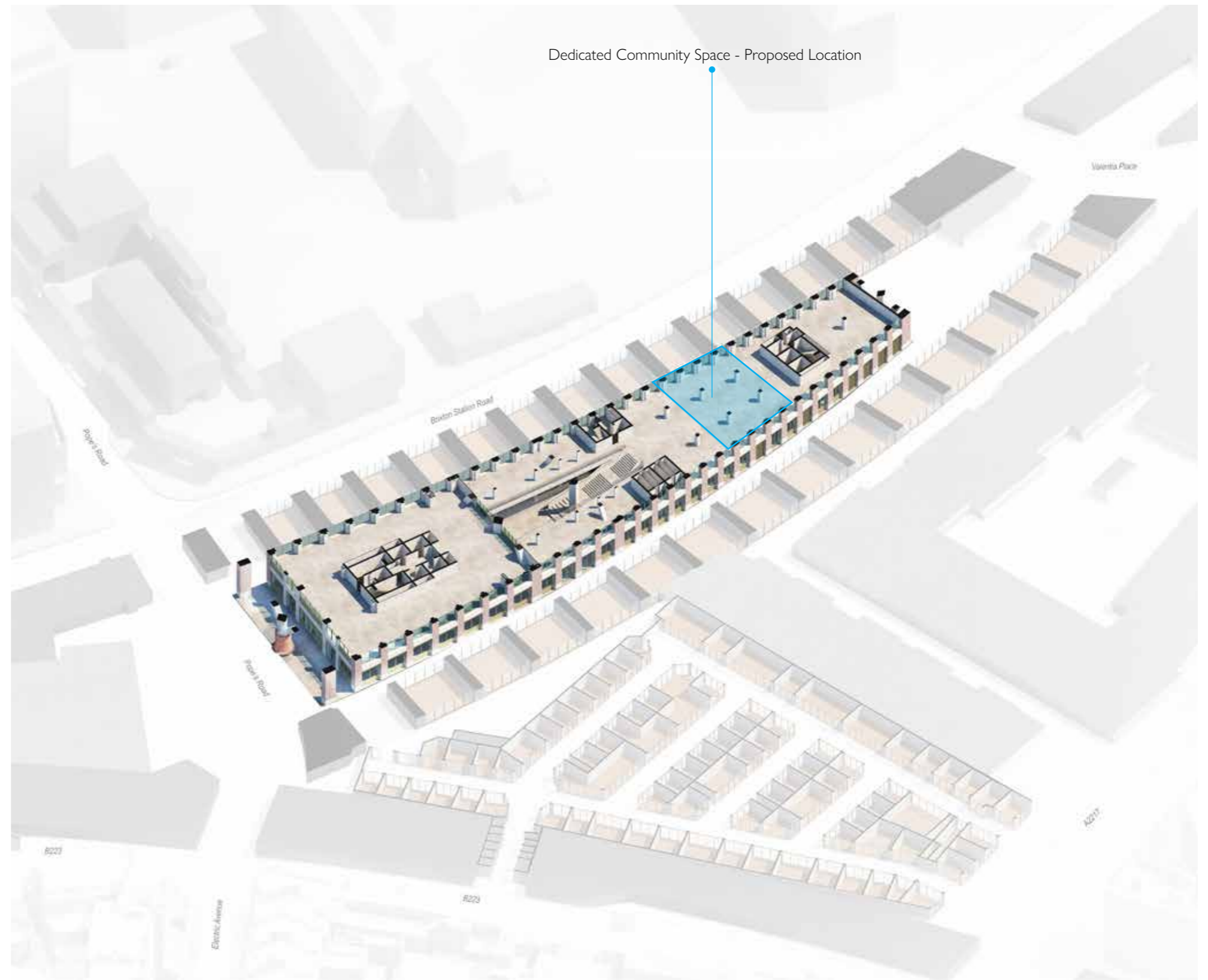


Fig. 2.1.6.2 September 2020 Dedicated Community Space illustrative axonometric diagram location

## 2.1 PUBLIC REALM

### 2.1.6 DEDICATED COMMUNITY SPACE

#### Community Space - Inspirations and precedents

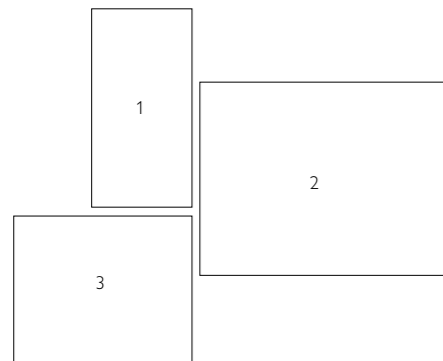
The scheme incorporates a dedicated community space indicatively located in the eastern part of the first floor.

The location of this space has been revised, following comments received by the Members during the Planning Committee meeting. The proposed space has been moved westwards to play a more active role with the central part of the market.

This space draws inspiration from the adaptable character of purposely designed community spaces but also on the informality of some more versatile spaces within public buildings.

This space will be fully dedicated to community use and it is conceived as a highly adaptable and flexible space in order to be able to satisfy the requirements of different potential activities .

Along with the publicly accessible open space which can also function as a space for community events, this dedicated space completes the public offer further strengthening the public character of the building.



1. The Stephen Lawrence Centre, London
2. Idea Store Whitechapel, London
3. Queen Elizabeth Hall, London



Fig. 2.1.6.3 Public space for community use inspirations and precedents



### Community Space - Access and circulation

The dedicated community space is located on the first floor in direct communication with the market and the most publicly accessible area of the scheme.

It can be accessed from the ground floor via the feature stair or via the lift in the east core.

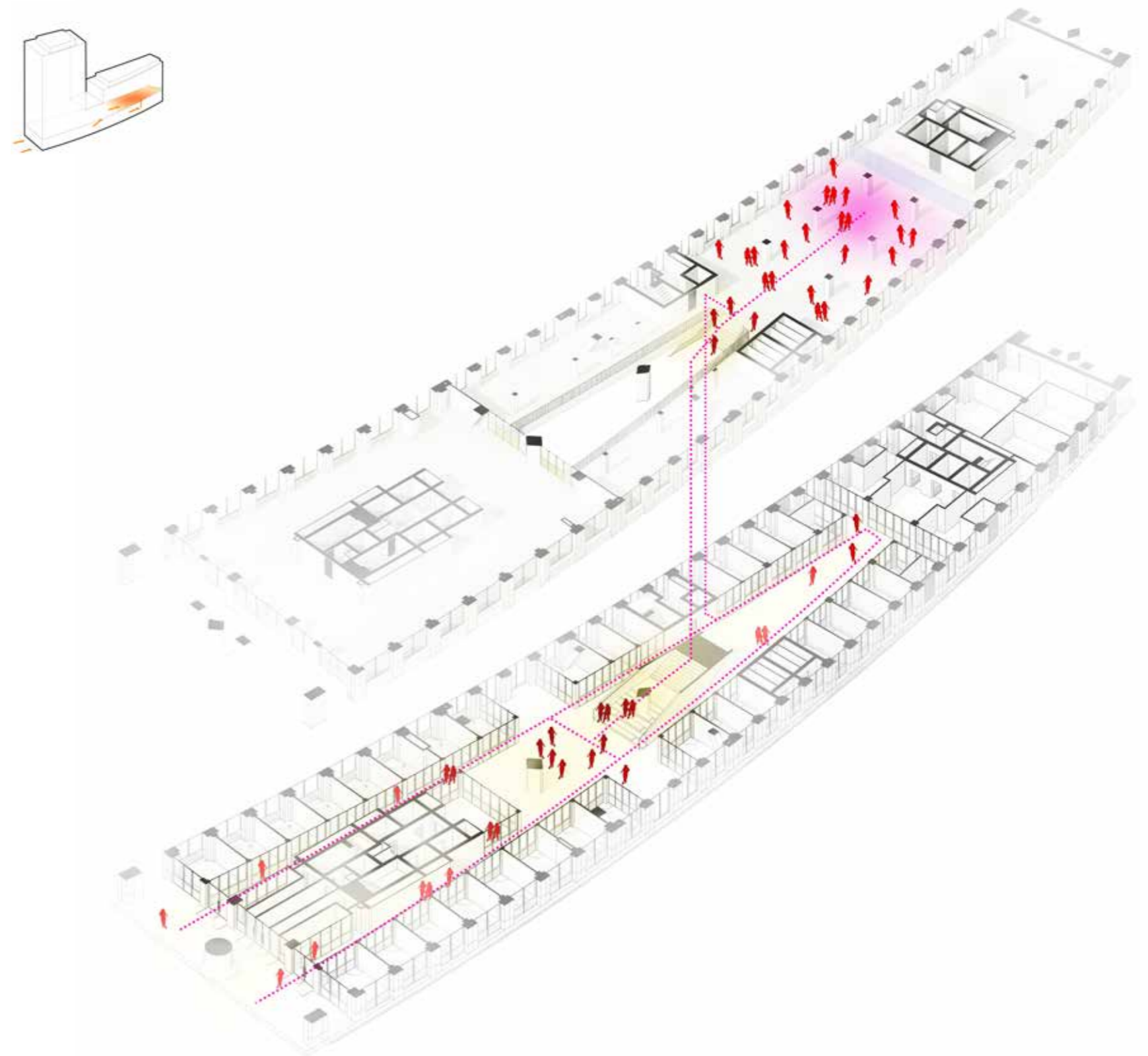


Fig. 2.1.6.4 Dedicated Community Space illustrative ground & first floor circulation axonometric diagram

## 2.1 PUBLIC REALM

### 2.1.6 DEDICATED COMMUNITY SPACE

#### Community Space - Strengthening the public offer

The layout of the market aims to guarantee maximum flexibility and therefore the location of the dedicated community space is indicative.

However, the current proposed location perfectly suits the idea of adaptability that this space needs to retain. This part of the building allows the creation of a space which can be split in smaller spaces or used as one larger open space.

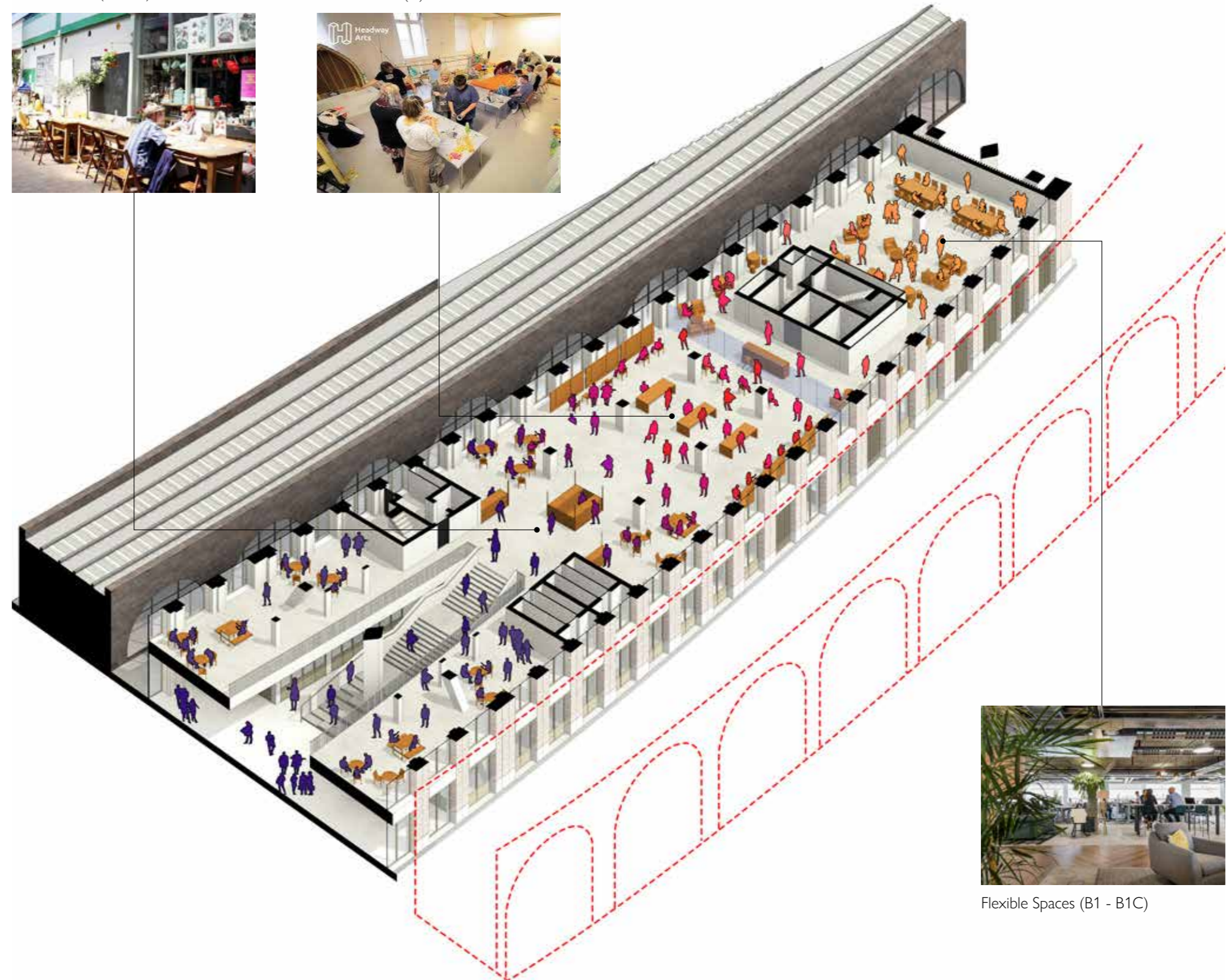
Despite aiming for maximum flexibility, the community space creates a direct synergy with the flexible retail units which are located right next to it.

These spaces could generate a high degree of permeability and interactions favouring that mix of functions and activities which is sought after in the market.

Market Units (A1-A3)



Flexible Uses (D)



Flexible Spaces (B1 - B1C)

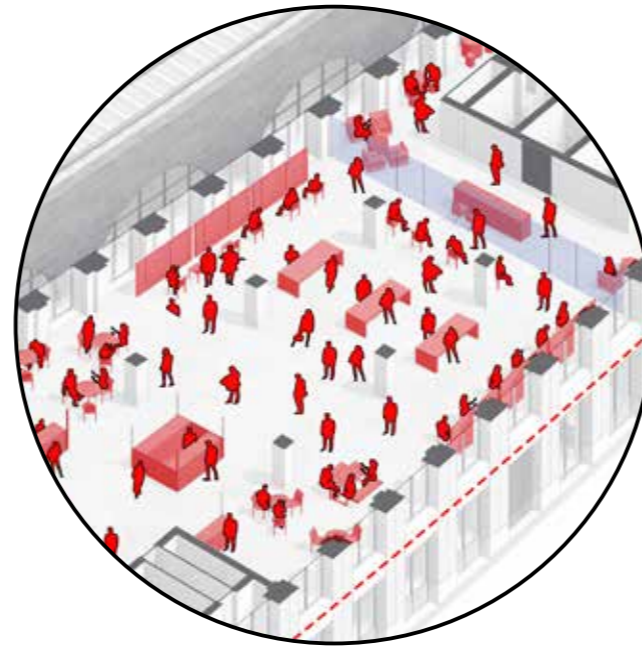
Fig. 2.1.6.5 Dedicated Community Space illustrative axonometric diagram & indicative reference images



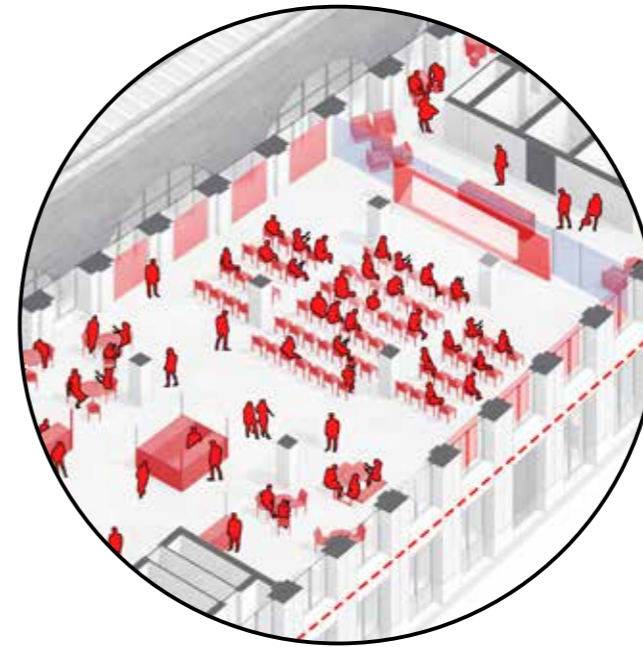
**Community Space - Potential uses and scenarios**

The flexibility of the space favours different potential scenarios.

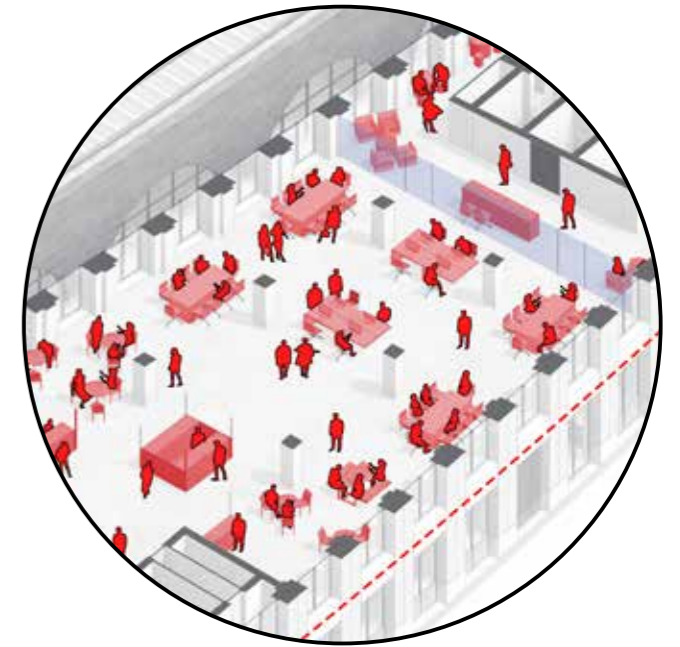
Indicative scenarios which can provide a more comprehensive public offer in conjunction with the publicly accessible open space have been indicatively explored.



Scenario 1  
Workshop



Scenario 2  
Video & Projection Room



Scenario 3  
Community Meeting Room

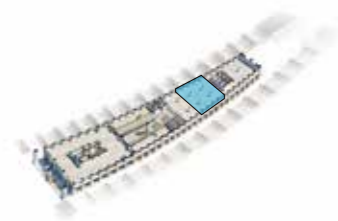


Fig. 2.1.6.6 Dedicated Community Space illustrative workshop scenario diagram & indicative reference image



Fig. 2.1.6.7 Dedicated Community Space illustrative video and projection room scenario & indicative reference image



Fig. 2.1.6.8 Dedicated Community Space illustrative meeting room scenario diagram & indicative reference image

## 2.2 EXTERNAL APPEARANCE

### 2.2.1 FACADE - TOP PART DESIGN CHANGES

#### July 2020 Application Addendum

The following comments were raised by the Members at the Planning Committee meeting:

- Concerns over the dominance and heaviness of the top of the building, particularly on the West Block;
- Excessively gray appearance of the concrete structure;
- Request for greater clarity over the articulation of the building facade.



Fig. 2.2.1.1 July 2020 Planning Addendum south-west facade top part illustrative close up view



### September 2020 Application Addendum

The current proposal incorporates a revision of the architectural treatment of the top part of the building's facades.

- On the upper part of the west and east facade of the west block, horizontal moldings have been added every other floor where the double height terraces are located.

This architectural solution mitigates the dominance of the top of the building created by the double height terraces and generates a continuity with the facade below.

The presence of the terraces however, creates a difference in depth on the facade that allows to read the top six floors in a different way from the rest of the building. This element is key in structuring the articulation of the facade in a tripartite manner which comprises of bottom, middle and top.

In addition, the uppermost horizontal element that caps all the facades of both west and east block has been reduced in breadth, further lightening the appearance of the facade.

- The overall tonality of the concrete has been lightened in order to soften the appearance of the building.

- Further details on the appearance and articulation of the building facades can be found in the following pages.



Fig. 2.2.1.2 September 2020 Planning Addendum south-west facade top part illustrative close up view



## 2.2 EXTERNAL APPEARANCE

### 2.2.1 FACADE - TOP PART DESIGN CHANGES

July 2020 Application Addendum



Fig. 2.2.1.3 July 2020 Planning Addendum south, north and west facade top part illustrative close up views



### September 2020 Application Addendum

The addition of horizontal moldings in front of the double height terraces decisively mitigate their appearance unifying the rhythm of the facade with the part below.

The reduction in breadth of the uppermost horizontal element is clearly visible in these close up views. On the West and East facades this element takes the shape of a horizontal concrete spandrel whilst on the North and South facades the one of a brick apron. Its reduction extends the height of the windows below favouring a sense of lightness.

The lightening of the concrete tonality throughout the facades softens the overall presence of the building.



Fig. 2.2.1.4 September 2020 Planning Addendum south, north and west facade top part illustrative close up views



## 2.2 EXTERNAL APPEARANCE

### 2.2.2 FACADE ARTICULATION

#### West Block - North & West Facade top part

The articulation of the west facade deals with the low sun rays through the use of a passive system.

The deep linear horizontal moldings screen the interior from direct and low sun rays whilst the generous fenestrations allows abundant indirect light inside.

In the top part, the abundant vegetation on the terraces softens the appearance and in conjunction with a glazed wind screen cover by a metal mesh provide shelter from the prevailing winds acting as a wind mitigation measure.

#### 3. West Façade

Low sun rays

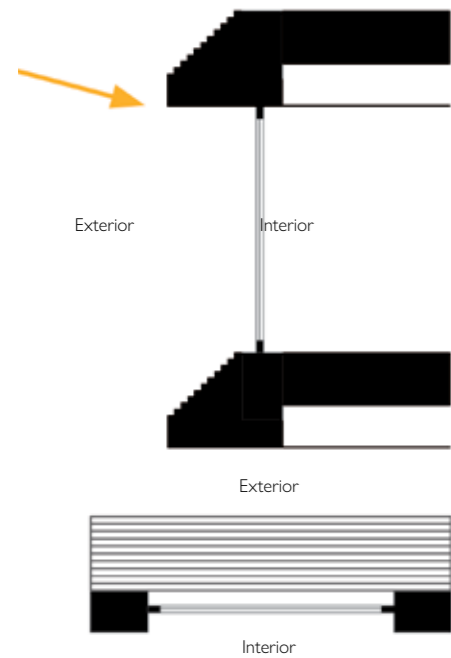


Fig. 2.2.2.1 West Façade articulation diagram



Fig. 2.2.2.2 West Block north & west facade top part illustrative close up view



### West Block - North & West Facade top part

The double height terraces inform the top part of the south and north facade in a more subtle way compared to the west facade. They occupy one bay on each side of the west block and inform the double height modulation of the vertical brick piers which interrupt the lintels.

The last terrace is open onto the sky above.

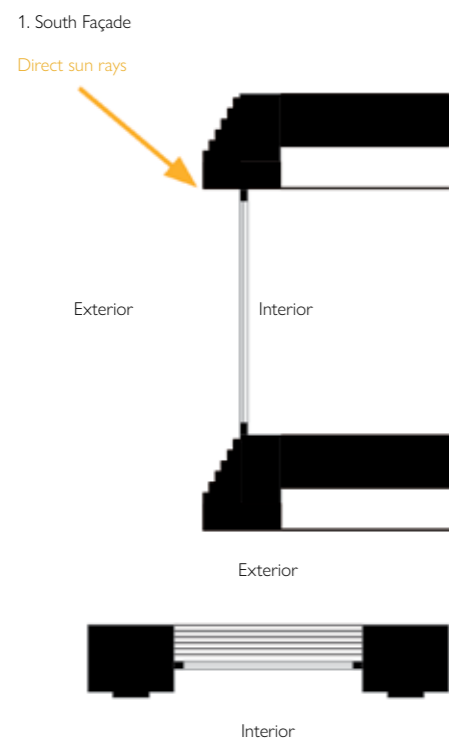


Fig. 2.2.2.3 South Façade articulation diagram



Fig. 2.2.2.4 West Block south facade top part illustrative close up view



## 2.2 EXTERNAL APPEARANCE

### 2.2.2 FACADE ARTICULATION

#### West Block - South Façade middle part

The middle section displays the strength of the facade modularity.

On the south facade the modules present a considerable depth which is a passive system to deal with daylight and sun exposure. The facade depth mitigate the direct sunlight over the hottest hours of the day favouring a pleasant microclimate inside whilst granting abundant daylight.

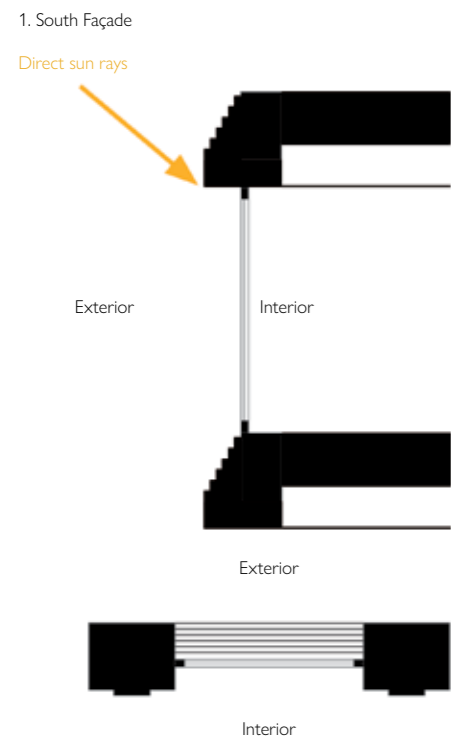


Fig. 2.2.2.5 South Façade articulation diagram

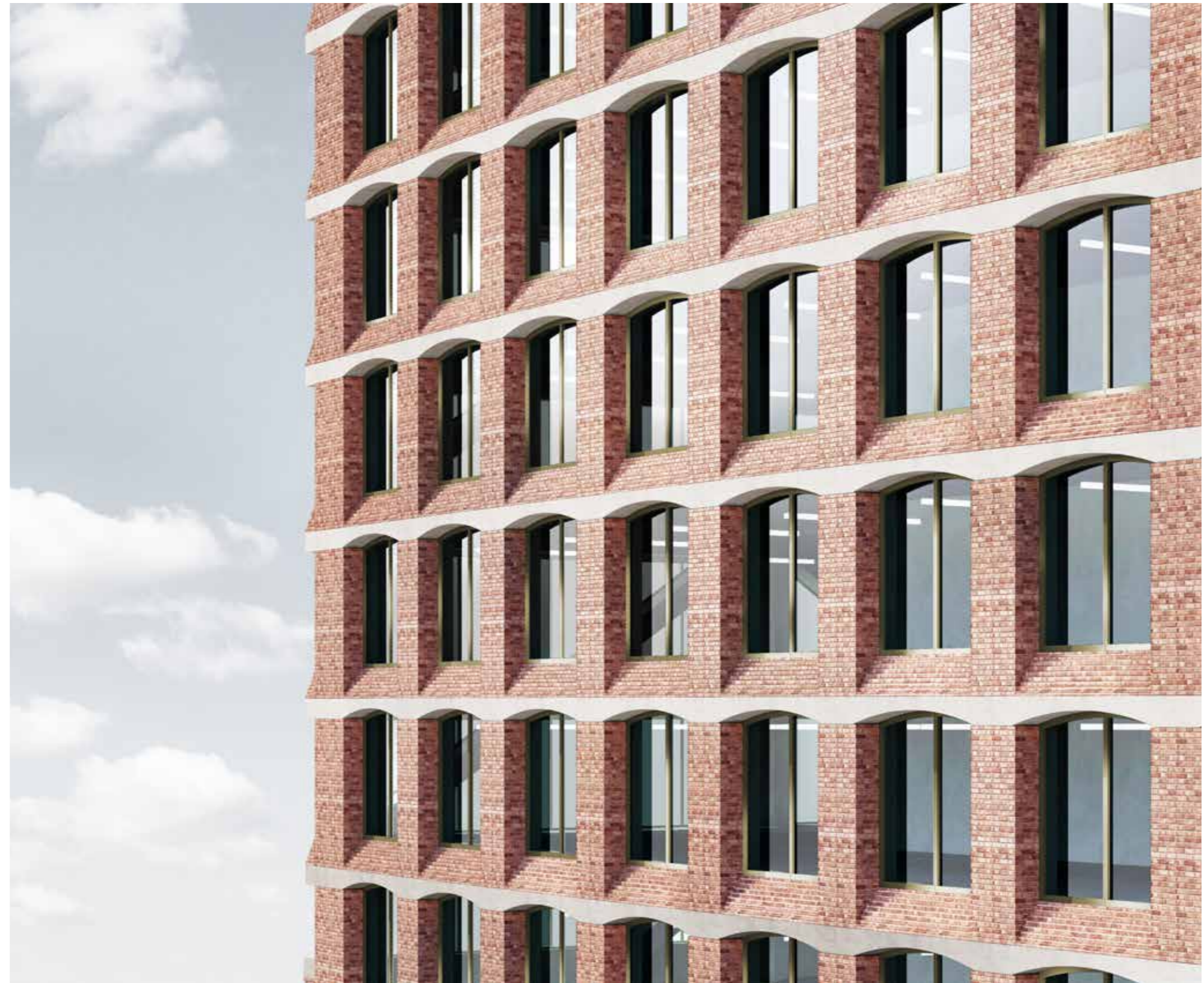


Fig. 2.2.2.6 West Block south facade middle part illustrative close up view



### East Block - South Façade middle and top part

Similar principles apply to the south façade of the east block.

The different size of the module doesn't affect its environmental performances but it mostly deals with the shape of the site. The curvilinear nature of the site accelerates moving towards the east end and therefore a smaller module better absorbs the curve whilst gently expressing it into the façade appearance.

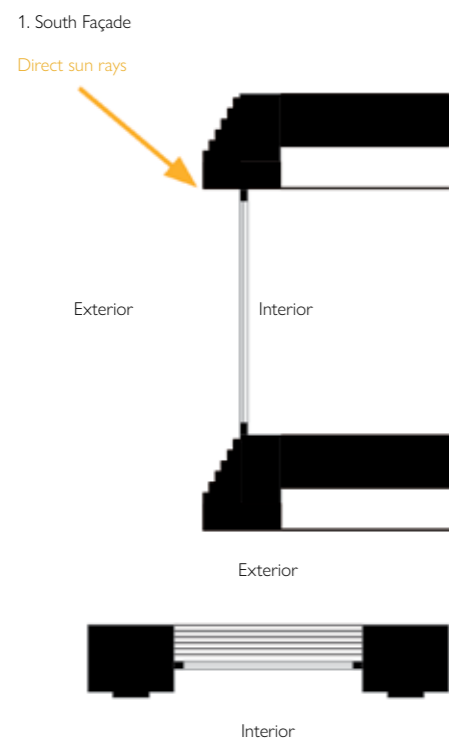


Fig. 2.2.2.7 South Façade articulation diagram



Fig. 2.2.2.8 East Block south facade middle and top part illustrative close up view



## 2.2 EXTERNAL APPEARANCE

### 2.2.2 FACADE ARTICULATION

#### West & East Block - North Facade middle part

The north facade uses a variation on the same architectural principles.

The windows are pushed out to be flushed with the brick piers and this allows more indirect light to flow into the building maximizing the north exposure.

This solution also brings variety in the general appearance of the building facades. Lights and shadows will behave in a different way on the north and south facade creating an ever changing building depending on which side you look at it.

#### 2. North Façade

Indirect sun rays

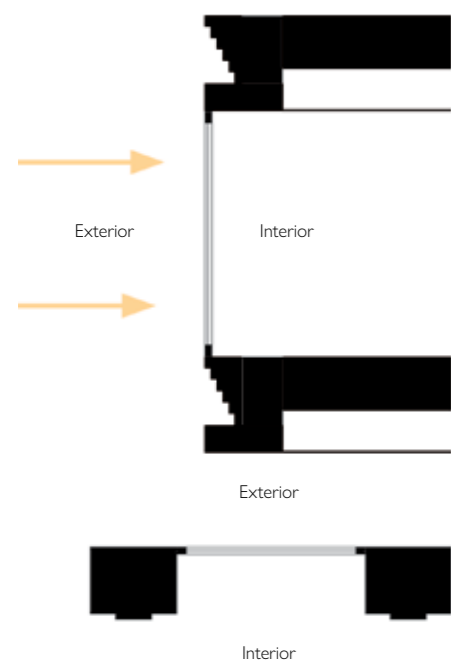


Fig. 2.2.2.9 North Façade articulation diagram



Fig. 2.2.2.10 West and East Block north facade middle part illustrative close up view



### West Block - North Façade bottom and middle part

The bottom part of the north façade follows the same principles of the middle part.

The double height module of the first two floors flushed with the brick piers generates a different visual and tactile experience for the users compared to the modules on the south.

It is important to emphasize how on the west façade the lowest horizontal concrete molding on top of the portico has a bigger size to protect the users from the wind downdraft effectively acting as a wind mitigation measure.

#### 2. North Façade

Indirect sun rays

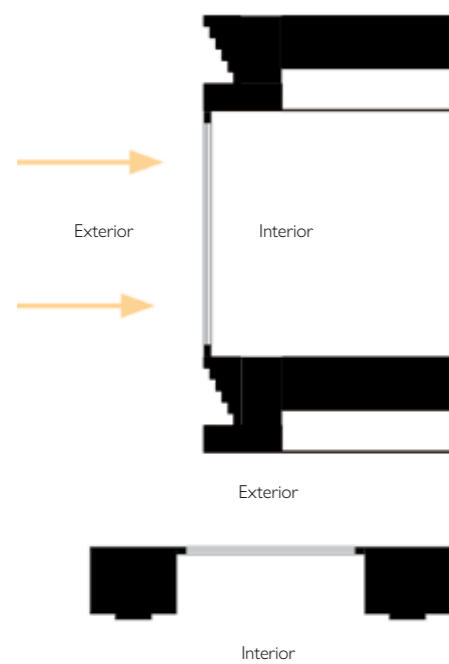


Fig. 2.2.2.11 North Façade articulation diagram



Fig. 2.2.2.12 West Block north facade bottom and middle part illustrative close up view



## 2.2 EXTERNAL APPEARANCE

### 2.2.3 FACADE MODULATION

#### West Block - Top module

Inspired by the surrounding buildings, the modules in the top part conclude the volume and present two main differences from the one in the middle section.

The concrete lintels are interrupted every other floor to increase the verticality of the brick piers and the last module on the top presents a different fenestration and a double brick apron, of which the uppermost is inverted. The facade is then capped by thin horizontal concrete lintel.



Fig. 2.2.3.1 240 Ferndale Road, Brixton

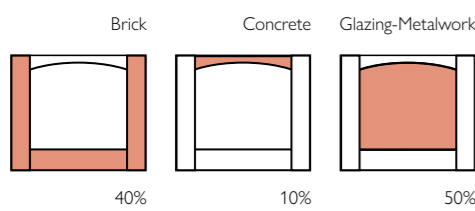


Fig. 2.2.3.2 West Block top module illustrative close up view



### East Block - Top module

The top modules of the east block present the same features of the west block with the exception of the broken lintels due to its reduced height.

The change in the modules' proportions enhance the verticality of the vertical brick piers.



Fig. 2.2.3.3 58 Vining Street, Brixton

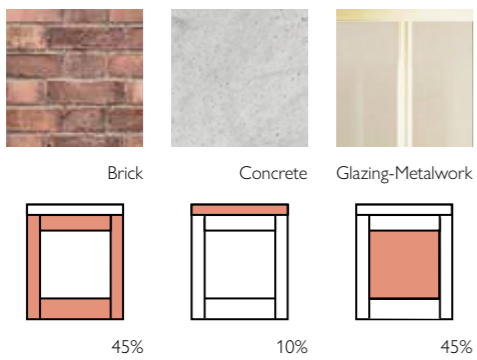


Fig. 2.2.3.4 East Block top module illustrative close up view



## 2.2 EXTERNAL APPEARANCE

### 2.2.3 FACADE MODULATION

#### West Block - Middle module

The middle modules present continuous horizontal lintels softened by the presence of arches in the lower part, which are a direct reference to the victorian window heads.

A stepped brick apron adds variety and richness to the facade and glorify the use of bricks. Windows are further enrich by bronze finish metalworks which contrast the solid brick piers.



Fig. 2.2.3.5 39 Electric Avenue, Brixton

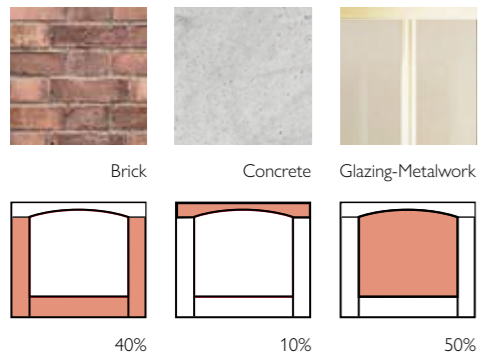


Fig. 2.2.3.6 West Block middle module illustrative close up view



### East Block - Middle module

On the east block the arches seem more bowed due to the different proportions of the module despite actually having the same dimensions.

This elaboration on the concept of modularity whilst retaining the same key principles of the west block adds diversity to the overall facade and also deals with the geometry of the site.



Fig. 2.2.3.7 244 Ferndale Road, Brixton

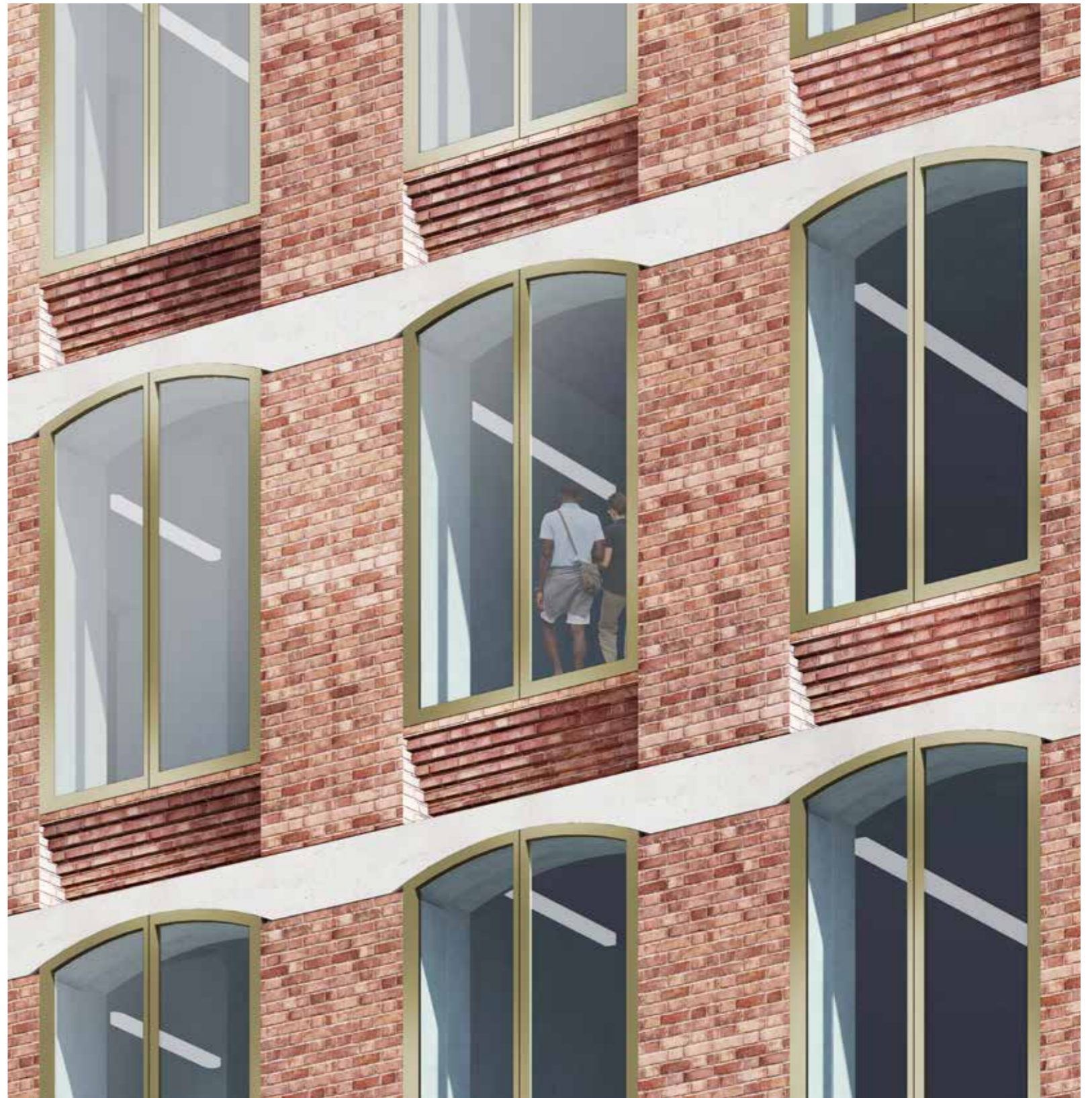
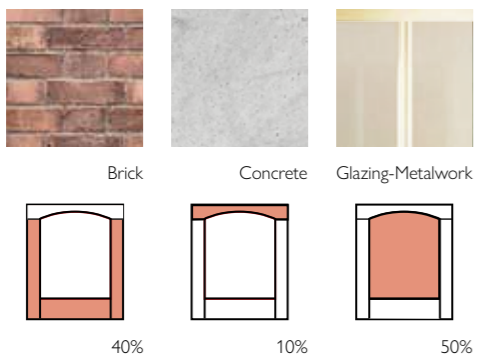


Fig. 2.2.3.8 East Block middle module illustrative close up view



## 2.2 EXTERNAL APPEARANCE

### 2.2.3 FACADE MODULATION

#### West Block - Bottom module

The bottom part presents a double height module informed by the portico on Pope's Road.

The modulation reflects the interior use of the market which spans the first two floors. The market's different uses will animate the facade with different colors behind the glazing and on the metal bands provided for shops signage.

The brick piers interrupt the lintels and increase the verticality of the plinth of the building.



Fig. 2.2.3.9 55 Atlantic Road, Brixton

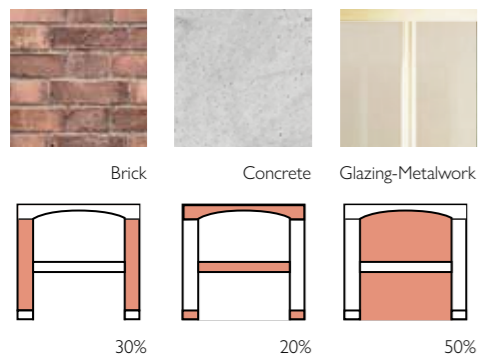


Fig. 2.2.3.10 West Block bottom module illustrative close up view



**West Facade - Middle and Top module**

The west facade is inspired by the more industrial heritage of Brixton.

Horizontal moldings marks the floors while presenting a more continuous stepped brick apron compared to the north and south facades.

Generous fenestrations occupy the middle portion whilst terraces with abundant greenery define the top floors.



Fig. 2.2.3.11 469 Brixton Road, Brixton

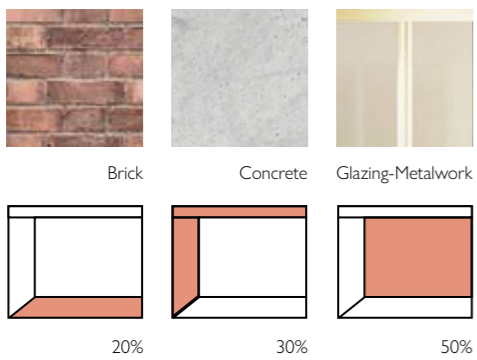


Fig. 2.2.3.12 West Facade middle and top module illustrative close up view



## 2.2 EXTERNAL APPEARANCE



Fig. 2.2.3.13 Illustrative dusk view of the proposed market entrance portico on Pope's Road with new design amendments





Fig. 2.2.3.14 Proposed illustrative dusk view from Brixton Station Road







# CONCLUSION



To conclude, our original design intentions for Pope's Road have not been altered, however, we have created a viable and positive solution to accommodate the feedback provided.

Following comments received at the Planning Committee we have decided to review the interface between the building and the public realm on Pope's Road creating a new design feature that enhances the quality of the proposed space. In addition, the new proposed location of the dedicated community space strengthen its relationship with the market and further addresses concerns raised by the Members.

By amending the top of the building and adjusting the tonality of the concrete we have significantly softened the overall appearance, particularly the top part of the building without compromising the design principles that informed the evolution of the facade throughout the whole consultation process held in conjunction with Lambeth Council.

Adjaye Associates believe the proposed design changes incorporated in the addendum strengthen our proposal by further improving the design of the facade and reinforcing the quality of the public space.



Fig. 3.1 Illustrative view of the proposed public realm on Pope's Road during the week end when street market is present with new design amendments



