

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.

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# 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

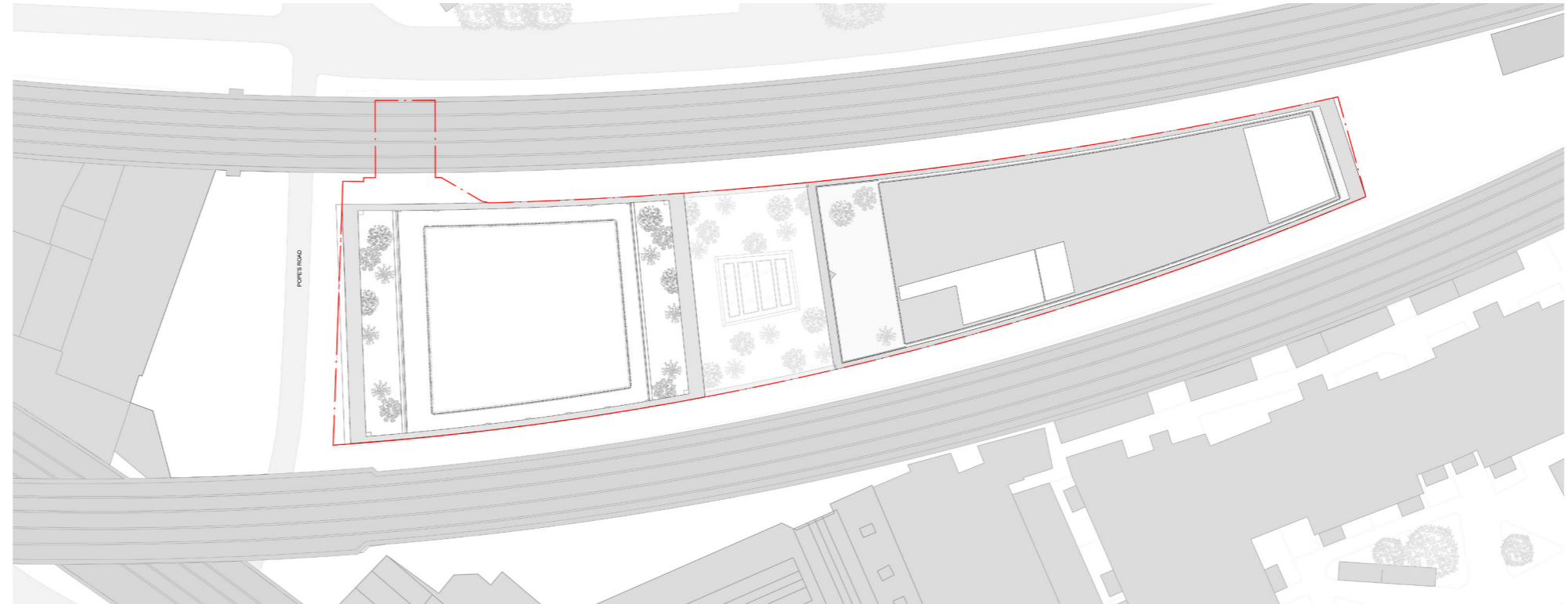


Fig. 2.1.1.1 March 2020 Planning Application site plan

#### 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.

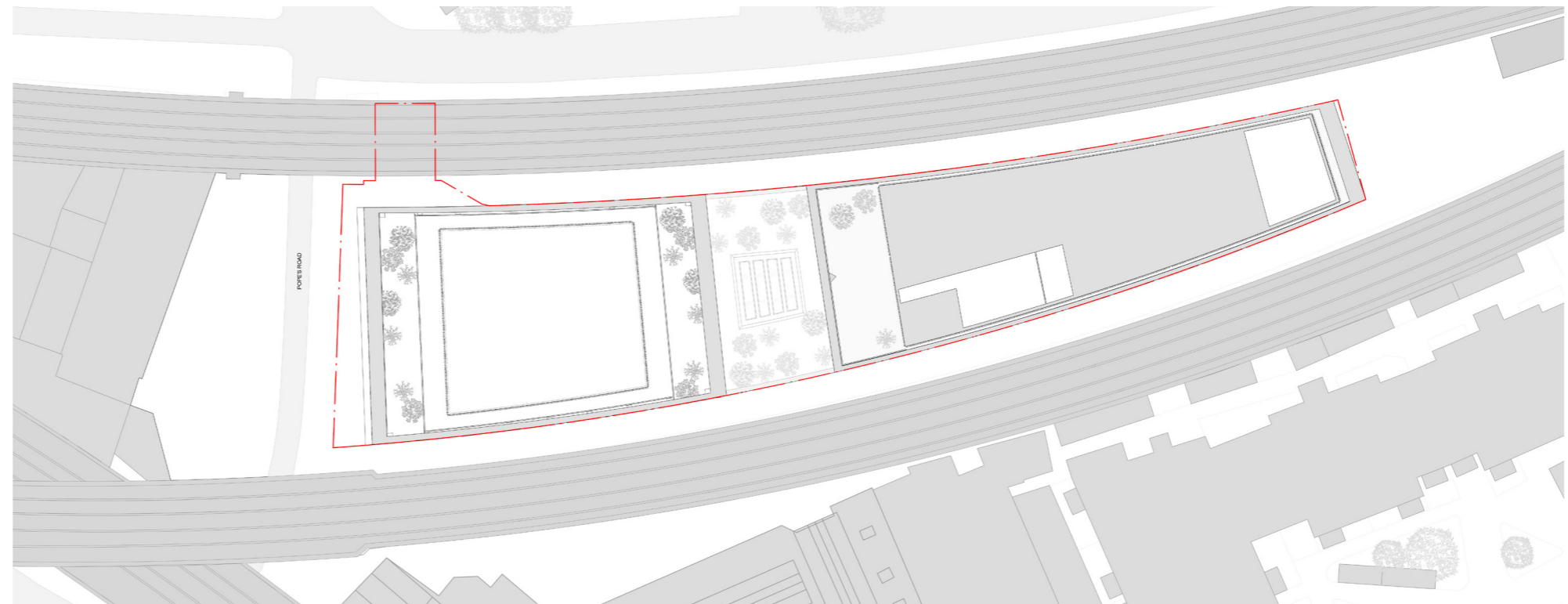


Fig. 2.1.1.2 July 2020 Planning Addendum site plan

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

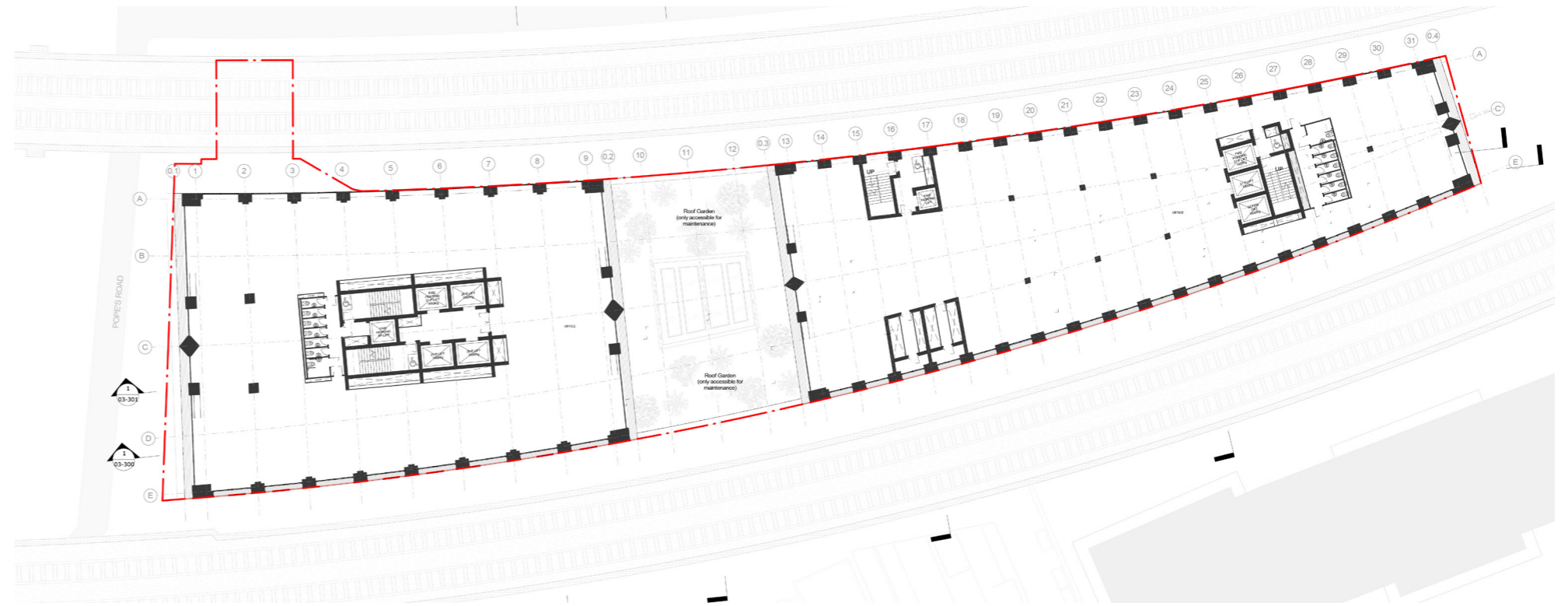


Fig. 2.1.1.7 March 2020 Planning Application typical office floor plan

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.

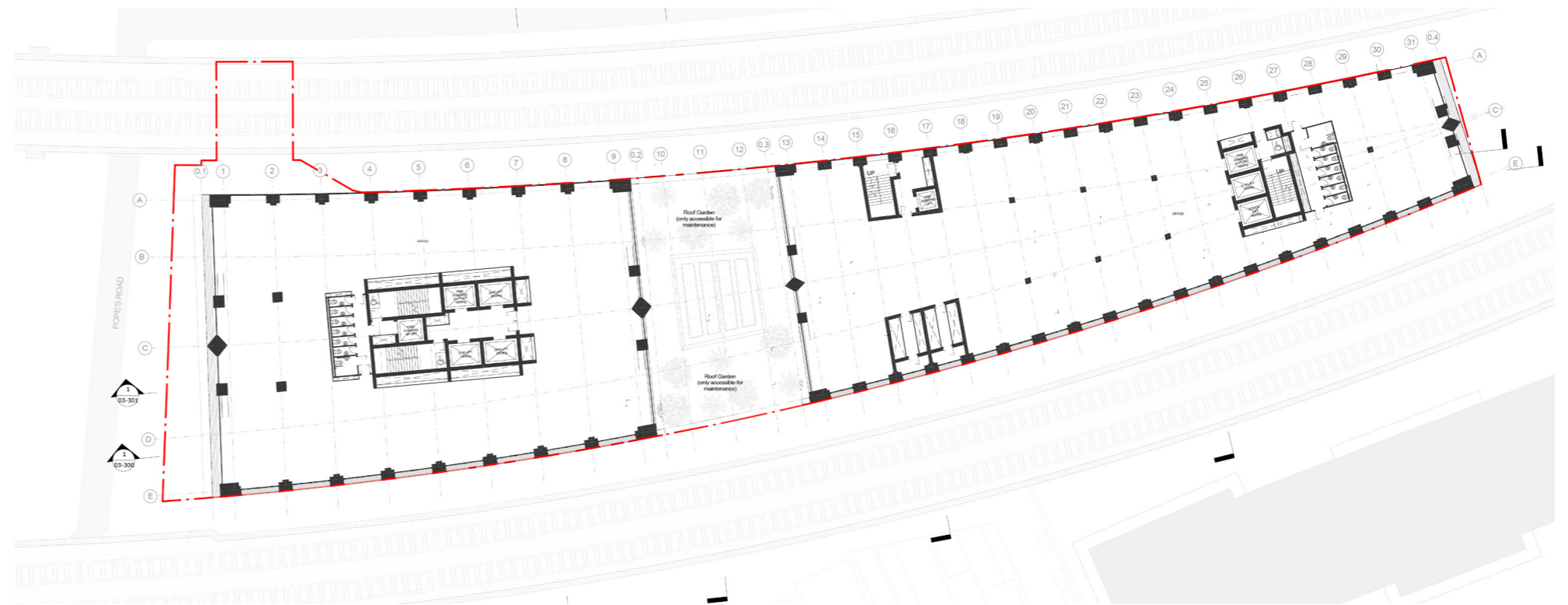


Fig. 2.1.1.8 July 2020 Planning Addendum typical office floor plan

## 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.

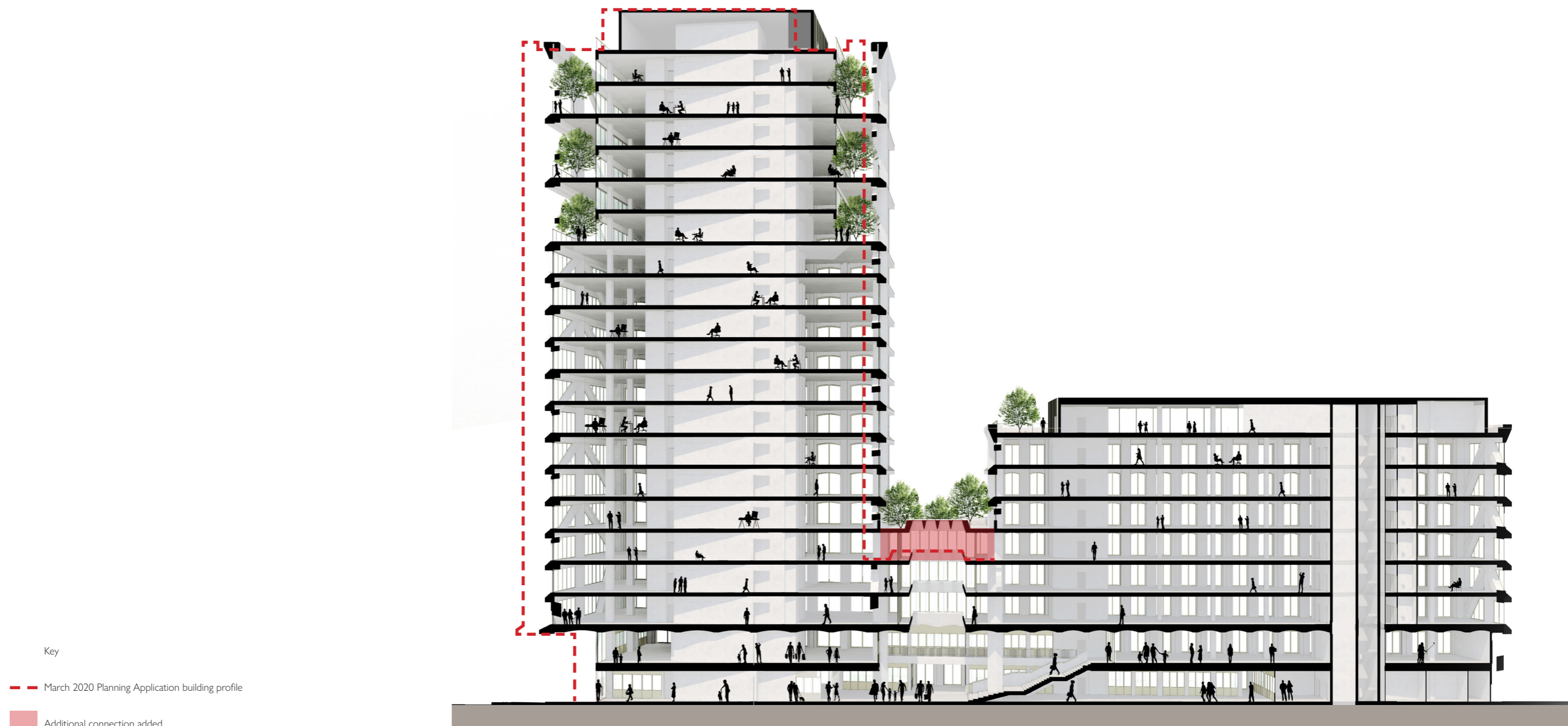


Fig. 2.1.2.4 July 2020 Planning Addendum illustrative perspective longitudinal section

## 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..

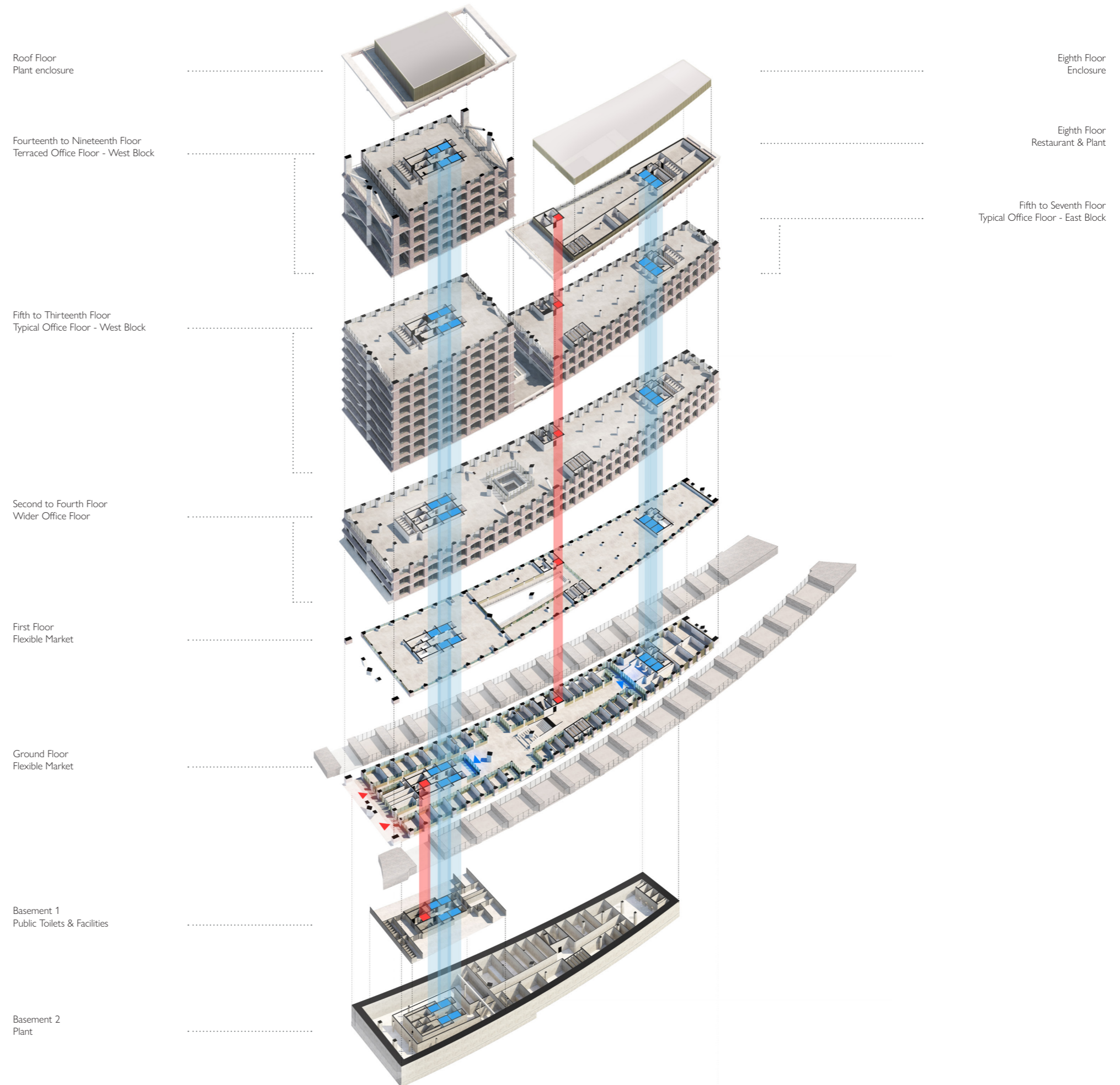
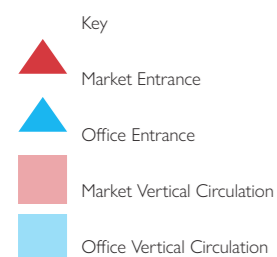


Fig. 2.2 Axonometric Exploded Diagram of the Building

# 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

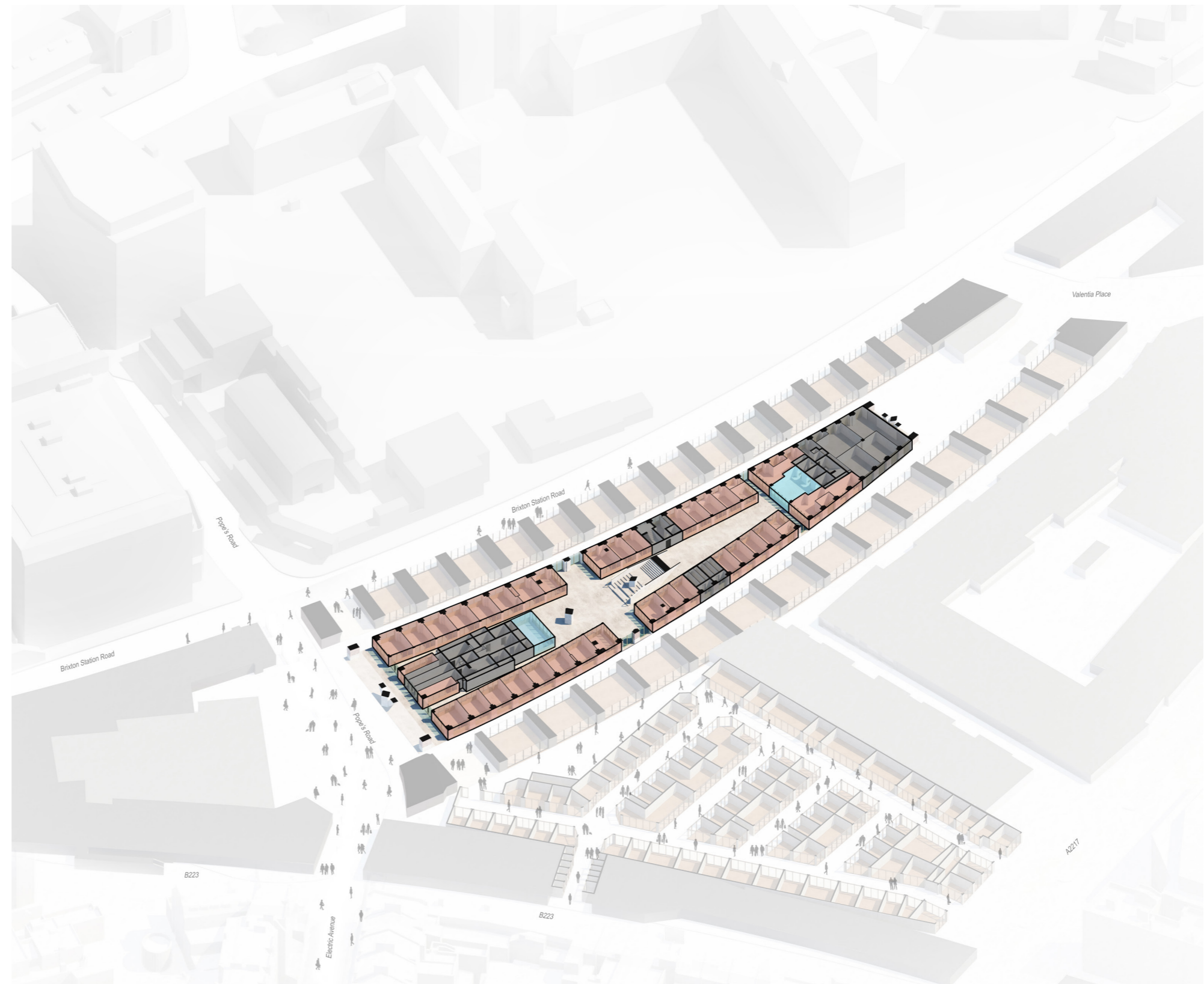
The proposal's ground floor aims to be an extension to the Brixton Village, both in terms of visual form and scale, with retail units distributed along the main circulation path.

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

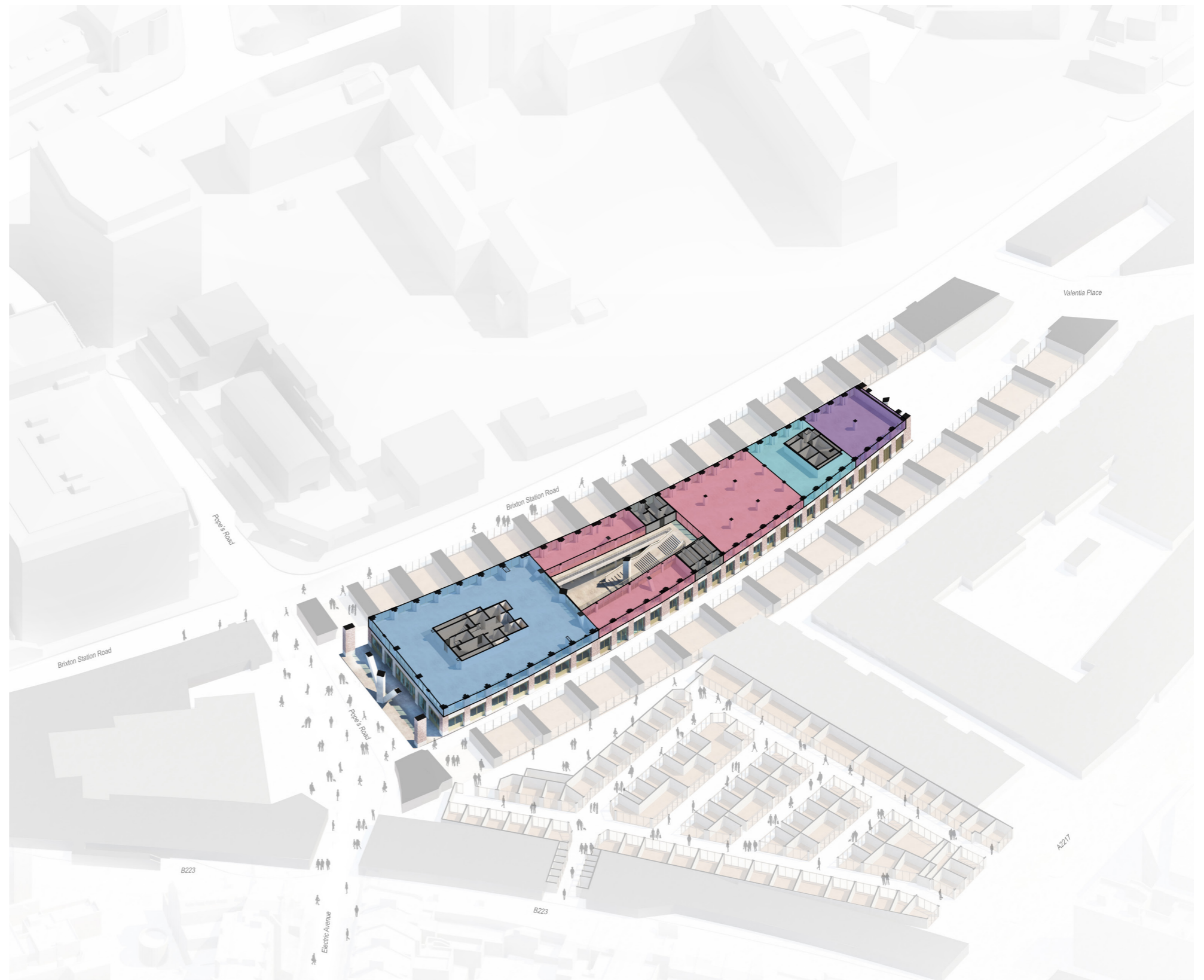
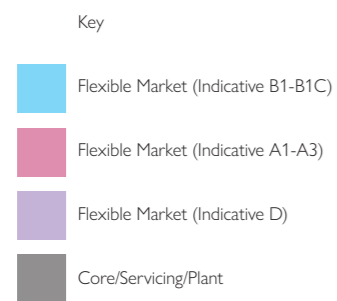
- Key
- Flexible Market (Indicative A1-A3)
  - Office lobby
  - Core/Service/Plant

## 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