

## 4.7.2 SOUTH FAÇADE

Similarly to the west façade, the south elevation maintains a tripartite subdivision, but has a much more consistent length. The side elevation is articulated through the combination of modular arched openings, a stepped brick apron and piers, and concrete lintels.

The modules have a consistent depth to mitigate solar exposure, and their size changes along the façade. They are wider in the west block and narrower in the east block.

The double height setback at ground and first floor informs the modulation of the first two floors through the use of double height brick piers, topped by a continuous lintel.

The second and third floors present single height arched modules, continuous throughout all the elevation as a device to strengthen the plinth

The façade's middle section is composed of single height arched modules. The top floors in the west block are characterised by double height terraces, which inform the façade creating double height brick piers topped by interrupted arched lintels on every other floor.

Due to the reduced height, the terraces are omitted on the east block. On both blocks, a metal clad box positioned on the roof and setback from the façade finishes the elevations.



Fig. 4.7.2 South Elevation

### 4.7.3 NORTH FAÇADE

The north façade follows the same principles of the south façade but differ in the module articulation. The size of the modules is the same on the west and east block but the façade doesn't have depth, the brick piers, concrete lintels and the glazing are flushed to maximize the solar gain.

As a consequence the stepped brick apron is flipped upsidedown emphasizing the concrete lintels and also becoming more evident from street level.

The top metal volume on the roof of the east block present a very long and horizontal glazed opening that allows views on the City of London and reveals the presence of a different type of program and space inside.



Fig. 4.7.3 North Elevation

#### 4.7.4 EAST FAÇADE - VALENTIA PLACE

The east façade facing Valentia Place maintains a similar treatment to that of Pope's Road. It presents an inverted bracing that spans the first two floors, which are also clad in metal – mirroring the finish of the box on the roof.

In addition, due to the reduced height of the east block, the double height terraces are also omitted and the elevation is capped in the same way as its counterpart.

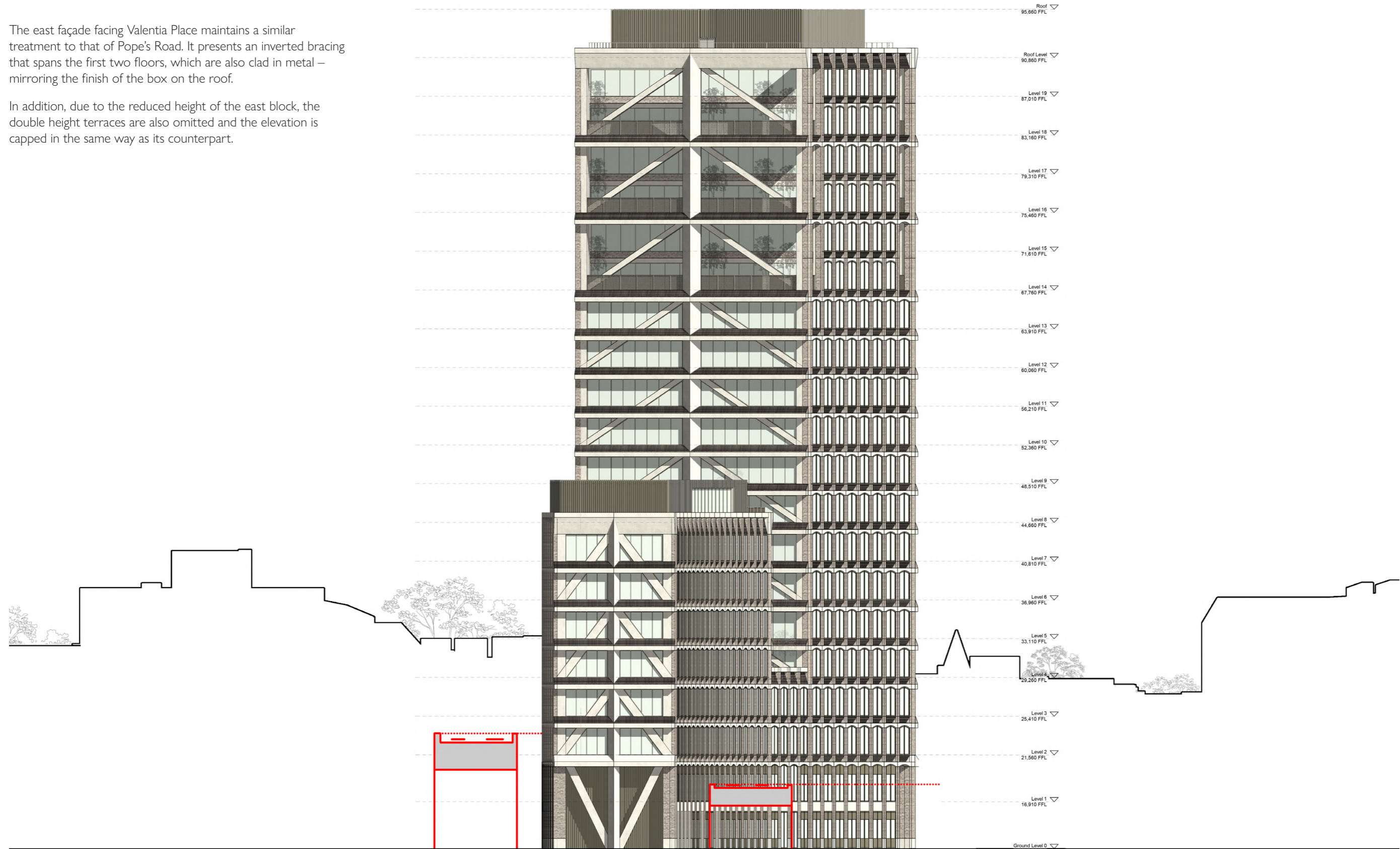


Fig. 4.7.4 East Elevation

### 4.7.5 INTERNAL FAÇADES

The scheme's two internal façades occupy the east face of the west block and the west face of the east block.

These façades are articulated in the same way as their equivalent external façades, depending within which block they are located.

Both internal façades overlook a garden created on top of the third floor, which is the last floor continuous through both blocks

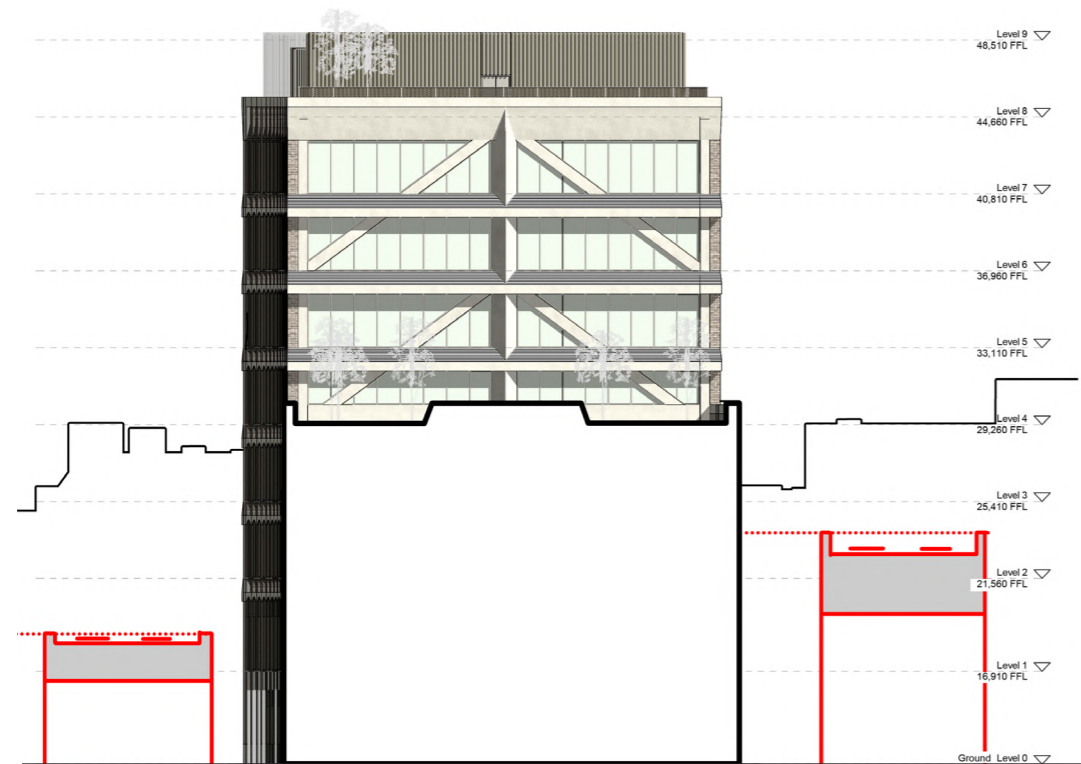


Fig. 4.7.5.2 East Block West Elevation

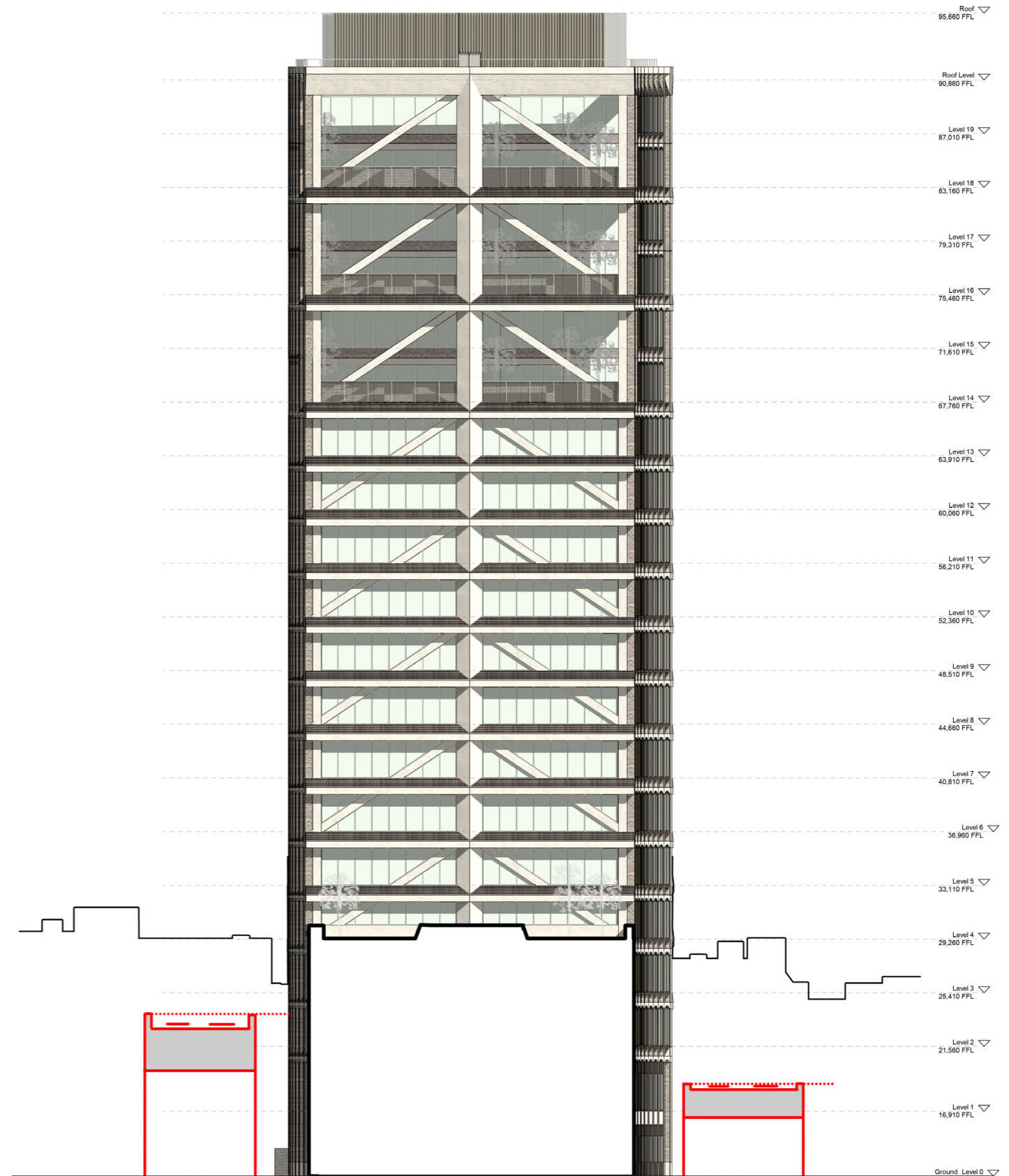


Fig. 4.7.5.1 West Block East Elevation

## 4.8 TYPICAL FAÇADE MODULATION

### 4.8.1 WEST BLOCK - WEST FAÇADE

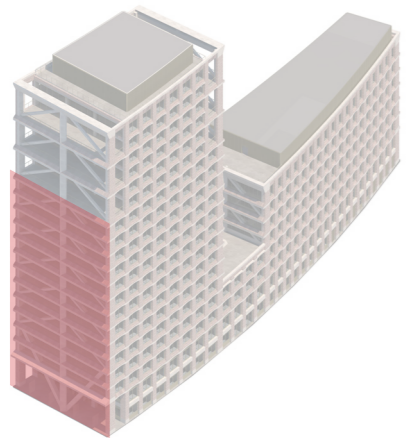
#### Bottom - Ground to 3<sup>rd</sup> Floor

Being the main façade, at ground level its most remarkable aspect is that it has been recessed to allow for extended public space creating a canopy that invites visitors into the building and also a north to south pedestrian flow.

The inverted structural truss facilitates circulation into the market and is combined with a deep concrete tray, which serves as a wind mitigation element and clearly marks the bottom part of the building.

#### Middle - 4<sup>th</sup> to 13<sup>th</sup> Floor

The middle portion is characterised by the rhythm of the truss which spans two floors in conjunction with the linear appearance of the concrete and brick trays that mark every floor.



Material Key:

- 1 Brick
- 2 Glazing unit in bronze coloured frame
- 3 Concrete
- 4 Bronze coloured balustrade/metal work
- 5 Bronze coloured balustrade with solid wind screen

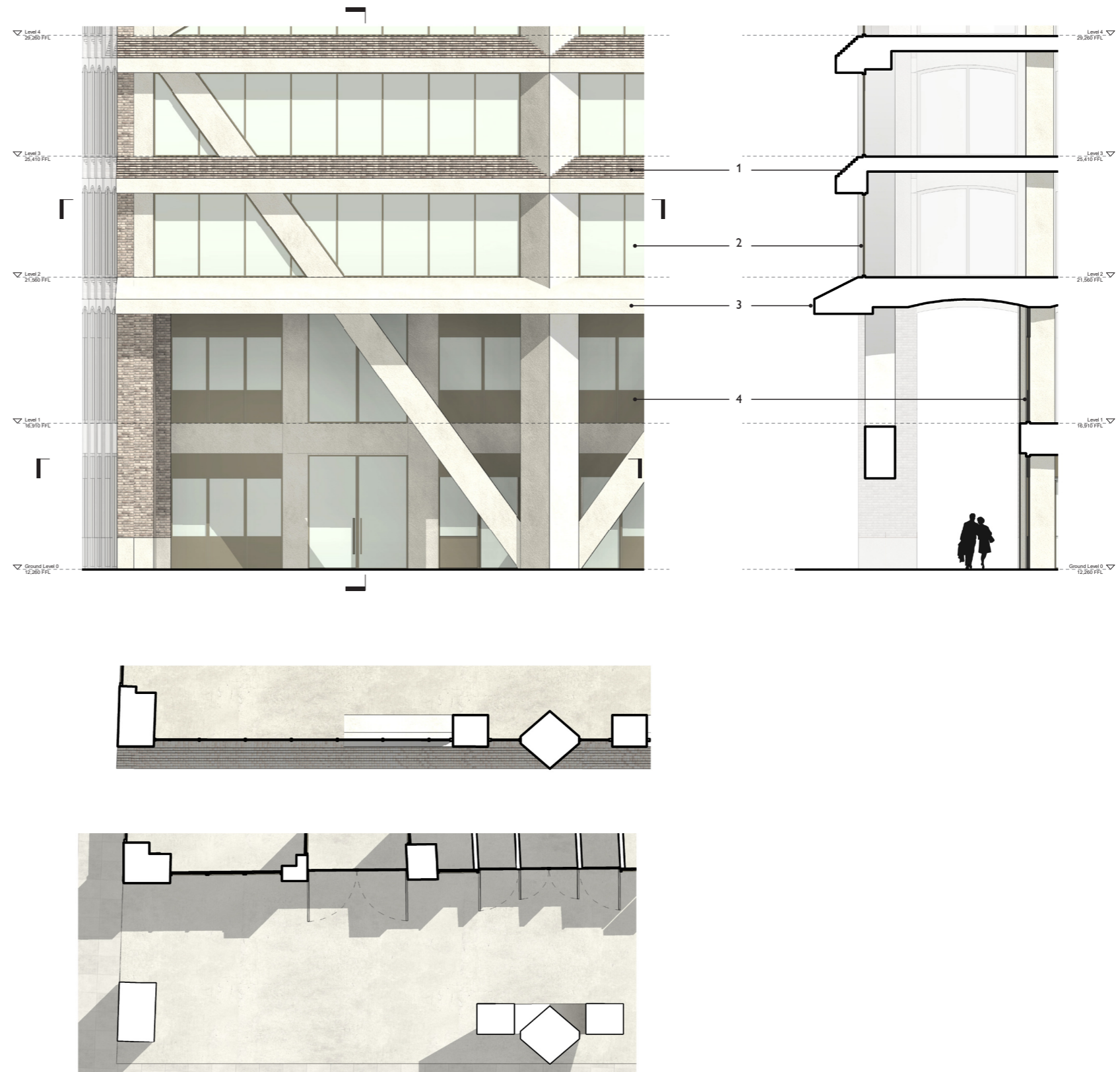


Fig. 4.8.1.1 West Façade - typical plan, section & elevation - bottom & middle

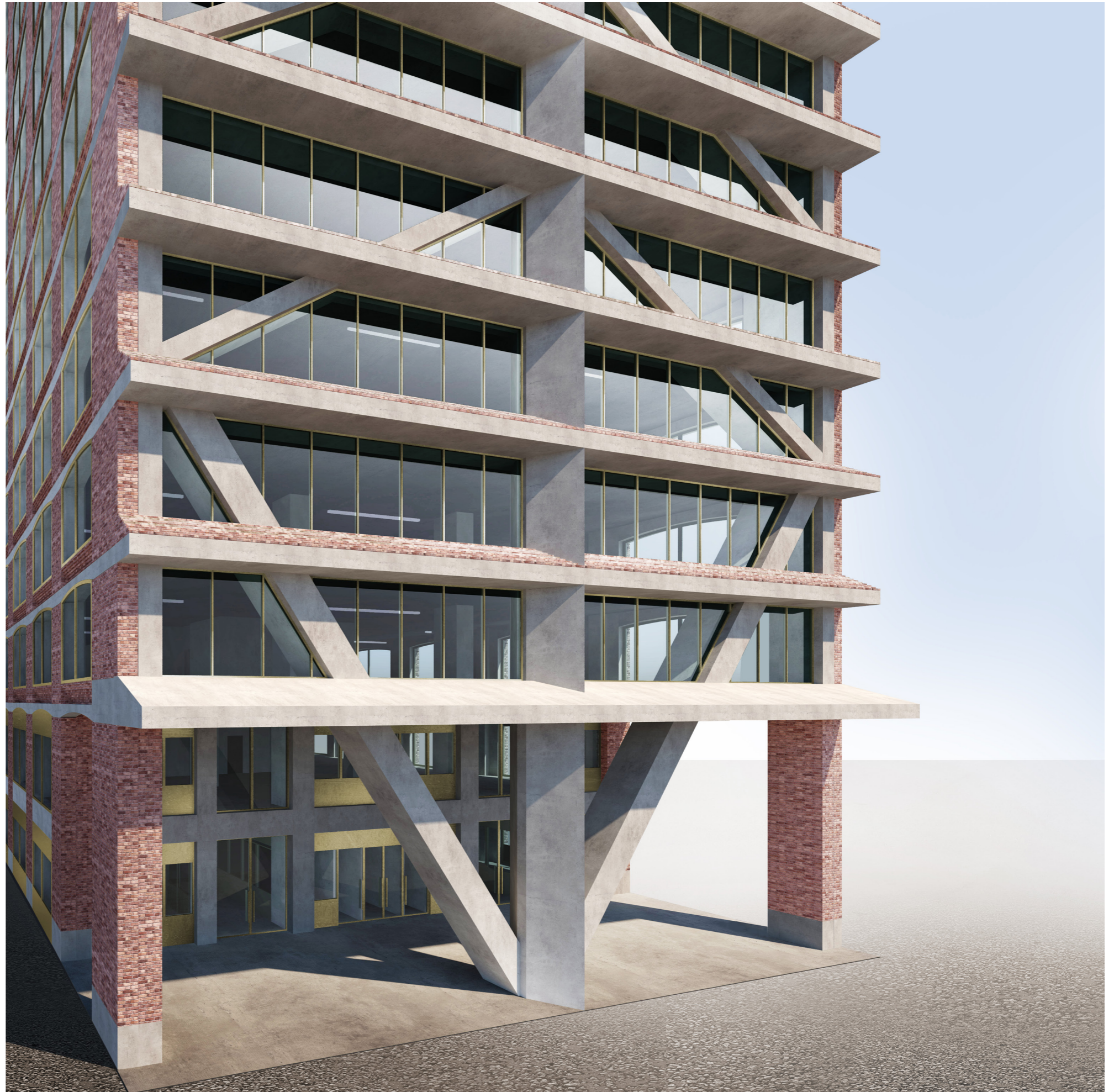


Fig. 4.8.1.2 West Façade detail view - bottom & middle

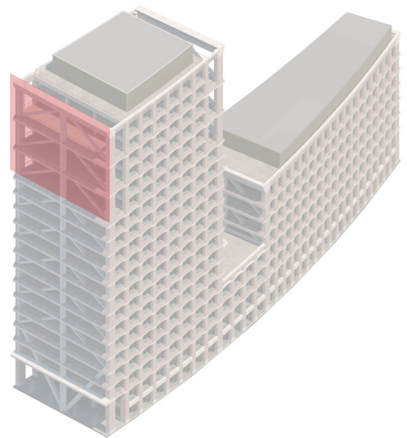
## 4.8 TYPICAL FAÇADE MODULATION

### 4.8.1 WEST BLOCK - WEST FAÇADE

#### Top - 14<sup>th</sup> to 19<sup>th</sup> Floor

The top of the building on the west façade is clearly marked by the introduction of double height terraces. In these terraces the glazing is recessed one bay east, a move that exposes the structural bracing and allow for the growth of vegetation on the terraces every other floor.

The last arbitrable floor is marked by a concrete horizontal spandrel which caps the bracing and the vertical concrete pier. The roof is recognizable by the introduction of a clad metal box that contains plant elements.



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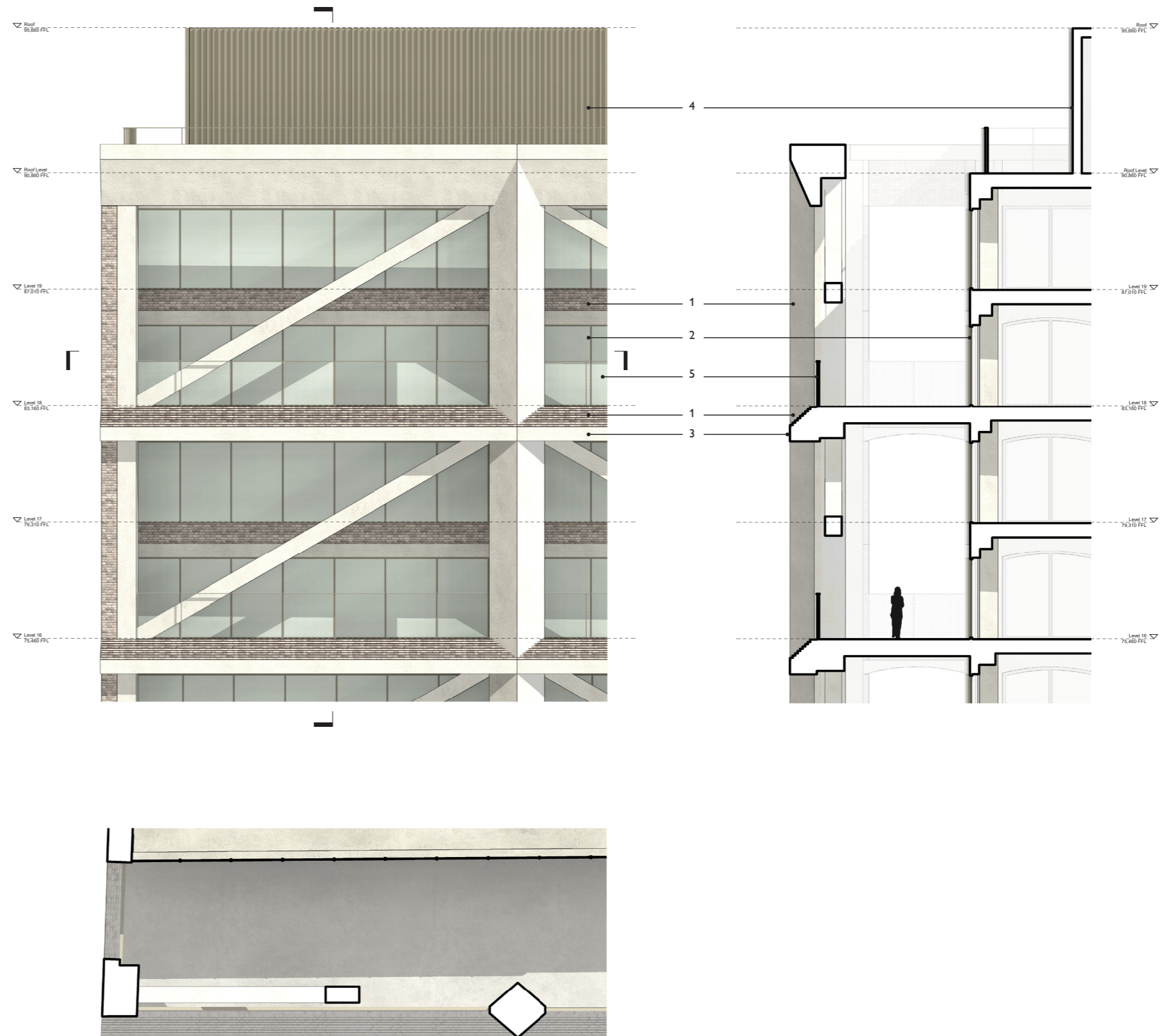


Fig. 4.8.1.3 West Façade - typical plan, section & elevation - top



Fig. 4.8.1.4 West Façade detail view - top



## 4.8 TYPICAL FAÇADE MODULATION

### 4.8.2 WEST BLOCK - SOUTH FAÇADE

#### Bottom - Ground to 3<sup>rd</sup> Floor

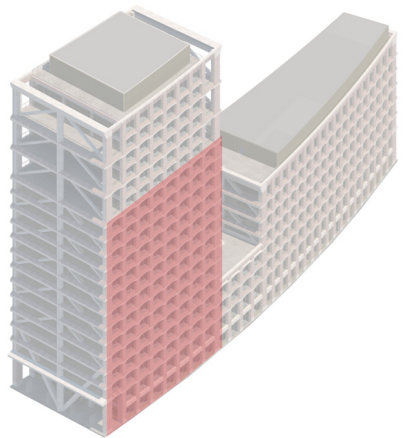
The setback on the west façade occupies one module of the south façade and informs the modulation of the first two floors.

Double height brick piers anchored to the ground by concrete pedestals and topped by a concrete arched lintels frame the first two floors that contain the market whilst single height brick piers with concrete arched lintels that runs for the whole length of the façade on the 3<sup>rd</sup> and 4<sup>th</sup> floor conclude the plinth of the building.

#### Middle - 4<sup>th</sup> to 13<sup>th</sup> Floor

A more rhythmic and repetitive façade constitutes the middle portion of the building. The single height piers with continuous concrete arched lintels are expressed in all their strength.

The stepped brick apron and the depth of the brick piers gives depth to the façade reacting passively to the solar exposure. Where the south façade meets the west in the corner the stepped brick apron and the concrete lintel creates a silhouette that defines the profile of the building.



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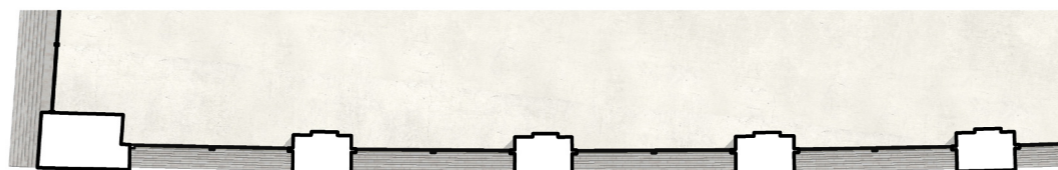
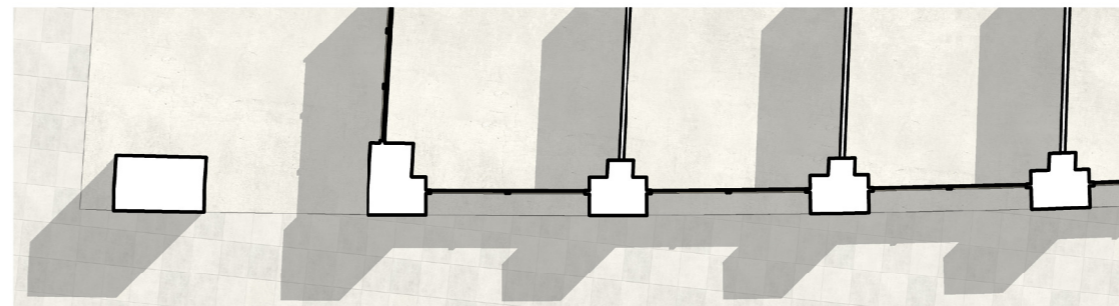
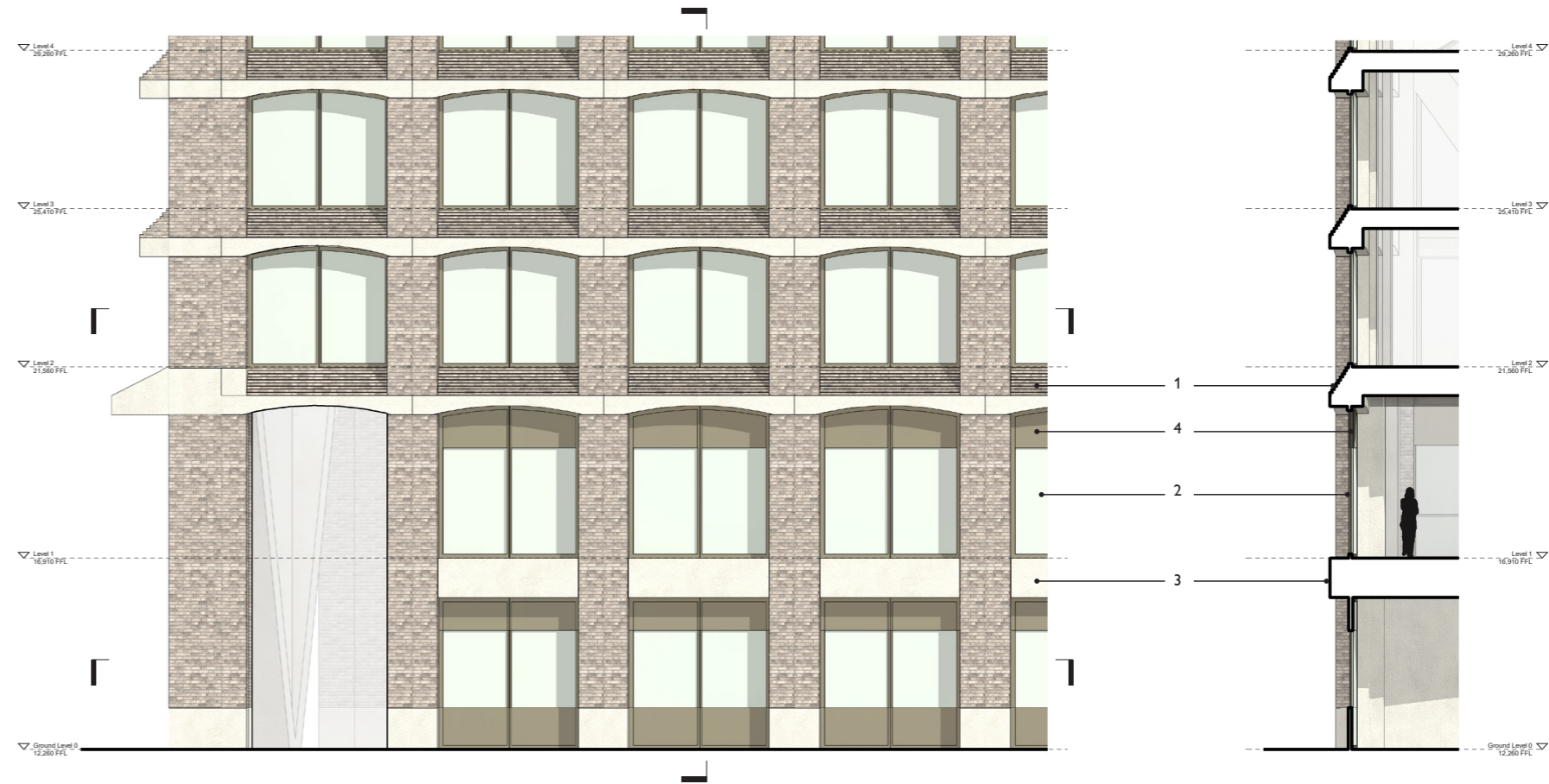


Fig. 4.8.2.1 West Façade - typical plan, section & elevation - bottom & middle



Fig. 4.8.2.2 West Façade detail view - bottom & middle

## 4.8 TYPICAL FAÇADE MODULATION

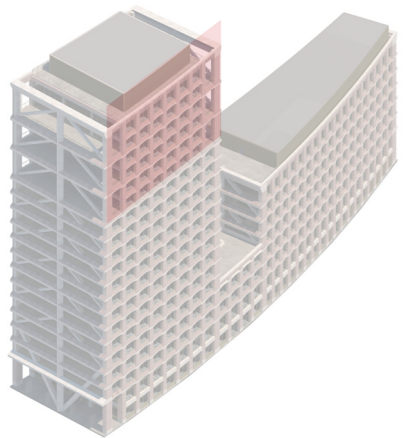
### 4.8.2 WEST BLOCK - SOUTH FAÇADE

#### Top - 14<sup>th</sup> to 19<sup>th</sup> Floor

The top of the building on the south façade is informed by the introduction of double height terraces on the west façade. These terraces create a double height void which occupy the first module on both the east and west side of the west block.

In addition, the double height terraces introduce a variation in the modulation of the façade, the brick piers start to span two floors and interrupt the concrete lintels every other floor increasing the verticality of the façade.

A thicker, linear and inverted stepped brick apron capped by a concrete spandrel marks the last arbitrable floor and conclude the façade. The metal clad box on the roof is setback from the façade but still visible.



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Fig. 4.8.2.3 West Block South Façade - typical plan, section & elevation - top