

## 3.5 ARCHITECTURAL LANGUAGE - FAÇADE ARTICULATION

### 3.5.7 WINDOW HEADS AND LINTELS

Throughout Brixton's built context, window heads play an important role in the character of the local townscape. Often appearing in a variety of forms – especially triangles and arches – window heads bring richness and vitality to the facades, their bold repetition providing structure and rhythm to building facade.

Window heads are usually joined together by continuous horizontal lintels that provide pronounced horizontal articulation to the facades. Both elements usually present in materials that are unique to their facade materials.



Fig. 3.5.7.1 Buildings Location Map



1

Fig. 3.5.7.2 Buildings facades on Electric Avenue



2

Fig. 3.5.7.3 Building facade on Atlantic Road



3

Fig. 3.5.7.4 Building facade on Brixton Road



4

Fig. 3.5.7.5 Building facade on Coldharbour Lane



As mentioned previously, the marked horizontality of the lintels often provides moment of variation within their modular organisation. Sometimes these horizontal lintels are interrupted by moments of verticality that introduce variation and activate facades.

Throughout Brixton's town centre, openings, window heads and lintels play a key role in the organisation and appearance of the varying building facades.

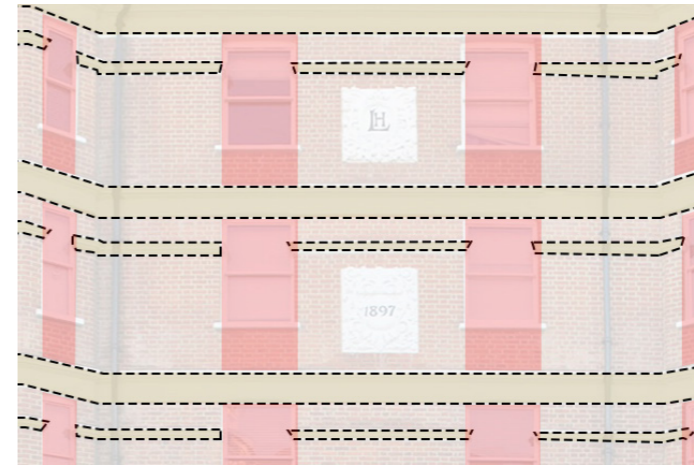


Fig. 3.5.7.6 Buildings Location Map



1

Fig. 3.5.7.7 Building facade Lancaster House



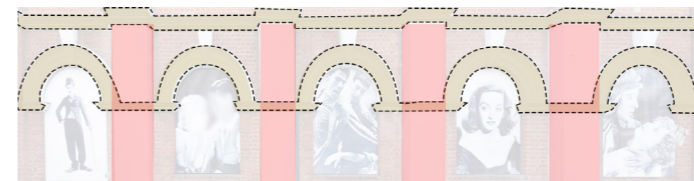
2

Fig. 3.5.7.8 Building facade on Electric Avenue



3

Fig. 3.5.7.9 Building facade Ritzy Cinema



4

Fig. 3.5.7.10 Building facade on Rushcroft Road



## 3.6 MATERIALITY

### 3.6.1 MATERIALS AS MASS

An in-depth materiality study was conducted by our team to gauge and record the most prevalent materials present in Brixton's town centre.

Our research indicated the predominance of solidity in the general appearance of Brixton's architecture, with buildings appearing to be built mostly in concrete or masonry, or combination of the two.

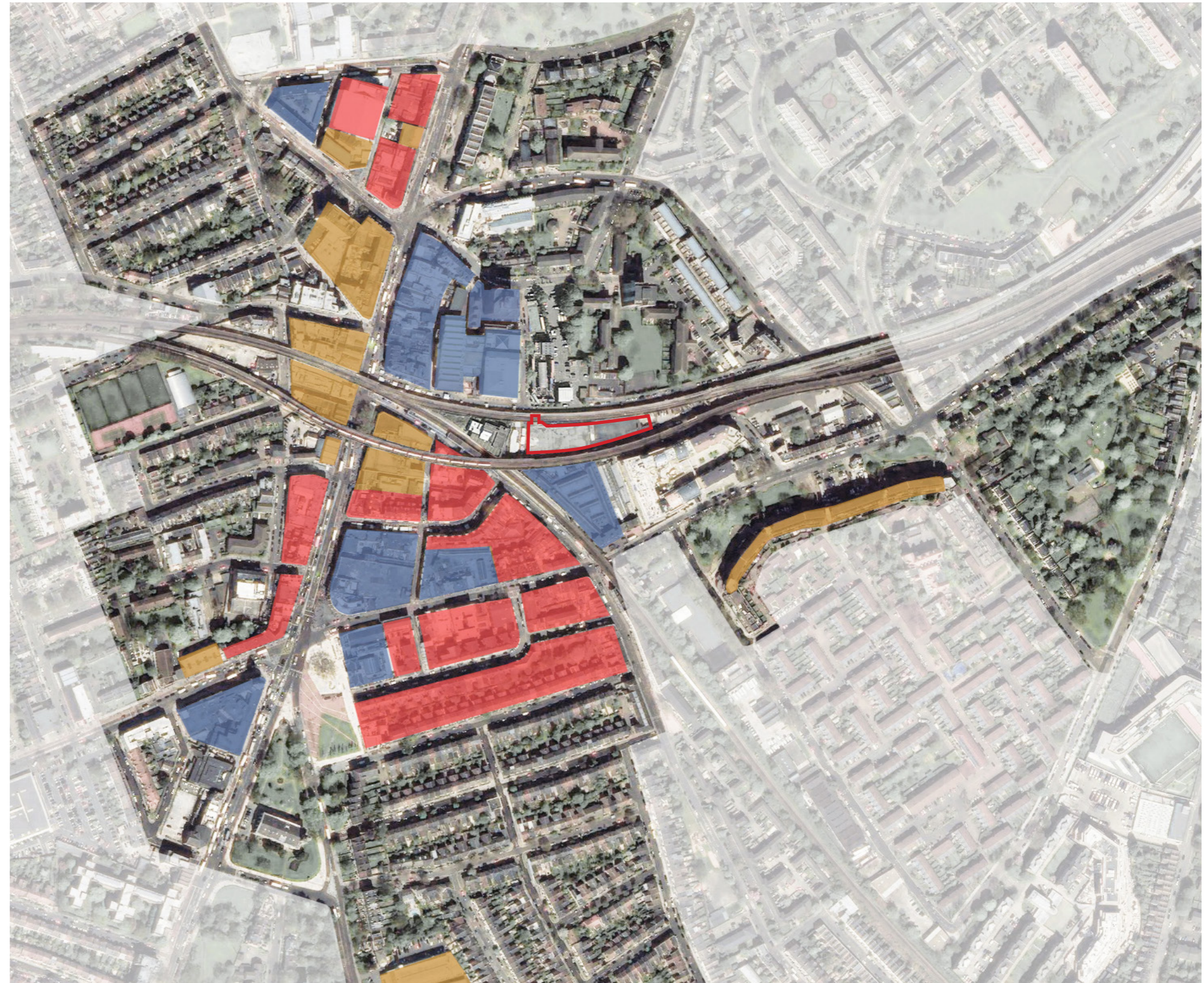


Fig. 3.6.1 Buildings Materiality Map

- Key
- Concrete Buildings
  - Brick Buildings
  - Concrete & Brick Buildings
  - Site Boundary

### 3.6.2 CONCRETE

Concrete can be found in some of the biggest structures present in Brixton's built environment, for example, in buildings including such as the Recreation Centre, Southwyck House and Market Row entrance.

It is used in a number of buildings throughout the area in combination with other materials, such as stone or brick. It presents in a variety of textures and colours, ranging from rough to smooth, and from gray to beige across the neighbourhood's different areas.



Fig. 3.6.2.1 Brixton Recreation Centre



Fig. 3.6.2.2 Market Row entrance



Fig. 3.6.2.3 Southwyck House

## 3.6 MATERIALITY

### 3.6.3 BRICK

Brick is the most dominant material existing in the town centre of Brixton. It presents in a variety of colors, textures and tonalities, with the three most prevalent tonalities being gray, red and yellow. Brick is used in both Victorian and Georgian buildings, as well as in more recently constructed development appearing throughout Lambeth.



Fig. 3.6.3.1 Building facade on Ferndale Road



Fig. 3.6.3.2 Building facade on Atlantic Road



Fig. 3.6.3.3 Building facade of Electric Avenue



Fig. 3.6.3.4 Building facade on Electric Avenue



Fig. 3.6.3.5 Building facade on Brixton Station Road

### 3.6.4 DETAILING

Intricate brickwork paired with different coloured brick is used to enrich facades of buildings that make up Brixton's built context. Interestingly, detailing throughout the built context often incorporates a combination of different materials, as opposed to just one singular material palette.



Fig. 3.6.4.1 Brickwork detailing of railway viaduct



Fig. 3.6.4.2 Brickwork detailing of building facade on Brixton Road



Fig. 3.6.4.3 Brick & Concrete detailing of building facade on Coldharbour Lane

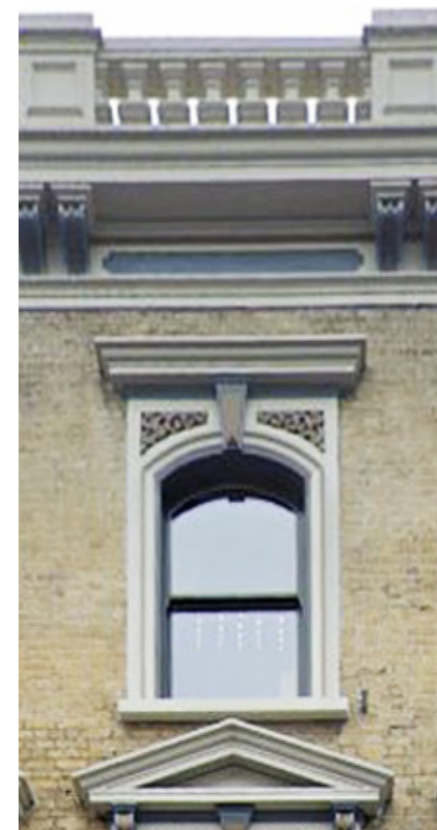


Fig. 3.6.4.4 Brick & Concrete detailing of building facade on Coldharbour Lane



Fig. 3.6.4.5 Brick & Concrete detailing of building facade on Coldharbour Lane

### 3.6 MATERIALITY

#### 3.6.5 STREETSAPES MATERIALITY



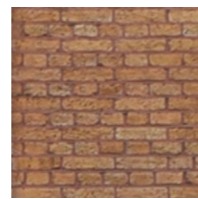
Fig. 3.6.5.1 Building facade on Electric Avenue north east



Metal signage



Brickwork detail



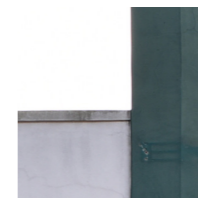
Brick tonality #1



Brick & concrete detail



Glazing detail #1



Exposed concrete



Glazing detail #2



Fig. 3.6.5.2 Building facades on Electric Avenue south west



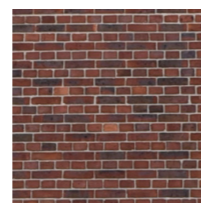
Fig. 3.6.5.3 Building facades on Electric Avenue south east



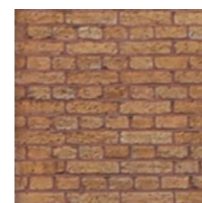
Brick tonality #2



Brick tonality #4



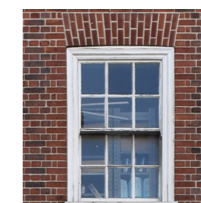
Brick tonality #5



Brick tonality #6



Brick tonality #7



Glazing detail #3



Glazing detail #4



Fig. 3.6.5.4 Building facades on Electric Avenue north west



## 3.7 DESIGN DEVELOPMENT

### 3.7.1 STATUTORY CONSULTATION

The design for the building was informed by an extensive pre-application consultation process which evolved over 12 months.

During this time all aspects of the design were thoroughly discussed with the relevant bodies, stakeholders and the general public. The comments received were given thoughtful consideration and informed the proposal.

Lambeth City Council, the Greater London Authority and Network Rail were consulted during this process in their role as decision makers and statutory consultees.

In addition to this, Hondo promoted an active engagement strategy with stakeholders and immediate neighbours, as well as residents and local businesses.

A separate 'Statement of Community Involvement' is submitted as part of this application and will explain the local and stakeholder consultation, and how the scheme has responded to their feedback.

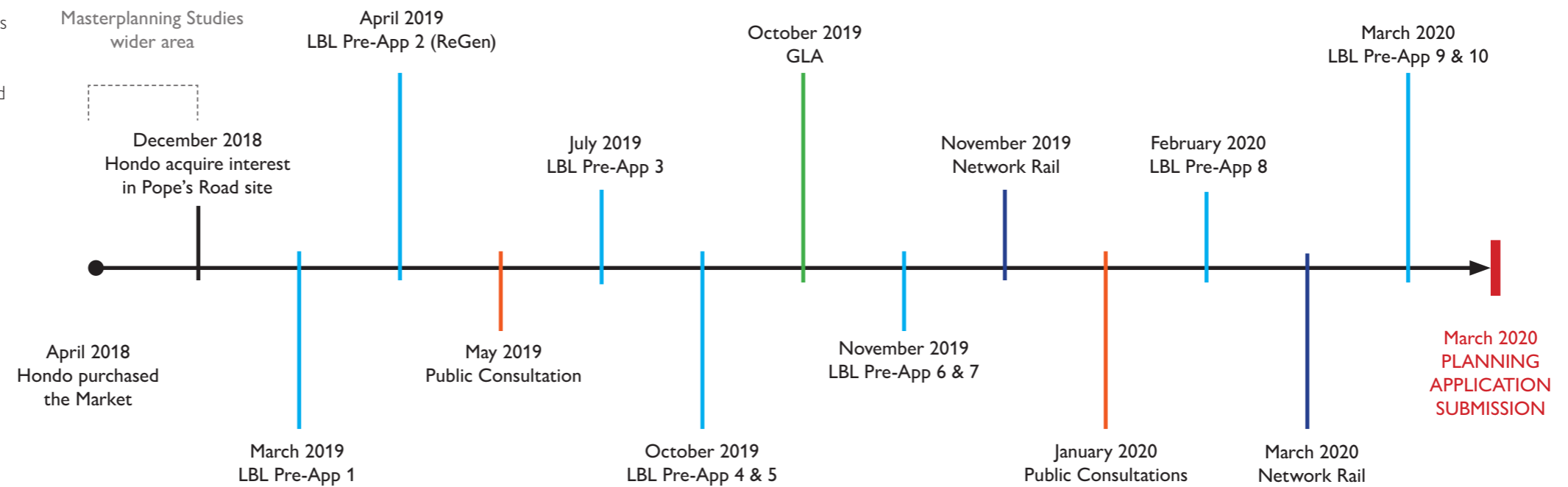


Fig. 3.7.1. Statutory Consultation Timeline diagram