

Pope's Road
Public Realm and Art Strategy

2nd July 2020

GORT SCOTT

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This study is contains initial illustrative proposals for the site. Any calculations and findings presented in this report should not be used without further detailed analysis.

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1.0 Context

1.1 Introduction

In April 2020 a planning application was submitted to the London Borough of Lambeth (20/01347/FUL) to redevelop the site at 20-24a Pope's Road for a mixed use commercial development. Following submission of the application, feedback was received regarding the siting of the building and its interface with Pope's Road. Following this feedback, amendments are proposed to the submitted a planning application including setting the building back east by further 2.5 metres, which will facilitate the creation of a greater amount of public realm on Pope's Road.

In addition to the additional set back, Gort Scott have been commissioned by AG Hondo Pope's Road BV to produce an illustrative Public Realm and Arts Strategy indicating how the planning application scheme could facilitate this part of Pope's Road being brought forward to provide a new enhanced civic space for Brixton Central, and the local community.

This document and the illustrative proposal outlined within aims to demonstrate the potential of the Pope's Road space to:

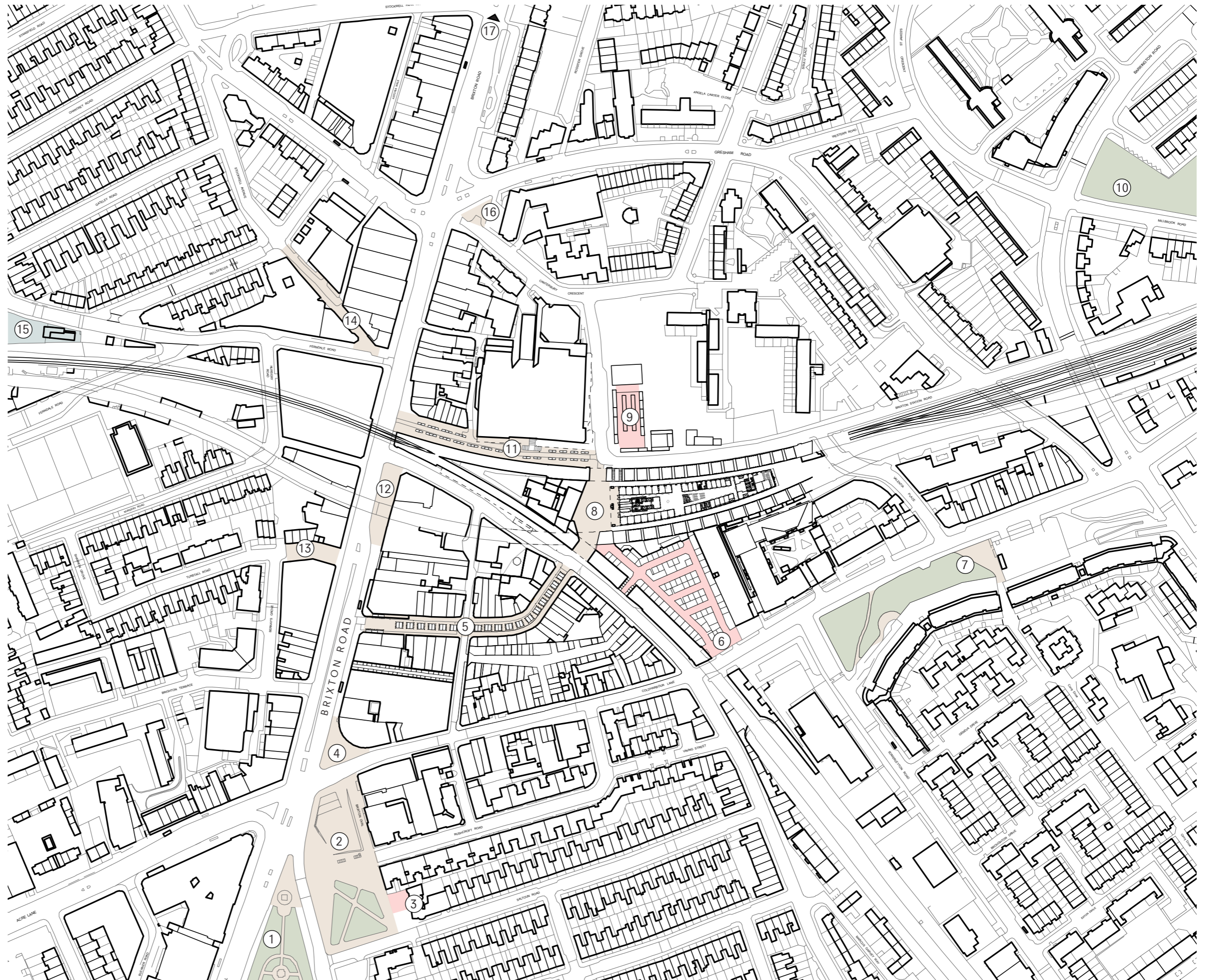
- Provide a new civic square
- Facilitate the potential for an additional future station exit and entrance, onto Pope's Road
- The ability to accommodate pedestrian desire lines, both present and future
- Accommodate the existing street market provision, with potential for future increase in capacity
- Provide for a variety of public activities
- Opportunities for greenery and planting
- Indication of opportunities for street furniture and public Art
- Protecting access for emergency services
- Contribute to visitor cycle provision

The document is structured in 5 parts. The first section looks at context, the second looks at capacity, the third introduces the illustrative proposal. The fourth looks in detail at a 'day in the life' of the square to consider how different communities outlined in the first section could benefit from the space and the final section will consider an arts strategy for the square.

1.0 Context

1.3 Public Spaces Map

Public realm improvements at Pope's Road should build on the local network of public spaces and upcoming public realm improvements and developments.



- 1 St. Matthew's Garden
- 2 Windrush Square
- 3 Black Cultural Archives
- 4 Public realm improvements
- 5 Electric Avenue market
- 6 Brixton Village forecourt
- 7 Southwyck House Gardens & forecourt
- 8 Pope's Road square (site)
- 9 Pop Brixton
- 10 Wyck Gardens
- 11 Brixton Station Road market
- 12 Public realm improvements
- 13 Public realm improvements (Tunstall Road)
- 14 Public realm improvements (Stockwell Avenue)
- 15 Papa's park
- 16 Public realm improvements
- 17 Max Roach Park

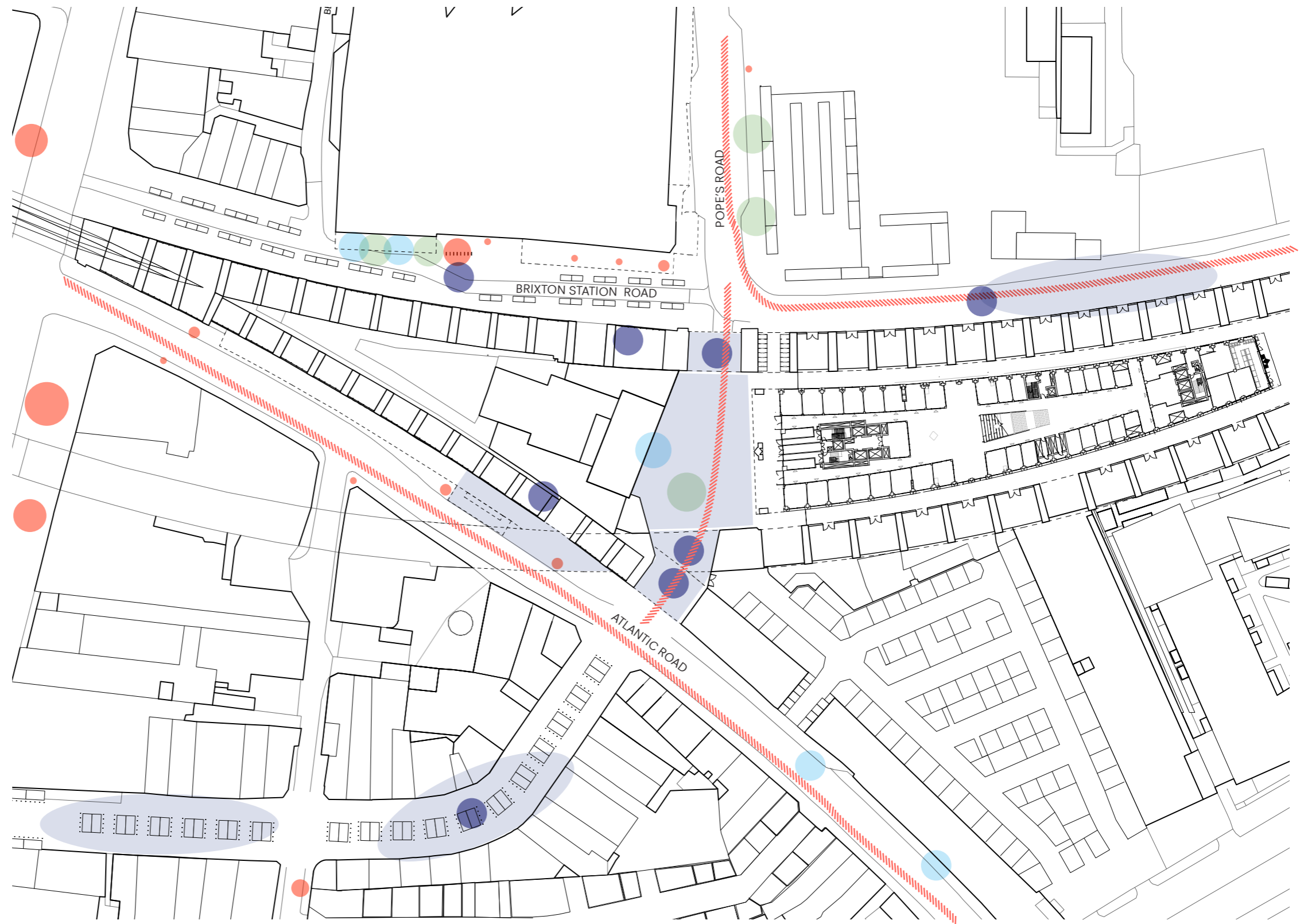
1.0 Context

1.4 Challenges and Opportunities

Development and public realm improvement works are enhancing the wider Brixton area. However, this central section of Brixton Market lacks important amenities.

Members of the public have recorded views on the area on the Brixton Liveable Neighbourhoods website. Using this information and local knowledge the following opportunities and challenges have been identified.

- Opinions that walking feels unsafe at night and improved lighting is required.
- Lack of public seating.
- Lack of street trees and planting
- Lack of covered areas for shelter during hot or wet weather
- Insufficient cycle parking and cycle routes in the area including on Pope's Road and Brixton Station Road.
- Difficulty in wayfinding from station to markets
- Traffic and insufficient pedestrian space



Key

- Existing cycle parking locations. Larger circles denote higher number of spaces.
- Possible new cycle parking locations.
- Possible new tree planting locations
- Improved lighting required

- Areas reported as feeling unsafe at night
- ▨ Pedestrians and cyclists reported feeling unsafe due to traffic

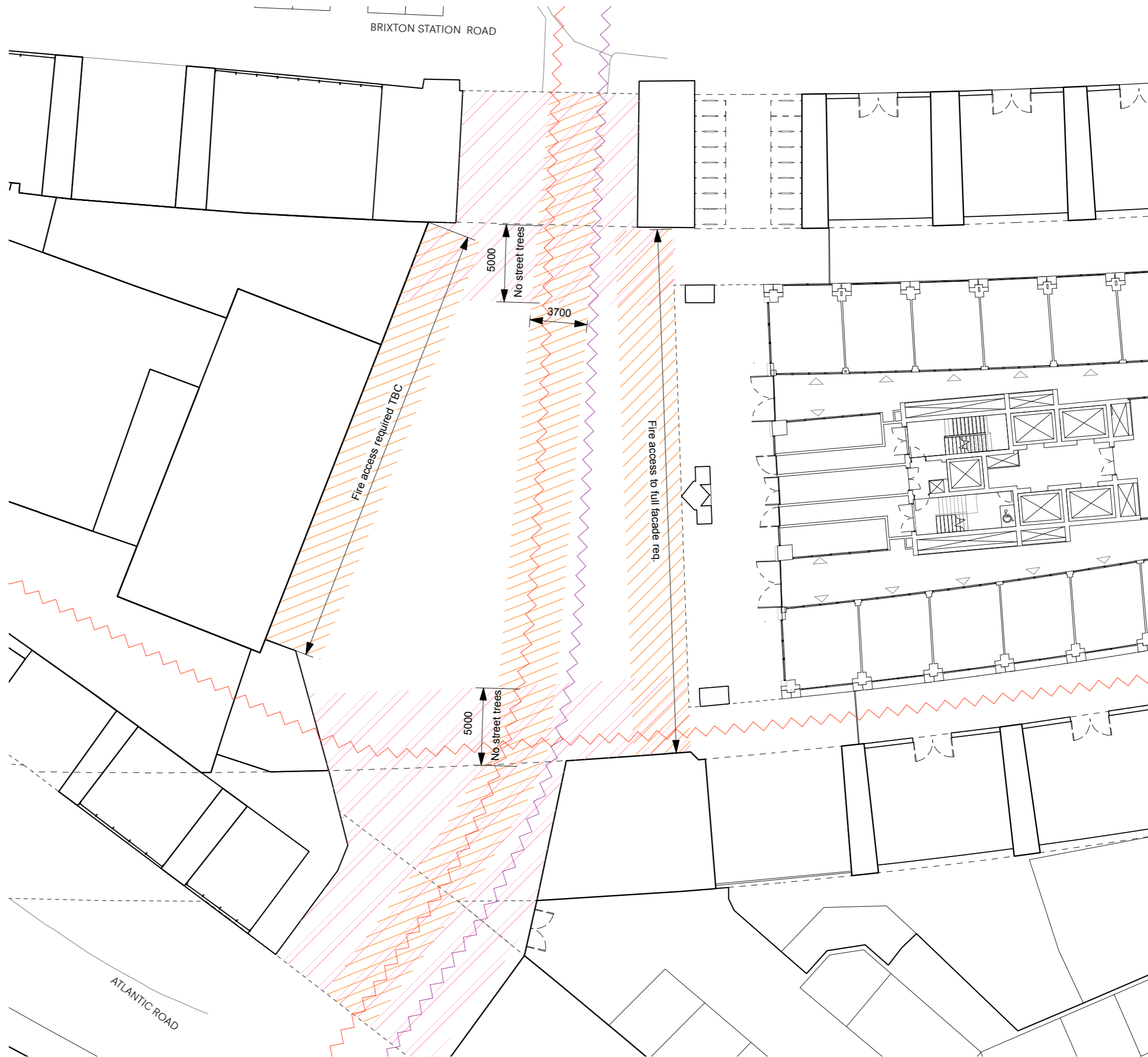
Note: no public seating found in this crop area

1.0 Context

1.5 Constraints

Public realm proposals will need to allow for and consider:

- Keeping a 3.7m wide emergency vehicle access route to buildings.
- Avoiding planting street trees within 5m of any railway line.
- Avoiding impacting underground electrical and telecommunication services routes.



- Key
- No street tree planting
 - Maintain emergency vehicle access
 - Underground electrical services
 - Underground telecommunication services

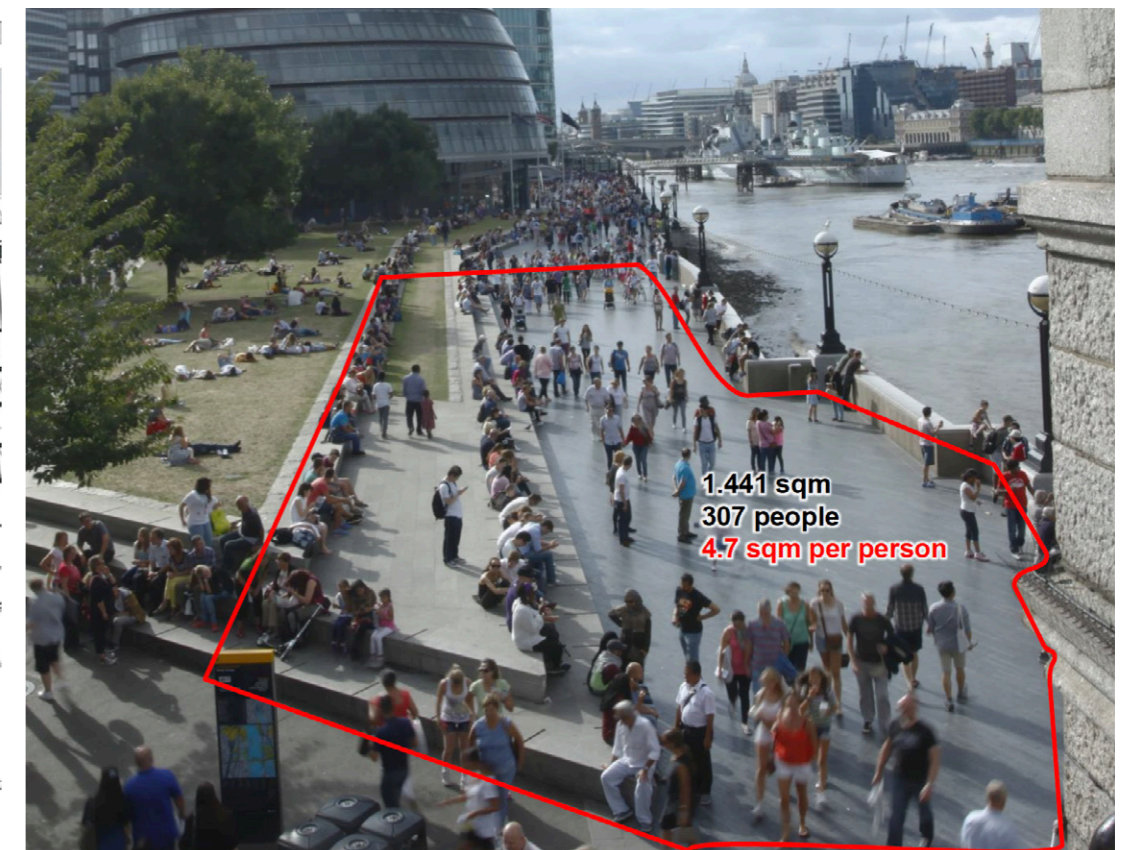
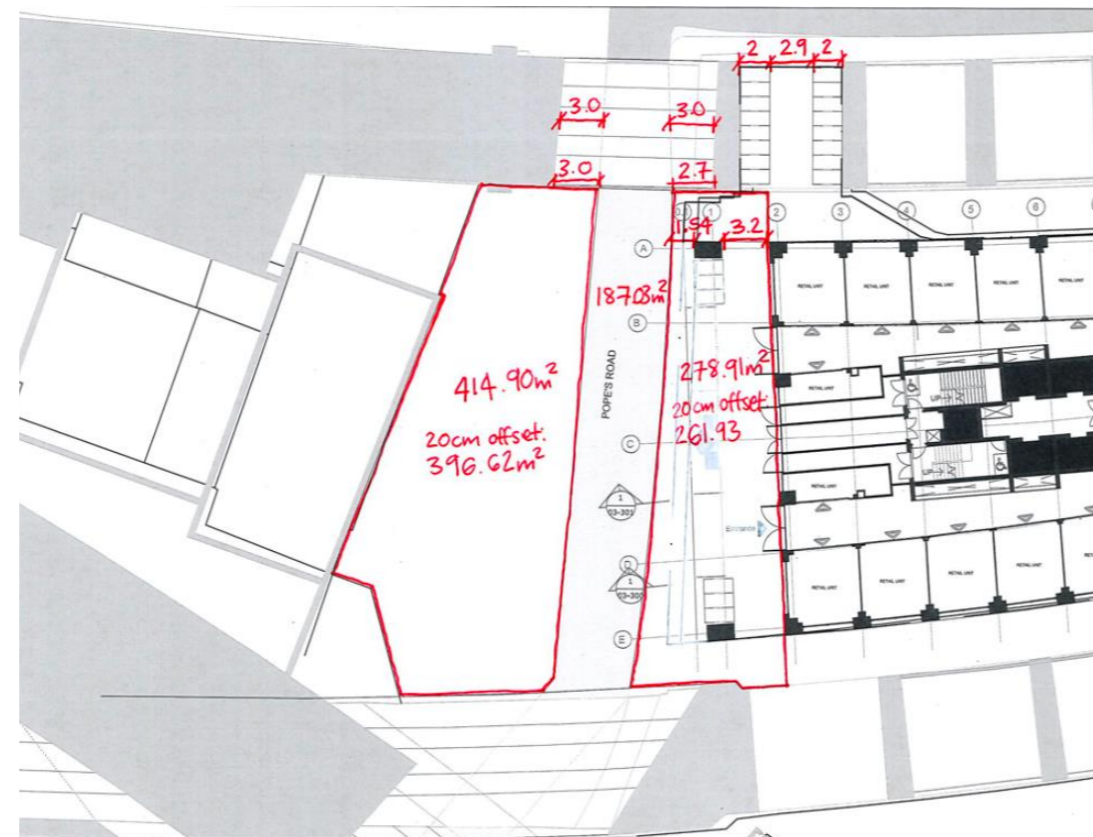
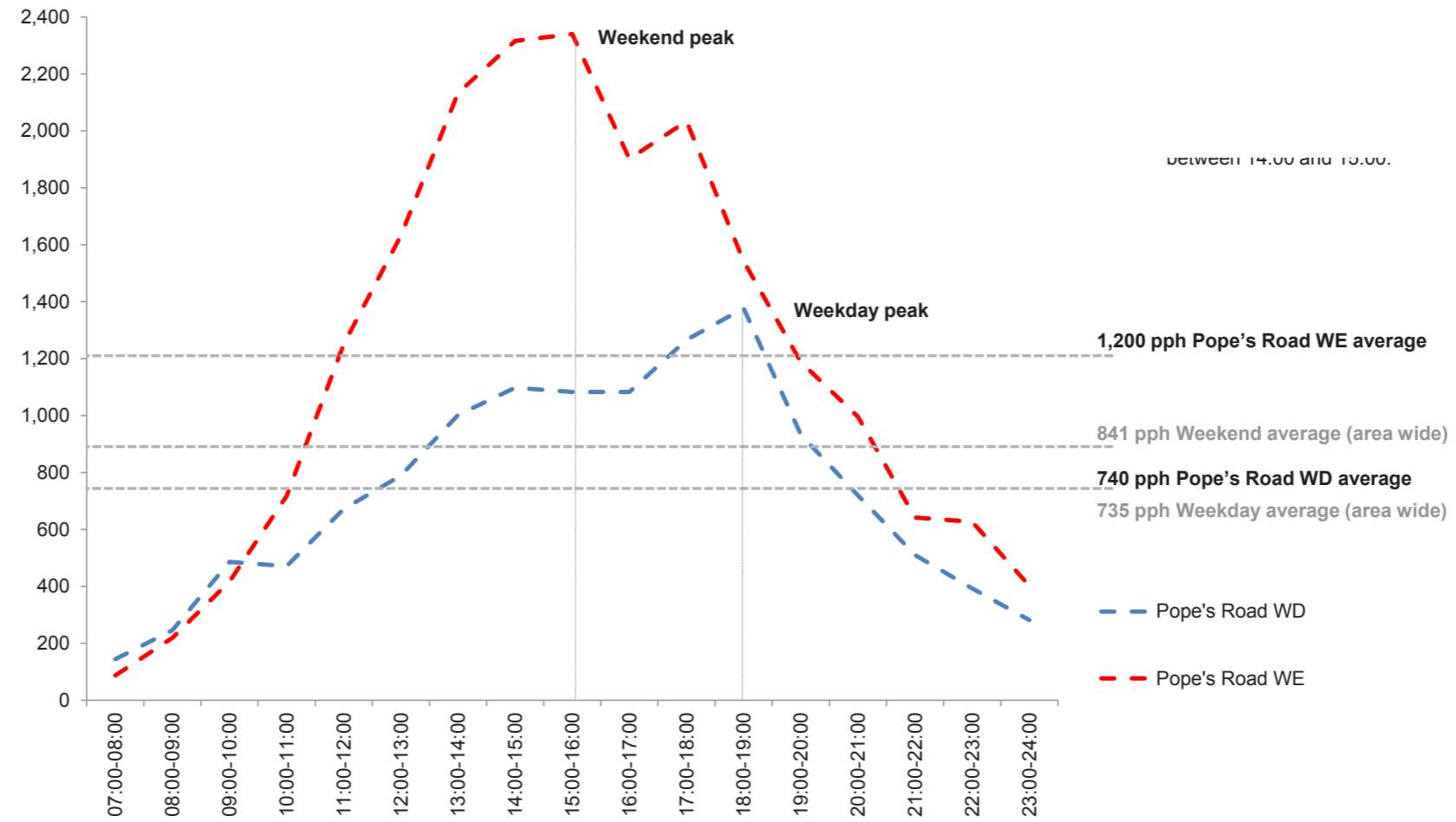
Pope's Road
Capacity

2.0 Capacity

2.1 Space Syntax Research

Space Syntax have carried out pedestrian counts on Pope's Road. Results are outlined in this graph revealing weekend and weekday peaks.

Using this data we are able to understand the likely density of people in the square which is similar to a number of other London public spaces. Further detail can be found in the Space Syntax report. The space has been found to be large enough to accommodate a public space and pedestrian flows in the space.

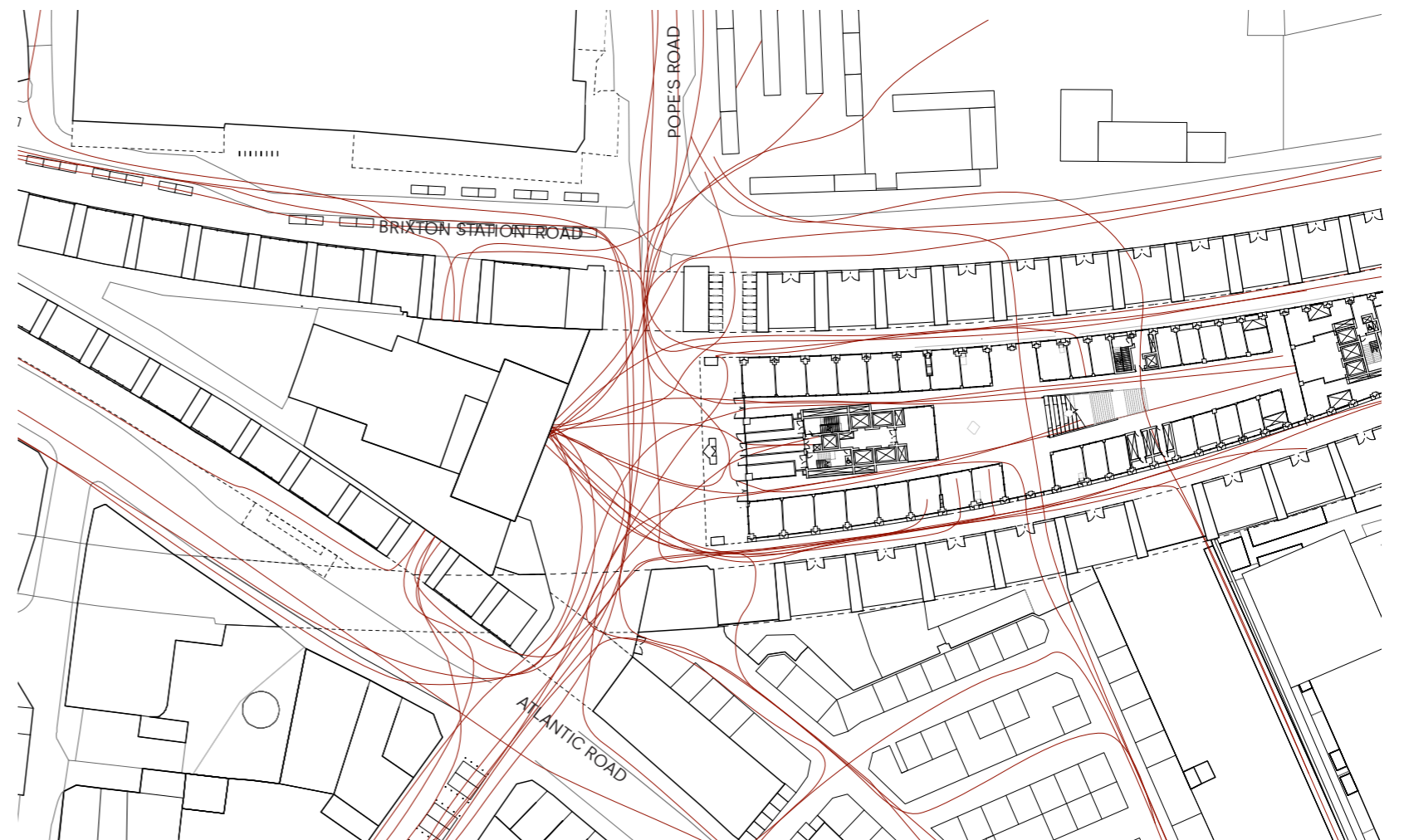


2.0 Capacity

2.2 Desire Lines

These diagrams set out key movements or desire lines across the site. They do not aim to capture every permutation of routes in a scientific way but can help us to understand where the main movement flows are likely to be.

The first diagram sets out routes when the building is first complete. The second diagram looks to the future. Revealing the desire lines to a possible new entrance to Brixton Station off Pope's Road and new routes between the new building and the arches.



Above: desire lines across the site
Below: potential future desire lines

Pope's Road
Illustrative Proposal

3.0 Illustrative Proposals



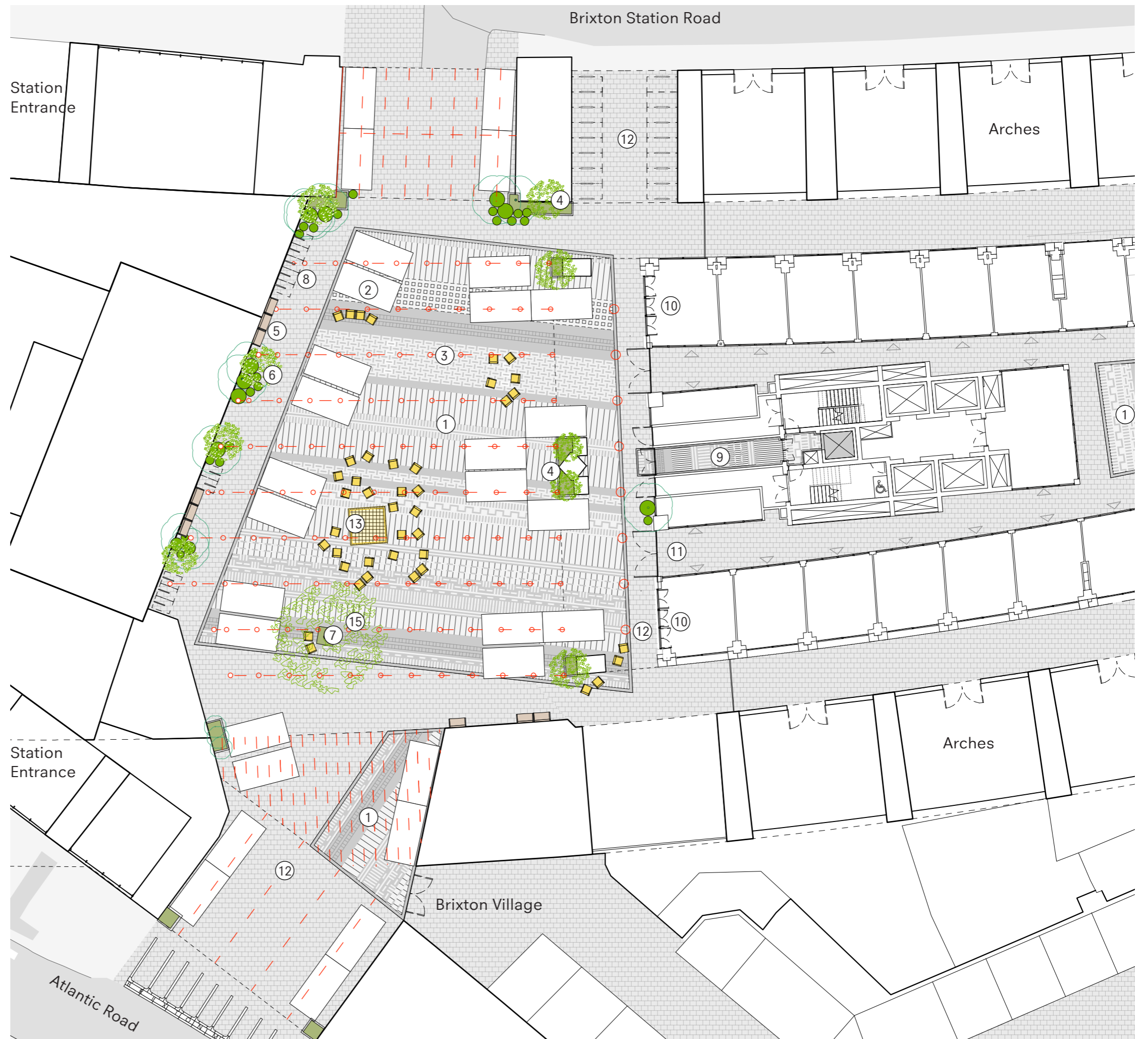
This concept design demonstrates how the square could be used:

- A 'mat' of decorative paving is laid to define the space as a square rather than a wide street.
- A mix of planting in containers, rain gardens and a tree pit containing a large specimen street tree brings nature into the market.
- Other paving 'mats' emphasise the mural, mark the entrance to Brixton Village and lead to the public WCs inside the new building.
- Catenary lighting spans across the square. The underside of the bridges and colonnade soffit are also lit.
- Benches and flexible non-fixed seating could be provided along with Sheffield stand cycle parking.
- A storage kiosk filled with moveable furniture and play equipment brings a flexibility to the space.
- An arts programme could look at enhancing the existing artwork and bring about public consultation

3.0 Illustrative Proposal

3.2 Principal Design Moves

- A 'mat' of decorative paving laid to formally define the space as a square rather than a wide street.
- A mix of planting in containers, rain gardens and a tree pit with a large specimen tree brings nature into the market.
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- A m storage kiosk filled with moveable furniture and play equipment brings a flexibility to the space.
- An arts programme could look at enhancing the existing artwork and bring about public consultation lead arts instillations.
- A fixed, informal play element to the base of the large specimen tree.

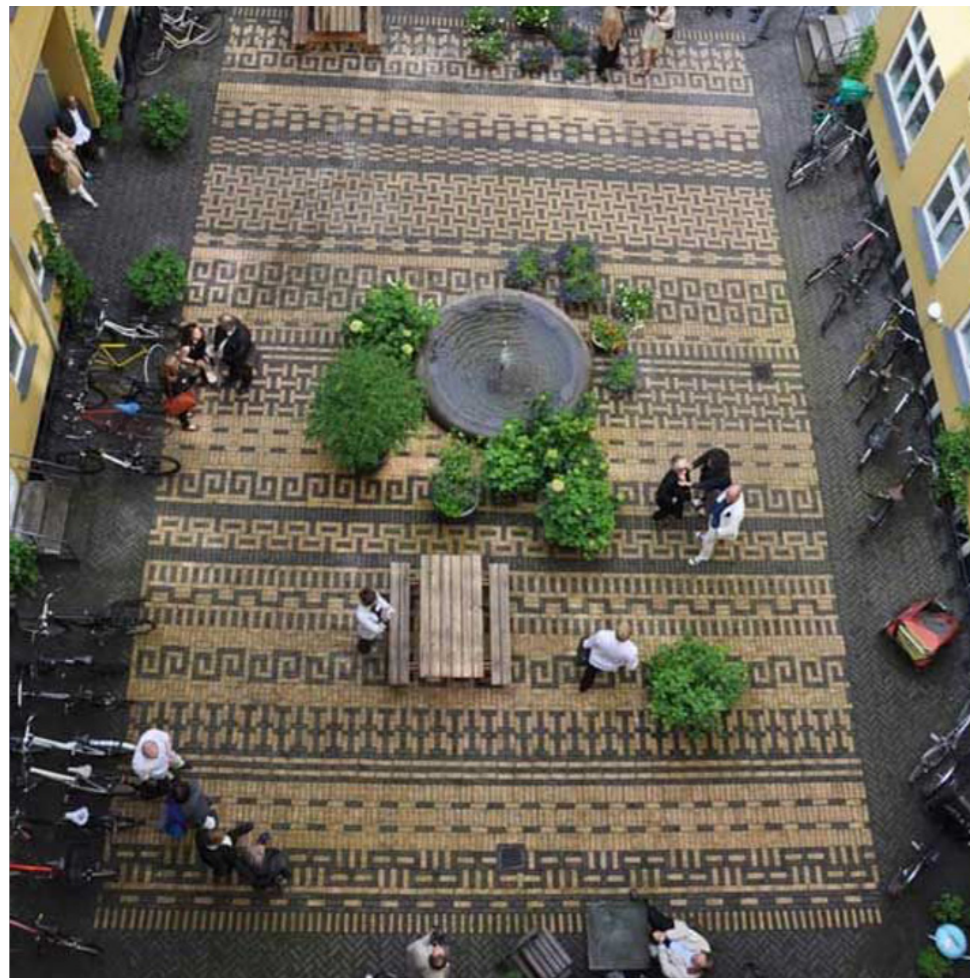


- 1 Patterned paving 'Mat'
- 2 Illustrative layout of market stalls
- 3 Catenary lighting
- 4 Rain garden planters
- 5 Benches
- 6 Oil drum planters
- 7 Large specimen street tree
- 8 Sheffield stands
- 9 Route to public WCs in the basement
- 10 Unit possibility to open up onto square
- 11 Paving surface continues through building
- 12 Soffit lighting
- 13 Moveable kiosk
- 14 Informal play equipment to base of tree

3.0 Illustrative Proposal

3.2 Principal Design Moves

① Decorative paving defining the new square



- Rossio Square, Lisbon, paving mat
- Courtyard in Classensgade Copenhagen, (1:1 Landscape Architects) carpet paving

② Greening



- Gibbons Rent, London Bridge (Sarah Eberle & Andrew Burns) planting in pots
- Vertical greening
- Plaça Reial Barcelona, large specimen trees

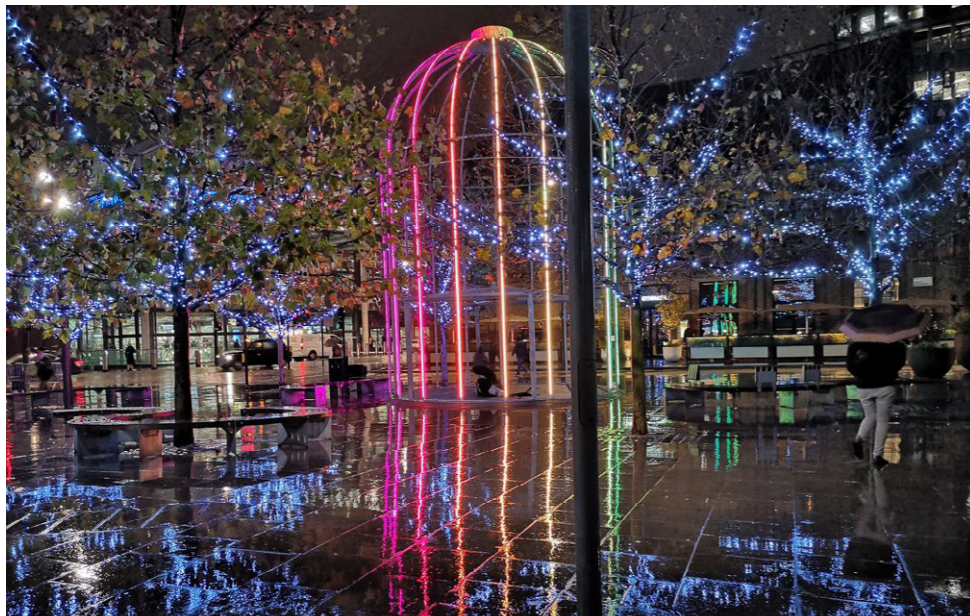
③ Seating



- Robust fixed bespoke benches in Colliers Wood (Gort Scott) reference the Arts and Craft history of the idea
- Moveable seating, Granary Square (Townshend Landscape)
- Seating with WiFi, Paris, (Mathieu Lehanneur)

3.0 Illustrative Proposal
3.2 Principal Design Moves

④ Play



- Camden play spaces (MUF architecture/art) informal play around an upturned tree
- IFO with swing, Kings Cross (Jaques Rival)

⑤ Lighting



- Barking Town Square (MUF architecture/art) lighting in the colonnade
- City square, Bollnas Sweden (Marge, Bjerking & Karavan) Catenary lighting

⑥ Cycle Parking



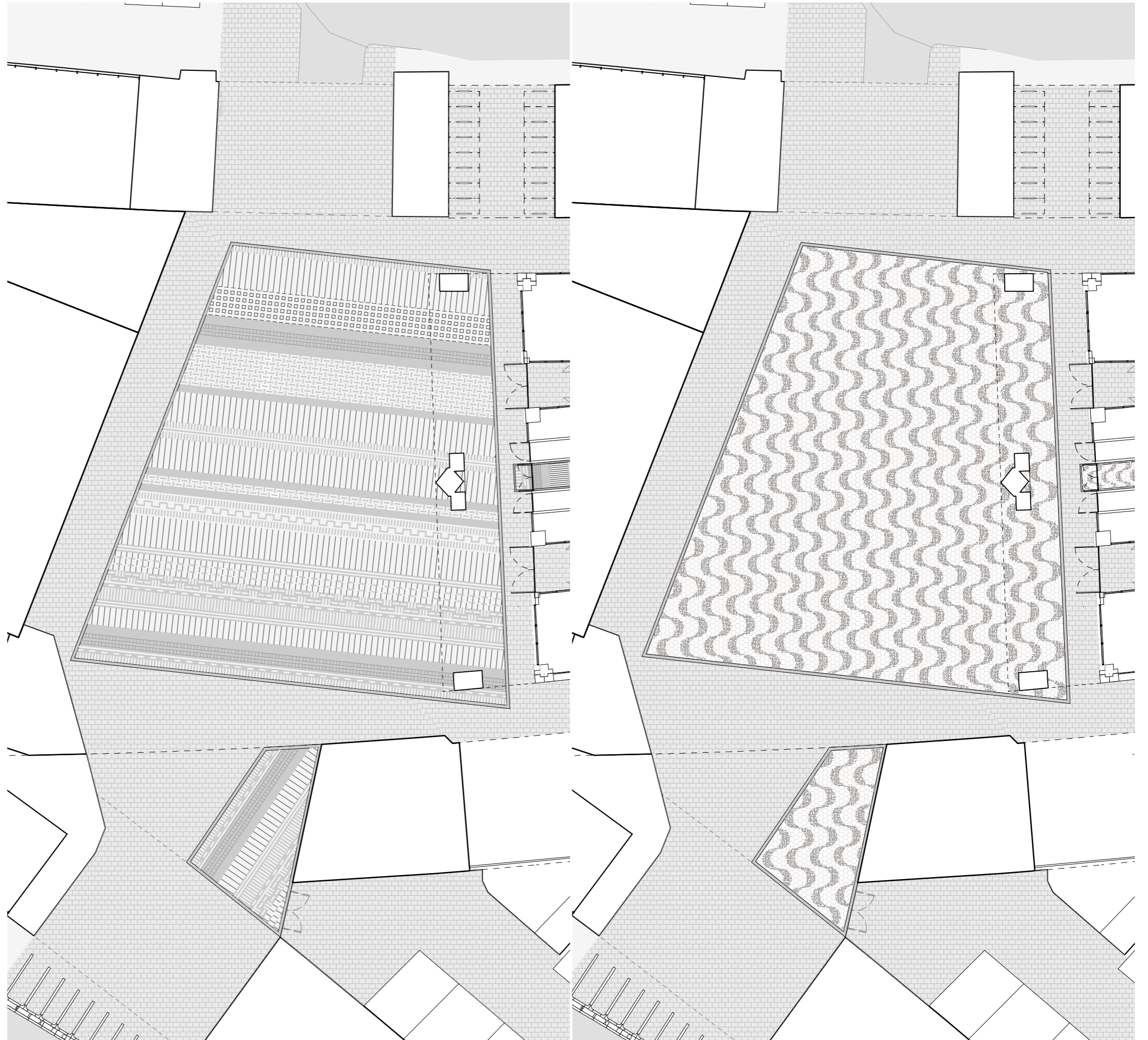
- Cycle stands street furniture (Grijzen International)

3.0 Illustrative Proposal

3.2 Principal Design Moves

The design of the mat is an opportunity to bring pattern and colour to the space. Engaging with a local artist on the design could enhance local identity on Pope's Road.

These are two examples of how pattern could be used.



3.0 Illustrative Proposal

3.3 Testing Proposal

These illustrative proposals have been designed responding to desire lines across the site.

This drawing overlays key desire lines onto the proposals. Demonstrating the square could accommodate movement of people, the market and public square. Now and in the future.



Pope's Road
A Day in the Life

4.0 A Day In The Life

4.1 Market Stall Holders

The new public square will benefit market stall holders on Pope's Road:

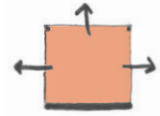
- Increased dimensions allow for an improved market layout
- As demonstrated by these two layouts the space is flexible enough to allow for different market layouts. Options for how the market could be laid out with different stall sizes. Stalls of 2.74x2.18m and 4x2m.
- The market can be laid out following principal desire lines.
- Complimenting the market stalls, its proposed a kiosk containing moveable seating could be provided providing market customers a place to eat their just purchased food. Supporting trade.
- The improved public toilets will be located in the basement of the new building. Accessed via a door to the centre of the colonnade. A continuous paving surface will lead the way to the circulation - lift and stairs.



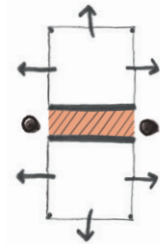
4.0 A Day In The Life

4.1 Market Stall Holders

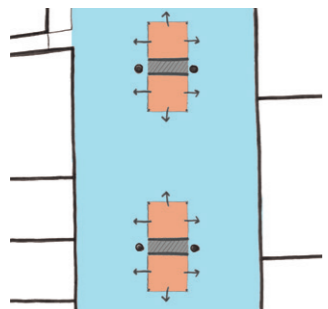
Market design principles



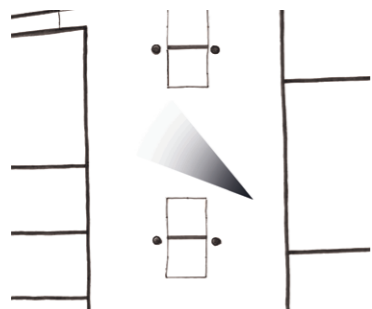
STALLS HAVE MULTIPLE TRADING FACES.



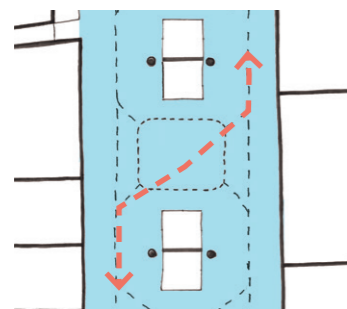
SPACE FOR STORAGE OUT OF THE WAY OF PEDESTRIANS.



STALL ORIENTATION CREATES ACTIVE FRONTAGES, AND PREVENTS UNSAFE FEELING BACK-OF-HOUSE AREAS.



CLEAR VIEWS ACROSS THE MARKET.



GOOD FLOW OF PEDESTRIANS ACROSS THE MARKET.



4.0 A Day In The Life

4.2 Local Residents and Workers

During and outside of market hours, the square will provide a much needed place to pause within central Brixton for local residents, families and workers.

- A mixture of fixed and moveable furniture provides a range of places to sit.
- The colonnade provides a place to sit and observe the happenings in the centre of the square. Out of the midday sun or rain.
- Ivy and climbing plants could be trained to grow up the railway arches and the new building. This vertical planting, alongside containers and a large specimen tree will bring significant green into the square.
- It is proposed an element of fixed, informal play is incorporated to the base of the statement tree. Perhaps within a large tree pit or built surrounding the trunk of the tree.
- Non-fixed play equipment could be stored in a 'kiosk' and brought out after the market has finished trading for the day.

1 Decorative paving defining the space.

2 Greening

3 Seating

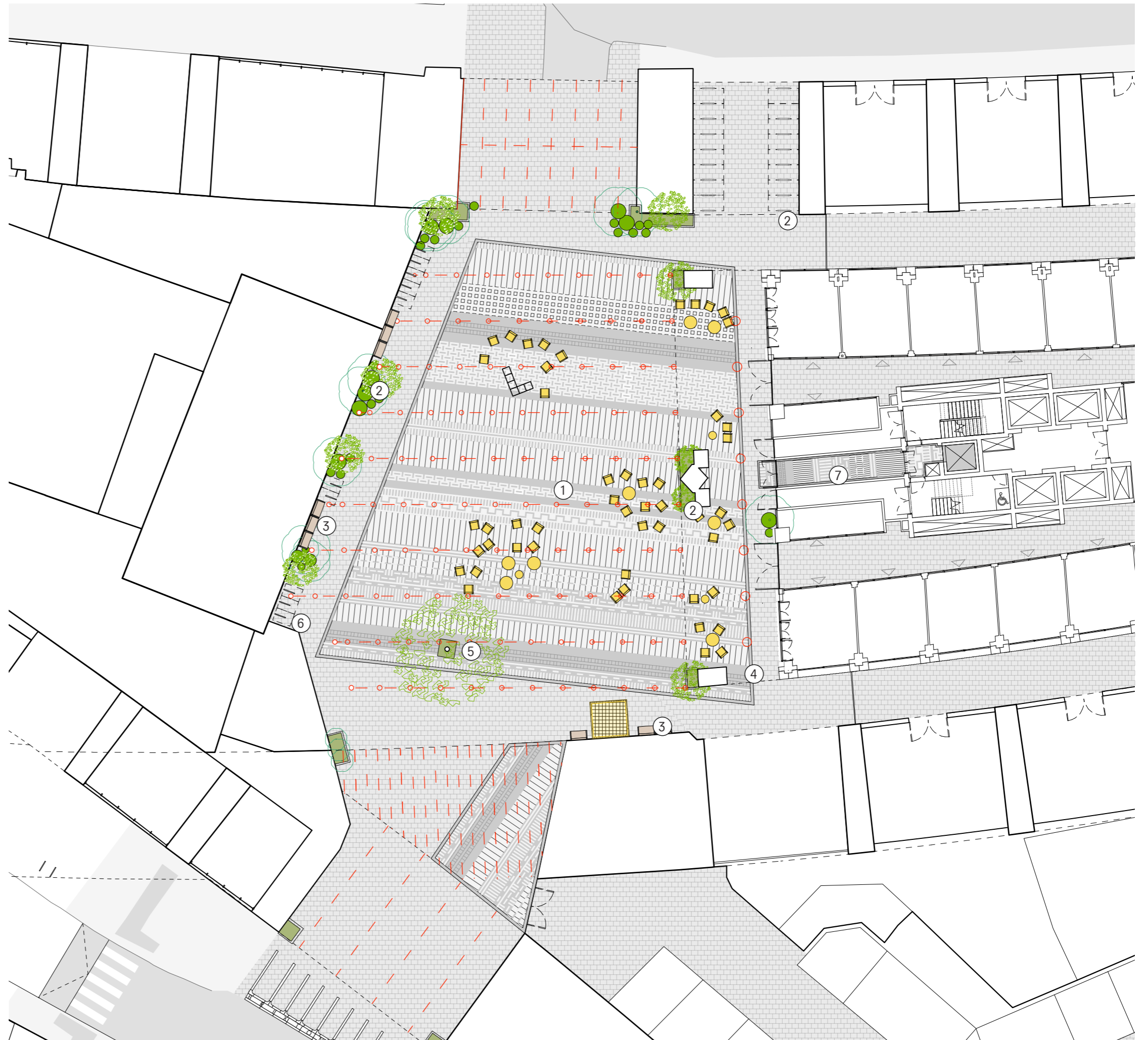
4 Shade and protection from rain

5 Play

6 Sheffield cycle stands

7 Route to public WCs in the basement

8 Kiosk with moveable seating and play equipment





Pope's Road outside of market hours

4.0 A Day In The Life

4.3 Cyclists

- Complimenting the long and short stay cycle parking provided for the new building, the new square can provide public cycle parking. This illustrative proposal demonstrates 20 cycle parking spaces can be comfortably achieved using Sheffield stands.
- These public cycle parking spaces fit within wider public cycle parking improvements. Areas have been identified on Brixton Station Road for example which have the potential to provide additional cycle parking.
- Long term, cycle parking demand may increase with a possible new station entrance on Pope's Road. Two-tier stacked, cycle parking could be installed. The location of this would depend on the location of the station entrance. The existing building fronting the square will need to be redeveloped if there is a new station entrance on Pope's Road. The red box in the plan outlines the space required for 50 spaces in stacked cycle storage unit.

① Sheffield stands



② Two-tier cycle parking possible future location



4.0 A Day In The Life

4.4 Children

Outside of market hours there is an opportunity to use the space for play.

- A portable kiosk which could be used for storage could hold play equipment that could be rolled out for larger events.
- An element of permanent informal play could be designed around the base of the new street tree.

① Play equipment



② Play event - 'circus school' example



4.0 A Day In The Life

4.5 Events

Outside of market hours the square could be used for a range of medium scale events.

- This drawing sets out a performance in the centre of the square with an audience around. The space could equally be used for cooking demonstrations or art events.



4.0 A Day In The Life

4.6 Evening Economy

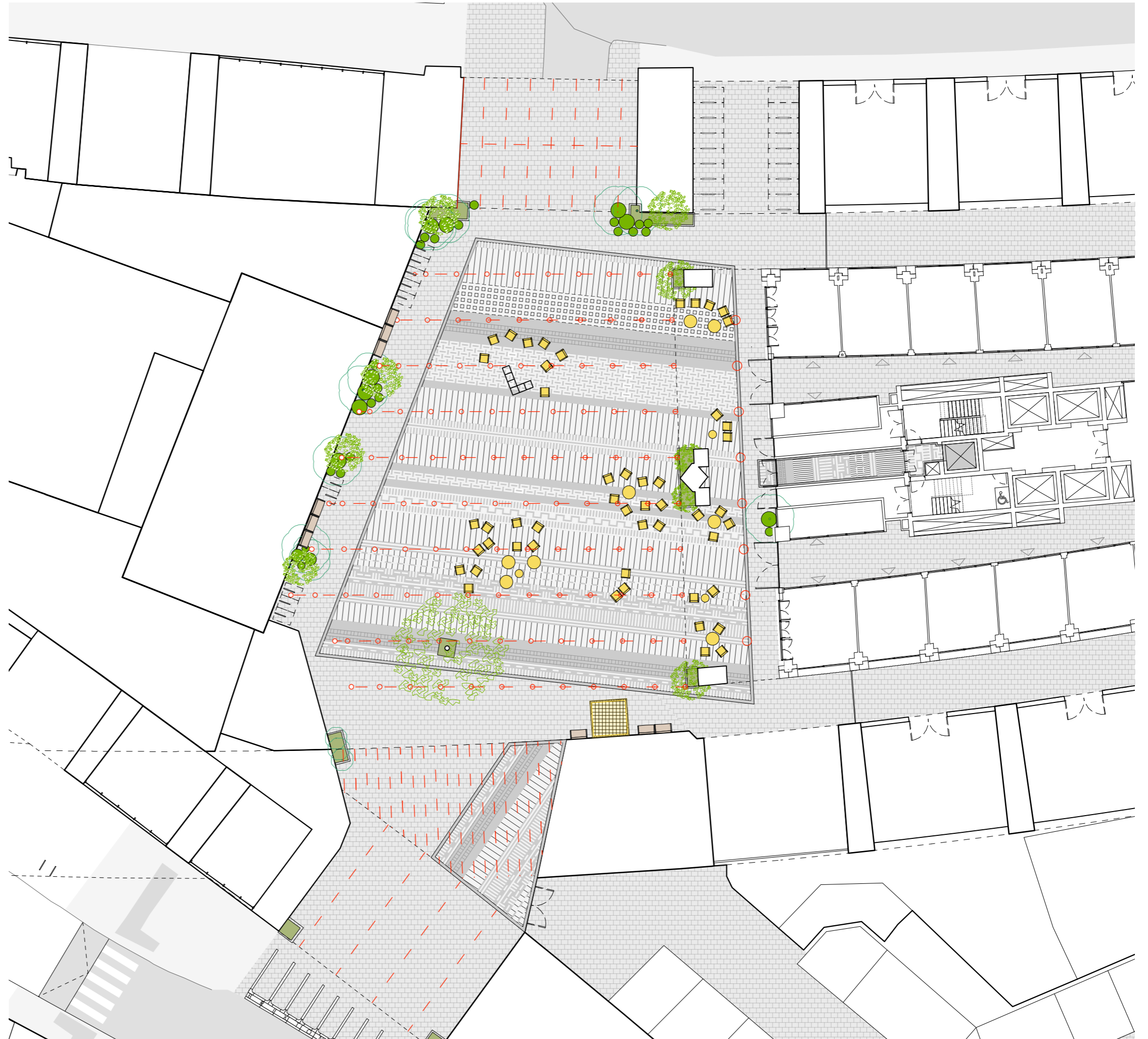
A new civic square could support the evening economy.

- Catenary lighting spans across the square creating a 'ceiling' at night.
- Welcoming after dark, allows people to sit and wait for friends when meeting at the station.
- A strong pedestrian link at night through Brixton. Improving the entrance to Brixton Village covered market

① Catenary Lighting



② Lighting to underside of the colonnade



4.0 A Day In The Life 4.7 Of the Colonnade

The special pavement treatment continues under the colonnade, marking the civic square up-to the threshold of the new building.

An important part of the civic square, the colonnade provides a protected condition compared to the centre of the square:

- Shelter from the rain or bright sun
- A socially protected location to sit on the periphery of the action and watch the happenings in the centre of the square.
- A permeable threshold to the new building.

Right: route to the public WCS shown with arrow.
Below: colonnade with door painted to highlight route to the public WCS



4.0 A Day In The Life

4.8 In the Future

A new civic square at Pope's Road offers the chance to expand the public realm to create and connect pedestrian routes in the area.

In the future, as well as a possible new entrance to Brixton Station, it could be possible to open routes alongside the new building.



4.0 A Day In The Life

4.8 In the Future

Public realm improvements at Popes' Road will strengthen the pedestrian routes through the area.

The square has the potential to add greening, seating, lighting and cycle parking all of which are lacking in the area.



Pope's Road
Arts Strategy

5.0 Arts Strategy

5.1 Public Art

A Public Art Programme could deliver meaningful collaborative work in Pope's Road Square.

A programme of commissions of varying scale and duration, could provide opportunities for local participation, collaboration and learning, and will explore and develop what is local and particular. This could deliver a bold, innovative series of commissions, projects and partnerships.

The programme could take the form of a series of discreet commissions. Each with its own individual character and role, but should compliment and amplify qualities of the site and each of the other works.

The artworks need to make a positive contribution to the place and one, which will leave people with a rich and moving sense of Brixton

Objectives

- Engage with local communities through consultation and engagement
- Enhance the physical environment, making Pope's Road a more enjoyable place
- Build on the distinctive sense of place and identity
- Integrate the projects into neighbouring arts, culture and learning projects and institutions
- Strengthen local connections, grow positive relationships with across section of local communities
- Foster civic pride and confidence



Selection of public art in a range of mediums and styles

5.0 Arts Strategy

5.2 Enhancing Existing Art

As well as creating new artworks the site offers opportunities to enhance existing art and site features.



①



②



③



④

- ① Existing Michael Johns mural
- ② Opportunities for new murals
- ③ Opportunities for lighting installation to the under-side of the railway bridges
- ④ Opportunities to re-paint bridges

5.0 Arts Strategy

5.3 Test Project

The first commission in the arts programme could begin whilst the new building is under construction. As an opportunity for public engagement.

Working with a local artist, some of the principles proposed in the illustrative design could for example be tested to see if they meet with the communities requirements. However this is a starting suggestion and the intervention could take many forms.

Before instillation the existing condition could be measured and again afterwards, actively, during the trial. A feedback loop like this during the trial could test ideas and nimbly allow community activities.

Allied to public consultation events, all results of the trial would go into the formulation of final brief for space and detailed design.



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