

3.7.2 PUBLIC CONSULTATION



Fig. 3.7.2.1 Consultation boards - May 2019

Fig. 3.7.2.2 Consultation boards - January 2020

3.7 DESIGN DEVELOPMENT

3.7.3 MASSING EVOLUTION



Fig. 3.7.3.1 July 2019, Massing axonometric diagram



Fig. 3.7.3.2 October 2019, Massing axonometric diagram



Fig. 3.7.3.3 January 2020, Massing axonometric diagram



Fig. 3.7.3.4 March 2020, Massing axonometric diagram

JULY 2019

- No. of Floors:
 - GF + 21 west block, GF + 8 Floors east block
- Uses:
 - Flexible Retail on Ground and First Floor
 - Office on all the other floors

OCTOBER 2019

- No. of Floors:
 - GF + 21 west block, GF + 8 Floors east block
- Uses:
 - Flexible Retail on Ground and First Floor
 - Office on all the other floors of the West Block
 - Hotel on the East Block with restaurant on the 8th floor

JANUARY 2020

- No. of Floors:
 - GF + 21 west block, GF + 8 Floors east block
- Uses:
 - Flexible Retail on Ground and First Floor
 - Office on all the other floors of the West and East Block
 - Restaurant on the 8th floor of the East Block

MARCH 2020

- No. of Floors:
 - GF + 19 west block, GF + 8 Floors east block with revised floor to ceiling height
- Uses:
 - Flexible Retail on Ground and First Floor
 - Office on all the other floors of the West and East Block
 - Restaurant on the 8th floor of the East Block

3.7.4 DESIGN EVOLUTION



Fig. 3.7.4.1 July 2019, View from Electric Avenue

JULY 2019

The initial design proposed ground plus 21 storeys on the tallest block with a combination of Retail and Office uses.

The initial proposed materiality was pigmented concrete with timber elements in the form of balustrades and window apron.

The side elevations were incorporating modular elements with arches, whilst the west elevation had a more austere and repetitive appearance with linear elements.

Terraces were proposed in the internal east and west elevations.



Fig. 3.7.4.2 October 2019, View from Electric Avenue

OCTOBER 2019

A revised proposal was presented to LBL with a significant change in materiality and in the articulation of the building. The building uses were also revised with the inclusion of an hotel in the East block.

The same number of storeys on both blocks was maintained. The revised proposal articulates the façade in a tripartite structure, proposing brick as the main cladding element with concrete insertion in the form of lintels and structural elements. A thorough environmental impacts analysis influenced the facade design evolution. Terraces were distributed in the top of the building to articulate it and give a sense of lightness to the volume.



Fig. 3.7.4.3 January 2020, View from Electric Avenue

JANUARY 2020

A further change in the program was incorporated and presented to LBL.

The east block was reversed back to include offices, as studies were carried out on the importance of creating a critical mass of office spaces to generate a wider ecosystem within Brixton.

Architecture articulation of the top was slightly revised in order to incorporate some of the comments from the authorities.

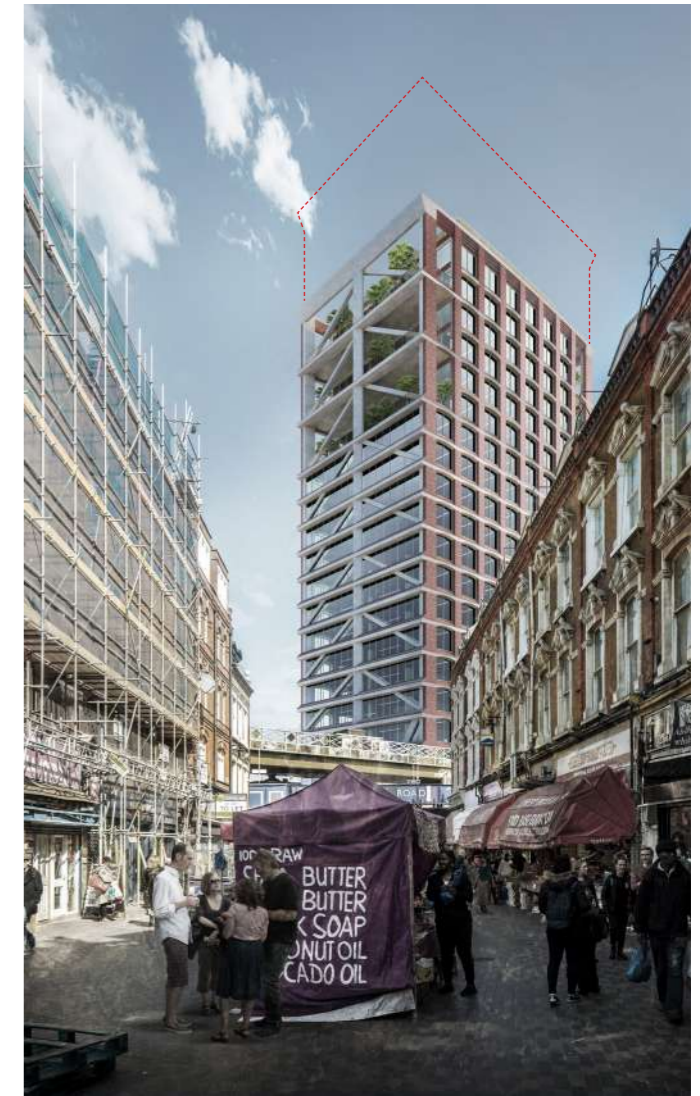


Fig. 3.7.4.4 March 2020, View from Electric Avenue

MARCH 2020

Following comments from LBL a number of changes were incorporated into the scheme.

The revised proposal shows a significant reduction in height on the west block, bringing the number of storeys down to ground plus nineteen. An adjustment to the floor to ceiling height further reduced the overall height.

Design adjustments on the façades were also included and presented following additional environmental impact analysis.

The tonality of the building was also revised, proposing a much lighter material palette for both concrete and brick.

DESIGN PROPOSAL

4

4.1 BUILDING ORGANISATION

Our proposed building is mixed-use for flexible market 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 elements. Affordable workspaces will be integrated into the proposal and their inclusion will be compliant with the emerging policy, however their 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 and third 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 and first 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 leisure / wellbeing 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..

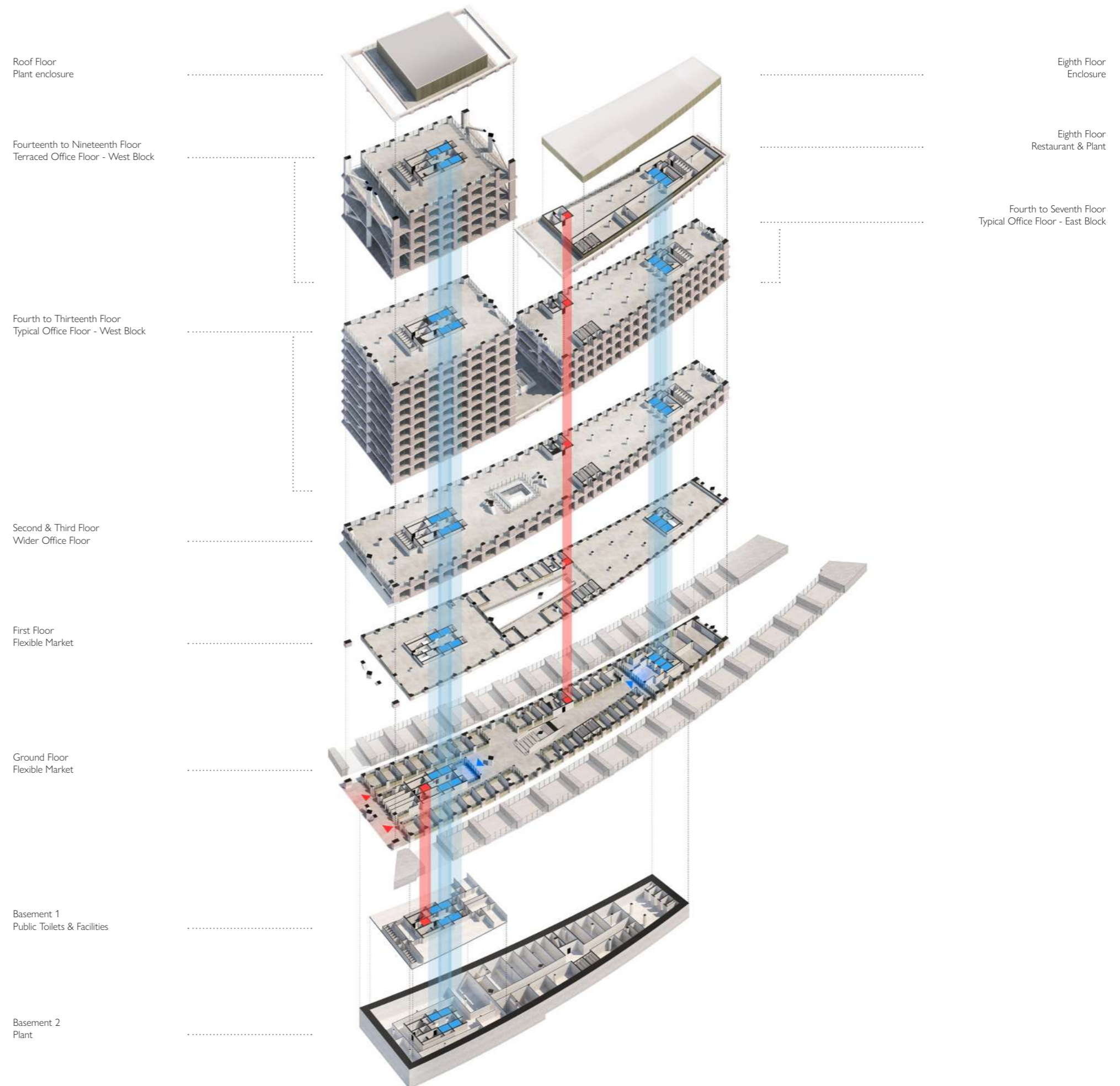
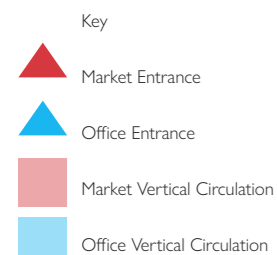


Fig. 4.1 Axonometric Exploded Diagram of the Building

4.2 BUILDING USES

4.2.1 BUILDING USES OVERVIEW

PLANT

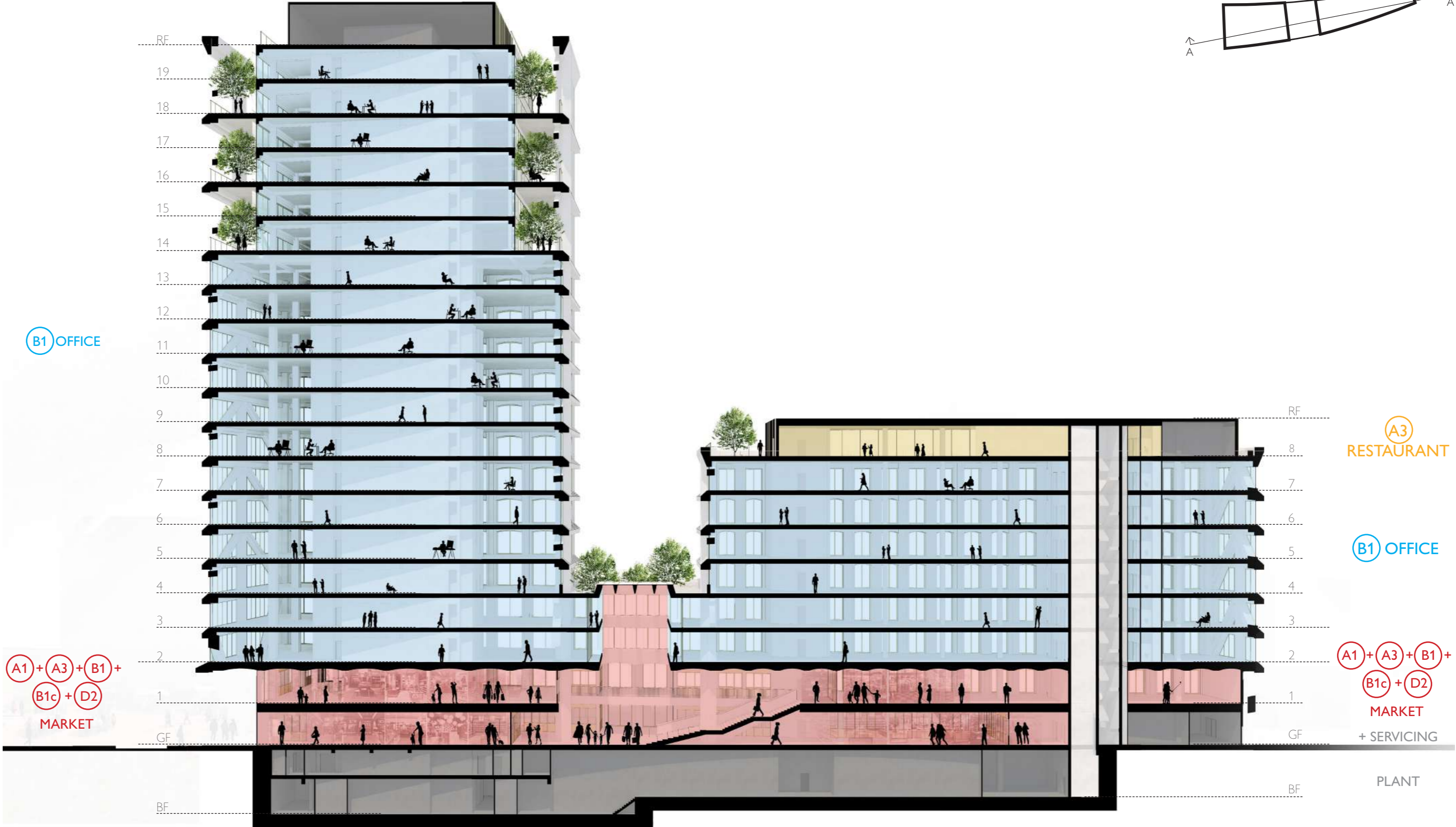


Fig. 4.2.1 Perspective Section Diagram of Building Uses

4.2 BUILDING USES

4.2.2 MARKET FLEXIBLE USES

GROUND FLOOR

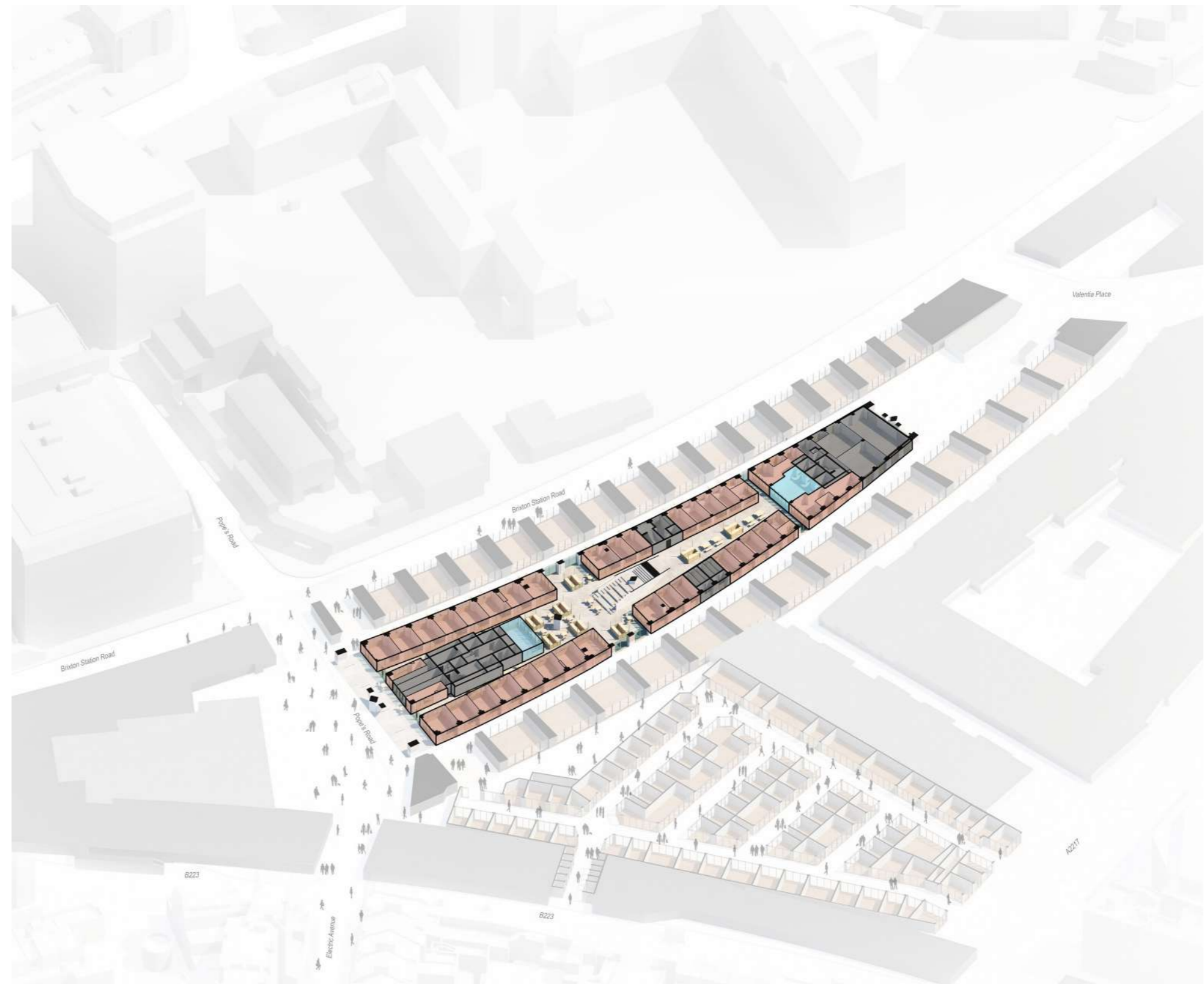
The proposal's ground floor aims to be an extension to the Brixton Village, both in terms of visual form and scale, with retail units distributed along the main circulation path.

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 B1us.

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.



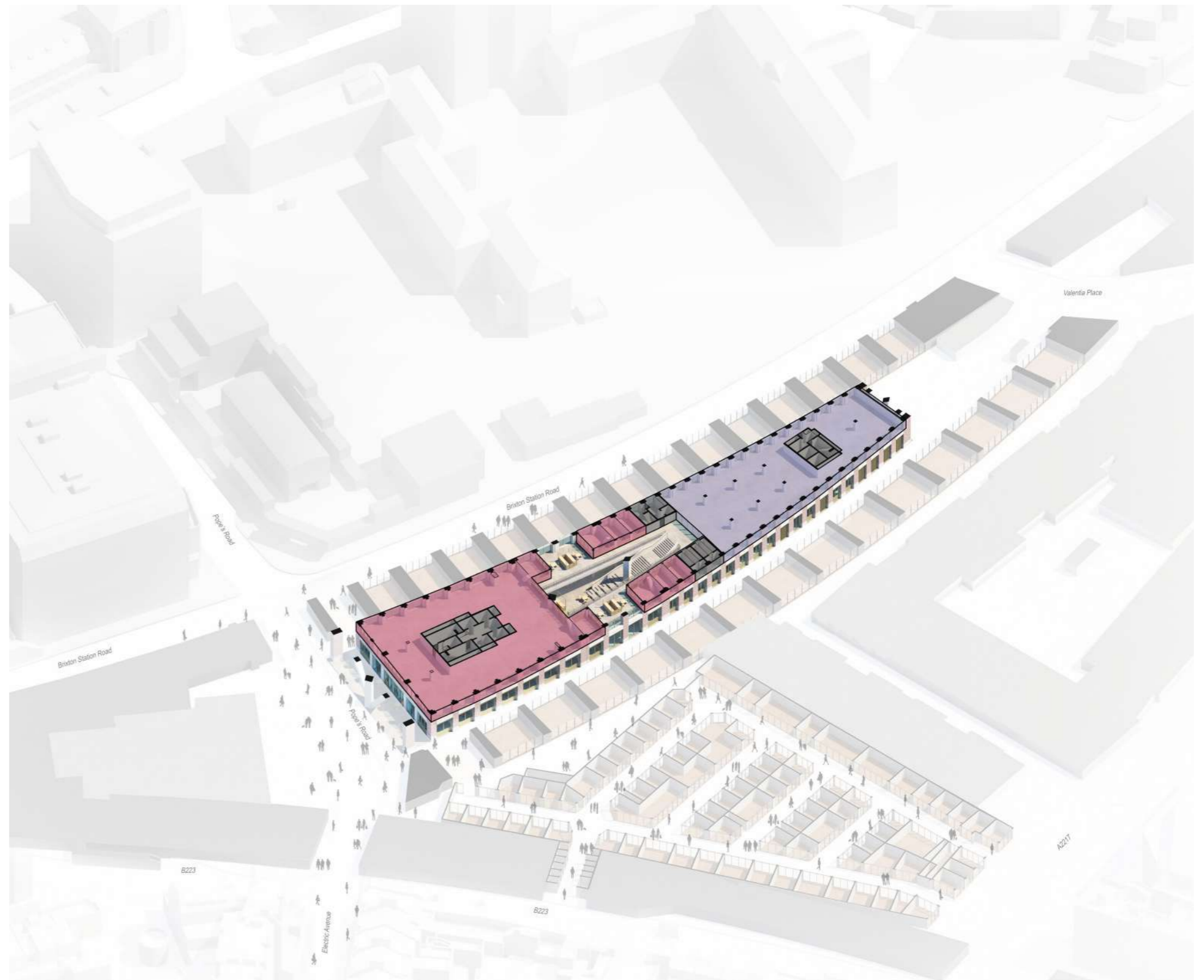
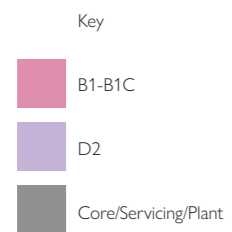
Please note that the uses indicated in the diagram are just illustrative of a potential day-one scenario.

Fig. 4.2.2.1 Ground floor uses axonometric diagram

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 smaller 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, B3 and flexible D uses are envisioned.



Please note that the uses indicated in the diagram are just illustrative of a potential day-one scenario.

Fig. 4.2.2.2 First floor uses axonometric diagram

4.2 BUILDING USES

4.2.3 WEST BLOCK USES

Second to Third Floors

The second and third floors provide a link between the two main building blocks, allowing for wider floor plates and greater office space provision. Sitting atop the fourth floor will be a garden, accessible only for maintenance

Fourth to Thirteenth Floors

The fourth to thirteenth floors represent the scheme's typical office floors, each allowing for single or double tenancy.

Fourteenth to Nineteenth Floors

The fourteenth to the nineteenth floors contain smaller office floor plates, with double height terraces that can be accessed from the lowest two floors by tenants only.

Roof

The roof contains enclosed plant equipment as well as subsequent maintenance elements.



Fig. 4.2.3 West Block uses axonometric diagram

Key

- Office
- Office - Larger FloorPlate
- Accessible Terraces - Tenants Only
- Core/Service/Plant

4.2.4 EAST BLOCK USES

Second to Third Floors

The second and third floors provide a link between the two main building blocks, allowing for wider floor plates and greater office space provision. Sitting atop the fourth floor will be a garden, accessible only for maintenance.

Fourth to Seventh Floors

The fourth to seventh floors represent typical office floors that allow for single tenancy.

Eighth Floor

The eighth floor contains a restaurant, an A3 use, with a terrace space. This floor is also allocated with a degree of plant space.

- Key
- Office
 - Office - Larger FloorPlate
 - Restaurant A3 Use
 - Accessible Terraces - Tenants only
 - Core/Service/Plant

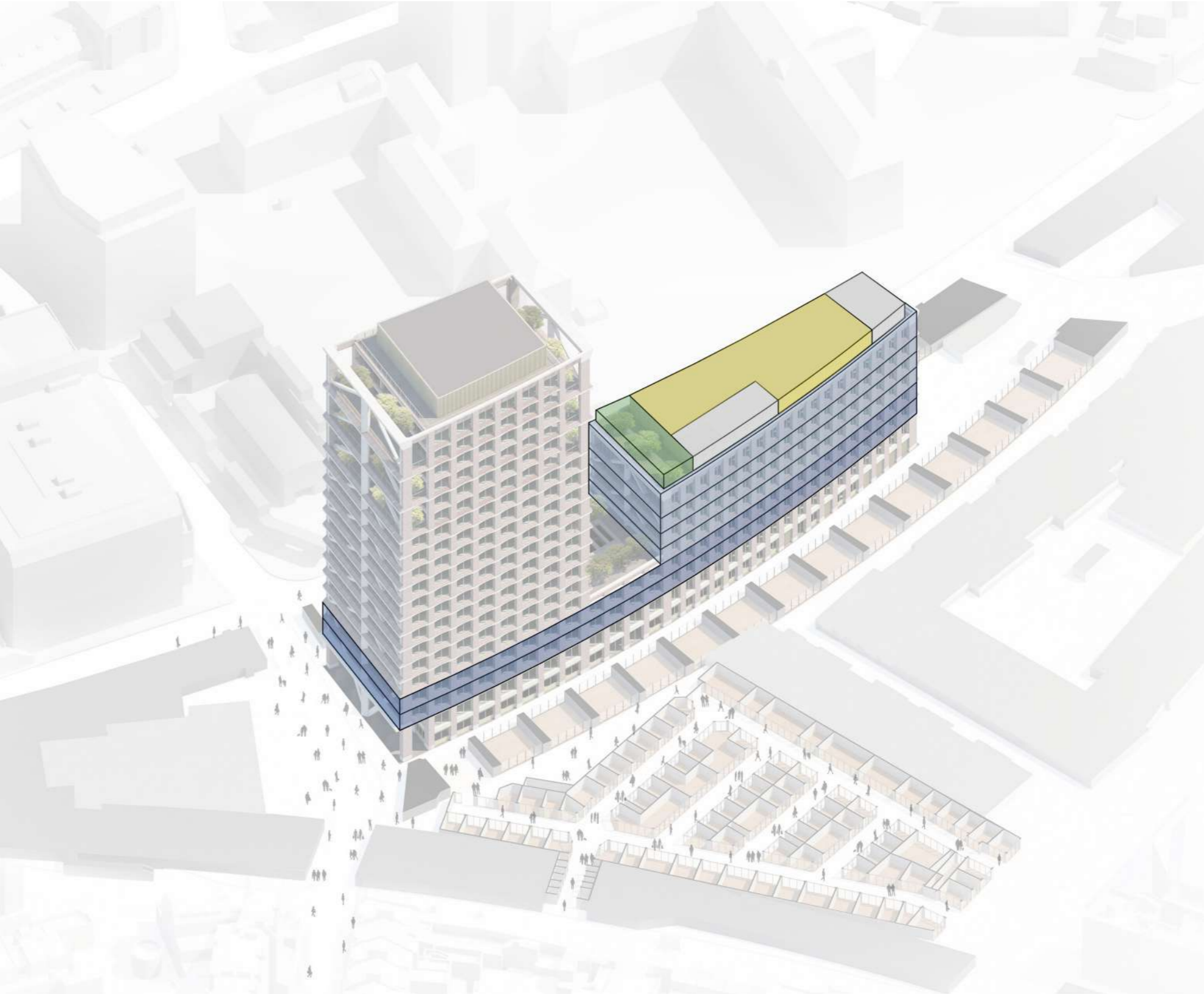


Fig. 4.2.4 East Block uses axonometric diagram

4.3 FLOOR PLANS

GROUND FLOOR

The main entrances of the market are located at ground floor level facing Pope's Road, with one more additional entrance on each east/west side street for servicing.

Office users will also be able to access the scheme through market entrances to enter the two office lobbies located within the market respectively on the west and east sides.

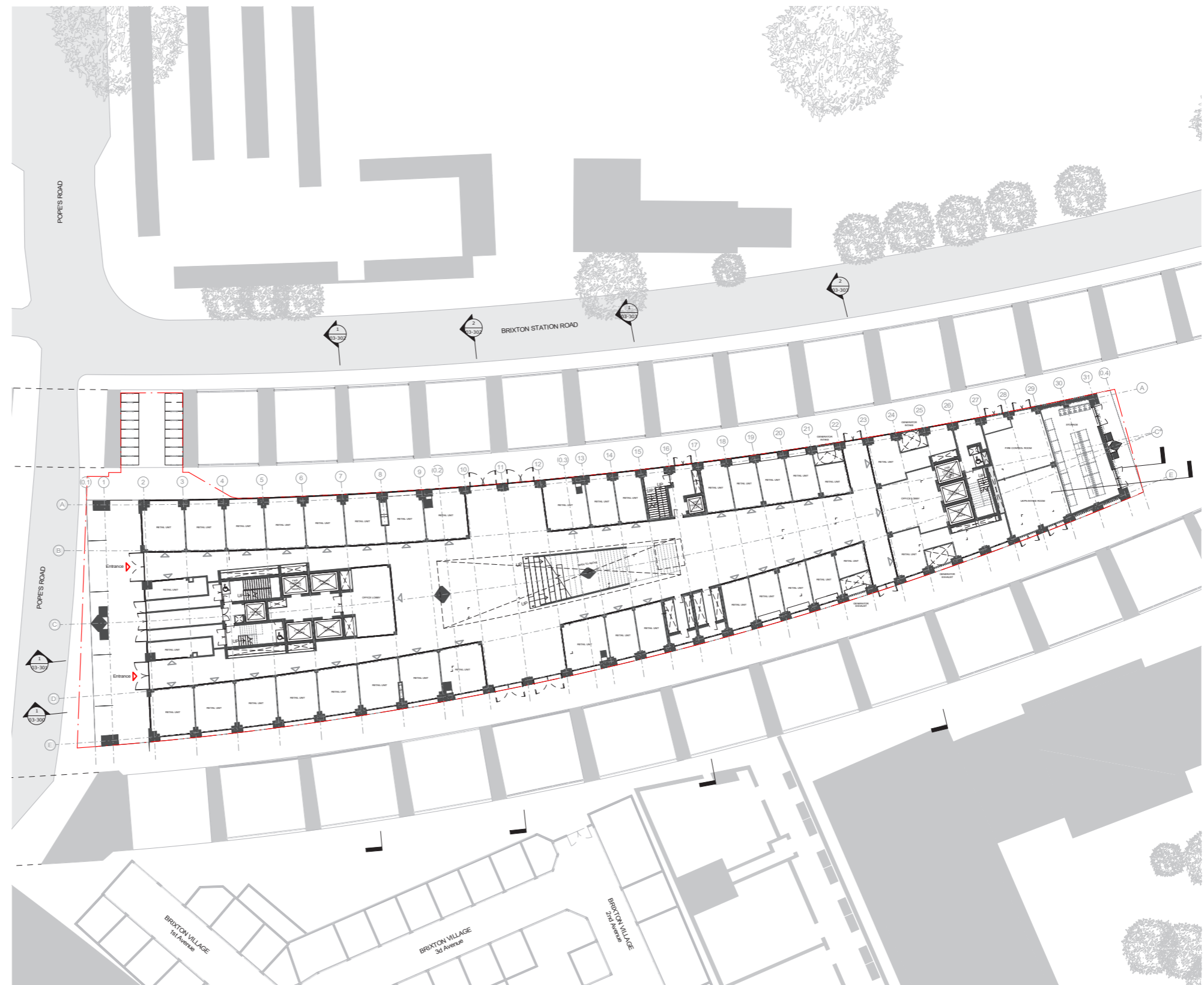
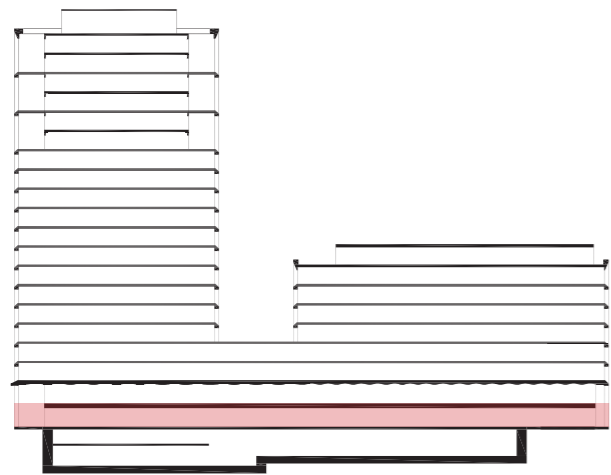


Fig. 4.3.1 Ground floor plan

FIRST FLOOR

The first floor is occupied by flexible market units. This floor can be reached by users via the main stair located in the centre of the market, or via lifts.

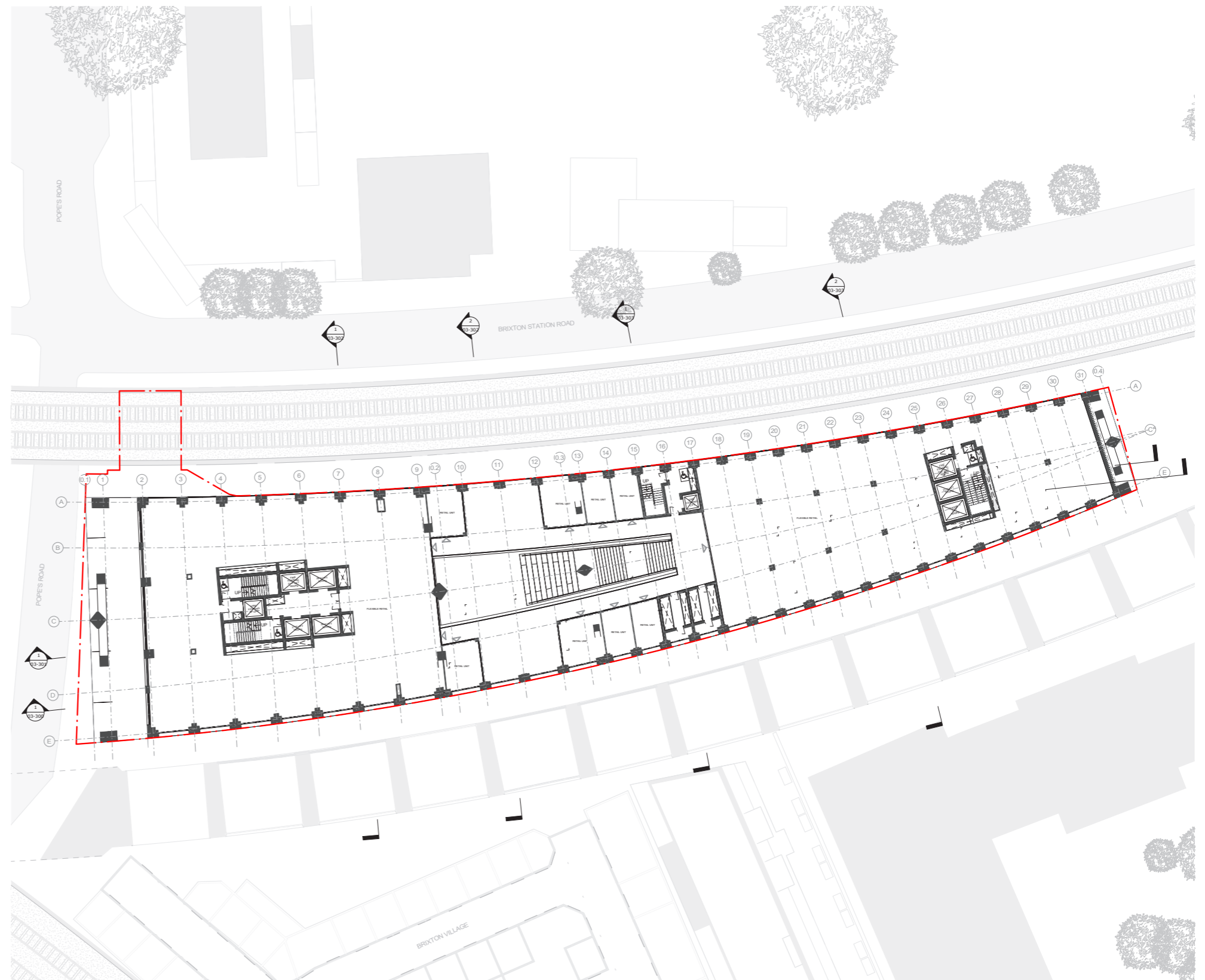
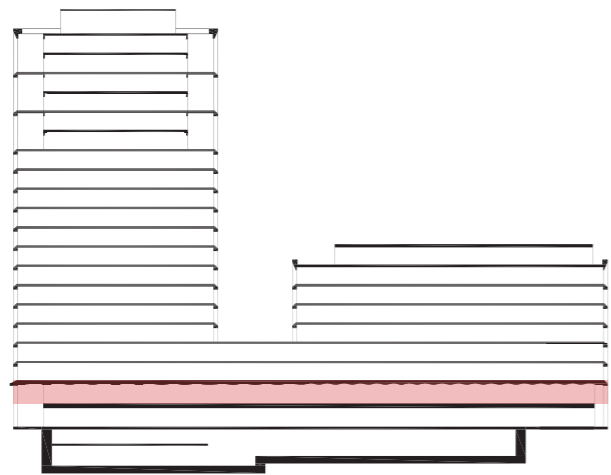


Fig. 4.3.2 First floor plan

4.3 FLOOR PLANS

SECOND & THIRD FLOOR

The second and third floors offer a much wider floor plate compared with subsequent floors. Their increased floor plate is organised around a central core located in the west, a void in the centre, and in between the cores on the east.

The void in the centre will overlook the flexible market space, and will be enclosed by a breakout corridor that protects the office spaces from ambient noise from below. It will simultaneously allow for visual permeability and interaction with the market beneath.

The core in the west will house the main vertical circulation elements for offices, as well as fire and escape circulation elements. In the east block, the eastern core will house the main vertical circulation for offices, as well as fire and escape circulation elements.

The two smaller cores present on these floors will house risers and fire escape elements.

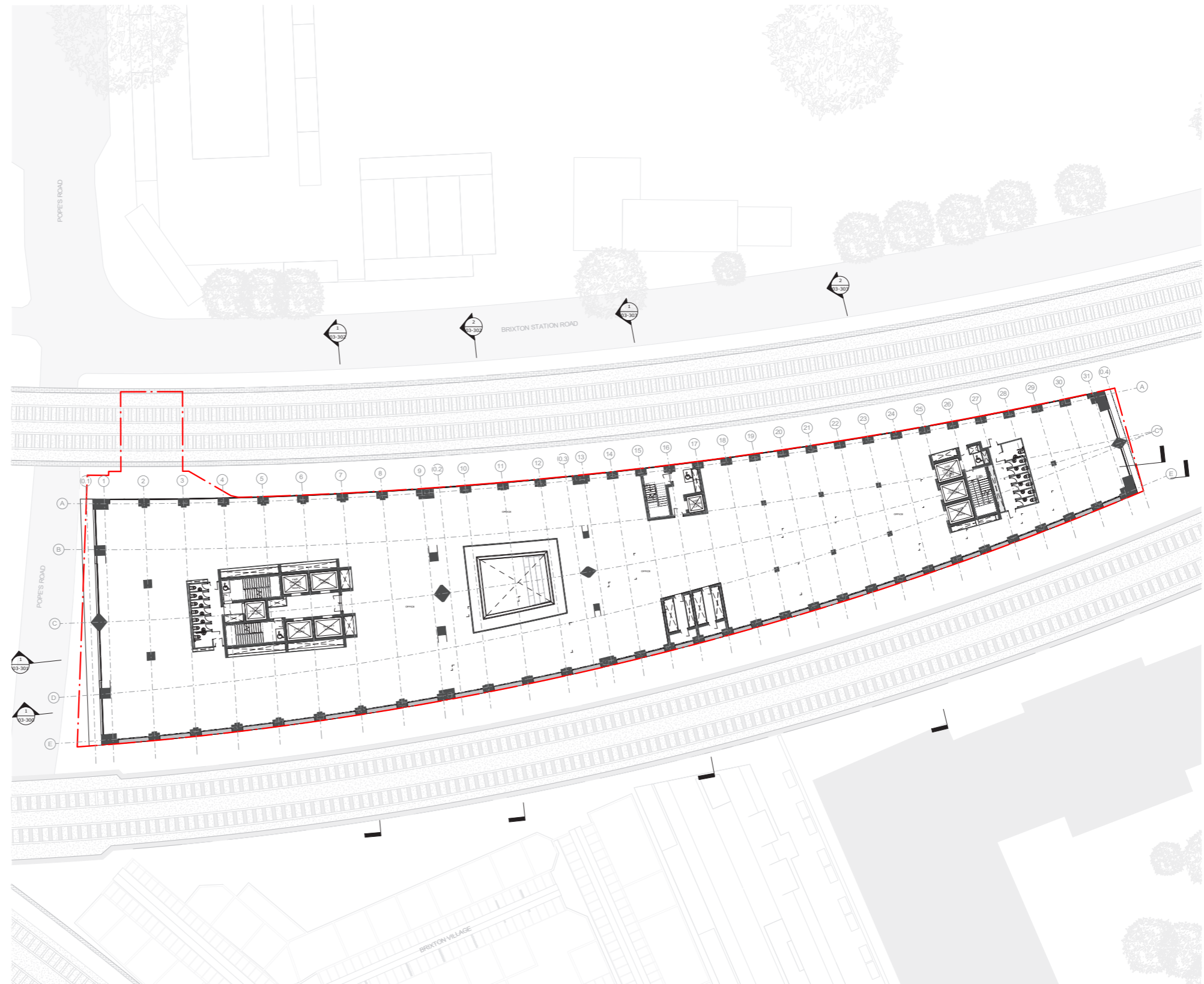
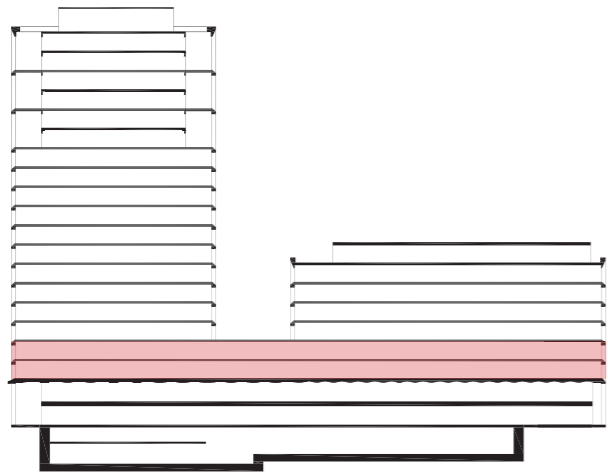


Fig. 4.3.3 Second and third floor plan

FOURTH TO SEVENTH FLOOR

The fourth to seventh floors represent typical office floors for both blocks, with each overlooking the garden located in between blocks on the fourth floor.

The layout of the two blocks showcases the way in which in the west block is organised around a central core, whereas in the east block, organisation is built in between the three cores.

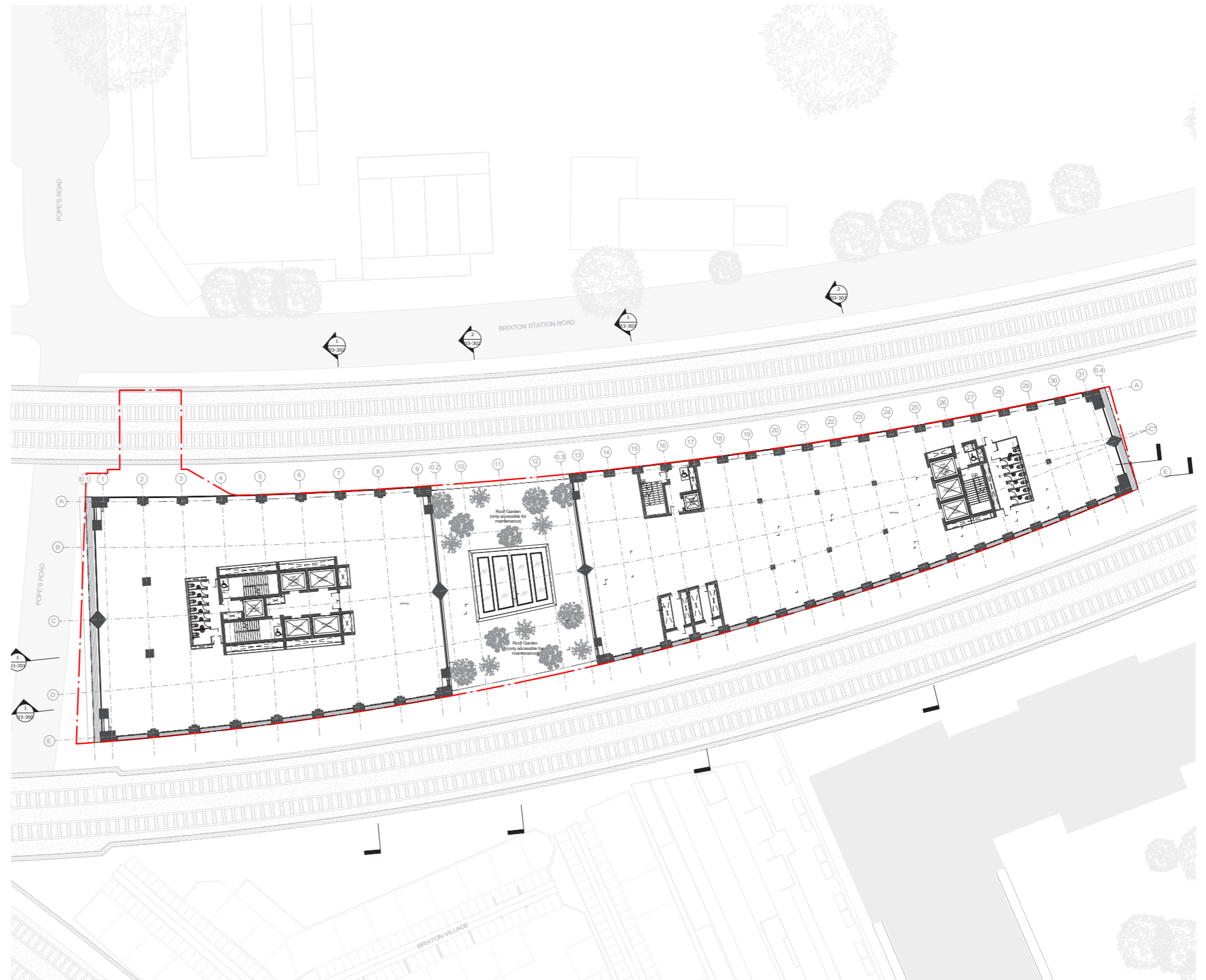
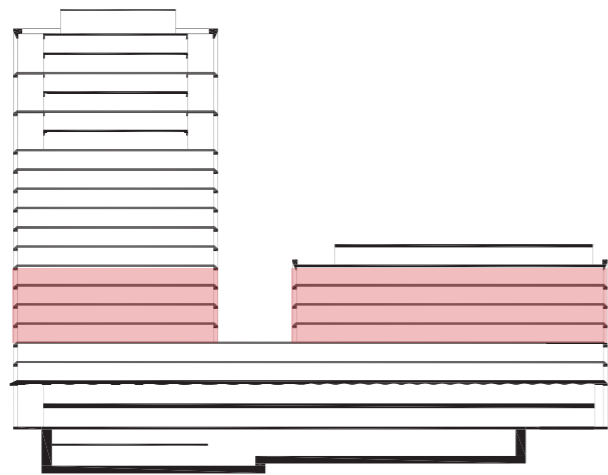


Fig. 4.3.4 Fourth to seventh floor plan

4.3 FLOOR PLANS

EIGHTH FLOOR

The eighth floor represents a typical office floor in the west block, whilst a restaurant is located in the east block. The latter can be accessed by the public via a lift directly from ground floor.

The restaurant will offer views towards the city of London, as well as access to a terrace. Plant spaces are also allocated in the east block, each contained in plant enclosures.

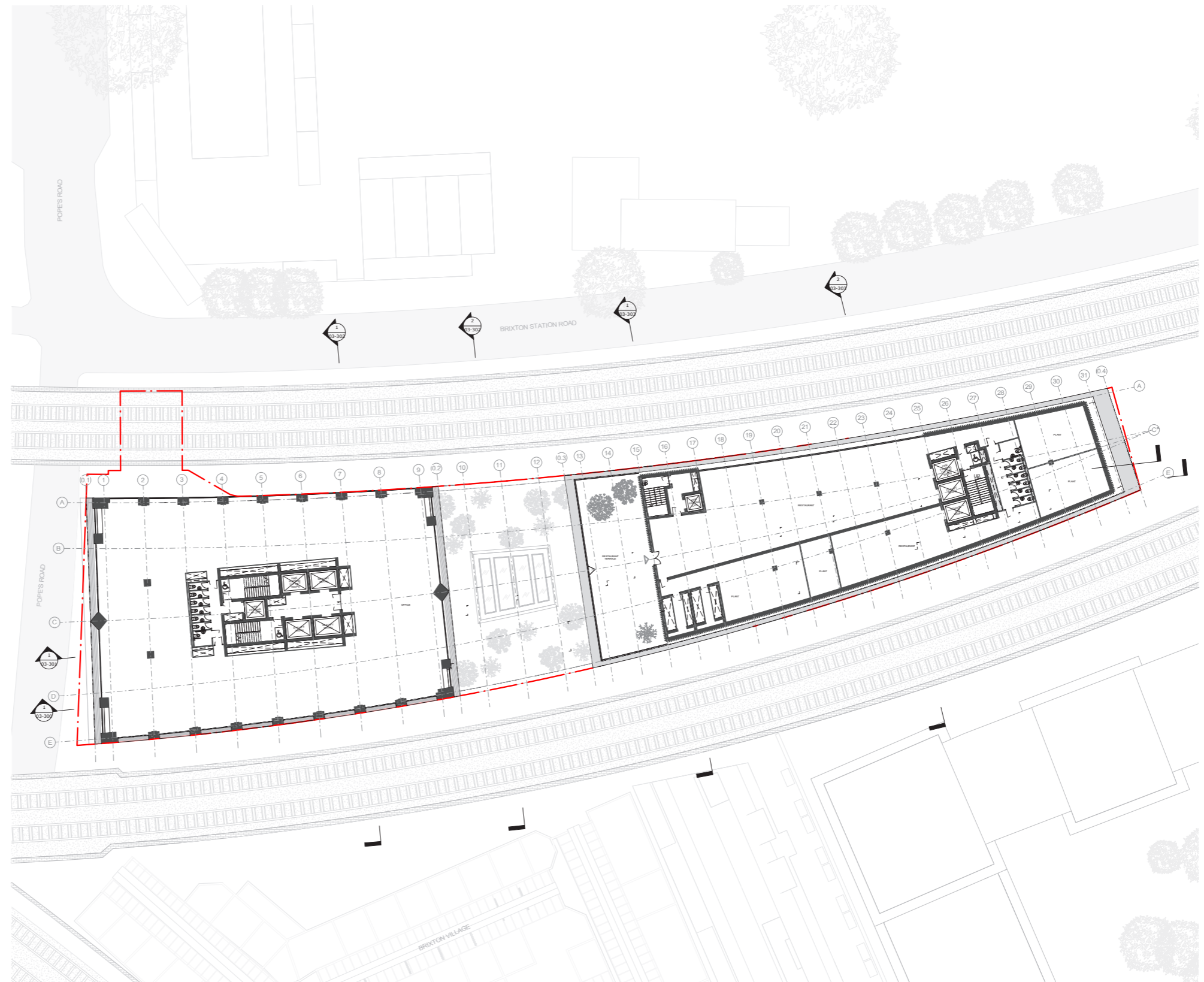
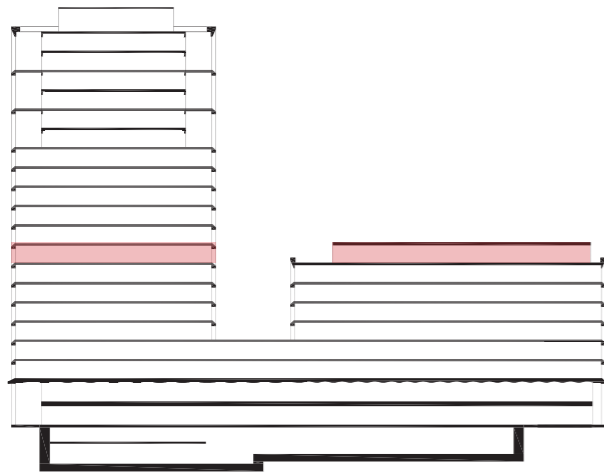


Fig. 4.3.5 Eighth floor plan