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# Design



# Design

## Lambeth Council's Requirements

### **DELIVERABLE**

**No separate submission - included in Contractor's Proposals response (see section 6.13 and annex 6)**

### **EVALUATION**

**Higher marks will be awarded to answers which demonstrate:**

#### **Site:**

- **an understanding of the site context through a process of urban analysis, i.e. massing diagrams, block plans and 3D models. The proposal will need to demonstrate evidence that the nature of the site context has been investigated and resolutions are appropriate and deliverable**



VIEW from windrush square

## The Site

### **Understanding the site**

We have carried out careful analysis of the site constraints and opportunities, and summarise these below. We have also prepared a number of different sketch proposals, using drawings, computer models and physical models to examine options for the form of the new Council Building, connections to the Town Hall and Ivor House and related public realm. A selection of design development images is shown in Section 11, and fuller details are included in the Design Appendix to our ISOS submission.

Ref Fig 11.05 - 11.20

### **Context:**

We are aware of the wider planning policy context and touch on this in the **Regeneration** section above.

### **Constraints:**

- Land ownership. The Council's land holdings within the Triangle Site are fragmented into four parcels: Town Hall, Ivor House, Town Hall Parade and Hambrook House. These are separated by adopted roads which also serve other

properties. The Electric Club and Fridge Bar inhibit the scope for a direct connection between the Town Hall and the principal site for new Council offices. This is a major challenge to the Council's aspiration to create a flexible and fully integrated setting for the delivery of services. The recent decision to incorporate into the development site 1 Town Hall Parade (including the Fridge bar) is very helpful in this respect.

- Heritage assets. Most of the site falls within the Brixton Conservation Area. The Town Hall is nationally listed and both Ivor House and the Electric Club are locally listed. These buildings will require a very careful approach to preserve and enhance their integrity as heritage assets while considering removal or remodelling of lower value elements. The setting of the nationally listed St Matthew's Church has great potential to be enhanced by the development.
- Townscape: Town Hall Parade. In addition to the registered heritage buildings noted above, the Informal Planning Guidance note suggests that the façades of Town Hall Parade 'make a positive contribution to the Conservation Area and this block should be treated as a heritage asset'. Given that

this is the principal site for the New Council Building, façade retention would be a very significant constraint on the design and future performance and flexibility of the Enterprise Centre.

- Townscape: wider context and views. In addition to the heritage context, Brixton Hill and Acre Lane are major thoroughfares, and development on these frontages will have a significant impact on the appearance and perception of Brixton Town Centre, including important views across Windrush Square.
- Access. There is no vehicle access at present from the A23 Brixton Hill, and we are advised that TfL will not permit any. All vehicle access is likely to continue to come from Acre Lane, using Buckner Road and Porden Road, which are presently arranged as a one-way loop. In addition to the Council's future requirements, this will need to provide service access to the Electric Club. This includes access for large lorries for performances at the club, which involve night-time movements: we have recently been informed that the Electric Club intends to increase the scale and frequency of events, which could involve several large vehicles requiring simultaneous access.
- Cycle route. The strategic cycle route connecting Acre Lane and Brixton Hill via Porden Road is a constraint on combining the Town Hall Parade and Hambrook House sites.
- Existing residential neighbours. The existing houses on Porden Road will be affected by development in a number of ways. Access is already an issue as noted above and will continue to be, unless Porden Road and Buckner Road are separated. The new Council Building will need to be substantially larger than the existing two-storey houses, and great care will be required to mitigate overlooking, daylight and sunlight impacts, and to handle the change of scale. Care will also be required in relation to the flats at Arlington Lodge to the south.
- New residential development. To some extent the same issues will apply to new residential proposed on the Council's land. It may be appropriate to include informatives in any planning permission, for example to discourage complaints from future residents against noise from servicing activity to the club.

Ref Fig 5.07 - 5.10



*VIEW down brixton hill*



*'show window' and entrance of new office building from brixton hill*



## Opportunities

Our proposals show how each of the site constraints listed above can be overcome and in many cases converted into positive opportunities. Our solutions are mostly described elsewhere in Sections 1 and 2 of this submission. Therefore we summarise them briefly below against the list of potential constraints.

- Land ownership. Our proposals transform the barrier created by the club into a positive and integrated part of the overall scheme. As advised by the Council we have now assumed acquisition of the leases in 1Town Hall Parade and demolition of this building.
- Heritage Assets: Town Hall. Our proposals include imaginative restoration and transformation of the Town Hall. We propose to retain all elements identified by the Council as having heritage significance and to remove those elements which detract from the historic character of the building.
- Heritage Assets: Ivor House. Our proposals include restoration of the facade and insertion of a new office building for the Council behind.
- Townscape: Town Hall Parade. Our proposals create a new office building for the Council with a 'town square' in the form of an internal

atrium on the site of Town Hall Parade. This will be the main entrance into the Enterprise Centre complex. Our recommendation is therefore to demolish the existing façade, and we acknowledge that a formal justification will be required.

- Townscape: wider context and views. The new office building opens up and frames a view of the portico of St Matthew's Church. The new Enterprise Centre will make an outstanding contribution to the prominent Brixton Hill frontage seen also across Windrush Square and from St Matthew's Road.
- Access and parking. We have examined and rejected options to provide controlled servicing off Brixton Hill. Our proposals therefore maintain service access from Buckner Road to the Town Hall, new Enterprise Centre and Electric Club. We propose to transform the character of Buckner Street from service yard to attractive mews and a focal hub space for the Enterprise Centre: The Triangle. All vehicles will enter and leave via the Buckner Road access from Acre Lane, except for the large articulated lorries and tour coaches expected for events at the Club: these will be able to continue on a controlled through route and exit via Porden Road.

Ref Fig 5.07 - 5.10

- Cycle route. We propose to retain the existing strategic cycle route and transform the eastern section of Porden Road into a pedestrian and cycle-only mews street, with the new office building on one side and the new apartments on the other. This will provide a convenient, safe and overlooked route for cyclists.
- Residential neighbours. We propose to make Porden Road into a residential cul-de-sac serving the existing and new residential properties and having a turning space for cars and service vehicles.
- New residential development. We propose new mews houses completing the southern side of Porden Road and an apartment block on the Hambrook House site. These will bring new life to the southern part of the site and will help to manage the scale change between the Enterprise Centre and existing residential properties.

Ref Fig 12.01 - 12.10



VIEW looking west down porden way

## Risks

As summarised above we have assessed the risk associated with each constraint and are confident that our proposals are deliverable: where appropriate we have considered fall-back solutions, to ensure that delay or difficulty with one element will not affect the wider project.

## Lambeth Council's Requirements

### **Functional design:**

- *an understanding of how the disparate sites are functional linked, how each building works and functions at an internal level. The proposals should show a true understanding of how the detailed requirements of the Council are addressed and are brought together as a fluid and functional design. The proposals should clearly demonstrate the functionality of the site as a whole (including council accommodation, business, community and residents).*
- *an Interior Design Strategy showing an understanding of the scheme requirements, enhancing the environment and supporting a healing and welcoming environment. Demonstrates an appropriate strategy for stakeholder engagement.*
- *a wayfinding strategy that is inclusive and clear, indicating a welcoming and healing environment and which also reflects the life cycle expectations and are easily maintainable. Proposals show good partnership working with the stakeholders.*



ground floor customer services centre

## FUNCTIONAL DESIGN

### Meeting the functional requirements of the brief

#### **Employer's Requirements**

We confirm that our proposals meet the functional requirements of the brief, as set out in the Employer's Requirements and modified through the dialogue sessions and associated portal messages.

In terms of the spatial requirements, our schedule of accommodation demonstrates how we have met the brief for different kinds of space within the three buildings making up the Enterprise Centre.

Ref Fig 3.01

To ensure that our proposals for the new office building and Ivor House contain sufficient usable net office area we have assumed an 80% net to gross ratio, in line with British Council for Offices (BCO) guidance. We have also done specific measurements of net usable areas and ancillary and circulation spaces in the Town Hall. We have prepared sample

sketch space planning layouts to further test the fit.

Ref Fig 10.01 - 10.03

#### **New office building**

The new office building will have five full storeys plus a 'penthouse' level and a basement. The basement does not contain office space, but will accommodate the main plant room, server room and archive space. The ground floor will be accessed from the new gallery space to the north of the building which links through to the main atrium space and will house the Customer Services Centre. This will have a visible presence on the glazed Brixton Hill façade, which will help to animate and activate the street. Detailed discussions will need to take place with the key stakeholders and client team to understand the most efficient locations and adjacencies for the various departments within the Council that will occupy this building. During these discussions we will gain a better understanding as to whether the Youth Offenders Services should occupy this building or be located within the remodelled Ivor House.

Ref Fig 7.01 - 7.10

### Ivor House

Ivor House will be rebuilt, behind its retained facade, as a modern high quality office building on five floors, including basement and attic storeys. The main part facing Acre Lane will provide a single large open-plan footprint, with excellent daylighting from four sides. The central part of the basement will also be well-lit, via a courtyard light well, and the balance of basement space is for ancillary uses.

The building will be extended to the rear, forming a new enclosure to The Triangle hub space. The main entrance and circulation core will be here, and will link into the Stoa bridge and gallery which connects the three Enterprise Centre buildings at ground and upper levels.

At ground level the Stoa opens into a flexible event space or meeting room suite with a cafe. The cafe is aimed mainly at Council staff and visitors, but could also be run as a public facility. In good weather it can open up onto The Triangle.

### Town Hall

The balance of the Council's accommodation requirements will be met in the refurbished Town Hall, which will be connected to the other buildings via the arcaded Stoa: a sheltered, enclosed and transparent civic space. The

Town Hall will include:

- The Council Chamber and Ante-Chamber
- Refurbished Assembly Room, flexible multi use space and associated entrance and ancillary spaces, retained in their present form and refurbished to offer an outstanding venue for performances and large events
- New Registry Office at ground floor in the Acre Lane wing, adjacent to alternative wedding venues: assembly room, garden and a range of smaller event rooms
- Refurbishment of the first floor to provide comfortable and convenient Council offices and meeting rooms within the existing historic layout and complementing the formal democratic hub of the Council Chamber. More radical remodelling of the second floor to provide modern open-plan office suites suitable either for Council use or for letting to outside businesses, potentially as part of a managed business centre for local start-ups.
- Creation of a sequence of flexible rooms and spaces on the ground and basement floors, potentially shared with the community and suitable for Council offices, meetings, events, conferences and training

sessions

- Cycle hub for Council staff. See **Accessibility** section
- Archive, furniture and equipment stores
- Transformation of the entrances, circulation routes and movement experience. See section on **Accessibility**
- Clear separation of public and private zones. See section on **Security**



*triangle looking towards clock tower*



*triangle approaching from acre lane*

## Interior Design Strategy and Stakeholder Engagement

see Section 10  
Interior Design

### Stakeholder engagement

We have set out in the Partnership section above our objectives and processes for involving stakeholders in the overall design and the interior space planning and fit out. Please refer to that section in assessing our approach to achieving a Functional Design, which not only complies with the Employer's Requirements, but also meets and aspirations of the Council and its staff – and eases the process of organisational change.

### Interior Design generally

Interior design will be led by the respective project architects with support from specialist consultants, including the office space planner (see below), lighting designer and Buro Happold, who will provide all the required technical services.

The interior design strategy will carefully and creatively distinguish between fixed permanent elements and movable or adaptable elements – see section on Flexibility.

The interior design of the Town Hall will include the use of heritage specialists as necessary to ensure that the historic fabric is preserved, restored or reinstated where appropriate.

Ref Fig 10.01 - 10.03

### Interior lighting

The team includes specialist lighting designer dpa. Different lighting elements within each space will address both the visual performance requirements and respond to the interior design, whilst also considering issues such as lamp life, energy consumption and maintenance.

Scene setting lighting controls will be used to adjust the lit environment to suit the current task in each space. In addition the use of solar time clocks will allow automatic operation of common areas; absence/presence detectors will switch off lights in areas left unoccupied after a set time; and daylight sensors will dim the lighting when there is sufficient illumination from natural light or raise/lower blinds automatically to avoid glare from direct sunlight. These controls will not only enhance the visual comfort of the spaces, they will also provide operational energy savings.



*upper floor of new council offices*



*view towards the atrium from the street gallery*

## Wayfinding Strategy

The overall concept for the Enterprise Centre is based on clarity and ease of movement within and between the three main buildings and the connecting public realm.

A wayfinding strategy will be developed to reinforce this approach to the design, and to simplify circulation and movement. Key principles of the wayfinding strategy are:

- To develop a consistent multi-sensory system, using visual, tactile and, where appropriate, audio information
- The position of signs will be considered in the context of the overall design so that they do not constitute an obstruction, sight lines are clear and adequate illumination can be provided at all times
- A logical architectural layout to guide users
- Land marking and architectural features to be used as a navigational aid

See Section 5  
Access & Movement  
and Section 10  
Interior Design  
(examples of signage)



*buckner road approach to triangle*



## Lambeth Council's Requirements

### *Civic design:*

- *that urban design objectives are achieved including the character of the proposal and the public realm created, together with the impact on the vitality and viability of Brixton town centre*
- *the Proposals will be expected to demonstrate quality in design; such as:*
  - o *Does the proposal respond to the contextual analysis?*
  - o *Is the entrance to the development visible and well defined?*
  - o *Does the proposal respond to the Planning Brief? Is the Proposal attractive?*
  - o *Is the height and massing of the proposal appropriate to the context?*
  - o *Are connections with the town centre clear?*

*A proposed Art and Aesthetic Impact Strategy, including details of art consultant, if proposed, how the integration of art can be enabled and approach to funding. Identified possible locations for art within the design and how the installation & maintenance of the art will be supported and managed. Detailed proposals that will enhance the environment, involve the community and are affordable and achievable and have been accommodated in the final submission.*



*forecourt, approach from acre lane*

## CIVIC DESIGN

### Achieving the urban design objectives

Please refer also to the sections above on **Regeneration** and **The Site** and below on **Landscaping and public realm**.

The new buildings will be successfully integrated into the urban fabric of Brixton in a manner which enhances the streetscape, public realm and life and connections with the surrounding area. We have identified the following key urban design priorities:

- Create active frontages on Brixton Hill
- Provide a welcoming, accessible frontage for the new council facilities and a clear new identity for the Co-operative Council
- Create high quality facades for new frontages on Brixton Hill which respond to the quality and character of the existing historic streetscape of the town centre Conservation Area
- Create a safe and welcoming public realm, including transforming the character of Buckner Road to provide a safe public space with a public identity

- Create new circulation routes between civic buildings
- Preserve the main listed structures on the site: the nationally listed Town Hall and the facade of the locally listed Ivor House
- Create a massing which responds to the adjacent residential properties.

The scheme responds to these priorities in a number of ways:

- Generous glazing at ground and first floor level of the new council offices providing clear views into the active areas of the Customer Service Centre.
- New Gallery and Atrium integrated with the Customer Service Centre and giving access on to The Triangle at the rear of Ivor House to activate the space, together with Council uses at ground floor level in Ivor House facing Acre Lane.
- Event space, meeting rooms and cafe in the Stoa and giving on to The Triangle.
- The proposal includes the demolition of 1 -7 Town Hall Parade. These buildings will be replaced by a high quality façade in the new building which will have materials and a depth of modelling which reflects the richness of the facades of the best existing buildings in the town centre.

- The new public realm has active frontages and overlooking from adjacent properties, contributing to a safe and welcoming environment.
- The nationally listed Town Hall is retained in public use, whilst the locally listed facade of Ivor House is retained and restored.
- The new Council offices have been reduced in height compared to the Stage 1 submission, with five full storeys and a set-back top floor over a limited part of the footprint. Green roofs will be included at the level of the top floor accommodation.
- New glazed bridges linking the various civic building providing safe/secure circulation routes.
- A new residential development of apartments on the Hambrook House site create a fourth urban block on to Brixton Hill, fitting in the with block structure set up by the Town Hall, Electric Club and new Council office building to the north, and existing mansion blocks to the south.

## Art and Aesthetic Impact Strategy

see Section 9  
Public Art

### InSite Arts

We would like to work with Lambeth's Arts department and InSite Arts, an independent arts consultancy with over 25 years' experience, has developed the arts strategy for the SW2 Enterprise Centre. Their approach is to avoid importing readymade art works, and instead to initiate a process of creating site specific artworks which create connections with places and communities.

Our aims are to create artworks which:

- Form an integral part of the design and landscaping of the SW2 Enterprise Centre
- Create visual links between public spaces
- Aid way finding and legibility, drawing people into the public spaces
- Offer potential for artists to engage with communities

The art strategy consists of two strands: the first strand consists of permanent commissioned artworks, and the second strand consists of a community engagement programme and temporary interventions.

Some potential locations for temporary and permanent art works are shown on the Public Art Location Plan.

### Community engagement

An 'Artist in Residence' would be agreed with Lambeth's Art department to create and run a series of events linked with local communities. Projects would range from short, instant-response events to longer-running events such as community planting, and would involve as wide an audience as possible.

Creative community engagement is a vital part of the art strategy. InSite Arts will liaise with relevant council staff for introductions to key community groups and special interest organisations. The aim would be to provide artistic links between the new development and the existing community.

Please refer to Section 9. Public Art for suggested site specific information.



*view of skylight garden*

## Lambeth Council's Requirements

### **Accessibility including disabled access:**

- **achievement of Lambeth's requirements for site planning, including vehicle and pedestrian movement and service access to the development**
- **the presentation will be expected to demonstrate access;**
  - **Is there a clear distinction between public and private space?**
  - **Does the project make a positive contribution to the way people move around and understand the place?**
  - **Does the project provide inclusive access for all to the site and buildings?**
  - **Is the public realm safe and attractive?**
  - **Is the public realm legible?**
  - **Are parking and service areas considered and are they part of an overall strategy?**



triangle approaching from acre lane

## Accessibility

see Section 5  
Access & Movement Diagrams

### **Overall Strategy**

Our aim is to enable everyone, regardless of disability, age faith or gender to participate equally, confidently and independently with choice and dignity, by removing barriers that might create undue effort, separation or special treatment.

Improving accessibility and providing an inclusive environment is central to our design vision. The opportunity to centralise the Council's accommodation into a new integrated complex will create an accessible and inclusive environment that will significantly enhance the experience for all users, and overcome the many compromises intrinsic in the present disparate property portfolio.

The key public access points to the Enterprise Centre will be as follows:

- Main entrance for all visitors from Brixton Hill into the Gallery and Atrium of the new office building where the main Customer Service Centre and central reception for the whole complex will be found.
- Entrance into the same space from Acre Lane via The Triangle.

- Entrance to the refurbished Assembly Room via the existing ceremonial entrance on Acre Lane, which will be made step-free.
- Entrance to the relocated Registry Office and the democratic space of the Chamber and associated meeting and committee rooms via the existing main entrance to the Town Hall and the existing and adjacent disabled entrance and upgrading lifts for disabled use.

Access for members, staff and their invited visitors will be via the same public entrances plus the following, using swipe-card access controls:

- Entrances to Ivor House and to the rear of the Town Hall via The Triangle at street level.
- High level connection between all three buildings using the bridge link, which frames The Triangle.
- Direct access to Ivor House from Acre Lane using the existing main entrance if required.
- Access to the Brixton Hill wing of the Town Hall via the new garden.
- Occasional use of the Royal Entrance and its twin on Acre Lane if required.

All internal and external routes will be step-free and all levels will be accessed by

suitable lifts for wheelchair users. All entrances will be step-free, except for the existing ceremonial entrances to the Town Hall, which will be provided with convenient alternative disabled access points.

Accessible toilets will be provided on all floors, as part of the main cloakroom facilities. A 'Changing Places' facility will be incorporated into the Town Hall for the benefit of community members with complex and multiple disabilities.

The interior design will include audio enhancement systems at reception areas, meeting rooms and forum spaces, and colour schemes to ensure the building is easily legible for people who have a visual impairment.

The Enterprise Centre will be used by many local people, some on a regular basis and some infrequently, therefore it is very important that the building is easy to access and to use. An inclusive wayfinding strategy will link the external and internal public spaces – see above under **Wayfinding**.

### **New Council Building**

The new Council building will feel welcoming and open at street level, and there will be 'active edges' to draw people into the building.

From Brixton Hill automatic entrance doors allow public access into the elegantly proportioned public gallery space, which leads through to the atrium space and the main reception for the Customer Services Centre. From this central location there is good visibility and connectivity for both staff and visitors to all areas.

The ground floor will be like an animated town square, with the central atrium space at its heart, and the Customer Service Centre arranged around it. The existing level change between Brixton Hill and Buckner Road will be addressed with gently sloping ramped floors.

Vertical circulation will primarily take place in and around the atrium, with lifts allowing access to all floors. It is proposed that break-out and informal meeting spaces will be located adjacent to the atrium, to encourage strong connectivity between all departments. This has the potential to improve efficiencies in working and create a greater sense of community between the staff and the local people using the building.

### **Ivor House**

Ivor House will be rebuilt (behind the retained facade) to the same accessibility standards as the new building, eliminating the very poor experience of access today. There is one place where a platform lift will be required: to overcome the level change between the first floor and the bridge link around The Triangle.



*view looking west down porden way*

## Town Hall

The Town Hall today suffers from a lack of integrated step-free access and very poor way-finding (for example the Assembly Rooms have seven different points of access from the street). The most architecturally prominent of these, the Clock Tower and Royal Entrances, are at a half-level below the main ground floor, and the change of level is addressed through the use of a platform lift with a separate entry on Acre Lane. The main lifts do not meet the current minimum size standards. There are a number of spaces which can be reached only via steps.

Our proposals will transform the existing multiple entrances and dark warren-like corridors into a simple and beautiful set of spaces, providing easy and pleasurable access and movement for all, restoring the front and rear courtyards into open spaces and the existing corridors into day-lit routes enjoying clear orientation.

A major focus of our evolving design strategy has been to create clear and simple circulation within the building. We therefore propose to link the original main corridors with a cross-route at the rear on basement, ground and first floor levels creating a complete loop in place of the present dead-end corridors. At the centre of the cross-route is a drum, where the 'stoa' bridge link connects

the Town Hall to the rest of the Enterprise Centre.

We recognize that the building's listing imposes some constraints in regards to physical alterations. One compromise agreed during the dialogue sessions is to retain the main Clock Tower entrance for public events and for regular access to the relocated Registry Office in the Acre Lane wing: this means retaining the existing platform lift. Ideally the two entrances would be combined rather than adjacent: we will explore with the conservation officer the scope to improve the current arrangements.

### Service access, drop-off and parking.

Our vehicle access strategy is summarised above under **The Site**. We propose to transform the character of Buckner Street from service yard to attractive mews and a focal hub space for the Enterprise Centre: The Triangle. All vehicles will enter and leave via the Buckner Road access from Acre Lane, except for the large articulated lorries and tour coaches expected for events at the Club: these will be able to continue on a controlled through route and exit via Porden Road. Buro Happold has done extensive work on vehicle tracking to explore different options and validate the preferred one.

The existing basement car park and ramp will be eliminated. As advised by officers we have made no provision for off-street car parking for Council staff. There will however be space for disabled parking on the remodelled Buckner Road.

The main refuse store for the complex will occupy part of the former basement car park. A goods lift will enable the containers to be moved to The Triangle for collection.

### Cycle Hub

We propose a major facility for cyclists in the Town Hall basement. Extensive secure parking space, changing-rooms, showers and lockers. Access will be via a cycle ramp from the new garden.



*forecourt approach from acre lane*



## Lambeth Council's Requirements

### Flexibility:

- **Measures incorporated in the design reflect flexibility in use and minimise cost impact associated with changes that may happen over time.**
- **That the structural integrity of the new build supports the flexibility aims of the project, including loading proposals and supports the lifecycle aims of the project.**
- **A reviewable design strategy that presents realistic proposals together with an achievable management regime to propose and agree RRD issue with the client.**



'show window' and entrance of new office building from brixton hill

## Flexibility

### Providing flexible accommodation

When designing workplace environments, we begin with extensive dialogue with the client and stakeholders. We aim to provide a flexible work place, which will encourage interaction between its users.

### New Council Building and Ivor House

see Section 7  
New Council Offices:  
Detailed Drawings  
and Section 3  
Complete Floor Plans

The building form is conceived as a 40m by 40m volume, with a full height enclosed atrium carved out of the centre, which forms an opening and connection to the public gallery space to the north. The atrium allows for the open plan office spaces to be naturally lit and maximises the potential for natural ventilation. The width of the floor plate and extent of the perimeter has been developed for a BREEAM Excellent building with a mix of cellular and open plan offices.

The proposal for an exposed concrete flat slab aids flexibility, as internal partitions can be located within the flexible planning grid. As the

requirement for the office environment changes, the building will have the potential to evolve.

Within all elements of the scheme, both the structure and building services will be designed so that the spaces they serve provide the optimum future flexibility. The new Council building has been planned on a 1.5m grid with initial proposals for a structural grid based on the planning module to give a high level of flexibility.

The structure and buildings services work together with the space planning grid to allow optimal efficiency in layouts. The structural grid will be maximised to provide open plan spaces with minimal vertical elements, whilst respecting the planning height to maximise available space within the building envelope.

Raised floors will be proposed throughout to provide flexibility in local servicing of power and data. The raised floor also serves as a plenum space for displacement ventilation. The use of wireless systems and mobile IT technology will also be explored to reap any benefits in these new technologies can provide.

The inclusion of additional riser space and spare containment will also be explored to allow for future expansion of system as well as proposing "soft zone" in

floor slabs to allow for further penetrations between floors.

Similar design principles apply to Ivor House, rebuilt behind its retained facade.

### Town Hall

One challenge in bringing the Town Hall into more effective use for the 21st Century is to introduce flexible layouts and environmental servicing into the highly compartmentalised Grade 2 Listed interior. The ground and first floors contain the main historic rooms and corridors, where there is limited scope for opening up to create larger or more flexible spaces: flexibility here is achieved through a range of different rooms, where the enclosure and services are generally fixed, but the settings and uses can be varied. (Subject to further research, an exception seems to be the ground floor beneath the Chamber, where we propose more radical remodelling). The second and basement floors have more scope for change to the existing layout.

### Stakeholder engagement

We have set out in the Partnership section above our objectives and processes for involving stakeholders in the overall design and the interior space planning and fit out. Please refer to that section

in assessing our approach to achieving a Functional Design, which not only complies with the Employer's Requirements, but also meets and aspirations of the Council and its staff – and eases the process of organisational change. The engagement process is central also to the management of continuing change during construction and following occupation.

### Future proofing

We know that change is inevitable: workplace policy and practice changes, local needs change, decision-makers come and go – and the future provision of local council services is going through a period of intense scrutiny and challenge. Therefore the SW2 Enterprise Centre must be flexible: able to accommodate a wide range of activities on a daily basis without cumbersome change to the physical configuration. It also needs to be adaptable in the medium term: the interior fit-out could be renewed or altered without undue cost or disruption. Ideally it should also be transformable over the longer term: it could be stripped back to its shell and completely refitted to suit future needs.

## Flexible structure and building services

### Design strategy

Although the individual buildings within Enterprise Centre will all have different construction methods, the overarching design principles will be similar.

The remodelling of the Town Hall will be heavily constrained by heritage considerations, and there will be limited scope to create structural flexibility on the lower floors. However, the aim is to create flexible open-plan space on the second floor, subject to more intrusive investigations than have been possible to date.

The new office building and Ivor House (behind retained facade) will both involve new structural frames tailored to meet the Council's requirements. Both buildings will share the following features:

- Open plan grid with no bracing or cross walls.

planning dimension of 1.5m to co-ordinate with a wide range of internal layout options.

- High quality exposed concrete soffits to maximise on ceiling heights and provide thermal mass to temper the internal environments.
- Flat soffits with no downstand members to maximise flexibility for service distributions
- Well positioned cores and risers to reduce length of service runs.
- High quality construction to provide robust and durable self-finished elements that will need minimal applied finishes.
- The use of raised floors throughout to provide low level service distribution of data and power and possibly fresh air.

Their design loads will be designed to comply with all current building regulations and to give flexibility in use.

For full details of the flexible approach to Building Services see **M&E** section.



ground floor customer services centre

### Short term flexibility

Short term changes in office layout and servicing are facilitated by the open structural grid, flat soffits and raised floors to allow for rapid changes to internal layouts. The design loads will also allow for flexibility in location of partitions and equipment.

### Medium term flexibility

Changes in office usage, improvements in IT and re-structuring within the Council can all lead to changes in the future that are hard to predict. Our designs will allow for a number of quite radical changes as described below.

- Changes in servicing strategy from low level to high level can be accommodated to reflect a more compartmentalised arrangement of office layout.
- Soft zones will be incorporated within the floor slabs construction to allow for new vertical risers to be easily formed.
- Oversized risers and cores will accommodate new service runs and flexibility in lift suppliers for future re-fits.
- Zoning of the building will provide the potential to lease portions of office to outside tenants.

### Long term flexibility

Long term flexibility might include change of use of the building or adding additional floors. The design will consider both of these options,

- The design loads and general floor to ceiling heights are all well suited to other uses, including residential.
- The foundations and columns can be designed to support the weight of additional floors at minimal costs.

## Reviewable design strategy

Our approach to partnership working and stakeholder engagement will underpin also a Reviewable Design Strategy, which will enable the Council and design team to make detailed decisions at the appropriate time.

The process described above under **Partnership** will enable the Reviewable Design Data (RDD) to be fully and transparently revisited by the project team in order to optimise the 'fit' between the interior layout, finishes and fittings and the specific requirements of specific user groups in specific locations.



*view towards the atrium from the street gallery*



*upper floor of new council offices*

## Lambeth Council's Requirements

### **Landscaping and public realm:**

- **Proposals support the Council's requirements, are well designed, allow for flexibility of use and support accessibility for staff and patients customers.**
- **The submission will be expected to demonstrate landscaping;**
  - **Has the urban design analysis informed the design?**
  - **Does the project make a positive contribution to the public realm?**
  - **Is there a clear distinction between public and private space?**
  - **Does the project make a positive contribution to the way people move around and understand the place?**
  - **Does the project provide inclusive access for all to the site and buildings?**
  - **Is the public realm safe and attractive?**
  - **Is the public realm legible?**
  - **Is landscape design recognised as an important and integral part of the project?**
  - **Are parking and service areas considered and are they part of an overall strategy?**



triangle looking towards clock tower

## Landscaping and public realm

see Section 8  
Landscape, Public Realm  
and Exterior Lighting

### **Public Realm Strategy**

We propose a series of beautiful and well-planned spaces that work seamlessly with the proposed buildings and add vitality to the overall scheme. The upgrading of public space in Brixton has gained significant momentum as a result of the transformation of Windrush Square. We aim to create new public spaces with their own unique and contrasting character but which complement the qualities and spirit of recent successful public realm initiatives.

The public realm will be legible, welcoming and uncluttered, and will also promote a sense of personal safety without the need for heavy-handed security measures - see **Security** section.

The landscape proposals recognise the need for robust materials, with practicality and ease of maintenance a key priority. Surfaces, furniture and planting must be both attractive as well as sustainable and fit for purpose.

We envisage a palate of materials which will fulfil this brief, with hard landscape being predominately natural stone,

with red clay brick paving to complement the character and quality of buildings in the conservation area. Materials and surfaces will avoid creating barriers to people and offer a pleasant and inclusive environment.

### **The Triangle**

At the heart of the scheme lies The Triangle, the focal point for movement through the site, providing a clear point of orientation for all users. The character is bustling and urban, and views from the Bridge Links allow clear views across to the permanent artwork proposed for the rear of The Electric and Town Hall Gardens. The ground plane is proposed as a dynamic arrangement of precision cut granite blocks, durable to traffic whilst expressing a vibrant linear pattern. This surface emanates out into each of the neighbouring spaces to generate continuity and linkage through the site. The potential for 24 hour use of the space is reflected in lighting proposals that highlight the active nature of the space.

### **Town Hall Gardens**

Staff and visitors are invited into a luxuriantly planted garden that contrasts with the tougher character of The Triangle. Cyclists will wheel

their bikes through the garden to access the bike ramp and the combination of movement and passive recreation will lend the space the quality of an urban oasis. The planting will be soft and relaxed in character with beds of mixed perennials and a scattering of ornamental trees. The gated opening into the Triangle should allow the necessary level of security to be provided whilst offering a generous point of entry that flows into the Triangle. The secondary entrance leading into the garden from Brixton Hill will also be lockable at night.

### **Skylight Garden**

An accessible roof terrace at the heart of the revitalised Town Hall will provide an attractive breakout space that would also lend itself to use during events and functions held in the building. The centre of the garden is dominated by the retained skylight and this will be surrounded by a combination of footpaths and raised beds of dynamic perennial planting and meadow grasses. The garden will express the changing seasons and the visual focus towards the skylight is a useful point of orientation within the building.

### **Sculpture Gardens**

These three courtyards allow natural light to reach the

basement level of the building, thereby countering the oppressive character associated with basement corridors. The still character within each of the gardens, which would include planting and hard landscape elements, promotes a contemplative atmosphere. By developing a distinct character for each of the three gardens we can assist in celebrating the rich cultural and creative energy of Lambeth.

### **Porden Road**

We propose to sensitively upgrade and rationalise the existing street to the benefit of residents whilst ensuring that there is a positive relationship with the development of the Triangle site as a whole. A shared surface approach will encourage use of the street by pedestrians and cyclists alongside cars and other vehicles. Parking for residents will be interspersed with street tree planting. At its southern extent the re-paved street will merge with natural stone surface proposed for Buckner Road and Porden Way.

### **Porden Way**

As a continuation of the cycle and pedestrian route that links Brixton Hill with Acre Lane this car free space is an elegant tree lined thoroughfare. Benches and strips of planting to either

side provide privacy for both the offices and housing. Trees will be fastigate [upright] in form to allow uncluttered access through the space whilst also giving some screening benefit for upper floors of the buildings.

### **Buckner Road**

The materials palate of Porden Way is extended to the rear of the New Council Building though the additional width in this location allows a less structured layout; generating a pocket park whose sunny aspect can be enjoyed by Council staff and the public. Large vehicles servicing the Electric will be able to pass through this space at low speed, although the overall impression will be a welcoming pedestrian space.

### **Hambrook Gardens**

The south facing courtyard garden provides a combination of ground floor private amenity space, communal gardens for the benefit of all residents and a play space for the Crèche. The boundaries of the playspace will provide enclosure without emphasising segregation, with landform and planting used to good effect. Trees will provide central focus in the space and robust materials will minimise maintenance requirements.

### **Brixton Hill and Acre Lane**

There is potential for pavement materials and street furniture elements to coordinate with the highly successful transformation of Windrush Square, we will also explore the potential for the relocation of existing bus shelters with TfL in order that the New Council Building positively addresses the street and St Matthews Church opposite. We would seek to retain the London Plane on Brixton Hill, this being the only significant tree on the site.



*view looking west down porden way*



*town hall garden*



# 1. The Vision













## Key:

1. Town Hall
2. New Office Building
3. Ivor House
4. Hambrook House
5. The Triangle
6. Bridge Link
7. Town Hall Garden
8. Sculpture Garden
9. Skylight Garden
10. Forecourt
11. Street Gallery
12. The Atrium
13. Buckner Road
14. Porden Road
15. Porden Way
16. Porden Mews
17. Hambrook Garden



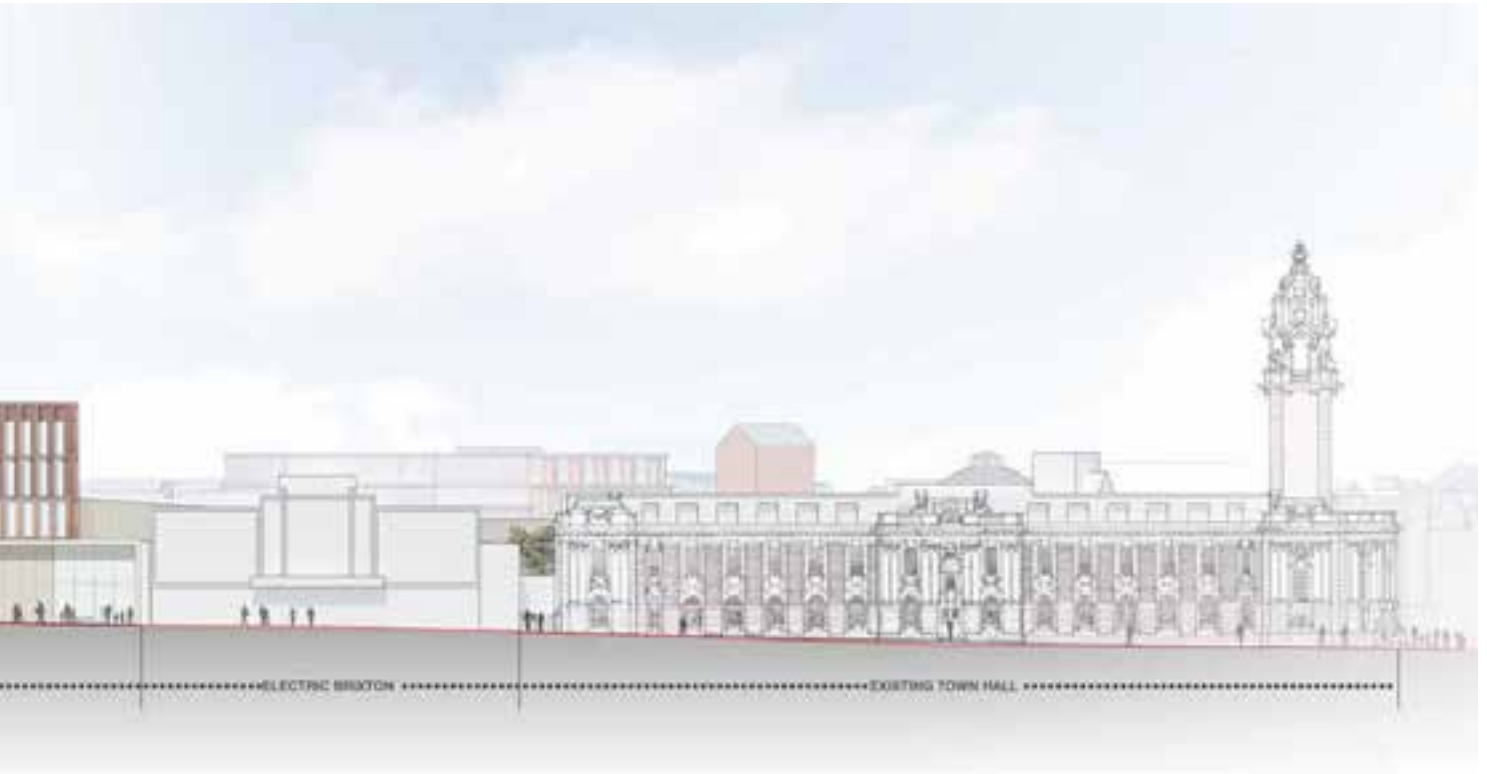


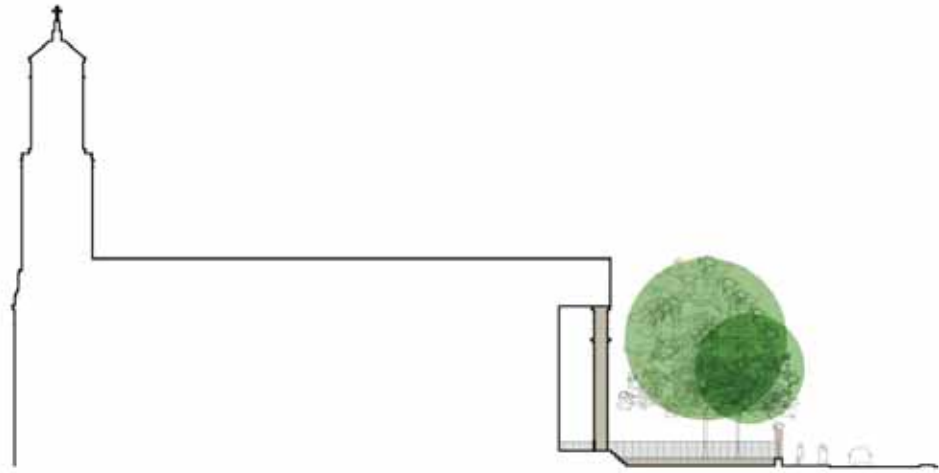
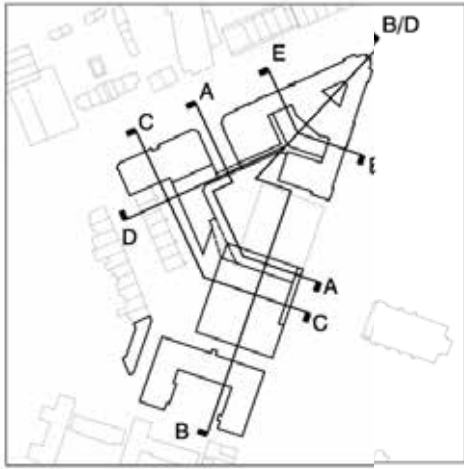
Fig 1.01





Fig 1.02





section a-a

ST MATTHEWS CHURCH

BRIXTON



section b-b

HAMBROOK HOUSE

PORDEN ROAD

NEW COUNCIL BUILDING

Fig 1.03

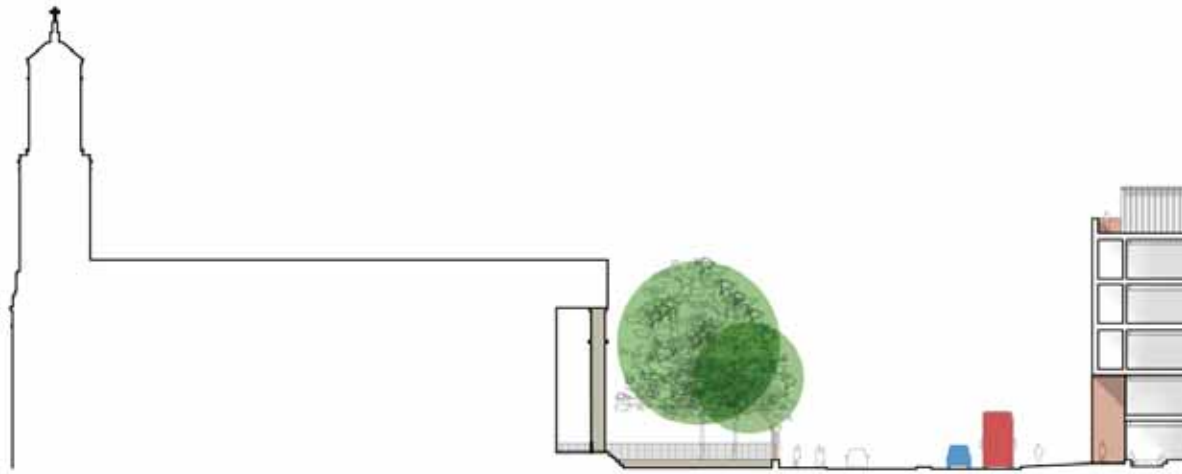


HILL                      NEW COUNCIL BUILDING                      BUCKNER ROAD                      THE TRIANGLE                      IVOR HOUSE                      ACRE LANE



ELECTRIC BROXTON                      TOWN HALL GARDEN                      SKYLIGHT GARDEN                      TOWN HALL                      SCULPTURE GARDEN                      TOWN HALL

Fig 1.04



section c-c

ST MATTHEWS CHURCH

BRIXTON HILL



section d-d

PORDEN ROAD

HOUSES

PRIVATE GARDEN

MEETING ROOMS

IVOR HOUSE

ASSEMBLY HALL, TOWN HALL

SKYLIGHT GARDEN

TOWN HALL





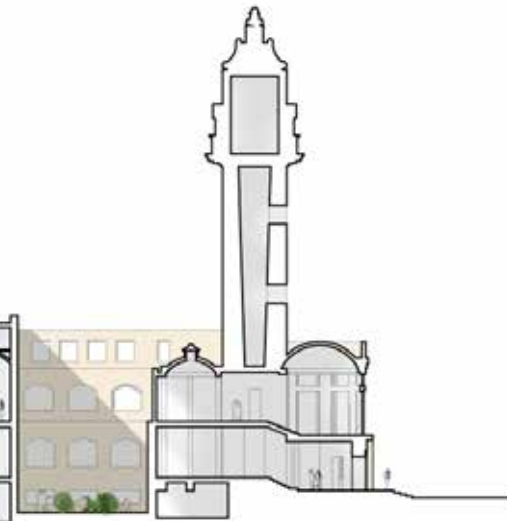
NEW COUNCIL BUILDING

BUCKNER ROAD

EXISTING HOUSES ON PORDEN ROAD

IVOR HOUSE

ACRE LANE



SCULPTURE GARDEN

TOWN HALL



BRIXTON HILL

TOWN HALL

SCULPTURE GARDEN

SCULPTURE GARDEN

TOWN HALL

ACRE LANE

section d-d



*AERIAL VIEW OF MASSING FROM ACRE LANE*



*AERIAL VIEW OF MASSING FROM BRIXTON HILL*

*Fig 1.05*



*AERIAL VIEW OF MASSING FROM NORTH EAST*



*AERIAL VIEW OF MASSING FROM SOUTH EAST*

## 2. A walk around the Brixton Enterprise Centre



*View from Windrush Square*



*Fig 2.01 View down Brixton Hill*





*View towards the 'Shop Window' and Entrance of the New Office Building from Brixton Hill*

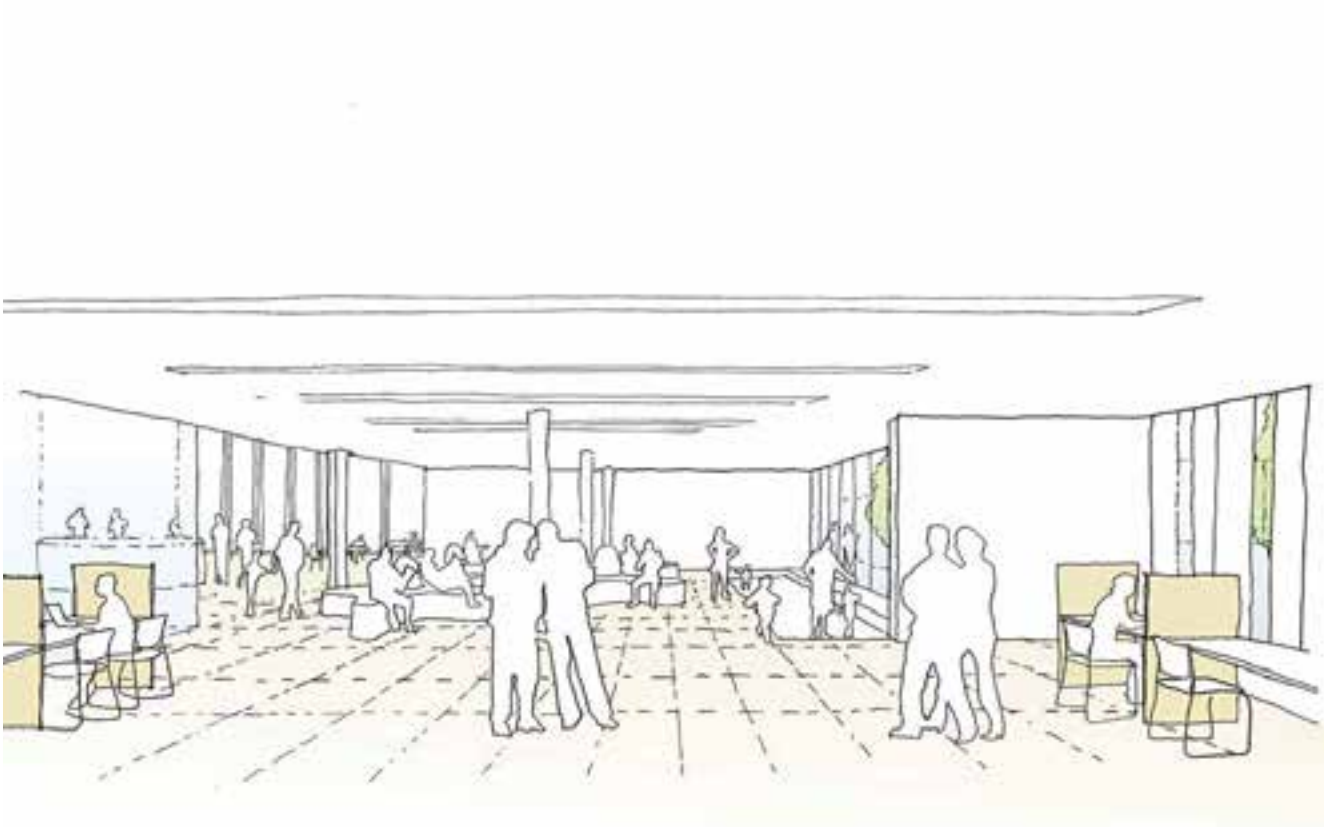
*Fig 2.02*





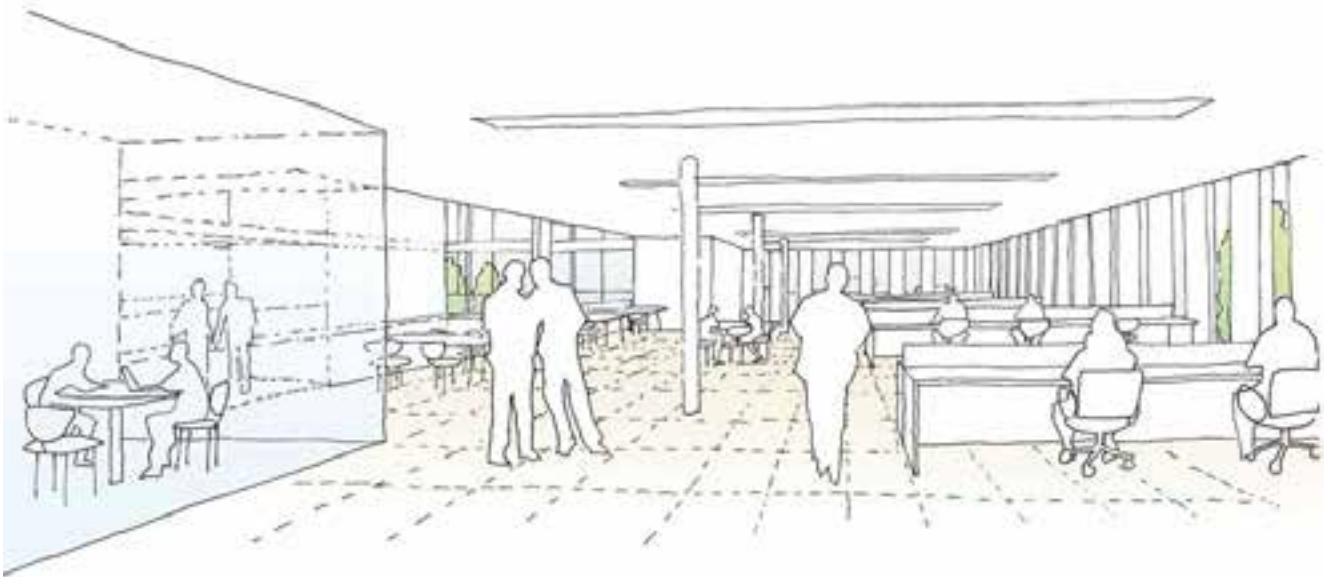
*View towards the Atrium from the Street Gallery*

*Fig 2.03*



*View From Ground Floor Customer Services Centre*

*Fig 2.04*



*View from Upper Floor Council Offices*

*Fig 2.05*



*APPROACHING THE TRIANGLE FROM ACRE LANE*

*Fig 2.06*



*porden WAY, VIEW FROM BRIXTON HILL*

*Fig 2.07*





*VIEW OF BUCKNER ROAD BEHIND THE NEW OFFICE BUILDING*

*Fig 2.08*



*IN THE TRIANGLE LOOKING AT THE STOA AND STAFF CAFÉ*

*Fig 2.07*



*VIEW OF STAFF CAFÉ IN THE TRIANGLE*

*Fig 2.08*



*VIEW OF town hall garden*

*Fig 2.09*

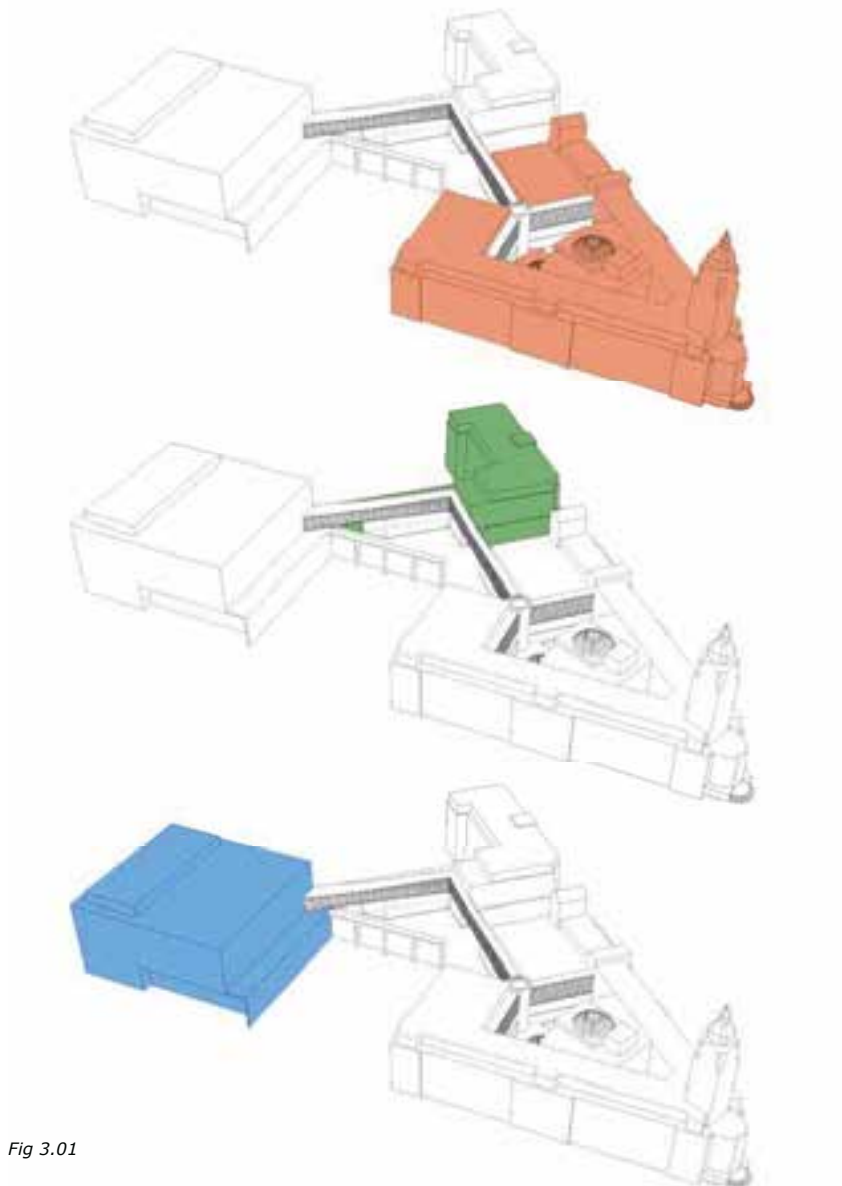




SKYLIGHT garden

Fig 2.10

### 3. Complete Floor Plans



#### Office Accommodation

Building Floor	Net Usable Floor Area (m <sup>2</sup> )
----------------	-----------------------------------------

Town Hall	
B	822
G	912
1	895
2	975
<b>Total</b>	<b>3604</b>

Ivor House	
B	600
G	963
1	614
2	626
3	618
<b>Total</b>	<b>3421</b>

New Council Building	
B	200
G	1500
1	1100
2	1250
3	1250
4	1250
5	450
<b>Total</b>	<b>7000</b>

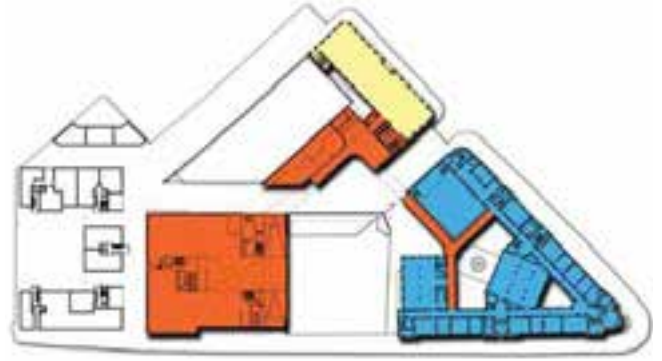
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Target total:	13980

Fig 3.01

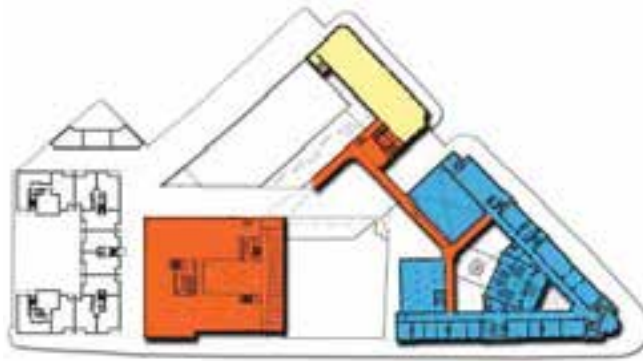
REFURBISHED   
NEW   
REMODELLED 



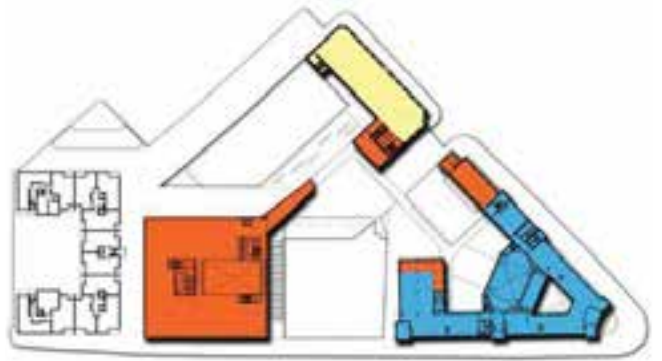
*basement*



*ground floor*



*first floor*



*second floor*

*Fig 3.02*

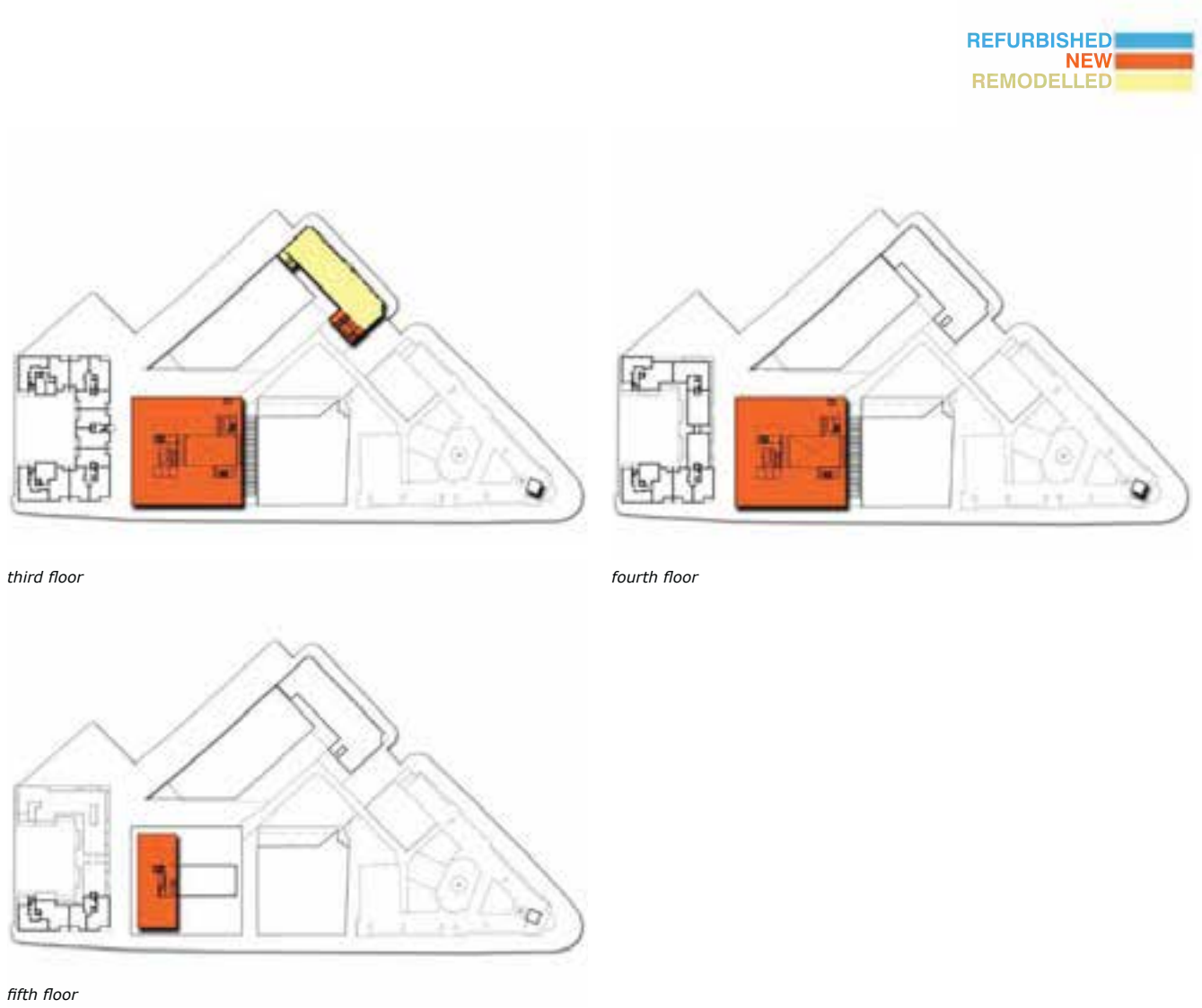
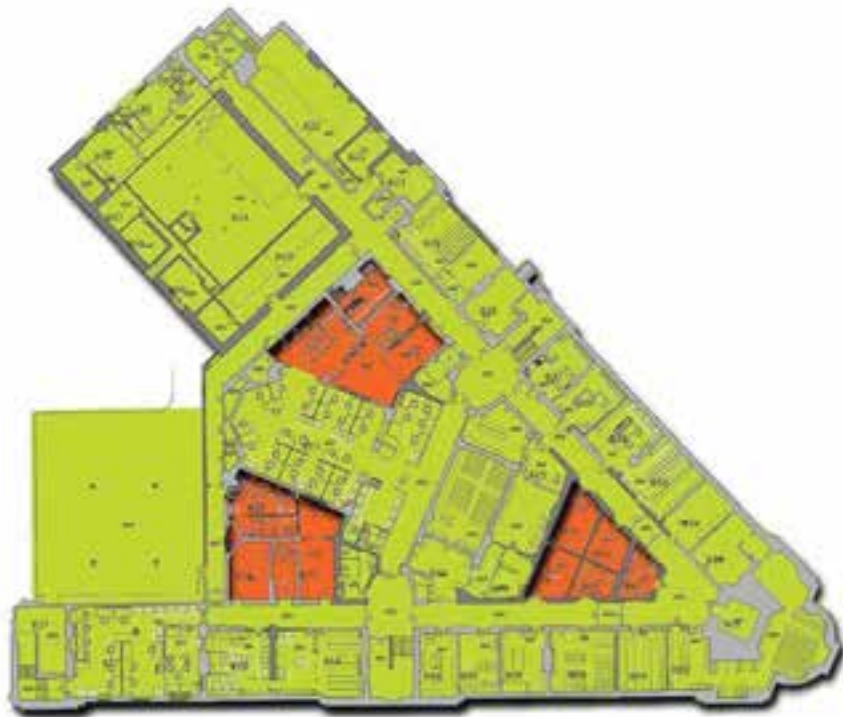


Fig 3.03



RETAINED  
DEMOLISHED



demolition - basement

Fig 3.04

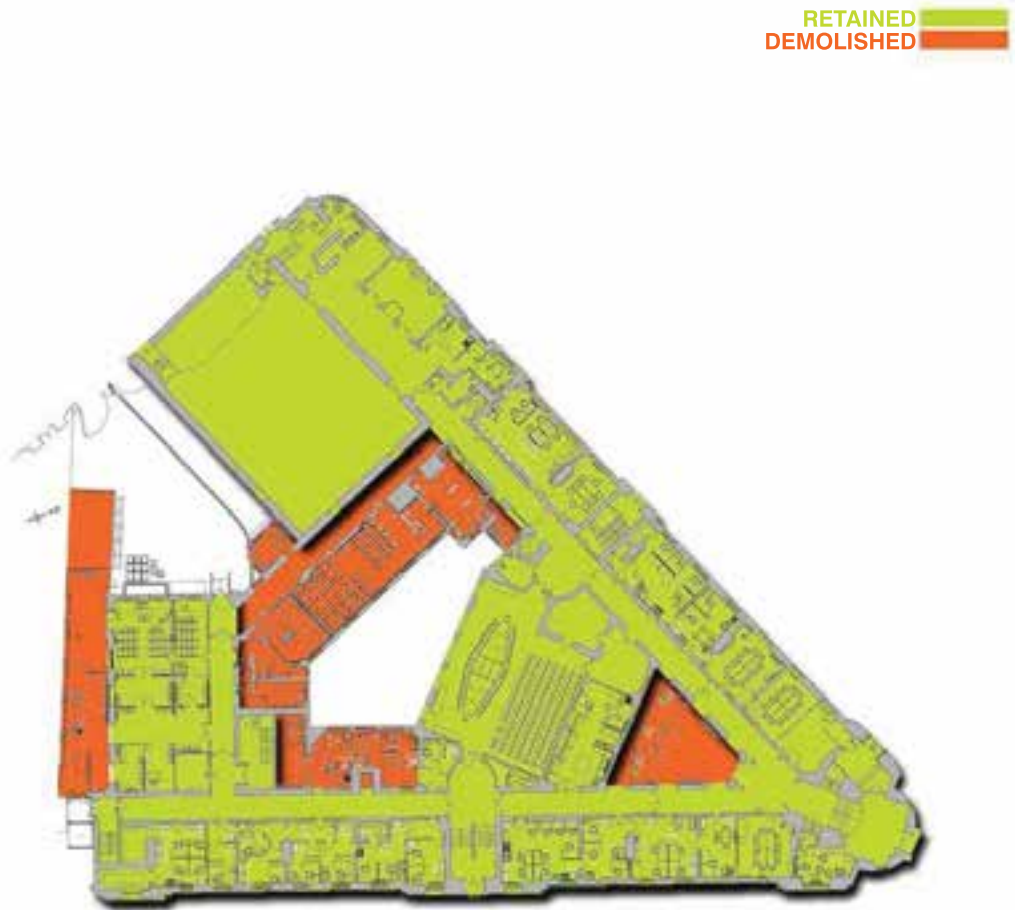


Fig 3.05 demolition - ground floor

RETAINED  
DEMOLISHED

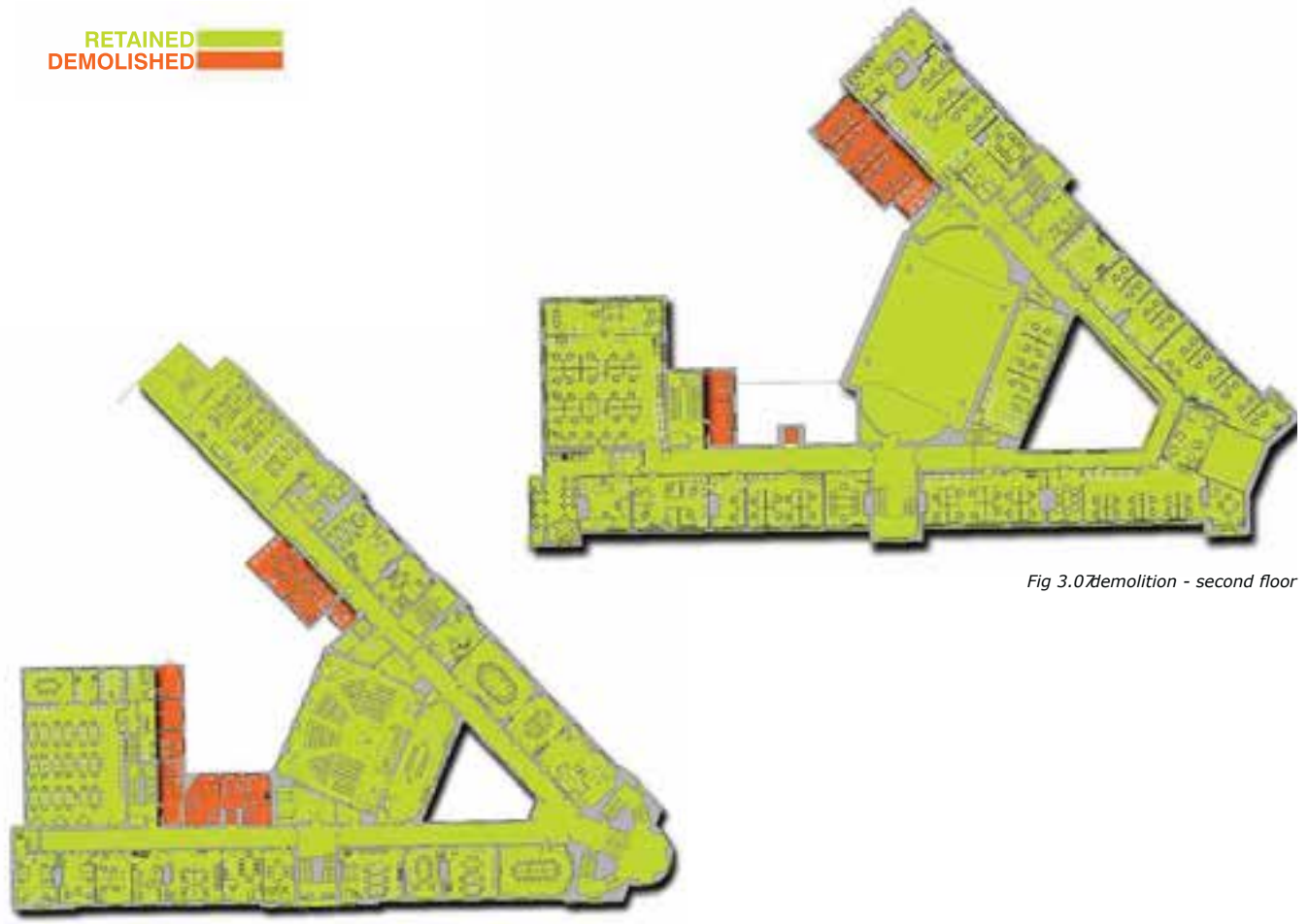
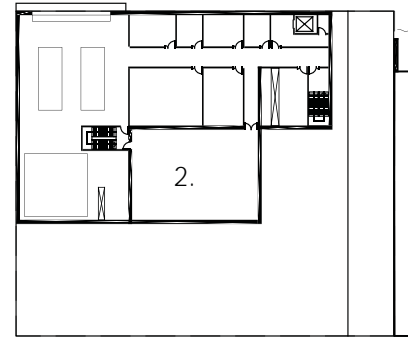
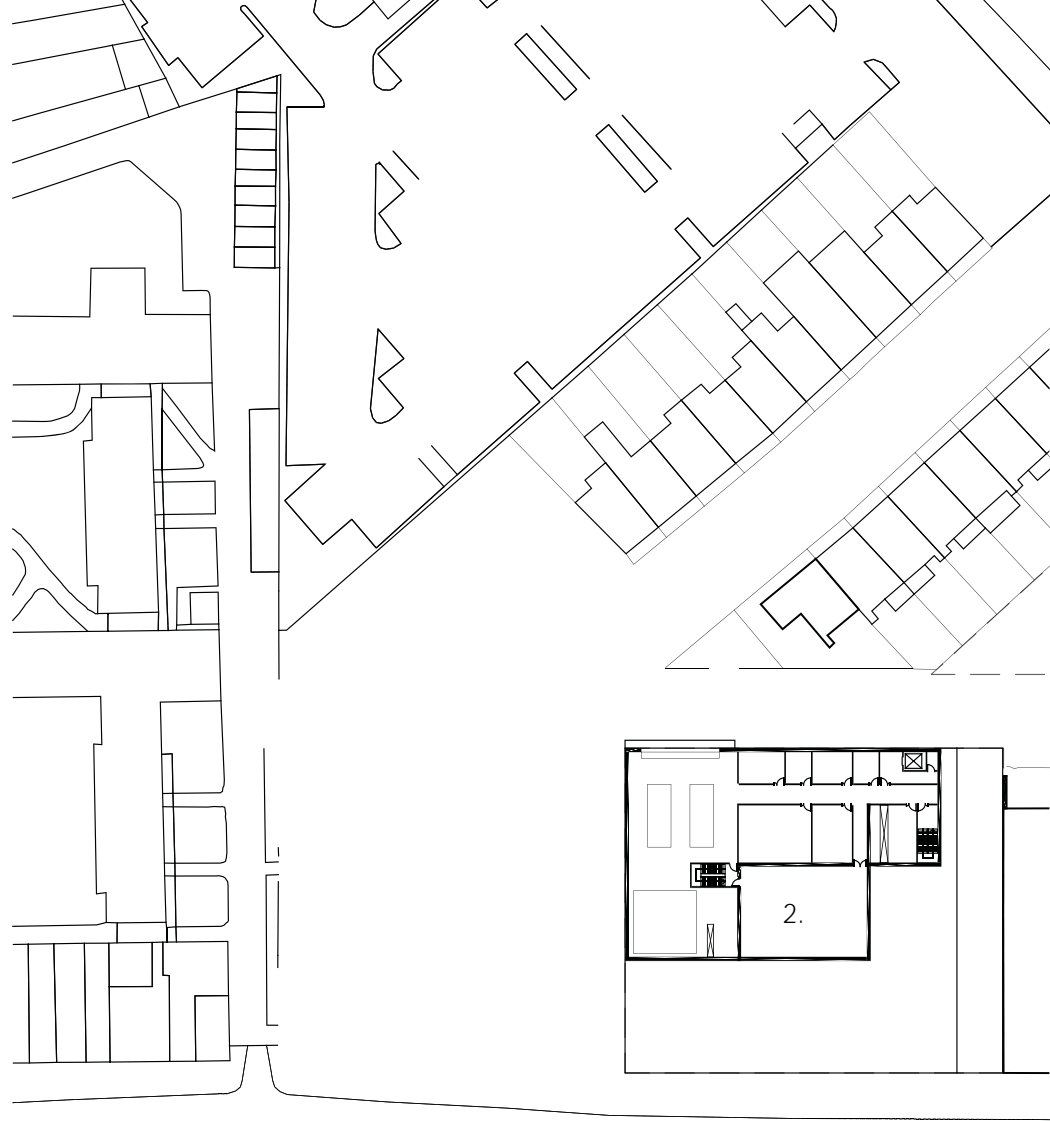


Fig 3.07 demolition - second floor

Fig 3.06 demolition - first floor

Key:

- 1. Town Hall
- 2. New Office Building
- 3. Ivor House
- 8. Sculpture Garden



BRIXTON HILL



Lower Ground Level Site Plan  
Level -01

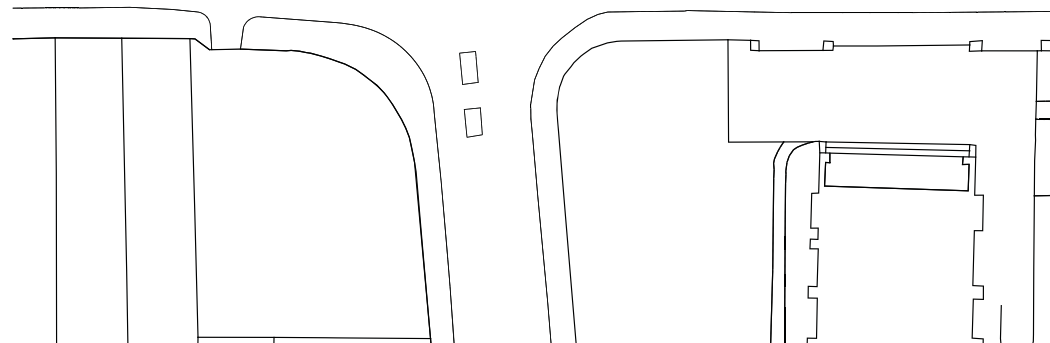
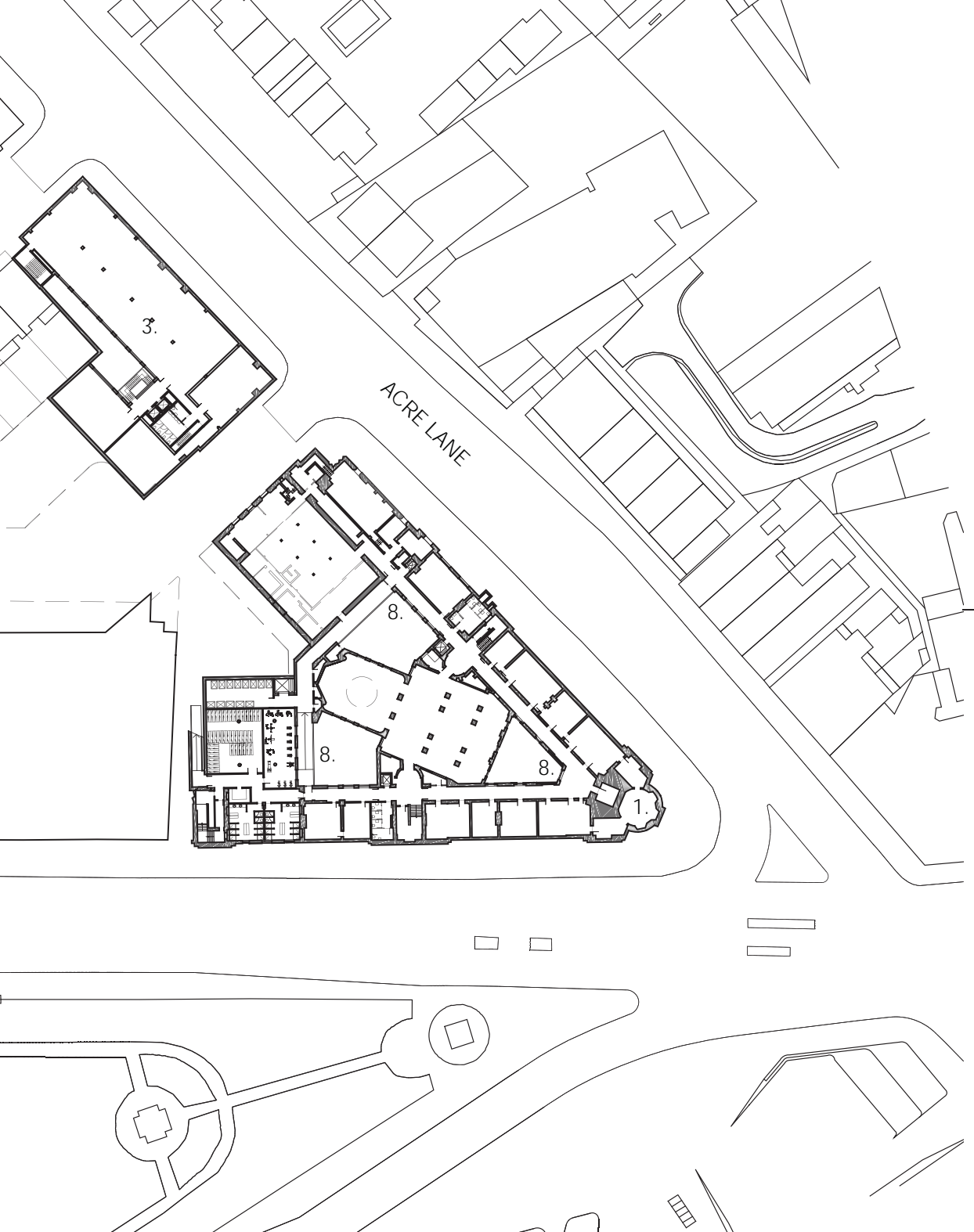


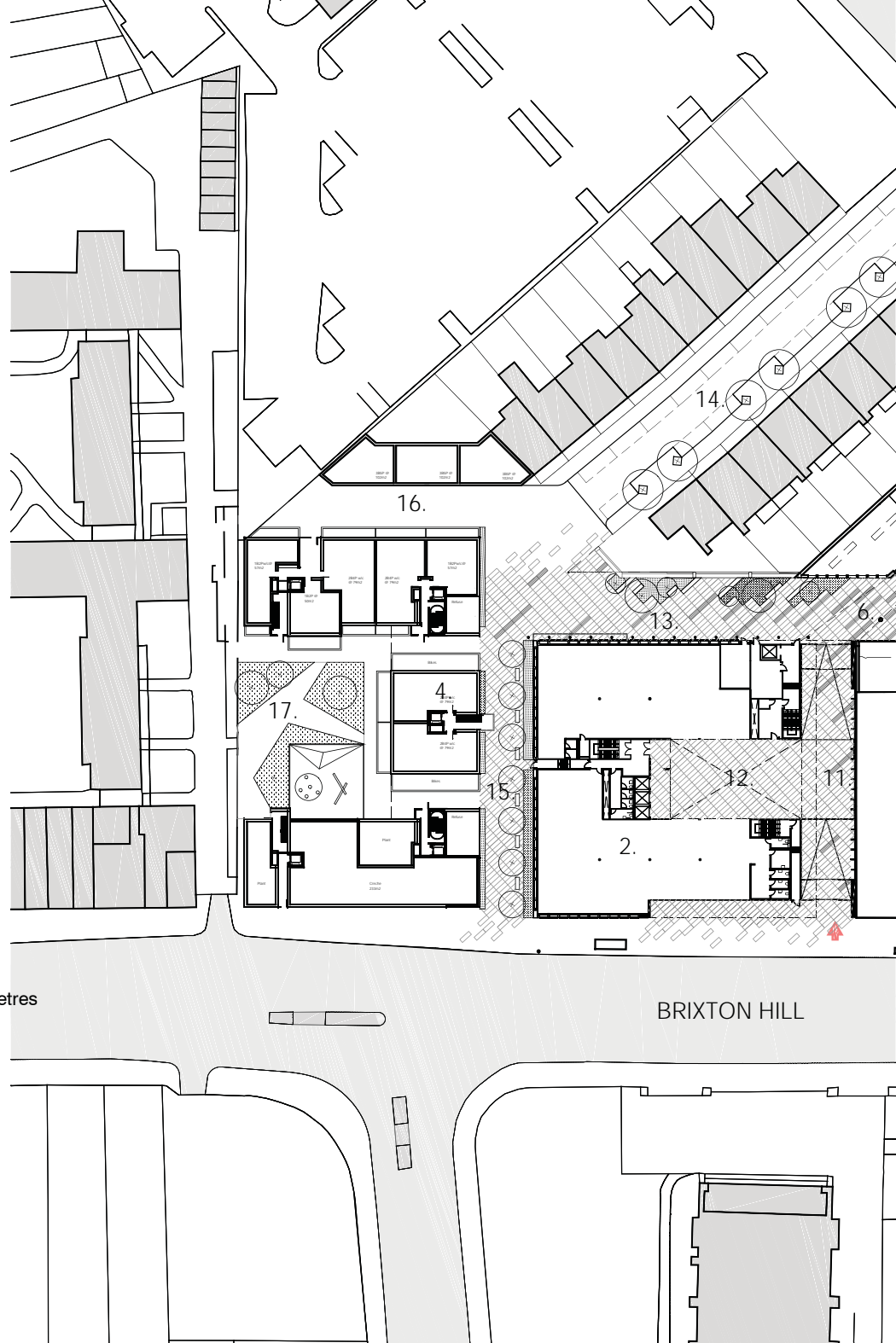


Fig 3.08



Key:

1. Town Hall
2. New Office Building
3. Ivor House
4. Hambrook House
5. The Triangle
6. Bridge Link
7. Town Hall Garden
8. Sculpture Garden
9. Skylight Garden
10. Forecourt
11. Street Gallery
12. The Atrium
13. Buckner Road
14. Porden Road
15. Porden Way
16. Porden Mews
17. Hambrook Garden

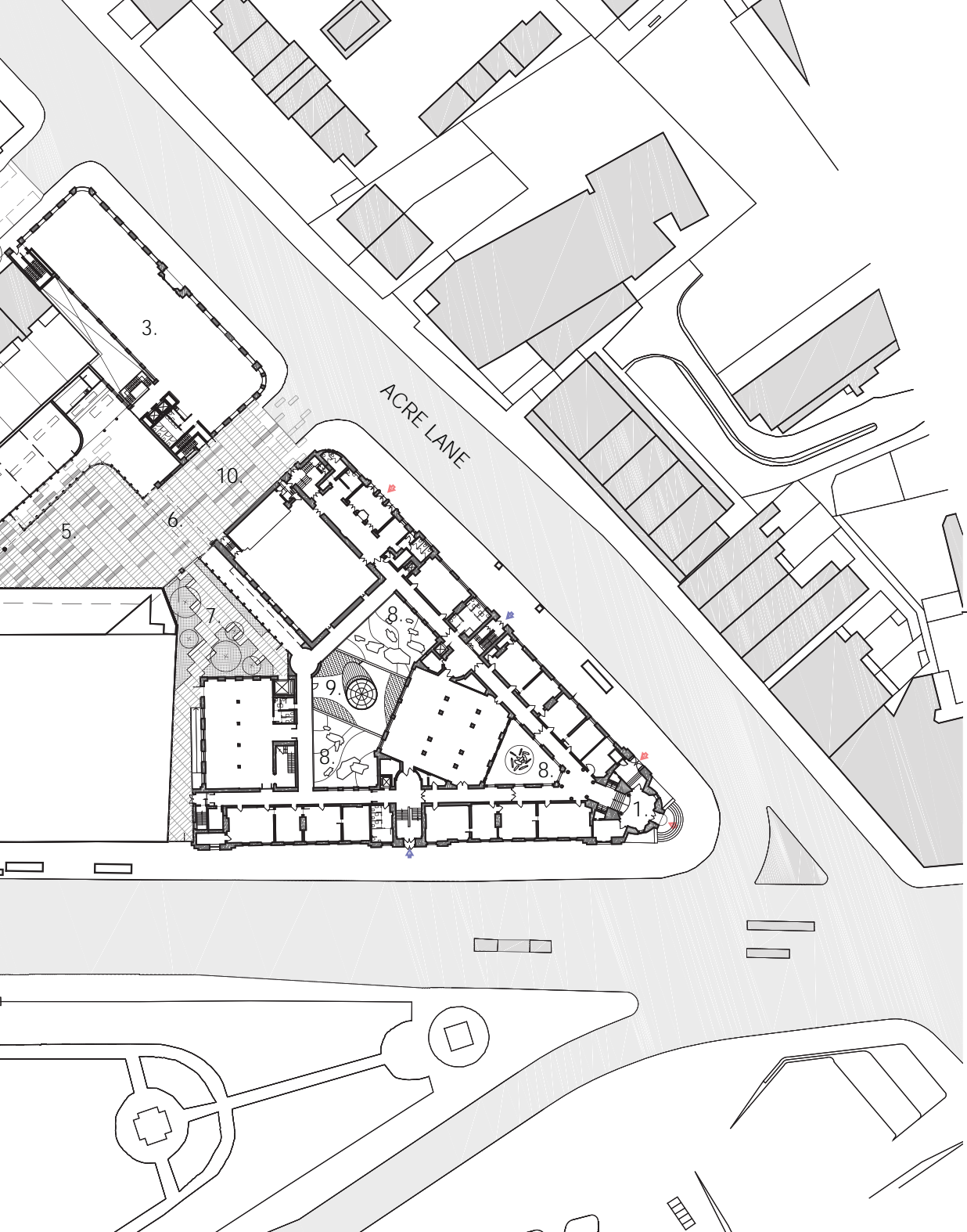


BRIXTON HILL



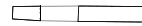
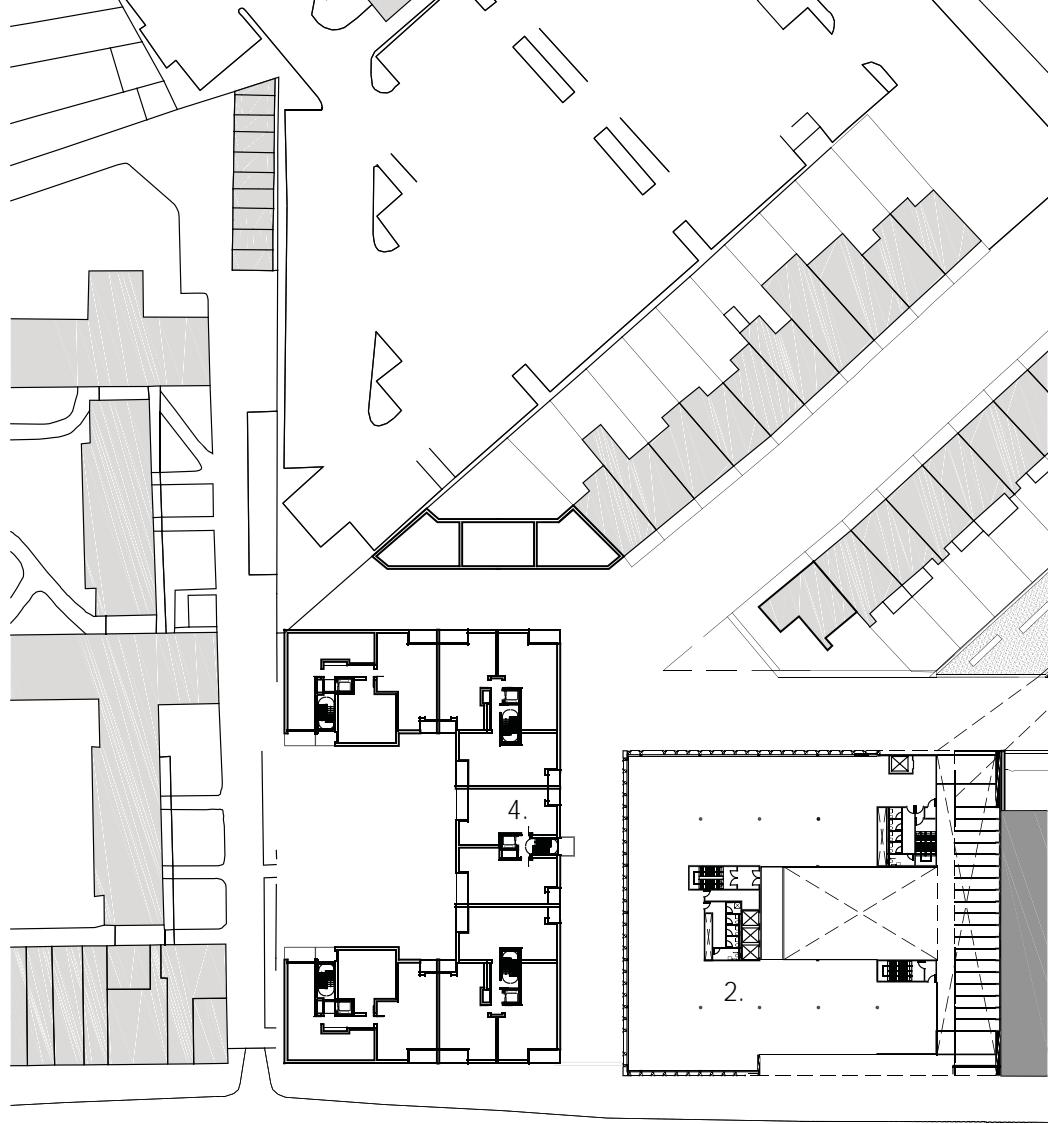
Ground Level Site Plan  
Level 00

Fig 3.09



Key:

1. Town Hall
2. New Office Building
3. Ivor House
4. Hambrook House
5. The Triangle
6. Bridge Link



BRIXTON HILL



First Level Site Plan  
Level 01

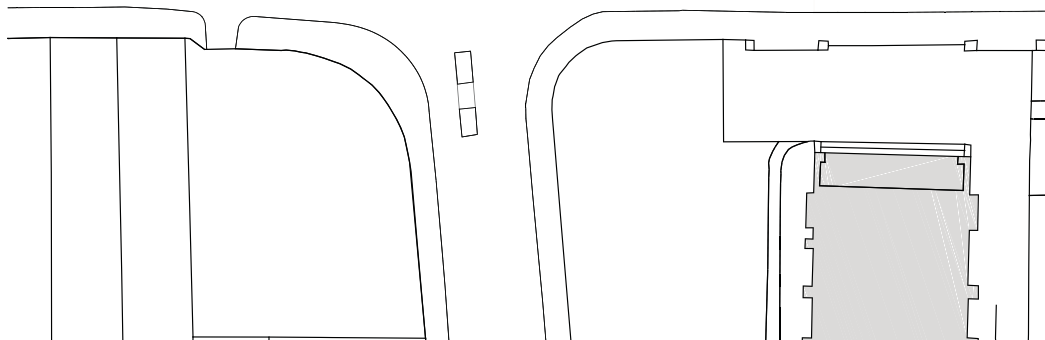
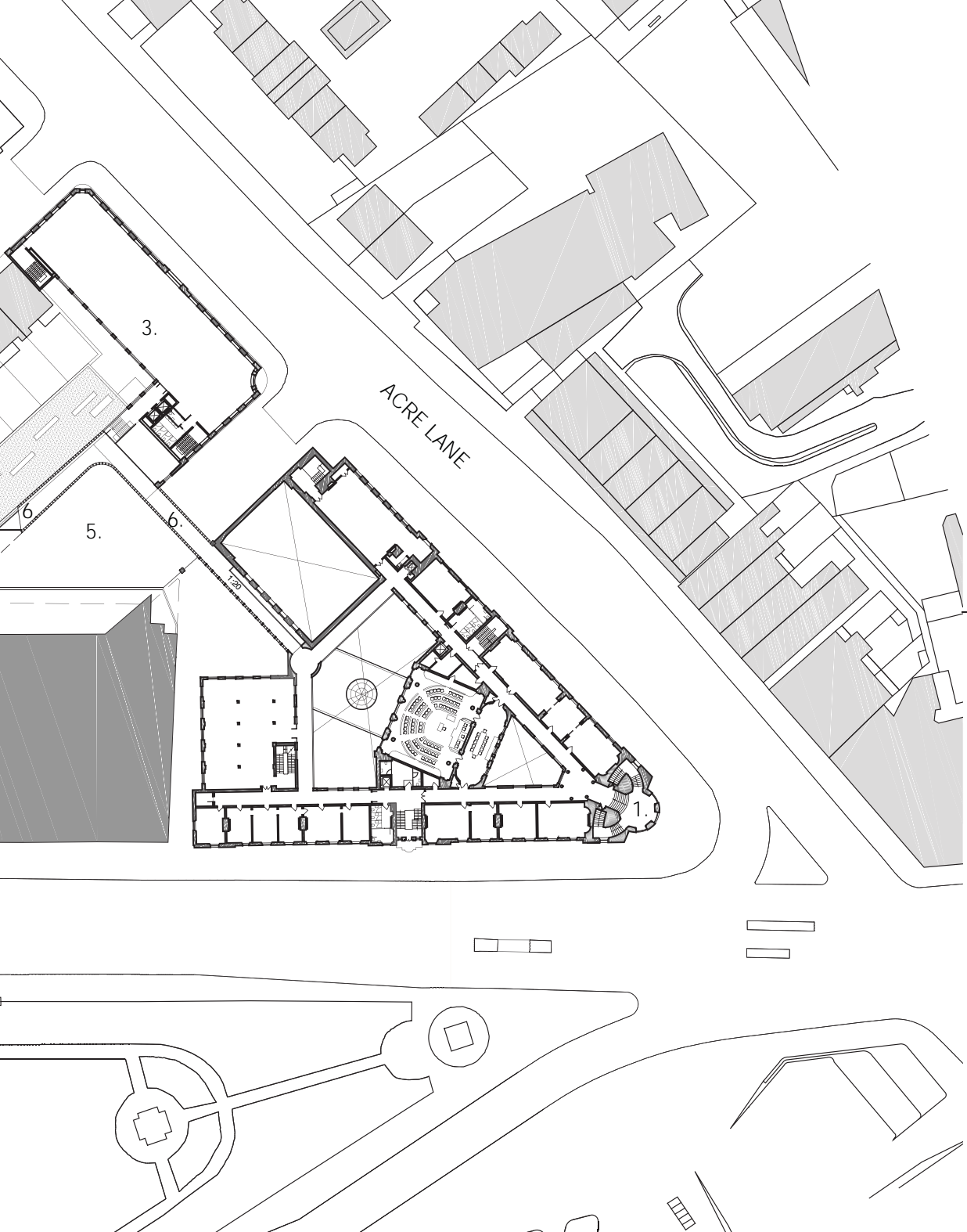


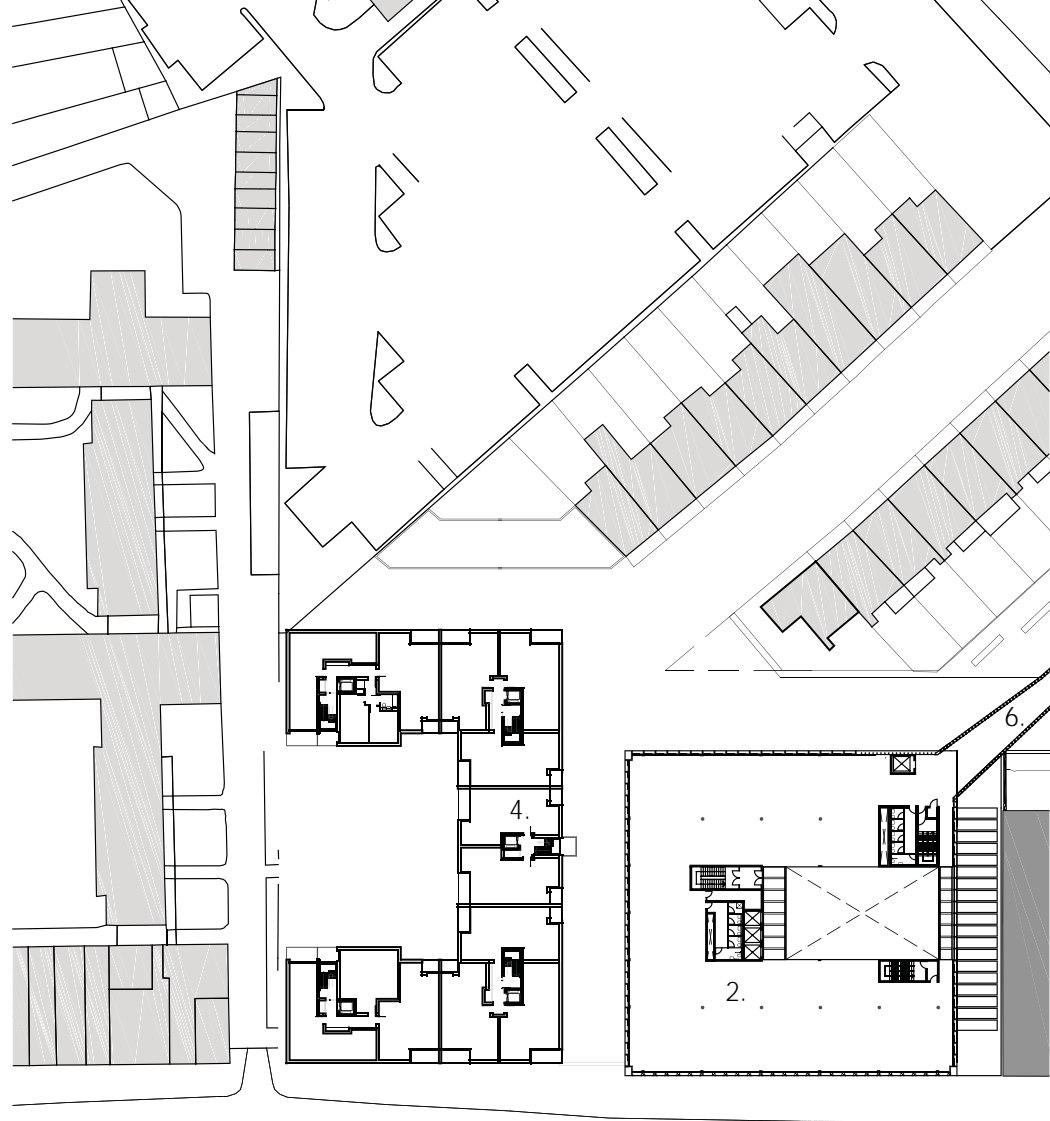


Fig 3.10



Key:

1. Town Hall
2. New Office Building
3. Ivor House
4. Hambrook House
5. The Triangle
6. Bridge Link



BRIXTON HILL



Second Level Site Plan  
Level 02

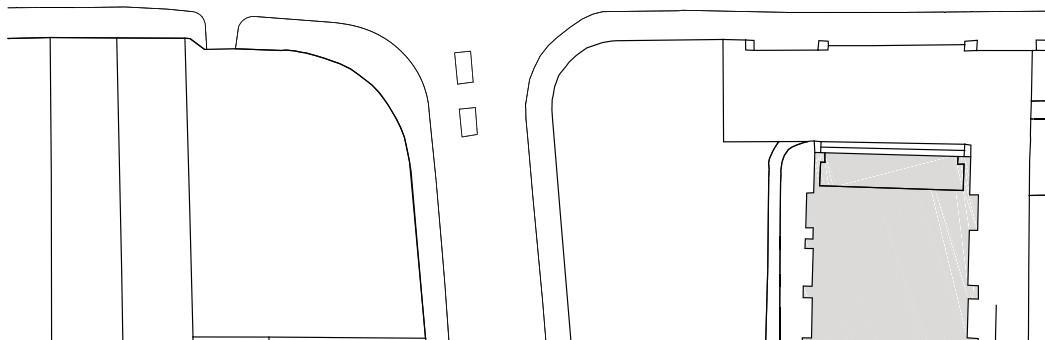
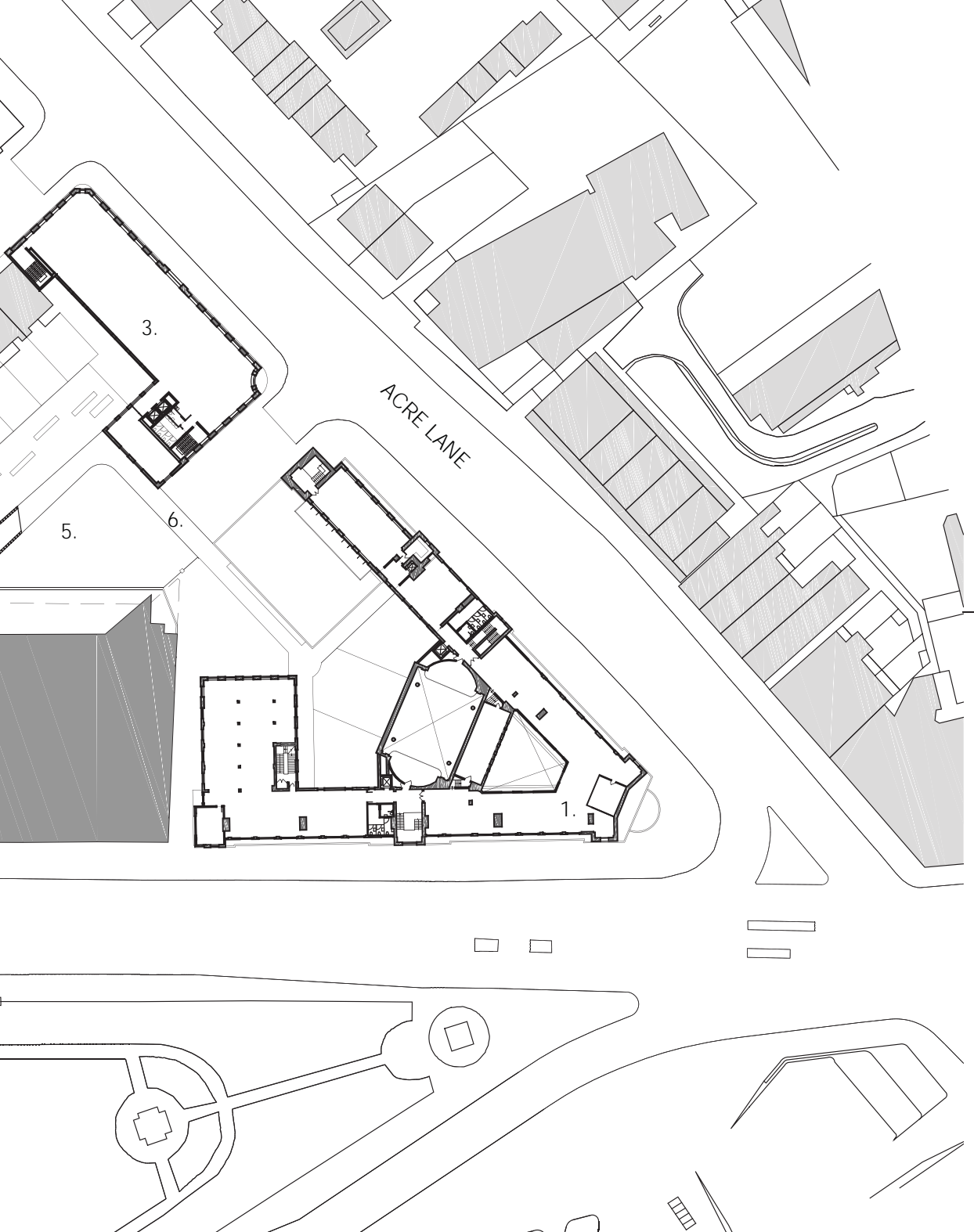
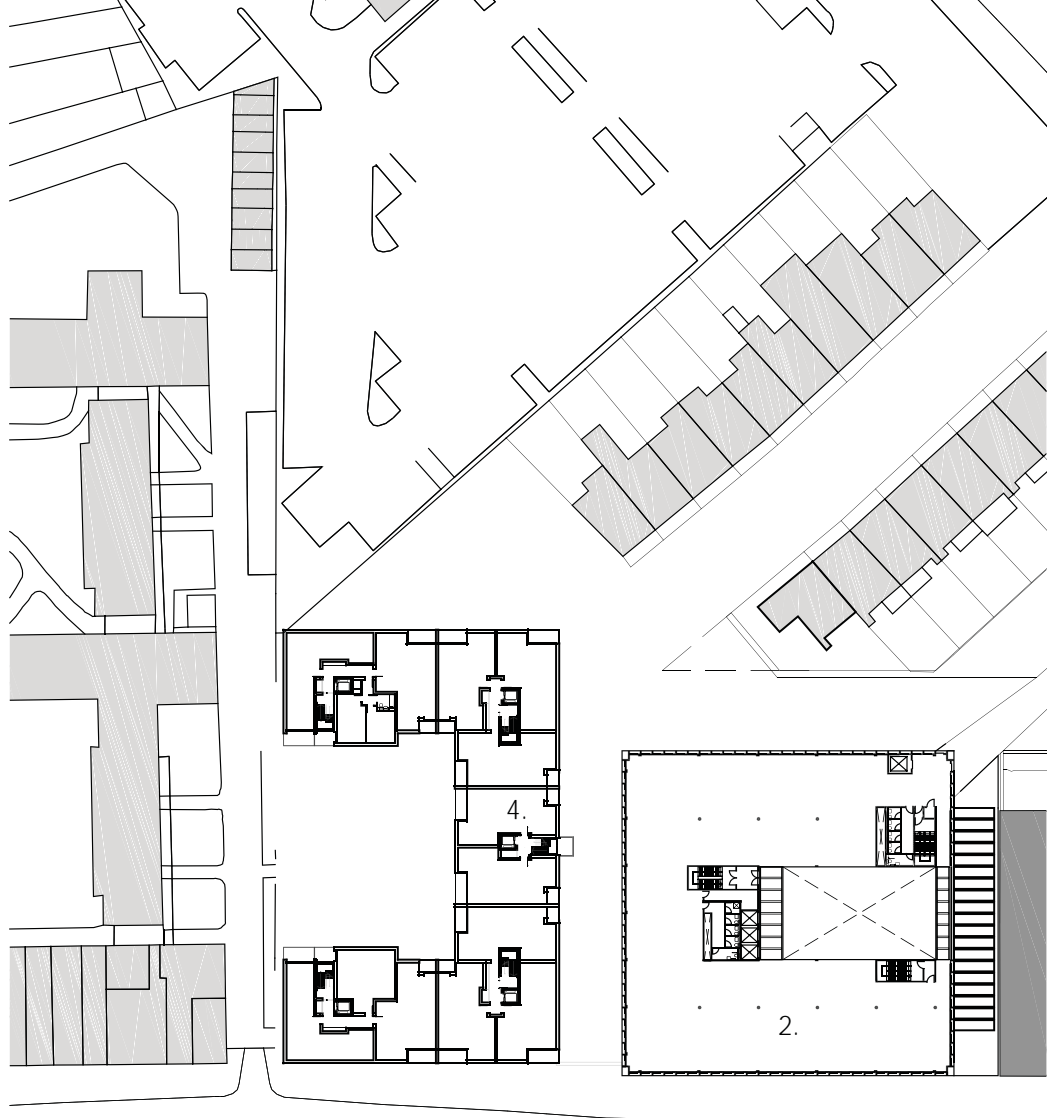


Fig 3.11



Key:

- 1. Town Hall
- 2. New Office Building
- 3. Ivor House
- 4. Hambrook House



BRIXTON HILL



Third Floor Level Site Plan  
Level 03

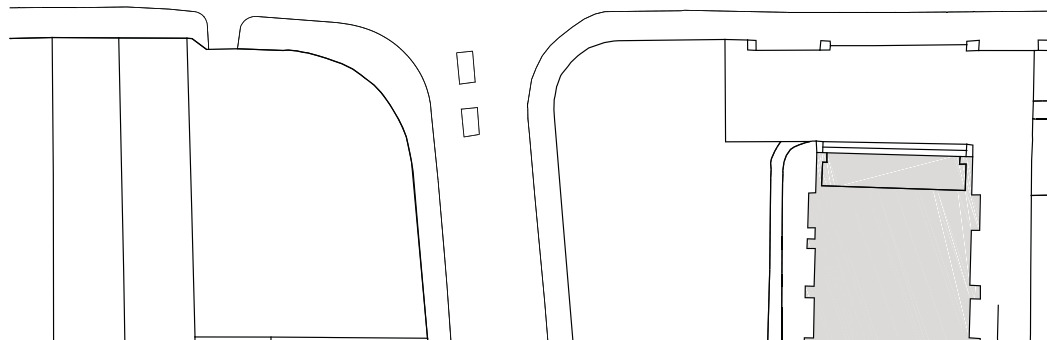
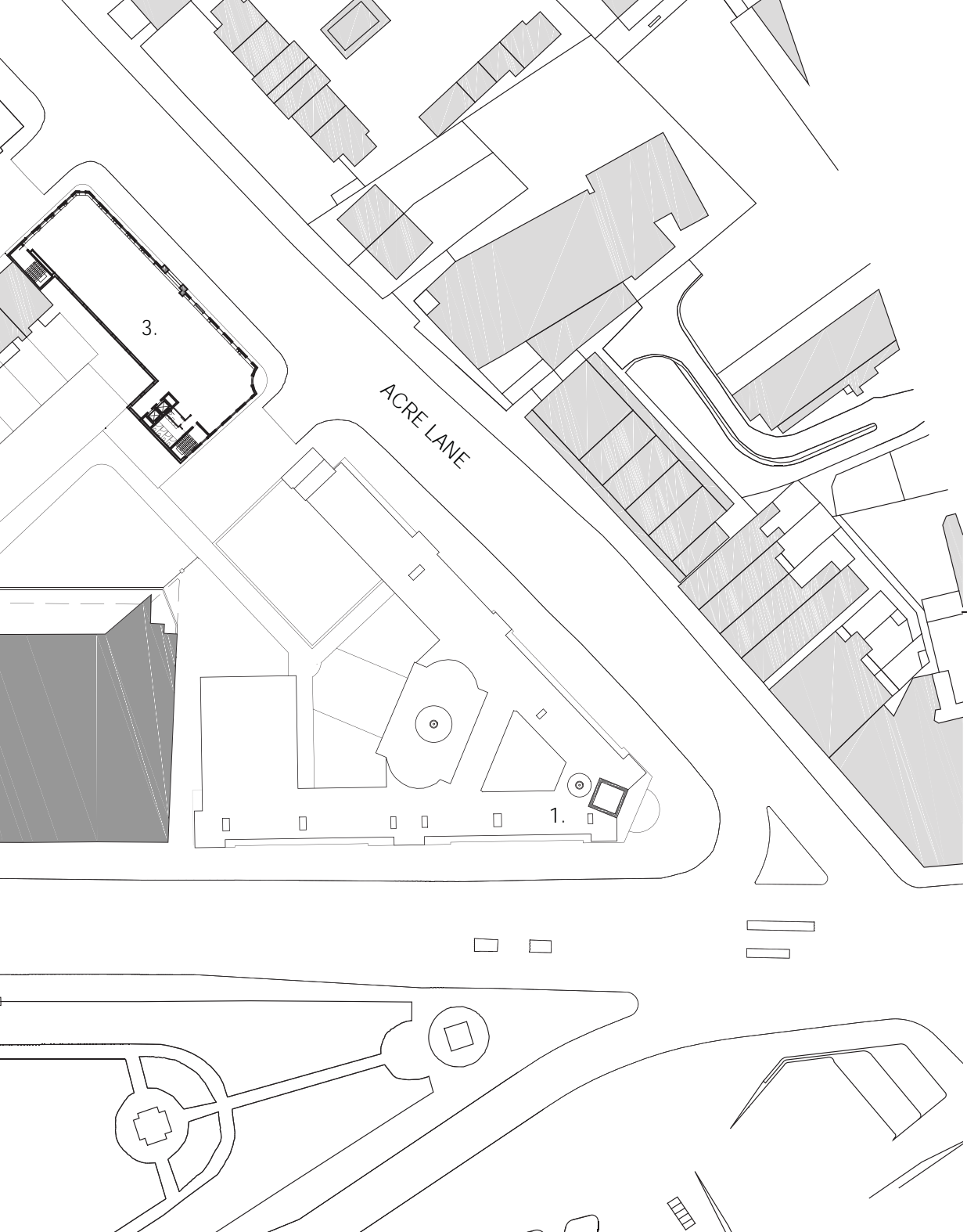


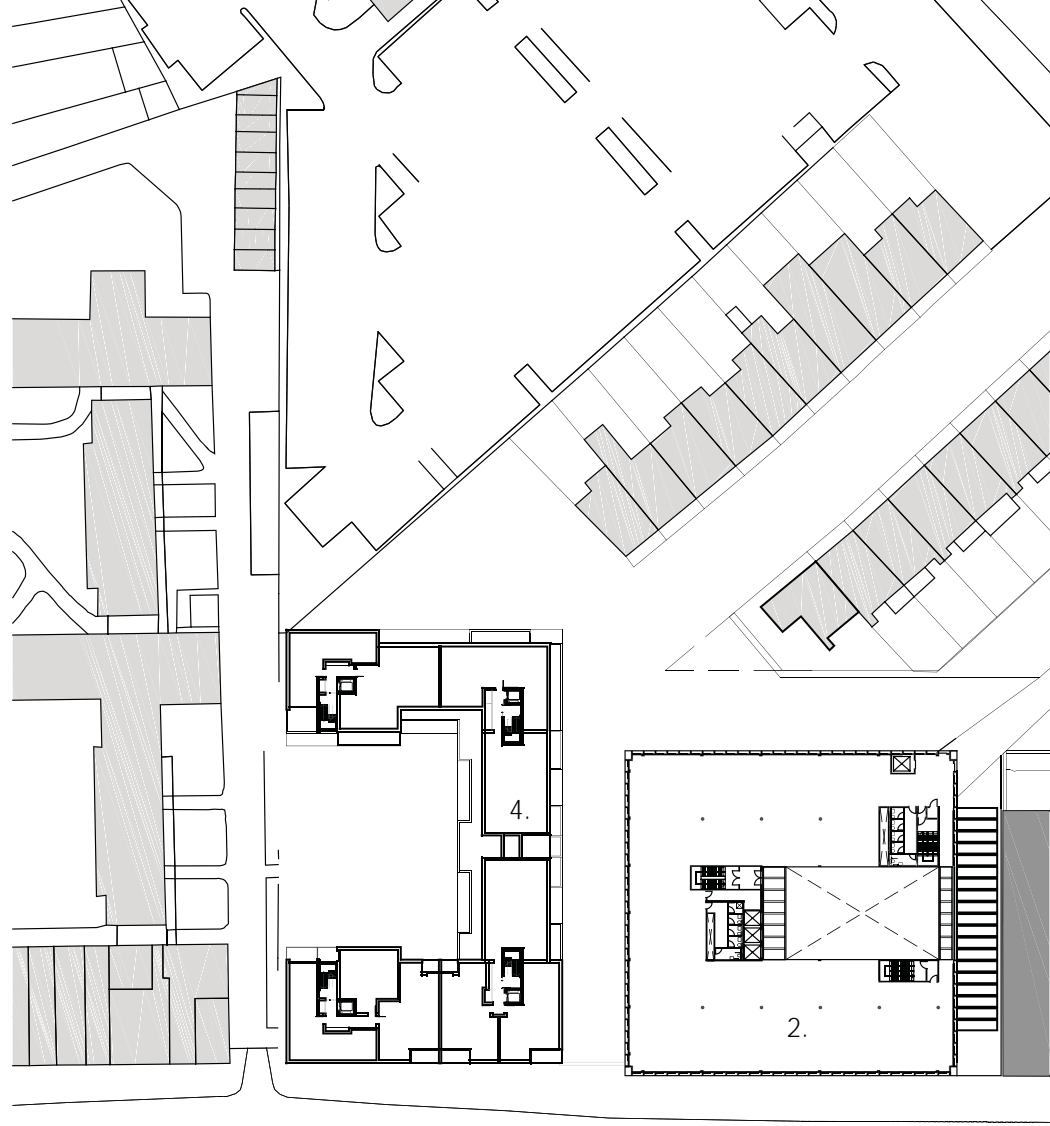


Fig 3.12



Key:

- 1. Town Hall
- 2. New Office Building
- 3. Ivor House
- 4. Hambrook House



BRIXTON HILL



Fourth Level Site Plan  
Level 04

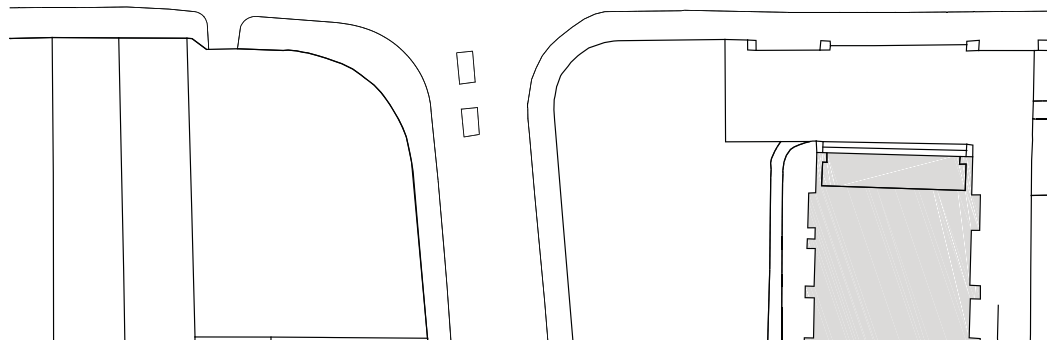
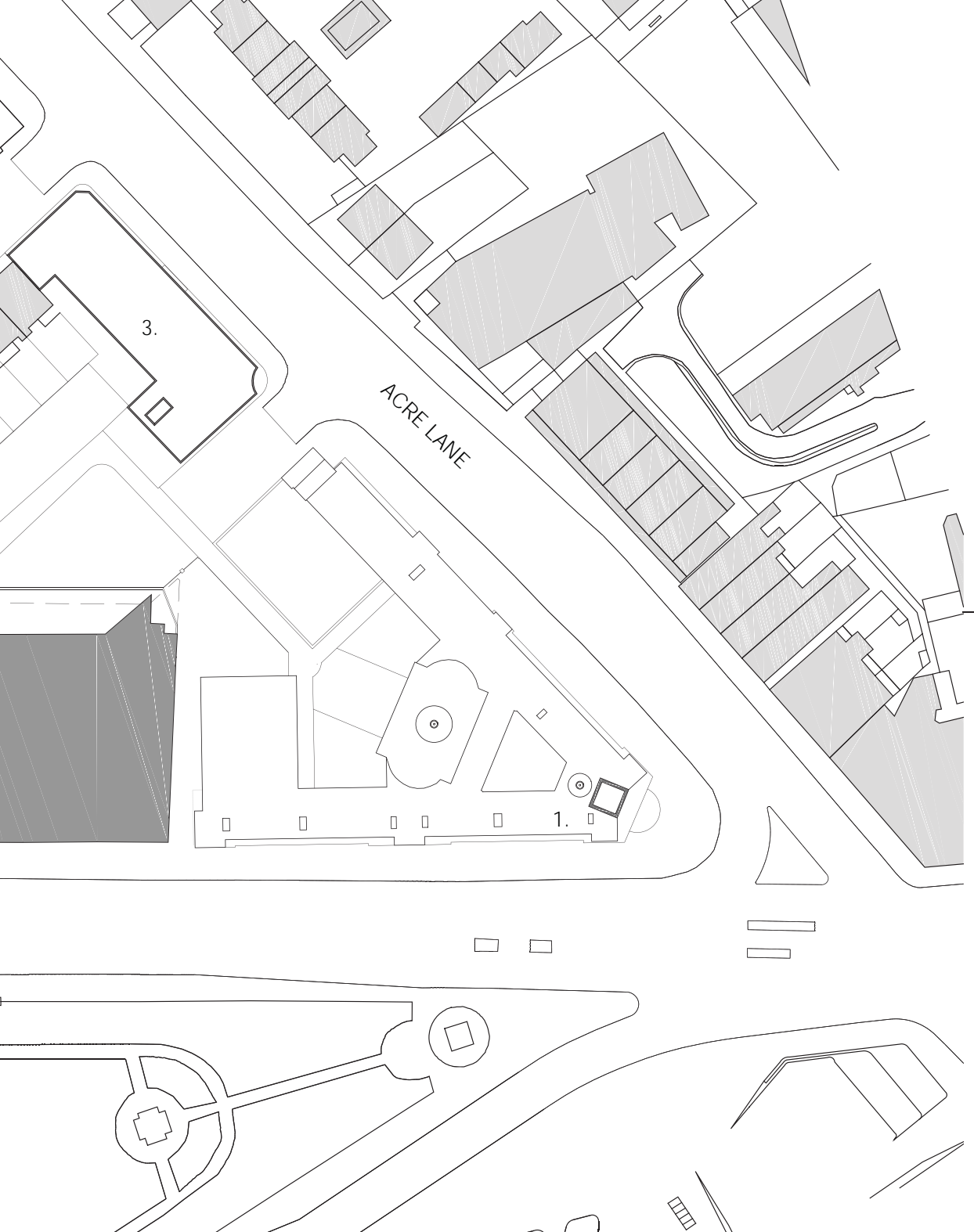
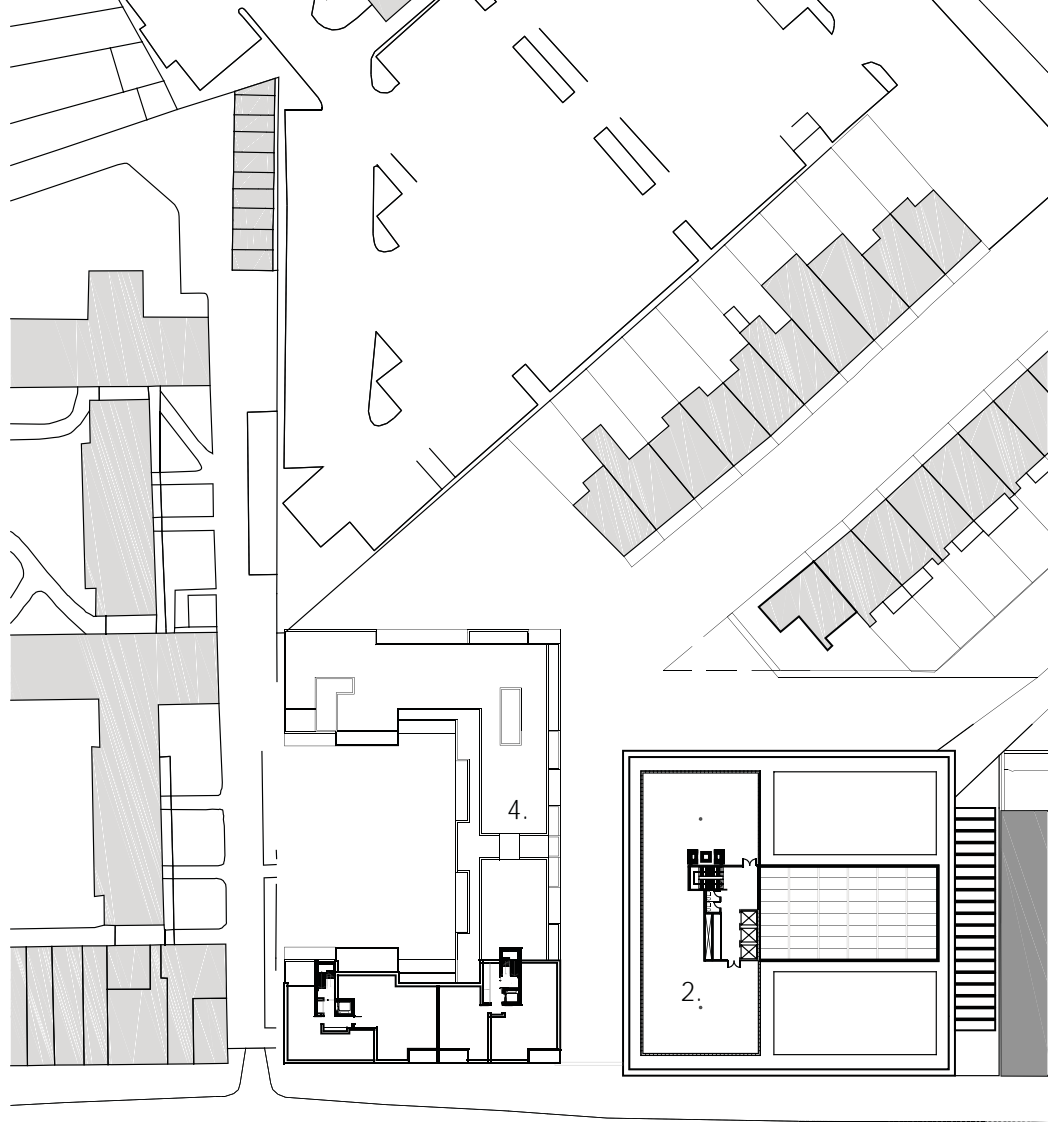


Fig 3.13



Key:

- 1. Town Hall
- 2. New Office Building
- 3. Ivor House
- 4. Hambrook House



BRIXTON HILL



Fifth Level Site Plan  
Level 05

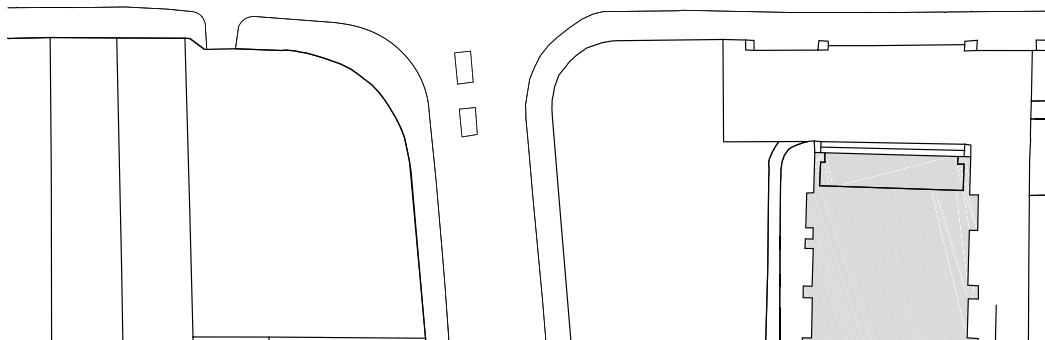
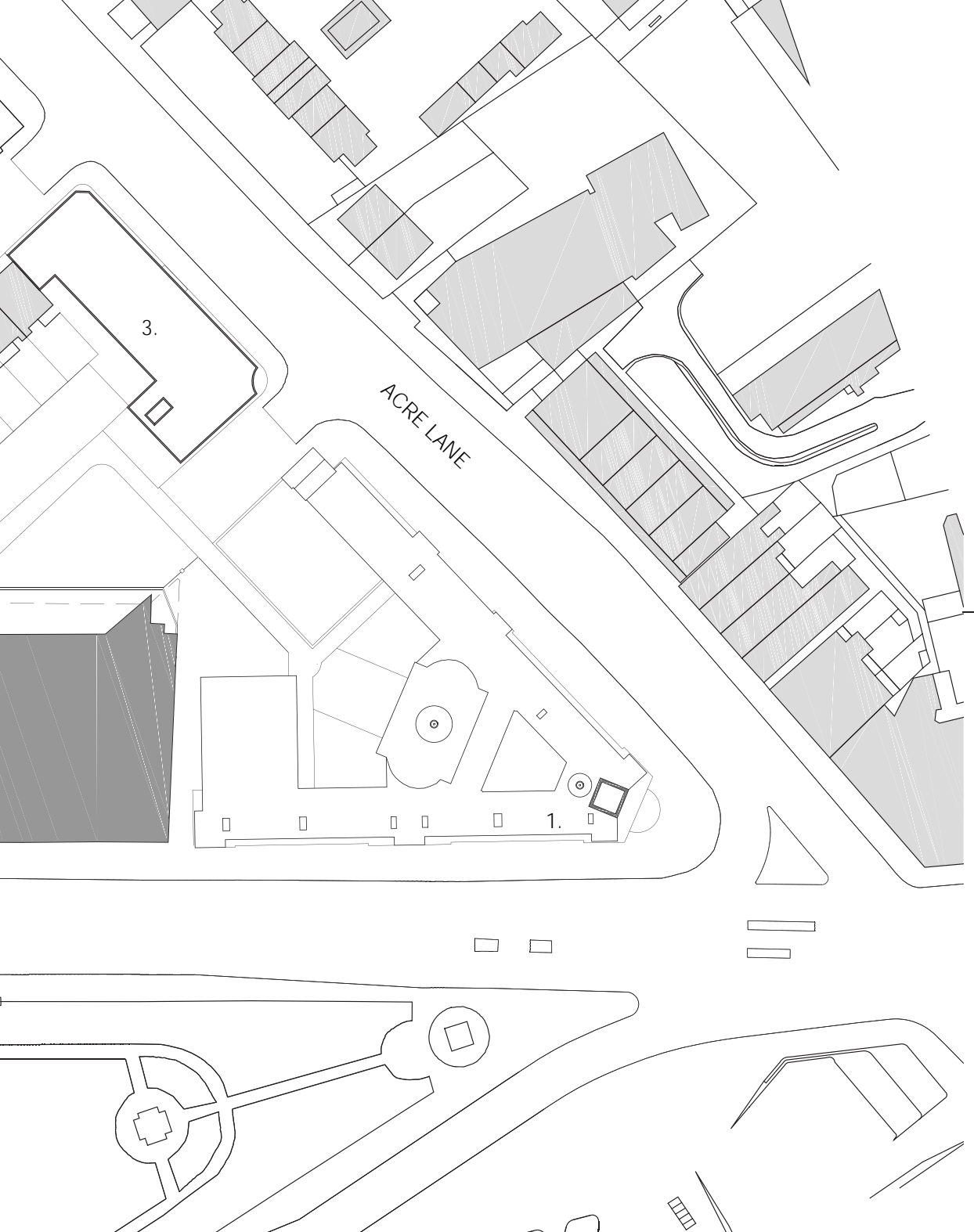


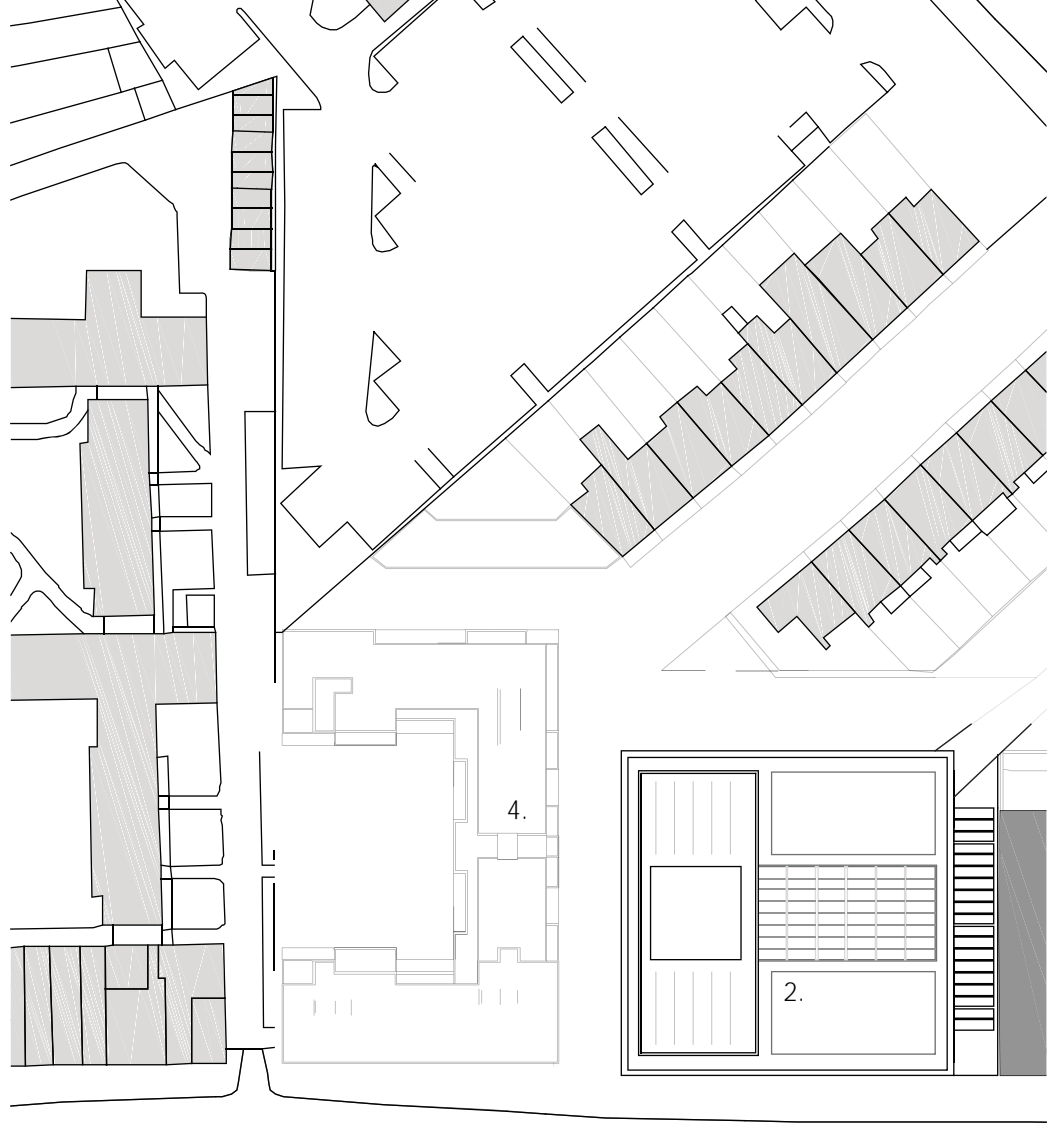


Fig 3.14



Key:

- 1. Town Hall
- 2. New Office Building
- 3. Ivor House
- 4. Hambrook House



BRIXTON HILL



Roof Level Site Plan  
Level 06

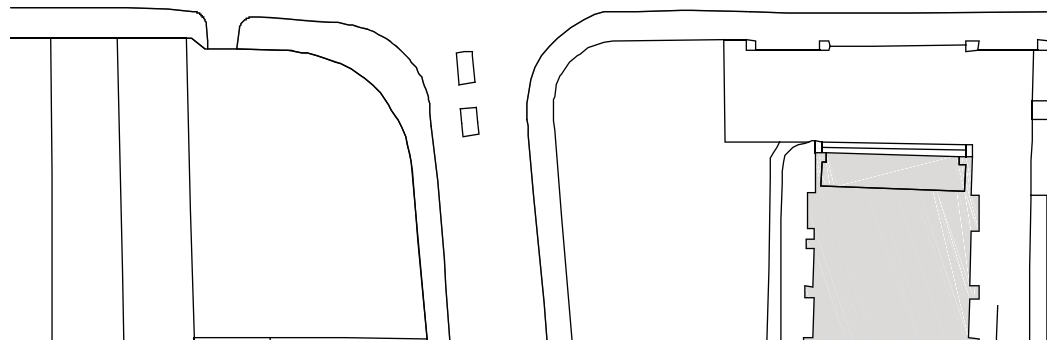
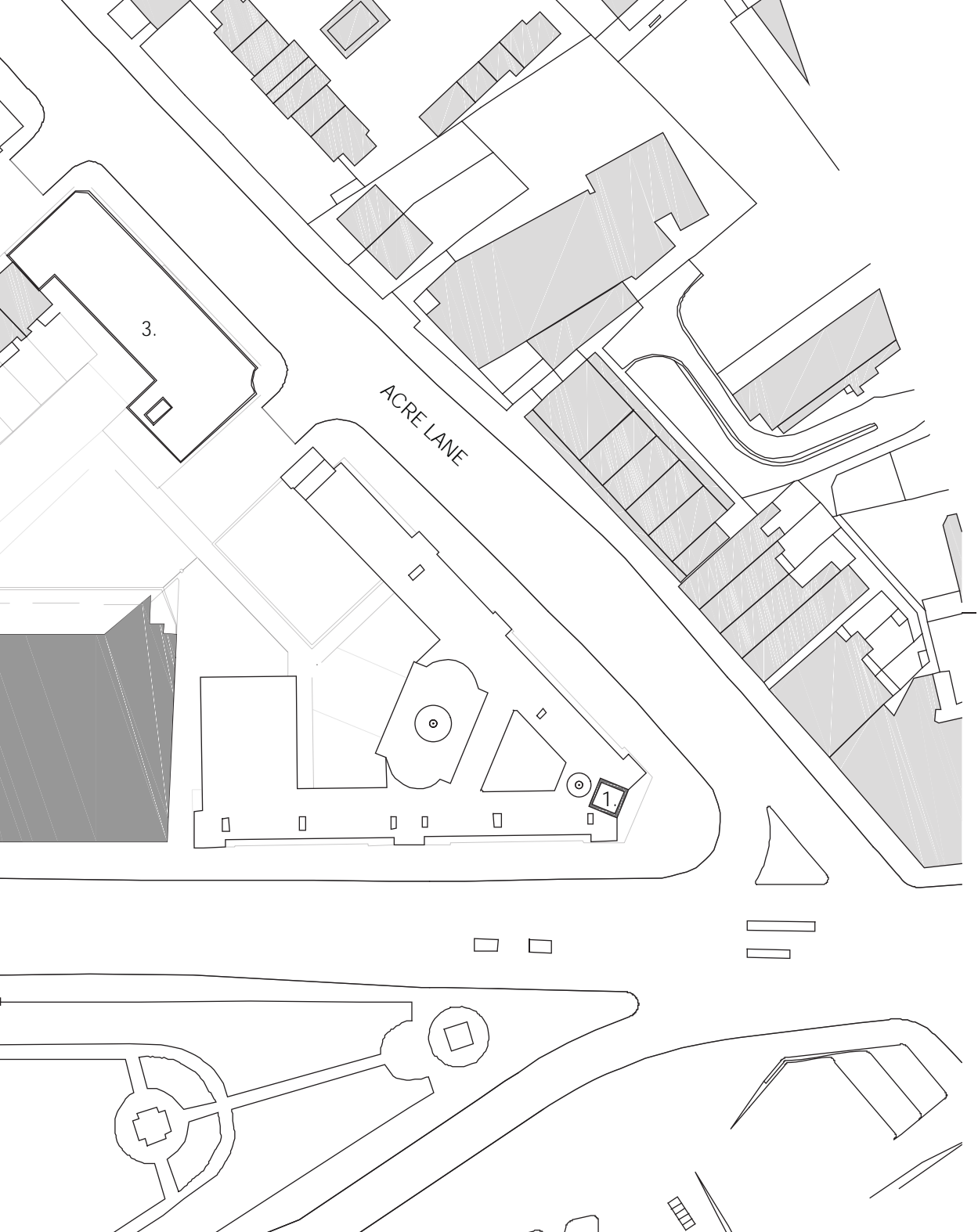


Fig 3.15



## 4. Activity Zone Diagrams

OFFICES	
CUSTOMER SERVICE CENTRE	
YOUTH OFFENDING SERVICE	
DEMOCRATIC SPACE	
EVENTS	
REGISTRY OFFICES	
STAFF GYM	
WC	
STORAGE	
PLANT	
BINS/BIKES	



Activity zone diagrams - basement

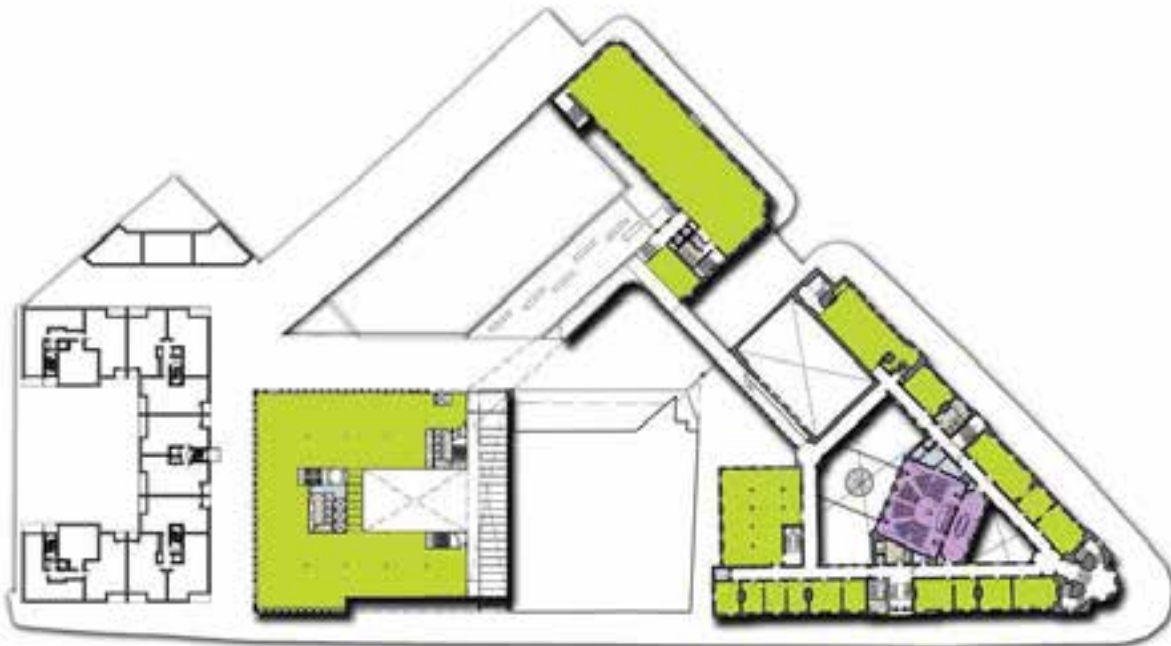
Fig 4.01





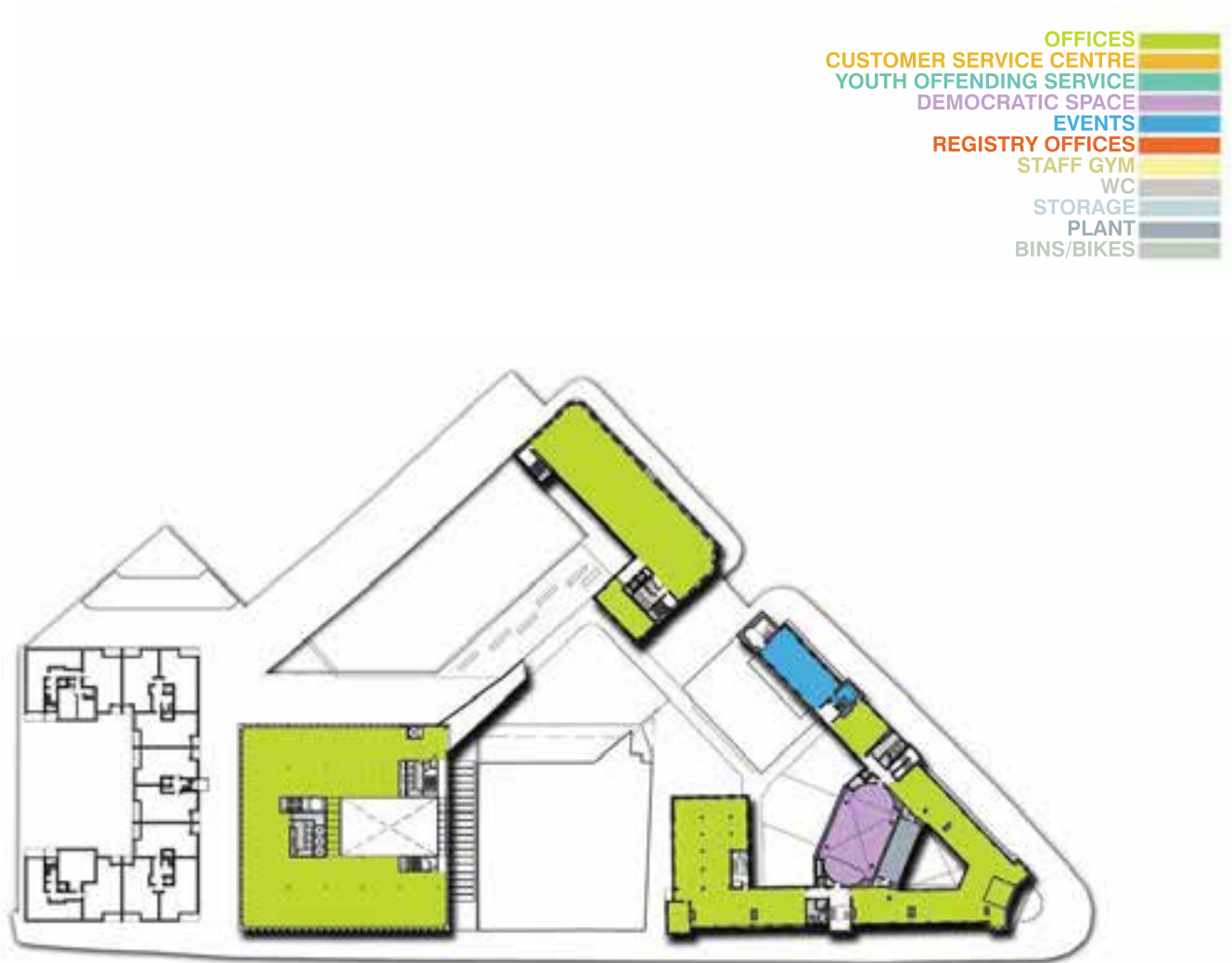
Activity zone diagrams - ground floor

Fig 4.02



Activity zone diagrams - first floor

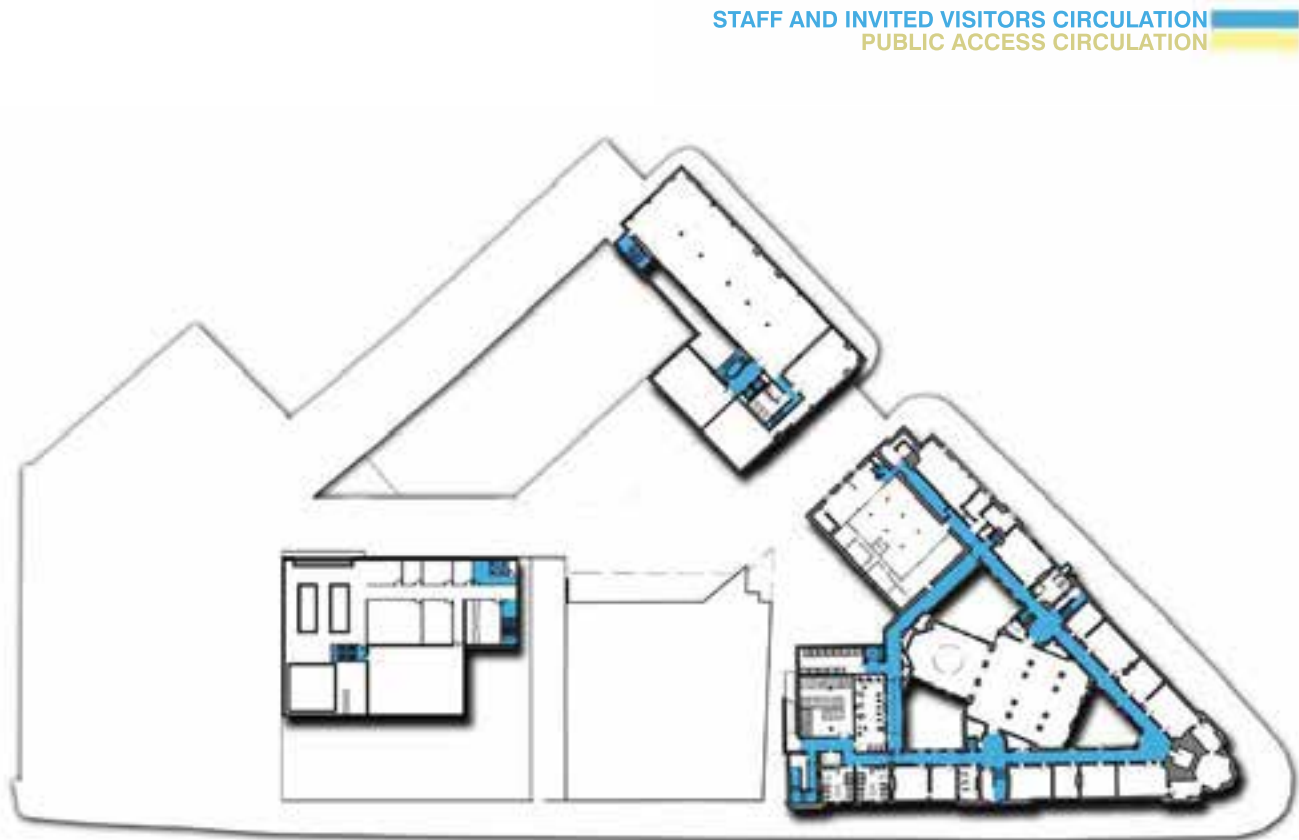
Fig 4.03



Activity zone diagrams - second floor

Fig 4.04

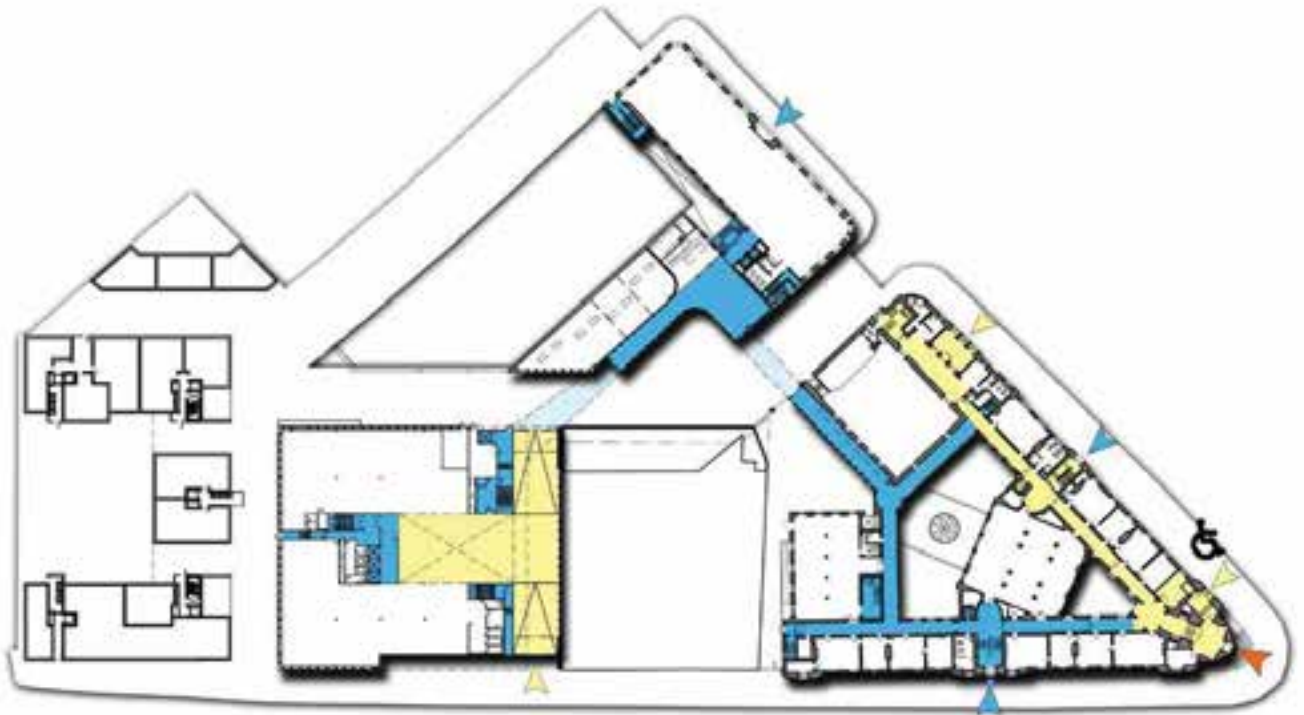
## 5. Access and Movement Diagrams



*circulation plan - basement*

*Fig 5.01*

STAFF AND INVITED VISITORS CIRCULATION  
PUBLIC ACCESS CIRCULATION

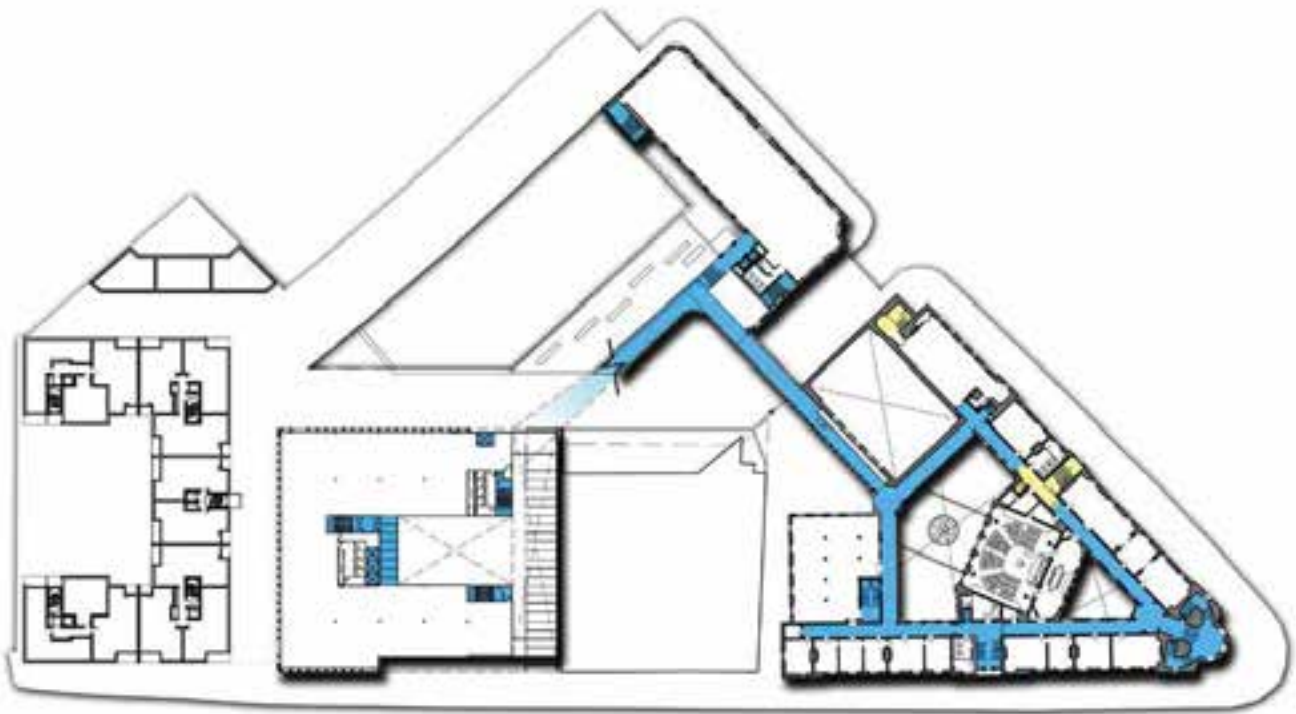


*circulation plan - ground floor*

*Fig 5.02*



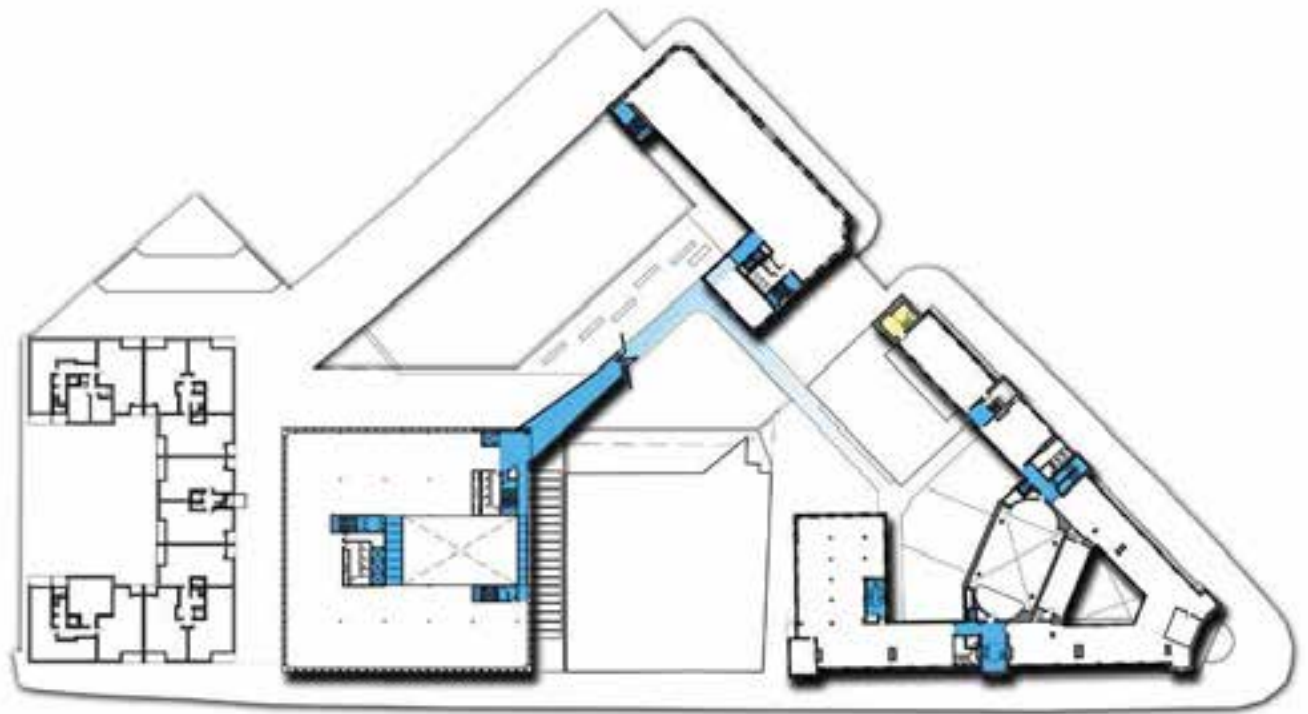
STAFF AND INVITED VISITORS CIRCULATION  
PUBLIC ACCESS CIRCULATION



*circulation plan - first floor*

*Fig 5.03*

STAFF AND INVITED VISITORS CIRCULATION   
PUBLIC ACCESS CIRCULATION 



*circulation plan - second floor*

*Fig 5.04*

STAFF AND INVITED VISITORS CIRCULATION  
PUBLIC ACCESS CIRCULATION



*circulation plan - third floor*



*circulation plan - fourth floor*



*circulation plan - fifth floor*

*Fig 5.05*

CIRCULATION FLOW BETWEEN BUILDINGS

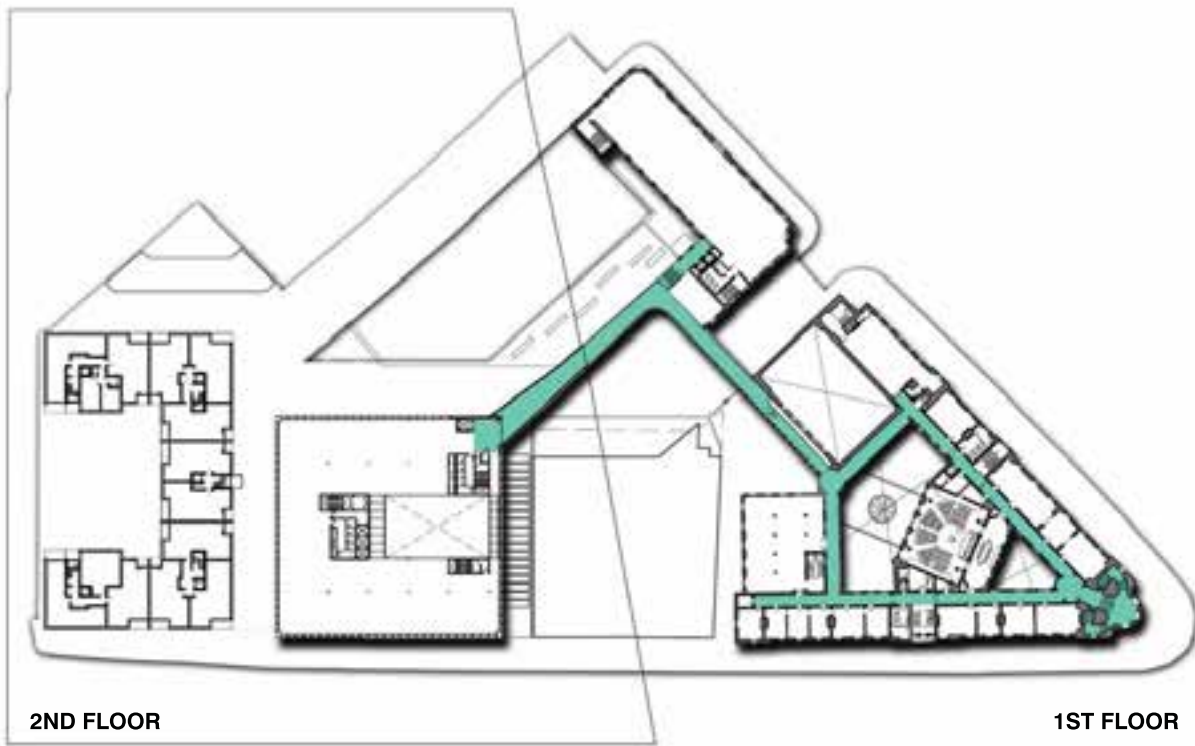


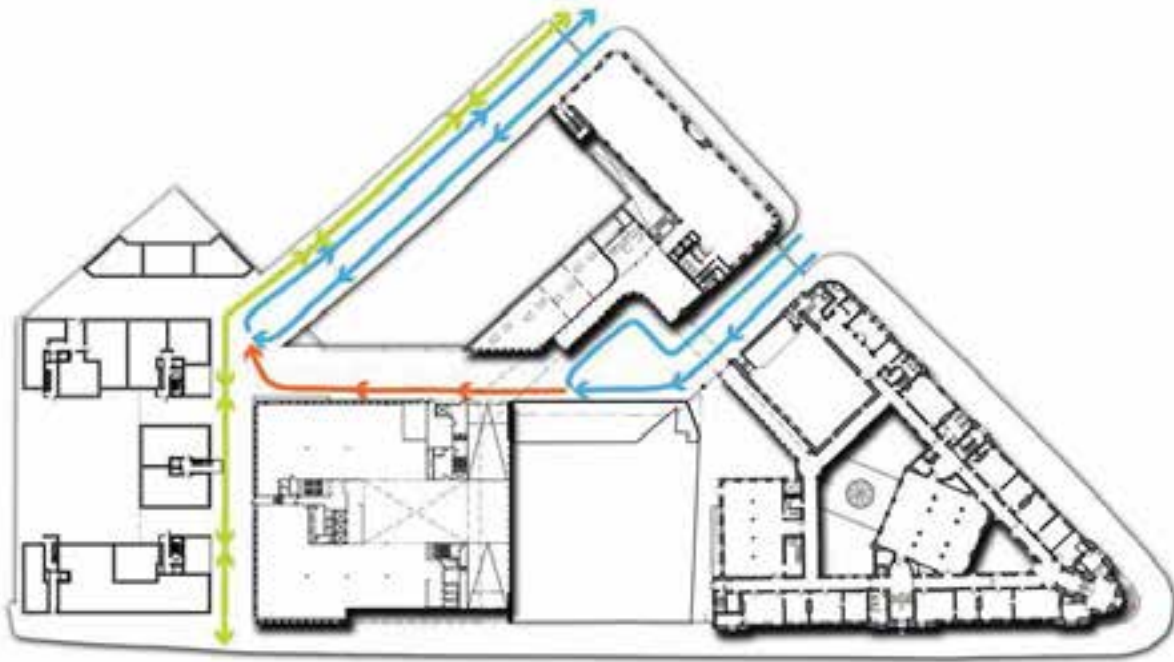
Fig 5.06



Fig 5.07

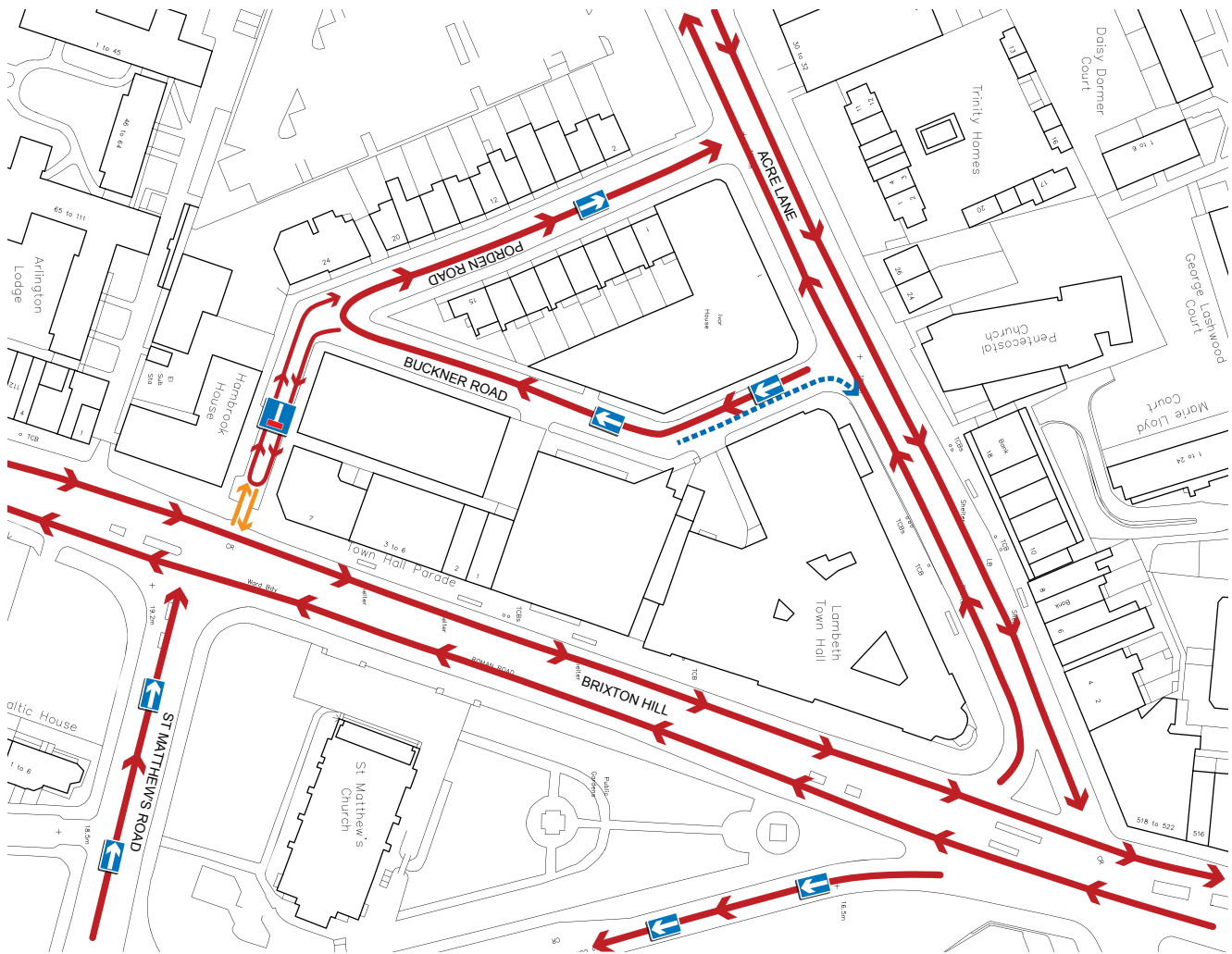


CYCLES  
DAILY VEHICLES  
LARGE VEHICLES SERVING EVENTS AT THE "ELECTRIC"



*proposed vehicle circulation diagram*

*Fig 5.08*



existing vehicle circulation diagram

- General traffic
- Bicycles only
- Large goods vehicles reversing against flow
- ↑ One-way route
- T Cul-de-sac

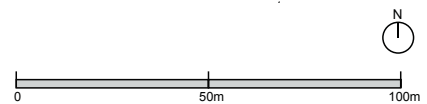
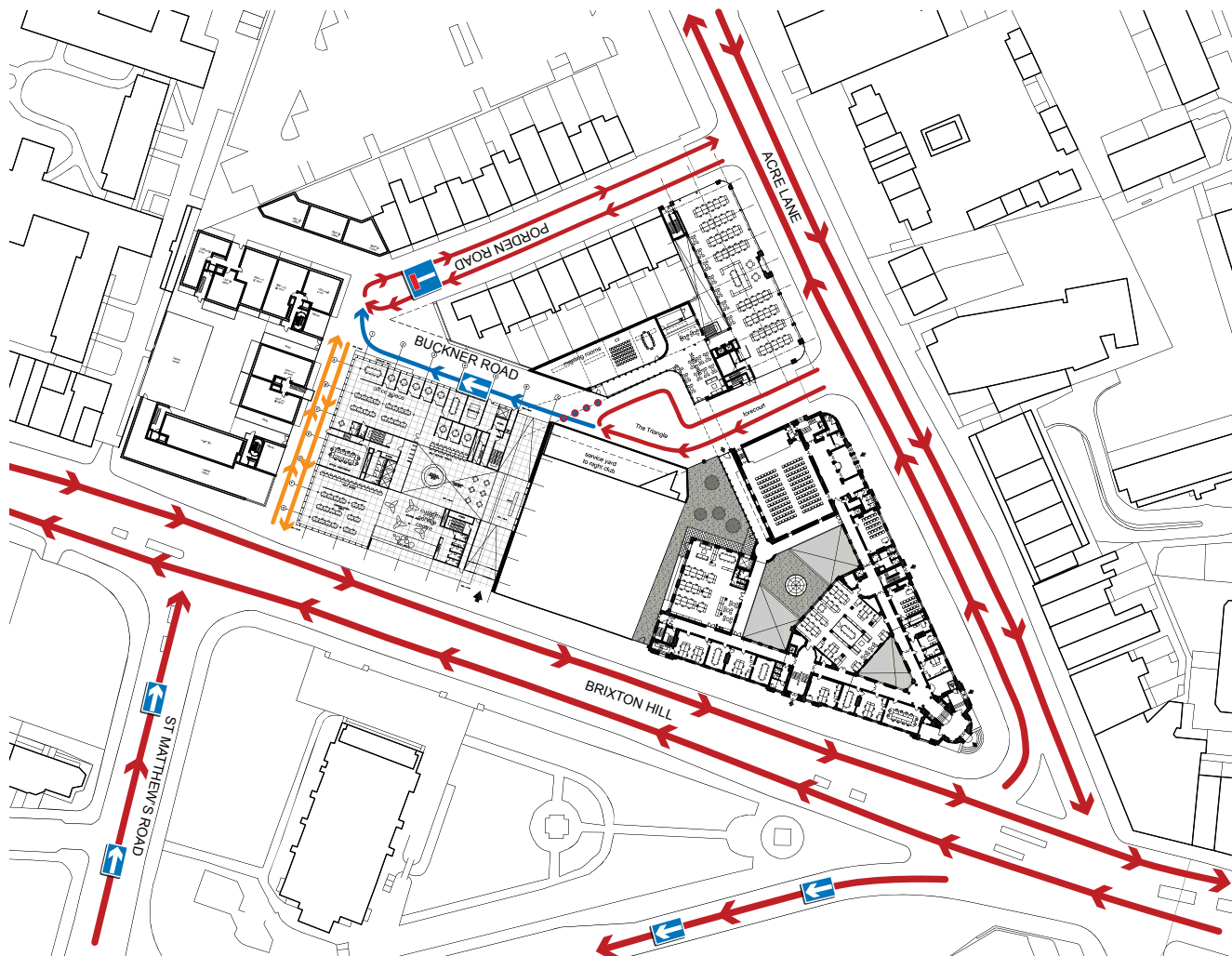


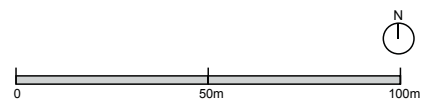
Fig 5.09

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proposed vehicle circulation diagram

- General traffic
- Bicycles only
- HGV service vehicles for night club
- ↑ One-way route
- ◻ Cul-de-sac
- Retractable bollards



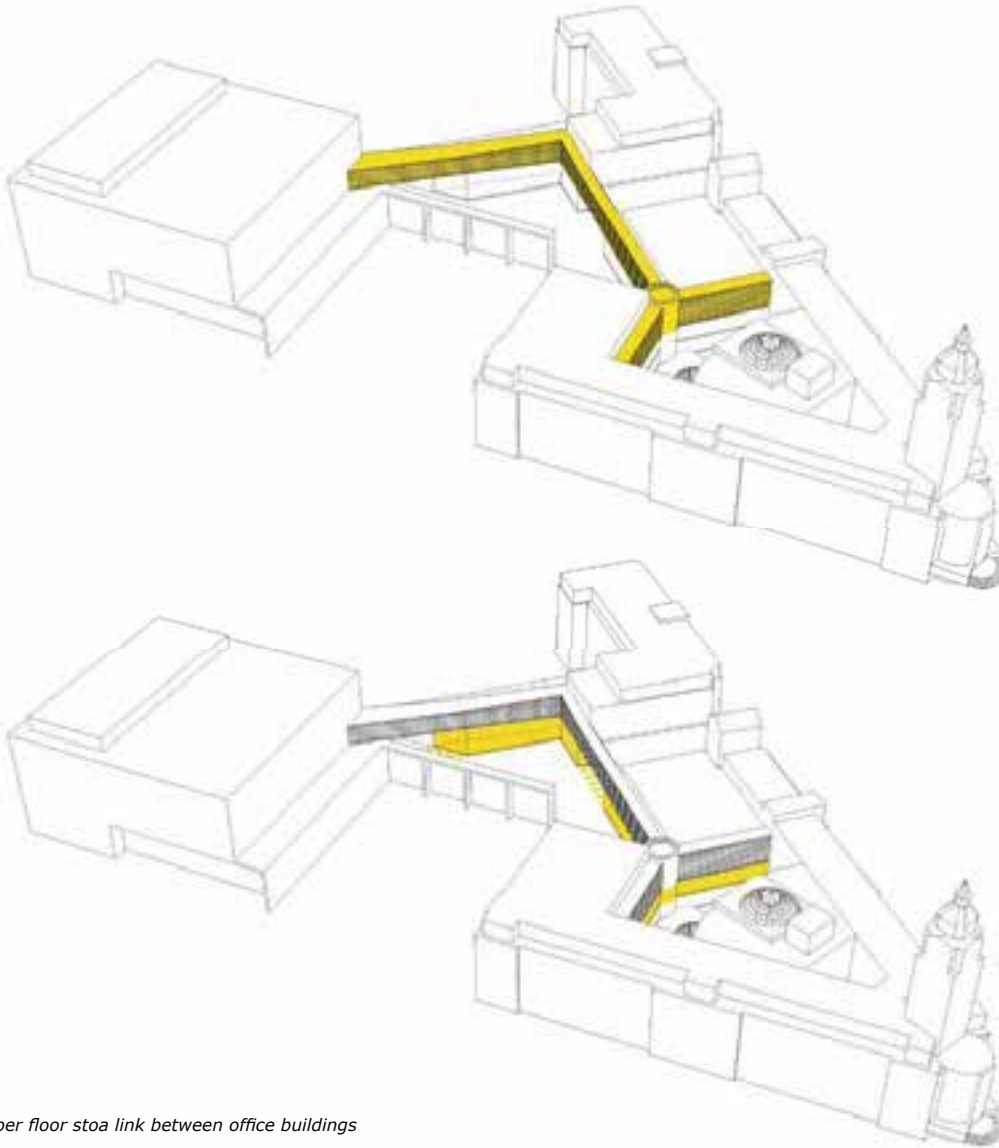
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Fig 5.10

## 6. The Triangle



Fig 6.01 triangle plan



*ground and upper floor stoa link between office buildings*

*Fig 6.02*





*triangle acre lane approach*

*Fig 6.03*



*triangle towards clock tower*

*Fig 6.04*



stoa bridge link precedents

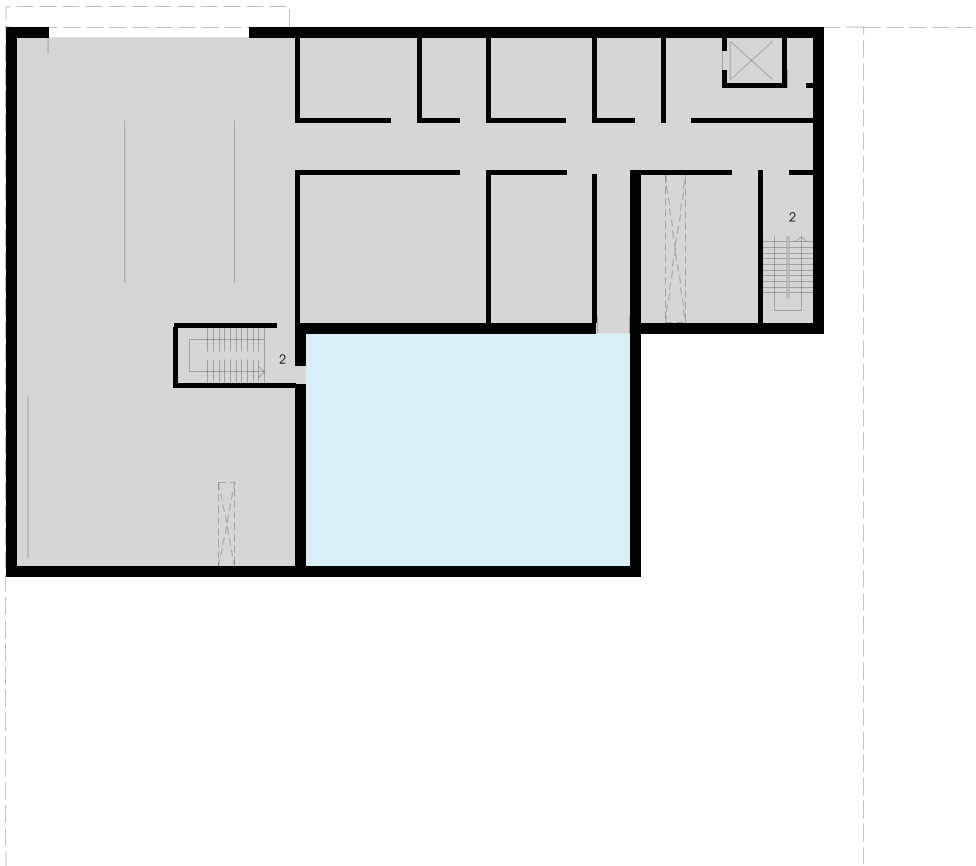


stoa section

Fig 6.02

## 7. New Council Offices: detailed drawings





## KEY

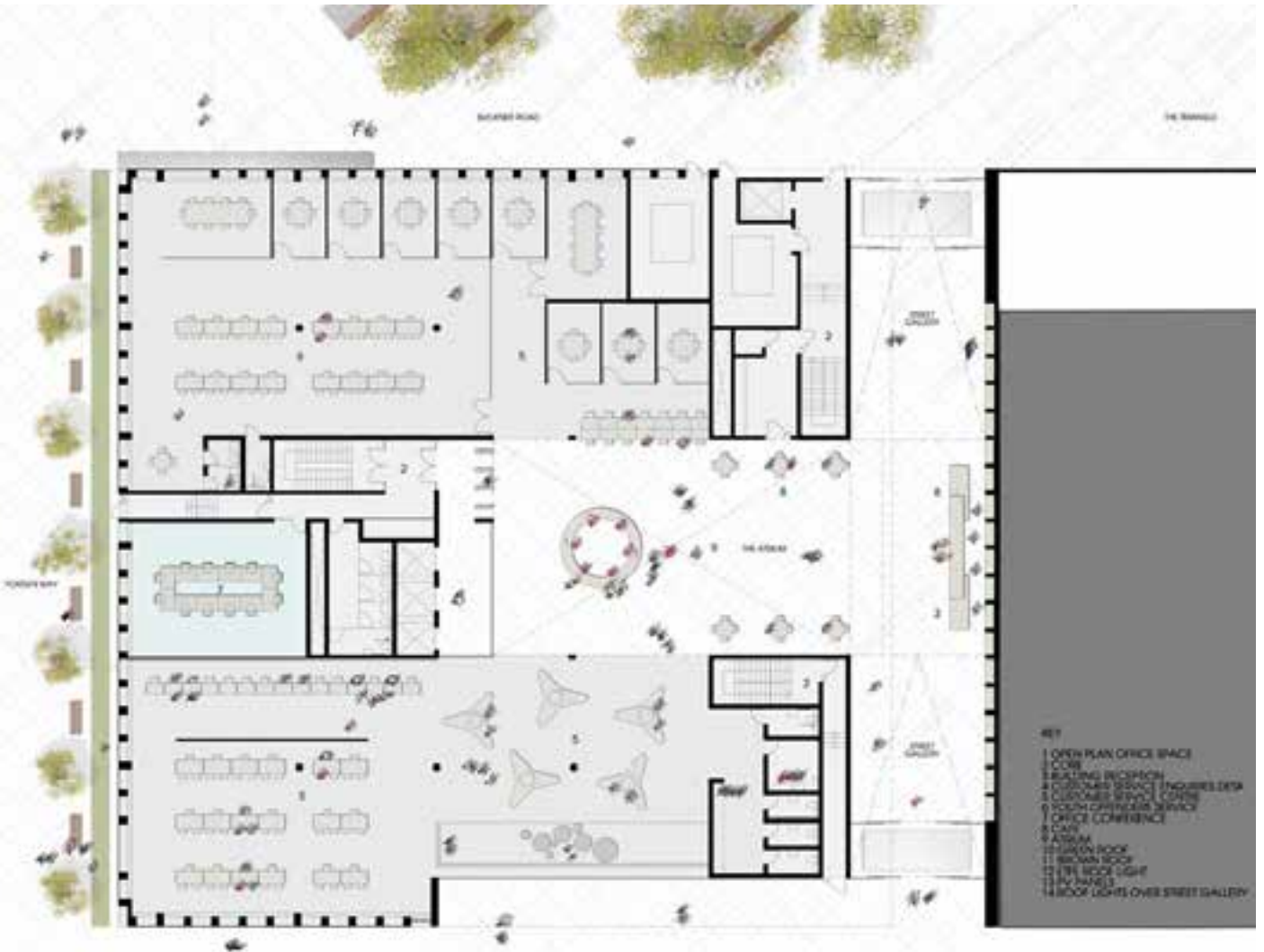
- 1 OPEN PLAN OFFICE SPACE
- 2 CORE
- 3 BUILDING RECEPTION
- 4 CUSTOMER SERVICE ENQUIRIES DESK
- 5 CUSTOMER SERVICE CENTRE
- 6 YOUTH OFFENDERS SERVICE
- 7 OFFICE CONFERENCE
- 8 CAFE
- 9 ATRIUM
- 10 GREEN ROOF
- 11 BROWN ROOF
- 12 ETFE ROOF LIGHT
- 13 PV PANELS
- 14 ROOF LIGHTS OVER STREET GALLERY

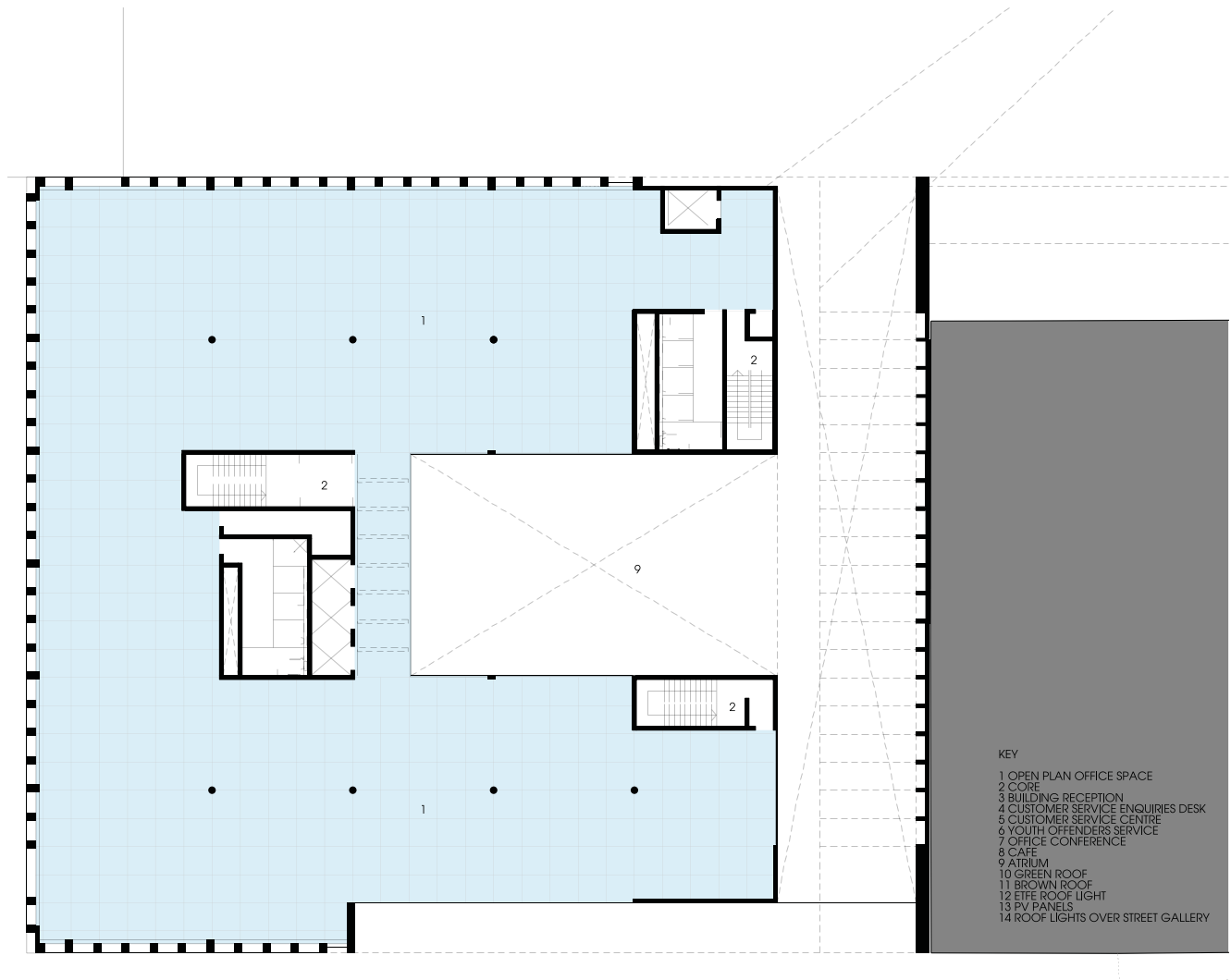
*basement floor plan*

*Fig 7.01*





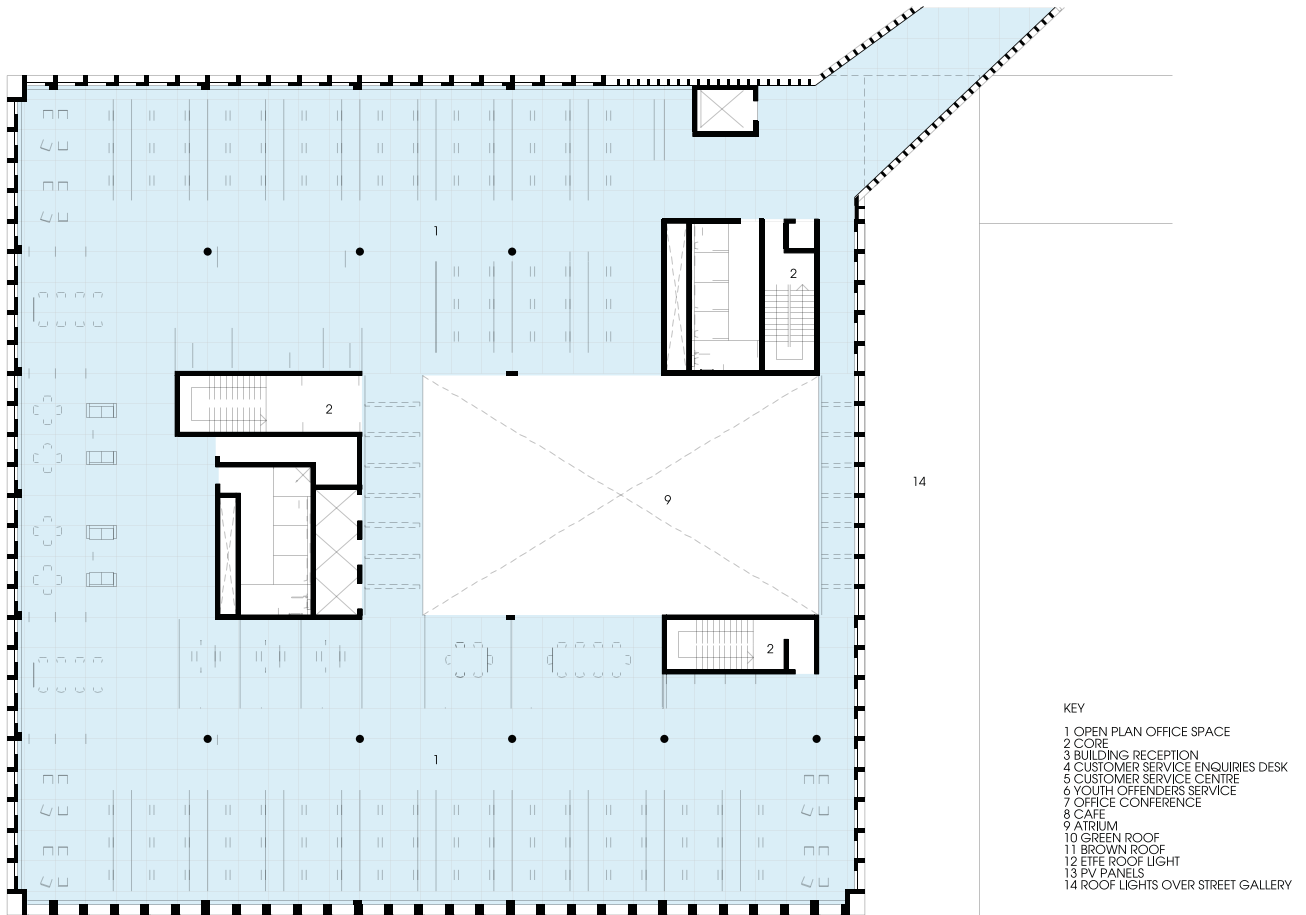




first floor plan

Fig 7.03

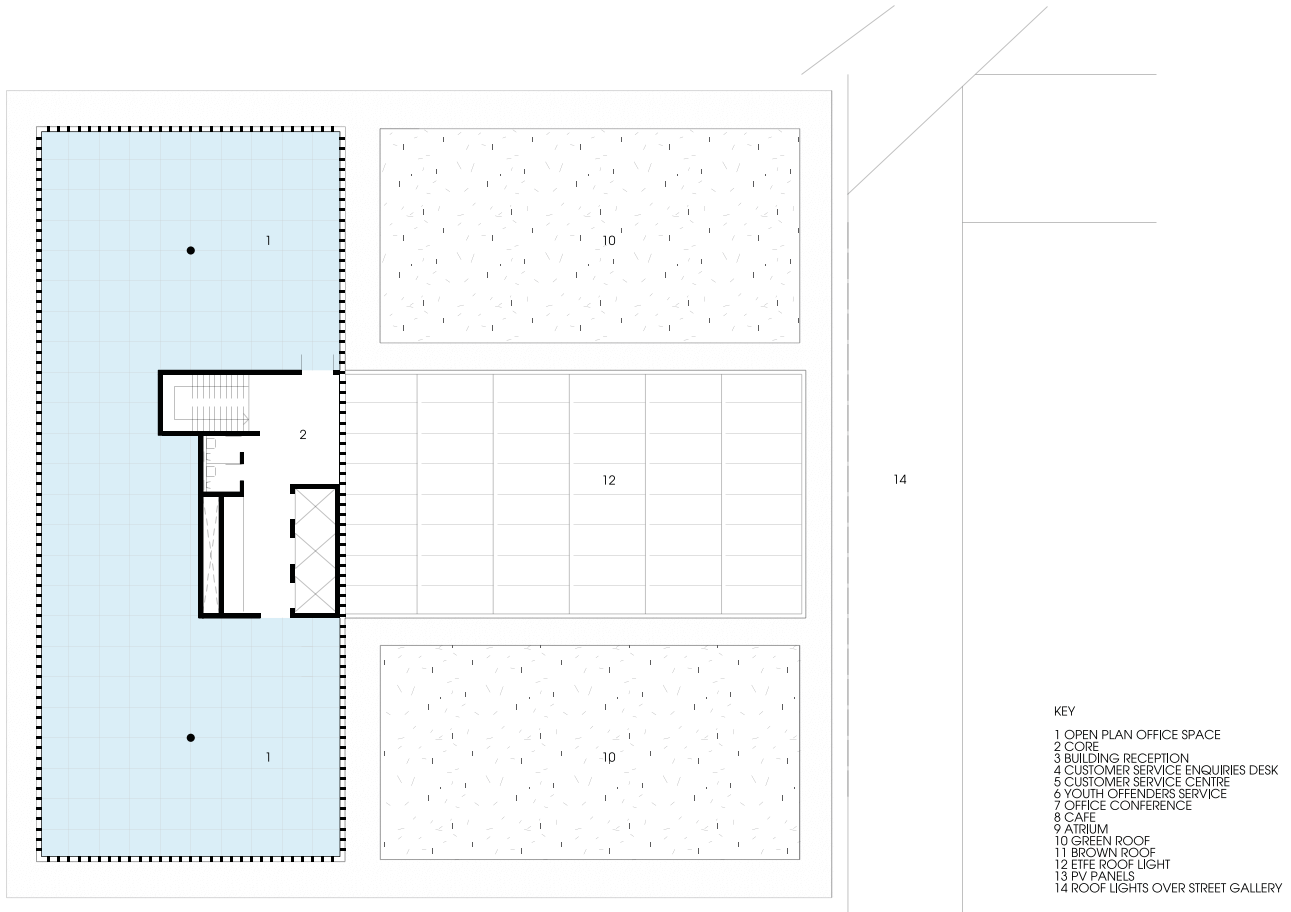




second, third and fourth floor plan

Fig 7.04





*fifth floor plan*

*Fig 7.05*



roof plan

Fig 7.06



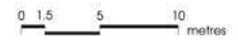




*north elevation*



*east elevation*



*Fig 7.07*



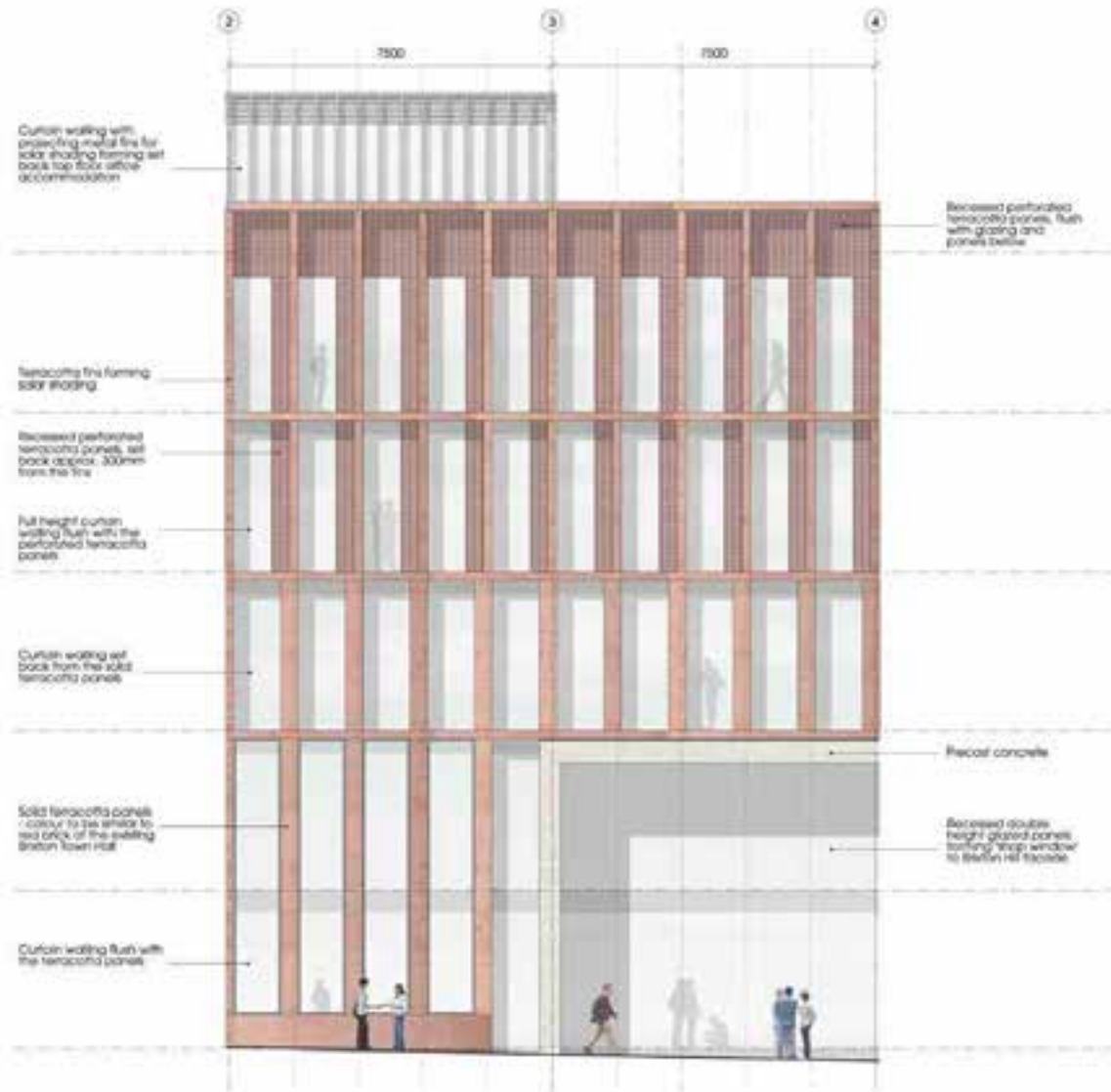
*south elevation*



*west elevation*

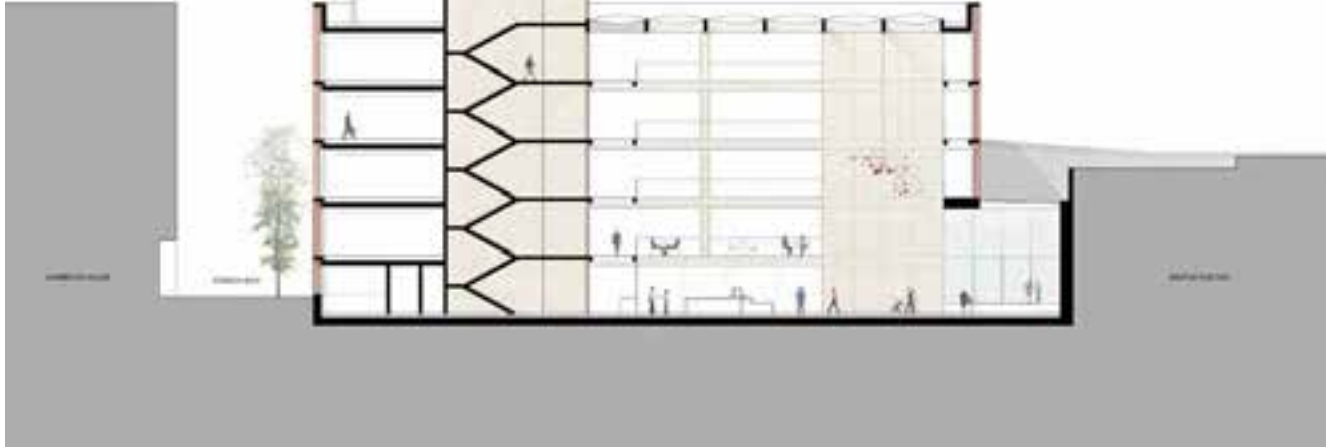


*Fig 7.08*



east detail elevation

Fig 7.09



section aa



section bb

Fig 7.10



## 8. Landscape, public realm and exterior lighting

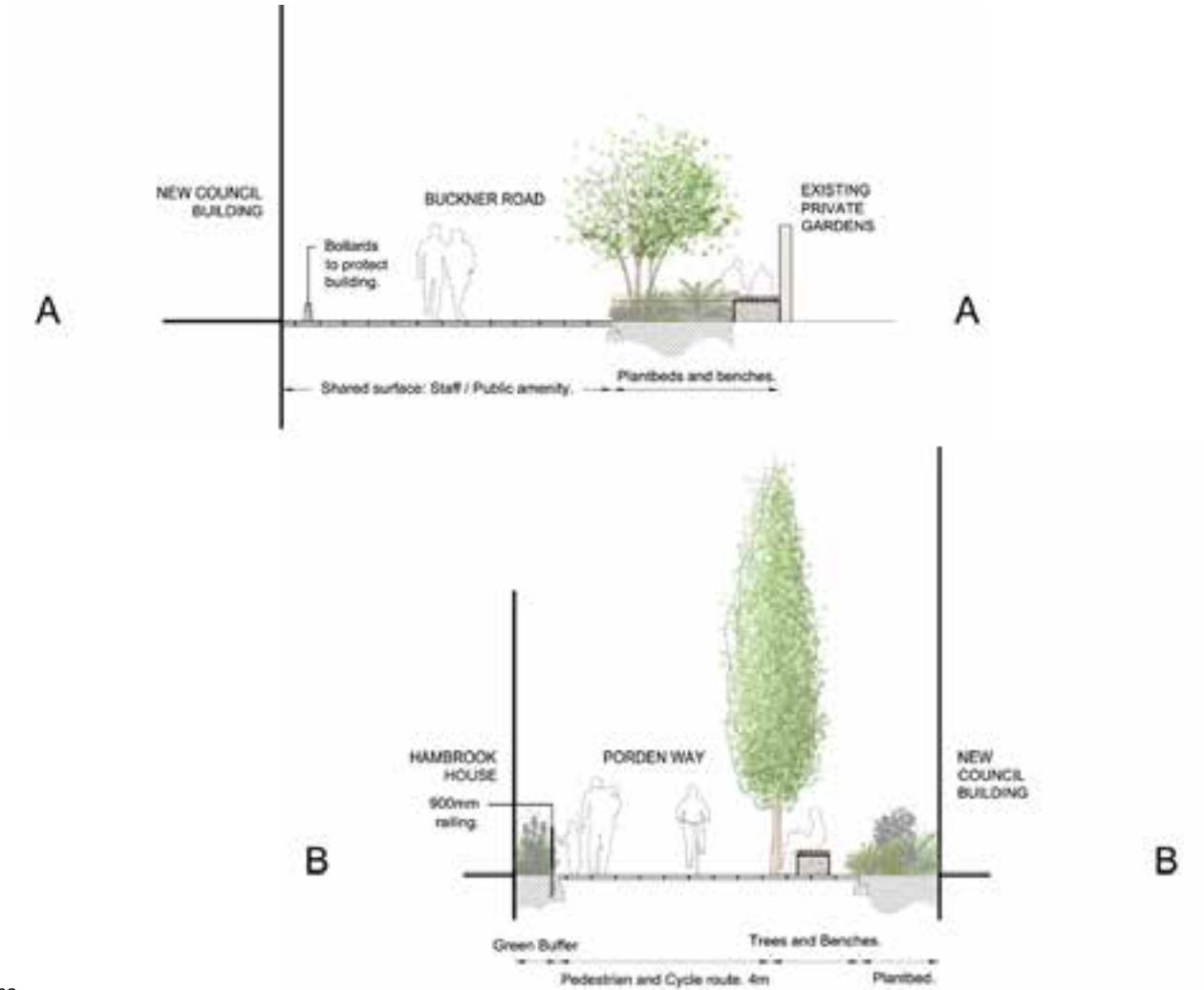


Fig 8.02





precedent landscape images

Fig 8.03



Fig 8.01



terminal relocation  
bus shelter



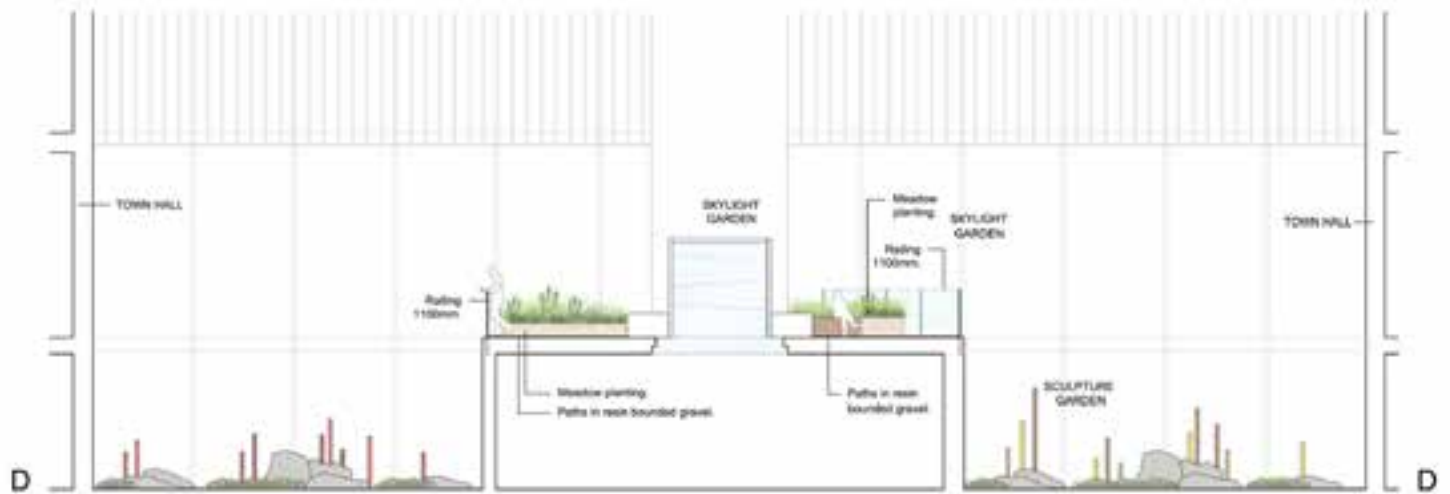


Fig 8.04

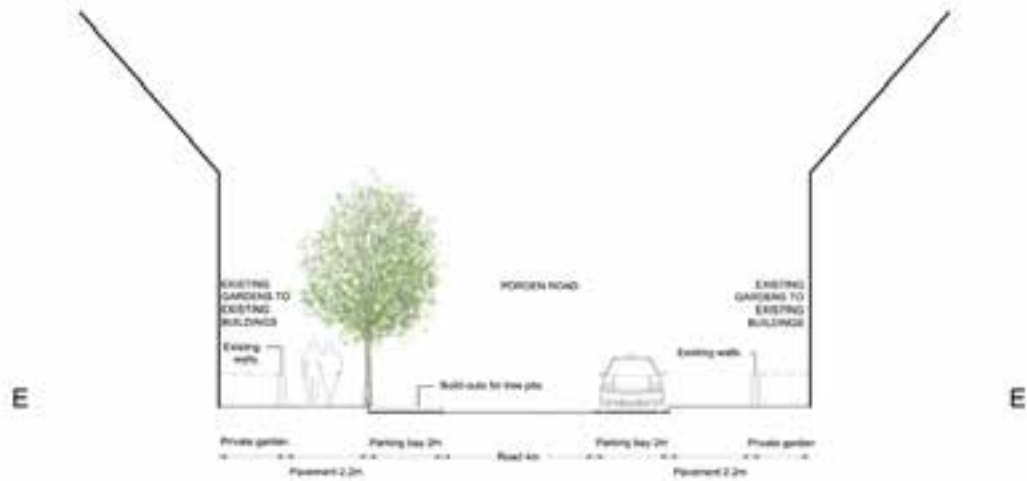


Fig 8.05



## Exterior Lighting

The principal aim of the exterior lighting design will be to encourage the recreational use of the external spaces after dark and to enhance views of, and into, the space from the surrounding area.

Both daytime and night time surveys will be undertaken of the area and existing lighting installations, building upon the work previously undertaken as part of the Brixton Lighting Masterplan produced by dpa lighting design in March 2010.

The lighting scheme will provide a cost effective, energy efficient and sustainable lighting system in terms of efficacy, colour appearance and colour rendition and will incorporate a low maintenance philosophy by careful consideration of lamp rationalisation (minimising the number of lamp types), lamp life (mortality) and lumen depreciation. The quantity of lighting equipment installed will be minimised whilst ensuring that the required illumination are achieved. Equipment will be installed in locations that do not encroach upon the daytime activities or pedestrian and vehicular movement.

### Civic Square, landscaped areas and circulation

The overall design will be clutter free, with exciting functional and decorative lighting elements. The lighting will be flexible and adaptable and suited to the varying uses of the space throughout the evening, night time and during any special events and festivals. The daytime appearance of the lighting equipment and any CCTV networks will also be considered.



*PRECEDENT  
lighting design for  
external urban  
space, windrush  
square brixton*



*Fig 8.06*

## Building facades

The illumination of the existing Grade 2 listed Lambeth Town Hall building will aim to reveal the architecture of this important landmark, promoting its location on key viewpoints and vistas, whilst reinforcing the building's presence within the centre of Brixton at night. Informal lighting trials will be

carried out at an early stage in the project, to inform our design development and demonstrate our ideas to the client and design team. The lighting of the new office building's facades will also be carefully considered as part of the development of the façade design.



*example of historic facade concept lighting proposal*

*Fig 8.07*

## 9. Public Art

Some potential locations for temporary and permanent art works are described below.



### 1 New Council Offices building

The artist appointed will work with the design team to animate the double-height Gallery space, which connects the main Brixton Hill entrance with The Triangle hub space at the centre of the development. There is potential to integrate work into the walls or floors of the Gallery, possibly through text or lighting, and to help encourage visitors to explore further into the complex and discover The Triangle, with its associated open space, cafe and meeting rooms.



### 2 Town Hall Sculpture Gardens

In partnership with the landscape architects, a group of artists will create a collection of sculptural interventions for the three key spaces. These spaces will be accessible to Council members and staff and highly visible to visitors. They provide intriguing angles and vistas from the surrounding circulation routes.

With the Council's agreement this work could be developed in partnership with Goldsmiths College Fine Art Department.



### 3 Temporary wrap of New Council Building

As the location of the new building is so prominent, we recommend a temporary artwork which would be visually attractive whilst screening building work, and which would also excite interest in the future of the site.

To wrap the entire building would add complexities for the contractors, so we would recommend a fixed tensile screen covering the extent of the facade reaching to the buildings on either side. This would create an ideal surface for an artwork. Initial thoughts include a projection on to the surface, or potentially a 'canvas' for an artist to use other forms of media. There may be the opportunity for a changing programme of works to be shown on the 'wrap' to ensure continued interest during construction.



### 4 Screen installation at rear of the Electric Club

The Screen fulfils the practical purpose of disguising the activities and views of the service yard to the nightclub, but it also forms an important aesthetic feature of The Triangle.

The selected artist will work in close partnership with the design team to ensure that the concept meets the practical requirements whilst making a dynamic contribution to the space. The artwork will respond to the cultural dynamic of the area and potentially offer opportunities for an ongoing programme of events managed by local arts organisations.



Fig 9.01

1

New Council Offices building  
Art intervention / atrium space



*PRECEDENT EXAMPLES*



1 Art Intervention / street gallery feature wall

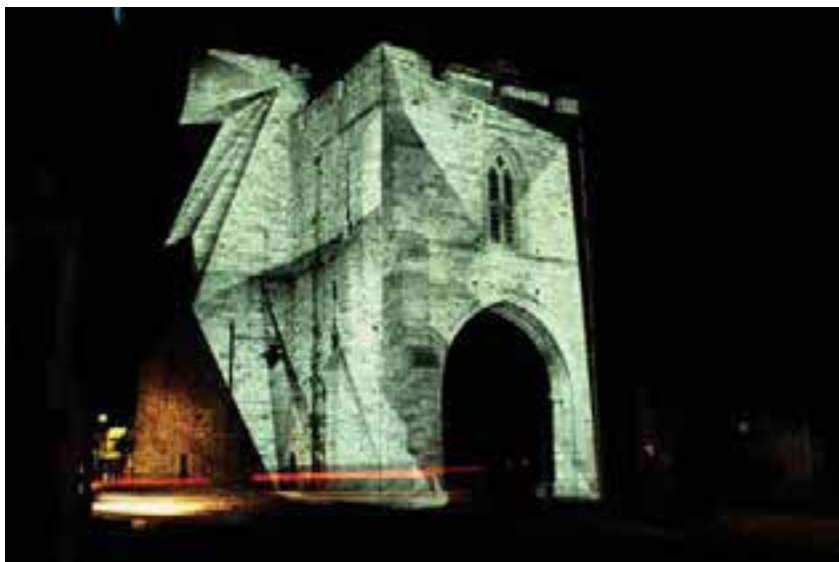


PRECEDENT EXAMPLES



*PRECEDENT EXAMPLES*

3 Temporary wrap of New Council Building



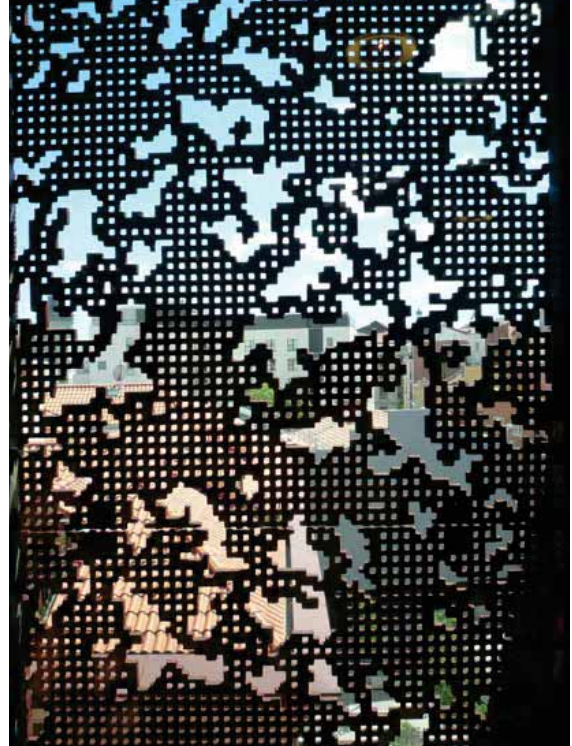
*PRECEDENT EXAMPLES*



4  Screen Installation at rear of the Electric Club



*precedent green wall*



*precedent retractable screen gates*