

Future Cities

Physical and Economic Scale

Encouraging Innovative Thinking

Designing in Moments, Surprises and Change



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Encouraging Innovative Thinking

Designing in Moments, Surprises and Change





*Greenwich Peninsula Masterplan
Allies and Morrison + HNNA*

IN
NN



Greenwich Peninsula Masterplan
Allies and Morrison + HNNA



HN
NN

HWK

650 -
65,000
SQ FT

Workspace To Let

HOUSE IN GENTHOUSE



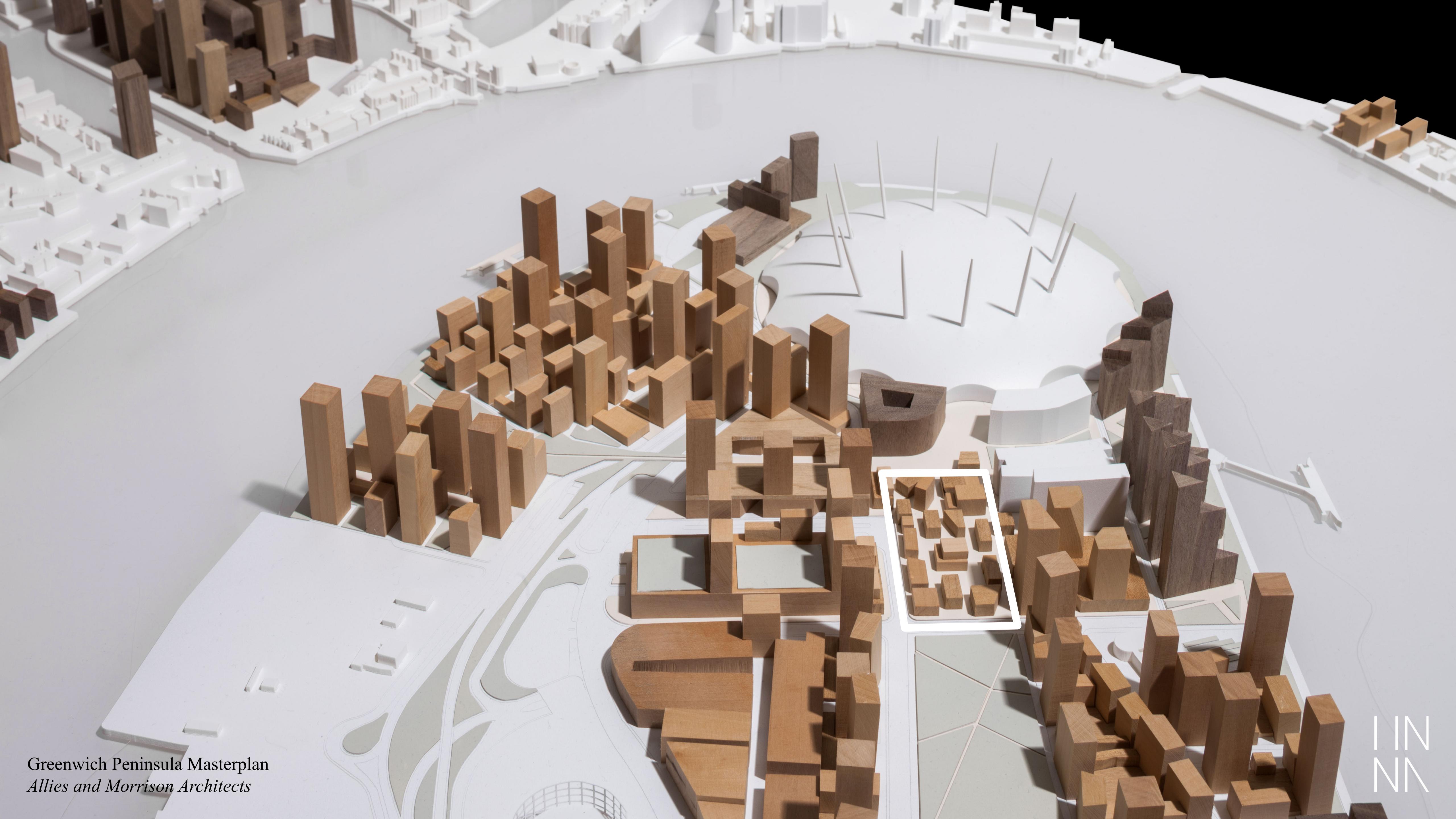
WINE CLASS
BY THE GLASS.

QUI QUIP QUIP
0.0

CHARICE

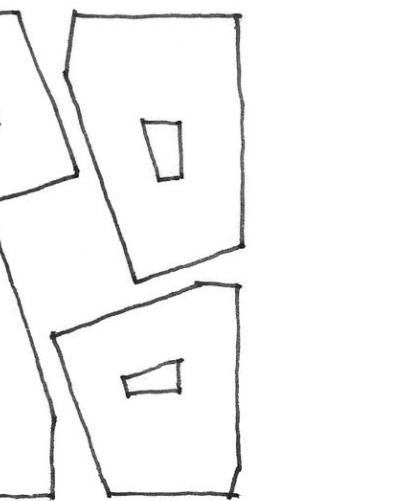
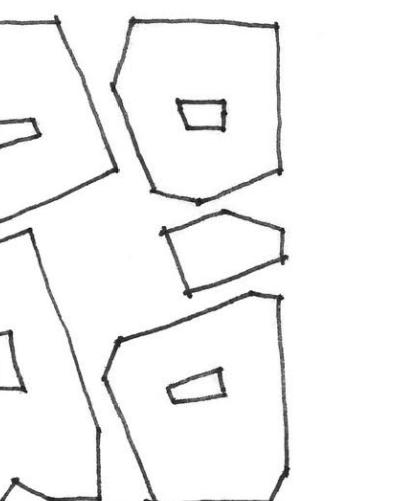
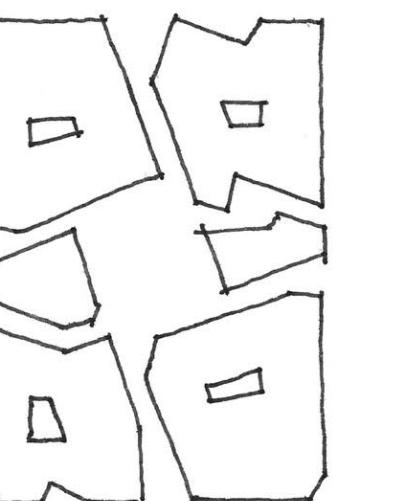
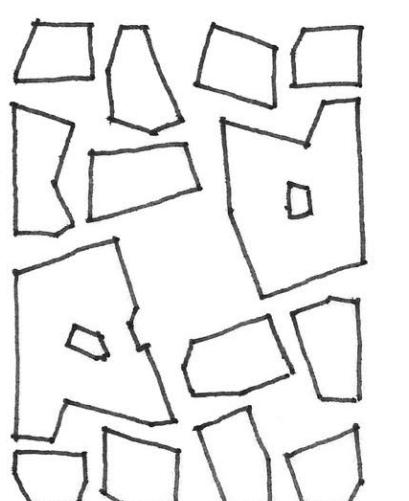
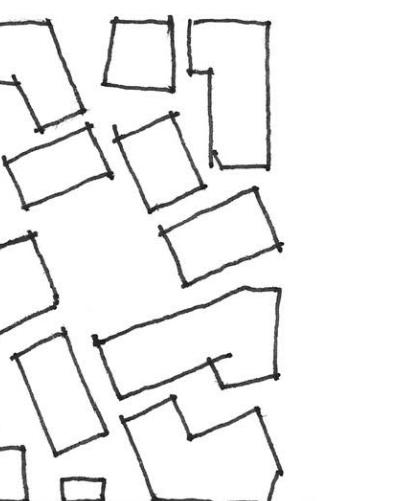
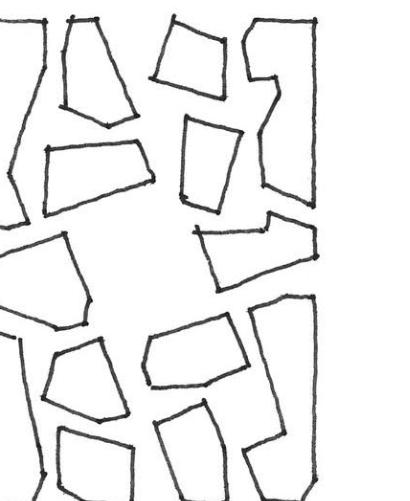
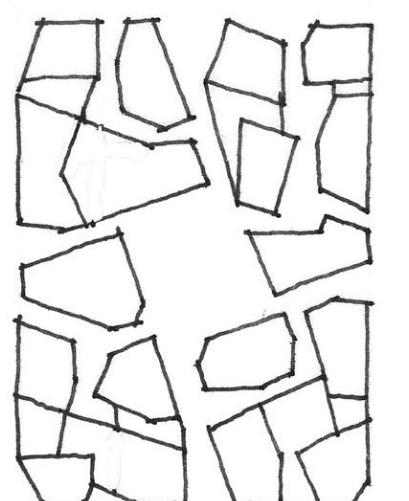
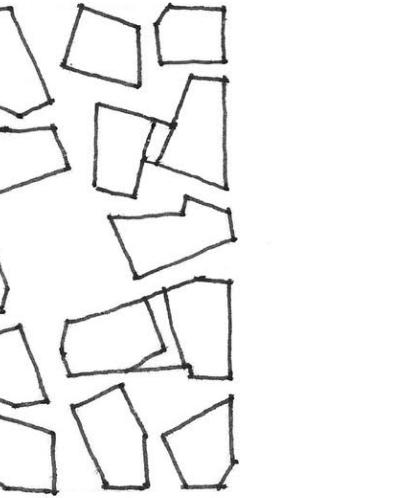
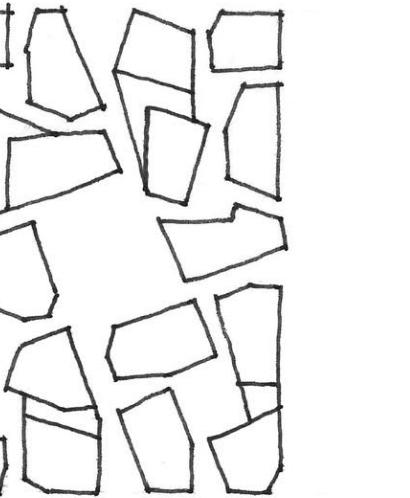
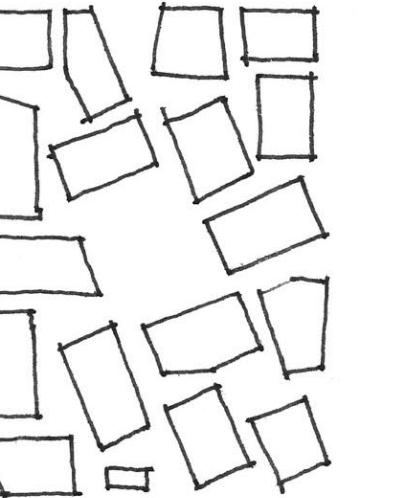
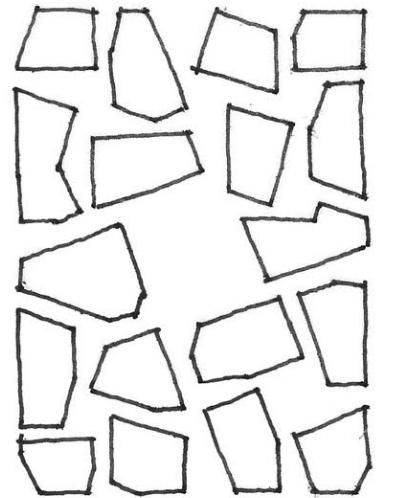
Controlled
ZONE

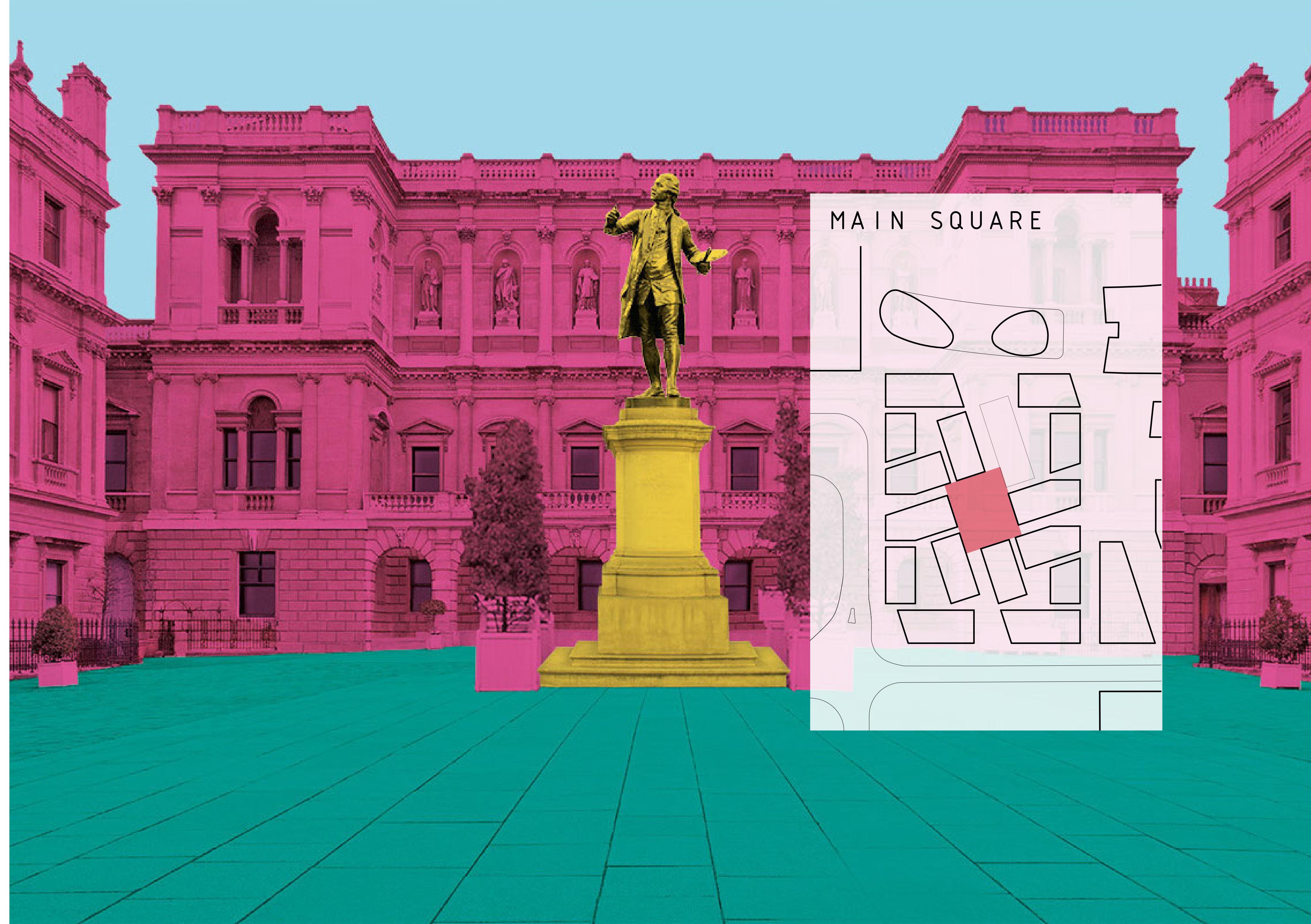
IN
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Greenwich Peninsula Masterplan
Allies and Morrison Architects

IN
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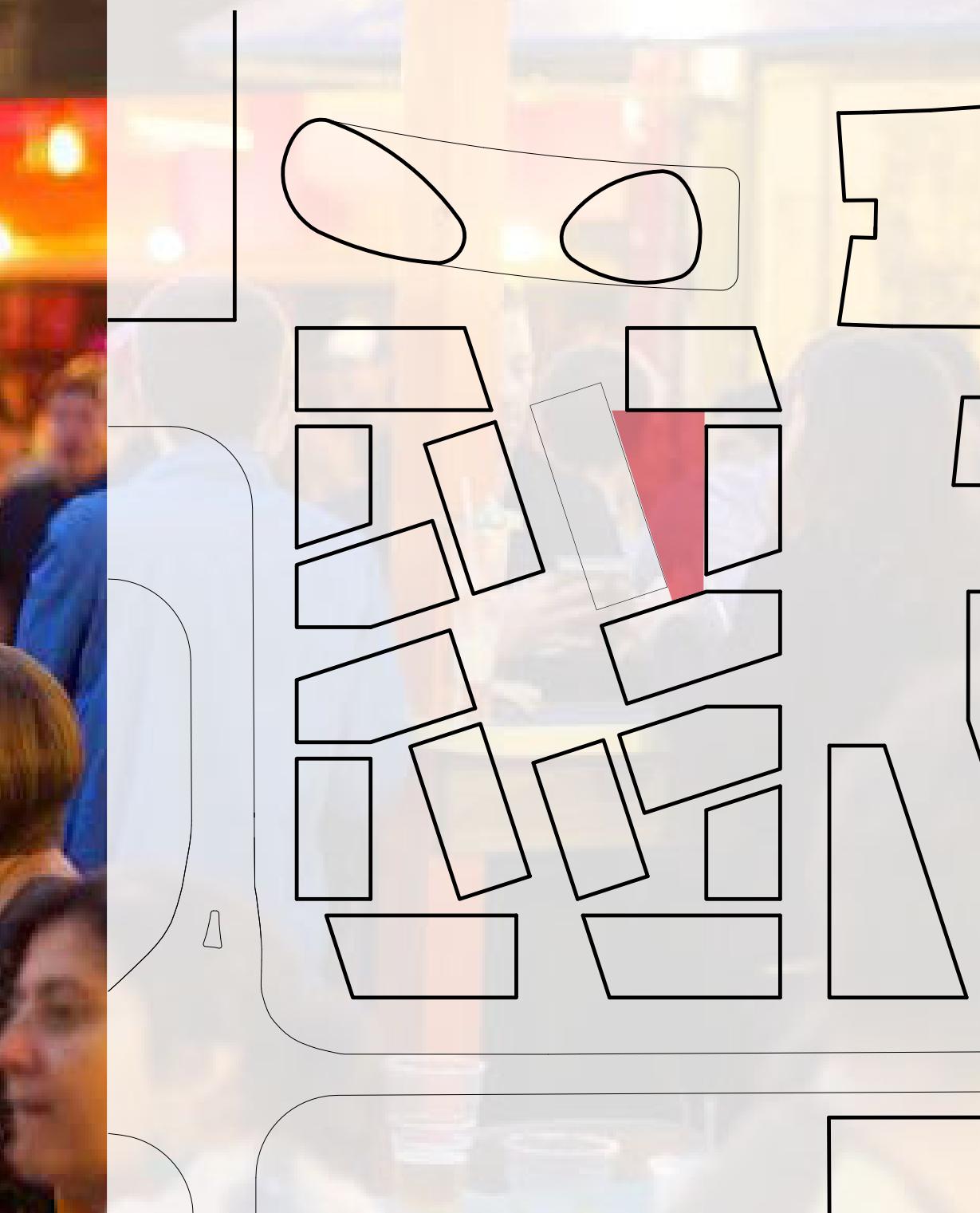


MAIN SQUARE

IINN



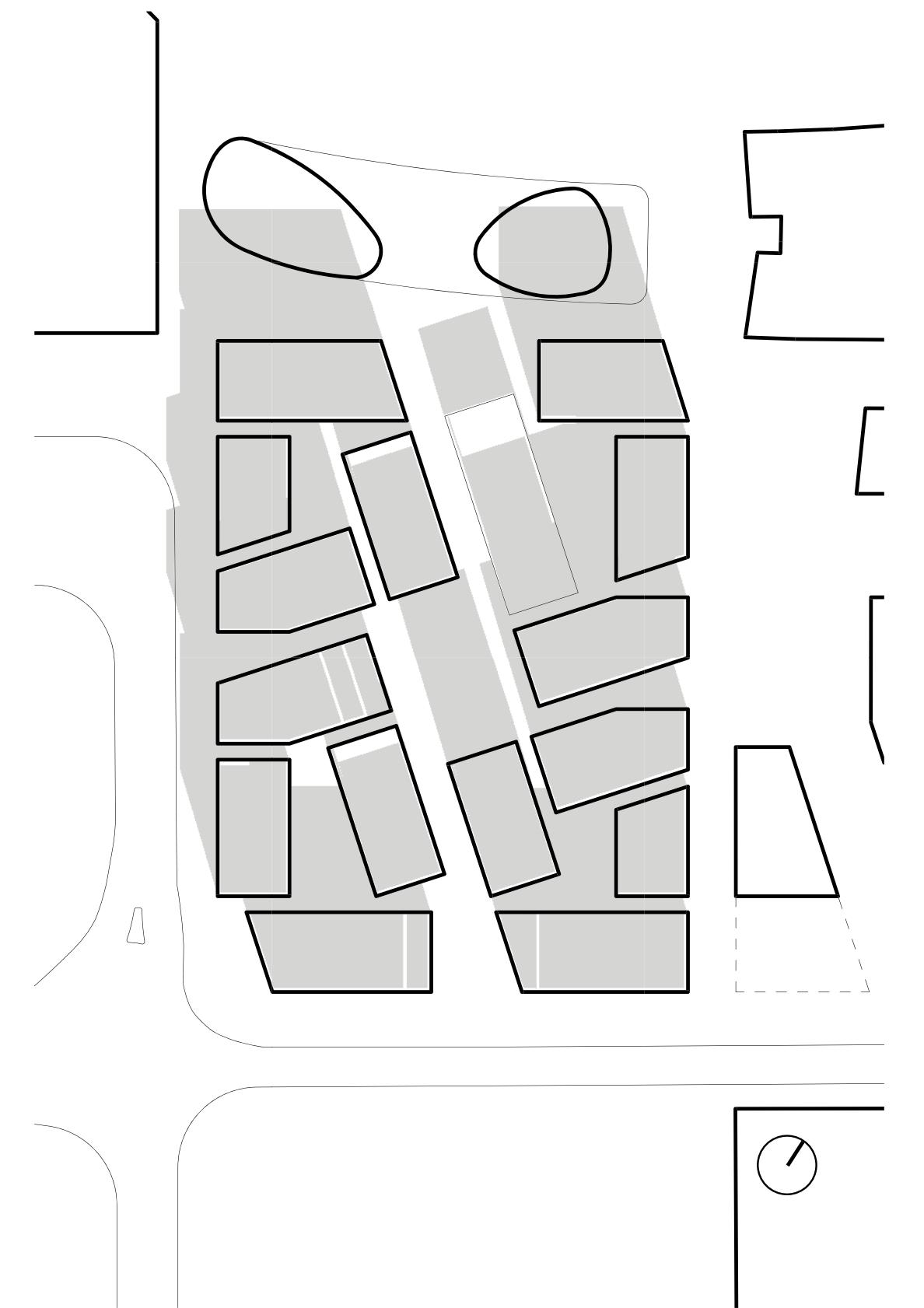
MARKET COURTYARD



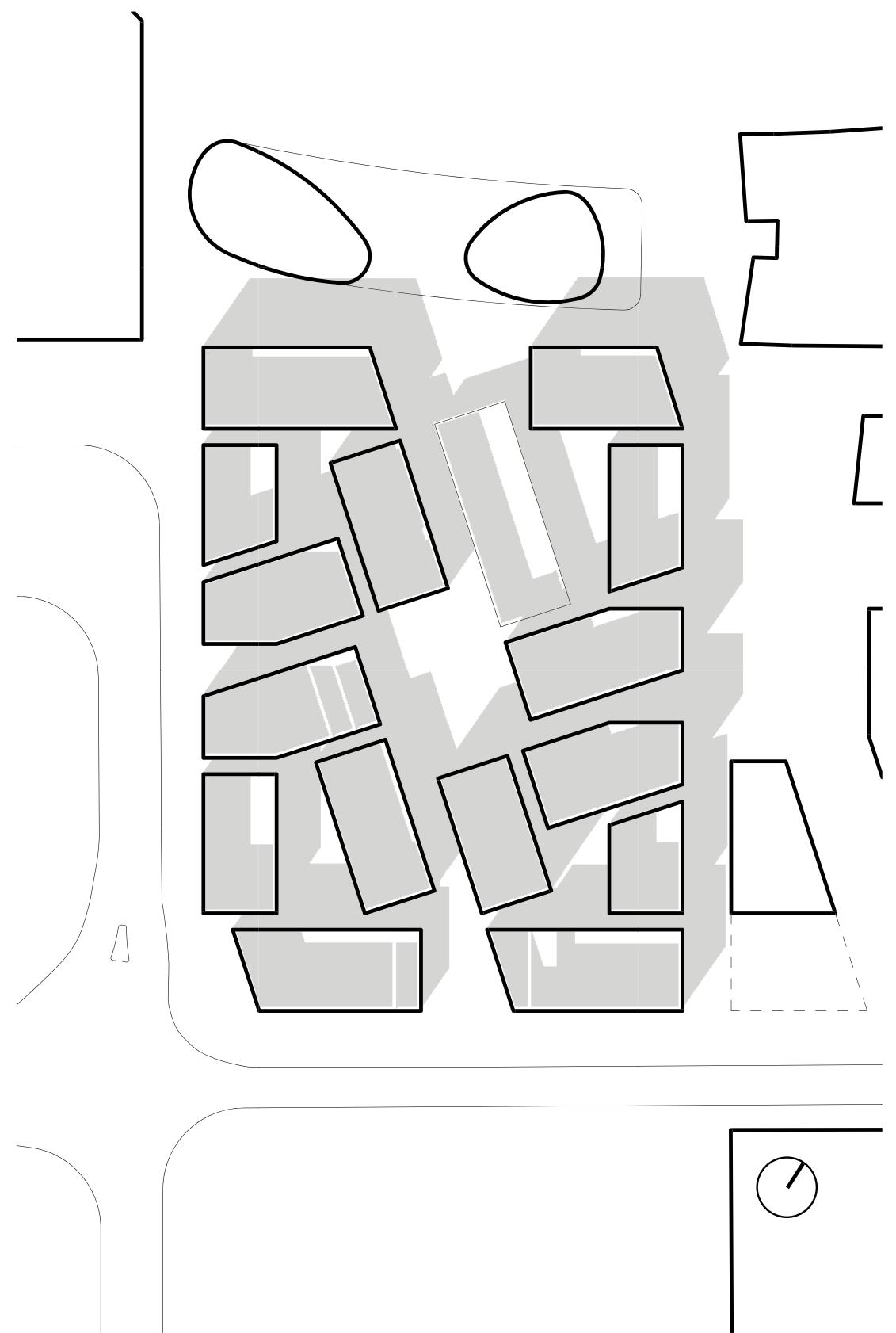


COURTYARDS

INNN



Equinox 10.00



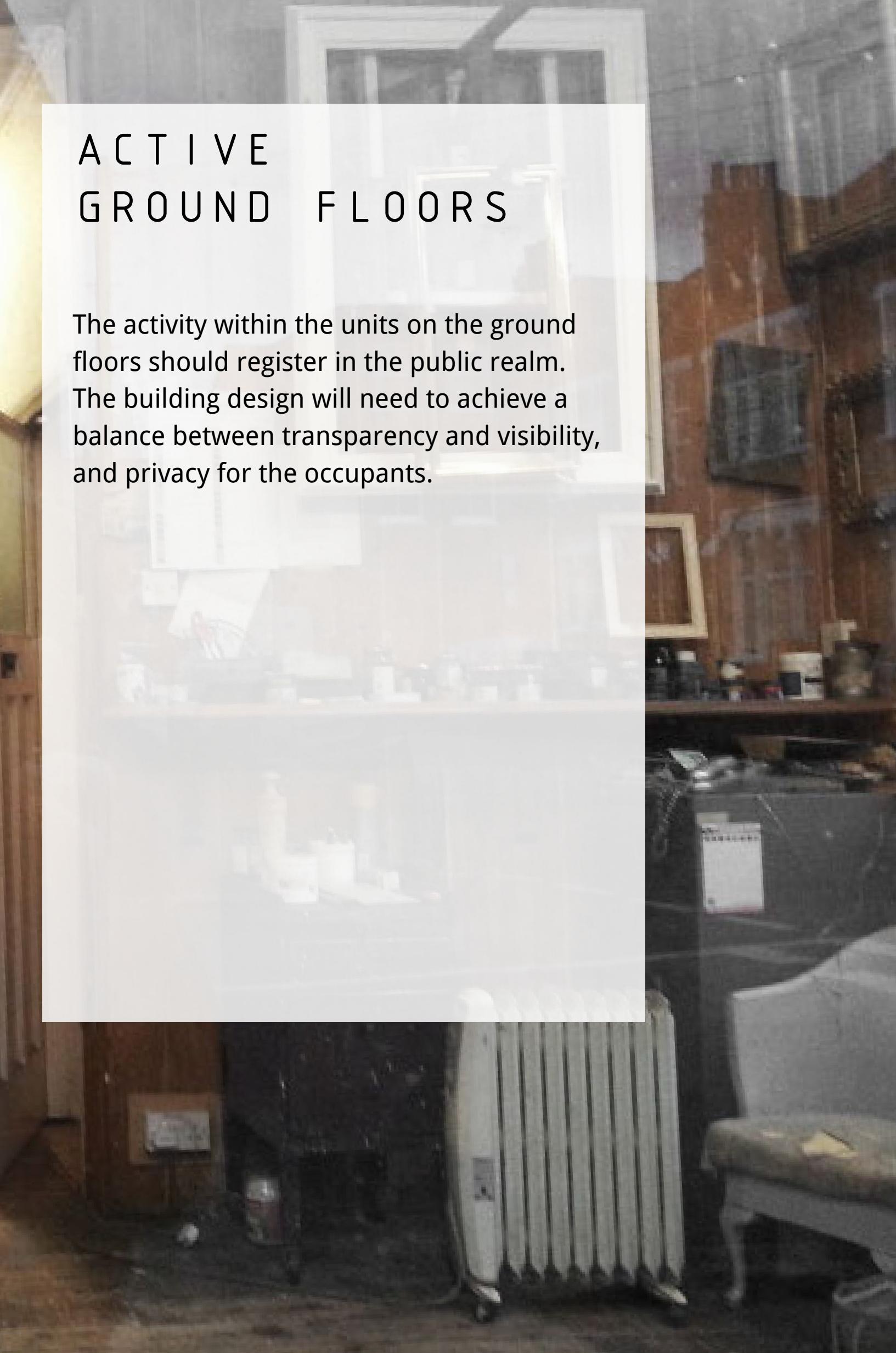
Equinox 13.00

IN
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ACTIVE GROUND FLOORS

The activity within the units on the ground floors should register in the public realm. The building design will need to achieve a balance between transparency and visibility, and privacy for the occupants.



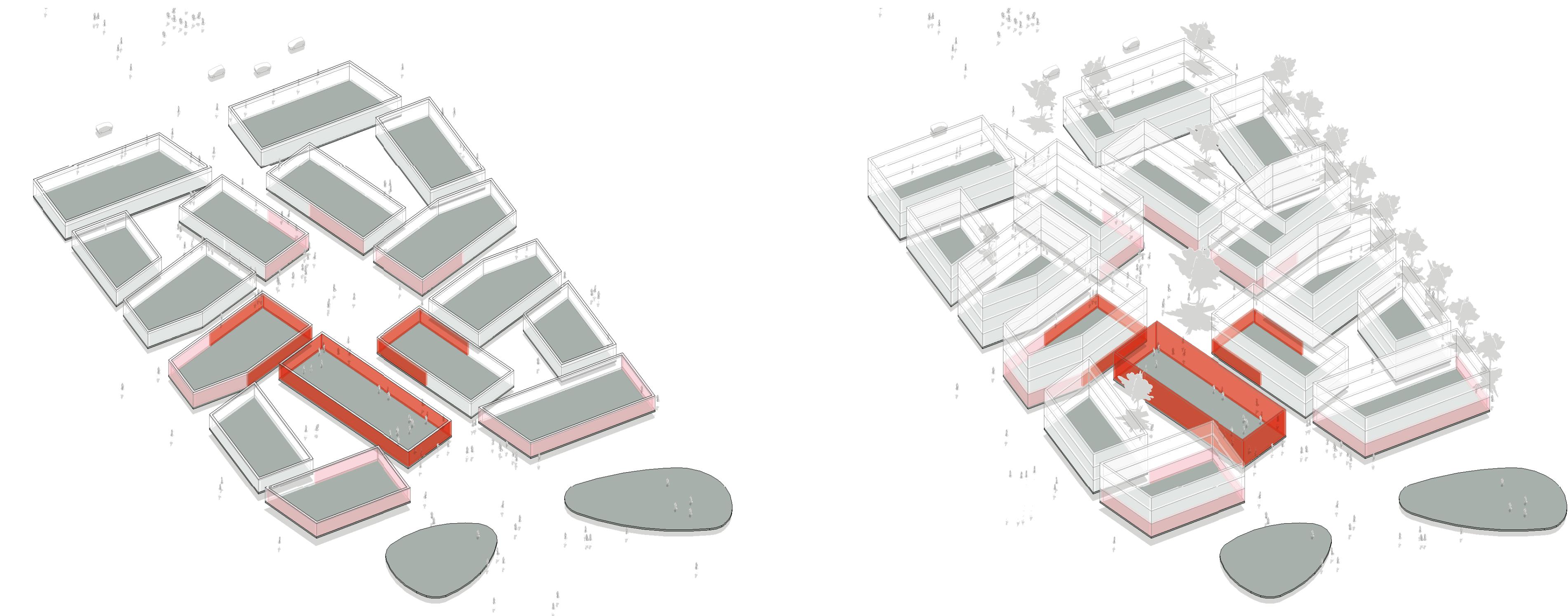


FLEXIBLE GROUND FLOORS

All ground floor units in the Design District must be able to convert to retail or food & beverage use without major alterations being required. Care should be taken with levels and thresholds for example with respect to building regulations.

It is an advantage if the whole floor plate can be taken in a single use (minus the core) should that be desirable.

GROUND FLOOR



Ground Floor Uses

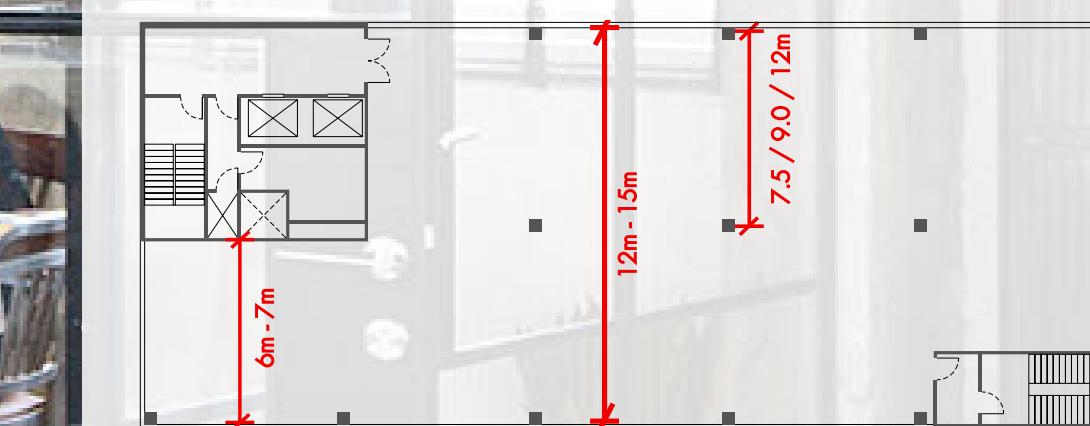
Retail
 F&B



SHALLOW PLANS

The Design District buildings are designed as shallow plan building types in order that they have the following:

- Natural ventilation
- Day-lit interiors
- Reduced capital costs
- Reduced running costs



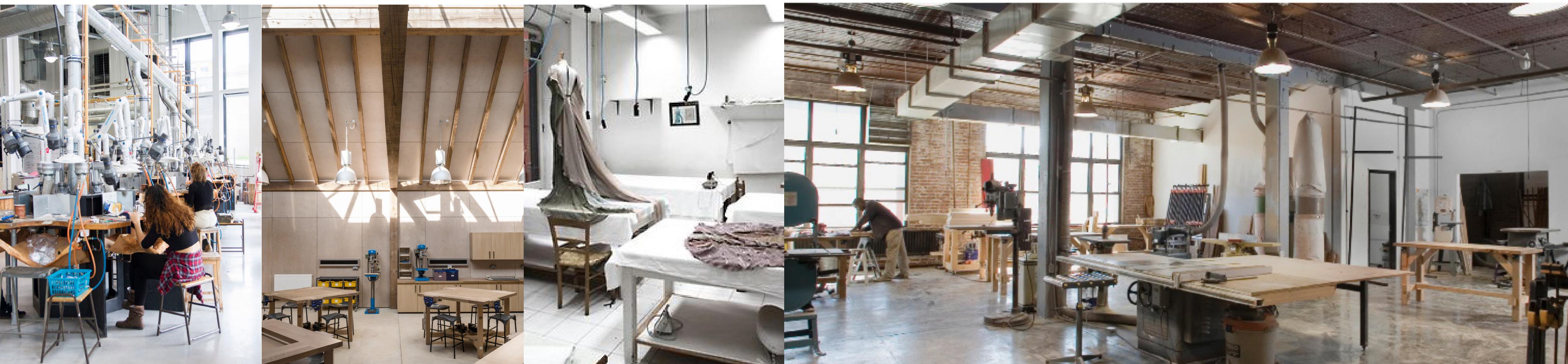


HEIGHTS AND ROOFSCAPE

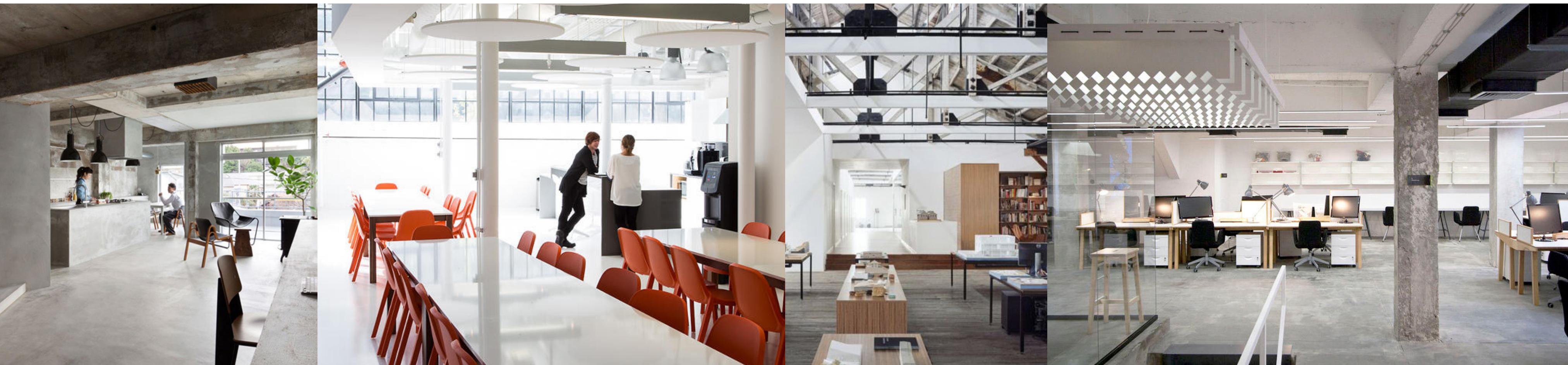
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W O R K S H O P

Industry	Sample Requirements	
Furniture Maker	Workbenches	Workshop spaces are preferably located at ground floor level with direct service access to delivery level and to the working courtyards. The ground floor slab can support heavier machinery and vibration.
Art Printer	Machine Rooms	
Reprographics	Floor: higher loading & vibration	
3D printer, model maker, robot/CNC mill	3 phase electrical	
Other light industry, eg micro-brewery	Tall ceilings, able to take overhead service networks, eg compressed air, machine-specific extraction	Due to the noise and air pollution produced by the North Greenwich Bus Station approach road certain workshop types may suit being located to the western side of the Design District.
	Hard Store: large objects	
	Ground floor level-access loading	



STANDARD



Industry

Graphic/Digital Designers
Brand Agencies
Pre/post Film Production
Architects, Interiors
Specialist Engineers
Industrial Designers
Specialist Lawyers (eg IP), Accountants, etc related to creative industries

Sample Requirements

Workstations
Meeting Rooms
Hard Store: small objects
Floor: standard loading & vibration
IT network: full

The standard accommodation type will be for users who are carrying out predominantly desk and/or screen based activities.

In the middle floors they would not have direct access to the roof or courtyard spaces but could be provided with terraces or inset balcony spaces.



STUDIO

Industry

Artists
Photographers
Fashion designers

Sample Requirements

Hard Store: large objects
Floor: standard loading & vibration
Photographers: tall ceilings, eg > 4m roofspace
IT network: partial

Studio spaces are for individuals and businesses that are carrying out either clear-plan work or a mix of functions beyond simple deskwork. These artists are not using large or heavy machinery.

Locating studio spaces at top floor gives opportunities to utilise direct light from the sky and for these spaces to have access to the roof space or terraces for external working.

There is no Planning requirement for roofs on the upper storey to be flat roof construction, and a rich roofscape is desirable.



ENTRANCES

- Level access
- No reception
- Postboxes
- Occupier identification/signage
- Direct access to main stair and lift

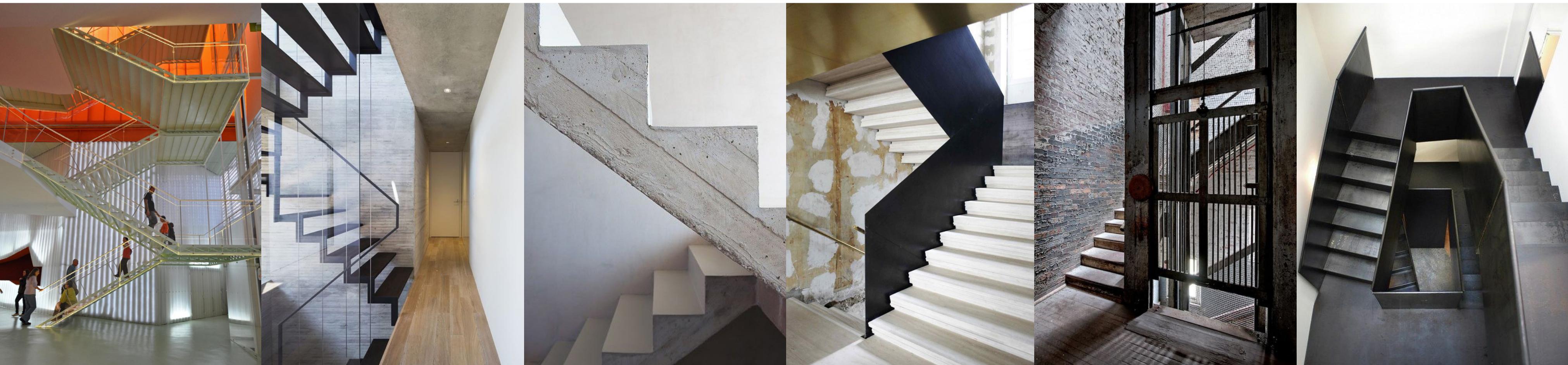
Lockers:

BCO standard: 1 locker per cycle space



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STAIRS



- Opportunity for main access stair to also be escape stair
- Stair as prime social space, well articulated and lit

TERRACES



Roof elevations will be highly visible to the tall buildings that surround the Design District. The roof should be accordingly designed as a “fifth elevation”. The height limit of 25.0m AOD permits roof access.

Terraces may be rooftop or take the form of smaller fragments distributed across the building.

FACILITIES



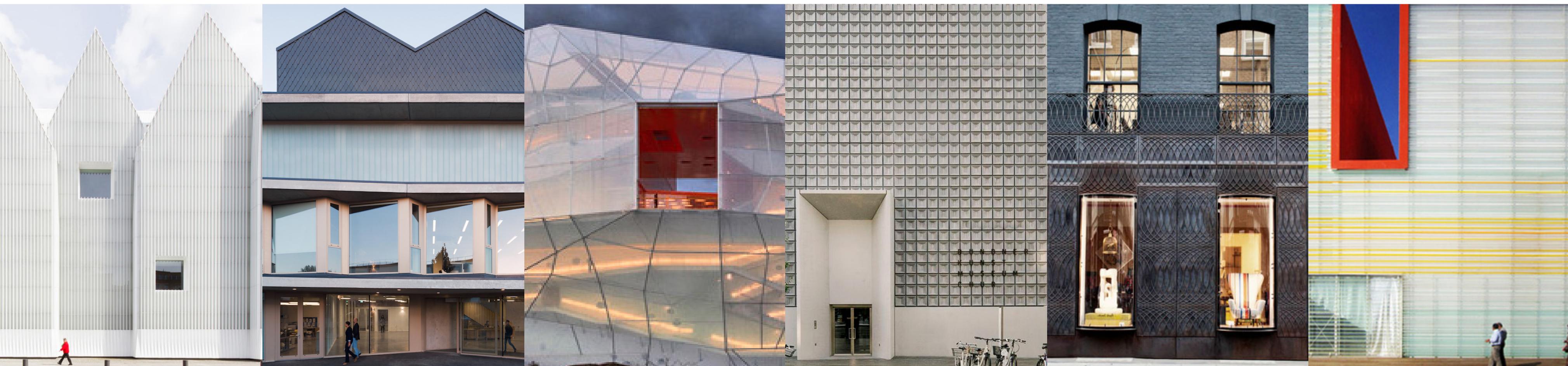
- Shared facilities
- User identification
- Showers
- Disabled WCs
- Kitchenettes and Butlers Sink

Total WC provision:
31-45 people = 4 wcs
46-60 people = 5 wcs
to include one ambulant disabled

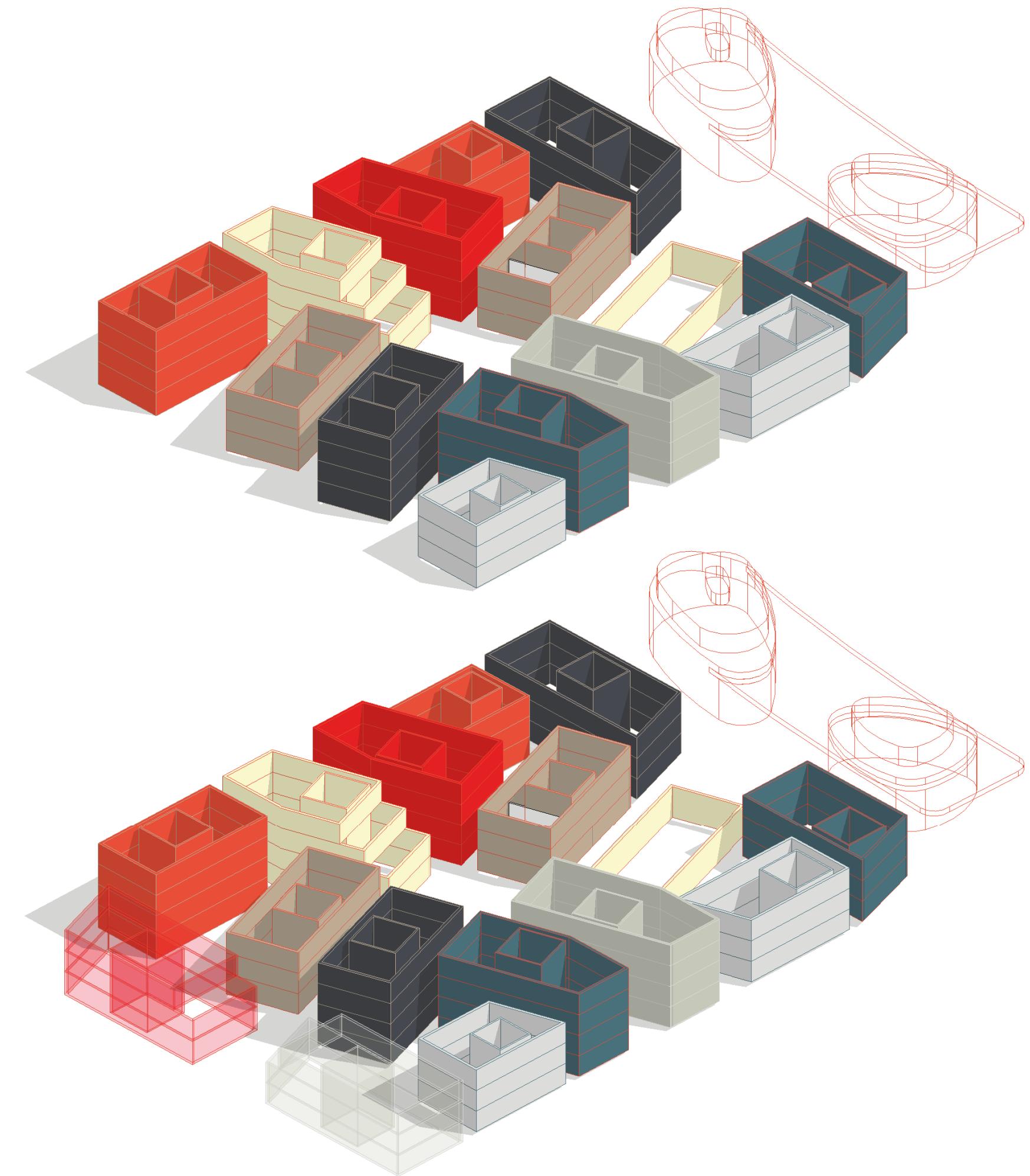
Fully disabled:
1 per floor (included in total above)

Showers:
1 per building.
BCO standard: 1 shower per 100 staff

MIXED VOICE



The Design District deliberately mixes and juxtaposes architectural 'voices'.



ARCHITECTS

The Design District consists of 16 buildings by eight different architects.

Review Group 1

Architecture 00

David Kohn

Adam Khan

Mole

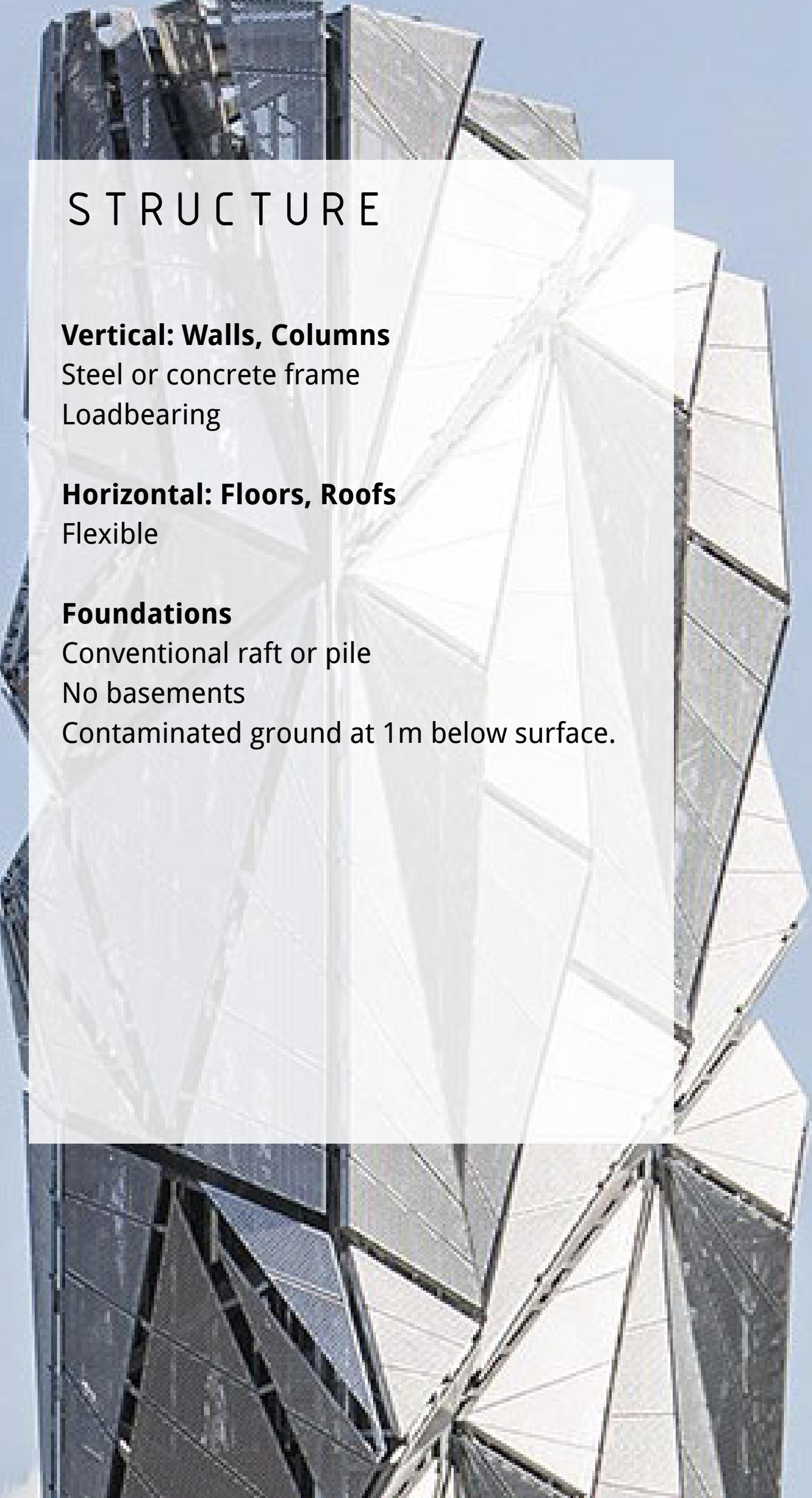
Review Group 2

6a

Selgas Cano

Barozzi Veiga

HNNA



STRUCTURE

Vertical: Walls, Columns

Steel or concrete frame
Loadbearing

Horizontal: Floors, Roofs

Flexible

Foundations

Conventional raft or pile
No basements
Contaminated ground at 1m below surface.

M E P

BREEAM target

Excellent

Heating, Hot Water

District heating: Peninsula Energy Centre

Ventilation

Natural. Openable windows

Cooling

Restrict solar gain, exploit thermal mass.
If mechanical cooling required, to be in
designed roof/terrace enclosure

Data, comms

Flexibility of floor or ceiling deployment

Raised floors

Optional. Consider future flexibility



NIA

> 79% NIA:GIA

< 1.06 Wall:GIA

C O S T S

Cost Model Assumptions

£300 sqft NIA

- Raft foundation and concrete frame
- Curtain walling with spandrel panels
- Basic Cat A fit out – raised floors, exposed soffit, perimeter heating, natural ventilation with minimal fresh air supply/extract to key areas

Curtain walling - stick system
glazed, aluminium spandrel panels
£750/m²

Window-in-wall masonry
£500/m²

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*Prescribed lettable area
Prescribed plot boundary*

*Overall construction cost <£300/sqft NIA
Facade construction cost <£750/m²*

*>79% NIA:GIA
<1.06 Wall:GIA*

Height <25m AOD



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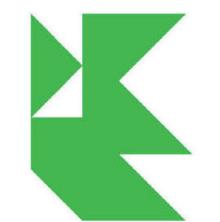
00

6a architects

Adam Khan Architects



BAROZZI
VEIGA



Mole

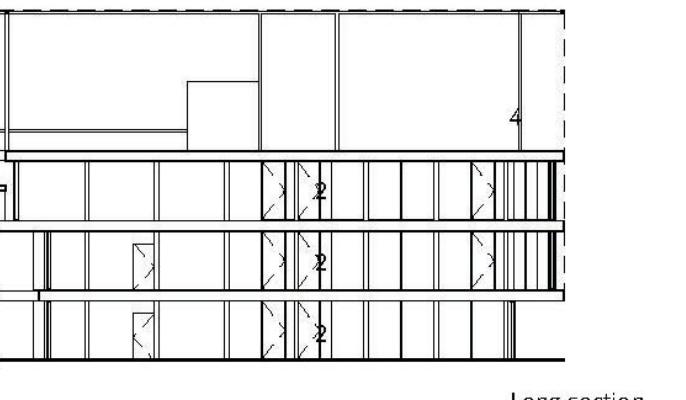
selgascano



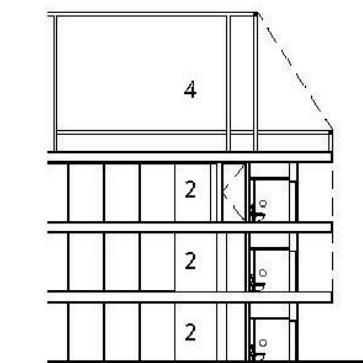
Building C1

- 1 Core
- 2 Working area
- 3 Plant area
- 4 Roof terrace

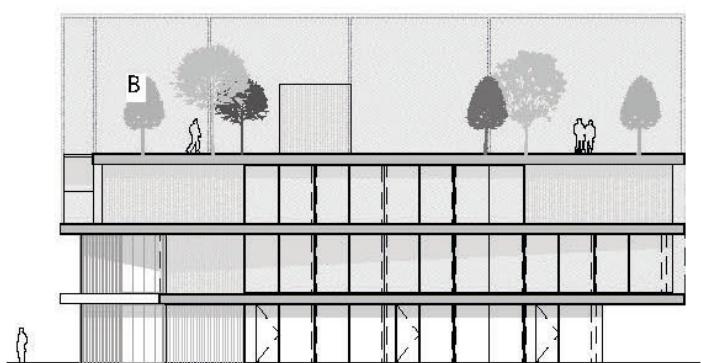
- A Glass
- B Expanded mesh
- C Polycarbonate



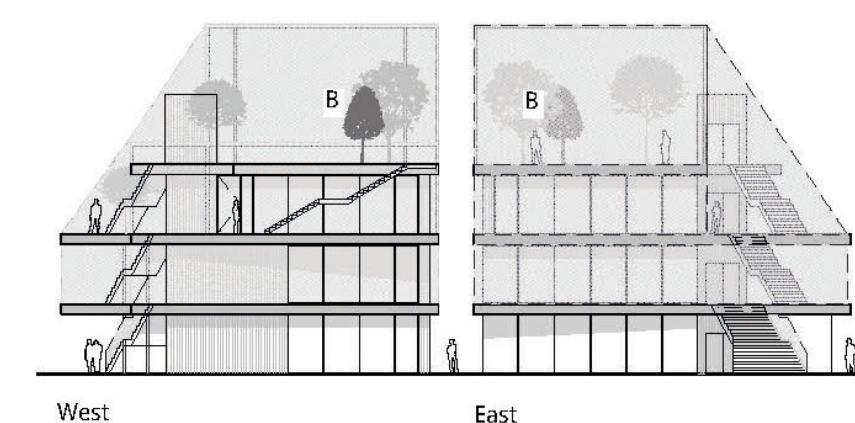
Long section



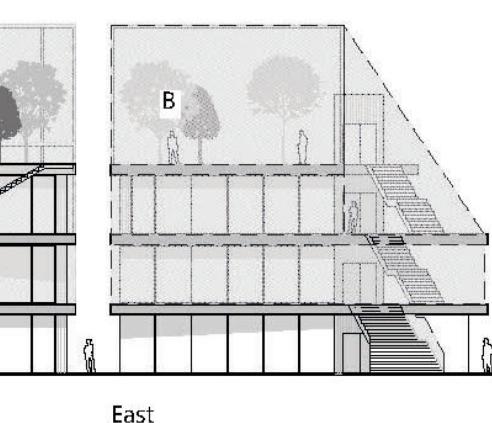
Cross section



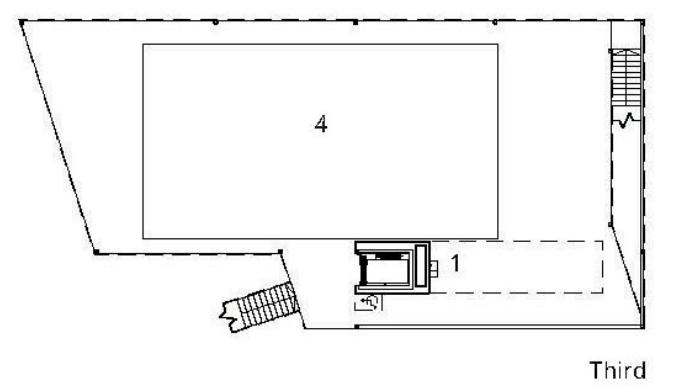
North



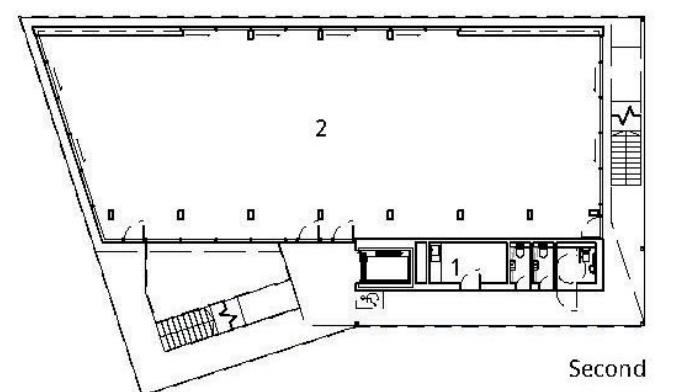
West



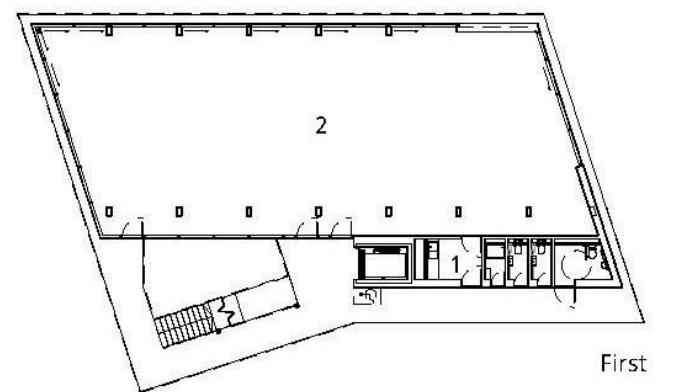
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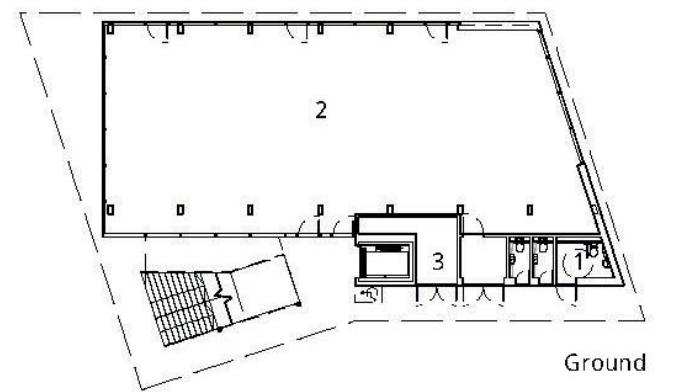
Third



Second



First



Ground

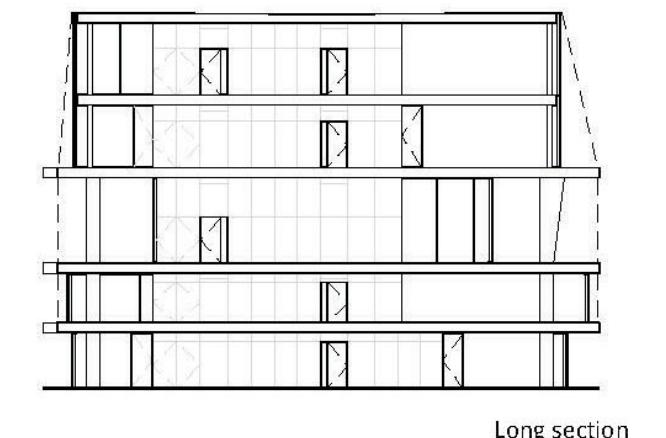


Building D1
Architecture 00

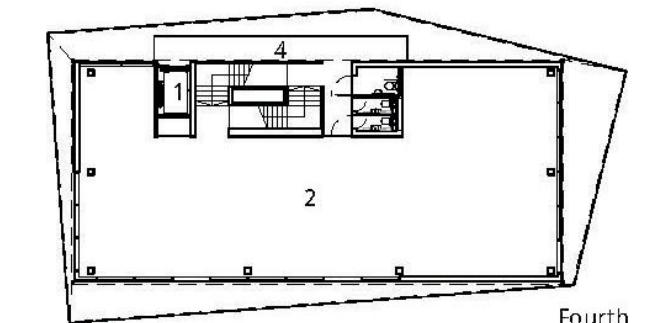
Building D1

- 1 Core
- 2 Working area
- 3 Plant area
- 4 External terrace

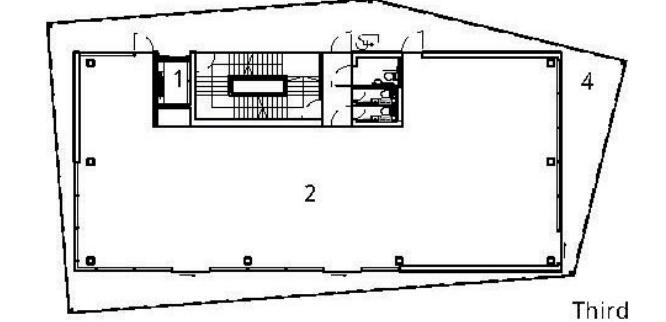
- A Glass
- B Expanded mesh
- C Polycarbonate



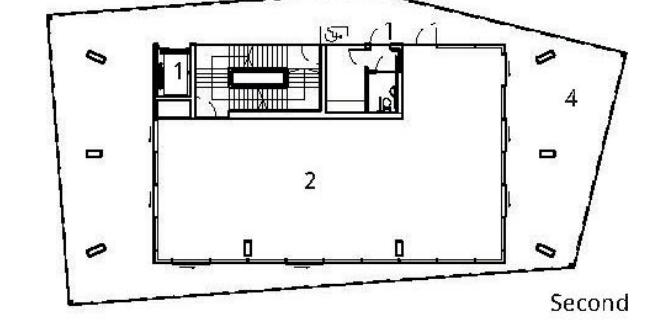
Long section



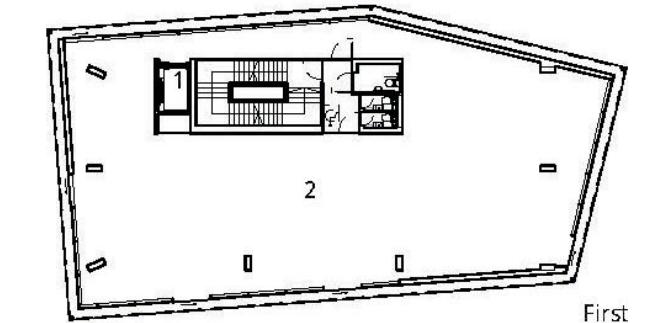
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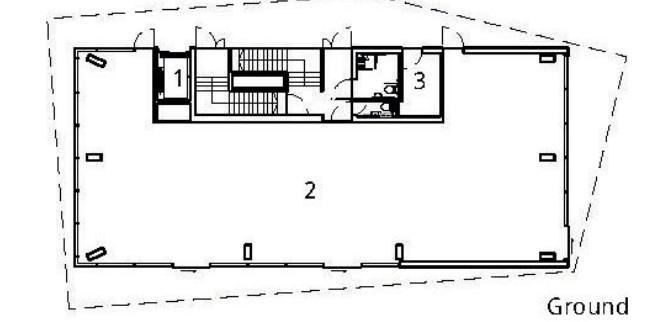
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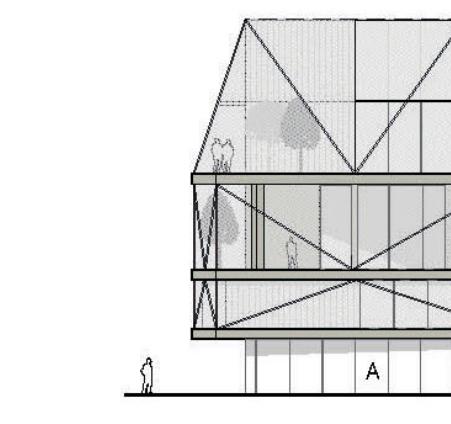
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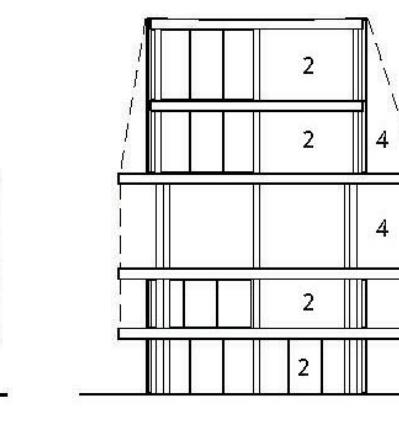
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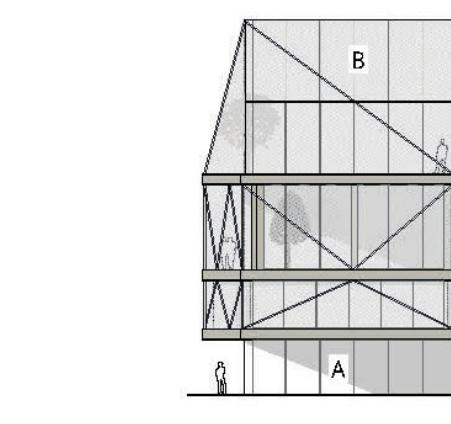
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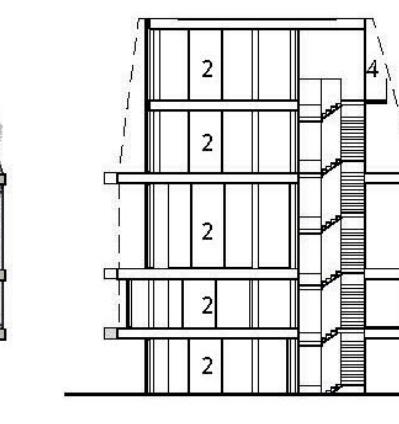
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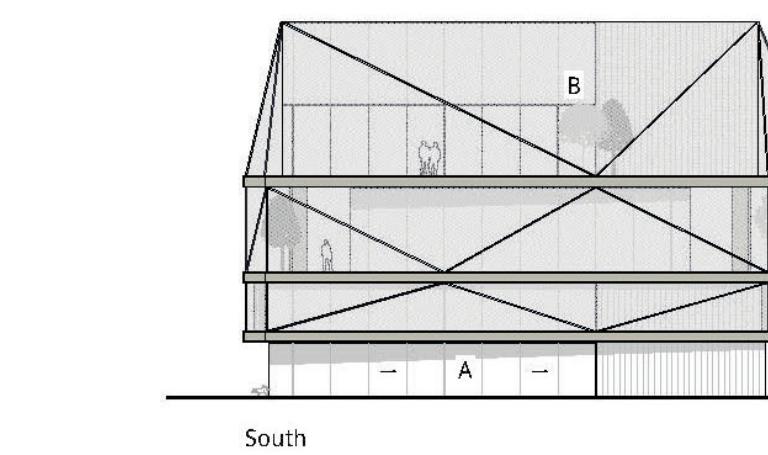
Cross section



West



Cross section



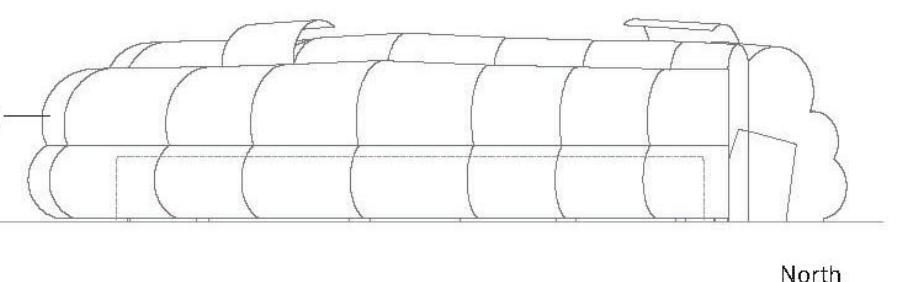
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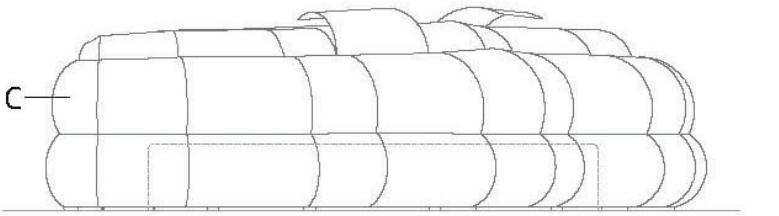
Building C4

- 1 Amenity
- 2 Market space
- 3 Seating area

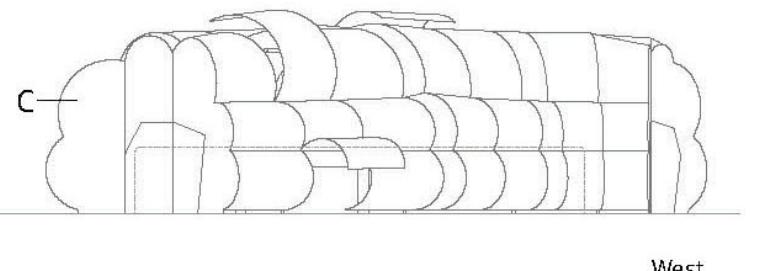
C White multi-wall
D Yellow concrete



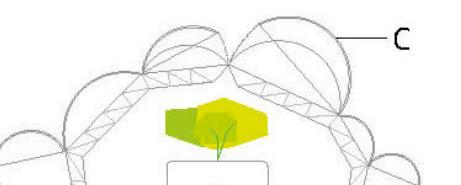
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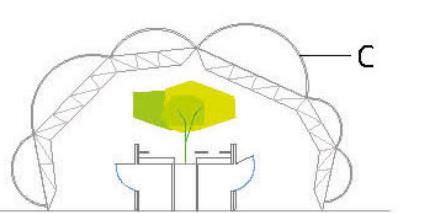
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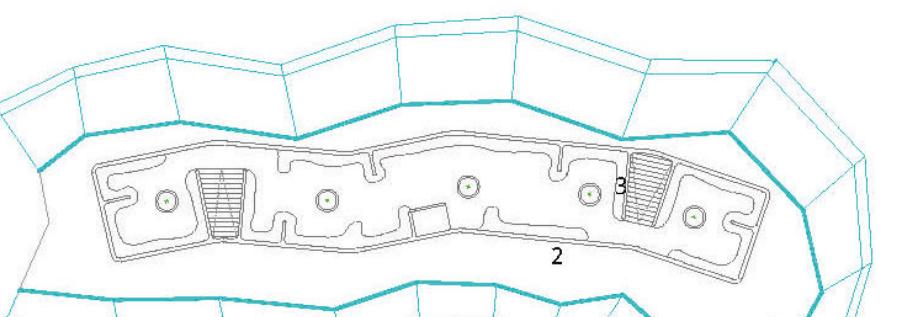
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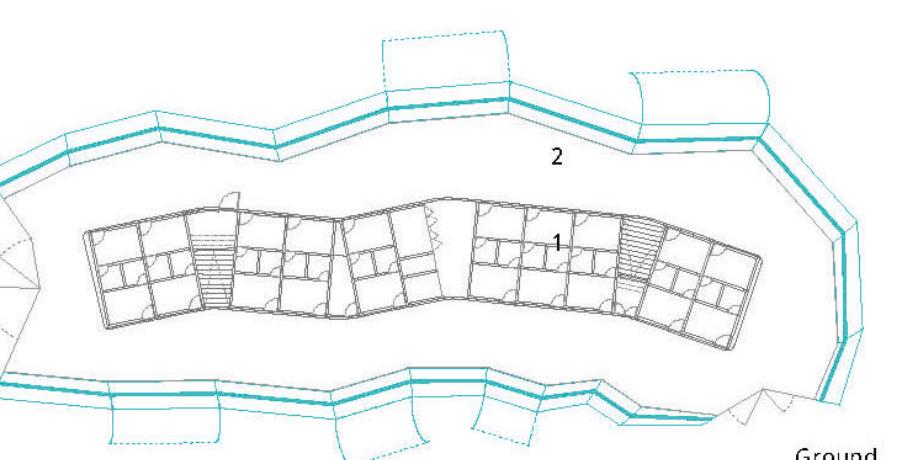
Cross section



Cross section



Upper



Ground

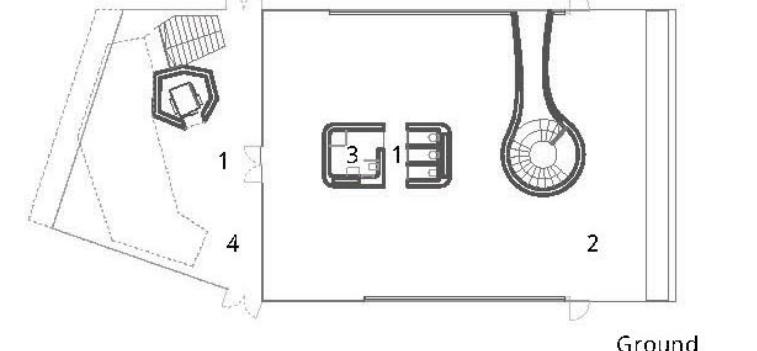
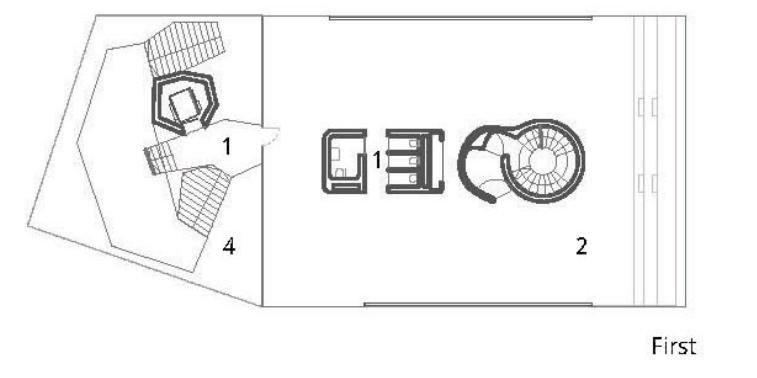
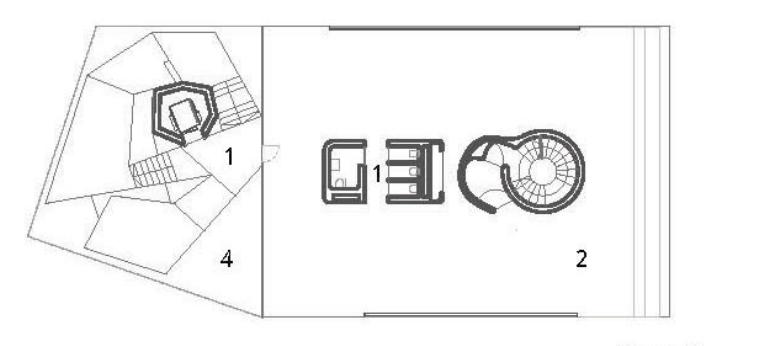
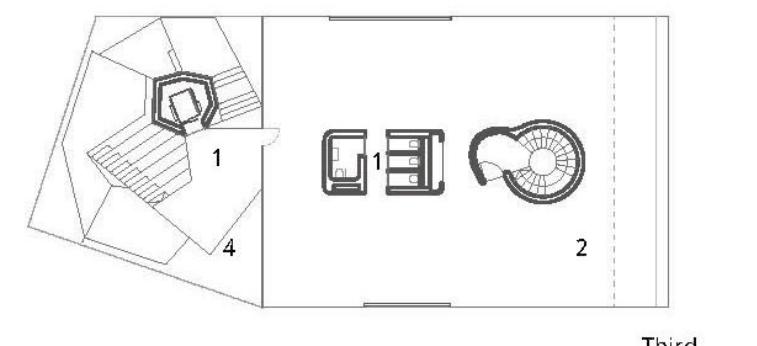
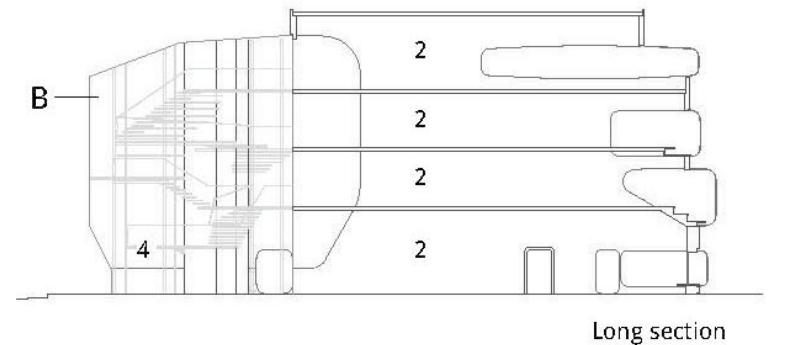
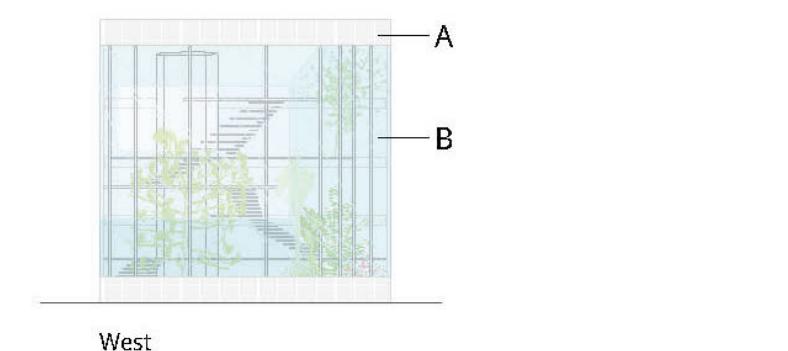
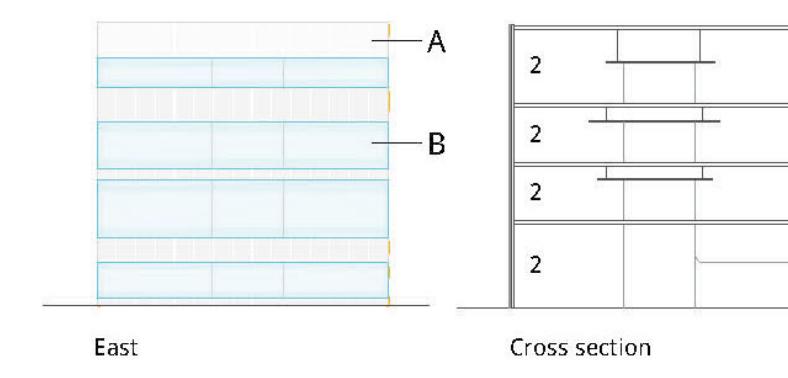
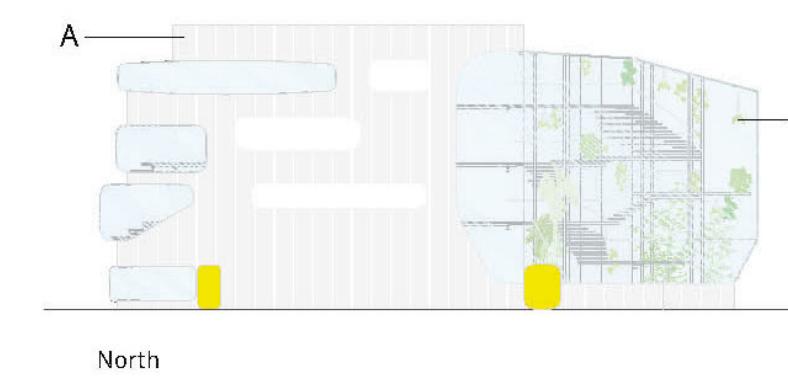


Building C4
Selgas Cano

Building B1

- 1 Core
- 2 Working area
- 3 Plant area
- 4 Conservatory

A Acrylic
B Polycarbonate panel



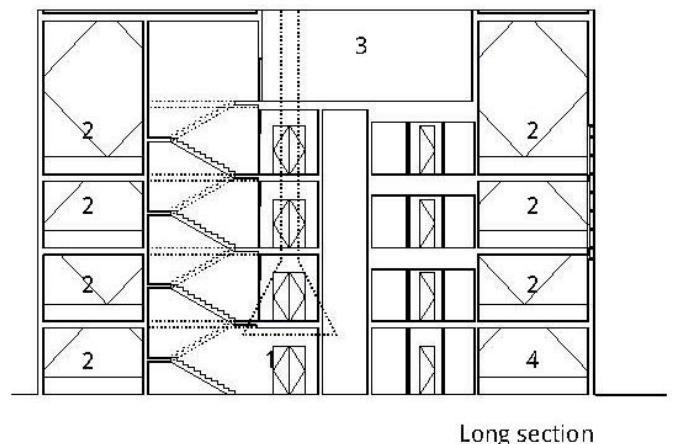


Building A2
6a

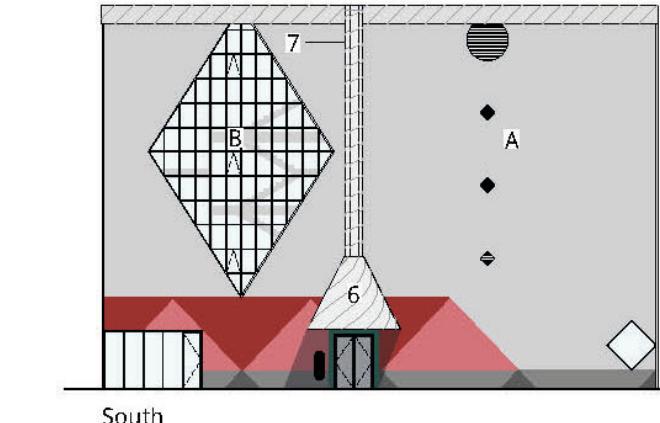
Building A2

- 1 Core
- 2 Working area
- 3 Plant area
- 4 Cafe/restaurant
- 5 Tall studio space
- 6 Entry canopy
- 7 Flue

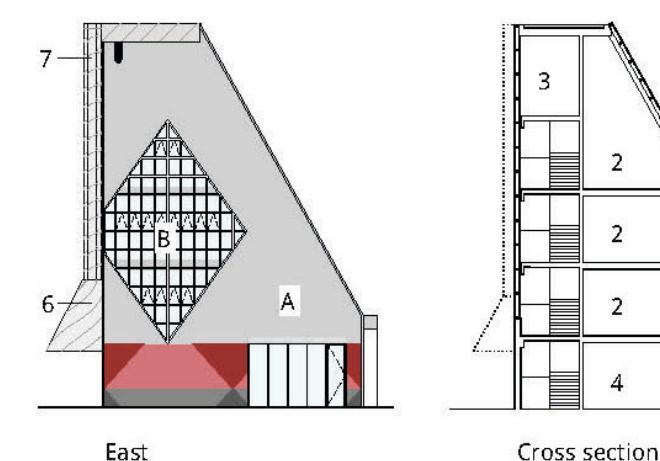
- A Corrugated metal
- B Clear glazing
- C Pink granite



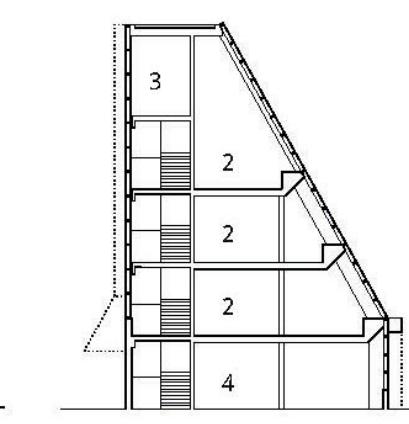
Long section



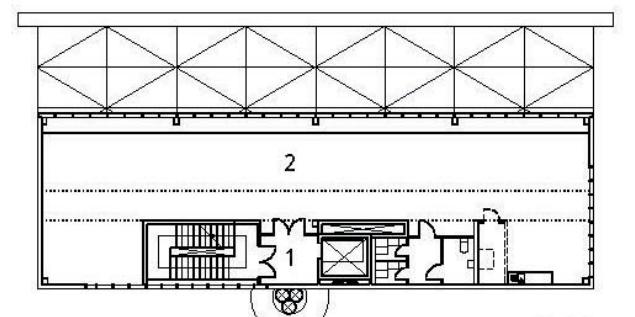
South



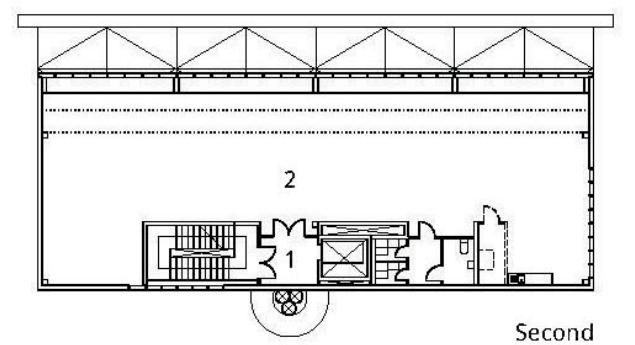
East



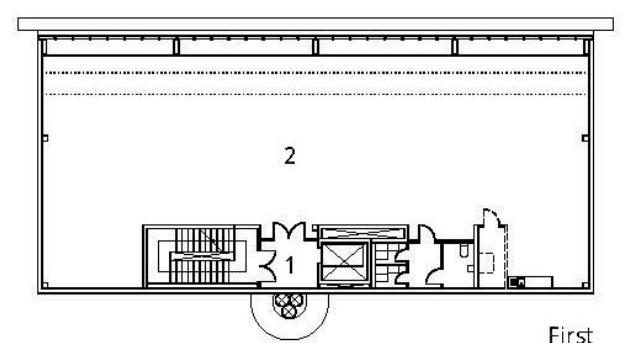
Cross section



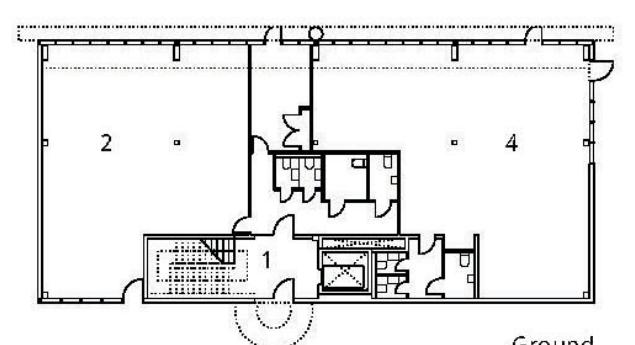
Third



Second



First



Ground



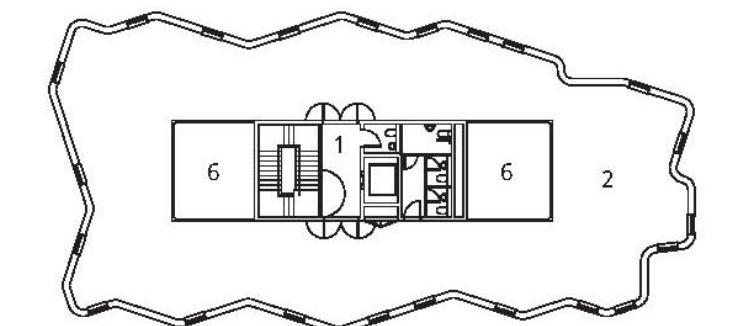
Building C3

- 1 Core
- 2 Working area
- 3 Plant area
- 4 Cafe/restaurant
- 5 Commercial/retail
- 6 Roof terrace
- 7 Refuse

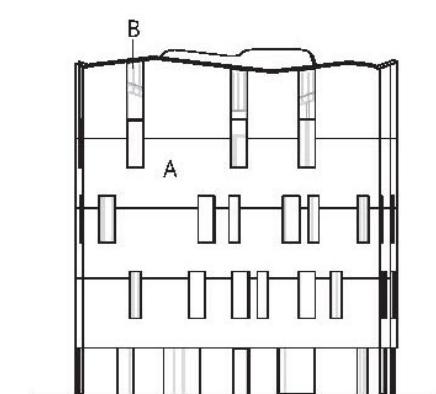
A White vertical battens
B Form-plywood beams



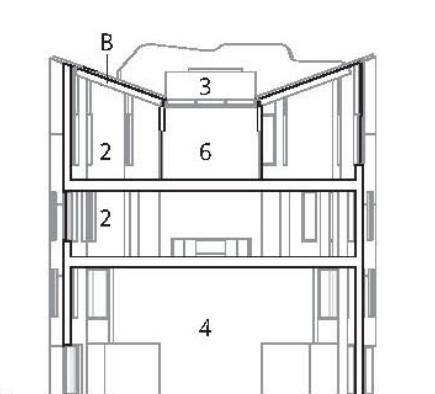
Long section



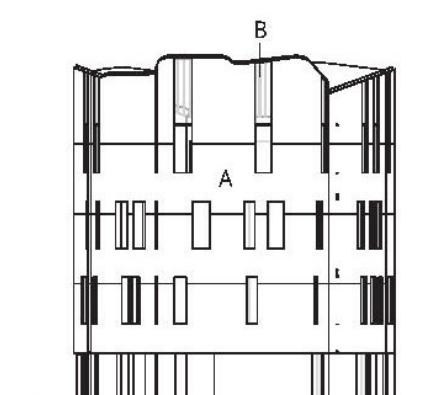
Third



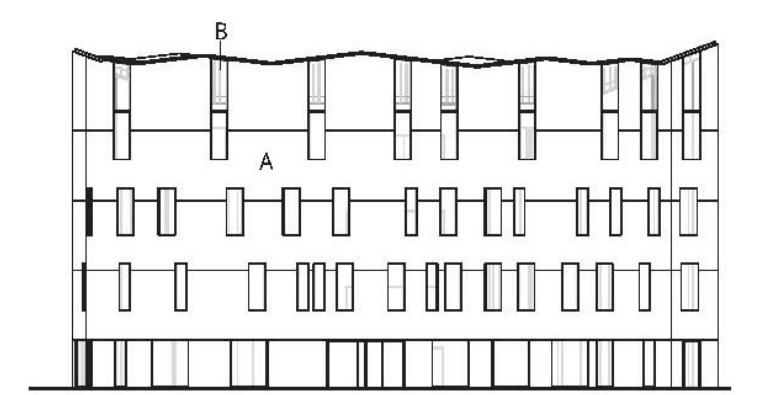
West



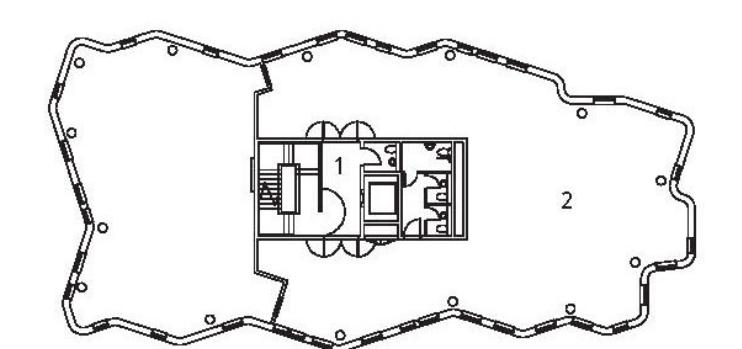
Cross section



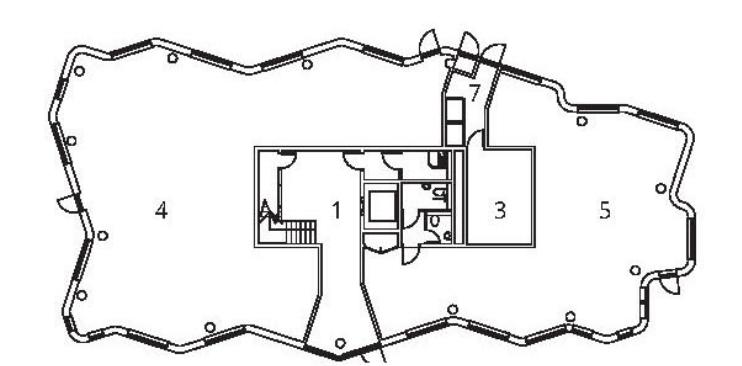
East



South



First



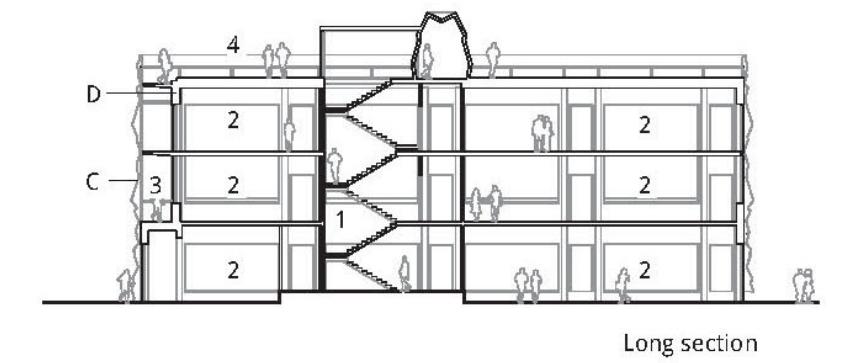
Ground



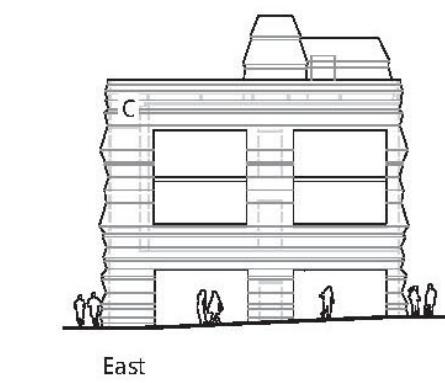
Building D3

- 1 Core
- 2 Working area
- 3 Plant area
- 4 External terrace

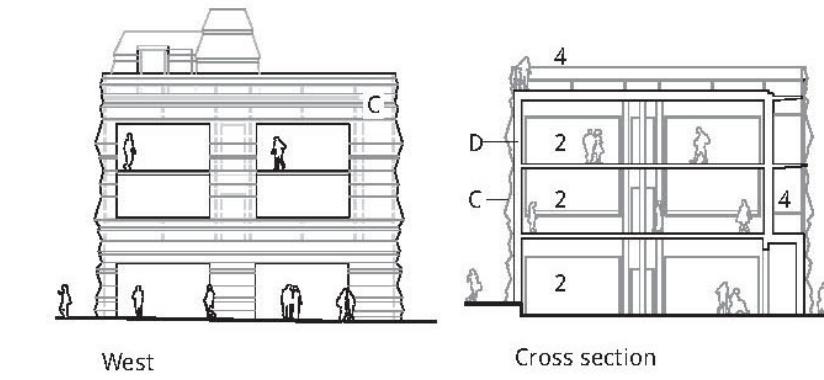
C White aluminium mesh
D Cement-based panels



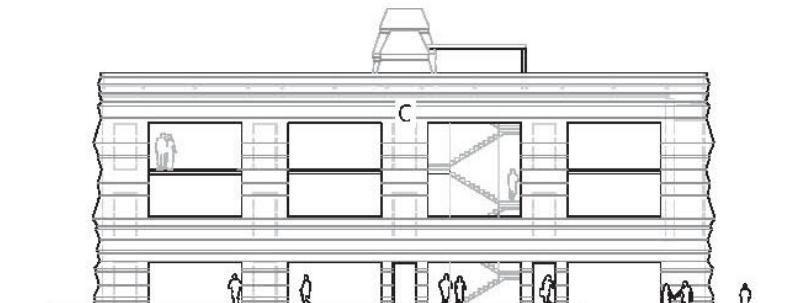
Long section



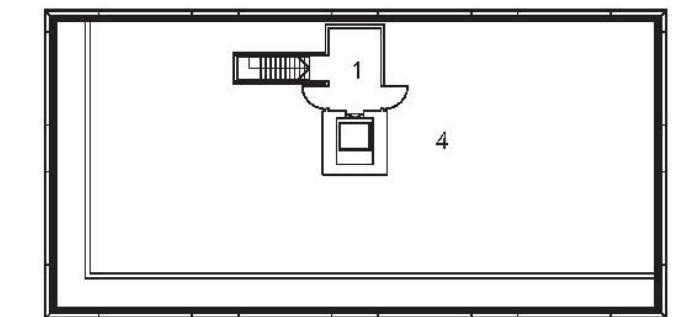
East



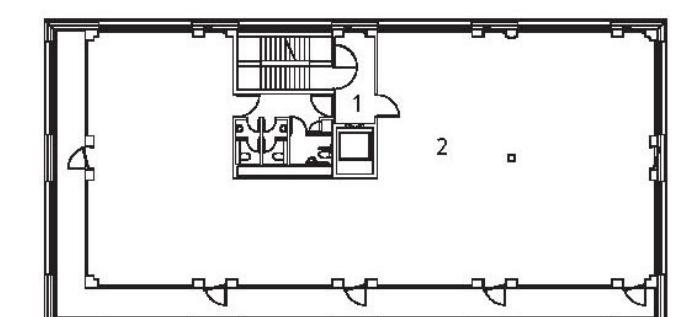
West Cross section



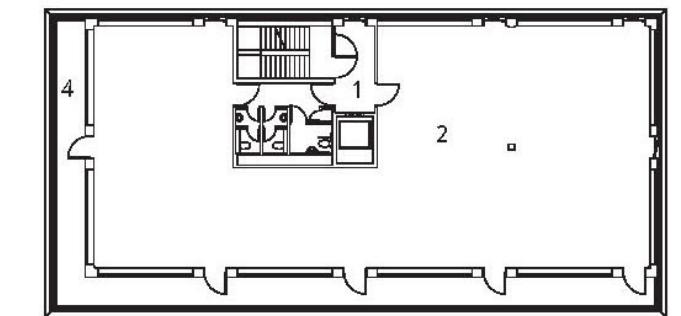
North



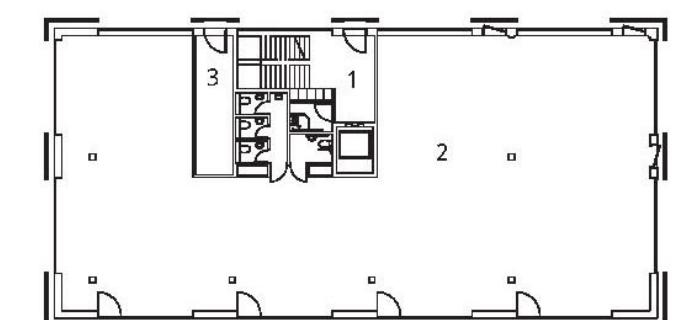
Third



Second



First



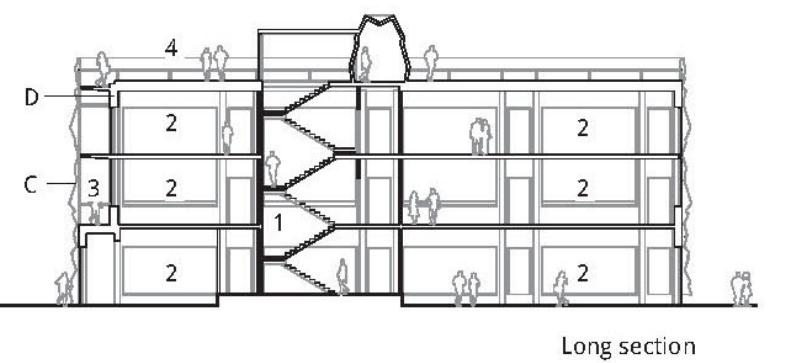
Ground



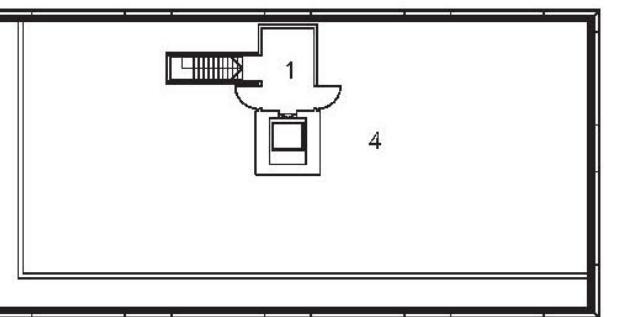
Building D3

- 1 Core
- 2 Working area
- 3 Plant area
- 4 External terrace

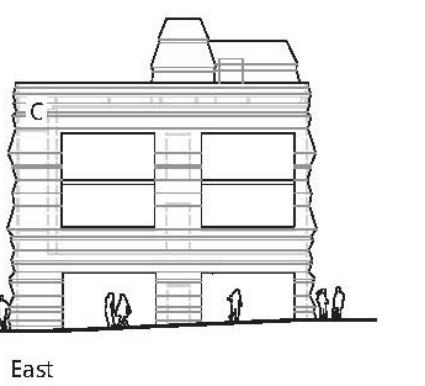
C White aluminium mesh
D Cement-based panels



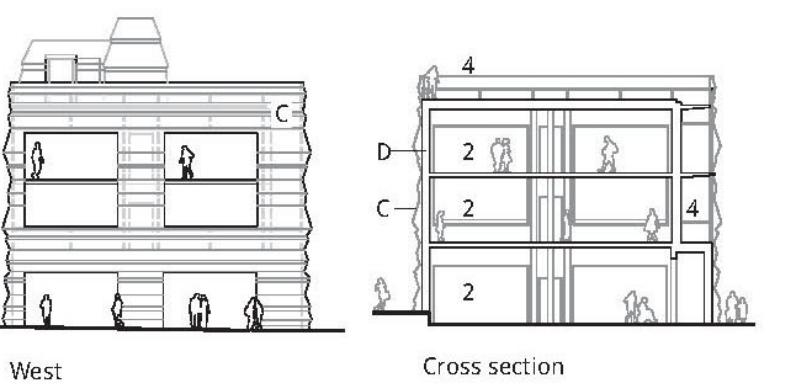
Long section



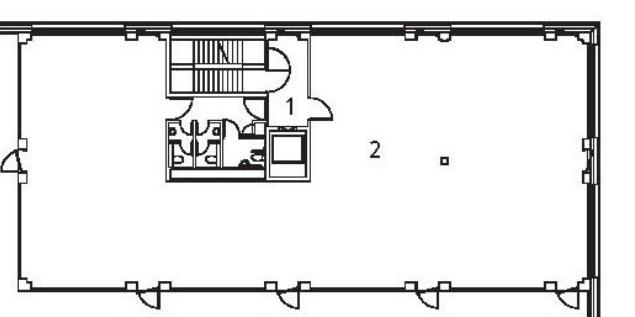
Third



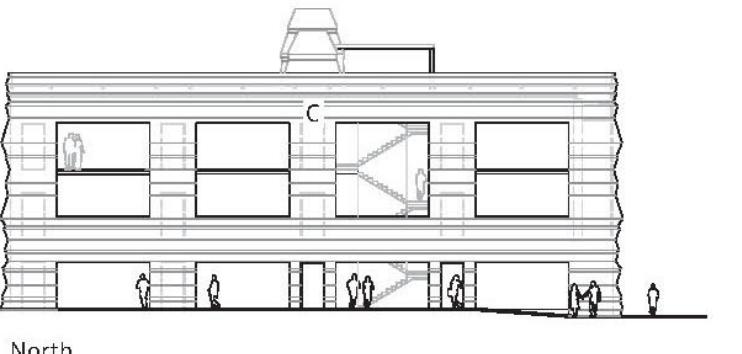
East



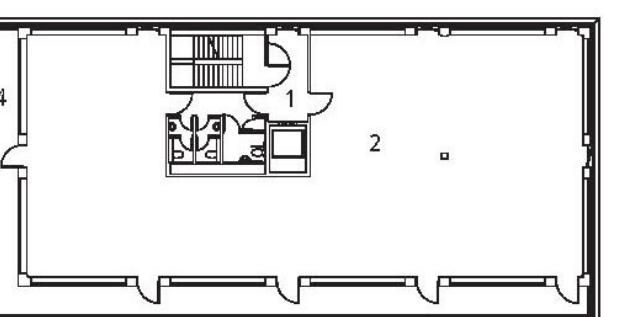
Cross section



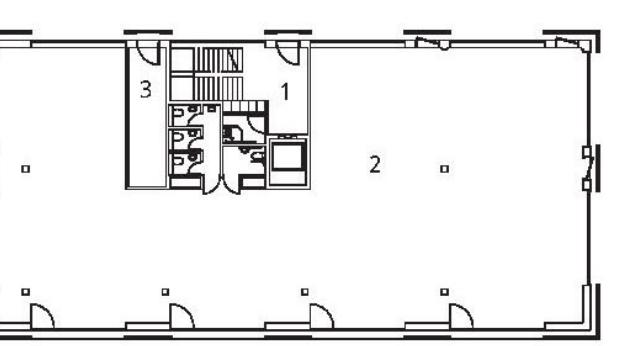
Second



North



First



Ground



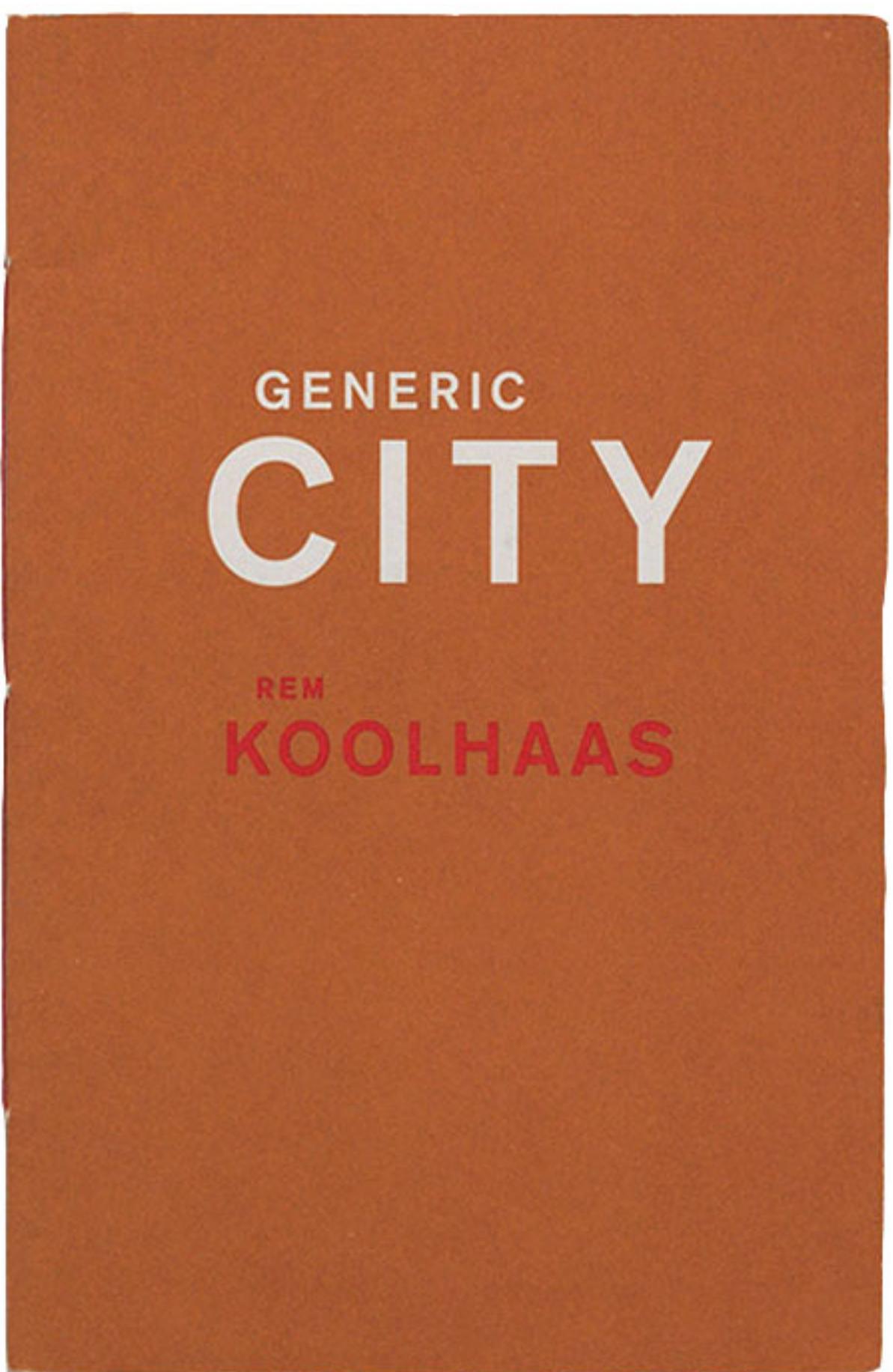
INN

Physical and Economic Scale

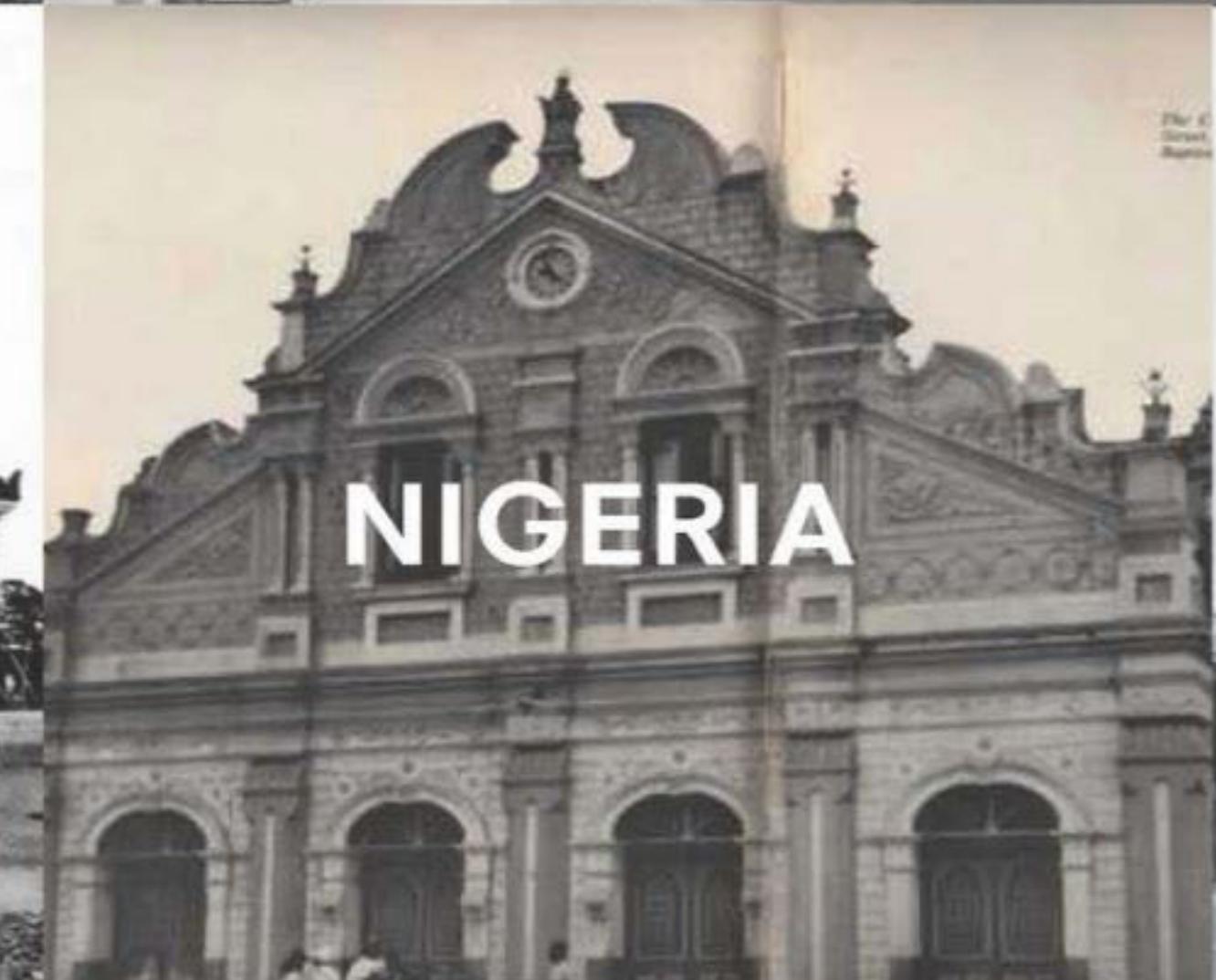
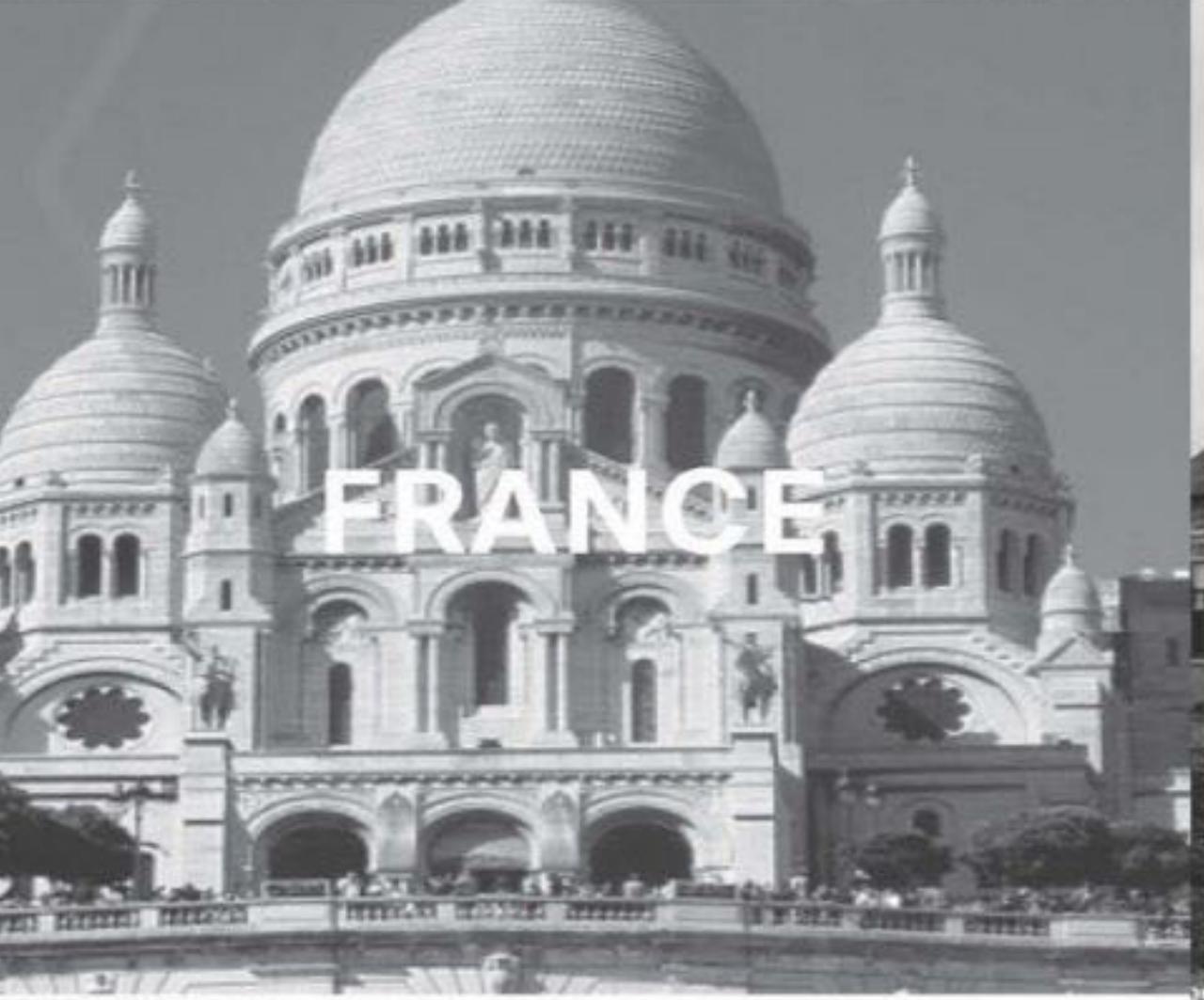
Encouraging Innovative Thinking

Designing in Moments, Surprises and Change





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GERMANY



CHINA



SWITZERLAND



ITALY



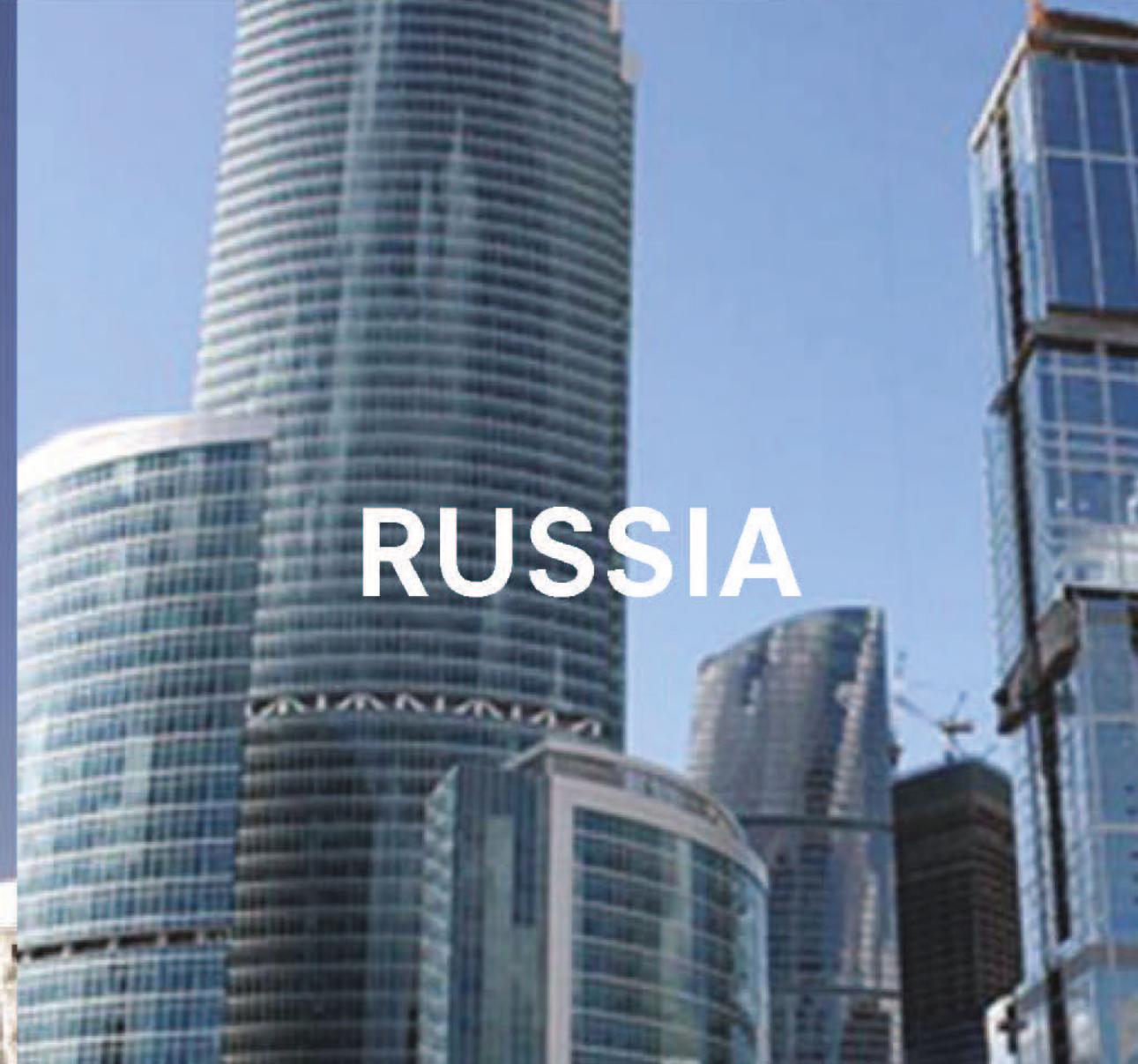
FRANCE



NETHERLANDS



SAUDI ARABIA



RUSSIA



INDONESIA



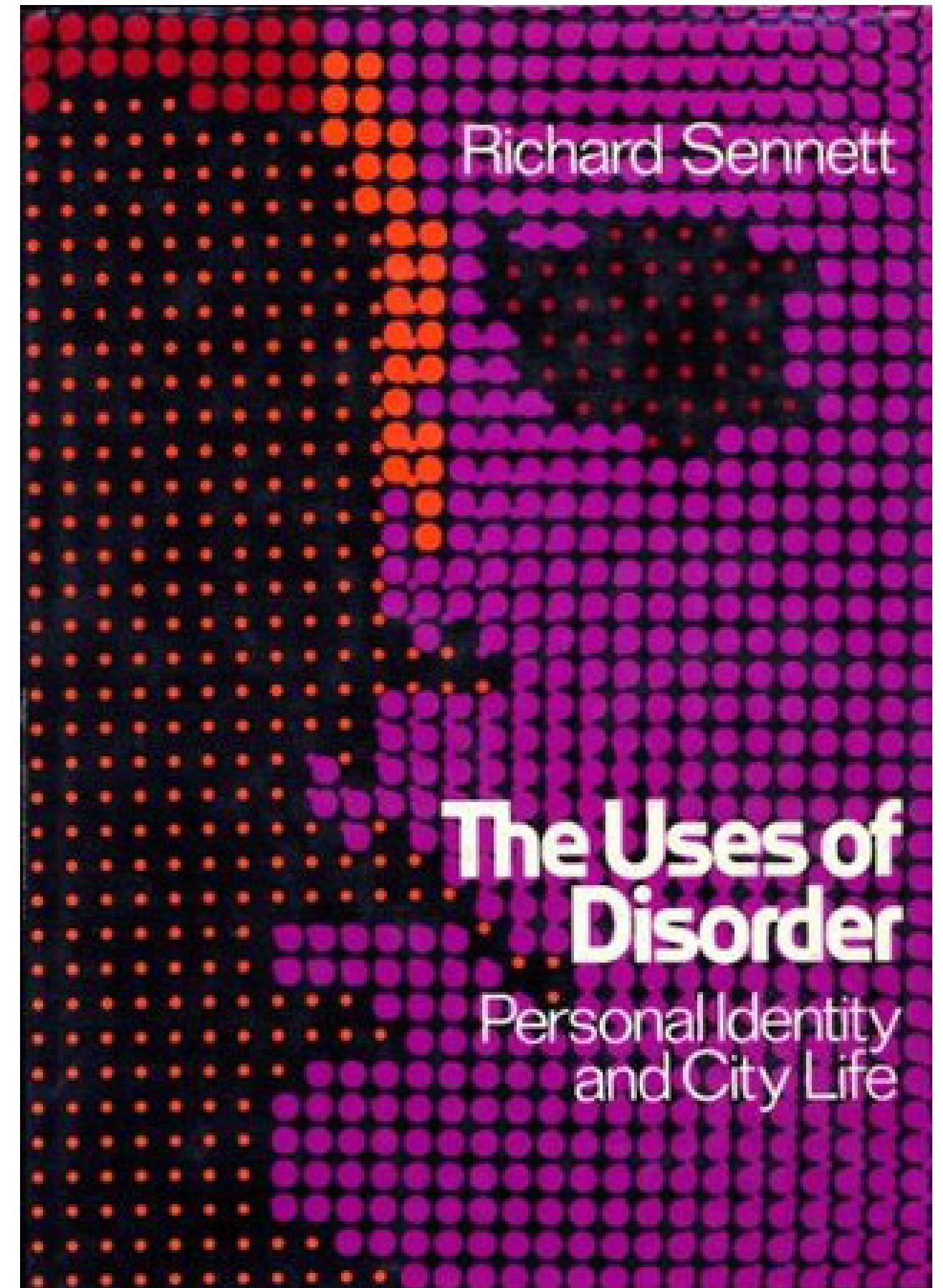
JAPAN



NIGERIA



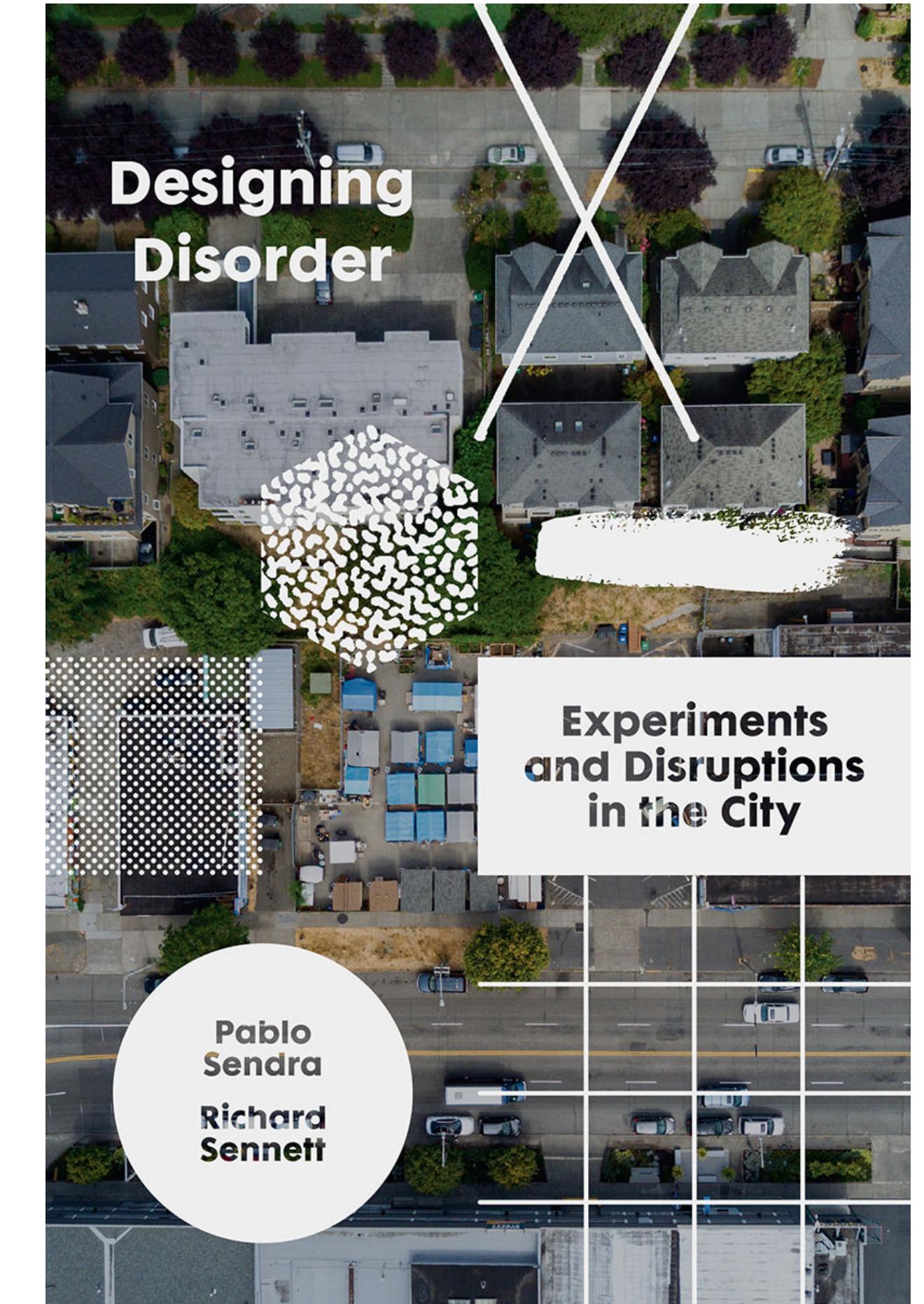
UNITED KINGDOM



Meatspace Press

HOW TO RUN A CITY LIKE AMAZON AND OTHER FABLES

Edited by Mark Graham, Rob Kitchin,
Shannon Mattern and Joe Shaw



IINN

LONDON IS A CITY TO GET LOST IN

Cities need a shift in telos, from honed factories of production to playgrounds for social interaction.

The wisdom of the crowd is in the freedom of the individual.

In an age routinely denounced as selfishly individualistic we are increasingly dictated to and controlled. Media, manufacturing, global financial markets and regulation are rapidly homogenising and regularising our cities. Distinction comes from acts of defiance.

Prescriptive design obviates the joy of the accidental, of the unusual. If we return to the concept of the city as maze, in which to be enjoyably lost, it will become again a site of discovery and learning. The medieval embrace of the organic, the irregular, the willful which founded London can maintain its distinctive pulse today.

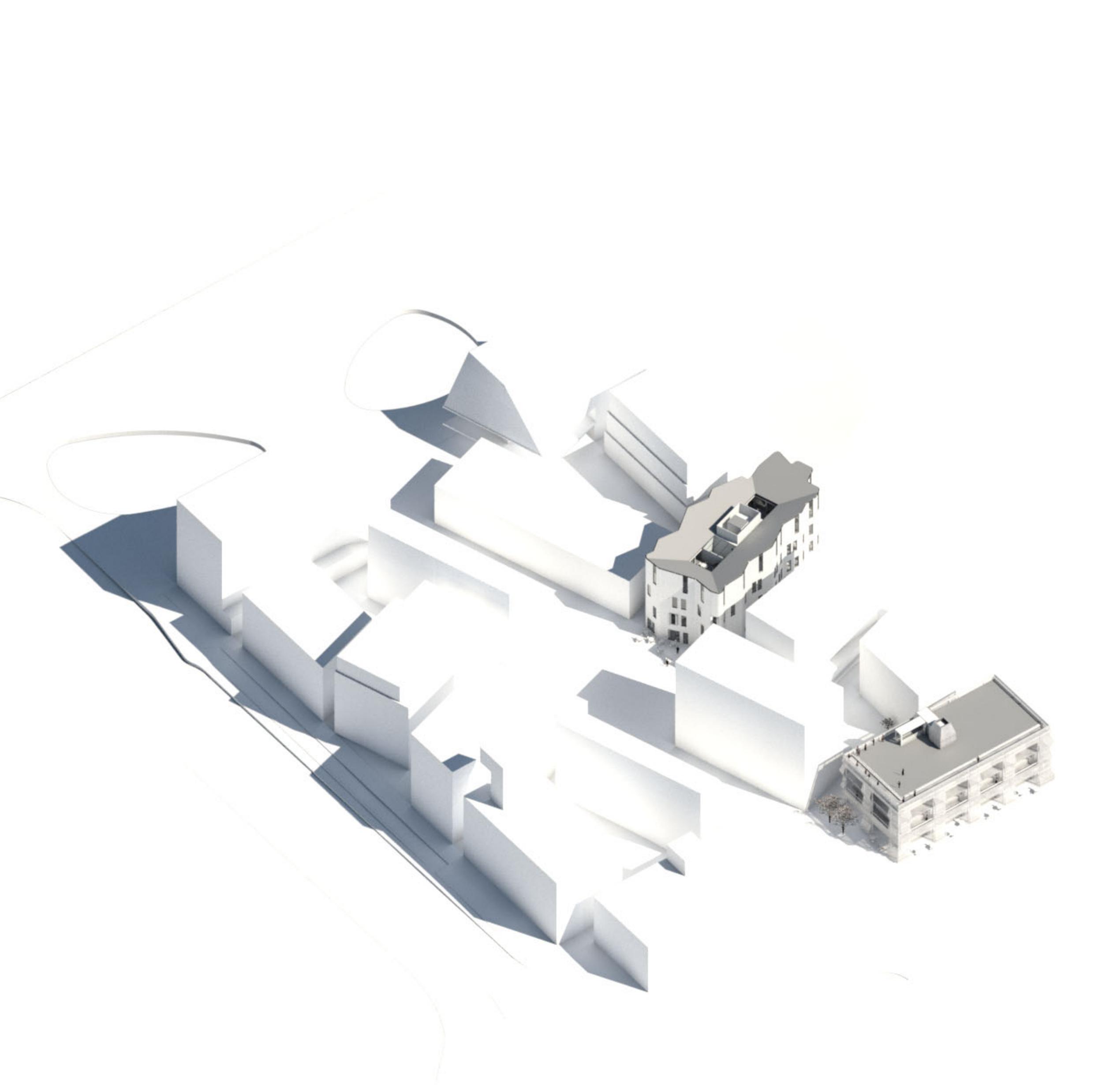
The city should proffer the ideals of an equitable, inclusive society with all its inherent eclecticism. The choice to belong or to reject, to fit in or to stand out, to be part of or to be alone.

"Lost is a lovely place to find yourself."
Michael Faudet, *Dirty Pretty Things*

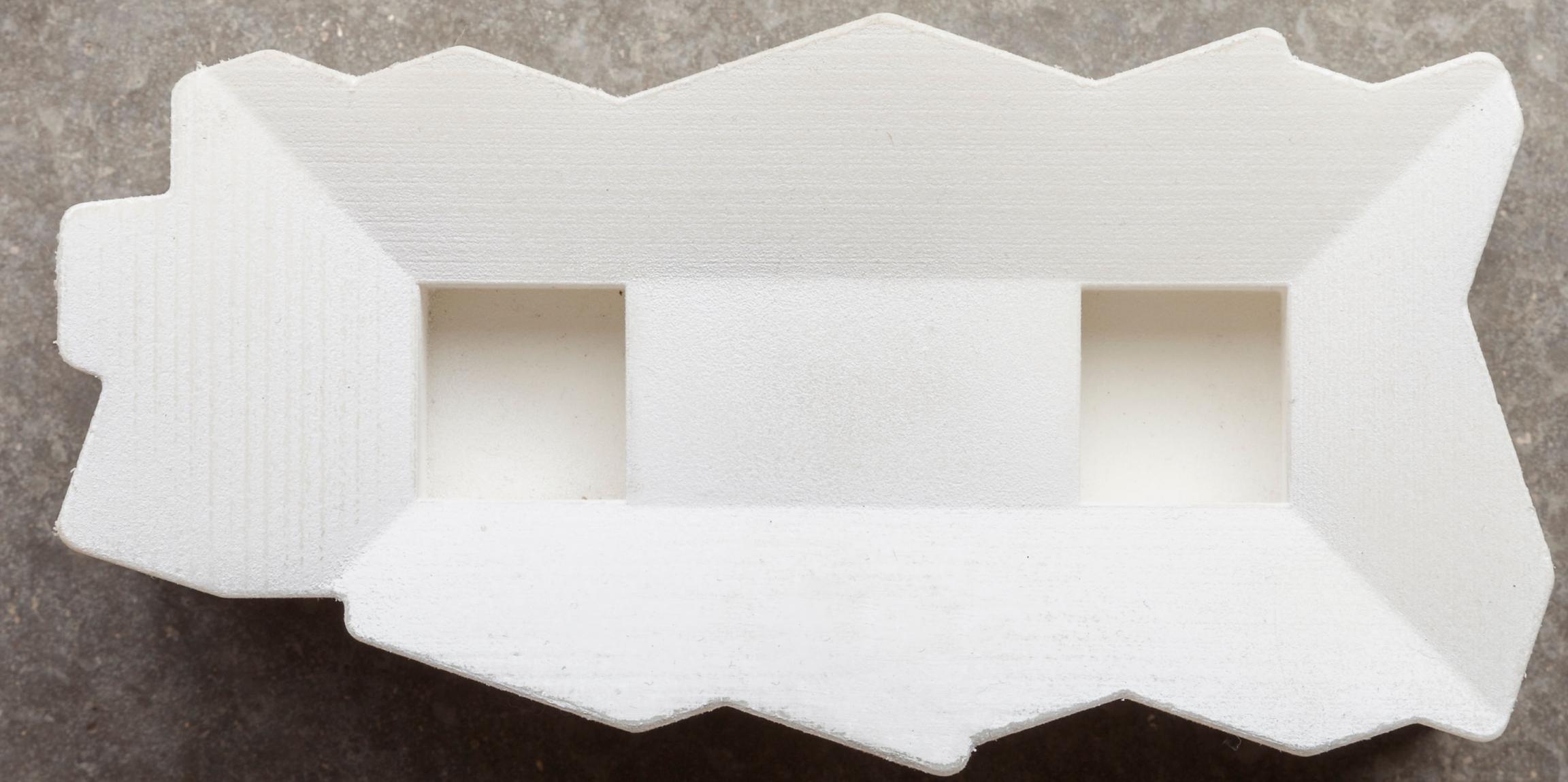
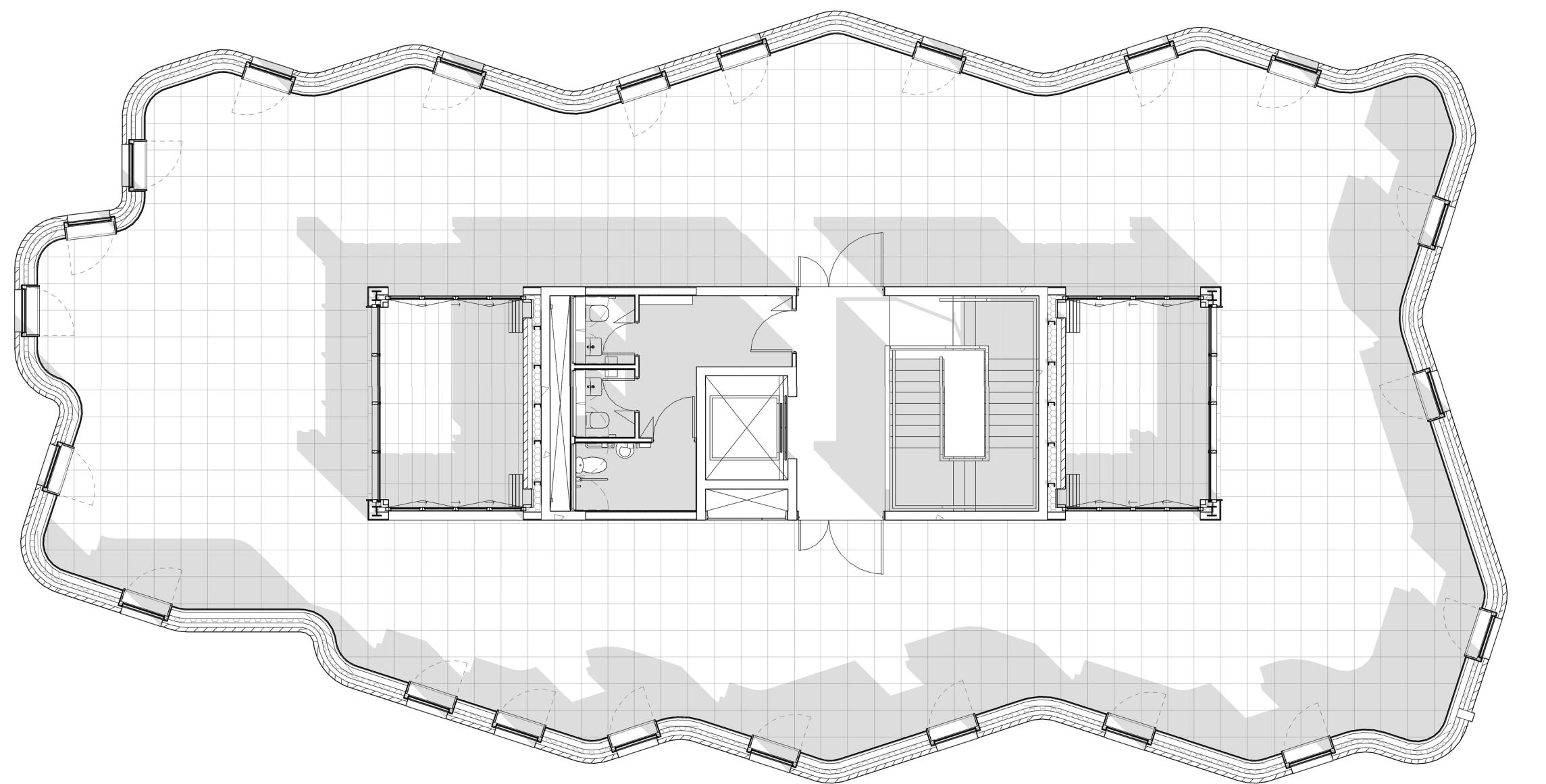
IN
NN



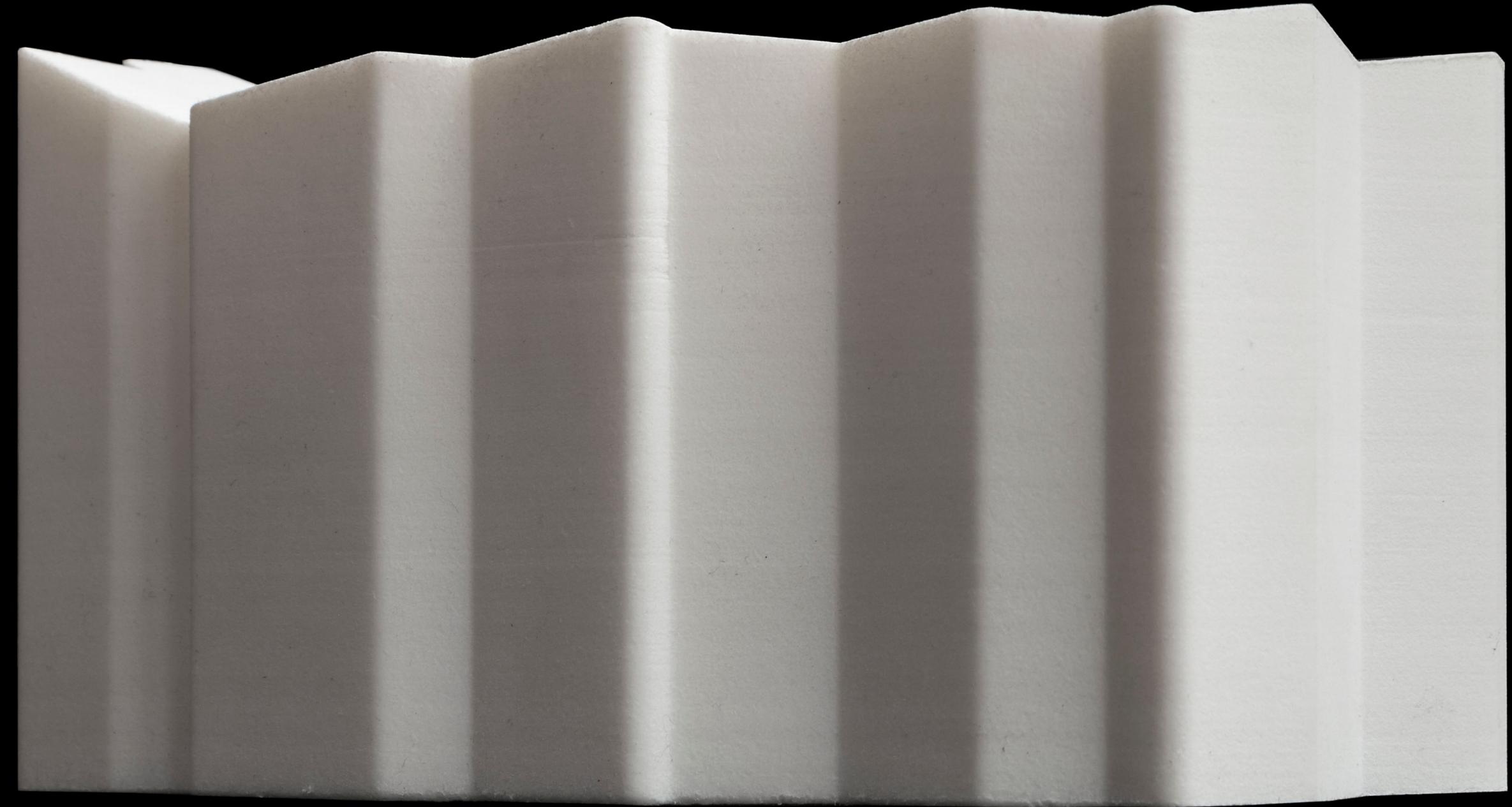




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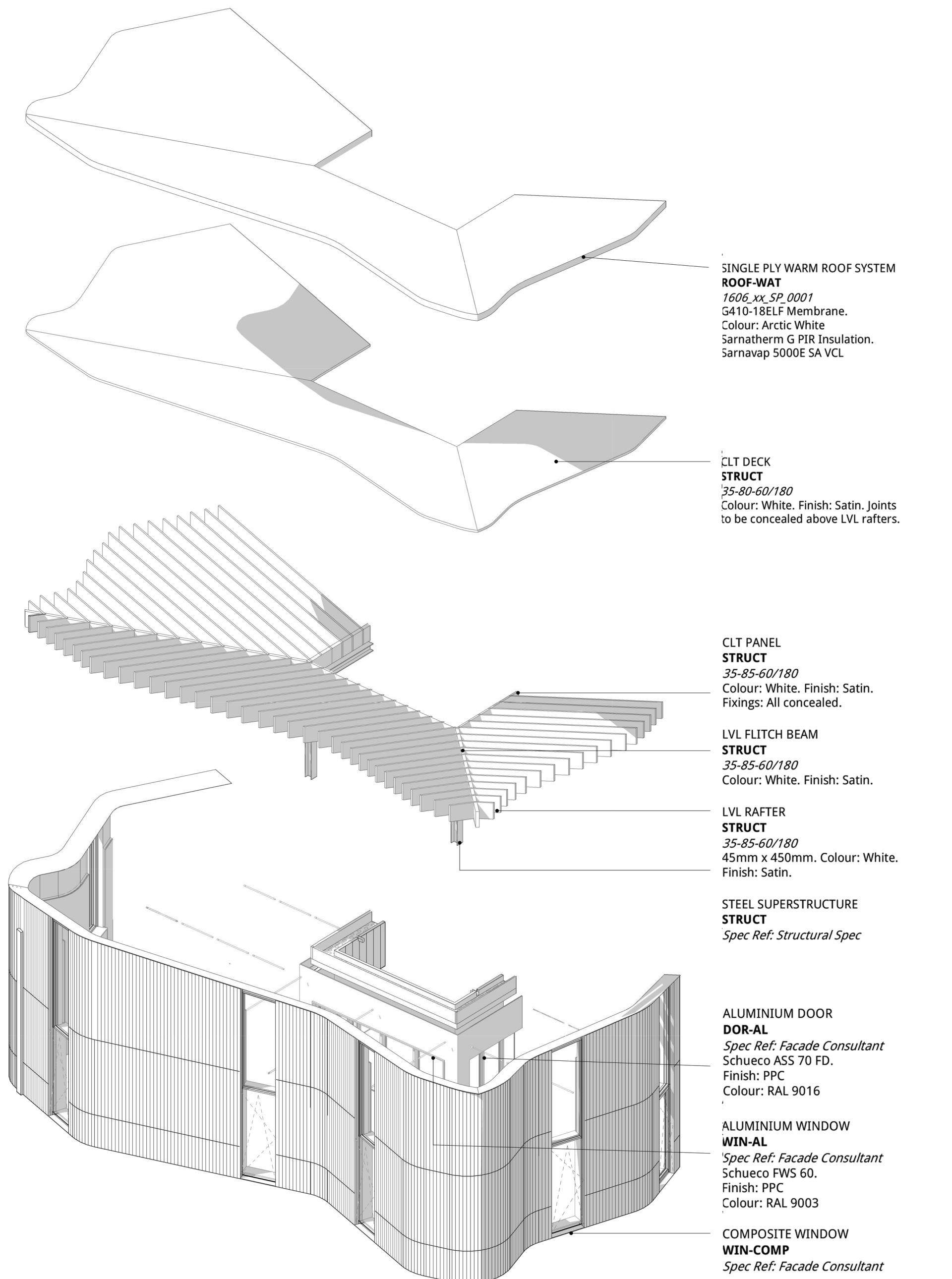


IN
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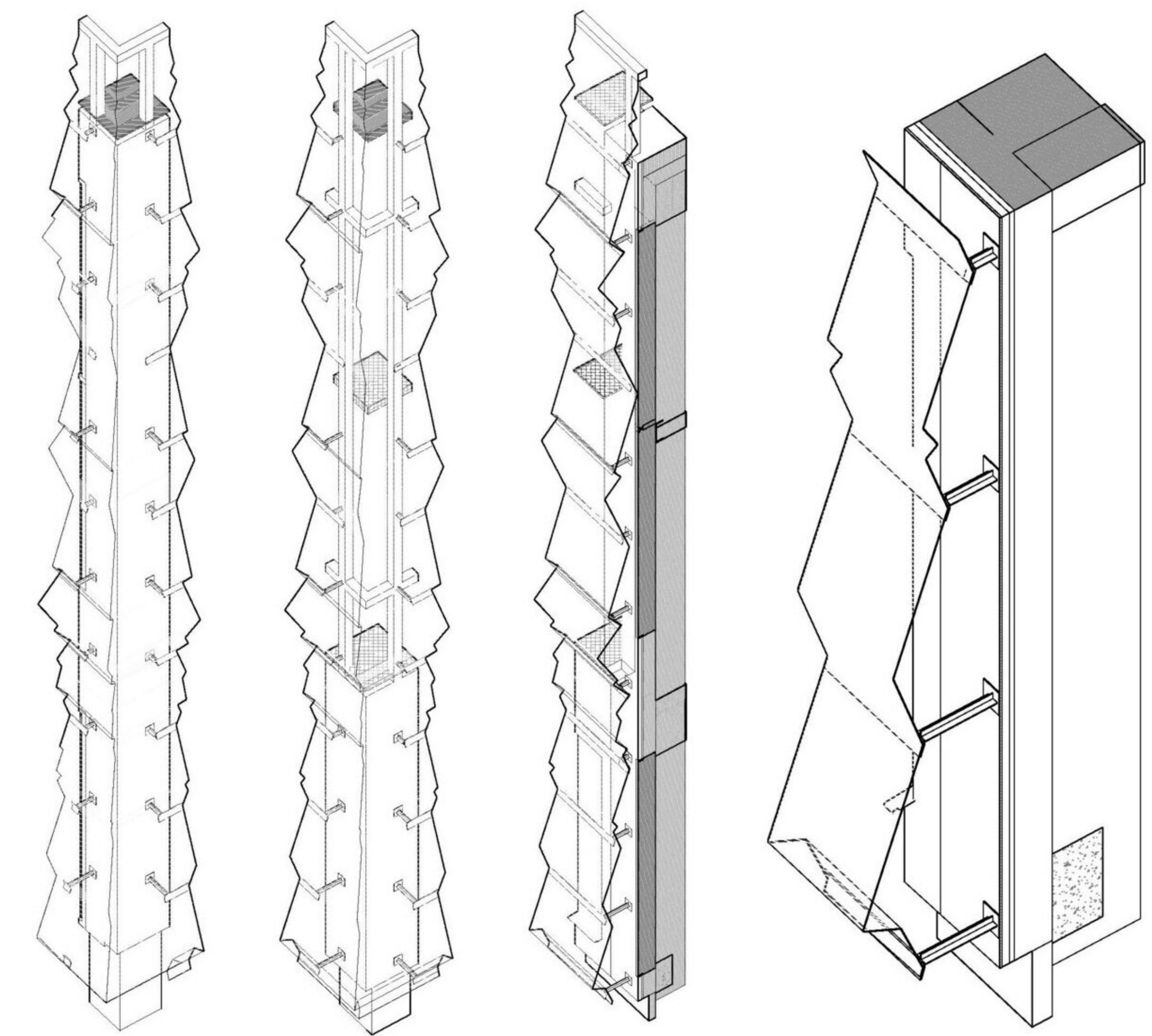




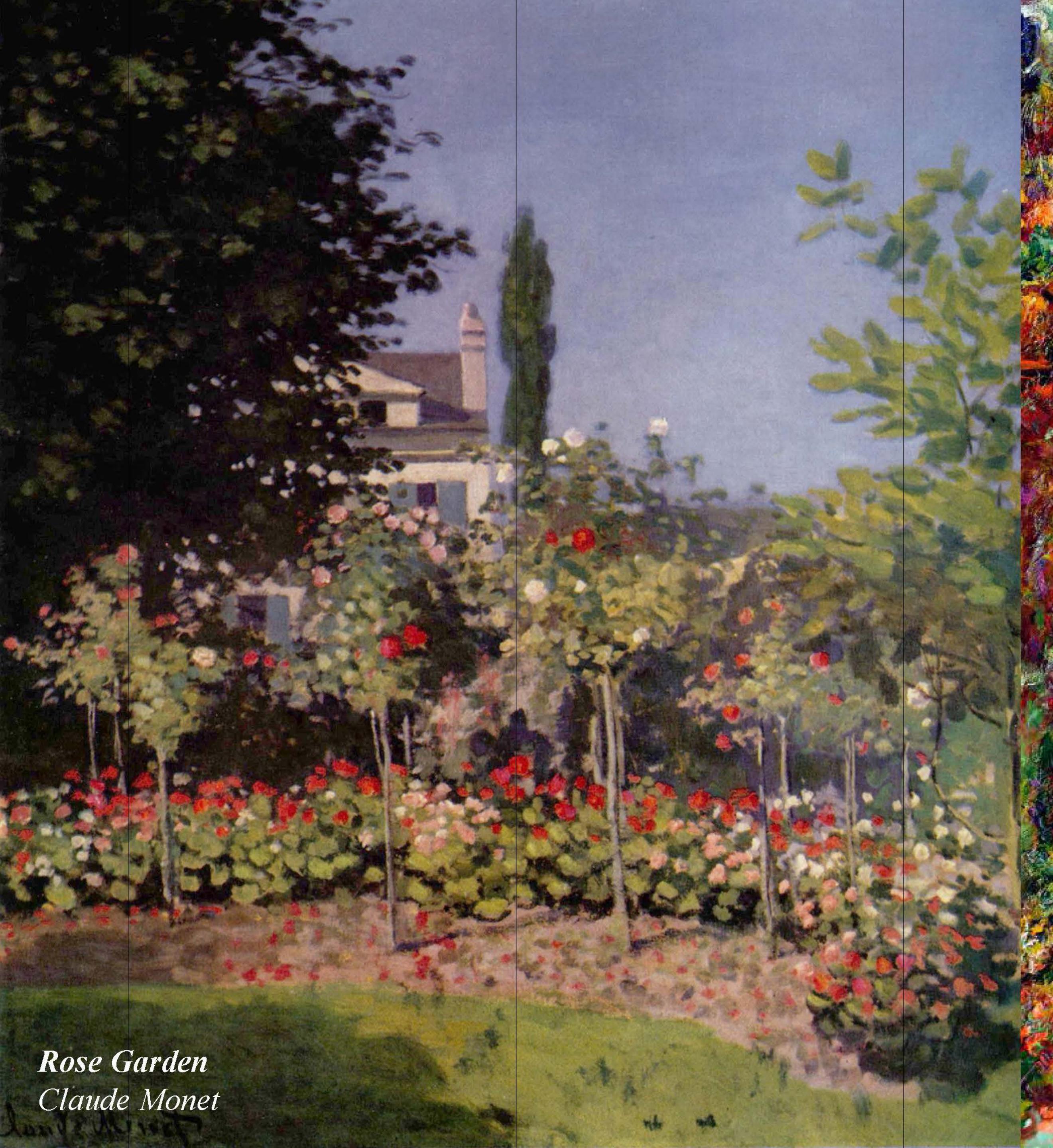
NN



NN



IN
NN



Rose Garden
Claude Monet



I N
N N

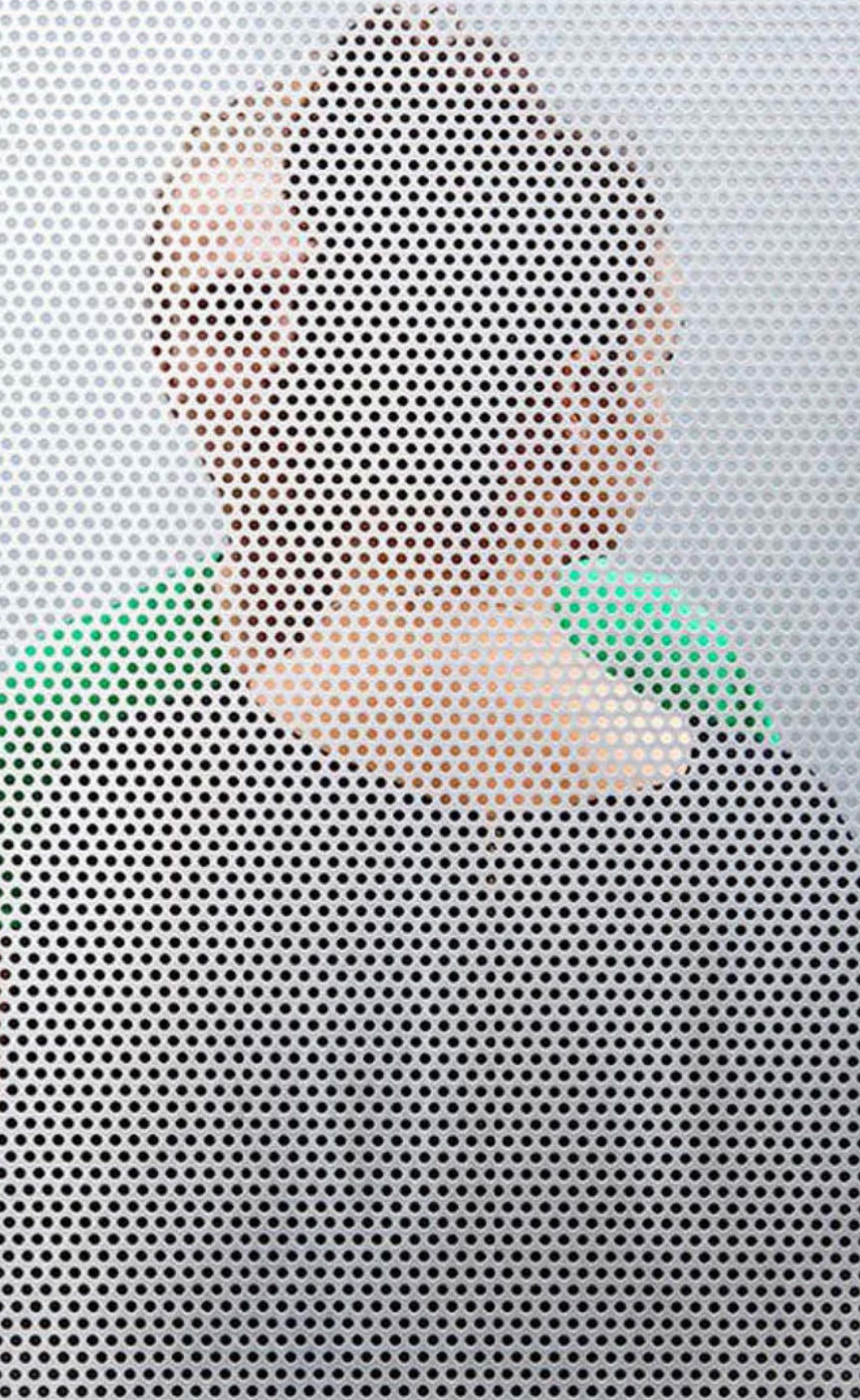


Morph
Aardman Animations



IN
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Perforated Metal Skin Testing
Assemblage/Dutch Invertuals



LIN
NN

*GRC Panel Testing
Assemblage*



IINN



Couldrey House by HNNA

HN
NA



Photography by Rory Gardiner ©PeterBesley

IN
NN



Couldrey House by HNNA



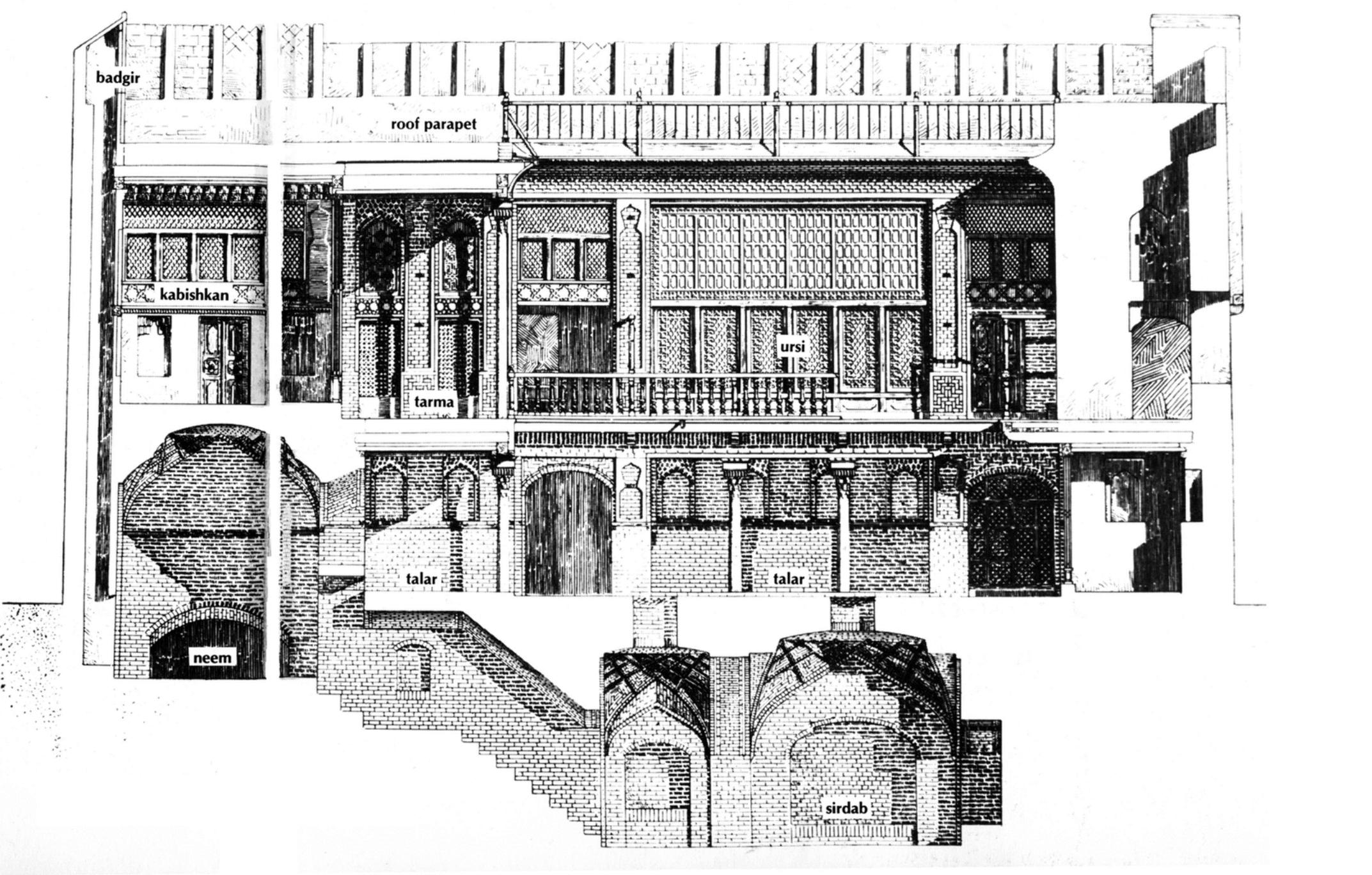
Photography by Rory Gardiner ©Peter Besley

HN
NN

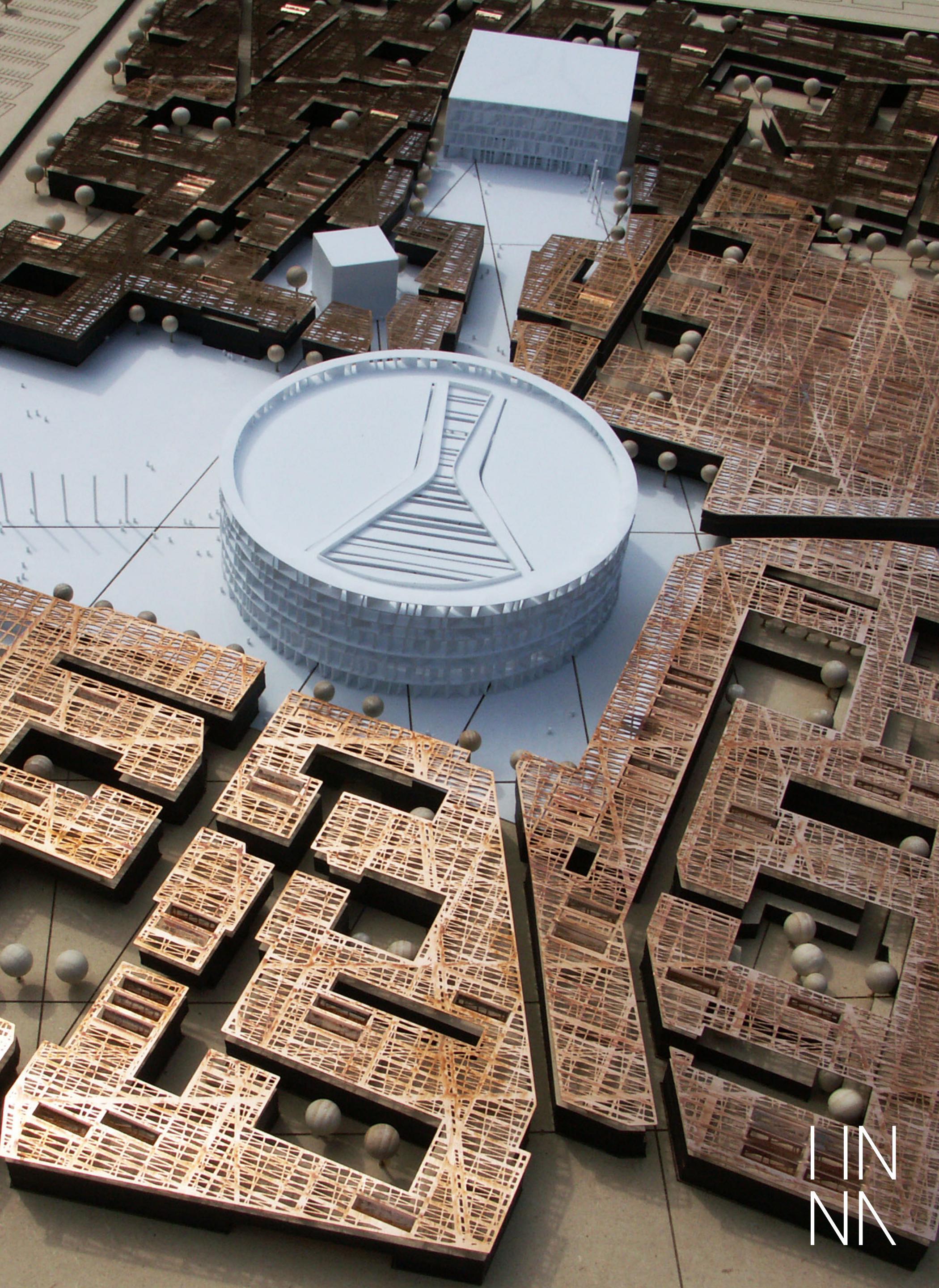


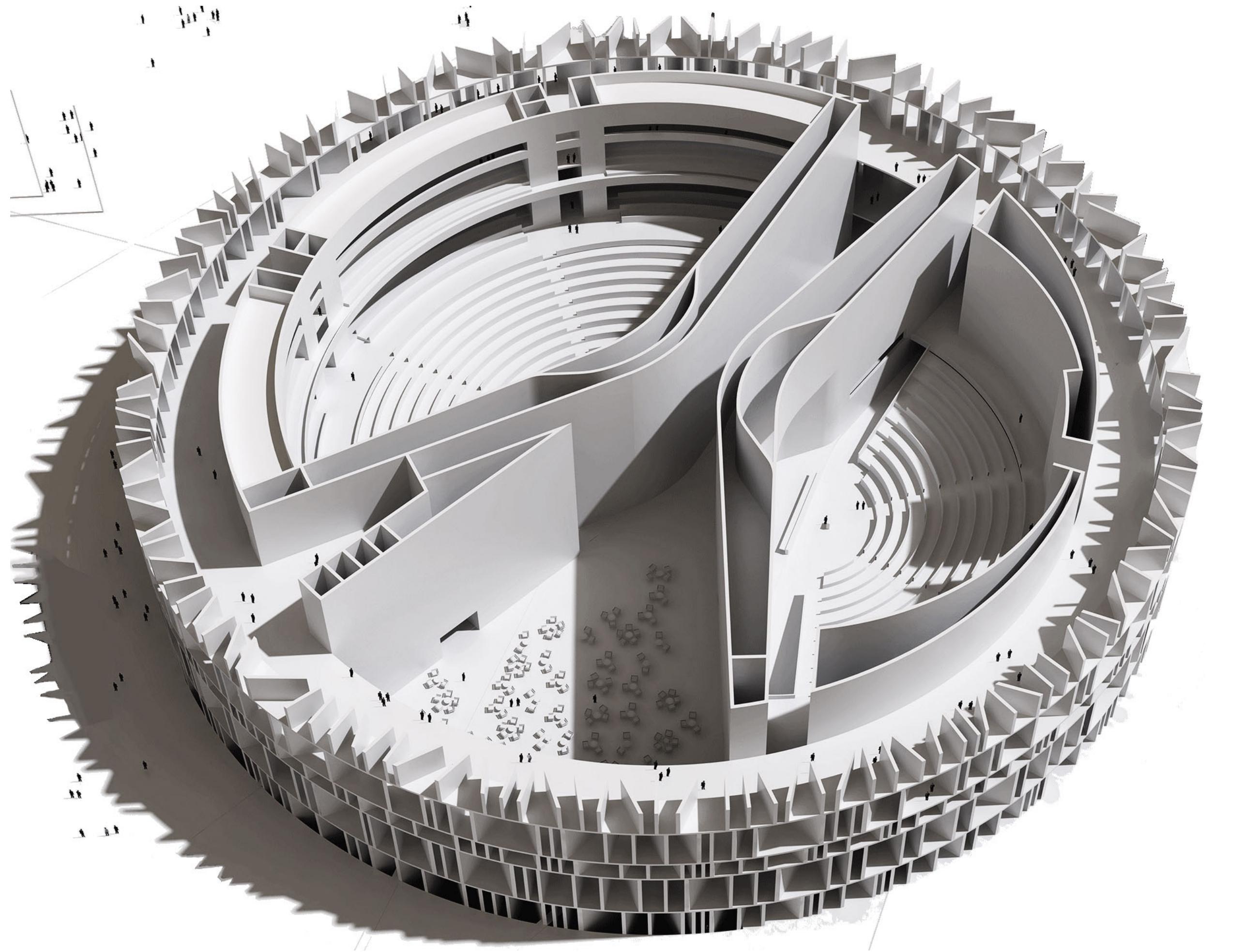
Photography by Rory Gardiner ©PeterBesley

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Iraq Parliament by HNNA





Council of Representatives by HNNA





1.1 The Plan

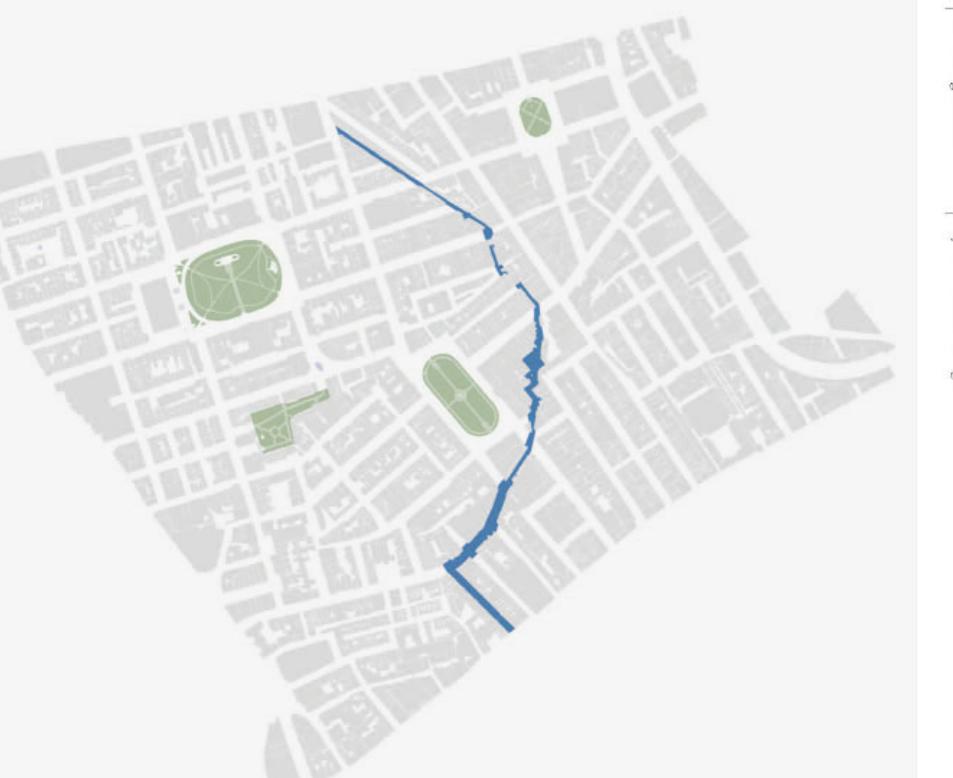
1.1.1 This is the Mayfair Neighbourhood Plan. It applies to the Mayfair Neighbourhood Area.
1.1.2 The Plan sets out the Mayfair Neighbourhood Forum's vision, objectives and planning policies for Mayfair for the next 20 years.
1.1.3 The Plan is the embodiment of the Forum's work since its incorporation in 2014. In particular:
(a) It articulates a single, long-term vision for Mayfair, and brings together in one voice business, residents, community and other stakeholders in the area.
(b) It establishes policies which, when 'made', will govern the way planning decisions are taken within Mayfair. The policies will stand alongside the London Plan, and the City Plan, and carry equal weight¹. The Plan will form part of the Development Plan for Mayfair.
(c) It makes recommendations for long-term infrastructure improvements in Mayfair to which sums of money (payable to Westminster City Council pursuant to the Community Infrastructure Levy Regulations 2010) can be allocated.

¹It will be part of the Development Plan for the area: Planning and Compulsory Purchase Act 2004, s.89(2).



3 Directing Growth

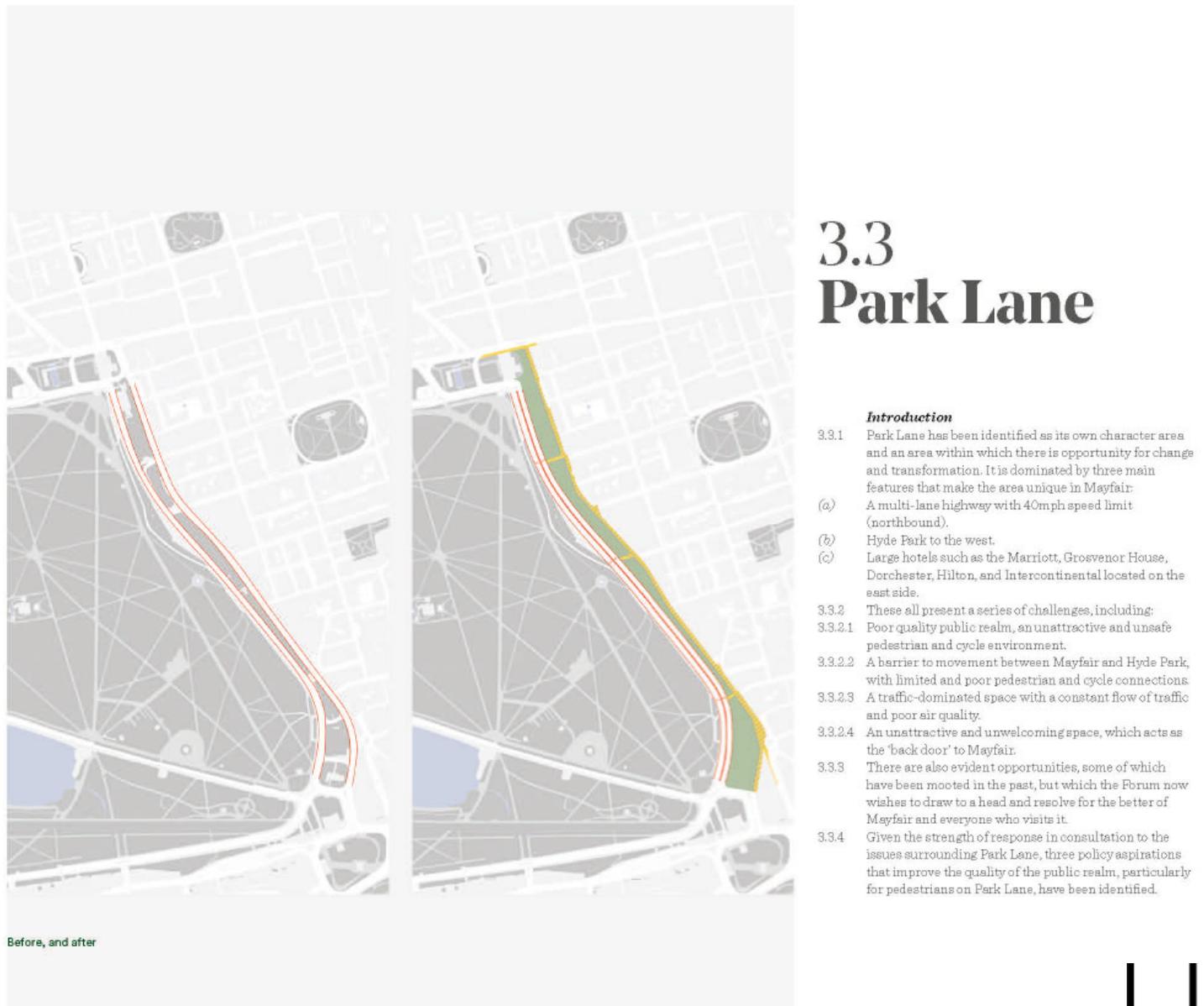
3.2 Tyburn Opportunity Frontage



3.1 Growth Areas



6 Infrastructure Requirements





Camden Highline by HNNA

HNNA

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