DESIGN DEVELOPMENT

COMMERCIAL LAYOUT

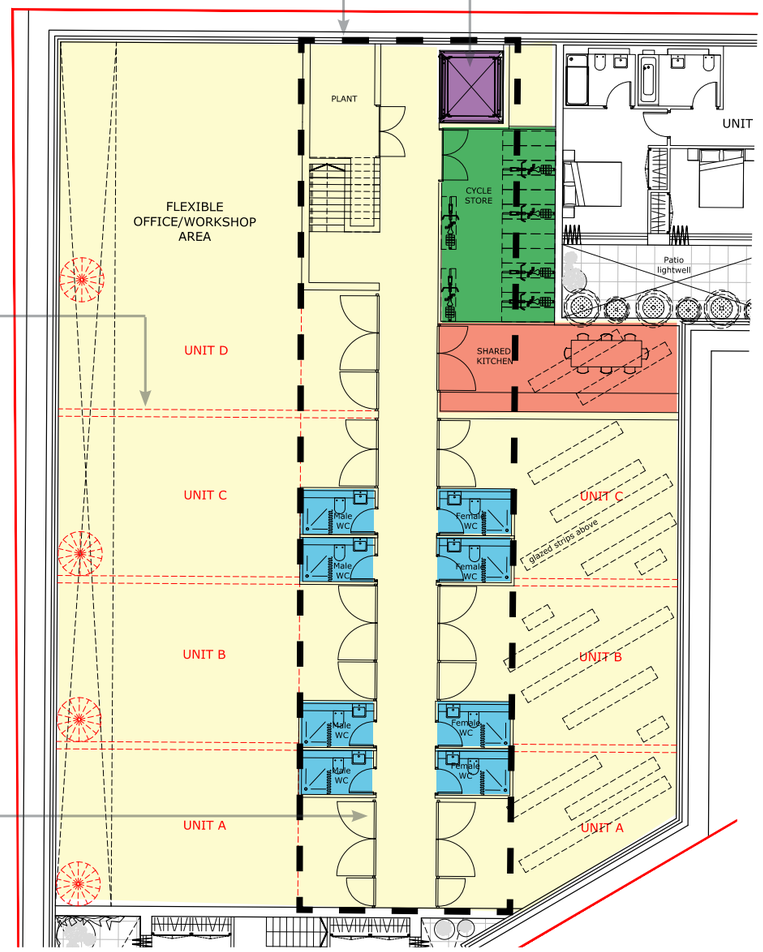
These plans show how the commercial space might be divided up into a number of smaller units with an average area of approx. 200 SqM.

A central spine of circulation & services frees up working area under areas receiving natural light

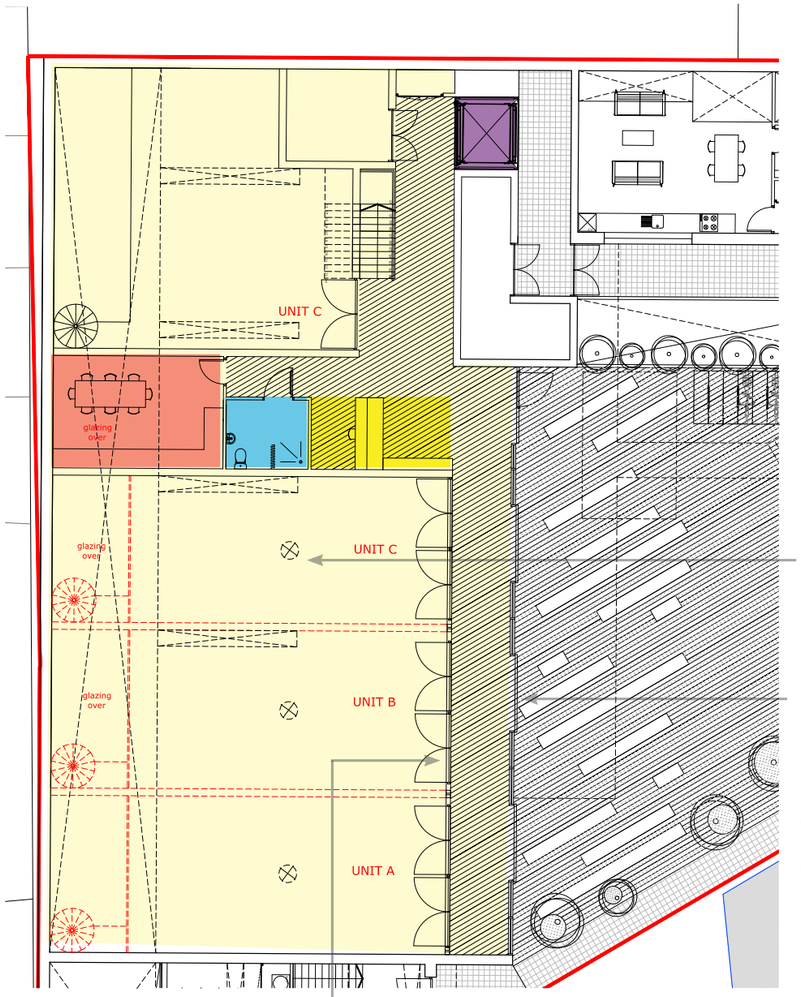
Large shared lift to accommodate deliveries, goods and cycles

The red lines indicate how the space might be divided up by partitions into individual units. Staircases could be added to each of the units to create larger duplexes.

Large doors allow the unit to be opened up entirely so large goods can be moved around easily.



Lower Ground Floor



Solar tubes

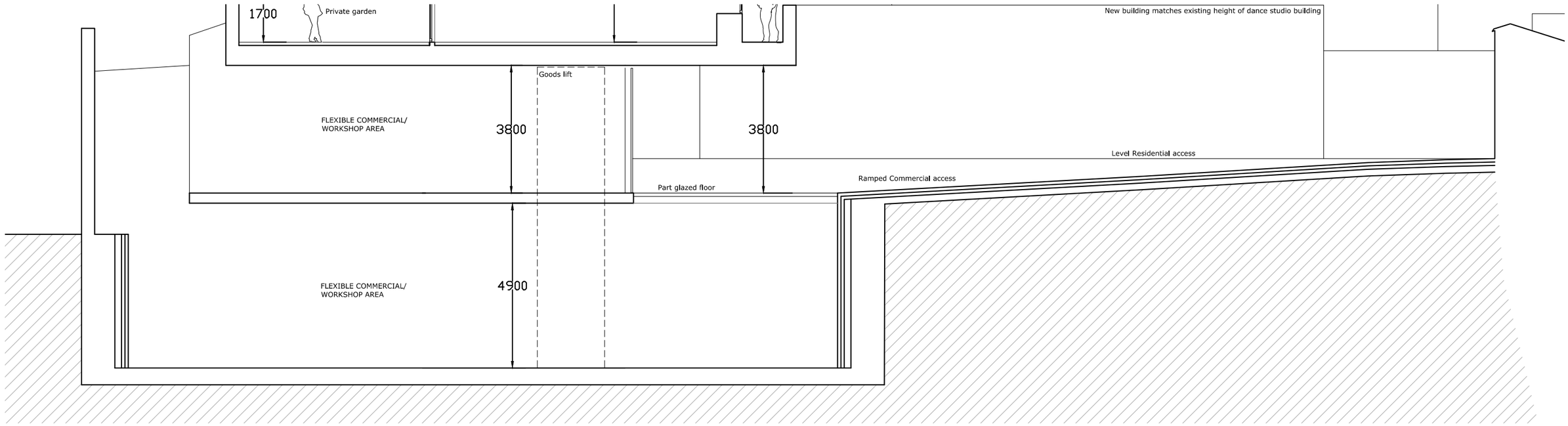
Openable facade of louvres for natural ventilation and large sliding doors for access

Large doors allow flexibility for units to open up. This provides the potential for independent 'shop front' access in and out of the building.

Upper Ground Floor

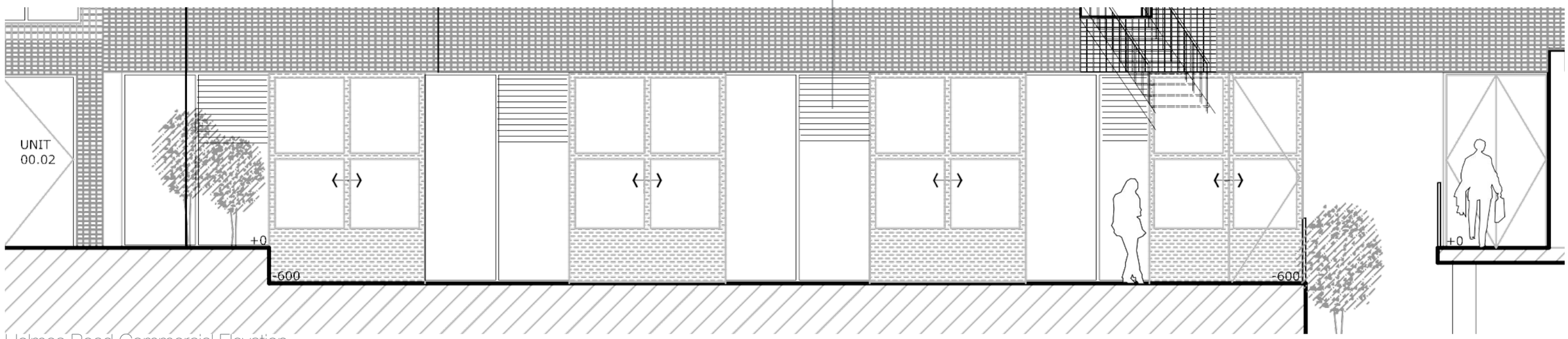
DESIGN DEVELOPMENT

COMMERCIAL LAYOUT



Cross Section through Commercial Areas

Louvered areas for natural ventilation.
Staggered so if the space is divided, it makes no difference to the natural ventilation strategy.



Holmes Road Commercial Elevation

Design Proposal

DESIGN PROPOSAL

AREA SCHEDULE

TOTAL BUILDING GIA: 1631sqm

BUILDING USE
Flexible Commercial/Workshop and Residential Mix

COMMERCIAL TOTAL GIA: 845sqm

Lower Ground Commercial: 500sqm
Uper Ground Commercial: 345sqm

The (C3) Commercial space is designed so that it can remain flexible and therefore with a variable number of units.

RESIDENTIAL TOTAL GIA: 786sqm

Lower Ground/Ground Duplexes:

Unit 1: 86sqm (2 Bed)
Unit 2: 86sqm (2 Bed)
Unit 3: 93sqm (2 Bed)
Unit 4: 95sqm (2 Bed)

First Floor Unit 1: 100sqm (3 Bed)

First, Second, Third Floor Duplexes:

Unit 2: 118sqm (3 Bed)
Unit 3: 118sqm (3 Bed)
Unit 4: 118sqm (3 Bed)

We provide 8 (B) residential units in total. 4 x 3 Beds and 4 x 2 Beds.

GIA: Total foor area within the external walls of the residential buildings (includes circulation, excludes plant and cycle parking.)

DESIGN PROPOSAL

LOWER GROUND FLOOR PLAN

AREAS

The proposal provides the following;

845 SqM Commercial GIA

786 SqM Residential GIA

8 Residential dwellings;

- **4 x 2 bed duplexes**
- **3 x 3 bed houses**
- **1 x 3 bed apartment**

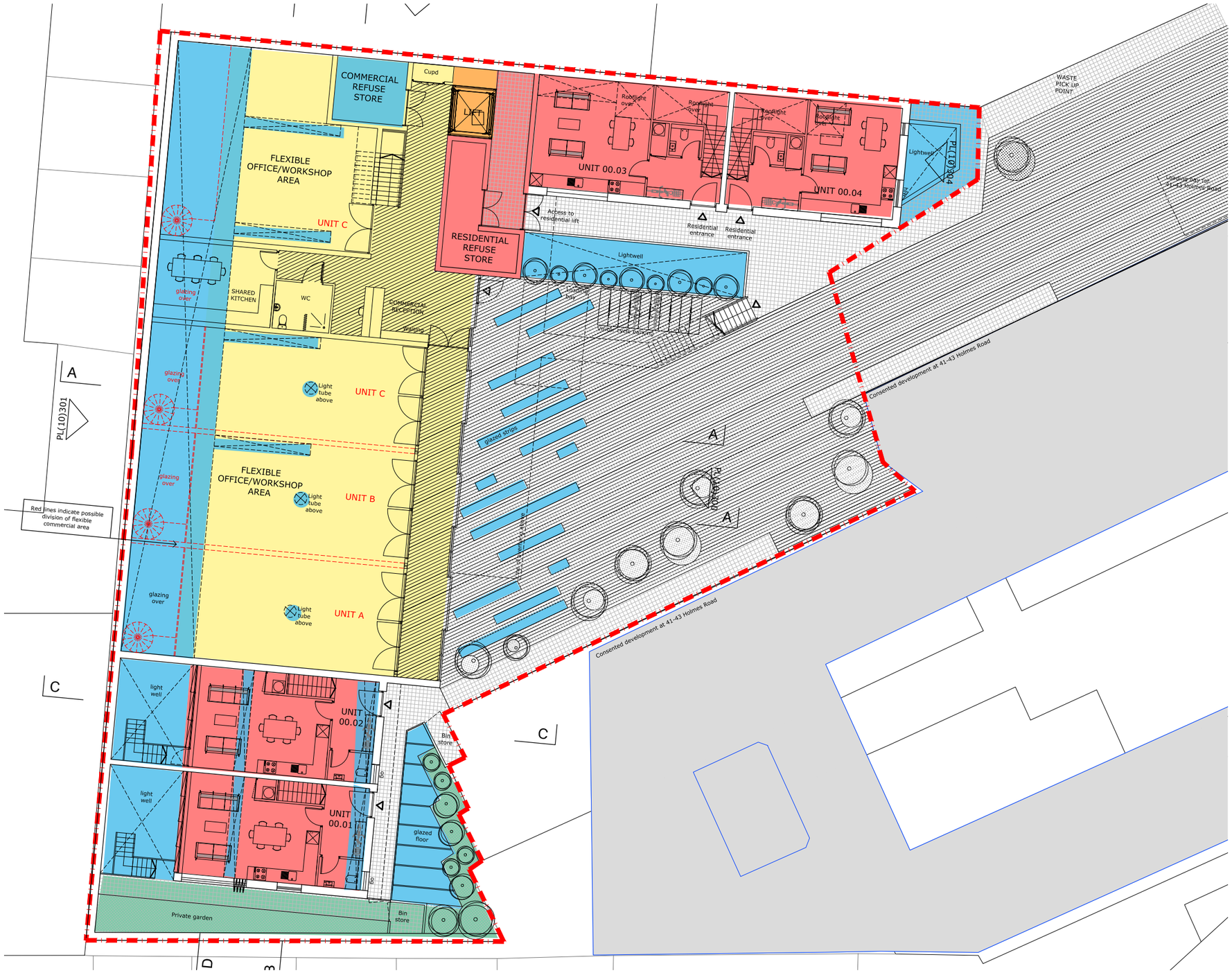
B Uses

C3 Area

Lightwells

DESIGN PROPOSAL

UPPER GROUND FLOOR PLAN



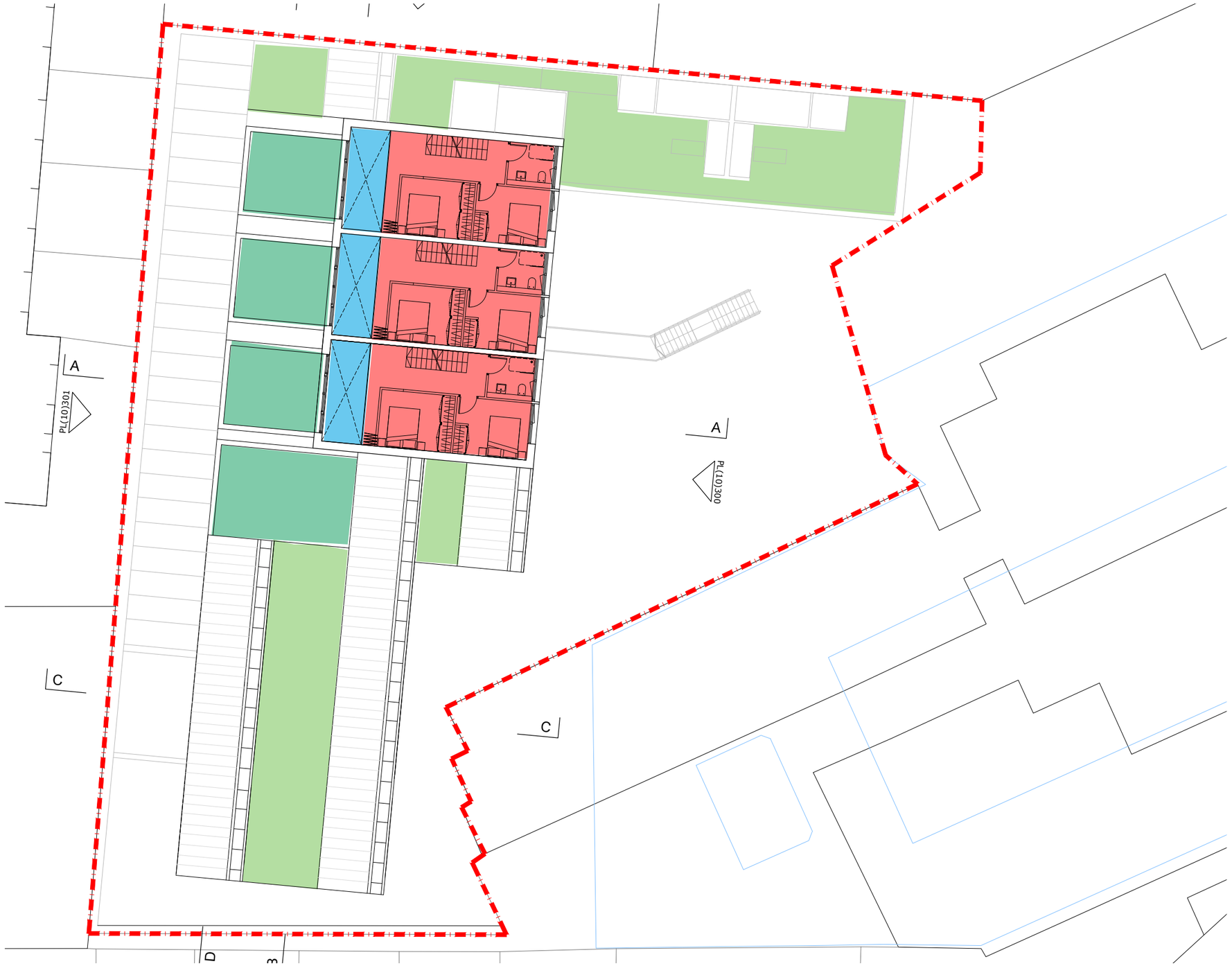
DESIGN PROPOSAL

FIRST FLOOR

- B Uses
- C3 Area
- Lightwells

DESIGN PROPOSAL

SECOND FLOOR PLAN



DESIGN PROPOSAL

THIRD FLOOR PLAN

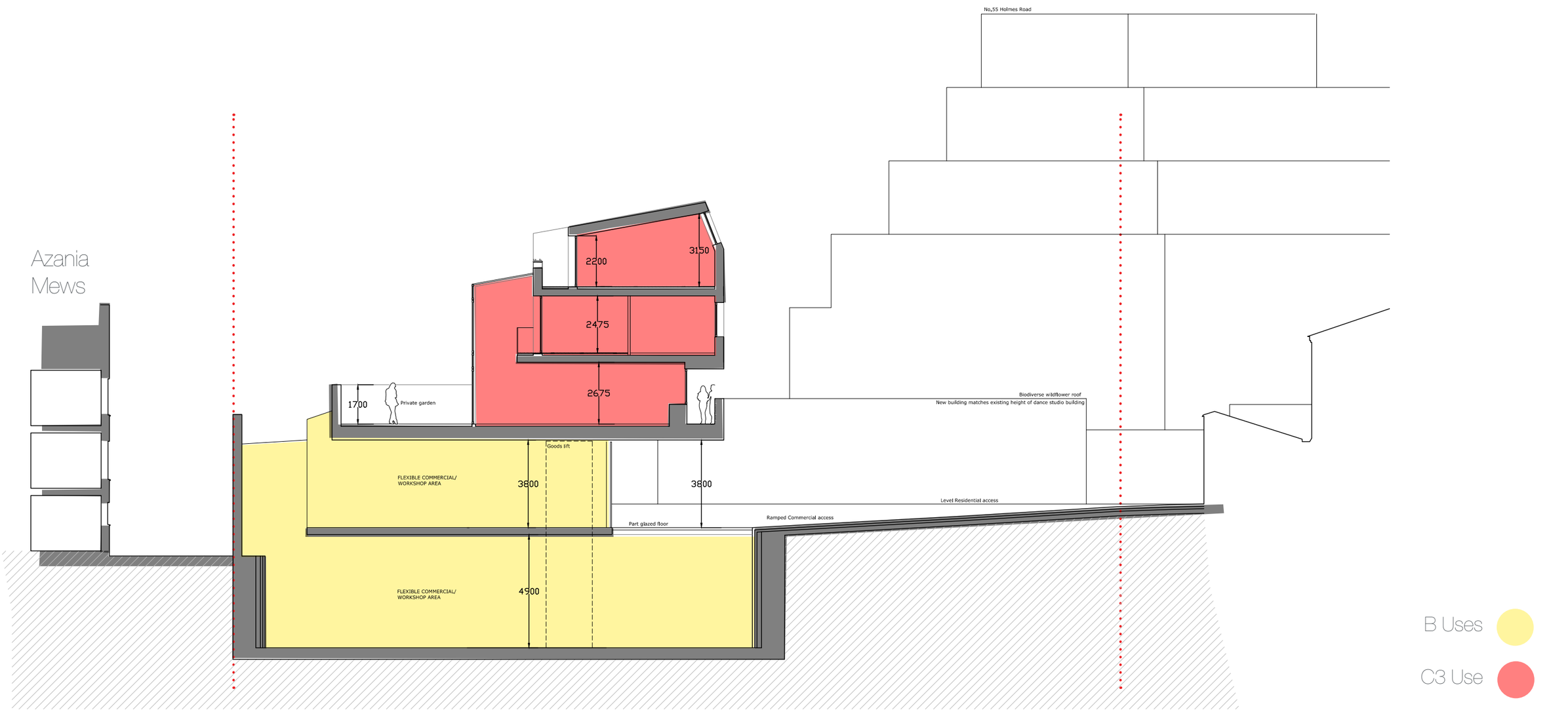
B Uses

C3 Use

Lightwells

DESIGN PROPOSAL

TYPICAL SECTION



B Uses

C3 Use

Lightwells

DESIGN PROPOSAL

HOLMES ROAD ELEVATION

OPEN SHUTTERS

Duplex apartments

North facing rooflights

Brickwork

The brick is revealed when zinc shutters are pulled aside

Some fixed zinc panels as the facade

Zinc fins fixed at an angle for privacy to bathroom windows

Duplex apartments

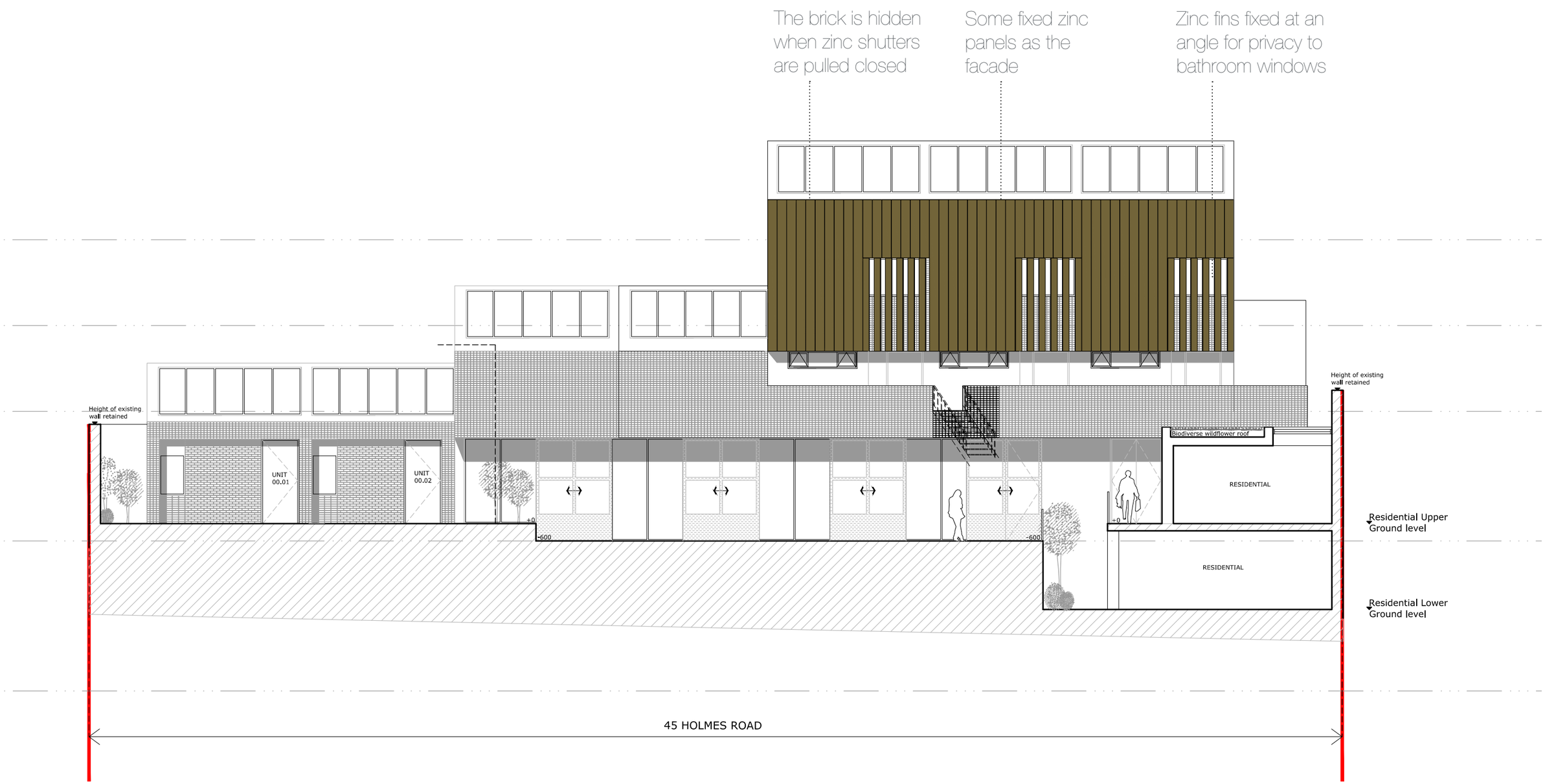
Planting as a buffer between residential and commercial

Planting as a buffer between residential and commercial

DESIGN PROPOSAL

HOLMES ROAD ELEVATION

CLOSED SHUTTERS



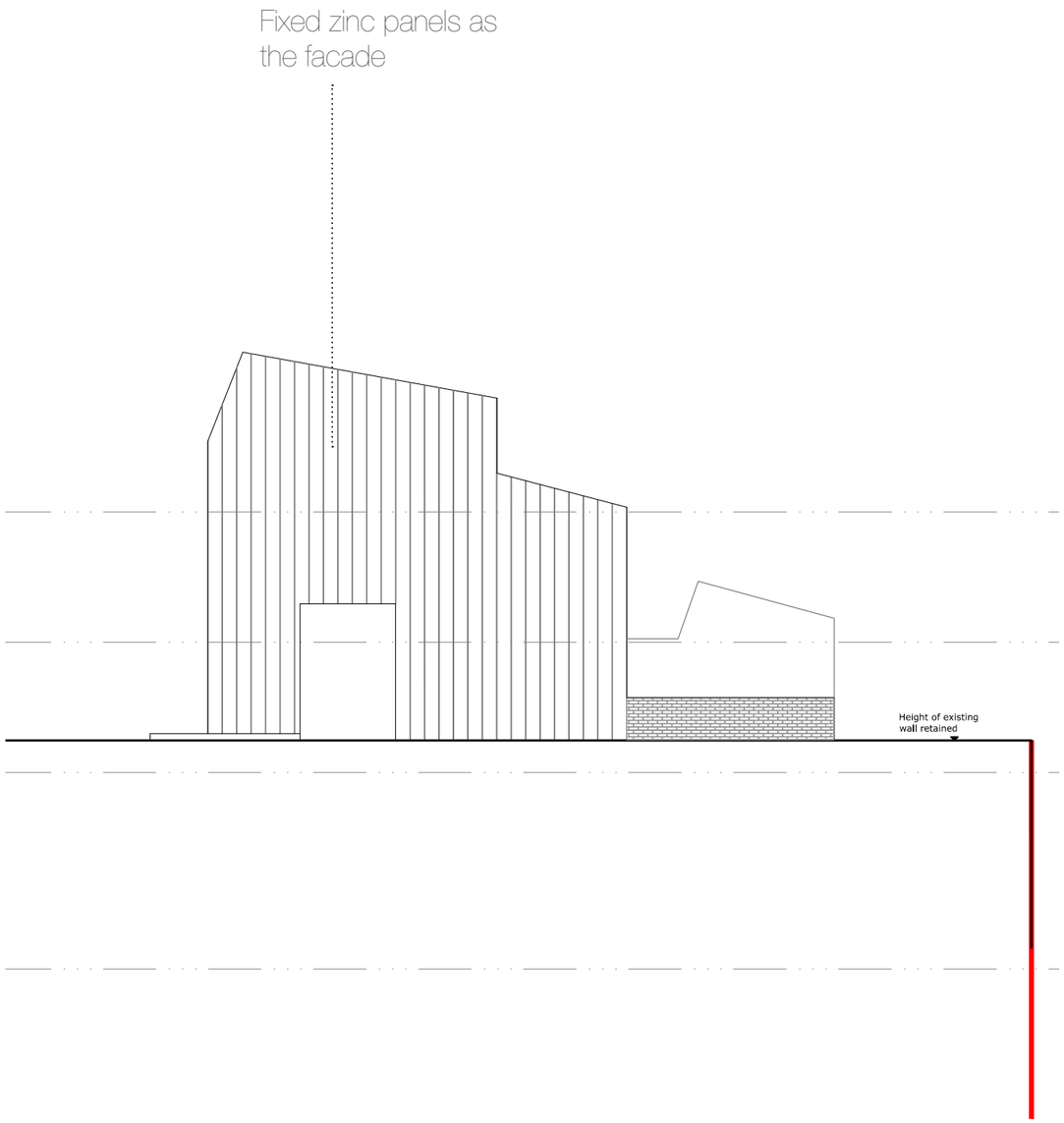
lynasarchitecture

DESIGN PROPOSAL

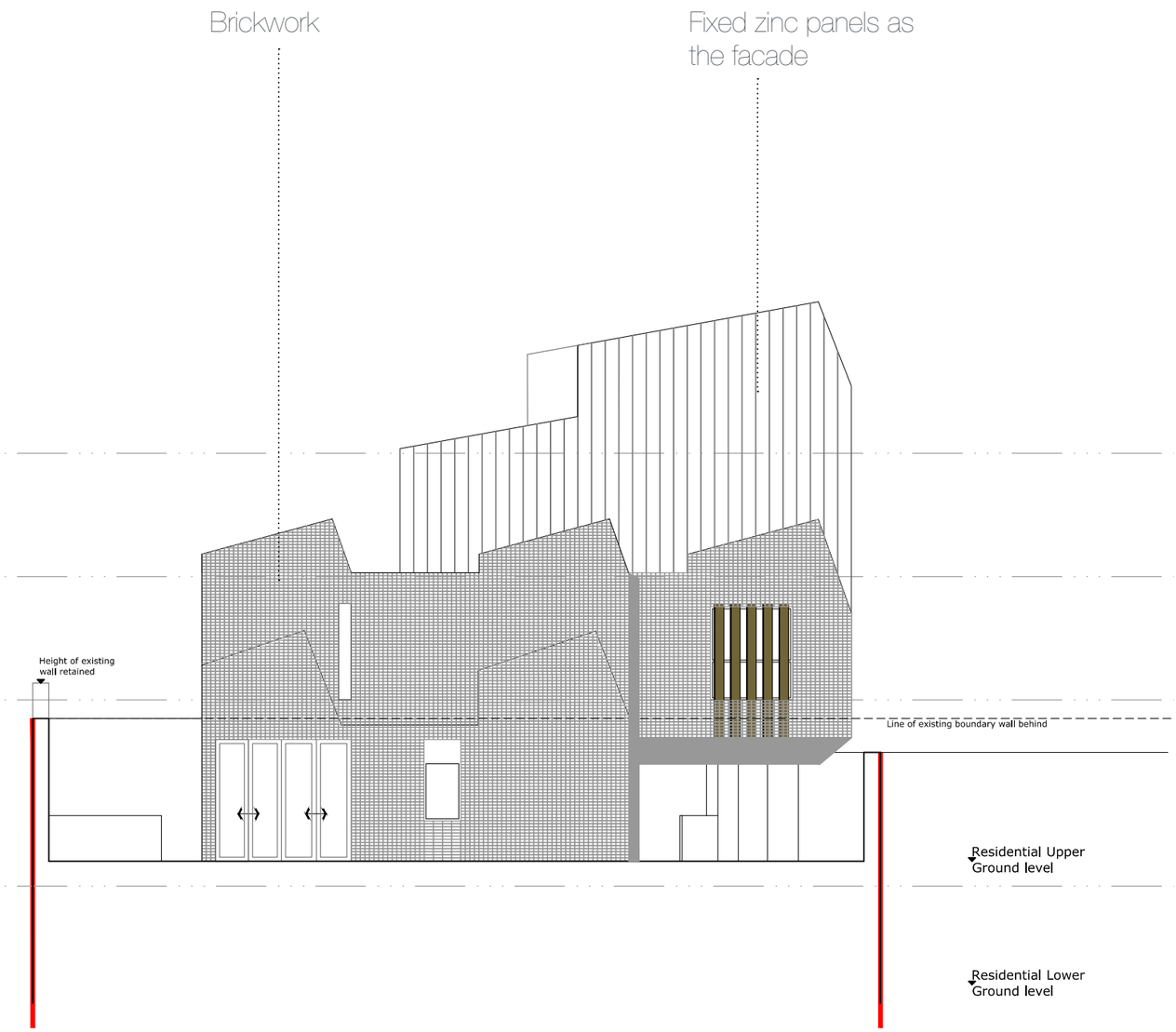
REAR ELEVATION

DESIGN PROPOSAL

SIDE ELEVATIONS



North West Elevation



South East Elevation

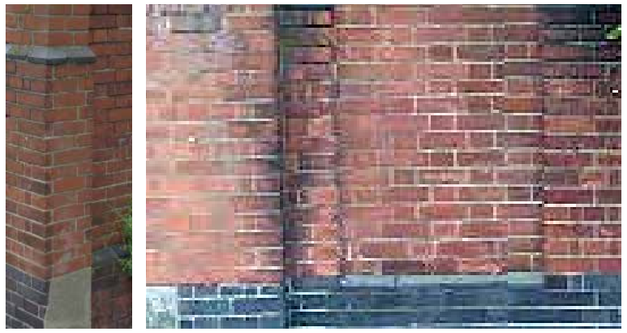
DESIGN PROPOSAL

BRICK FINISH

The mass of the building would be brickwork.

This study looks at the existing brickwork on the site. It shows a range of reds, oranges and yellows.

The brick we are proposing is a mix of all of these colours which are blended in a playful way across the facade. We received positive feedback from local residents regarding this brick mix. Larger sample panels would be produced prior to construction to create a pattern with the colours.



Existing brick wall to the hostel buildings

Existing bricks along Inkerman Rd

Existing brickwork to 55 Holmes Road

Existing brick wall to the hostel buildings

Existing brick wall to magnet superstore

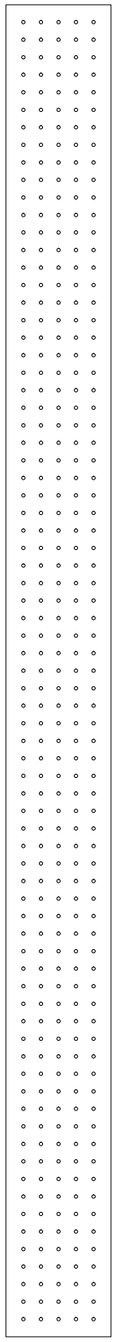
Existing brickwork to Azania Mews

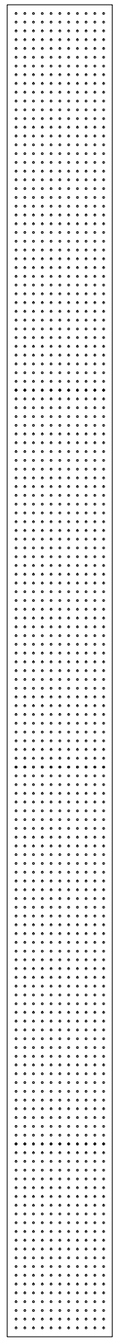
The proposed mix of bricks

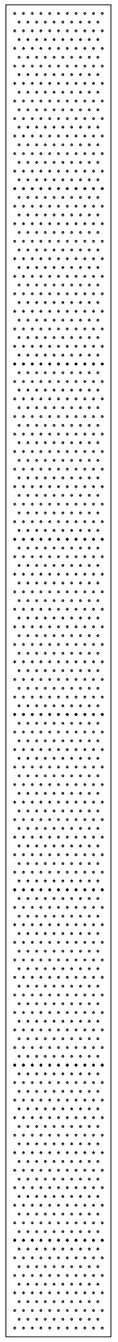
DESIGN PROPOSAL

ZINC FINISH

VM Zinc's Pigmented Green Zinc







Perforated fins in some locations?

We are looking at using zinc for the fin like elements of the facade. We have been talking to a company called VMZINC about how we might achieve the desired effect with their products. We will be working alongside them to develop the design of the fins.

We are looking at the possibility of some of the fins being perforated to allow some light through. The precedent shown here is some privacy screens at the Hilton hotel near Tower Bridge. These shutters are automated, are made from a blue zinc and are fitted to a track top and bottom and are operated by the guests.

Why use Zinc?

- Extraordinary durability with a life cycle of 200-300 years for walls.

(As it ages, Zinc continues to renew the protective layer of zinc carbonate that forms on its surface in contact to water, oxygen and carbon dioxide.)

- Beautiful smooth finish

- Among the non-ferrous metals used in building, zinc has the lowest embodied energy.

(It is the least energy intensive to produce, requiring one fourth the energy of aluminum, a third that of copper or stainless steel. It is also cheaper to extract and requires lower heat and less energy to process.)

- The installation of zinc products on job sites results in very little pollution and little or no waste, since scraps have resale value.

- Repair and maintenance is minimal throughout the life of the building. Zinc requires no cleaning.

Bricks alongside pigmented green zinc

Perforated zinc shutters at the Double Tree Hotel, London.

DESIGN PROPOSAL

SUSTAINABILITY STATEMENT

The ambition of the project team is to design and procure a mixed use development that is energy efficient, shall encourage biodiversity and shall reduce its impact environmentally. The project will be looking to provide the following;

- Residential areas shall achieve code for Sustainable Homes Level 4

- All areas of the building shall be naturally ventilated where possible. Background cross ventilation has been designed into the floor plans.

- All spaces shall receive natural light as far as possible. Lightwells and rooflights have been designed to allow natural light to flood into the deep floor plan.

- A combination of green roofs, wildflower roofs and brown roofs shall be used across the scheme to aid water run-off and provide biodiversity on the site.

- Small trees shall be planted on site.

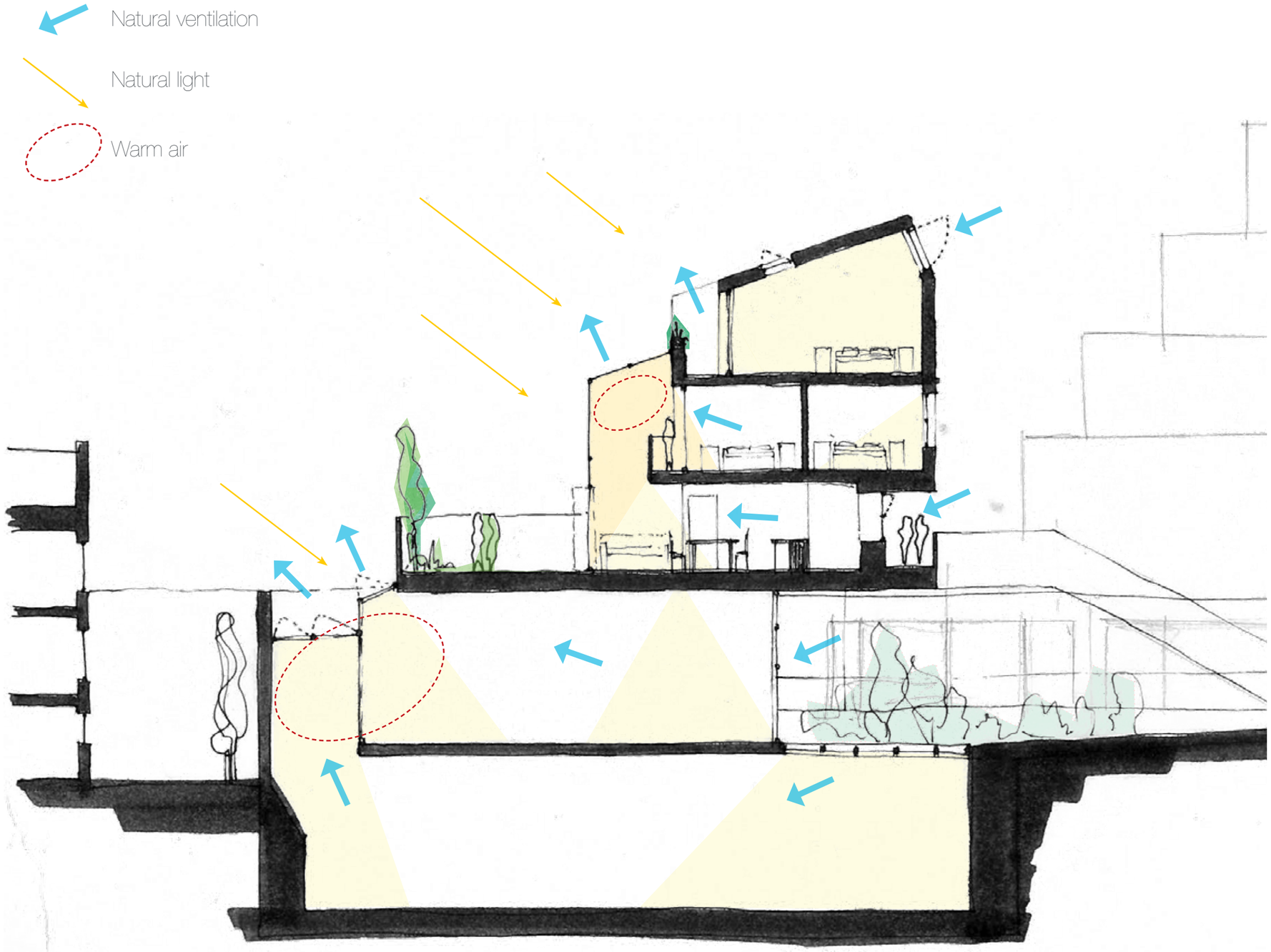
- Built in planters shall be provided to each dwelling unit at Ground Floor and growing areas are provided in the courtyard flats above.

- Grasscrete shall be used to the forecourt to aid surface drainage and provide a finish that allows for biodiversity.

- The development is car free

- Cycle parking spaces will be provided for the commercial space at Ground Floor. Lockers and showers are also provided for the staff of the commercial units.

- Cycle storage for the residential units shall be provided in their courtyard spaces. As a result, the lift access shall be large enough to accommodate a number of people and cycles.



Sketch section showing the natural ventilation strategy for both the commercial and residential area.

CLT walls with precut windows are erected

CLT CONSTRUCTION

Speed of construction, due to prefabrication of walls and slabs and simple connections; sustainability, as well as quality timber finish internally are the main benefits of cross laminated timber as a structural material.

CLT panels can be coordinated prior to fabrication to enclose cable and other service elements. A high surface finish can be achieved without additional cladding materials.

Timber is a renewable resource.

- spans and floor to ceiling height suitable

- fast, clean, accurate and sustainable construction

off site construction (shorter built programme, high level of precision)

- healthy living and working environment

-Timber walls as exposed feature walls represent a lifestyle.

- 'look and feel'

INCLUSIVE DESIGN

The proposal aims to ensure accessibility and inclusion so that all potential users, regardless of disability, age or gender can use them safely and easily.

Our aim with inclusive access is that the design and layout of the building enables everybody to enter, use the facilities and leave safely, independently and with ease.

We have carefully considered the arrangement and surface finishes of the public areas so that cars and people are kept separate as much as possible.

The architecture will do a lot of the work for signifying entrances to the building. Signage and navigation is important and will be carefully positioned for clarity and ease.

The provision of toilets, showers and cycling facilities will be considered with Part M of the building regulations in mind.

All circulation and staircases will comply with building regulations and lifetime homes requirements.

Within the development, all the apartments will be both Part M and lifetime homes compliant. as such they will benefit from level access Thresholds both internally and to the balconies.

The development shall meet Fire Regulations and both the means of escape for occupants and accessibility for the Fire Brigade will be carefully considered in the design of the building.