

THE HOMEFUL HOTEL

IORITZ GREANEY (17834471)

AD671

STUDIO 11 (PLEASURES)

SAM LYNCH & KEIR BLACK



POINT OF DEPARTURE

The point of departure from the creation of the device would be the continued use of manipulation of light due to the restrictions imposed on the site by the surroundings. This will inform the architectural approach as the area would need to harness sunlight somehow and in turn developing a more active intervention of architecture.

OPTICS

Optics is the branch of physics that observes the behaviour and properties of light. It observes how light interacts with matter and the instruments which detect it. Light is an transverse electromagnetic wave, meaning it has a electric field component and also a magnetic one, travelling along perpendicular planes. Visible light is typically described as white light - although infrared and ultraviolet light are also visible, with other electromagnetic waves on the EM spectrum exhibiting similar properties.

Although light is typically portrayed as a ray, light actually possesses something called a wave particle duality. This concept describes a quantum entity's ability to behave like a particle but also like a wave. Light itself is made up of a collection of small quantised amounts of energy, known as photons - this energy is the light we observe. This explains why emitted light from a household lamp is not capable of damaging an object it is incident on. The photons do not possess enough energy to damage it, and neither would a continuous stream of the same photons. Due to it being considered as particles, it would have no time delay. Wave particle duality also explains why a ray of light can be diffracted and refracted.

This research was conducted in order to better inform the creation of the device, due to it being a vision based aid, therefore optics would be at the heart of the investigation.



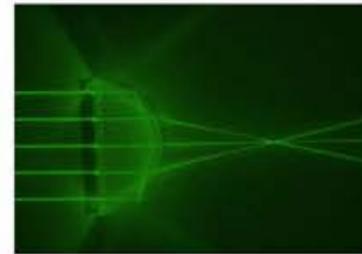
Monochromatic Coherent Light

Light beams are often referred to as being straight rays of light. Light typically dissipates, from a source, in waves and in all directions - except for coherent light. An example of coherent light would be a laser, which emits monochromatic light. By emitting monochromatic light, it allows the wavelengths and frequency of all light emitted to be in phase, therefore allowing it to stay narrow over great distances and also to be focused to a smaller area than normal light.

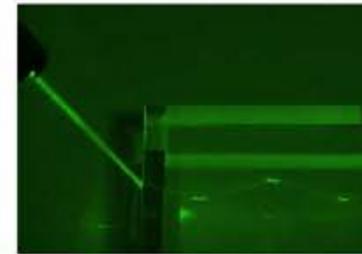


Refraction (White)

White light is made up of the whole spectrum of light. Refraction occurs when light travels through an object which has a different refraction index. The wave speeds of the light is then slowed down or sped up depending on the substance, causing a deviation in the light's ray. This explains how white light is refracted into the full spectrum of colour when shone through a prism, each colour of light is specific to a wavelength. This wavelength is then slowed or sped up, causing them to spread out. This is the premise on which lenses work. If the rays are refracted toward a point of intersection, the focal point - it is a converging lens and if not the lens causes the rays to diverge away from each other.

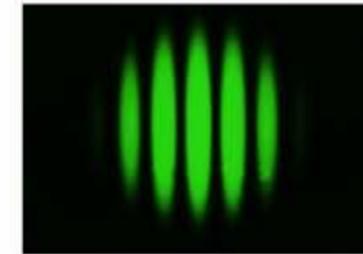


(Monochromatic)



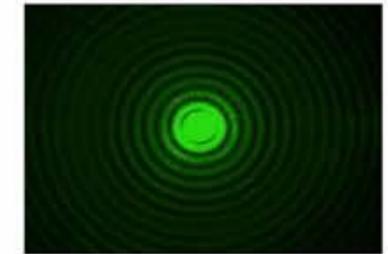
Reflection

Reflection is when light is directed at a reflective surface, and the path of incident ray is then altered. Total internal reflection depends on the critical angle of a medium, and the refractive index of the materials in question. When light passes from one medium to a less optically dense material - and the light is above the critical angle, none of the light is refracted or absorbed. Instead it is reflected internally at the boundary between the differing mediums, this is the principle on which fibre optics operates.



Diffraction

Diffraction is the principle which depicts light as behaving like a wave, it occurs when a light source is emitted through a small slit of space. The interference observed with this experiment is due to the distance the light is deviating from the source, as it travels further it means that rays from the same source would now be out of phase and interfere with each other.



Interference

Superposition is the principle in which the shape of interacting waveforms can be predicted by the addition of the disturbances. Therefore, if two waves are in phase, it will cause the waves to augment each other meaning a light of greater amplitude will be emitted. This phenomena is depicted as being Constructive Interference. Destructive Interference, however, occurs if two waves are out of phase. Causing the amplitudes to cancel out resulting in no light emission at that point.



ARCHITECTURAL APPROACH

Point of departure from the creation of an investigative device

The device created was devised as a way of directly comparing physical areas of The Lanes in Brighton due to medieval and pedestrianised nature of it. The developments over the years created various roof heights which in turn allowed more or less light into the paths below. Through the use of mirrors - it allowed the user to view two areas at the same time by converging two images into the viewfinder of a camera.

The point of departure from this was to develop a means of actively documenting the surroundings through architecture. The architectural approach seeks to use the ways in which light can be manipulated in order to better illuminate the proposal, due to the low light coverage of the area because of the developed surroundings

ANALYSIS OF SITE

Analysis of the specific site but also of the general area of Brighton as this would give the project a wider grasp on geographical and political issues in Brighton. This would in turn develop the program of the project as it would be more informed by the direct context in which the proposal will lay.

SITE LOCATION

General site

The general location of the site is the central area of Brighton known as 'The Lanes', it is the old part of Brighton, which was where the first settlers of Brighton were once housed. Nowadays it is known as the main retail attraction of Brighton due to the numerous shops that make up the fabric of the area.

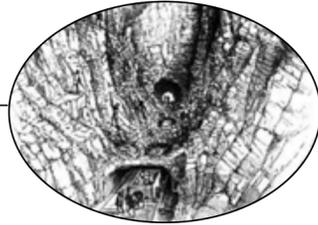
The specific site for my proposal lies on North Street, one of the bounding roads of the original town, and backs onto a new development known as Hanningtons Lane towards Brighton Place.



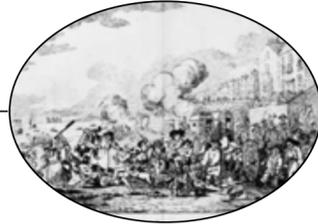
SCALE 1:150

TIMELINE (1500's - Today)

The following research was compiled after investigating the history of the site and general area of Brighton.



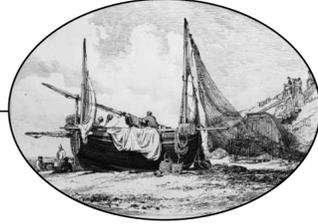
Until the 1500's, Brighton was bound by four main roads: North Street, South Street, East Street, Middle Street and West Street. This cements this small area as the original Brighton, and what is now known as The Lanes. However, in these times it was known as Brighthelmstone, and was a small fishing town on the south coast of England. What is known as the Lanes is what was built on a large open area at the foot of a valley known as the hemp shares.



It was later burnt down by the French in 1514, and was subsequently rebuilt, meaning most if not all of the original Brighton is now gone. They attempted again in 1545, but the fishing beacons were lit and the invaders were fought off by the public of the town. Leading to the lords of East Sussex to grant an allotment of land on the south of middle street to build a fort, in order to better defend the town. In the late 1600s, now known as Brighton, it was again under siege. Dutch and French ships occupied local waters due to the naval wars*, this led to the decline of the fishing industry. In the early 1700s Brighton was struck by a storm which wreaked havoc on the town and dwindled the population to 1,500.



In 1750, Richard Russell wrote a book on the medicinal benefits of sea water. In 1773, The market house was erected in order to house markets, allowing the community of Brighton locals to trade goods. In 1783, The Prince of Wales visited and built a palace to stay when he visited. The Prince Regent was granted an entirely private method of travel throughout the city from his Palace to the beach and also to his stables. With this royal addition to the town, the local population rose rapidly to 4,000, as the rich visited in order to take advantage of these published health benefits - believing they would cure their illnesses. 1792, The majority of the lanes and Brighton had been developed and constructed on.



The growing numbers of visitors in Brighton led the lanes fishermen locals to adapt and diversify their skills by creating new professions to live off, this included things such as being a dipper - being employed to pick wealthy Brighton residents up and dip them in the water, so they didn't have to walk on the uneven pebbled surface of the beach. Fishermen seeking a more profitable income turned to antique dealing and thus the lanes became a hub for anything antique, of these antique shops - very few remain. They have now evolved into a community of jewellers.



In 1824, a steamship ferry was launched which would take passengers from Brighton to Northern France. And this was not the only form of transport that was developed, in 1841 the railway to London opened, meaning a great influx of people from the capital visiting and by 1848, it was estimated that around 250,000 tourists visited the seaside town every year. From 1901 to late 1939, electric trams operated in Brighton as the primary form of public transport. These were then replaced by trolleybuses, but it wasn't until 1904 that the first buses* ran.

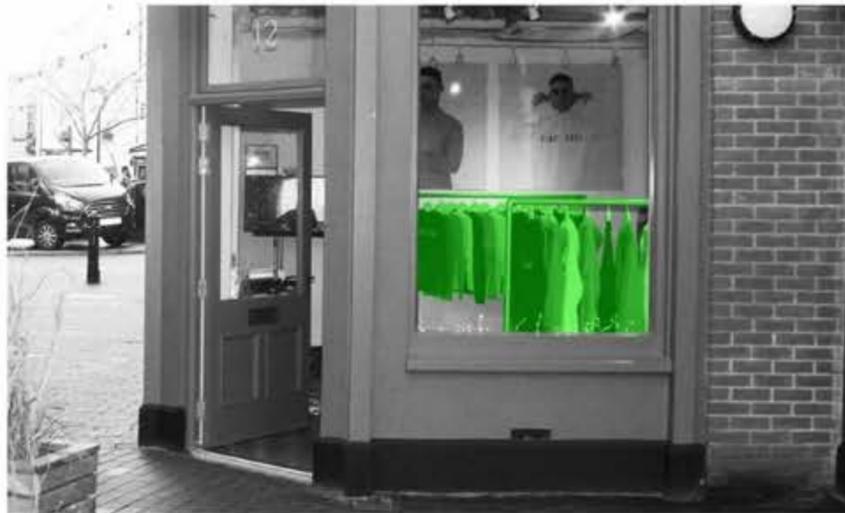


In 1939, there was an influx of evacuees from London, as the government believed as a small seaside town it would not face much* from the German bomb raids, but they predicted wrong and there were 56 raids on Brighton, where more than 5,000 houses were destroyed. 1987, The Great Storm of Britain struck and wiped out the majority of the local elm population, causing the council to plant a larger variety of trees in order to not**. In the year 2000, coupled with the adjacent town of Hove it was finally considered a city - after its successful growth over the years. The Lanes themselves now remain an eclectic variety of small specialist shops.

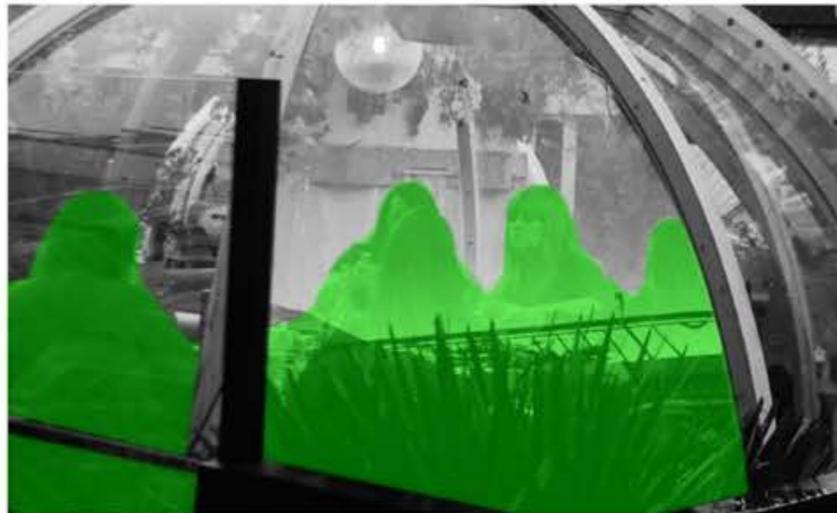
USAGE AROUND SITE

Industries and activities present in close proximity to the site.

The images below illustrate the primary uses of the site, it is mostly commercial property - with a focus on jewellery, apparel and restaurants. It is also frequented by people out for a walk but also by visiting tourists.



Retail



Hospitality



Leisure

The site is offered very similar activities during the night, as there are pubs and bars present in the vicinity.



SITE MATERIALS

Materials located around the site

Due to the medieval nature and history of the site, most of the materials found around the vicinity are what old English architecture would use or a more modern development emulating this.



TILING



BUNGAROOSH



RED BRICK



LIMESTONE

SITE EXISTING

Site plan as currently developed.



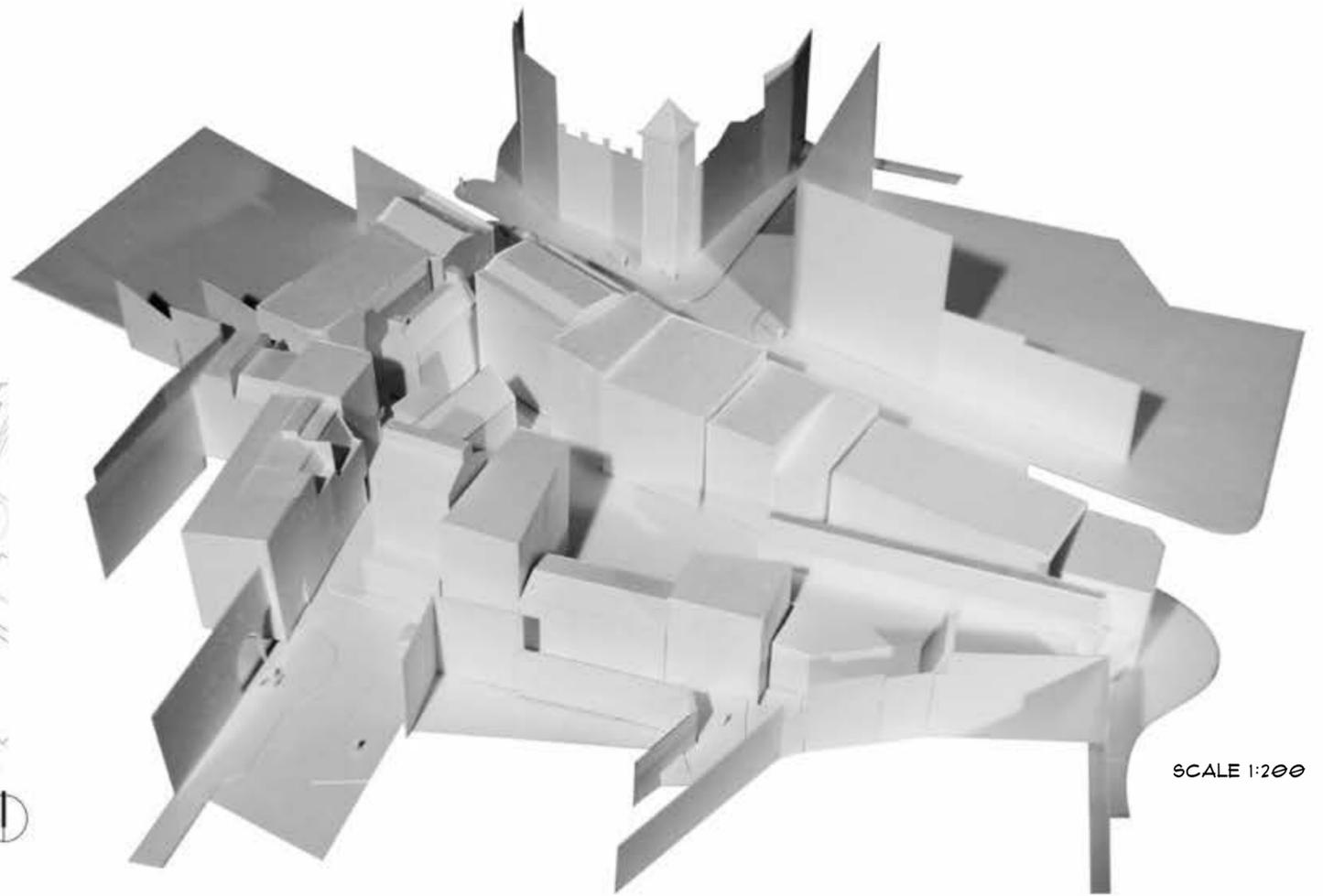
SCALE 1:250



SITE MODEL

Model of general site

The map below shows the area which has been modelled in order to have a better understanding of the surrounding site.



SCALE 1:200

SITE ACCESSIBILITY

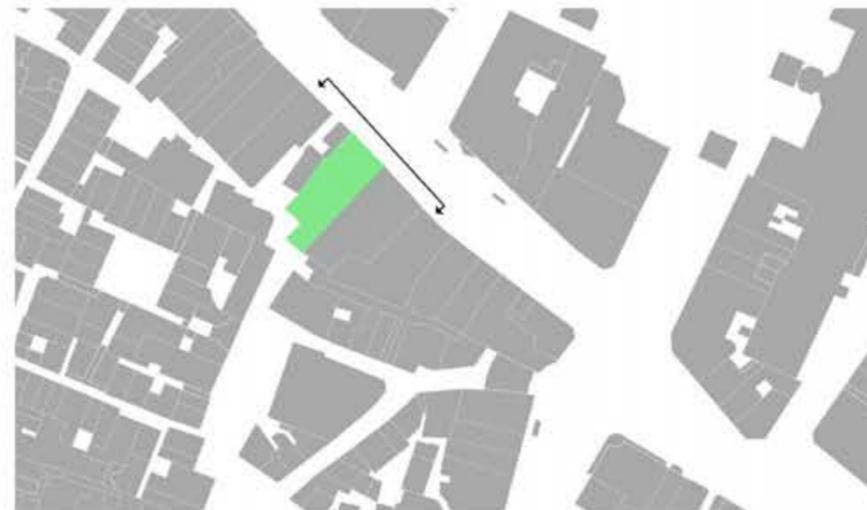
Transportation near site

The site is offered various means of transport, including a large variety of buses which pass by on North Street itself, and a taxi rank which is located off the foot of North Street. A 15 minute walk also takes you to the Brighton Mainline Station



SITE LOCATION

Photographic collage of North street marking the area which will house the new proposal.



SITE SECTION

Section of the site depicting in green in the background the area which bounds the site.

SCALE 1:100



SURROUNDING ROOFSCAPE

Surrounding developments of the site and the vertical dialogue on site with adjacent structures.

Due to the sporadic developments of The Lanes, the levels of the rooftops make the site overshadowed by the line of buildings which lie to the South East. On the Northern side the buildings are relatively taller than the existing structure, allowing the proposal to have a dialogue with plenty of the surroundings.



COMPARISON OF INHABITANTS

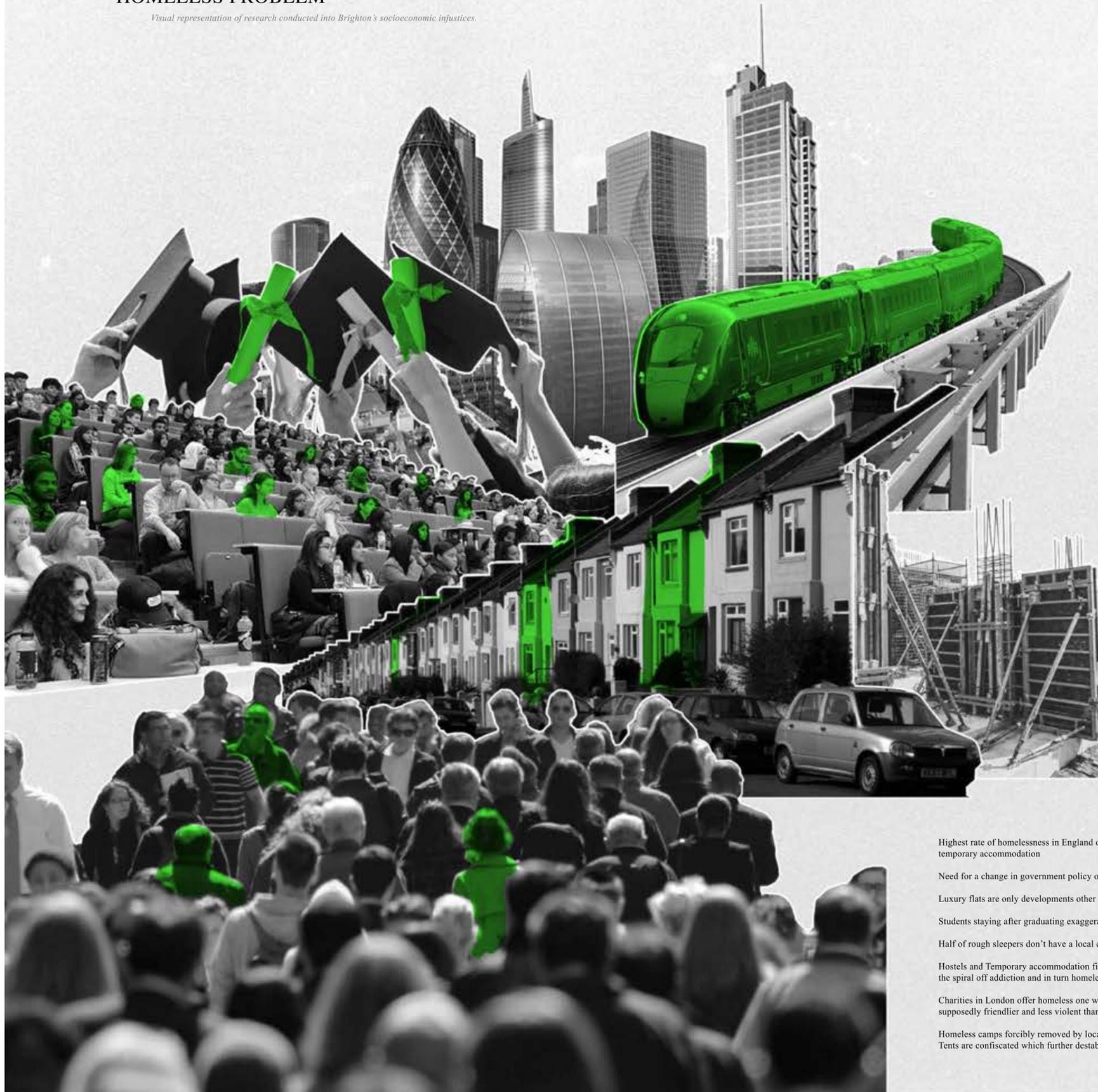
Consideration of current socioeconomic issues in Brighton

The premise of the project is to consider multiple facets of society. Specifically looking at social and political aspects and how communities are separated by class and their physical assets rather than their ability to function as part of society. By exploring a philanthropical, politically influenced program it will investigate how these classes can coexist - whilst still serving a purpose for all parties.



HOMELESS PROBLEM

Visual representation of research conducted into Brighton's socioeconomic injustices.



Highest rate of homelessness in England outside of London with approximately 1 in 100 people are sleeping rough or living in temporary accommodation

Need for a change in government policy or an innovative approach in tackling this problem

Luxury flats are only developments other than new Brighton University Campus

Students staying after graduating exaggerate the problem due to ratio of students in city

Half of rough sleepers don't have a local connection to Brighton

Hostels and Temporary accommodation filled with drug users and alcoholics, meaning the inhabitants find themselves unable to break the spiral off addiction and in turn homelessness

Charities in London offer homeless one way train tickets to Brighton if they have local connection, but they may lie as Brighton is supposedly friendlier and less violent than London.

Homeless camps forcibly removed by local authorities in UK has trebled in last 3 years
Tents are confiscated which further destabilises the homeless community essentially driving people further into destitution



CONGREGATION OF HOMELESS

Analysis of areas of homeless in comparison to general wealth of Brighton.

The map above, of the wider region of Brighton and Hove depicts the areas in which the homeless are often observed sleeping or gathered, it also depicts the areas of Brighton which are more affluent.

The map to the side shows the principal attractions and commercial areas of Brighton which correlates to the map above as they tend to gather in areas in close proximity to the local amenities and principal attractions of Brighton, in order to seek financial help from the wider public.

As a way of developing the physical exploration into the comparison of areas, it became apparent that the proposal could directly investigate the site's surrounding area. Upon visiting the site - there was an evident difference in the way of life of the homeless which occupy the area and the visitors and pedestrians of The Lanes.

-  WEALTHY AREAS
-  HOMELESS AREAS
-  COMMERCIAL AREAS
-  LOCAL ATTRACTIONS



HOMEFUL HOTEL

Programmatic Scheme

The Homeful Hotel took influence from the fact that area of Brighton has the second largest homeless population in the whole of the UK, yet when you visit Brighton - especially the proposed site of The Lanes, you are greeted with the idea of wealth.

The program provides short term rentable accommodation for the more affluent visitors of Brighton – whose payment subsidises a secondary accommodating program which provides temporary housing for the homeless.

The idea is to create a unique place of leisure for people to lodge on their visit which brings them pleasure as they are able to contribute directly into developing the social inequalities also visible around Brighton.

The scheme sets out a need to provide the homeless residents of Brighton an address which they are then able to acquire bank accounts amongst other capitalist essentials in order to progress as part of wider society and within the local community. This allows them to be supported in the heart of the city where there would likely be greater opportunity. It considers the collective logic of houses and their necessity to be connected to global systems of consumption and production.

The proposal will also create economic competition in the area due to providing another venue for bar and restaurant purposes, another economic benefit is that due to the central location it will also allow the local commercial economy to prosper from the guests.

PRECEDENCE STUDY

Isokon Flats
 3 LAWN ROAD
 HAMPSTEAD
 LONDON
 NW3 2XD

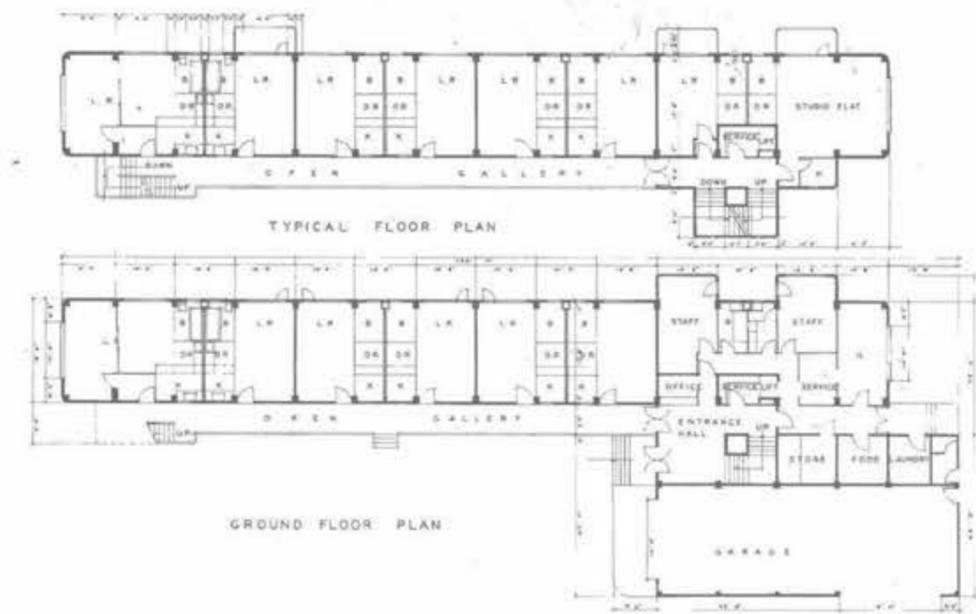
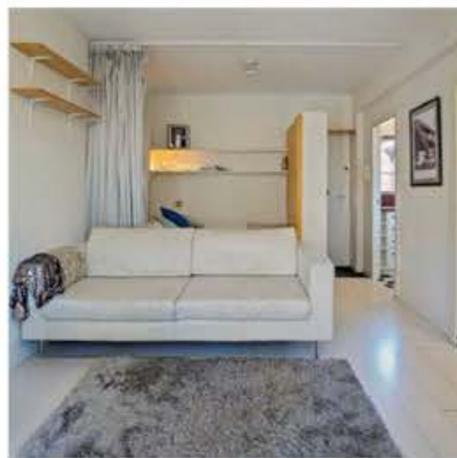


The Isokon Building was a serviced apartment block which accommodated creators from all industries, essentially the preface to co-working, allowing interdisciplinary practice to be established within the project.

As the units were serviced, it meant the actual spaces themselves were relatively small isotropic apartments, providing the bare essentials to the residents.

By looking at this project as a precedence, it allows the spaces that will be provided to the homeless to be formulated depending on the bare essential space required to provide a 'home'.

The innovative approach to providing more than just a housing scheme also fed into the project as it gave me an alternative perspective on housing can be more than just accommodation.



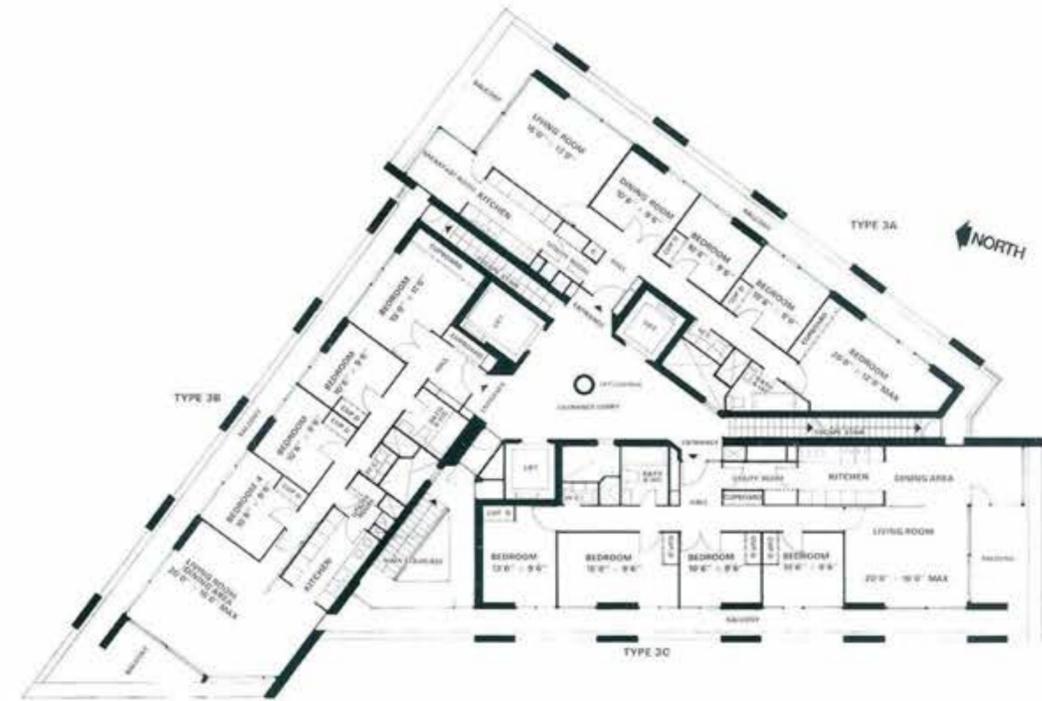
Isokon plan overlaid onto the site, to gauge the scale of the residential complex



PRECEDENCE STUDY

Shakespeare Tower

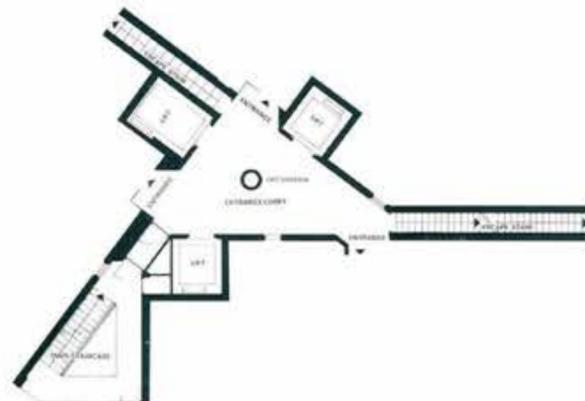
BARBICAN
LONDON
EC2Y 8DR



The Barbican residences give a good example of circulation and how the apartments are arranged around a central core which is not of generic square shape for a highrise block, allowing the rooms to have views at different angles, this is something which could be incorporated into the proposal due to the site being too far away from the sea to give direct views onto the seaside.

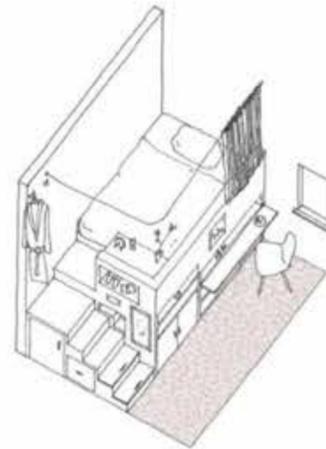


Barbican plan overlaid onto the site, to gauge the scale of the residential complex



PROGRAMMATIC PRECEDENCE

Morris + Company have created a conceptual proposal for the renovation and extension of the disused York Road Underground Station in London. The proposal seeks to understand how to support young homeless residents and provide them with a means of progressing towards a more permanent living situation. There are different isotopes for room sizes in order to cater for the developing spacial requirements of the user as they start to get back on their feet.



Short Term



Mid Term



Co-Living

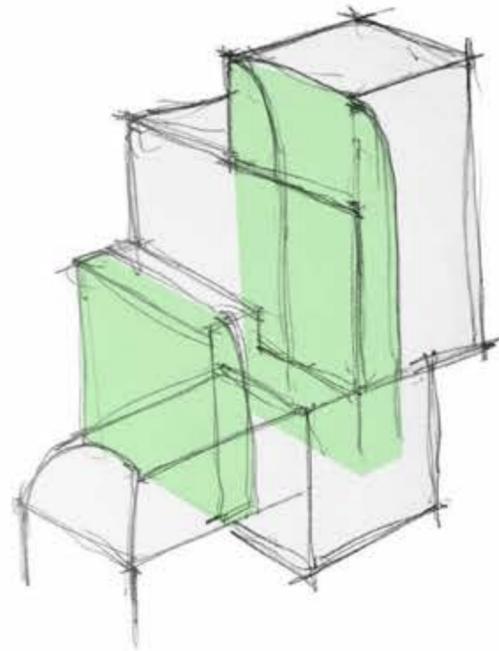
INITIAL PROPOSAL DEVELOPMENT

By trying to address issues relating to site and context, more issues arose which would help to develop the scheme. These questions and ideas would help to give the proposal more sophistication in terms of how it creates a dialogue with the users and their requirements but also the surroundings.

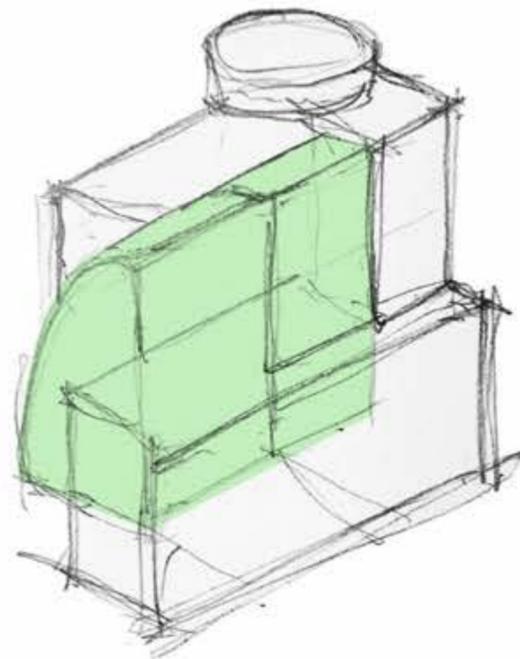
FORM INVESTIGATIVE SKETCHES

Quick iterative sketches investigating various forms.

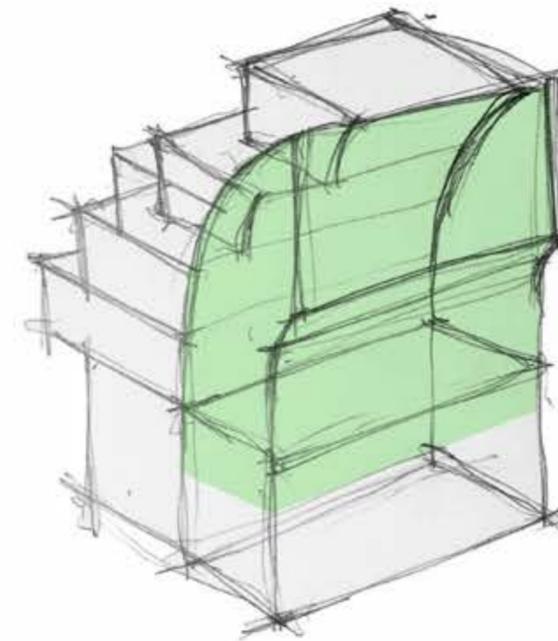
These sketches were done in order to examine how volumes could surround a central light channel, which would bring light down from the east and south in order to illuminate the lower levels of the property. This is because on the south side of the property there are a few buildings of substantial height which overshadow the portion between Brighton Place and North Street.



By using multiple light scoops of differing magnitudes, the lower levels of the proposal could be illuminated and so could each accommodation area.



A central atrium could illuminate the accommodation blocks that transpire from it, whilst a large light scoop could illuminate the lower public dwellings and services of the proposal.



By having the accommodative areas built onto a large light scoop type atrium it will bring light in and illuminate all floors respectively.

FIRST ITERATION



Entrance is itself occupies too much space and does not cater for the need to have two separate entrances, as it treats the two accommodation blocks as one entity.

The homeless coming through the same entrance as the paid guests could be detrimental to their lifestyle as it may influence them to revisit chaotic aspects of the lifestyle they are trying to leave behind - as they would have access to the bar.

The aperture of the light scoops is too small and would not allow enough light in, in order to successfully bring light down into the reception/entry area of the proposal.

This iteration does not consider nor resolve the fact that the newly built hanningtons lane is 1.8m higher than the north street side. This means that all buildings on the southern side of the proposal are naturally taller and will block even more light out from the site.

A single staircase which measures 1.5m wide is also too narrow in order to cater for the circulation of 50+ guests and service staff.

The choice to separate the homeless accommodation from the hotel aspect was made due to the fact that although the visitors may take pleasure in helping others, the fact that the homeless may be able to gain access to their rooms and in turn their possessions will bring stress to the guests. Alongside this, although the homeless are being provided with mid term accommodation, they may still disturb the other class of guests by requesting donations - which may aggravate them as they are already doing their bit to help. Taking away some of the pleasure of staying in this scheme.

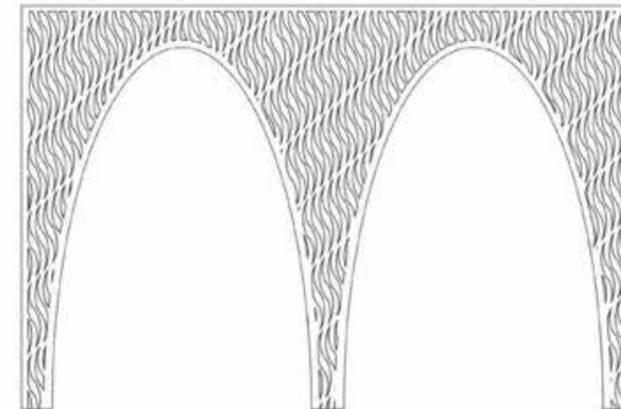
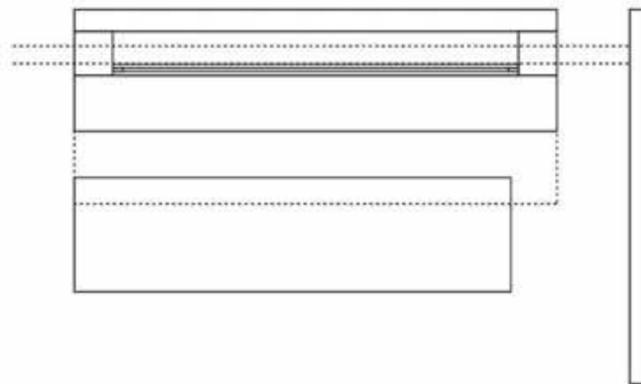
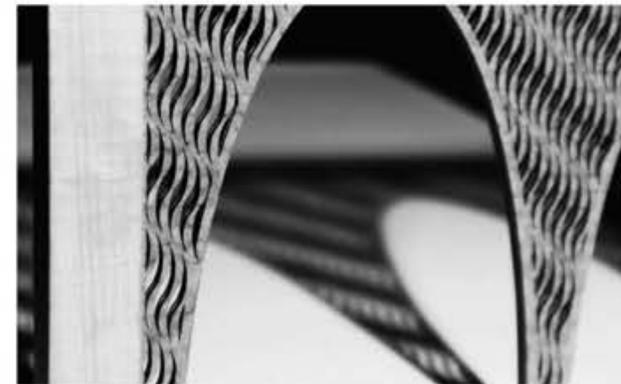
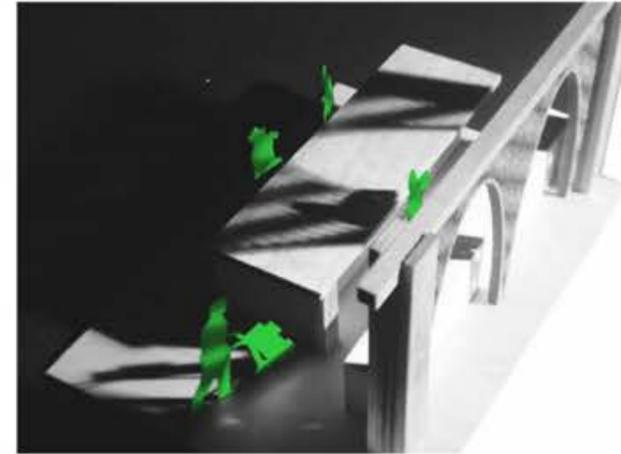
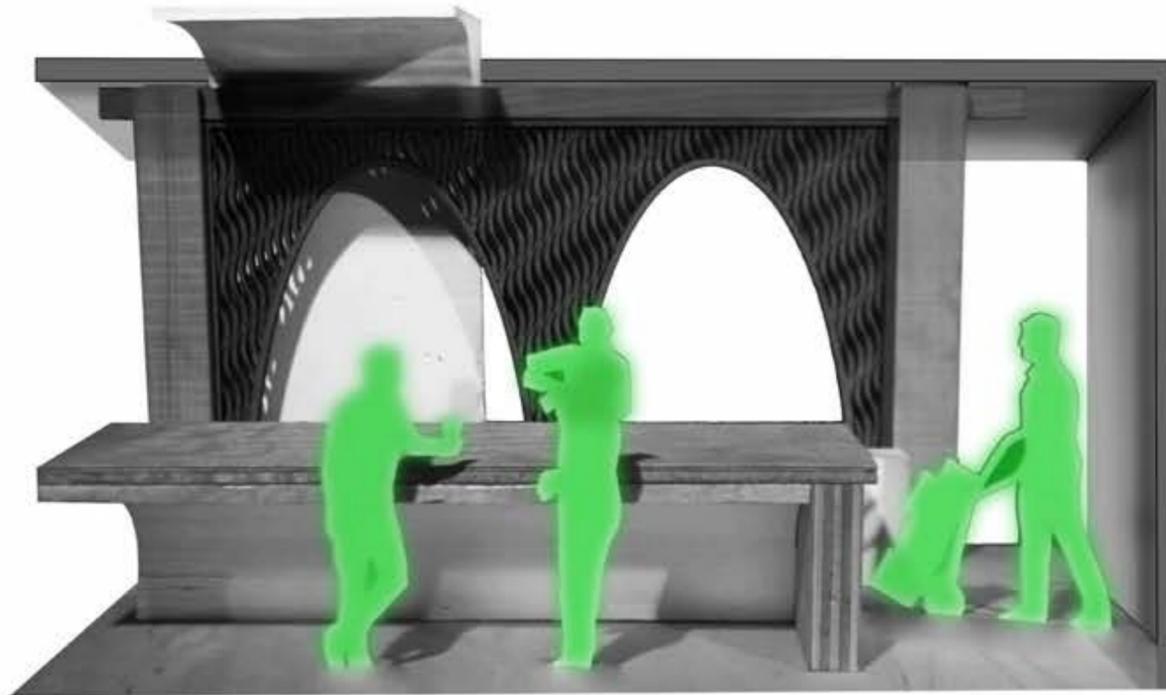


SHADOW CASTING EXPERIMENTATION

Physical model to depict the use of shadow within the proposal

Developing a means of manipulating light architecturally within the proposal aside from the architectural approach, this was done by creating a perforated sheet which would cast shadows as light from the atrium came down behind and penetrated it, creating a more diverse atmosphere within the proposal.

SCALE 1:20



DEVELOPMENT

Through research and development of conceptual ideas, the program and scheme sought to develop by investigating how users operate psychologically and physically within a confined environment and try to expand on these ideas at a larger scale in terms of the proposal.

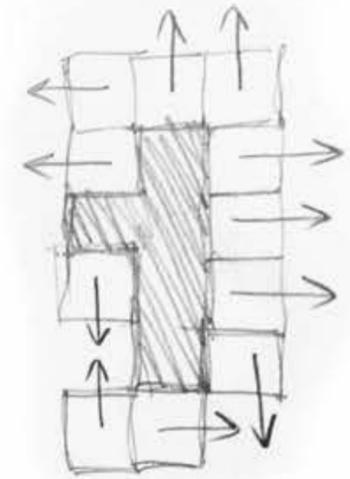
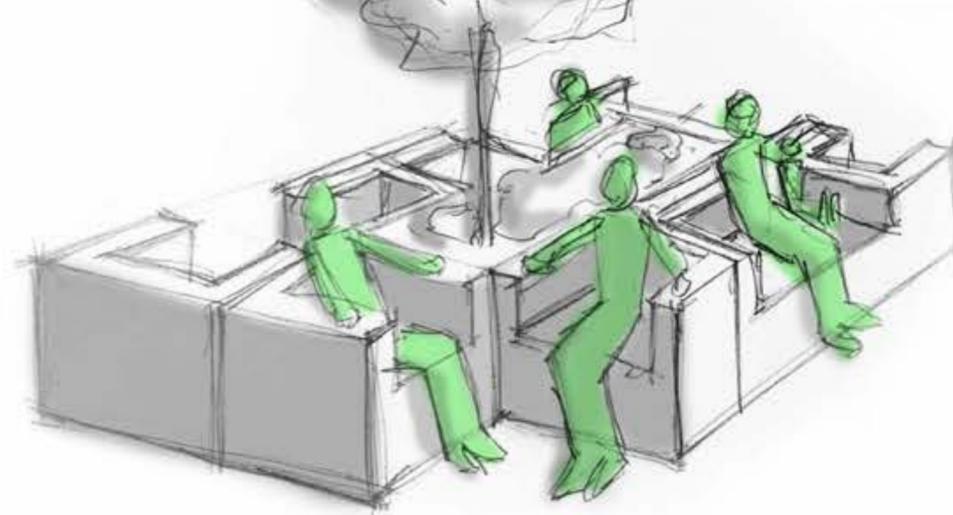
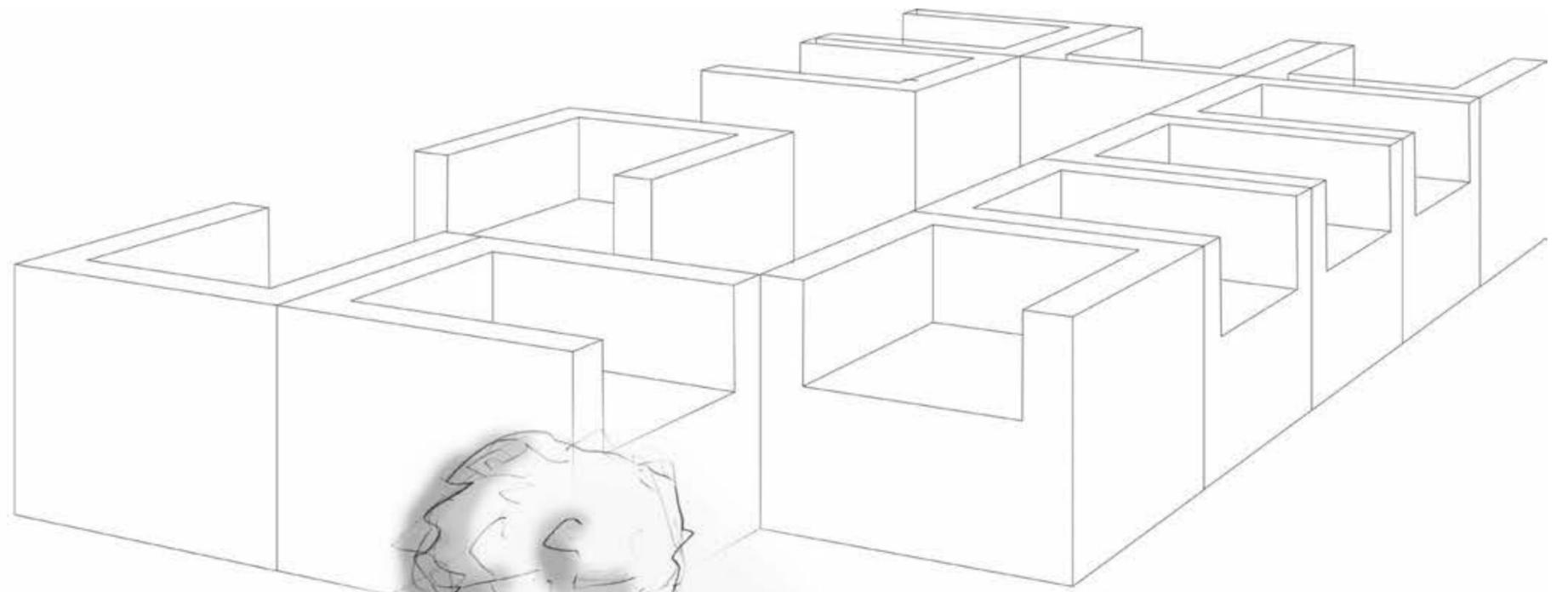
SEATING DEVELOPMENT

Devising a non intrusive seating arrangement between groups of users

Investigating ways in which groups of users, of various sizes, can be seated whilst maintaining a degree of privacy between each other.

This was formulated in order to accomplish a seating arrangement which was based around a central area in order to have some form of greenery at the centre.

This also became the basis of how the rooms could be formulated around a central circulatory space, whilst again maintaining privacy between users.



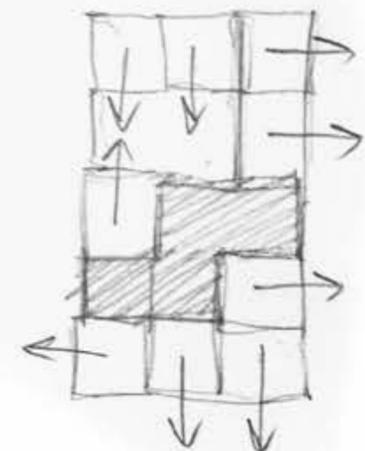
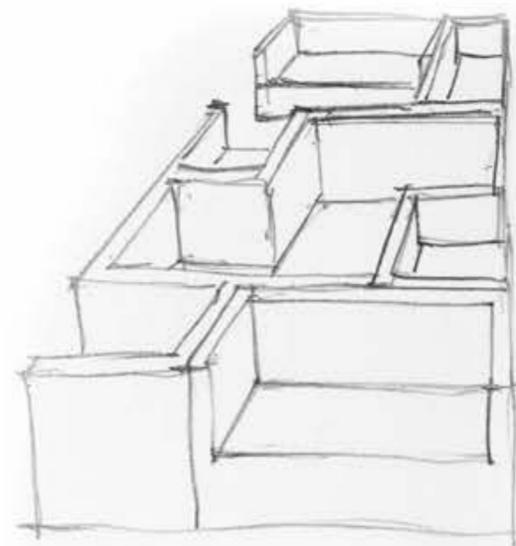
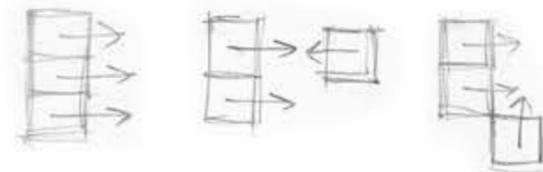
SINGLE USE



PAIRED USE



MULTI USE



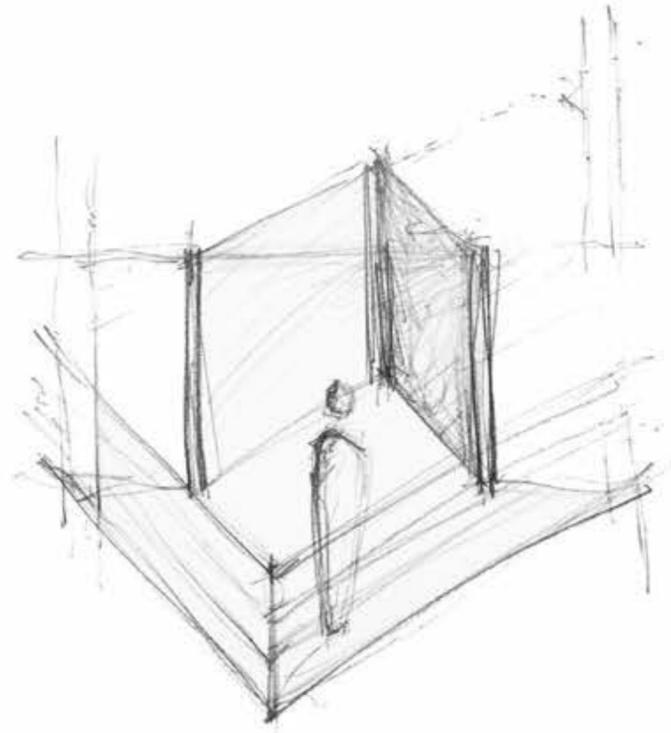
OPEN SPACE DEVELOPMENT

Devising a balcony type which would benefit residents in the homeless accomodation.

The idea behind creating private open spaces for the homeless was to deter them from leaving the proposal in order to get fresh air where they could possibly be coerced into falling into a chaotic lifestylie - whilst still providing them with a bit of freedom.

The balcony which was devised meant the room itself became larger once the doors were stowed away completely.

In order to make them a suitable size, it meant a great sacrifice in space, which then developed into the idea of having a communal outside area for the residents.



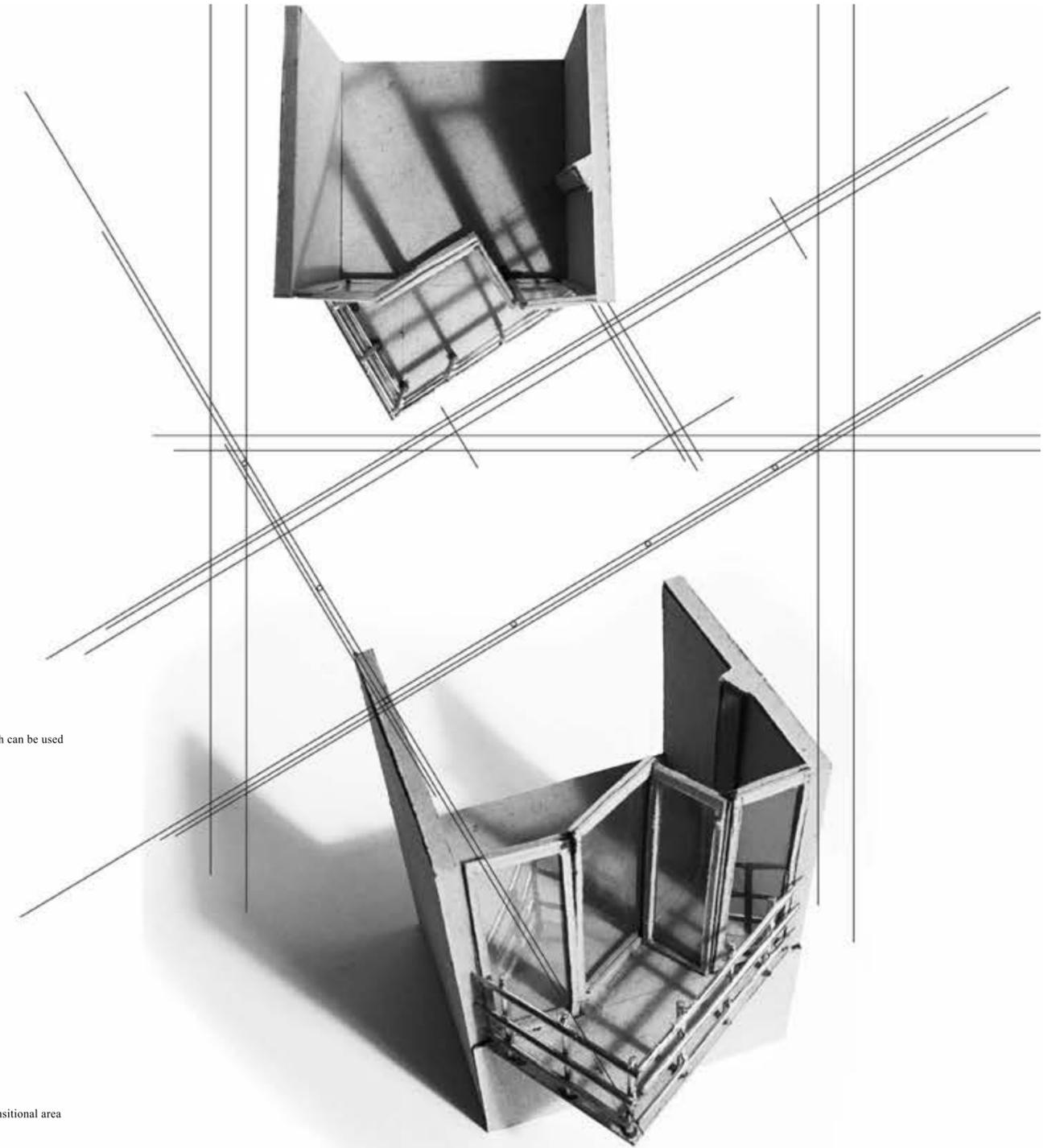
To reach the balcony the smaller door is a normal hinged door which can be used as a stand alone door.



The larger sliding door can also slide backwards, creating a transitional area between inside and outside.

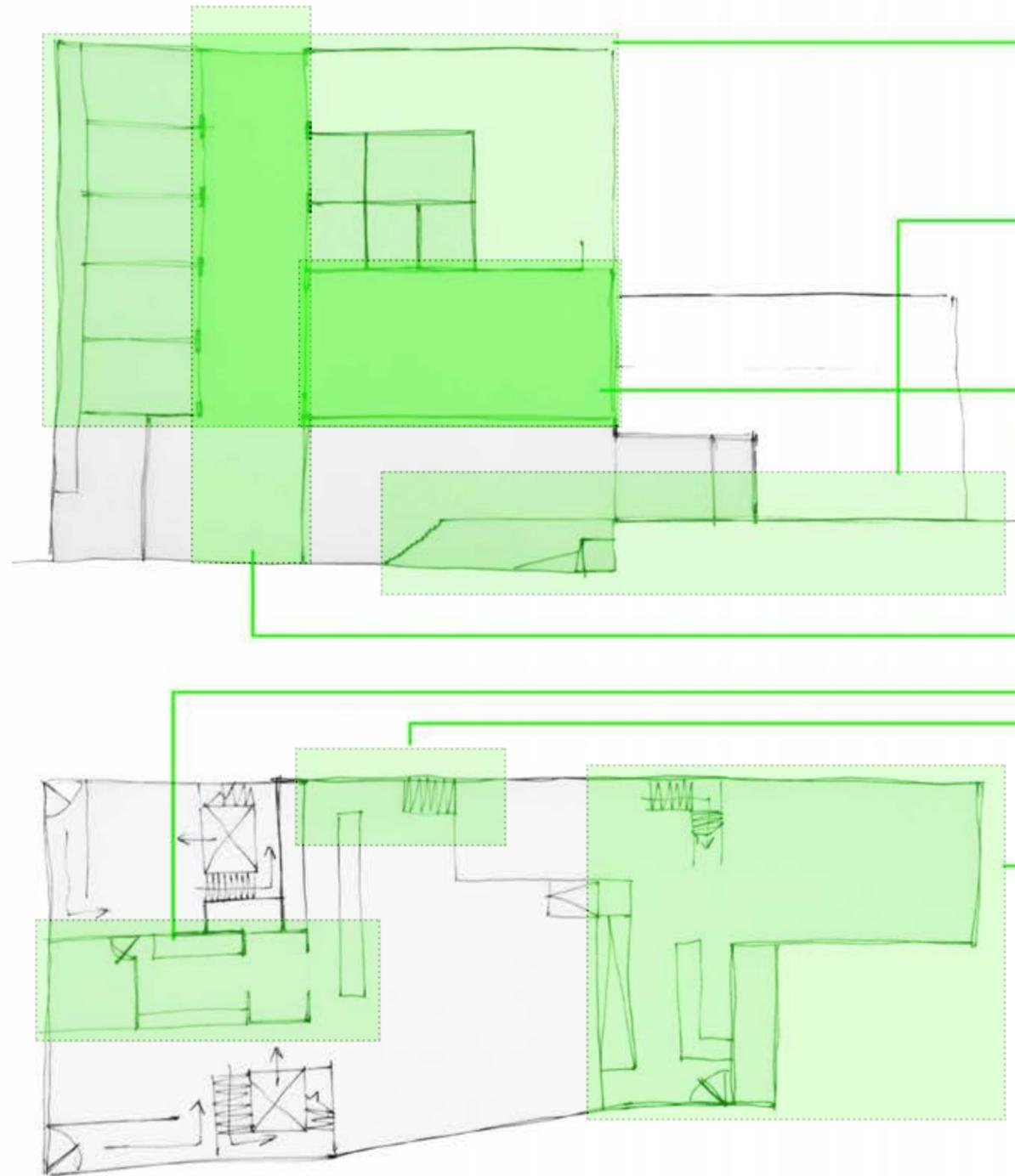


The larger sliding door can then be hinged and stowed away along with the smaller hinged door, creating a more open room



SCALE 1:50

SECOND ITERATION



By allowing the adjacent buildings to dictate the form of the building, the proposal became relatively mundane and linear, which meant the sophistication of the proposal had to come from the arrangement and use of space itself. The proposal could protrude past the surroundings at certain heights to make a more interesting design.

The Flint House Restaurant on Hanningtons Lane was incorporated as part of the proposal in order to create a secondary entrance to the bar and restaurant which would allow create circulation and would ease the footfall ignite the hospitality part of the proposal, this would also allow less noise to be created at the front of the proposal during the night in turn not waking the guests.

The height difference between Hanningtons Lane and North Street was resolving utilising a ramp but the ramp ends at the centre of the proposal, which restricts seating for the bar area.

The stairs on the side of the bar were designed in order for waiters to be able to cater to the restaurant with ease. Although a problem with this is that it seemed as if lit was only for private service use rather than for customers aswell.

The bar backs onto a corridor which contains storage and then the mutual reception area which allowed staff to drift between roles depending on what was necessary.

An atrium was used in order to illuminate the reception area and also bring light to every floor.

The eating area for the homeless was designed as a double height space in order to feel more free and grand in comparison to their allocated room space.

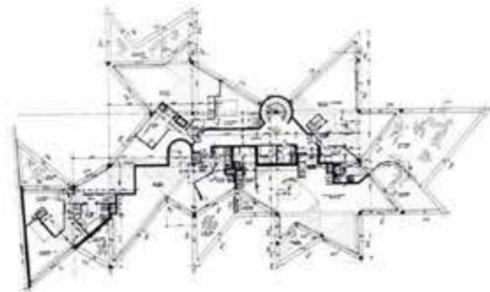
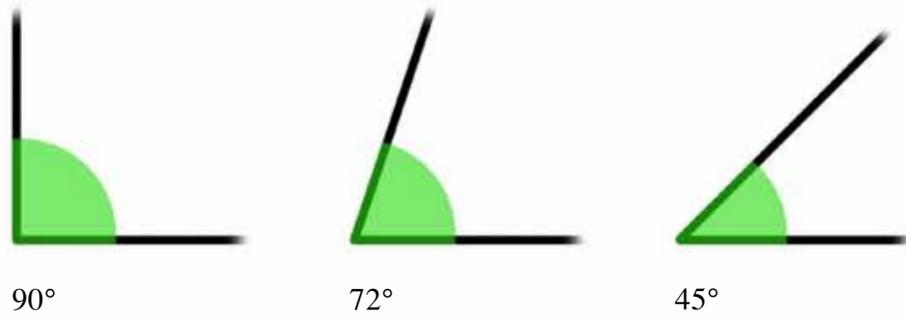
The Flint house was removed in the final proposal as the walls it was bound by did not create a very spacious or inviting space in comparison to the rest of the proposal, which utilised double height spaces. The Flint House area was then redesigned to be more fitting to the rest of the scheme.



DIAGONALITY DEVELOPMENT

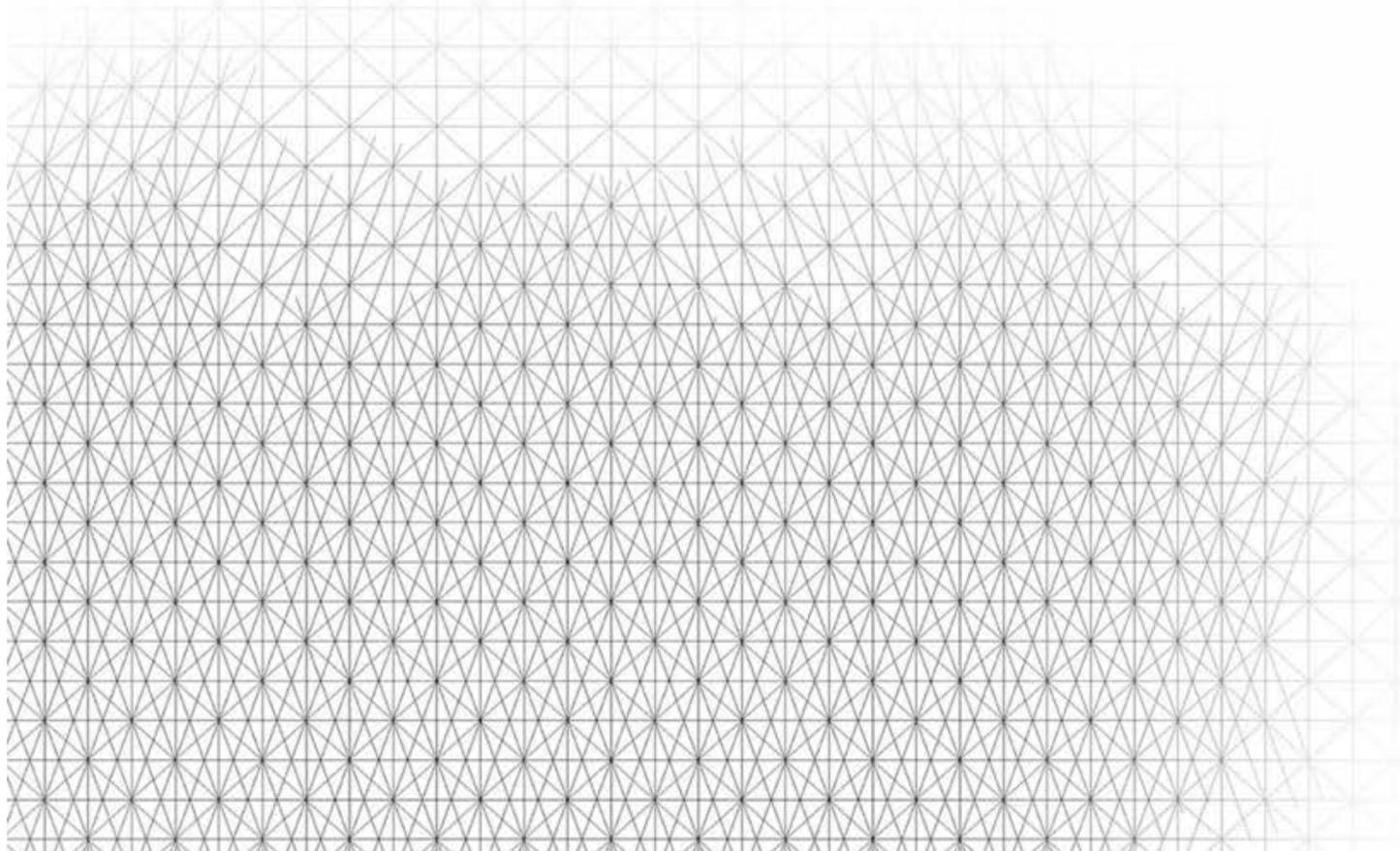
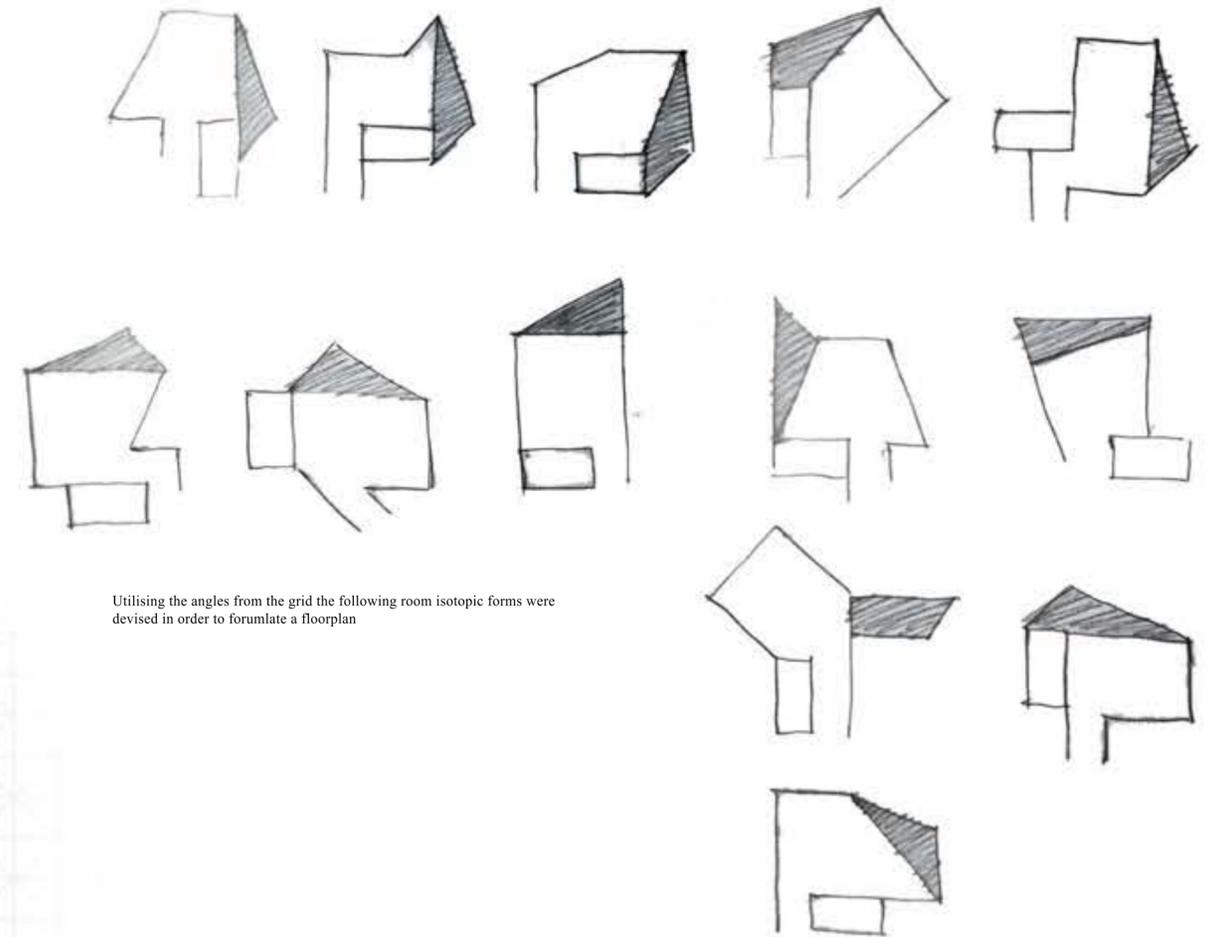
Devising forms utilising a grid

The grid was developed using angles of 45, 72 and 90 degrees. This was devised in order to create room isotopes which would be able to fit together coherently.



The term 'Diagonality' refers specifically to the architectural development of the 20th century which is characterised by the deliberate use of diagonal forms which liberated design from the restrictive, rectilinear, orthogonal forms which preceded it.

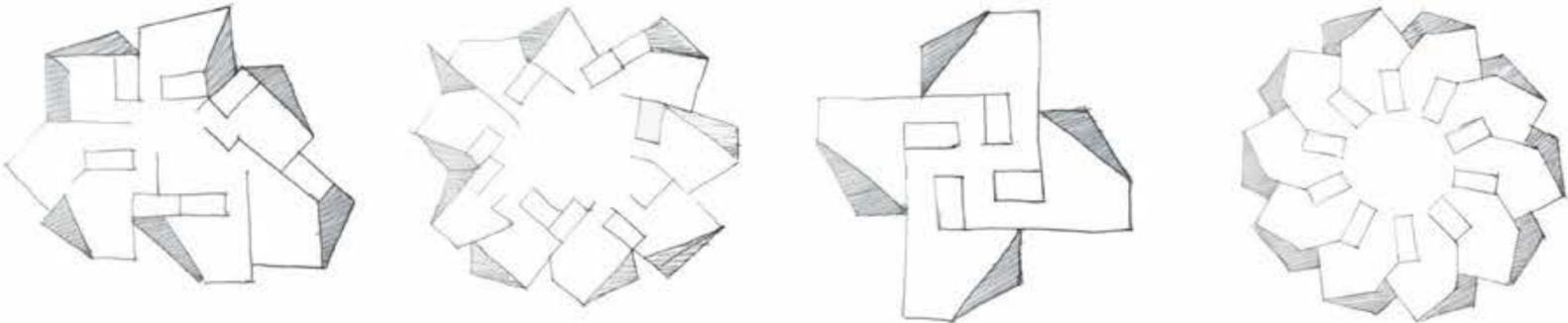
It is often seen as a contemporary style of design as it allowed for radical and dynamic asymmetrical compositions, allowing the configuration of space itself to not be bound and restricted by a rectangular structure or frame. Instead allowing the approach to architecture to be more free and elastic..



ROOM CONFIGURATION

Development of a floorplan for the hotel accomodative aspect of the proposal.

The premise of developing a geometrically based floorplan was to create a configuration of rooms which allowed unique views onto the city of Brighton. It was developed in order to diverge from the restrictive linear site due to the adjacent buildings.



The problem that was encountered was that by having a central atrium penetrating the centre of the floorplan, with circulatory walkways around it, it resembled a panopticon which gave it a prison like feeling, which would not be very inviting or pleasant for the paid visitors. By basing the floorplan on regular geometric forms it still restricted the floor capacity due to the need for the rooms to fit together panoramically, in a continuous arrangement.



The room isotopes were then experimented with in a more linear format in order to find a general form which would allow the floorplan to not be restricted by a circular shape. The circular shape also meant that it would only be able to occur past a certain height as to avoid coinciding with the adjacent buildings. The linear format allowed the surroundings to be factored in, informing in part the way the final design is configured.



A repetitive form was experimented with in a more linear form, allowing the proposal to still be regulated in part by the actual space available, as to create as many rooms as possible, allowing the project to be viable in terms of subsidising the secondary accommodation block. This development maintained the privacy of the balcony spaces also, as it meant that the balconies were not surrounded by the walls from another room, alleviating the the penetration of unwanted sound between rooms

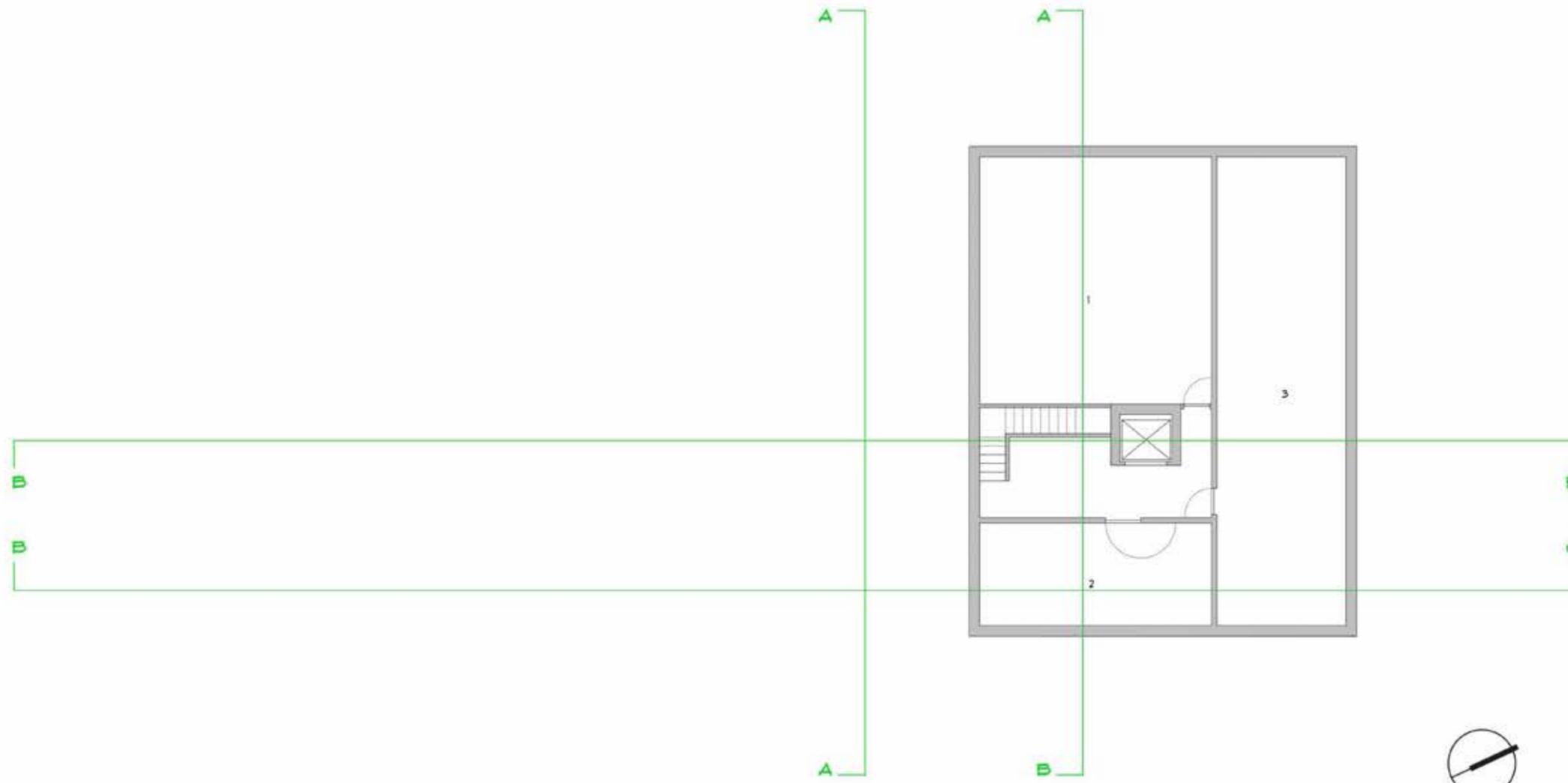
FINAL PROPOSAL

The Final proposal seeks to incorporate and resolve any issues which would have arose during the design process and draw on all the research and conceptual experimentation to create a proposal which brings together various ideas and contributes to the fabric of the city of Brighton.

LOWER GROUND FLOOR PLAN

Final Floor Plans

SCALE 1:150



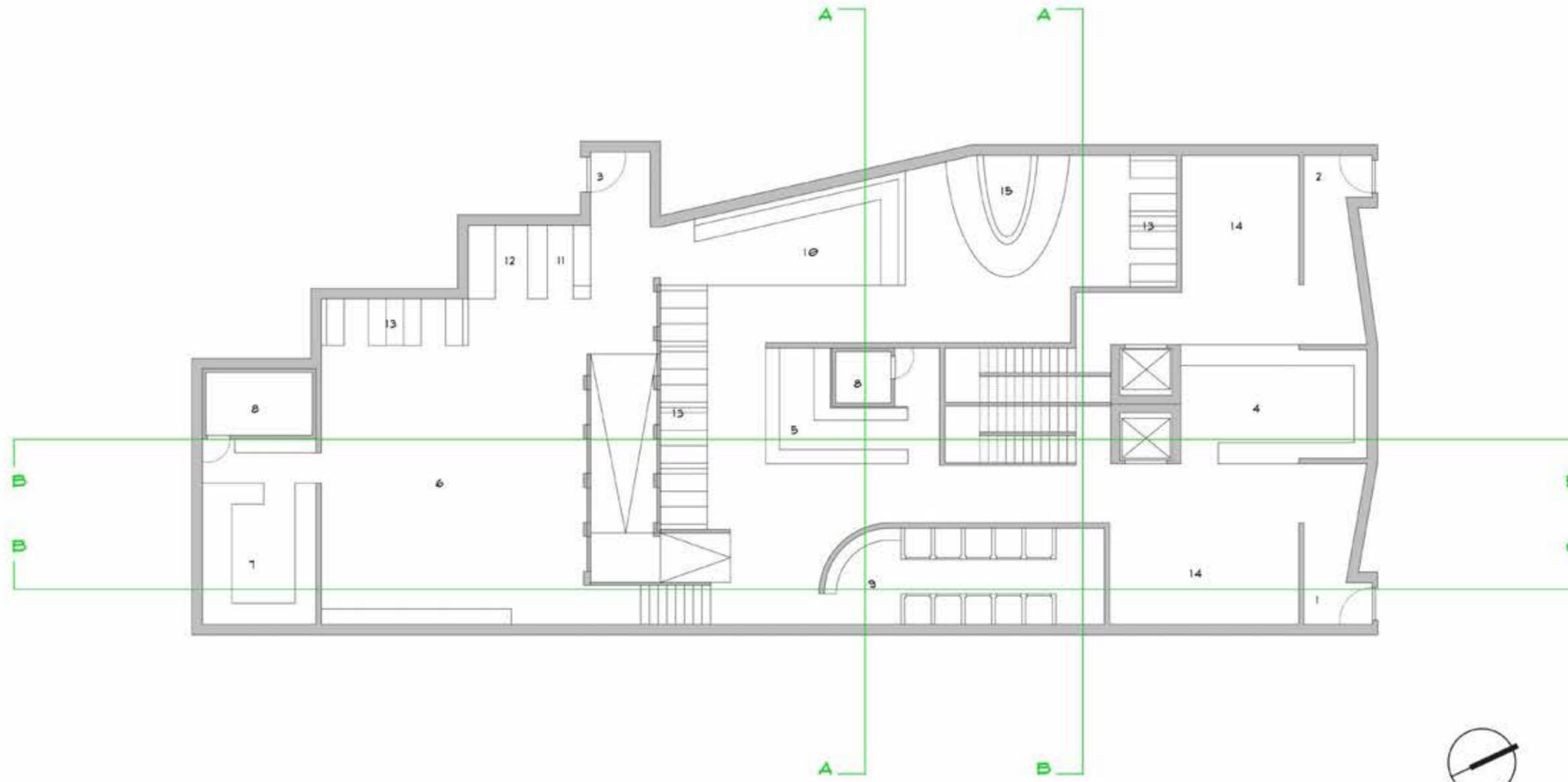
- 1 PLANT ROOM
- 2 LAUNDRY ROOM
- 3 BOILER ROOM



GROUND FLOOR PLAN

Final Floor Plans

SCALE 1:150



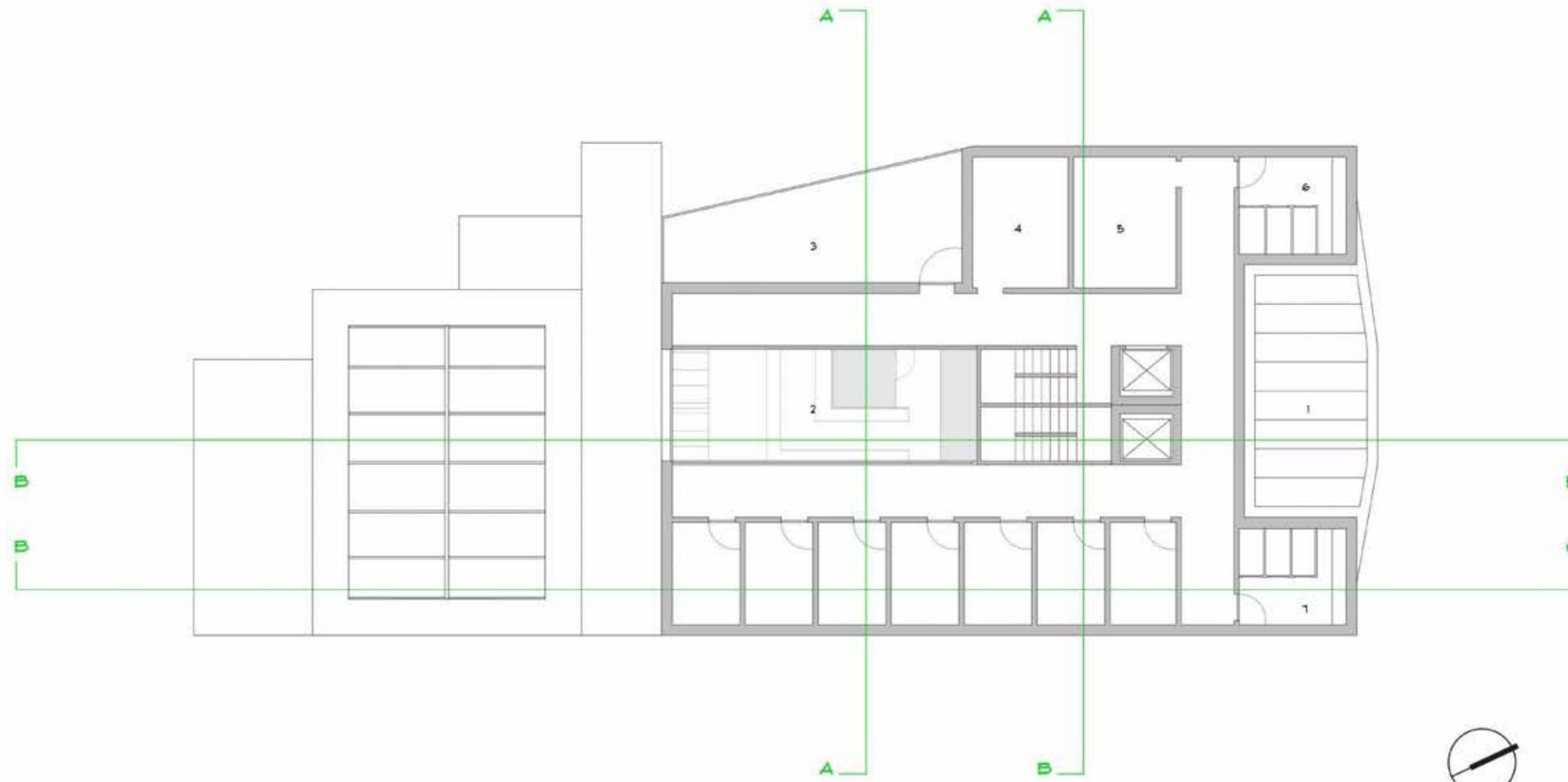
- 1 GUEST ENTRANCE
- 2 HOMELESS ENTRANCE
- 3 BAR & RESTAURANT ENTRANCE
- 4 ACCOMODATION RECEPTION
- 5 BAR
- 6 RESTAURANT
- 7 KITCHEN
- 8 REFRIGERATION
- 9 RESTROOM
- 10 BAR SEATING
- 11 RESTAURANT RECEPTION
- 12 CLOAKROOM
- 13 BOOTHS
- 14 WAITING AREA
- 15 FLOWERBED SEATING



FIRST FLOOR PLAN

Final Floor Plans

SCALE 1:150



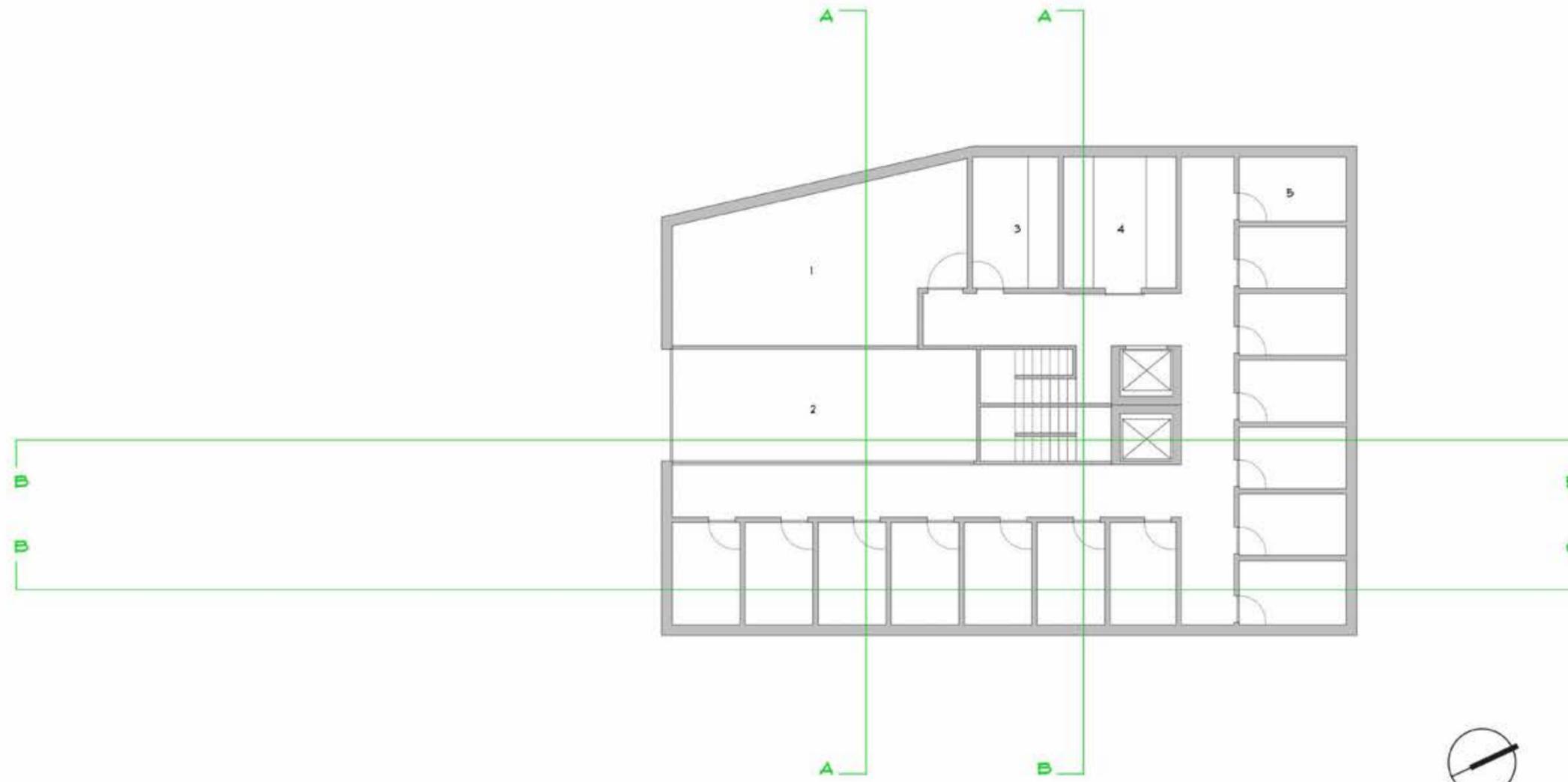
- 1 RECEPTION SKYLIGHT
- 2 ATRIUM
- 3 SHARED BALCONY
- 4 LAUNDRY ROOM
- 5 LAUNDRY ROOM
- 6 RESTROOM
- 1 RESTROOM



SECOND FLOOR PLAN

Final Floor Plans

SCALE 1:150



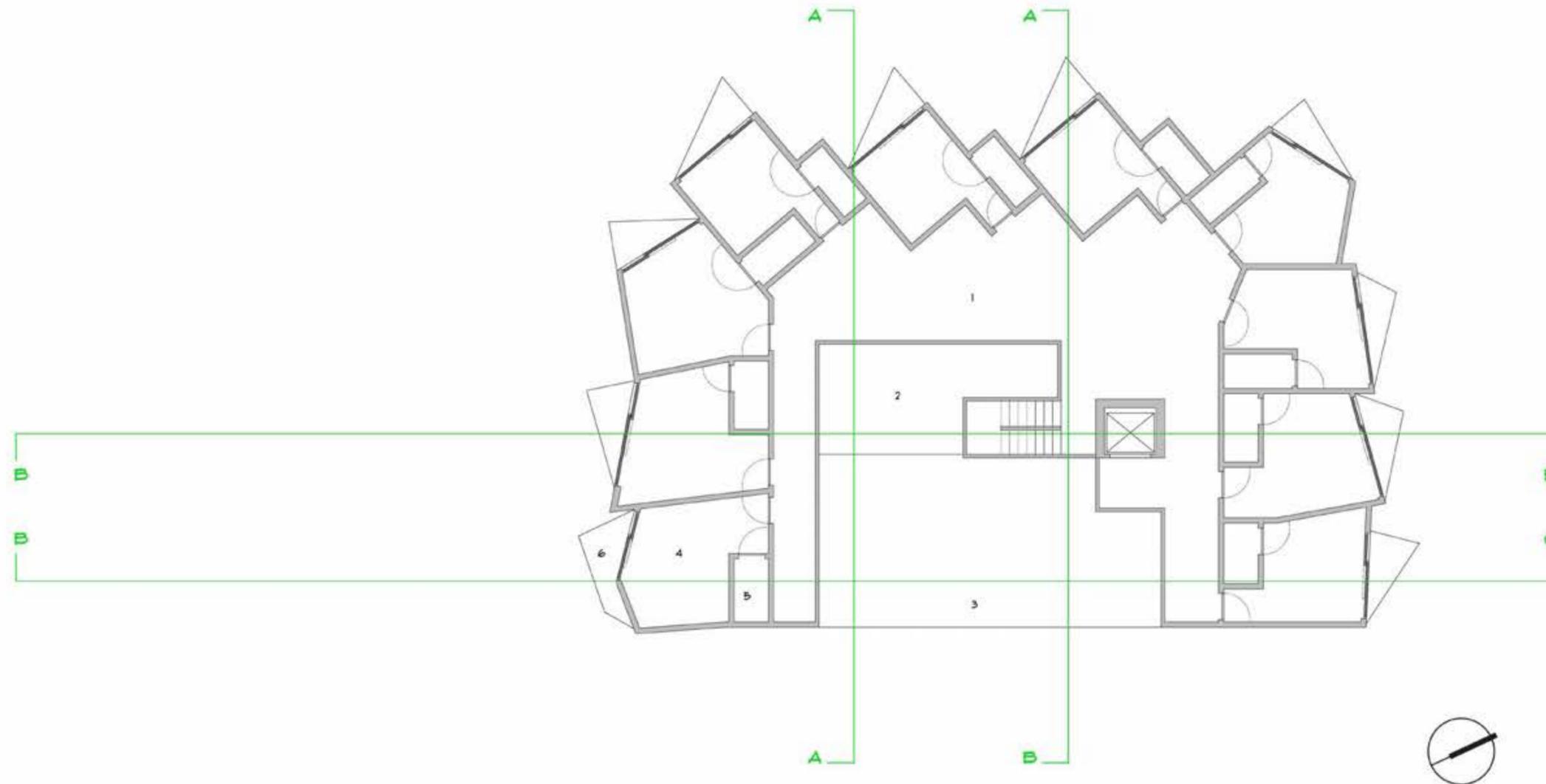
- 1 CATERED DINING AREA
- 2 ATRIUM
- 3 LAUNDRY ROOM
- 4 LAUNDRY ROOM
- 5 BEDROOMS



THIRD FLOOR PLAN

Final Floor Plans

SCALE 1:150



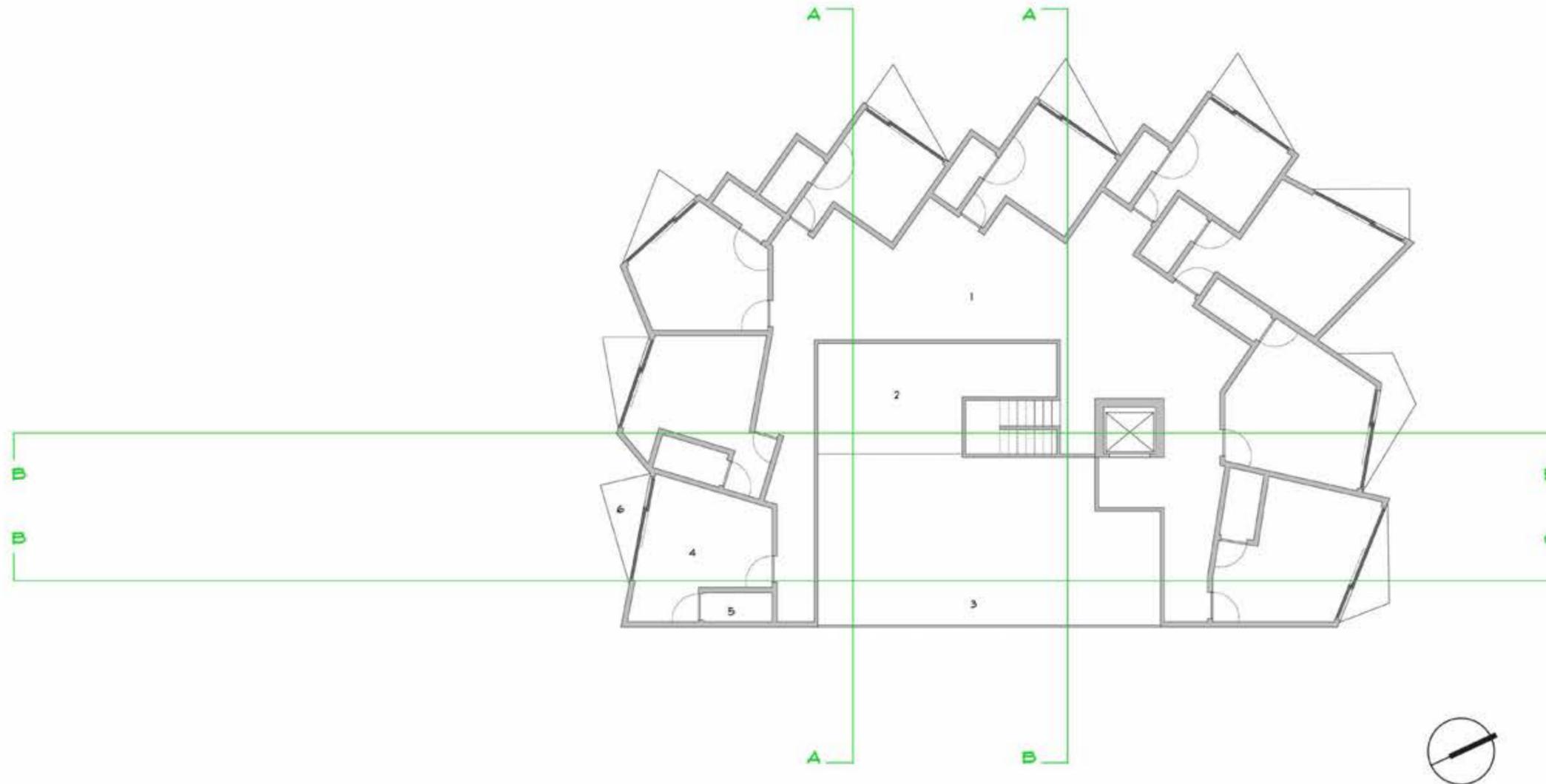
- 1 CIRCULATION SPACE
- 2 ATRIUM
- 3 LIGHT SCOOP OPENING
- 4 BEDROOMS
- 5 EN SUITE BATHROOMS
- 6 PRIVATE BALCONY



FOURTH FLOOR PLAN

Final Floor Plans

SCALE 1:150



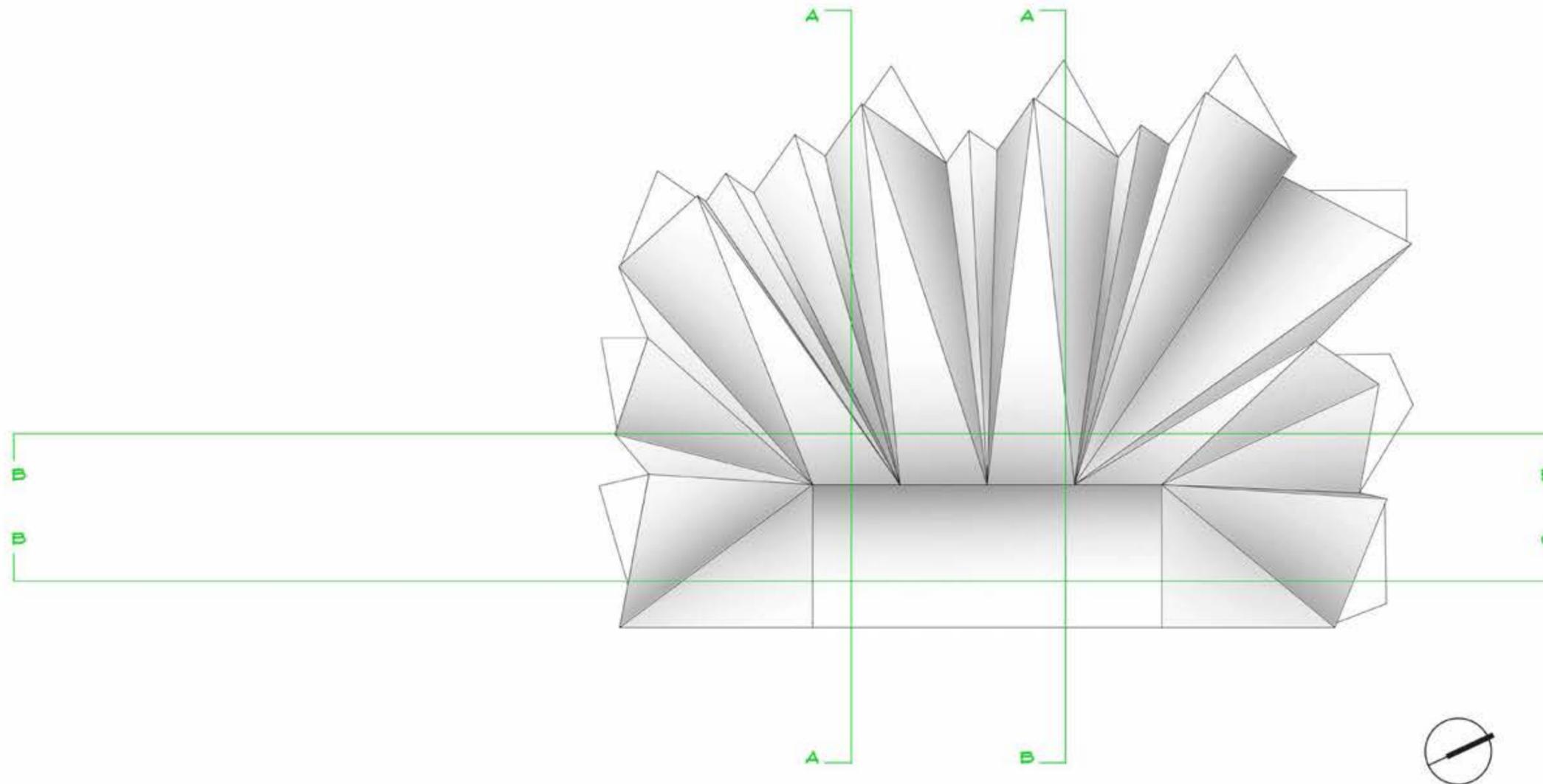
- 1 CIRCULATION SPACE
- 2 ATRIUM
- 3 LIGHT SCOOP OPENING
- 4 BEDROOMS
- 5 EN SUITE BATHROOMS
- 6 PRIVATE BALCONY



ROOF PLAN

Final Floor Plans

SCALE 1:150





SEPARATION OF SPACE

Visual representation of how each floor is separated spatially.

Indicated on the exploded floorplans are how both accommodation block's and the service areas are segregated in order to better accommodate the requirements of each group of users.

The idea of having two separate yet identical entrances, was to avoid creating a divide between the classes, the divide that the proposal seeks to mend, as 'Space – how it's apportioned, how it's governed, how it's made available to some and denied to others – is always political.'

This was done in order to not make it seem like the subsidised tenants of the proposal are given a hidden second 'poor door', a phrase coined by activist group 'class war', typically observed on mixed income developments.



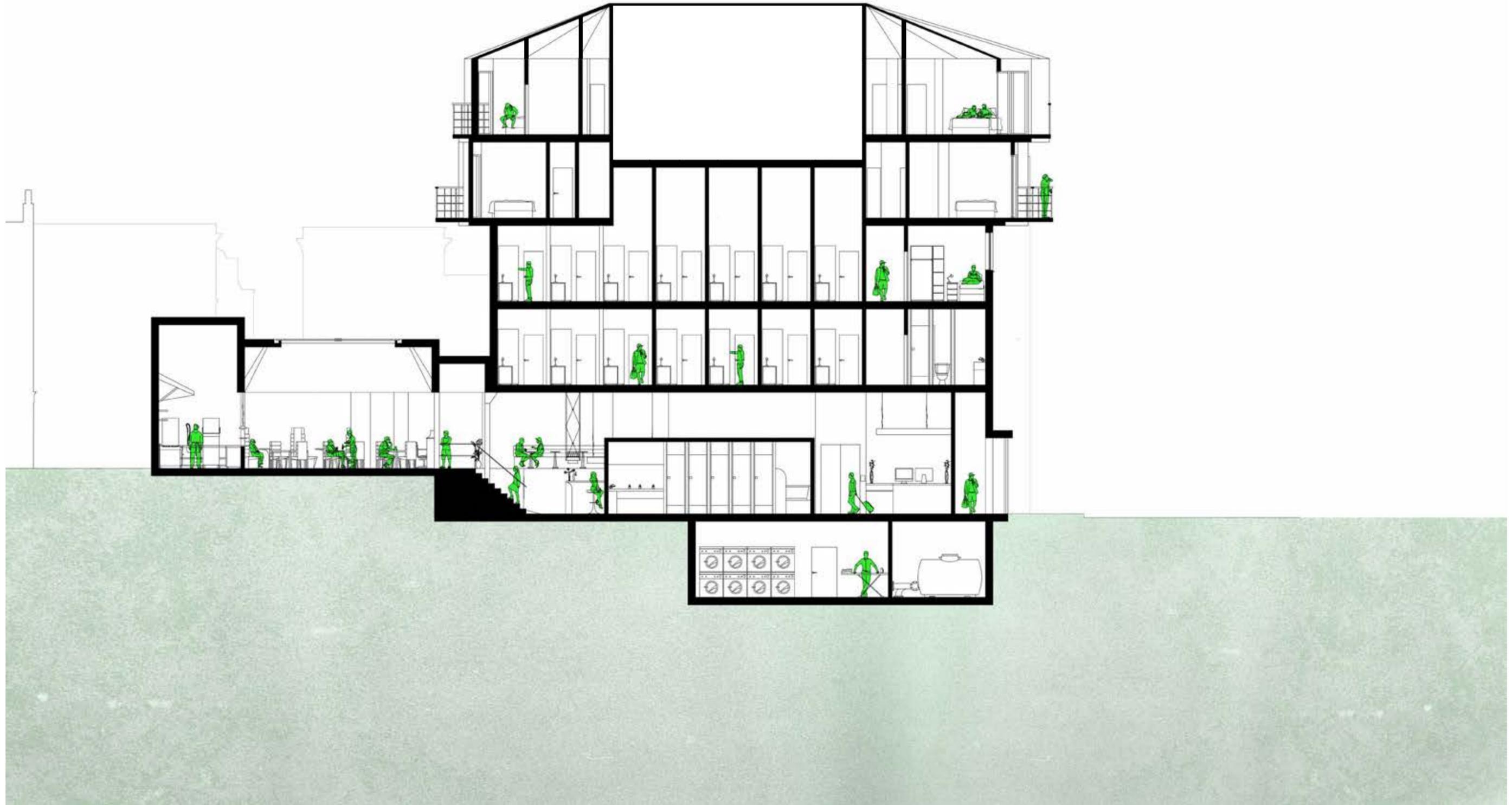
SECTION **AA**
Section depicting the usage of space.
SCALE 1:50



SECTION **AB**
Section depicting the usage of space.
SCALE 1:50



SECTION **BC**
Section depicting the usage of space.
SCALE 1:50



SECTION **BB**
Section depicting the usage of space.
SCALE 1:50



MATERIAL SHORT SECTION AA

Section depicting the materiality that will be adopted throughout the proposal.

SCALE 1:50



CONCRETE



ANTHRACITE



BRONZE



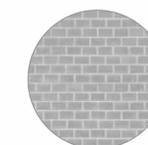
BRASS



OAK BATTEN



BIRCH



GLAZED BRICK



TILE

MATERIAL LONG SECTION **BB**

Section depicting the materiality that will be adopted throughout the proposal.

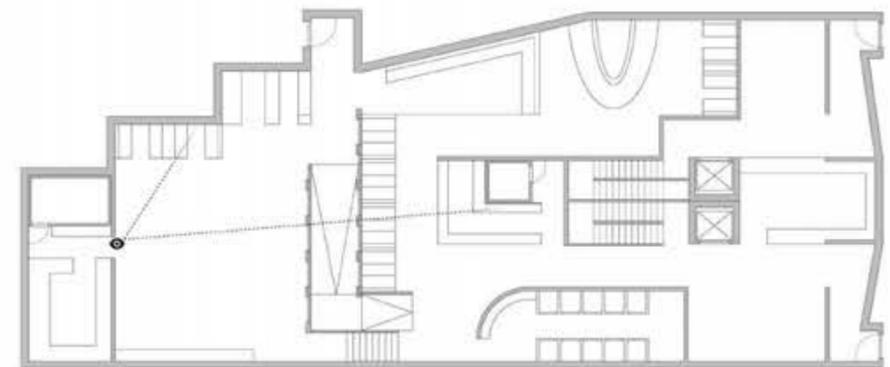
SCALE 1:50



- CONCRETE
- ANTHRACITE
- BRONZE
- BRASS
- OAK BATTEN
- BIRCH
- GLAZED BRICK

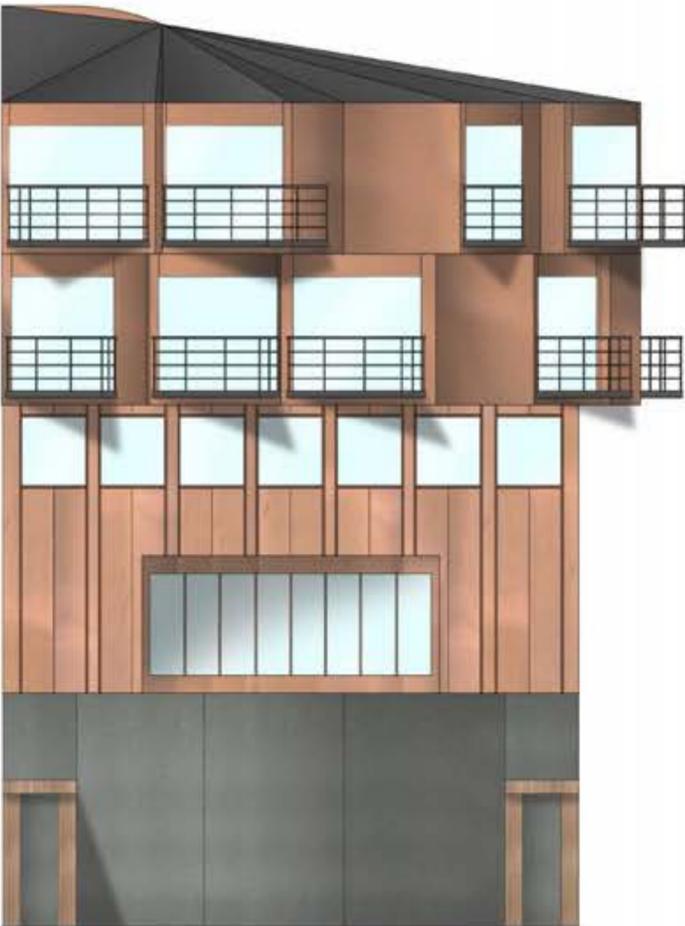
INTERIOR ATMOSPHERIC RENDER

Drawing depicting a vignette view of the inside of the completed proposal



NORTH EASTERN ELEVATION

Elevation of the front of the building where the accomation entry point are located.



SCALE 1:100



SITE PROPOSED

Site plan with proposal indicated.



SCALE 1:250



EXTERIOR ATMOSPHERIC RENDER

Drawing showing how the completed proposal fits into the fabric of the surrounding area.

