

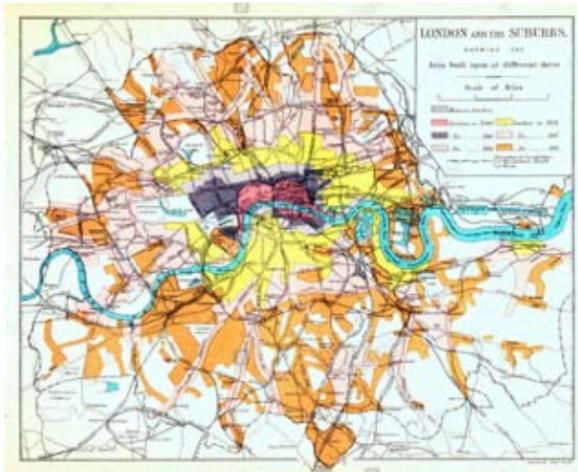
3 london housing projects

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introduction	2
leather lane	5
felgate mews	23
jeddo road	39
project credits	82

introduction

Over its long history, London has witnessed an almost tidal change in patterns of use within its many neighbourhoods. Rapid expansion during the late 19th century, when the capital's population grew from two to six million between 1850 and 1900, saw London breach its original historic core in the City and encompass surrounding towns and villages in a sea of Victorian streets and terraces. Steady growth through the first half of the 20th century, with the establishment of the more distant suburbs of 'metro-land', resulted in a peak population of more than eight million in 1939.



Postwar however, the population of London fell. This decline was accompanied by a migration from the centre partly driven by a change in attitude to urban living that saw widespread speculation about the 'death of the city', and which culminated in the inner-city riots of the 1980's and 90's.

In recent times, the population has again increased and has overtaken the previous peak. This phase of London's history has seen formerly problematic

inner-city areas undergo a massive gentrification that has both reinvigorated the city and raised the possibility of a 'social cleansing' with its own worries.

What has been constant for the most part through all this flux is the city fabric. The buildings that survive and continue to contribute to the urban milieu define the essential character of the place, and it is their thread of constancy that provides an existential anchor by which we understand what makes London unique.

The particular nature of this 're-expansion' means that instead of the swathes of new buildings that accompanied previous phases of London's growth, a significant proportion of the new homes it has brought have been the product of the re-purposing and conversion of existing buildings. In this, one can draw parallels with the 'Renovatio Urbis' that saw the re-colonisation of what remained of Ancient Rome in the 15th and 16th centuries. Now, as then, the way in which we re-use old buildings betrays our attitude to the past.

This book records three recent London housing projects which involve re-purposing, refurbishing and extending existing buildings. The buildings have all been through different uses and survived change, and are understood as part of a living tradition which looks forward as it respects the past. In each case, our aim has been to work with the original buildings: retaining what was of value, repairing what could be saved, and respecting the existing fabric, while simultaneously incorporating new elements which re-frame the existing context and cast it in a new light.





leather lane

Originally constructed in the 1890's as a public house in the Hatton Garden Conservation area, this Victorian building was converted in the 1960's into a jewellers' shop on the ground floor and flats above. The conversion works were of poor quality and the original shop front was replaced with a sub-standard reconstituted stone façade. Subsequent changes and poor maintenance resulted in gradual decline until its purchase by our client.

The building has been substantially increased in size through a four-storey curved rendered rear extension and an additional storey screened by a continuation of the original front roof slope. This, combined with the efficiency gains created by relocating the stair, resulted in a significant uplift in the number of flats from three to six. The efficiency of the internal layouts of the flats were further increased by the use of fire sprinklers, which allowed innovative layouts for the tightly planned units.

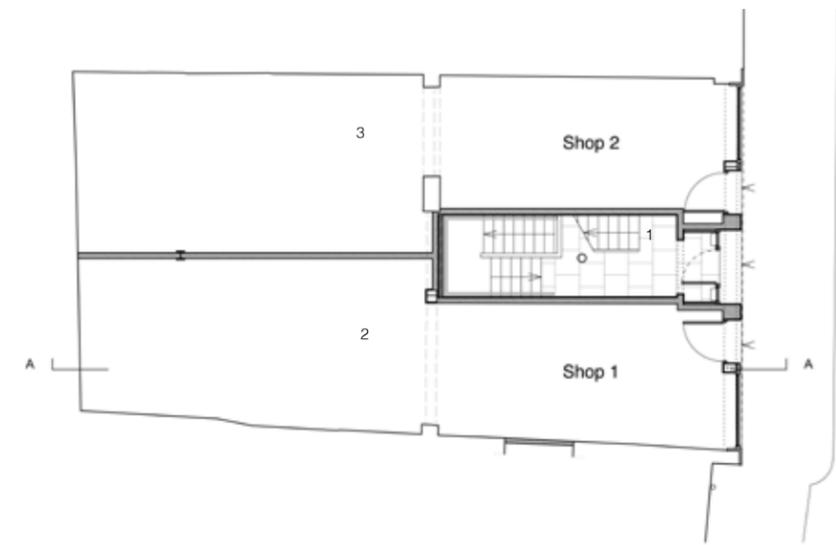
The design is conceived as a synthesis of the original elements of the building and new insertions or additions. Original features, brickwork, ironwork and roofscapes, are set against elements of new construction such as exposed joists, durafinish plaster, and new steelwork. The original rear elevation of the existing building is retained and expressed inside the flats, providing a record of the extent of the original building and articulating the transition between the rear facing bedrooms and the street facing living spaces.



Existing front façade



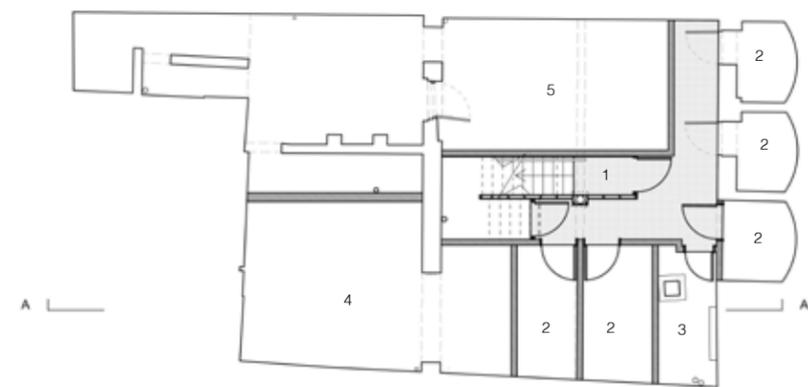
Existing rear façade



Upper Ground Floor Plan

Key:

- 1 Entrance to flats
- 2 Shop Unit 1
- 3 Shop Unit 2



Lower Ground Floor Plan

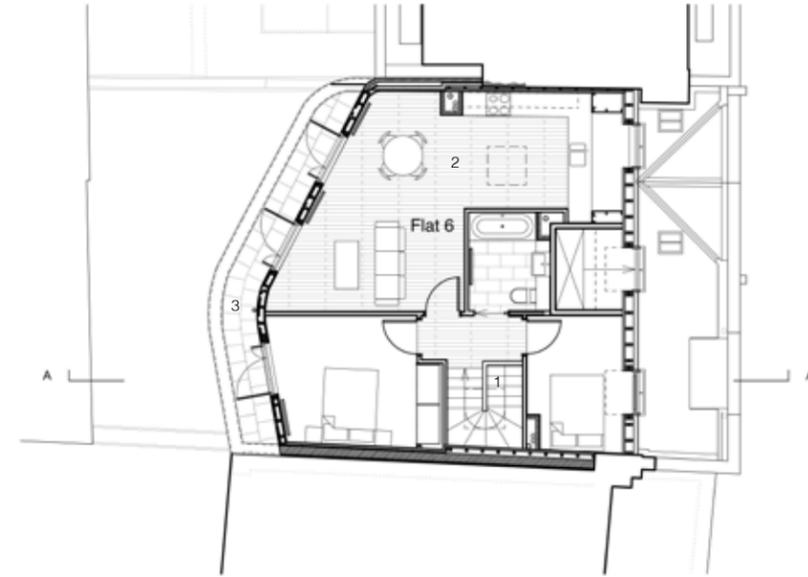
Key:

- 1 Stair
- 2 Storage for flats 1-5
- 3 Landlords store
- 4 Shop unit 1 storage
- 5 Shop unit 2 storage



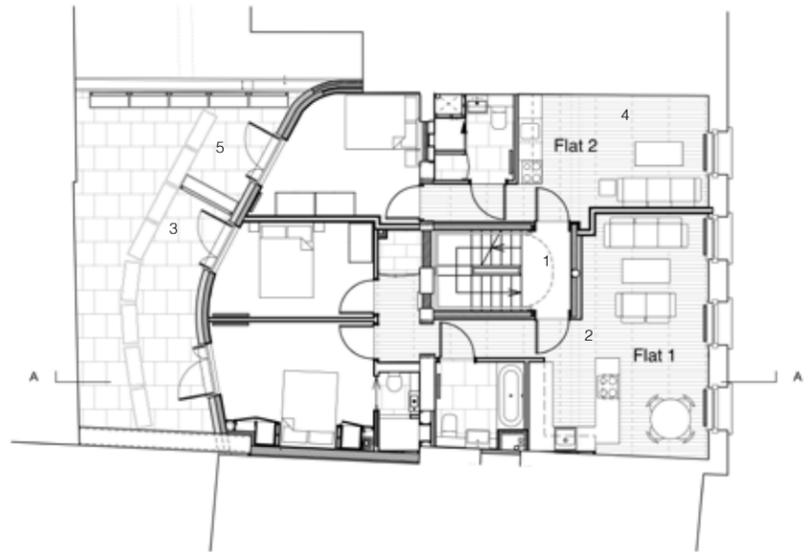
- Key:
- 1 Stair
 - 2 Flat 3 2-bed
 - 3 Flat 4 1-bed

Second Floor Plan



- Key:
- 1 Flat 6 private stair
 - 2 Flat 6 3-bed
 - 3 Flat 6 balcony

Fourth Floor Plan



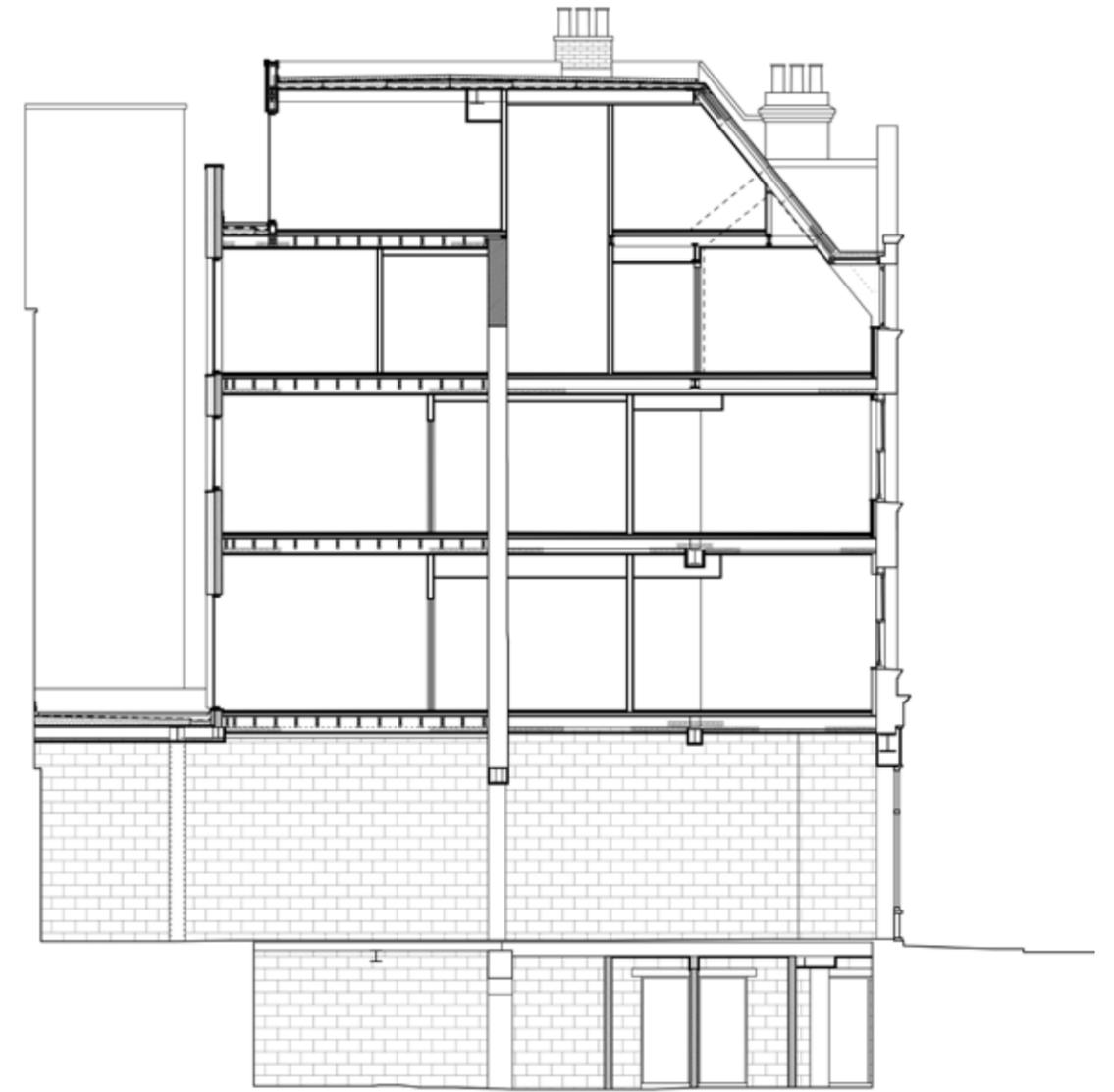
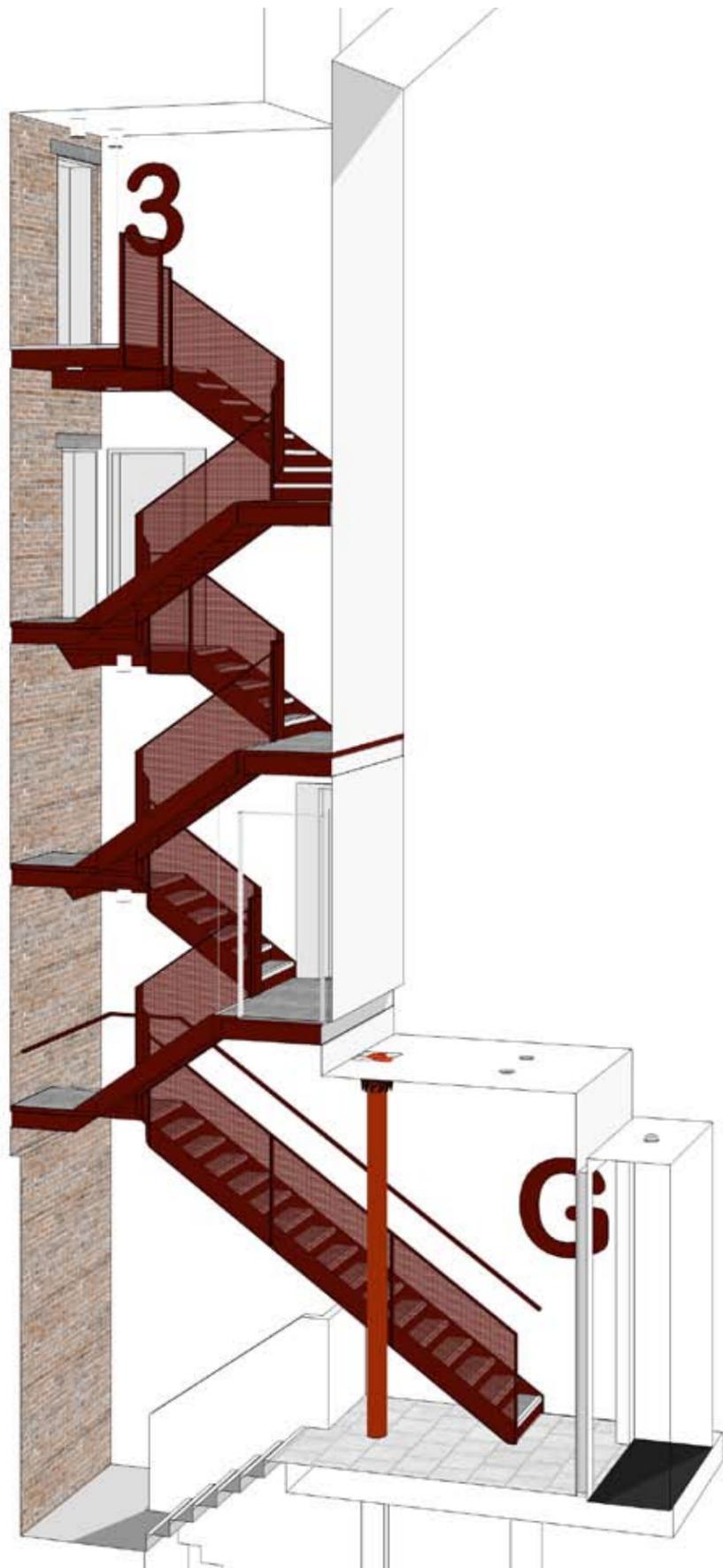
- Key:
- 1 Stair
 - 2 Flat 1 2-bed
 - 3 Flat 1 roof terrace
 - 4 Flat 2 1-bed
 - 5 Flat 2 roof terrace

First Floor Plan

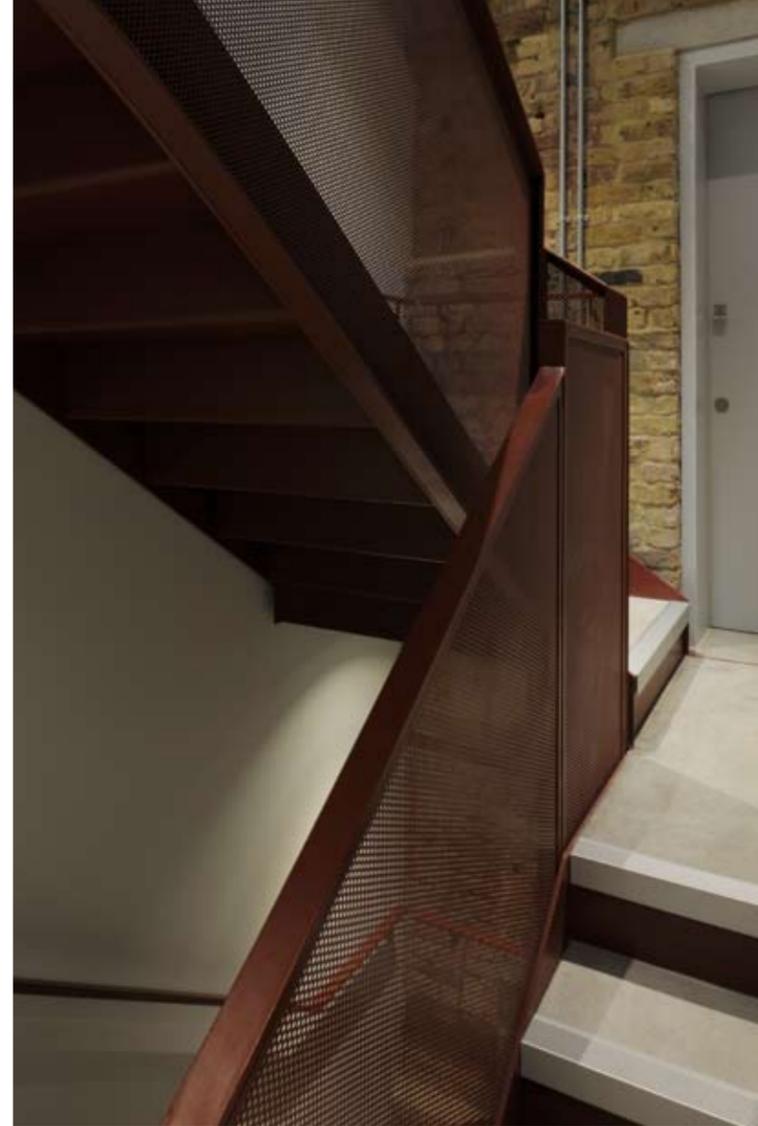


- Key:
- 1 Stair
 - 2 Flat 5 2-bed
 - 3 Flat 6 private stair

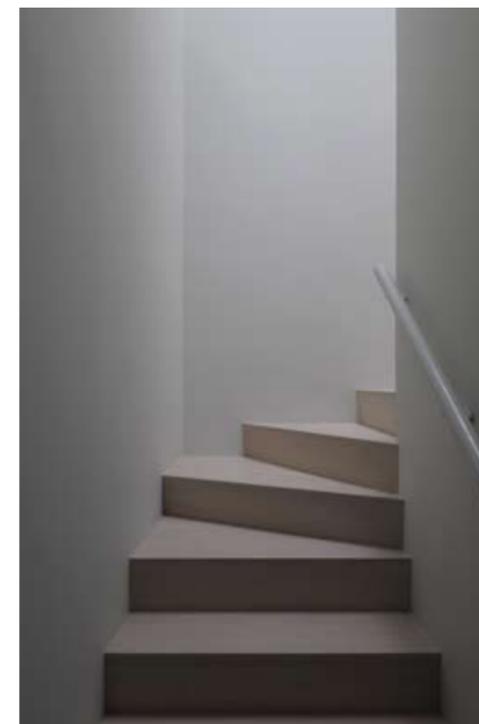
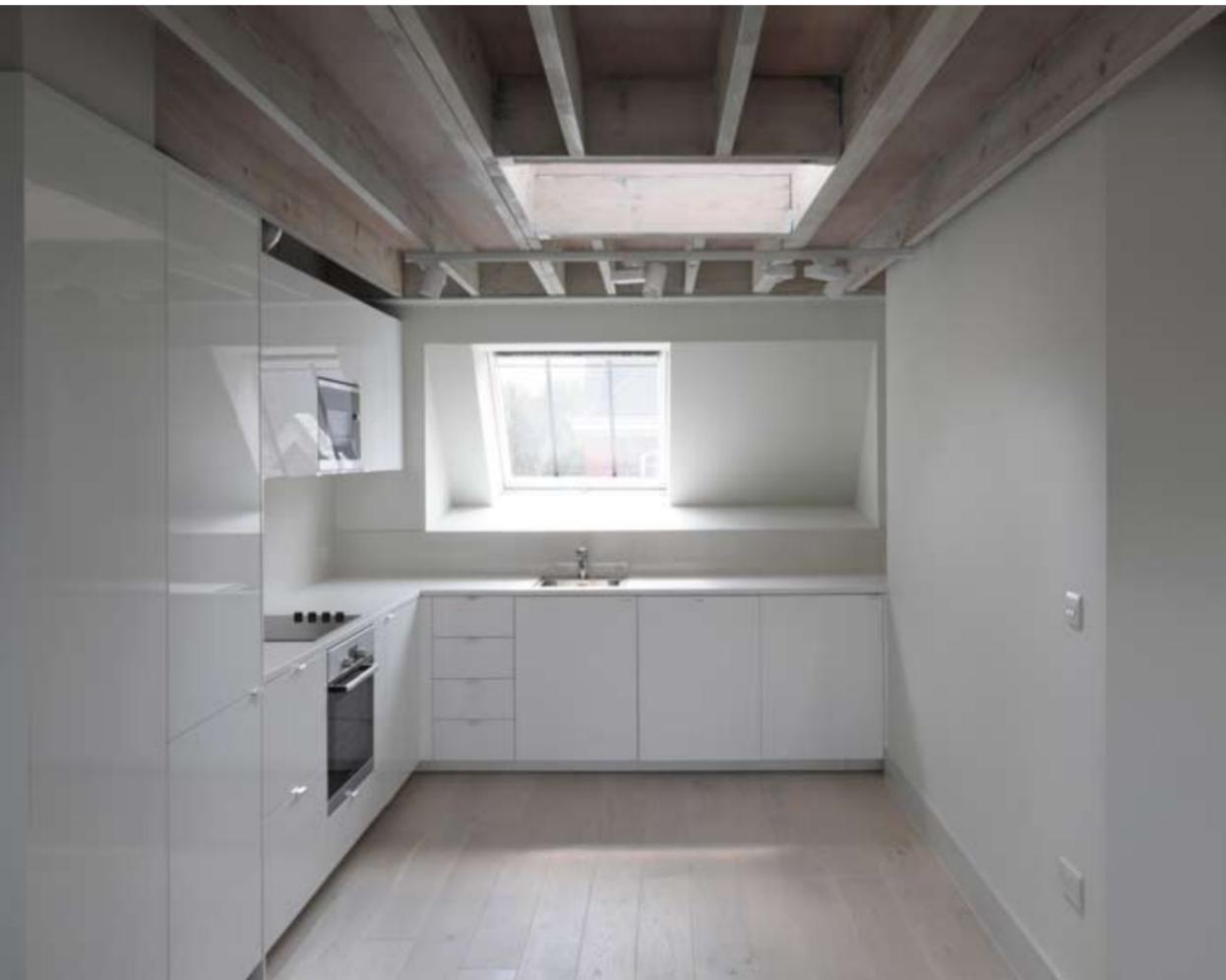
Third Floor Plan



Section AA



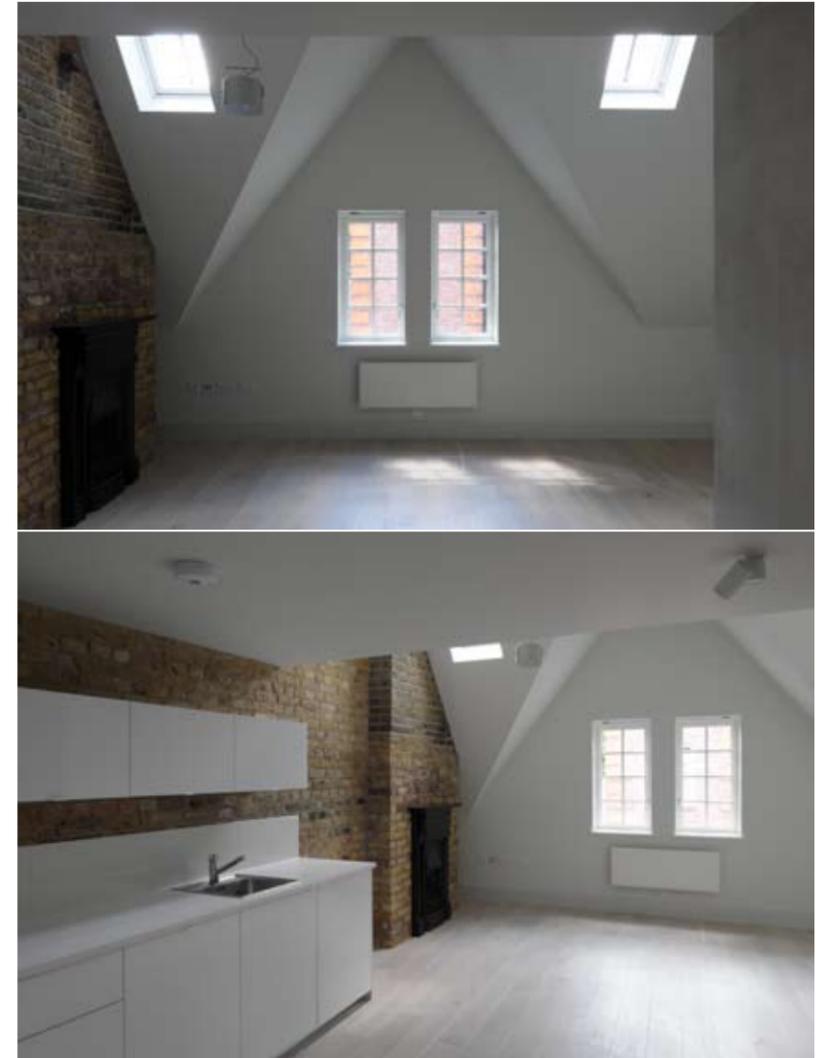
Internally, the new core with its colourful steel stair is set against the exposed brickwork of the now internalised original rear façade, and the cast-iron column it wraps around.



Flat 6 has amenity space in the form of a long balcony behind the new rendered rear façade.



The original structural elements, such as the brickwork of the rear façade and party walls and the original roof form, are contrasted with new structural elements such as the timber joists and steelwork. Equal weight is given to both old and new.



Existing window openings and original fireplaces were retained where possible.



The new stair core and original rear façade are also expressed and contrasted within each of the flats through the use of unpainted DuraFinish plasterwork on the core and bare brickwork and articulated openings on the façade



felgate mews

The site was originally three separate Victorian properties. The first, fronting onto Studland Street, was a three-storey shop with a flat above. The second was a narrow house and the third was a long, thin two-storey commercial mews building facing Felgate Mews. They had been subject to various unsympathetic alterations and additions over the years, including a major renovation in the 1980's to convert them into a single office. At this point, a poor quality mansard roof was added to the mews building and the rest of the existing fabric was gutted, removing all traces of the original plan and of any interior details. The different floor heights of the original buildings and the long thin plan resulted in a maze of stairs and corridors. These combined changes, together with poor maintenance, led to the building having a negative presence on the street.

The scheme involved the reinstatement of the basic structure of the three buildings. A new stair core was introduced between the house and shop, and the commercial mews building. Through careful design this stair, conceived of as a contemporary insertion in the original fabric, bridges the differing floor levels between the front and back of the site with a single flat to each side, minimising the circulation space and maximising the size of the flats.

Where possible, found elements of the building were reused and synthesised with the new fabric,



with each given equal emphasis. The 1980's gang-nail timber trusses to the mews mansard were retained and exposed, with alternative members removed. The remaining trusses were then strengthened using lateral tie beams, which were designed to double as lighting troughs. An old tile finish to the original party wall between the house and the shop was discovered during the strip out. This was cleaned and retained as a separating screen between the living and kitchen areas in flat 5.



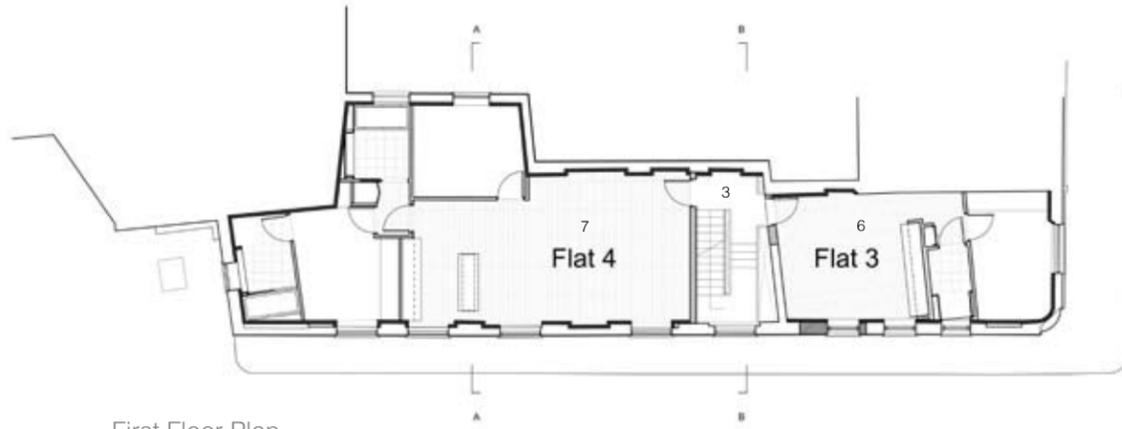
Existing view of the site onto Felgate Mews



Existing façade Studland Street



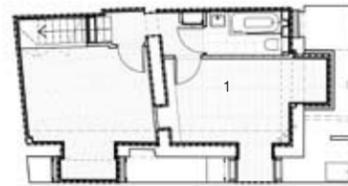
The existing 1980's gang-nail timber trusses found within the mews mansard roof structure were retained and exposed, with alternative members removed. The remaining trusses were then strengthened using lateral tie beams, which were designed to double up as lighting troughs.



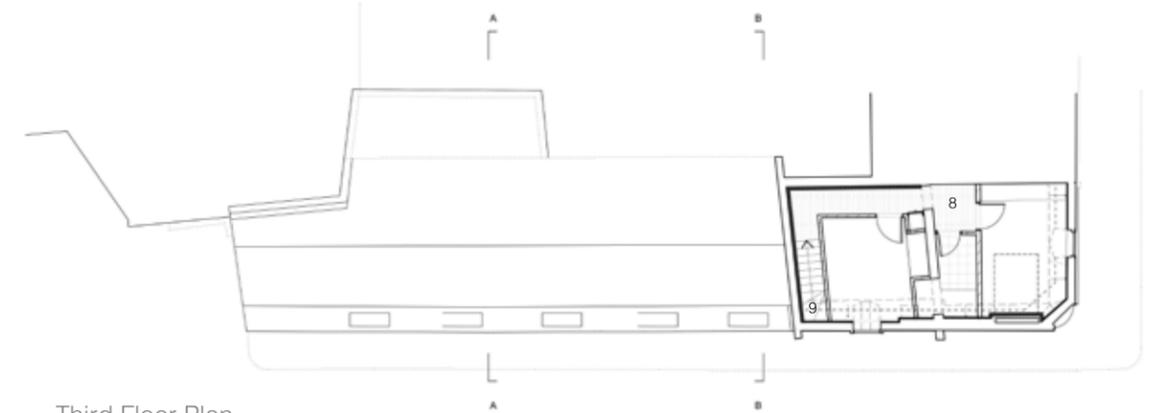
First Floor Plan



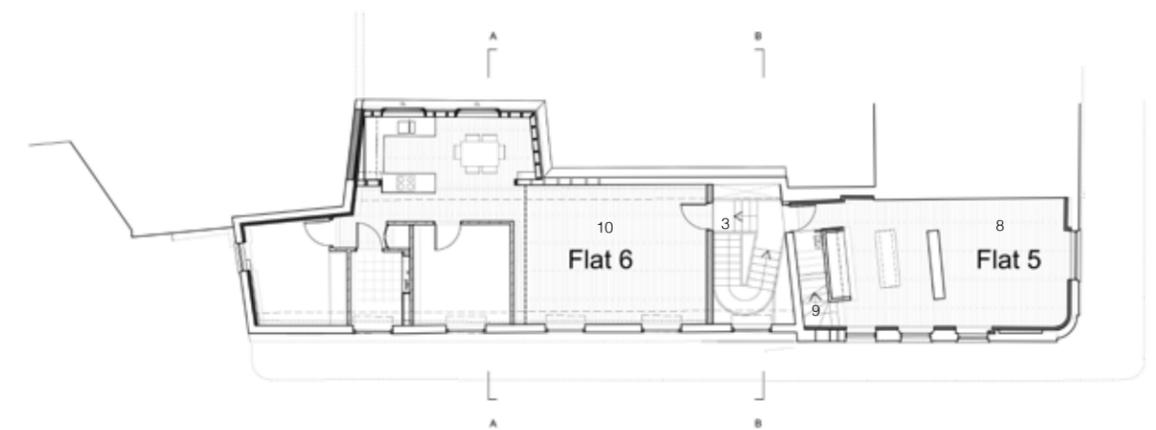
Ground Floor Plan



Lower Ground Floor Plan



Third Floor Plan

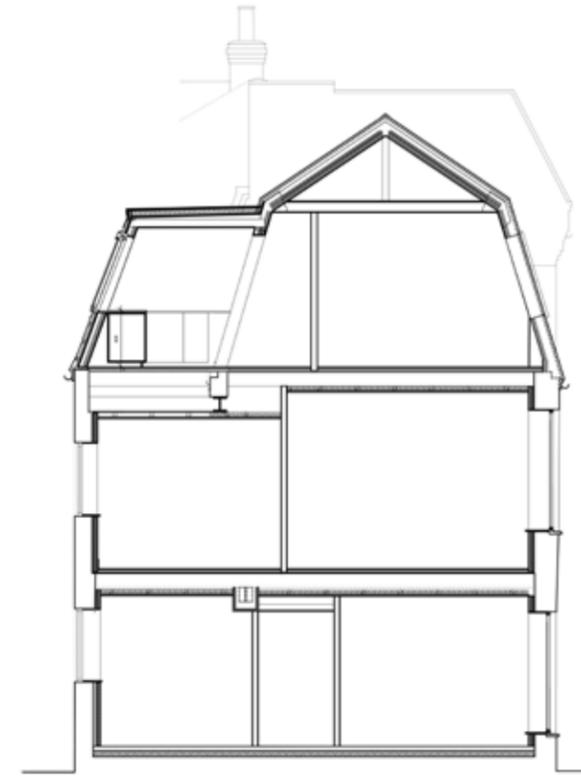


Second Floor Plan

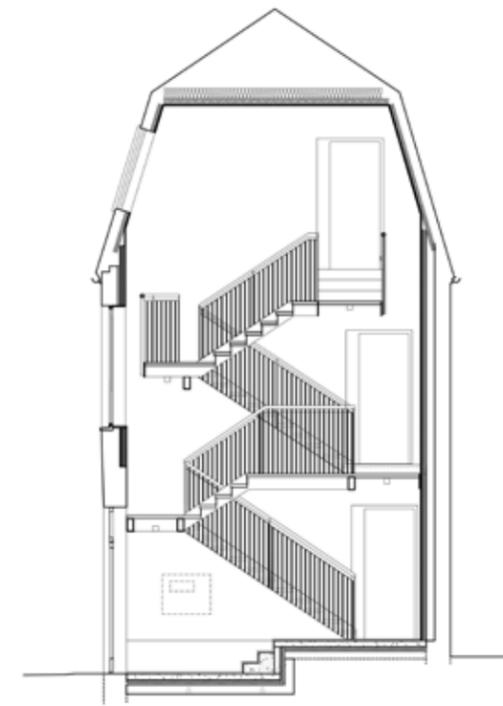
Key:

- 1 Flat 1 2-bed
- 2 Flat 1 private stair
- 3 Communal stair
- 4 Flat 2 2-bed
- 5 Bike and bin store
- 6 Flat 3 1-bed
- 7 Flat 4 2-bed
- 8 Flat 5 2-bed
- 9 Flat 5 private stair
- 10 Flat 6 2-bed

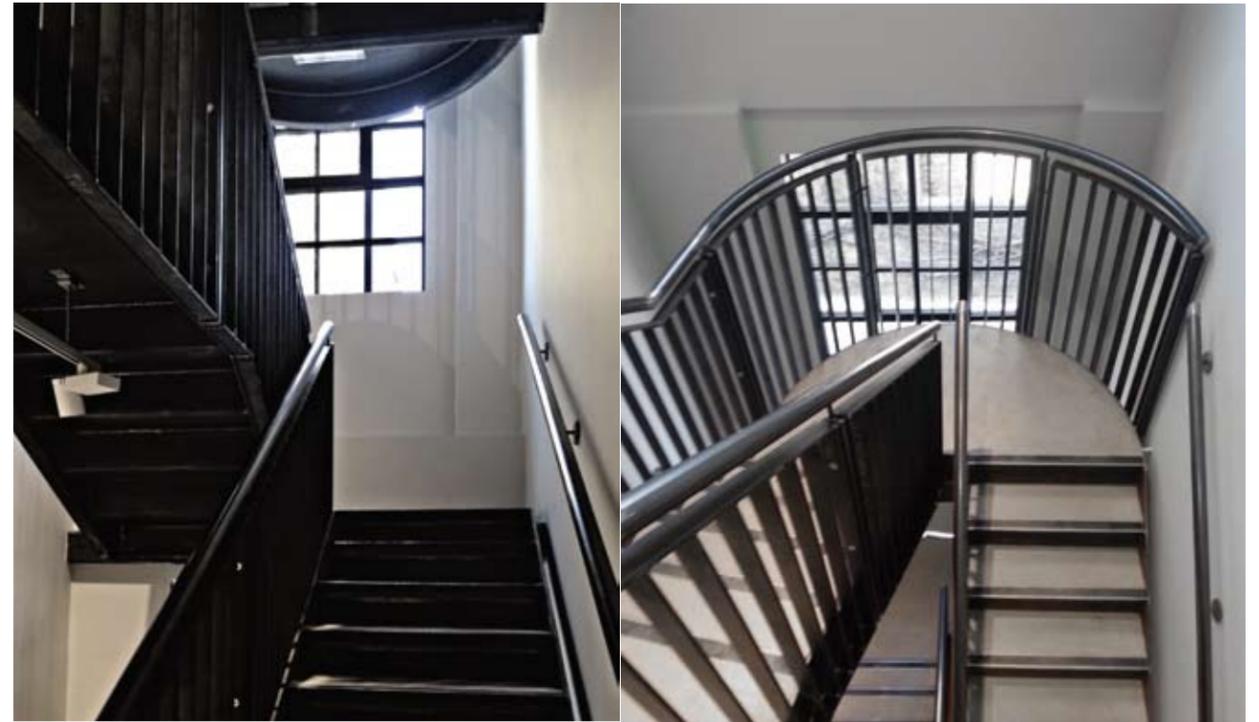




Section AA



Section BB



The basic structure of the original three buildings was reinstated by introducing a new stair core at the junction of the frontage buildings and the mews building. Through careful design this blackened steel stair bridged the various different floor levels between the front and back of the site with a single flat to each side, minimising the circulation space and maximising the size of the flats.

Where possible, found elements of the building were reused and synthesised with the new fabric, with each given equal emphasis. An example is an old tile finish to the original party wall between the house and the shop, which was discovered during the strip out. This was cleaned and retained as a separating screen between the living and kitchen areas in flat 5.







The use of a fire sprinkler system overcame the problem of a long thin site, by allowing the living spaces to use the full depth of the building without the need for protective corridors. This is the open plan kitchen dining and living room of flat 4.

jeddo road

This project is a conversion and extension of an existing laundry in the area of Acton known as 'Soapsuds Island' to create a mixed development of an office, seven flats and two houses. The original buildings comprised a house (no.69) and part of the former Jeddo Works building (no. 67), each dating from the 1870's. Both had been extended in the 20th century: a shed-like extension to the rear of the house to provide working space for the laundry and an additional floor to the two-storey Victorian works building.

We removed the 20th century additions and carefully refurbished the 19th century elements. The double-height rusticated arches of the front facade of no. 67 were retained and carefully stripped of paintwork to expose their deep red coloured bricks. These contain the offices. A new three-storey concrete-framed extension was built over the arches, faced in matching brickwork and patinated zinc. South-facing winter gardens provide amenity space to the flats within this façade.

A timber-lined passageway leads through no. 69 to a newly formed courtyard behind the retained and refurbished 19th century house. This courtyard gives access to two new four-storey mews houses constructed in the space between the walls of the former laundry.

This project shares many intentions with the others in this book. It is concerned with making an architectural intervention with a sense of 'rootedness' that grows out of its historical setting and urban context. However, rather than simply being the renewal of a tired urban fabric, it marks instead a new stage in the development of the essentially suburban surrounding context. It is a step towards a more sophisticated topography: five-storeys, mixed use, courtyard. As such,



Existing view of the site from the western end



Existing view of no. 67 Jeddo Road

it therefore represents a new tidemark in the expansion of London's centre, witnessed by the extraordinary view from the penthouse apartment taking in the six miles of urbanity between it and the distinctive distant forms of the Shard, the Gherkin and the Cheesegrater.



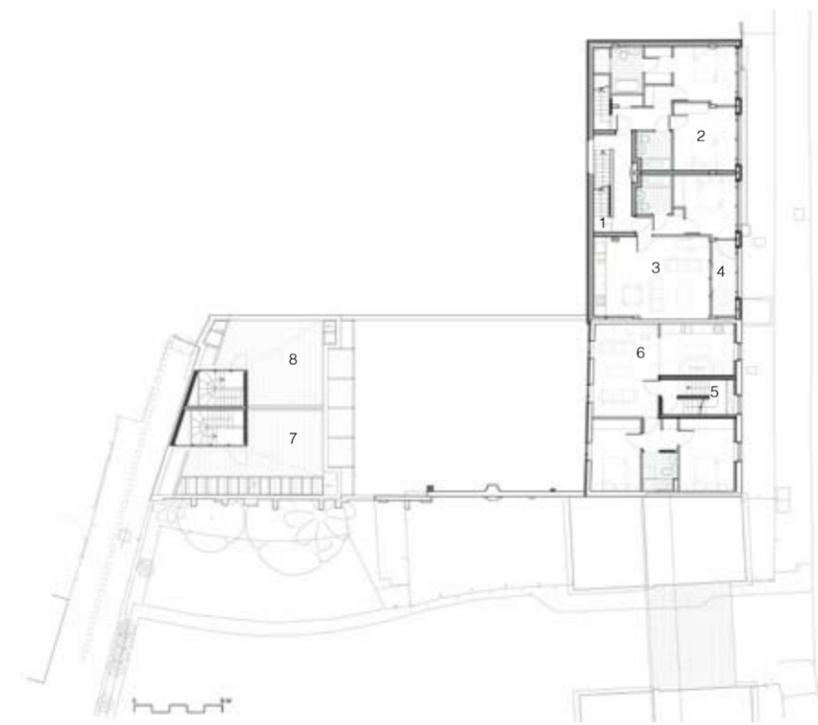




Ground Floor Plan

Key:

- 1 Entrance archway
- 2 Communal stair to flats 5, 6 and 7 (no. 67)
- 3 Communal stair to flats 1, 2, 3 and 4 (no. 69)
- 4 Courtyard
- 5 Office
- 6 Flat 1 3-bed
- 7 Mews house 1
- 8 Mews house 1 void to sunken garden
- 9 Mews house 2
- 10 Mews house 2 void to sunken garden



Second Floor Plan

Key:

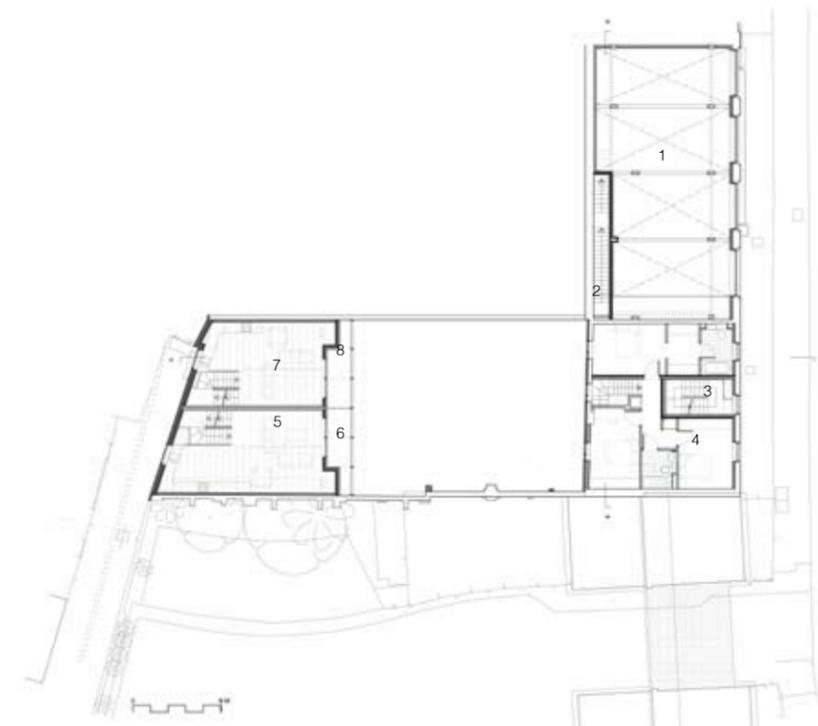
- 1 Communal stair to flats 5, 6 and 7
- 2 Flat 5 2-bed
- 3 Flat 4 1-bed
- 4 Flat 4 winter garden
- 5 Communal stair to flats 1, 2, 3 and 4
- 6 Flat 2 2-bed
- 7 Mews house 1 roof terrace
- 8 Mews house 2 roof terrace



Lower Ground Floor Plan

Key:

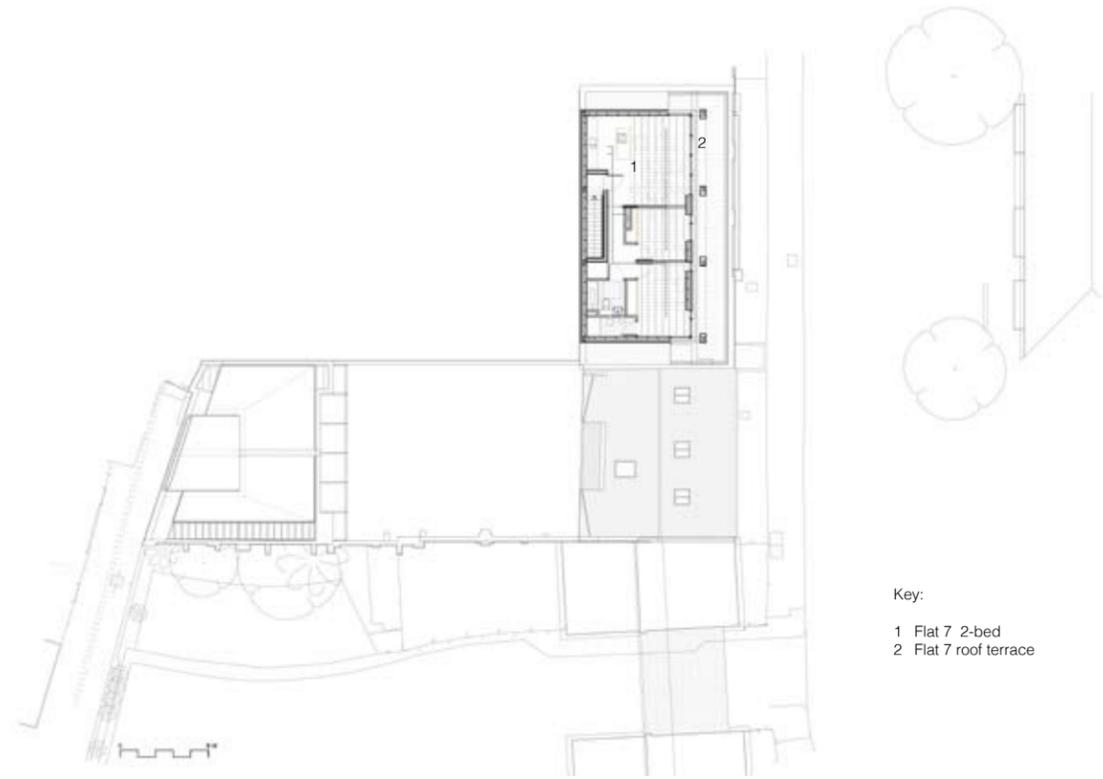
- 1 Mews house 1
- 2 Mews house 1 sunken garden
- 3 Mews house 2
- 4 Mews house 2 sunken garden



First Floor Plan

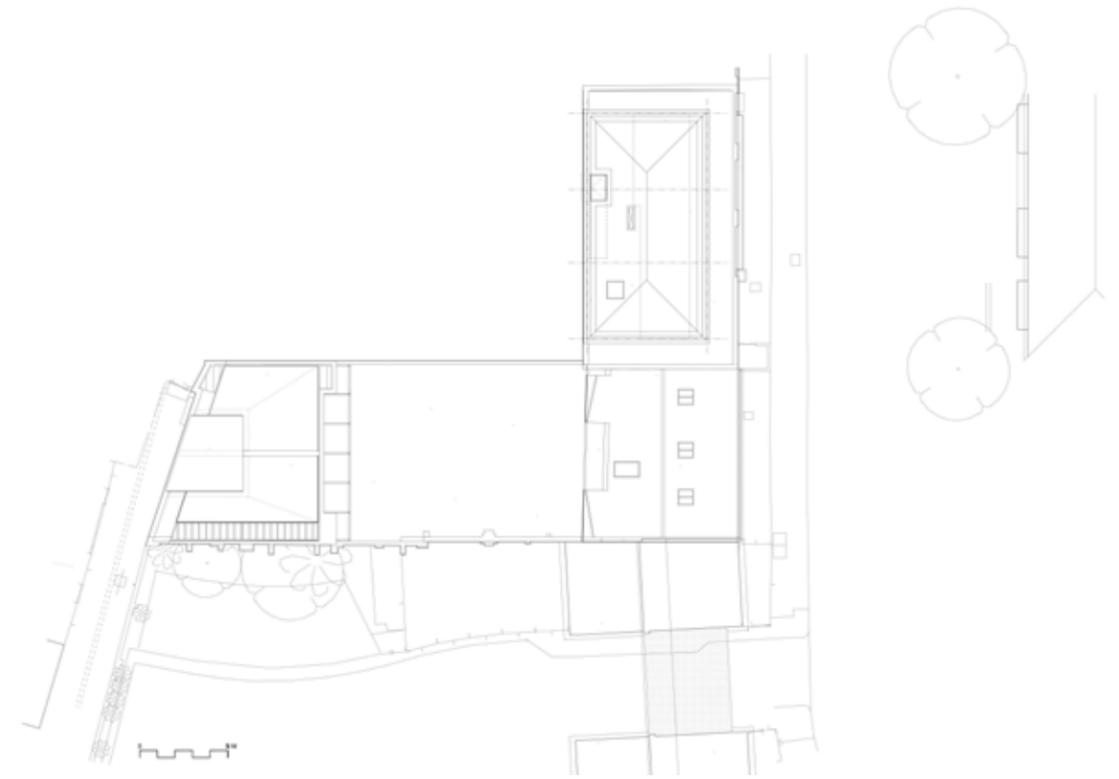
Key:

- 1 Void over Office
- 2 Communal stair to flats 5, 6 and 7
- 3 Communal stair to flats 1, 2, 3 and 4
- 4 Flat 1 3-bed
- 5 Mews house 1 kitchen/living
- 6 Mews house 1 balcony
- 7 Mews house 2 kitchen/living
- 8 Mews house 2 balcony



Fourth Floor Plan

Key:
 1 Flat 7 2-bed
 2 Flat 7 roof terrace



Roof Plan

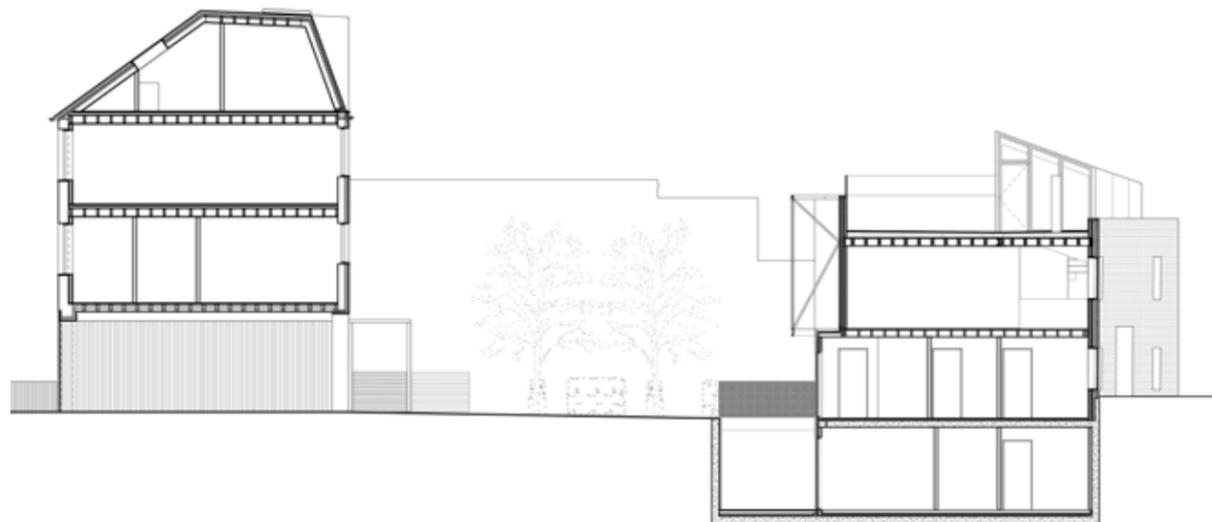


Third Floor Plan

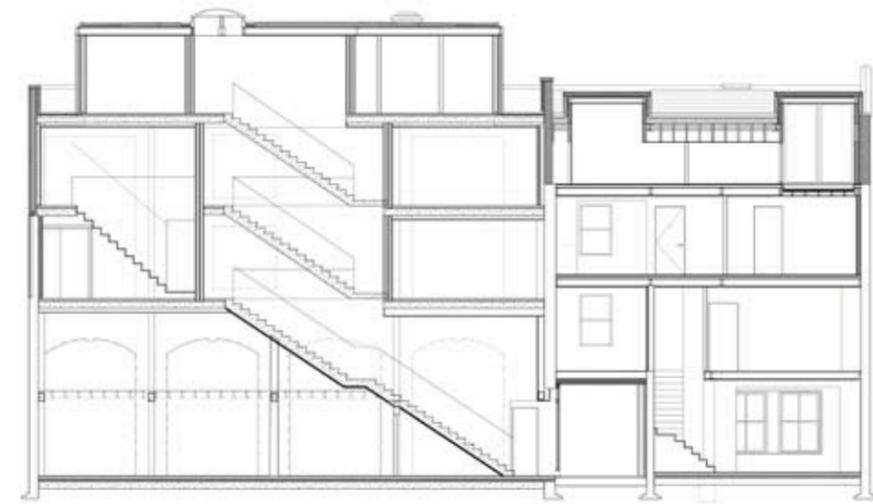
Key:
 1 Flat 3 1-bed
 2 Flat 5 2-bed
 3 Flat 5 winter garden
 4 Flat 6 1-bed
 5 Flat 6 winter garden
 6 Communal stair



Street Elevation



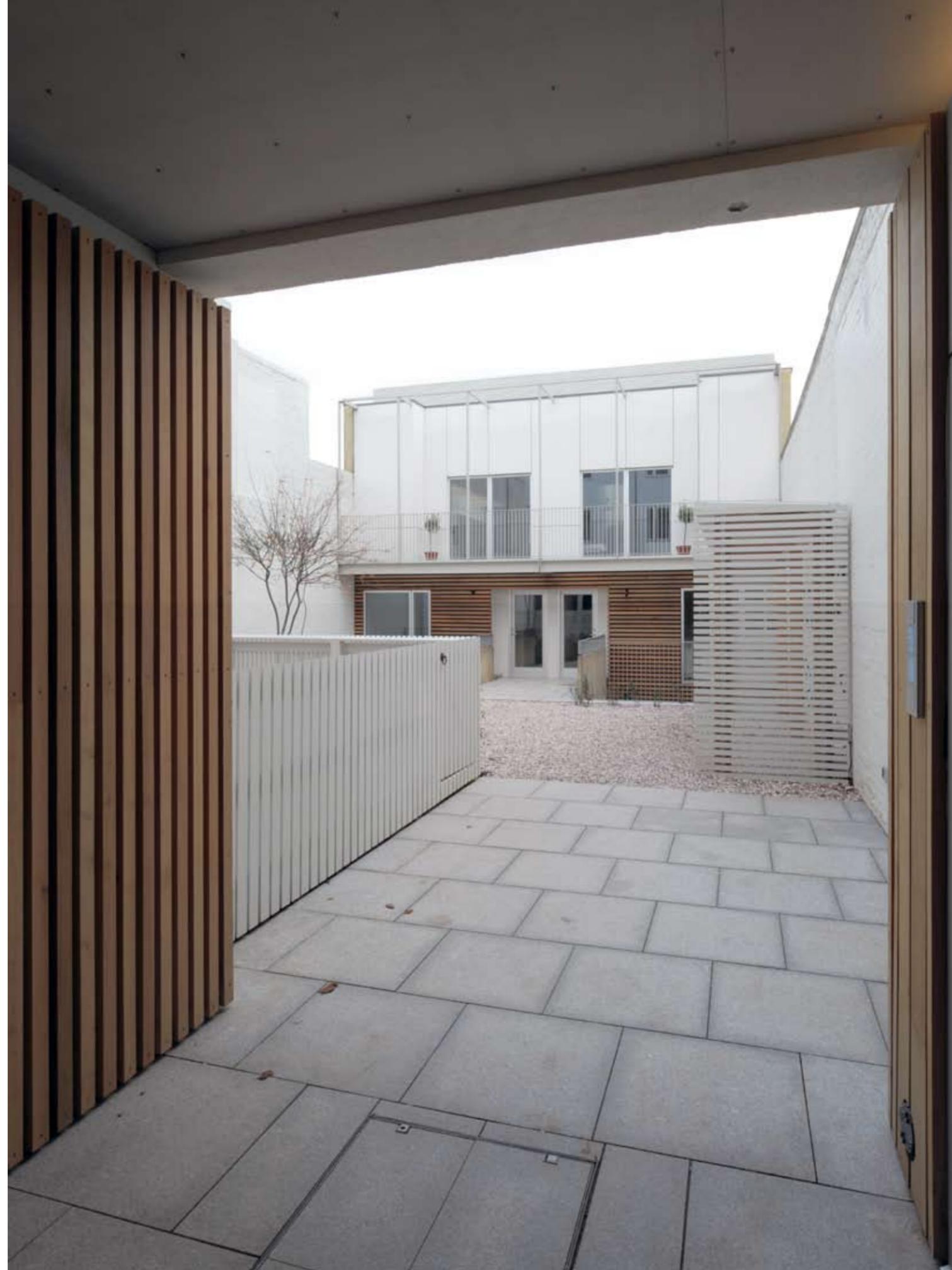
Section AA



Section BB



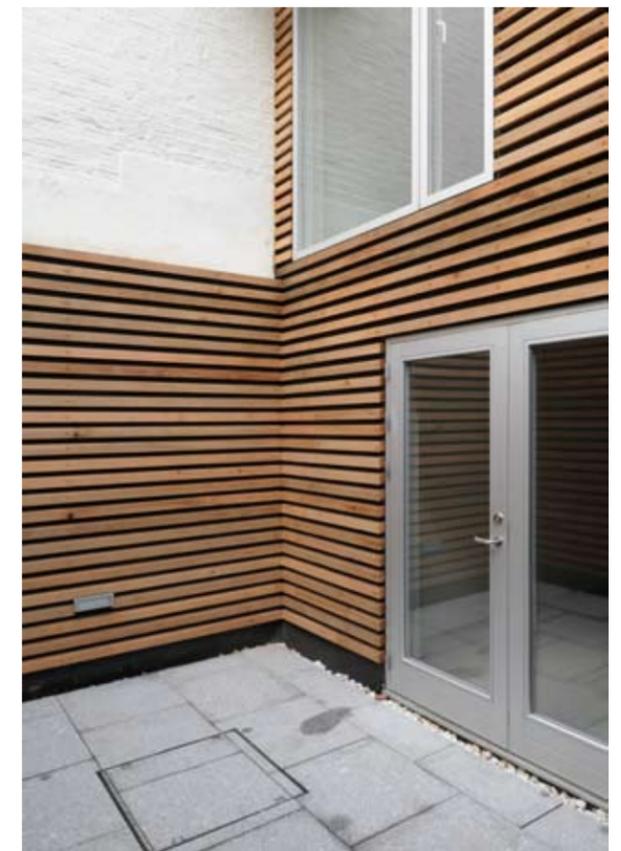
A timber-lined archway gives access to the separate staircases to each frontage building, and leads from Jeddo Road into the shared courtyard.







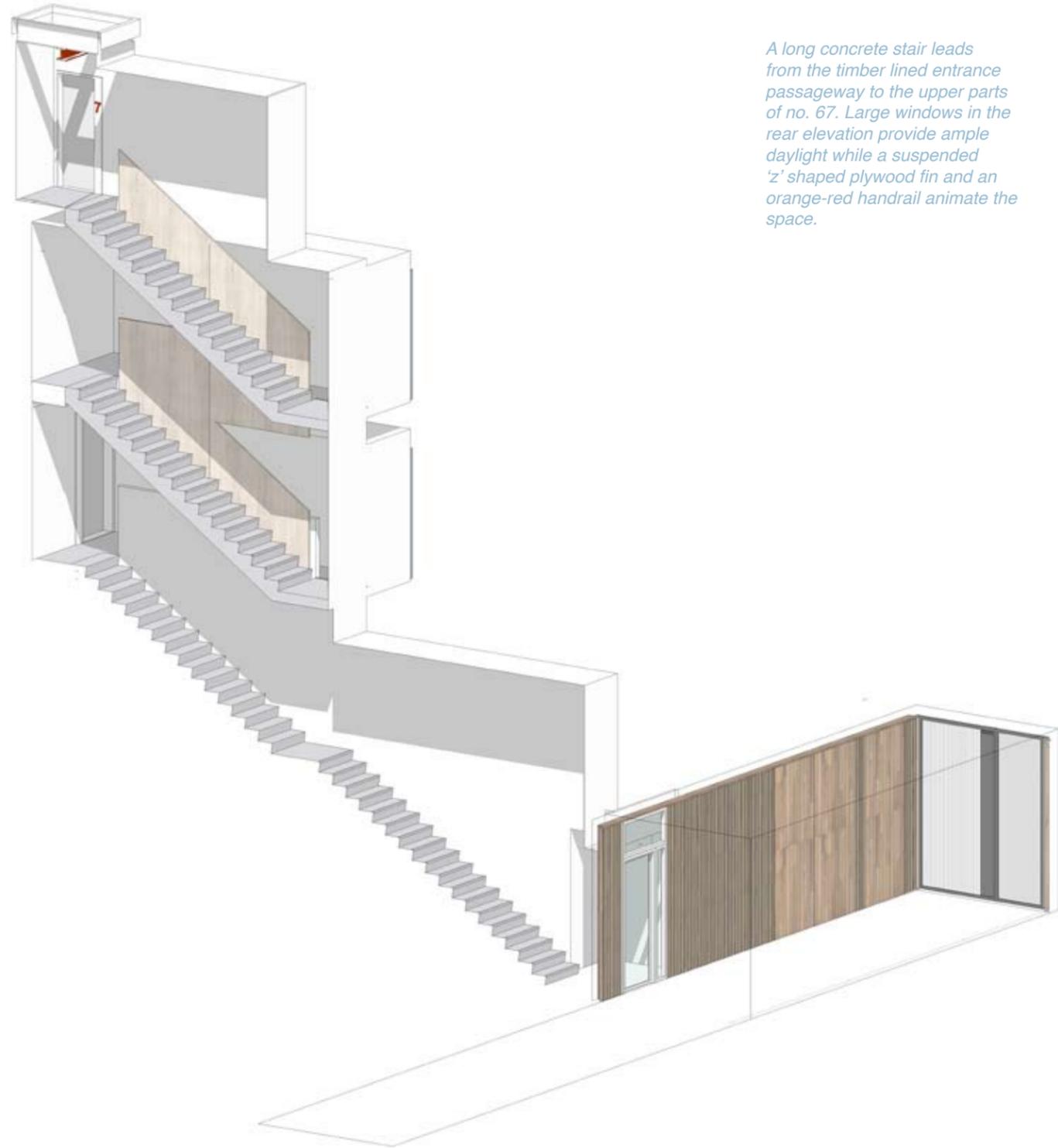
The two mews houses to the rear of the site face the communal courtyard. These have private sunken gardens, balconies and generous roof terraces which link to the first floor living spaces. A new steel framed structure, recalling traditional Georgian canopied balconies provides both additional exterior space and mediates between the house and the courtyard.



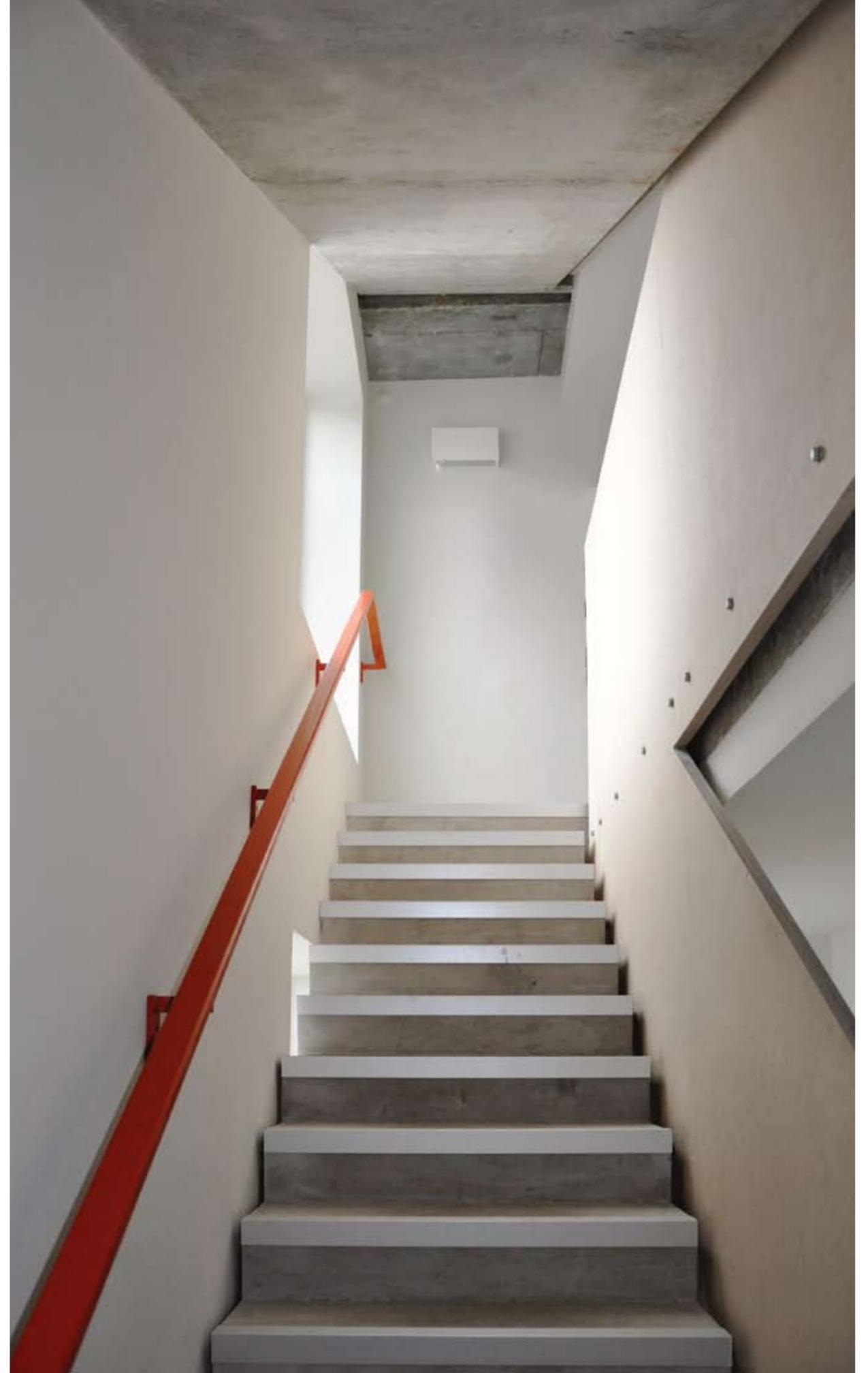




The roof terraces are enclosed by timber slatted privacy screens.



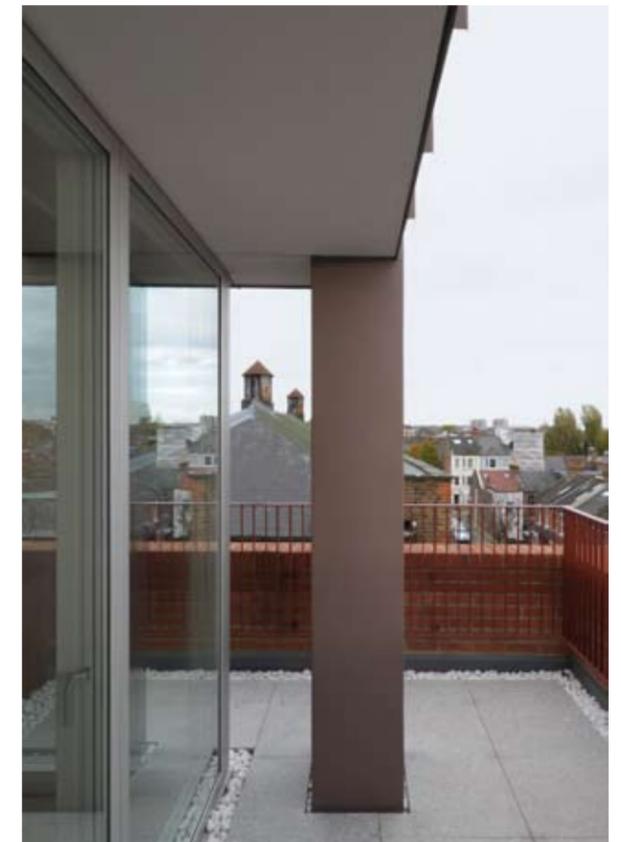
A long concrete stair leads from the timber lined entrance passageway to the upper parts of no. 67. Large windows in the rear elevation provide ample daylight while a suspended 'z' shaped plywood fin and an orange-red handrail animate the space.







The penthouse flat enjoys a spectacular view over London, encompassing the distant forms of the Shard, the Gherkin and the Cheesegrater.







Exposed concrete is used where possible within no 67 to bring a sense of mass and materiality to the flat interiors.







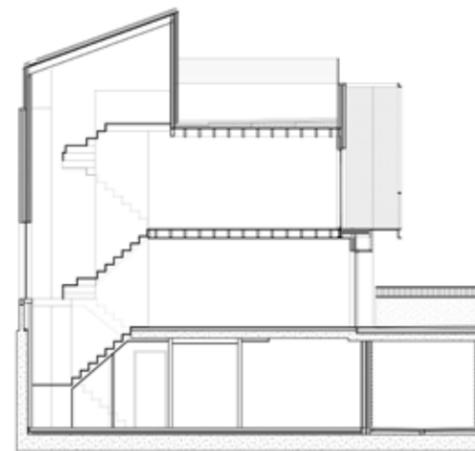
The winter gardens are paved with brick format terracotta tiles which echo the red brick façade of the existing Jeddo Road Works commercial building.



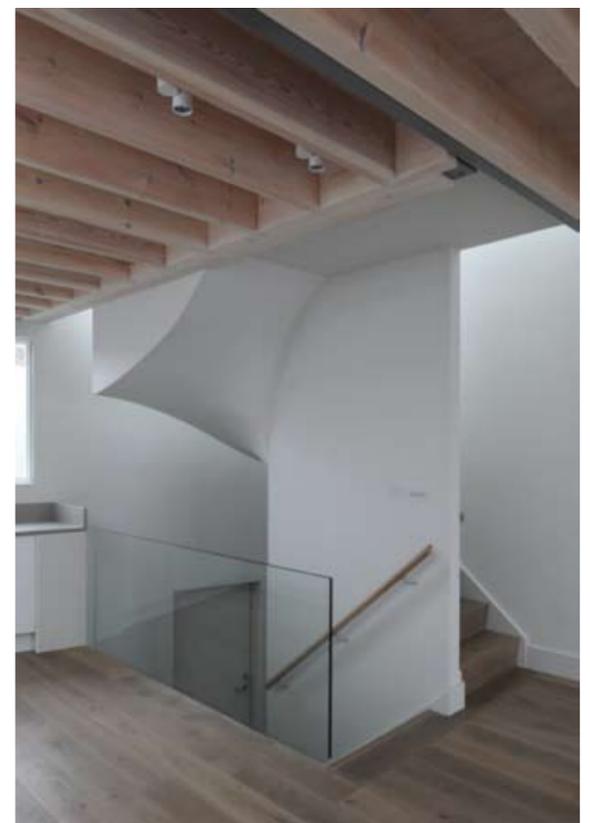


A sculptural staircase winds its way through the first floor living space within the mews houses, on its way to the new roof terrace.



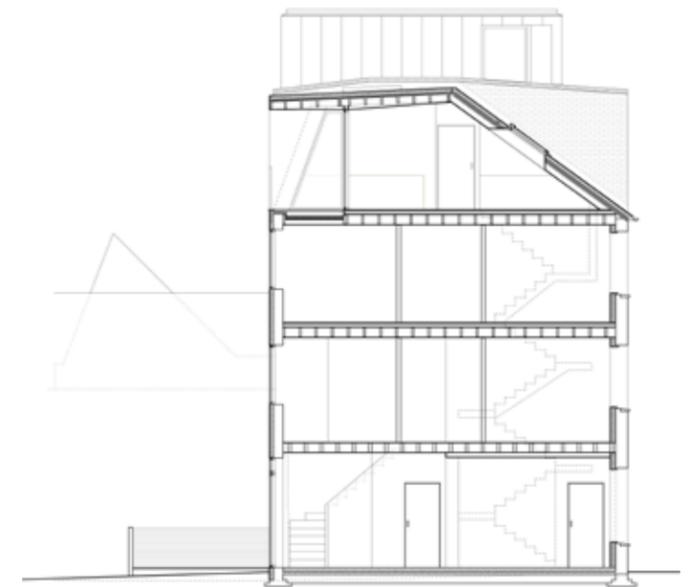


Section through House 1





No. 69 has been extensively refurbished. Thermally the fabric has been brought up to current standards with new insulation and high performance glazing. A roof extension provides additional accommodation whilst maintaining the original roof form on the street side.



Section through no.69



project credits

leather lane

Client City Sanctuary
Architect Inglis Badrashi Loddo
Structural Engineer BCS Consulting
CDM Co-ordinator Robert Parsons
Building Control HCD Building Control Ltd
Main Contractor Cennet UK Ltd

felgate mews

Client City Innovation
Architect Inglis Badrashi Loddo
Quantity Surveyor Project 1201
Structural Engineer Michael Barclay Partnership
CDM Co-ordinator Goddard Consulting
Planning Consultant Rolfe Judd
Building Control Quadrant Approved Inspectors
Main Contractor Decorative Designs Ltd

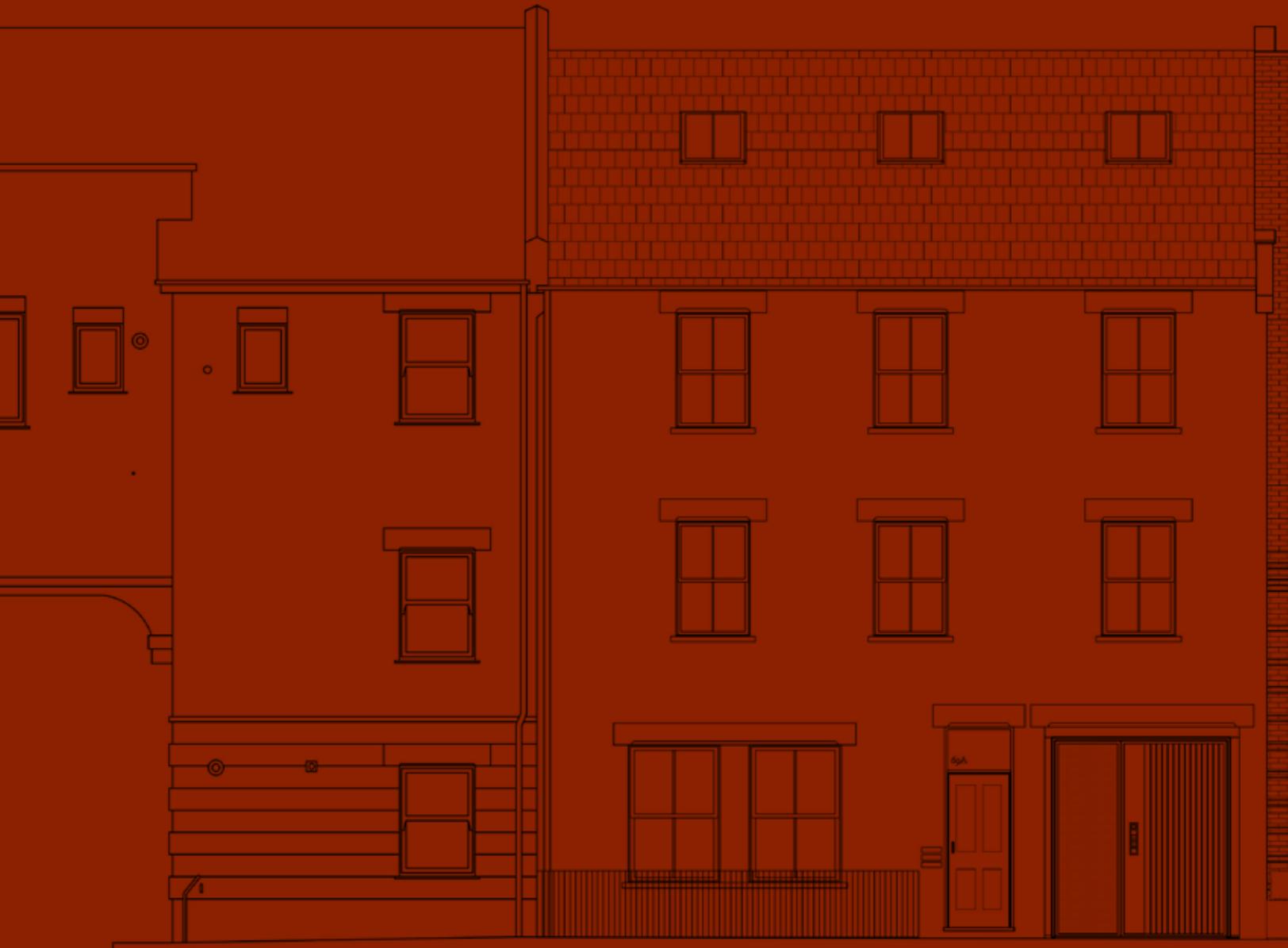
jeddo road

Client City Innovation
Architect Inglis Badrashi Loddo
Quantity Surveyor Project 1201
Structural Engineer Michael Barclay Partnership
M&E Engineer The Will Potter Partnership
CDM Co-ordinator Goddard Consulting
Planning Consultant Rolfe Judd
Landscape Designer Bestique
Building Control Quadrant Approved Inspectors
Main Contractor FDSL

Photography David Grandorge

Inglis Badrashi Loddo
11 Wells Mews
London W1T 3HD
www.ibla.co.uk
020 7580 8808

ibla



Inglis Badrashi Loddó
11 Wells Mews
London W1T 3HD
www.ibla.co.uk
020 7580 8808