

North Sea: Landscapes of Coexistence  
*Transitional Territories Studio 2018-2019*

MSc3 Research Report

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*The State of Speculation:  
Underlying Mechanisms of Built Environment  
Procurement*



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## **Abstract**

Today's land grabs are a continuation of past imperialist desires, with a clear distinction that today's capitalist domination is associated with the transnationalisation of the class structure and ignores the ethnicity and civility narratives of the sixteenth to the nineteenth centuries. This investigation will establish that the desire of the seemingly ubiquitous forces of globalisation and advanced capitalism, mobilised to reduce the importance of culture and identity is to better facilitate its own growth and expansion - which at its core is a process of pacification. With a departure from culture as a medium for the subjugation of people, finance has consequently turned to class for its apparent objectivity in the assessment of people as desirable and efficient for including within the system of capital. Such pervasive coercion has incepted a dependency on the compulsion of a market that rarely provides one with an opportunity to self-reflect. Consequently this project investigates the knowledge gap between politics, economics, and the built environment with accompanying forms of living.

Key words: Finance, Politics, Accumulation, Actor Network Theory



Territory

## 1. Territory: North Sea

### 1.1. Identity - Short Essay on Globalisation

#### Introduction

On 18th September, 2018, The New York Times published an article regarding the Japanese retaliation on the Chinese occupational expansion in the South China Sea (Motoko and Makiko, 2018). The contemporary unfolding of events, that has not allowed for any release in tension in the territory, largely concerns the seven nations that border the sea. Through political alliances however, the relatively small piece of water has become a global stage for dispute. Yet only a week later, on 25th September, 2018, The Telegraph reported on the UK's Secretary of State for Environment, Food and Rural Affairs' (Michael Gove) call for a third of the world's ocean to be released and protected for marine-life (Telegraph Reporters, 2018). Polar opposite news matters tackling distinctly different issues, what is in common though is that both news reports reveal an underlying intention to occupy and control territories in the sea. While the ongoing disagreement in the South China Sea may seem like a more blatant establishment of territorial power, with the People's Republic of China constructing artificial islands and declaring sovereignty in their perimeter borders. Gove's call for the de-industrialisation of the ocean begs the question of responsibility of these free pieces of water with marine-life having little to no capacity for self-representation on a humanistic level. This narrative of establishment of territorial power on the 'other' and their territory, which are neither represented nor understood, tentatively resembles the imperialistic endeavours of the major powers of Europe from the Romans to the British. Its contemporary form that is relevant to this essay, that is on land grabs at the sea, does not contend with the ostensibly-labelled neo-colonialism of China, but rather focuses more precisely on the imperialistic nature of sea occupation. To be precise, the understanding of neo-colonialism in the context of global capital, neoliberalism and so-called 'development' marks a point of departure and a beginning to this line of reasoning. This essay attempts to reflect on the devastating acts of violent grabs at the sea through the review of existing literature on land grabs, developmentalism, and historiography of the sea, before concluding that the flavour of today's forces of globalisation is of pacification.

#### The Sea as a Space of Cultural Markings

The sea as a field of operation has been paramount to the development of the world and thereby integral to the forces of globalisation. A historiography of the sea, therefore, holds the markings left behind by such said forces. Hence, it is these markings that will be examined to establish a particular quality of the sea that will help us reveal an underlying mechanism of globalisation. Grabs that occur in the contexts of the sea are distinctly different from those on land, the inherent shapelessness and abstract form of water – the very physical materiality of the sea – has been problematic to subject to production due to its unpredictability and temporality. More notably, this relationship between man and the sea can be witnessed in the expulsion of water from land for the creation of new productive landscapes, the process of which involved the careful draining of swamps, marshes, and fens. Without the relative firmness that is concomitant with land, man's cognitive power had to be rerouted under more intense forms of projection in order to produce 'environments in which they [can] exercise those powers' (Hutchin, 1995, cited in Lambert, Martins and Ogborn, 2006, p.483). Such projections are no doubt underlined by unique, culturally dependent values that differ from people to people. It is not a surprise then that 'mythological and philosophical traditions of imperial China or Hawai'i do not accord the same cosmological significance to the ocean [as Mesopotamian and Western Semitic texts]' (Lambert, Martins and Ogborn, 2006, p.483), which leads to markedly different constructions of the sea and equally different relationships between people, materials and geographies. For instance, a striking difference in visions of the sea can be found between the contemporary use of GPS provided by satellites and the way-finding techniques of Pacific islanders. Where GPS pinpoints exact locations on an ordered, hierarchical, Cartesian grid which is splayed



and projected to infinity across the surface of the world, the Pacific islanders utilise stars, birds, cloud formations, and particular pitch and roll movements of their canoes induced by various ocean swells to determine their position and the direction they ought to be headed in.<sup>1</sup> Accordingly, it should be acknowledged that the diverse projections and visions of the sea are deeply rooted in their originating cultures that were invited by the sea's ceaseless evasion of definition.

### Developmentalist Ideology

The importance of the sea in the mobilisation of globalisation has no doubt been recognised by globalisation itself given that most of the major cities and civilisations in history are founded near the presence of water – the benefits that it provides are, but not limited to, trade, employment, and access to resources such as water, food, and more recently, oils and gases. In comparing the ideologies of the past, of colonialism for instance, and of today which is marked by developmentalism, one would find that both profess some form of exogenous imposition to 'benefit' a particular nation that is 'othered' and considered undeveloped through perspectives that are Eurocentric (Wolf, 1982; Dirlík, 1999; Haque, 1999). However, a critical difference is that today's ideology of developmentalism completely ignores the issues of culture or identity, reducing it to mere matters of financial negotiation (Dirlík, 1999). Where the logic of finance has resulted in forms of production such as oil which, as Amitav Ghosh expressed, 'has produced scarcely a single work of note' (1992, p. 29), colonialism, at the very least, enabled cultural production through the exchange of culture such as the spice trade. It is important to note that it is precisely in this exchange of culture in the colonial past that facilitated for the subversive, counter-hegemonic powers of the colonised. As such, the side-lining of culture and identity allows today's form of globalisation to bypass and ignore issues raised by such fields and pacifies any potential political threat to it. Valorising instead, the production of a culture that is designed to better facilitate the production of fictitious capital, which represents 'accumulated claims [...] to future production' (Marx, 1990, p. 599). Today's assemblage of conditions is in opposition to the production of real capital, where capital generated is invested in the physical means of production and its labourers, or in the case of culture, is invested to generate profound, derivative cultures that are increasingly hybrid. In short, developmentalism of the mid-twentieth century reintroduced Eurocentric ideologies – with the addition of America which is arguably European – after a long period of scramble over territorial expansion by unsatiated empires. As the ideology spread, so too did the enclosure of means of production as well as the historical tools of resistance and subversion.

### Eurocentrism and its Subjugating mechanisms

No doubt, the imperative that land affords has been the case since the beginning of civilisation – for the purposes of settling, agriculture, and resource cultivation to name a few (Al Shehabi and Suroor, 2016). Drawing a line to our present condition then, one would find that, although the monetary value of land varies from place to place and nation to nation, its intrinsic value to its respective society has more or less remained a constant.<sup>2</sup> It is the diverse attitudes that societies could have towards land that drives the varying forms of land ownership and operation.<sup>3</sup> Painting with a thick brush, today's demand for land grabs is not too different from historical examples – a reaction to food, resource, and energy shortage. What is uniquely different about our present condition to the past is that these grabs 'occur primarily because, and within the dynamics [...] of capital accumulation strategies' (Borras et al., 2012, p.851), and 'this [demand for material resources] is part of the systemic deepening of the current phase of capitalism [...], which [...] comes down to an expansion of the operational space for advanced capitalism through the expulsion of people from a range of institutional settings' (Sassen, 2013, p.27). It would appear then, that we have witnessed and are continuing to witness an ever more stringent enclosing of space, which, for the most part, involves the 'conversion of collective and customary land rights into formal, individual rights and the creation of free land markets' (De Soto, 2000,

1. The equatorial doldrums is located where the northwest swell of the Northern Hemisphere passed over the southeast swell of the Southern Hemisphere is the equatorial doldrums. The passing of these two swells gives a distinctive pitch and roll movement to the canoe, which is felt by the person studied by lying prone of the decking. As such, when felt and identified, one is able to locate oneself at the equatorial doldrums. For a more detailed explanation see (Denning, 2004).

2. By no means does this essay suggest that all land is valued equally. Within the confines of this essay, land is understood to be regarded as being a particularly worthwhile commodity due to its inherent versatility as well as its broad range of potential resources that ownership would grant – including nature, living and lifeless, air, water, and earth. As such, land is of immense importance in the process of production, where all sources of material wealth can be traced back to land.

3. One could go as far as to say that in characterising the usage of land as ownership, one finds, at one extreme, that this is already portraying a monopoly over a particular physical space as well as the ability to subject such space to repeated use.

cited in Zoomers, 2010, p.431). Under the forces of globalisation and the driving logic of finance, which involves the quantisation of material into capital and its subsequent liquidation, even so-called 'free market' and 'self-regulating' notions function under the framework of this predatory logic. As such, the act of freeing material up into the market is a doublespeak for putting it under some form of dominant force and underlying logic. In addition, under the guise of development, which presupposes increase capital flow in the future – by the narrative of the transfer of land from less efficient to more efficient users, the lives that are dependent on grabbed lands are increasingly ever more precarious. The case of which can be seen in the displacement of indigenous cultures by the culture of revenue maximization in the Niger Delta, where militant groups emerged to take control of territories to disrupt and benefit off of the operations of the oil and gas industry (Watts, 2012). Therefore, what can be seen in today's sea grabs is a systemic penetration into culture by developmentalism, through the subjection of parts of the sea to EuroAmerican capital. The possibility of contextual vision, knowledge, and technique rooted in culture and identity is marginalised by the pervasive, ambivalent forces of globalisation. More specifically, it is out of necessity that these differing viewpoints of the sea are pushed out to make way for globalising forces, which Michael Watts (2012) has established are not easily compatible with specific social and political forces. A necessity that has spawned out of a Eurocentric desire for a more systematic way of arranging the world, the operation of the sea is emblematic of this hegemonic bulldozer. Highly sophisticated, pre-modern ways in organising the sea have been ignored and bypassed by rendering all spaces dependent on the demands of the market established by EuroAmerican powers.

### Conclusion

This essay has reflected on the acts of land grabs with particular focus on these moves in the context of the sea. Several different, interlinking strands of literature have been pieced together to reveal some intrinsic operations of advanced capitalism, which has inherited much of the developmentalist ideologies of the post-World War Two era. Today's land grabs are a continuation of past imperialist desires, with a clear distinction that today's capitalist domination is associated with the transnationalisation of the class structure and ignores the ethnicity and civility narratives of the fifteenth to the nineteenth centuries. Moreover, this essay establishes that it is the desire of the seemingly ubiquitous forces of globalisation and advanced capitalism to reduce the importance of culture and identity to better facilitate its own growth and expansion, which at its core is a process of pacification. The essay does this by acknowledging that the inherent shapelessness of the sea invites perpetual definitions by man, raising the space of the sea to be a space of culture – a result of ever grander projections deeply rooted in their originating cultures. The struggle witnessed in the colonial and ensuing imperial periods of globalisation is identified by this essay as an example of resistance and subversion to hegemonic powers by means of culture and identity. This essay contrasts the potentiality in the mobilisation of culture and identity as counter-hegemonic campaigns in the period between the fifteenth and nineteenth centuries and the contemporary period of advanced capitalism, to arrive at the conclusion that the expulsion of culture and identity from the logic of finance is systemic and iterated upon from previous forms of subjugating world-systems. The removal of culture and identity from the conversation, allows for the bypassing of barriers that such fields may impose on advanced capitalism and therefore acts as a measure that is counter-subversive. In the departure from culture as a medium for the subjugation of people, finance has consequently turned to class for its apparent objectivity in the assessment of people as desirable and efficient for including within the system of capital. With culture being irrelevant in such assessment processes, a particular dependency 'on the compulsion of the market and the imperative to generate surplus for securing access to the means of subsistence' (Ince Ulas, 2014, p.16) has emerged. This said dependency raises further questions, which falls outside of the scope of this essay, of how colonial and postcolonial<sup>4</sup> conditions could be read. More specifically, to what end could the postcolonial subjects be said to be experiencing a similar phenomena to the colonial and could the knowledge generated by postcolonial studies be expanded to deal with the problematic relationship between man and nature raised by Gove's call of a de-industrialisation of a third of

maritime space.

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4. 'Postcolonial' is used to refer to the extended period in time after the withdrawal of the colonial power, as well as referring to the school of thought regarding the cultural legacy of colonialism and imperialism. In the context of this paper, postcolonial subjects also refer to those subjected to the international division of labour long after the abolishment of colonial power and imperial rule, in both colonised and coloniser contexts.

## 1.2. Territorial Analysis

The dynamic nature of the North Sea defines our relations with it, whether travel over it, ship goods through it or pass data and oil through the pipelines in its sea bed. This study of flows has focused on four key aspects; tourism, migration, logistics and finance, which together create the interconnected patterns of ports, ferry terminals, transport infrastructure and ultimately cities which line the coast.

These flows are always changing and will continue to shift in the future. Key agents of change will include automation and containerisation of ships, the trend towards larger container ships and terminals, the increasing flow of data between countries, shifting economic centres and investment flows, the availability of natural resources in each of the North Sea countries and global warming, with its connected implications of a warmer, wetter climate and the melting of permafrost in the North Pole.

Key conclusions that we drew from these patterns were the possibility of increased shipping flows into Norway as the Arctic Path opens and larger ships require deeper ports. As the climate becomes warmer the southern countries may become more popular for tourism, while data centres which require cool temperatures may increase in the northern countries. As energy availability is highest in Norway (which has deep reserves of oil increasingly freed from melting polar ice, and an established network of hydroelectric plants) we also predict an economic shift north in the case of a strong shift towards renewables. This would result in a greater attraction of investment and expertise to Norway, with the possibility of increasing capital flows, production and jobs, possibly having a knock-on effect on economic migration and refugees.

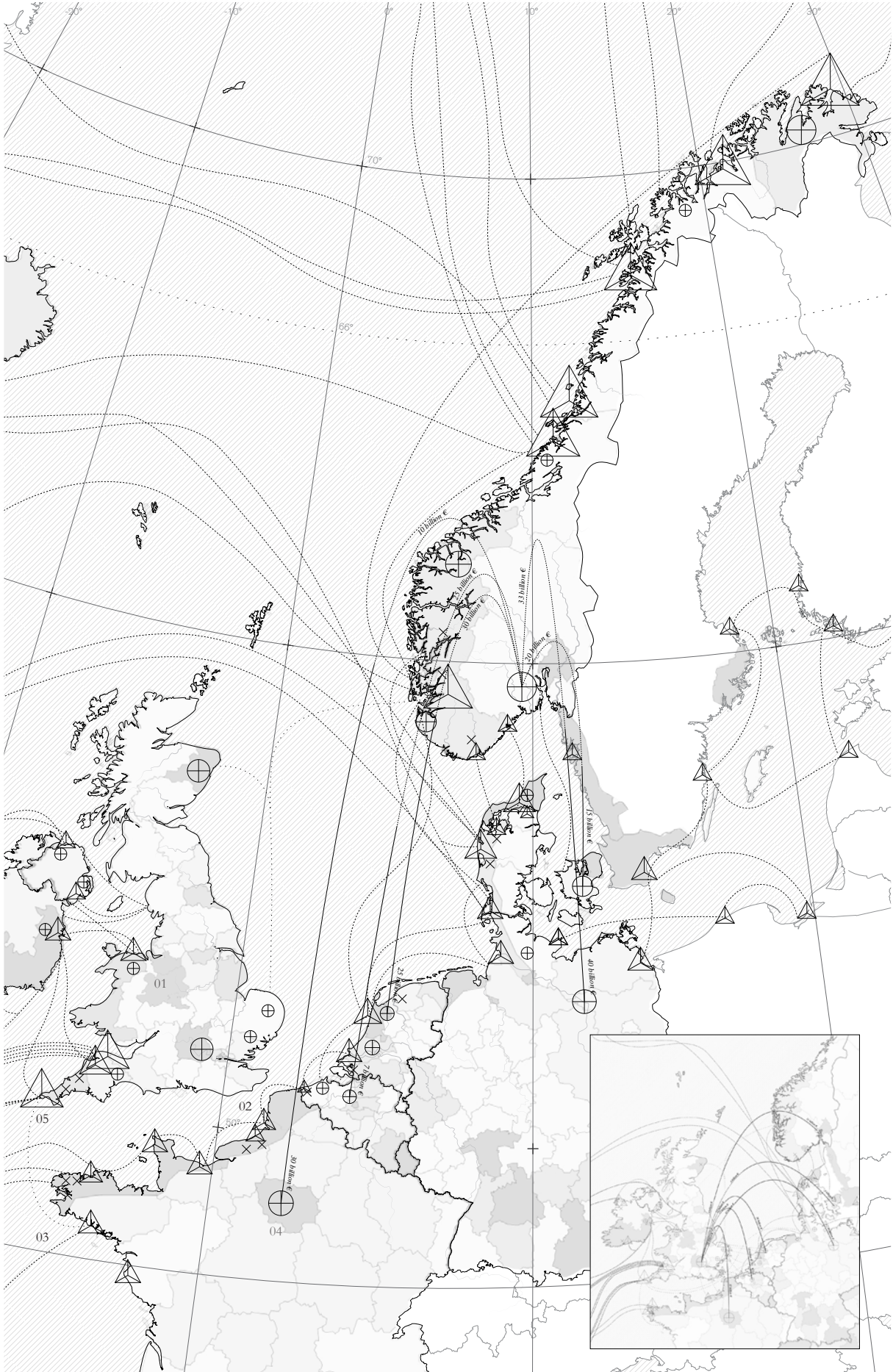
Each of the maps below highlight the future trends in these flows combining to show the North Sea territory's dynamism, both in the nature of its inhabitation and in its constantly shifting possibilities.

The North Sea is a field full of data connecting countries physically together with submarine cables which carry flows of exchangeable data. The exchange data from the second millennium till now is what bonds countries together on a cultural, political and economical level. The map shows the future altered state of the North Sea post Brexit. A shift in location of European data centers from the UK to Norway since it has an abundance of renewable energy to power the advanced data centers. Current data cables that connect the EU with the UK which ultimately connect the EU with the rest of the world will be diverted to Norway which will be highly secured from foreign country tapping.

### Flows of Intangible Goods

1:10 000 000 @ A3  
TT Atlas, 2018

- 01 GDP
- 02 Exports/Imports
- 03 Submarinal Data Cables
- 04 Cities
- 05 Cable Landing Site

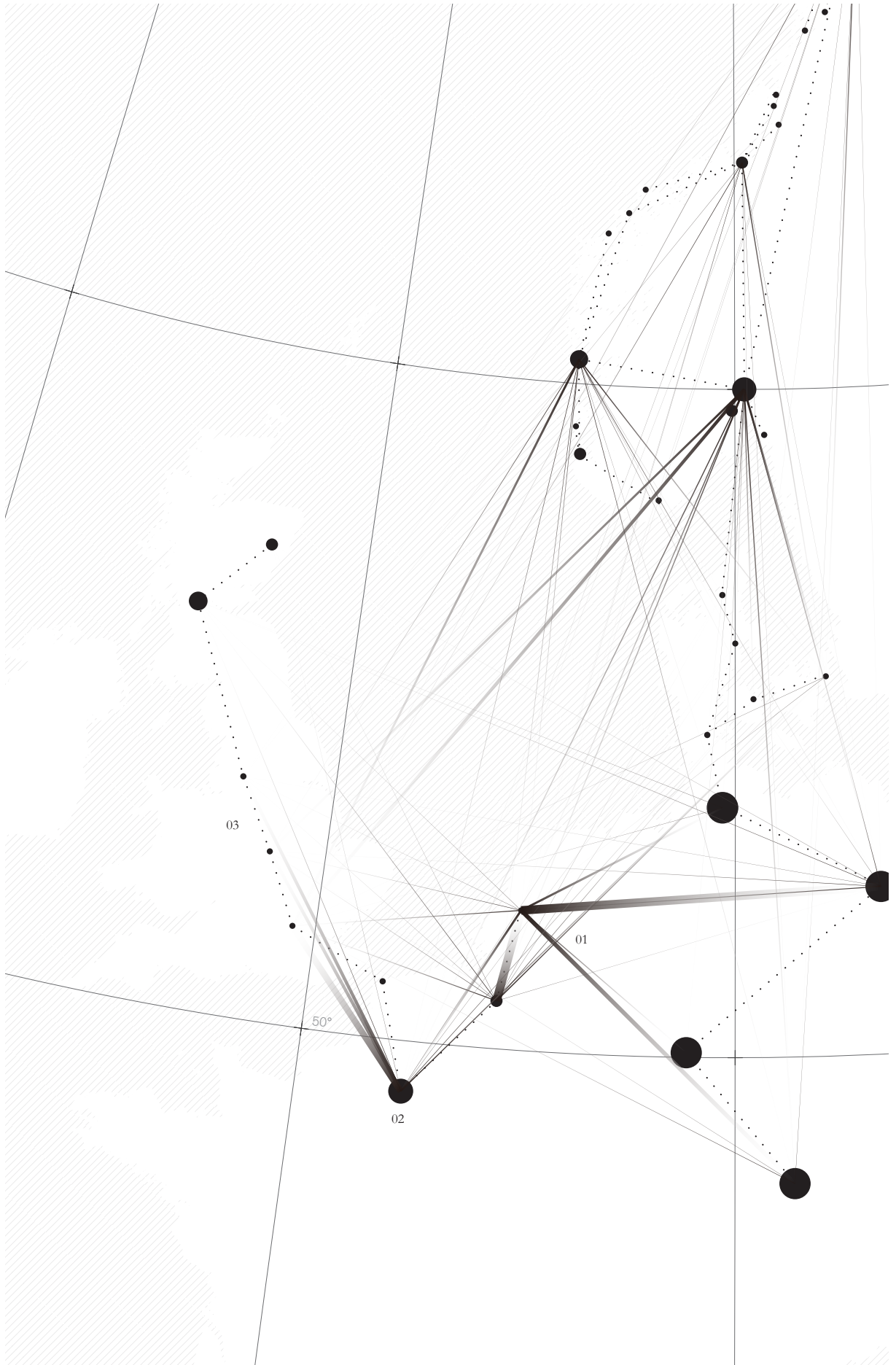


This map shows the potential patterns of migration that could develop across the territory of the North and Norwegian seas. Two types of information are combined: 1. external immigration toward the territory (refugees and immigrants originating outside the territory and the EU) and 2. internal migration within the territory (economic or other migrants). The speculation is based on the following criteria: 1. current trends, 2. potential changes in the level of importance of regional and national economies and 3. existing legislation, initiatives and political environment relating to labour protection, R&D and economic kick-start, to provide an overview of probable attractive regions and countries, on the one hand, and, on the other, regions and countries that could probably experience a drop in living quality and, therefore, a wave of emigration. The superimposition of the two different types of migration is done in order to evaluate their degree of correspondence and speculate on demographic composition. Evidently, this projection is primarily characterized by a shift in the movement of people toward Norway, by a relative increase in the attractiveness of France, by a profound decrease in the attractiveness of the UK, while the other countries exhibit similar figures compared to what occurs nowadays. Overall, an evident shift toward the northern and north-eastern parts of the territory is set to occur.

#### Altered Human Migration Flow

1:10 000 000 @ A3  
TT Atlas, 2018

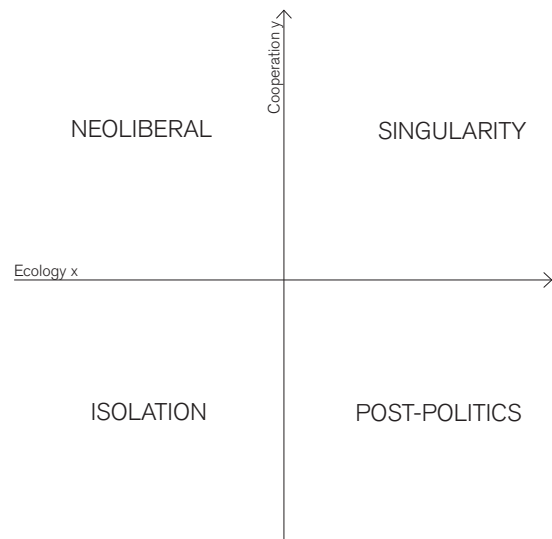
- 01 People
- 02 Attractiveness of City Region
- 03 Inland External Migration Route



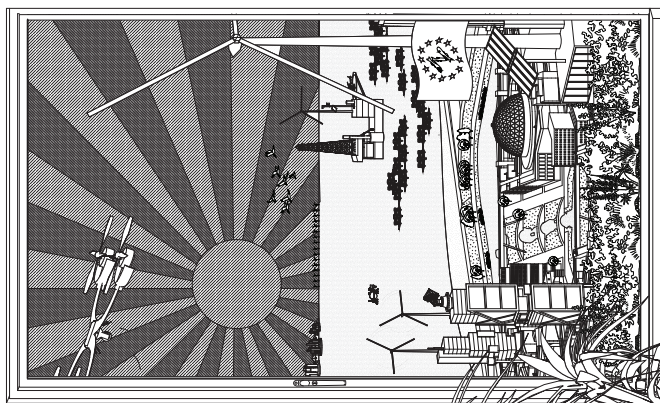
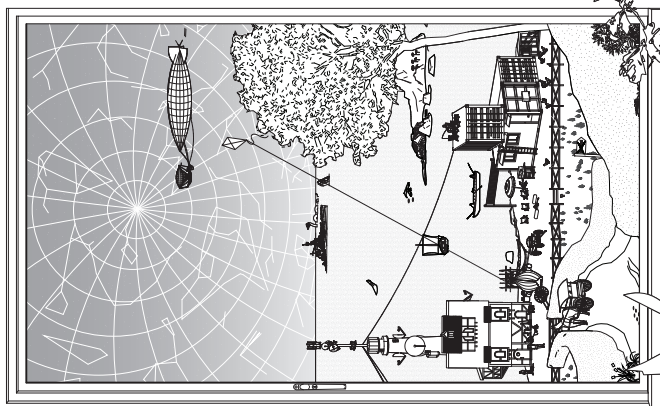
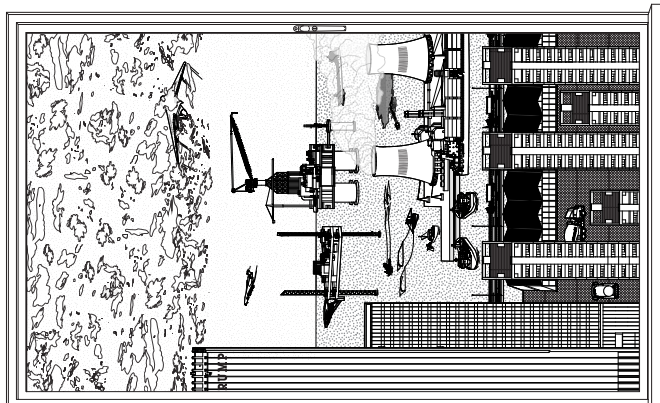
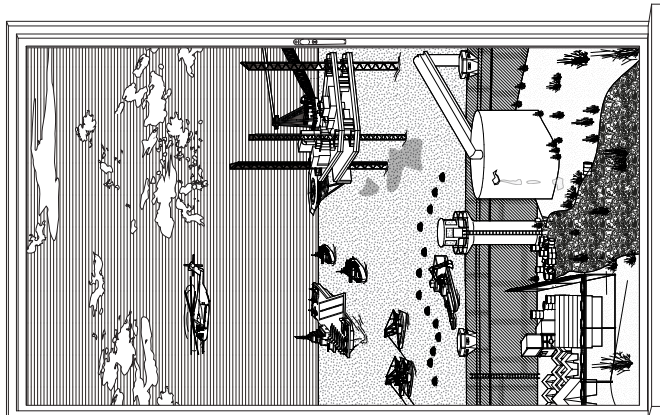
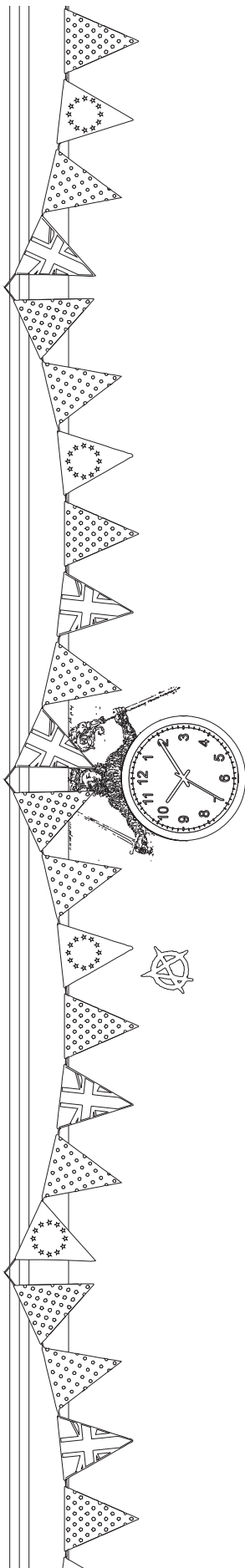
The North Sea is considered to be one of the spatially most dense piece of water on Earth, with its vast and diverse resources, as well as its well situated geography, it is no surprise that the North Sea has bore witness to numerous accounts of political shifts dating as far back as the time of the Vikings. The North Sea, though known for its extensive history of maritime commerce and trade routes, has been a theatre of war for a large proportion of its modern history. The 17th century was littered with episodes of the Anglo-Dutch Wars as well as the Danish-Swedish War. The 18th century saw the Battle of Copenhagen and Napoleon's invasion plan of the United Kingdom (which heavily influenced the fortification of southeast England). The 19th century was marked by The Cod War and various undertakings to reduce or eliminate commerce belonging to enemy factions. In the 20th century, the North Sea was one of the main theatre of war in both WWI and WWII, and the naval wars would be one of the main tipping moments in both wars. In this chapter, the limits of the political dimensions of the North Sea are to be tentatively located along the axes of cooperation (that is one's ability to cooperate with another) and ecological awareness.

Indeed, it has only been until recently that the de facto control of the North Sea was heavily contested over and this aspiration played a heavy role in the formation of the political power relations in north-west Europe. After WWII, the politics of the North Sea was defined largely by a relatively arbitrary line derived from the definition of territorial waters, which is 12 nautical miles or 22.2 km of coastal waters from the baseline of a coastal state, by the 1982 United Nations Convention on the Law of the Sea. It was only after the discovery of mineral resources that the current state of maritime borders was agreed upon, whereby each bordering nation claimed its right under the 1964 Continental Shelf Convention defining a line where "every point of which is equidistant from the nearest points of the baselines from which the breadth of the territorial sea of each State is measured." What is clear from this brief summary of the history of the politics of the North Sea is that, as is the case with almost every territory, its politics are influenced by culture and economics, its culture and economics are influenced by its politics.

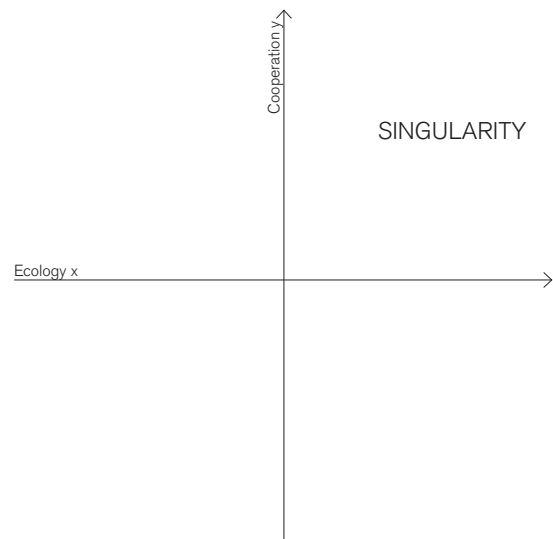
With this intrinsic relationship in mind, the following pages document four future scenarios of the North Sea assuming that the effects of climate change are negative and constant across the four scenarios. At first, current trajectories of political and cultural issues in north-west Europe are mapped cartographically and are extrapolated into near-future scenarios in relatively simplistic and pragmatic terms. Building off of these mapped scenarios, in the second half of this chapter, more radical, nuanced and speculative scenarios are made in the form of line drawings illustrating an image of the future. This, in turn, returns us to the previously described relationship between politics and culture and economics where the images are mapped by motifs from current cultural and economic phenomenons that are intentionally displaced, and rearranged into a new order of assemblage to invoke a particular radical future.

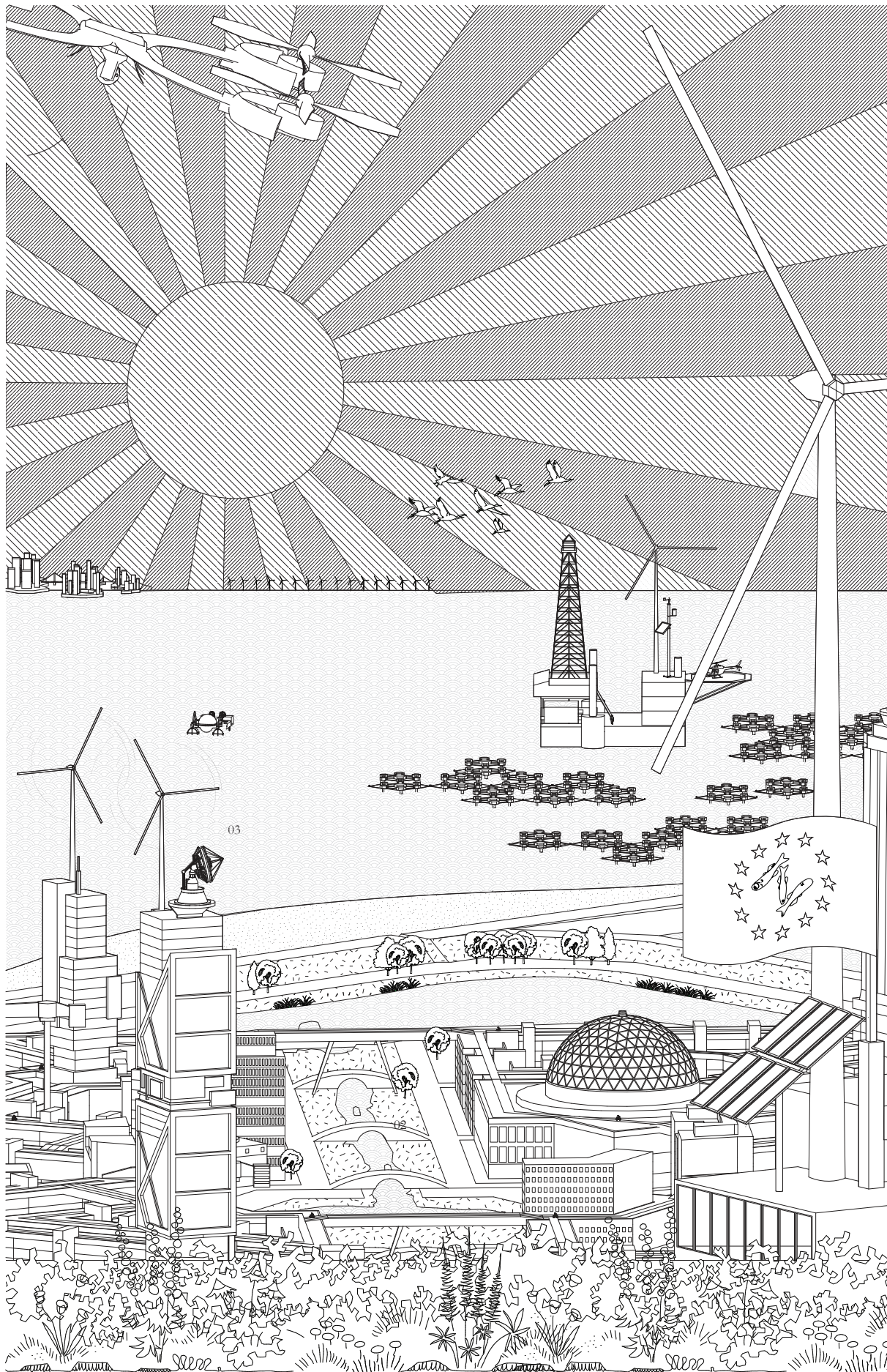




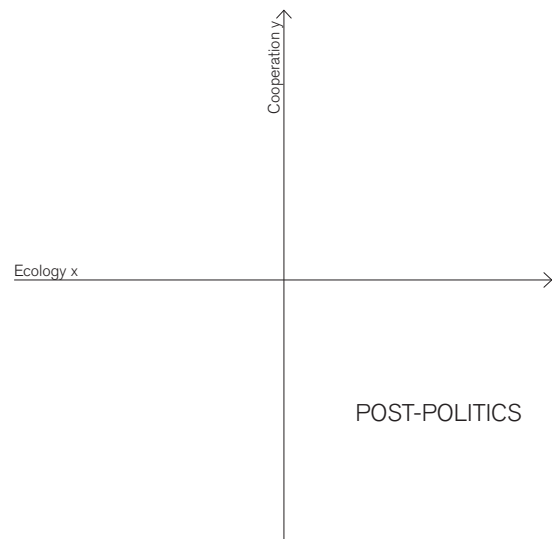


In the event of the creation of superintelligence, most likely out of an accident, it is imagined that this superintelligence will amass an assemblage of all pre-existing human knowledge, process this assemblage, and execute accordingly. As such, politics has been incepted by a singular, all-knowing, being that may or may not reside in the shadows. One thing is for sure, without such an intelligent being that has the ability to make sense of all of the inter-dependent constituent parts of the world, the negative impacts of climate change as a result of anthropocentric consumption would not have been so well negated and managed. Under this guise, it is expected that a sort of technological utopia will blossom, where the borders of nation-states start to erode and cooperation is not only high between nations, but is cross-scalar; collapsing institutions, international conglomerates and regulatory bodies to name a few. Indeed, in essentially handing over the steering wheel to a singular body, the power relation of autocracy is invoked, whereby what the superintelligence says goes. Such a context will lubricate society to a point of liquidation - that is both quantitative for the machine, and qualitative for the human - where international relations no longer exist as the need for negotiation is unnecessary when the power of a singular being has been and is continued to be legitimised. The effect of which will be felt to the core of the individual where opinions and contradictions no longer exist due the upheld believe of the superintelligence as fact-production. All of this is imagined to manifest spatially in the form of nodes and edges, where structures are erected strategically to have as many beneficial contributions to the overall system as possible and any negative contributions are to be negated by secondary structures. A network as described will be a decentralised one where the effects of nodes are aimed to be localised as much as possible to reduce large-scale dependency for the sake of contingency. However, such a manifestation will not be around for long, as the superintelligence continues to reinvigorate its own epistemology, change is expected to happen fast and without friction.





In an era that has experienced the turbulent swings of politics as well as its consequences, the image to the right depicts a time of political rejection, thereby an extreme rejection to cooperation, and a mainstream “wokeness” towards the complexity of ecology, by in large the world, and how humans are to situate themselves within this complexity. What has been mapped then is a context that exists after a full exploration of all possible politics, concomitant structures, and ideological wars. Simply put, one only believes what one can viscerally perceive. This shift towards an introspective, individualistic worldview is imagined to result in the collapse of all nation states, international organisations, and economic trading blocs, leading to a general decline in population density and an increase in the number of incredibly intimate and slapdash communities - that are largely made up of extended family members as shown. Moreover, the world that one is able to reach out to is sort of akin to that of degrowth and an underlying tension exists much like that of the Cold War where remnants of technologies of the past such as radio, satellite, the internet are still maintained, though with much less functionality due to a decentralised society. With an reduction in the metaphysical distance between labour and consumption, it is also imagined that this reduced relationship will increase people’s awareness of their own consumption and any previous hyper-extractivist tendencies.

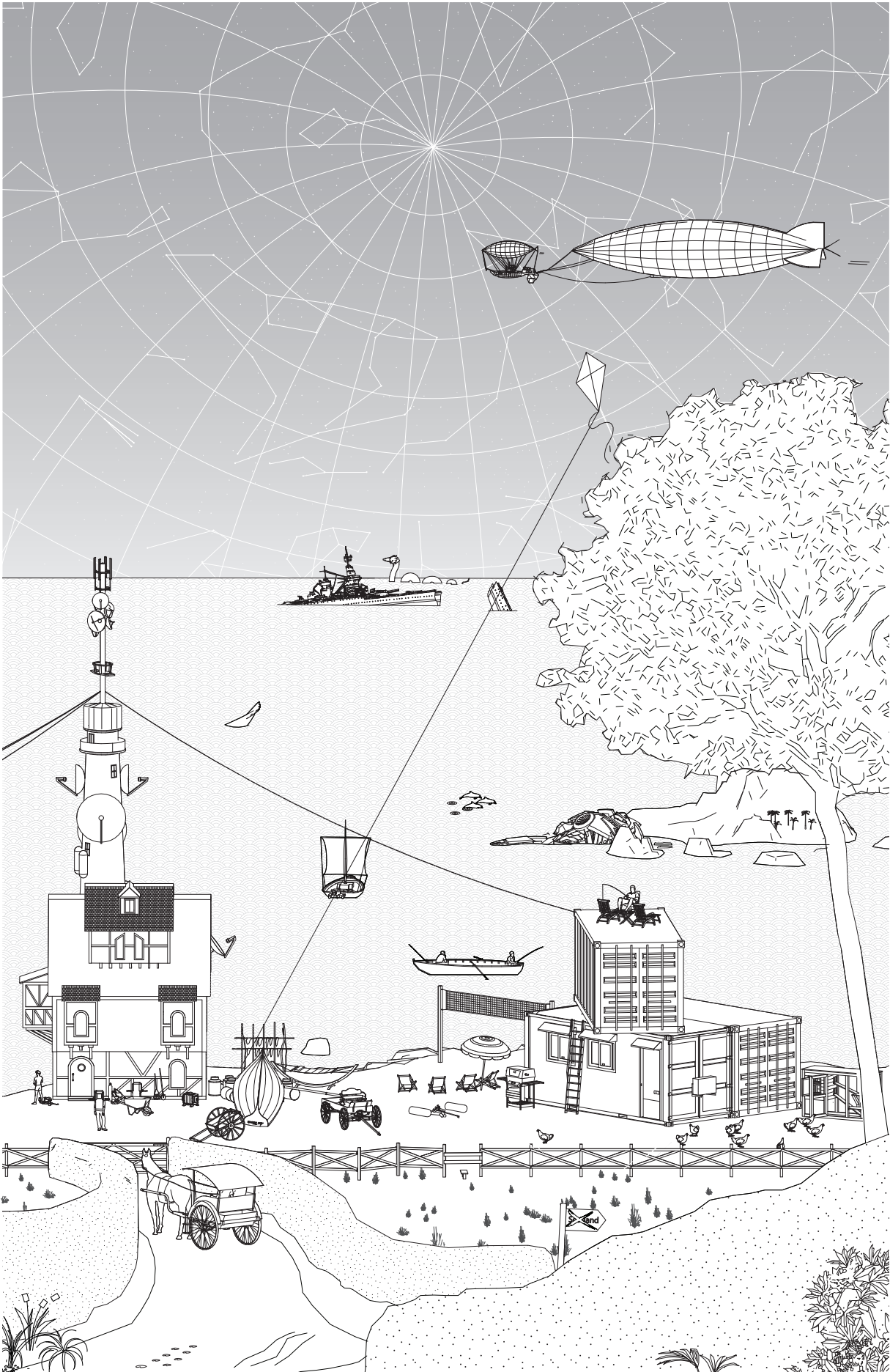


Post-Politics

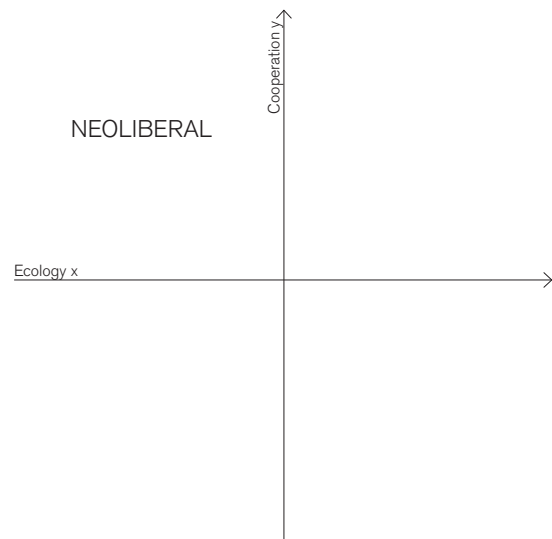
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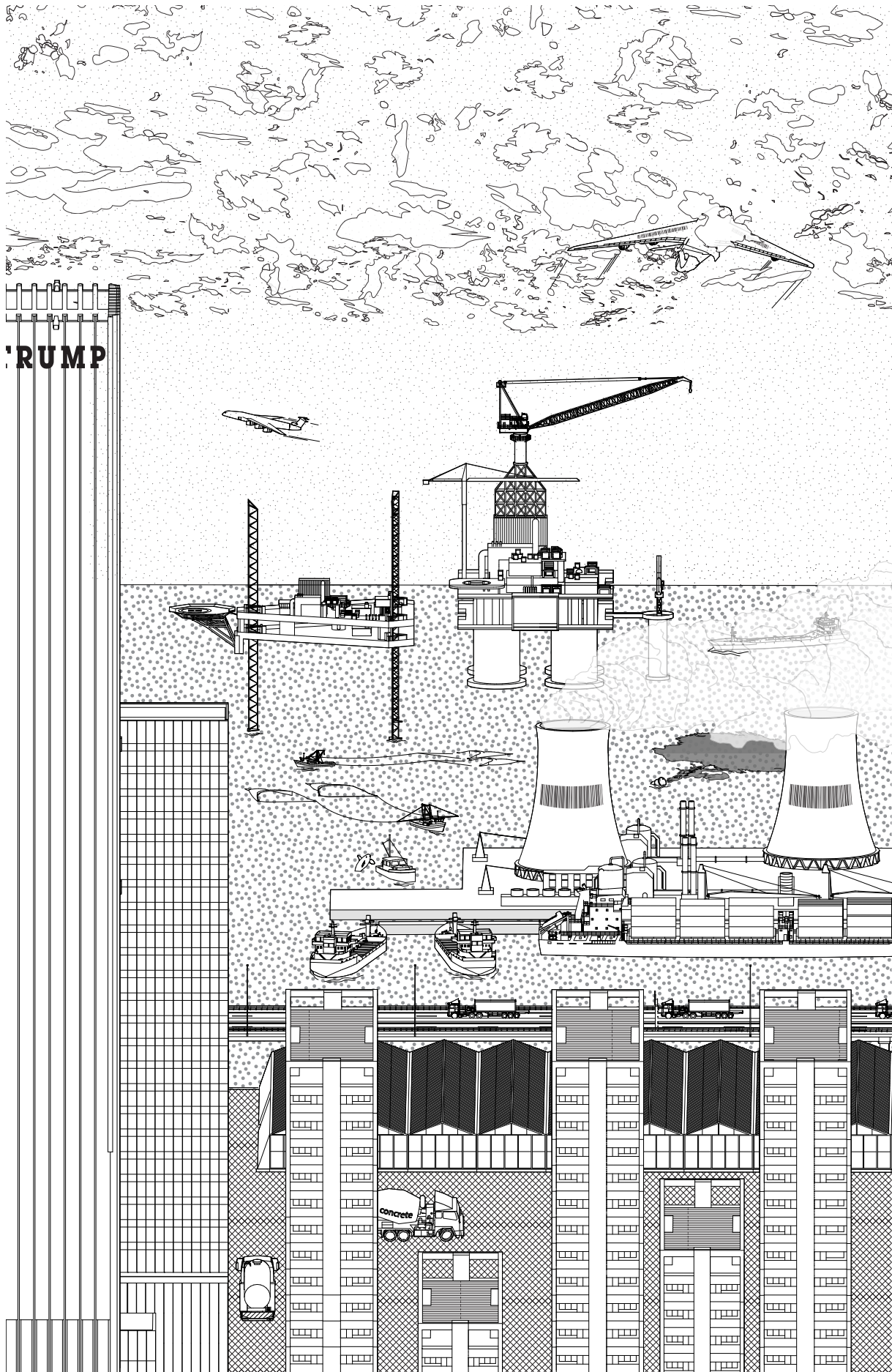
TT Atlas, 2018

POST-POLITICS

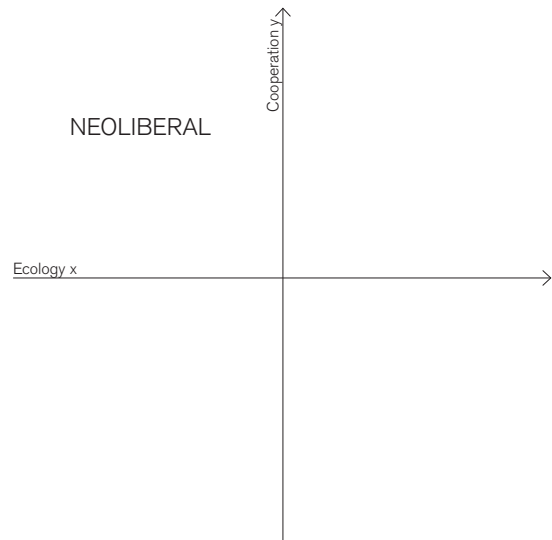


The scenario on this page illustrates the future coastline and urban area, which are strongly affected by a political climate of cooperation and extractivism. As such the image illustrates the most extreme scenario and highlights the issues and challenges ahead. The high degree of cooperation results in hyper-urbanisation, where the resources are considered as a common and the national boundaries are being neglected for the purposes of collaboration. The main concern of the political actors is constant economic rise, resulting in overexploitation and harvesting of renewable resources to the point of diminishing returns and extinction of species. Spills of fossil fuels contaminate the sea to unforeseen extents, but also depict the degree in which nature has been neglected. International economic collaboration, under the pretence of so-called development, produces a highly efficient organisational structure in terms of labour, which results in spatial and urban segregation - an increase in the flow of capital and a decrease in the flow of human bodies. The spatial assimilation of the seascape results in extended coastlines, where infrastructure delineates the spatial boundaries. The emergence of artificial islands for economic purposes blur the distinction between the city and the sea. The highway has become the symbol of logistics and cooperation, a crisp edge that separates us from the nature. A dominant man-made environment takes over the landscape. The scale of the build environment neglects the human scale, by suggesting that future cities will be designed only in regard to the scale of the car. At the same time, hyper-globalisation becomes evident in the clean shapes of the building, lacking any ornament, it has consumed the local identity. The shared economy diminishes the consideration of the vernacular. This is the renaissance of the International style, whereby very soon, capital will begin to consume on itself.

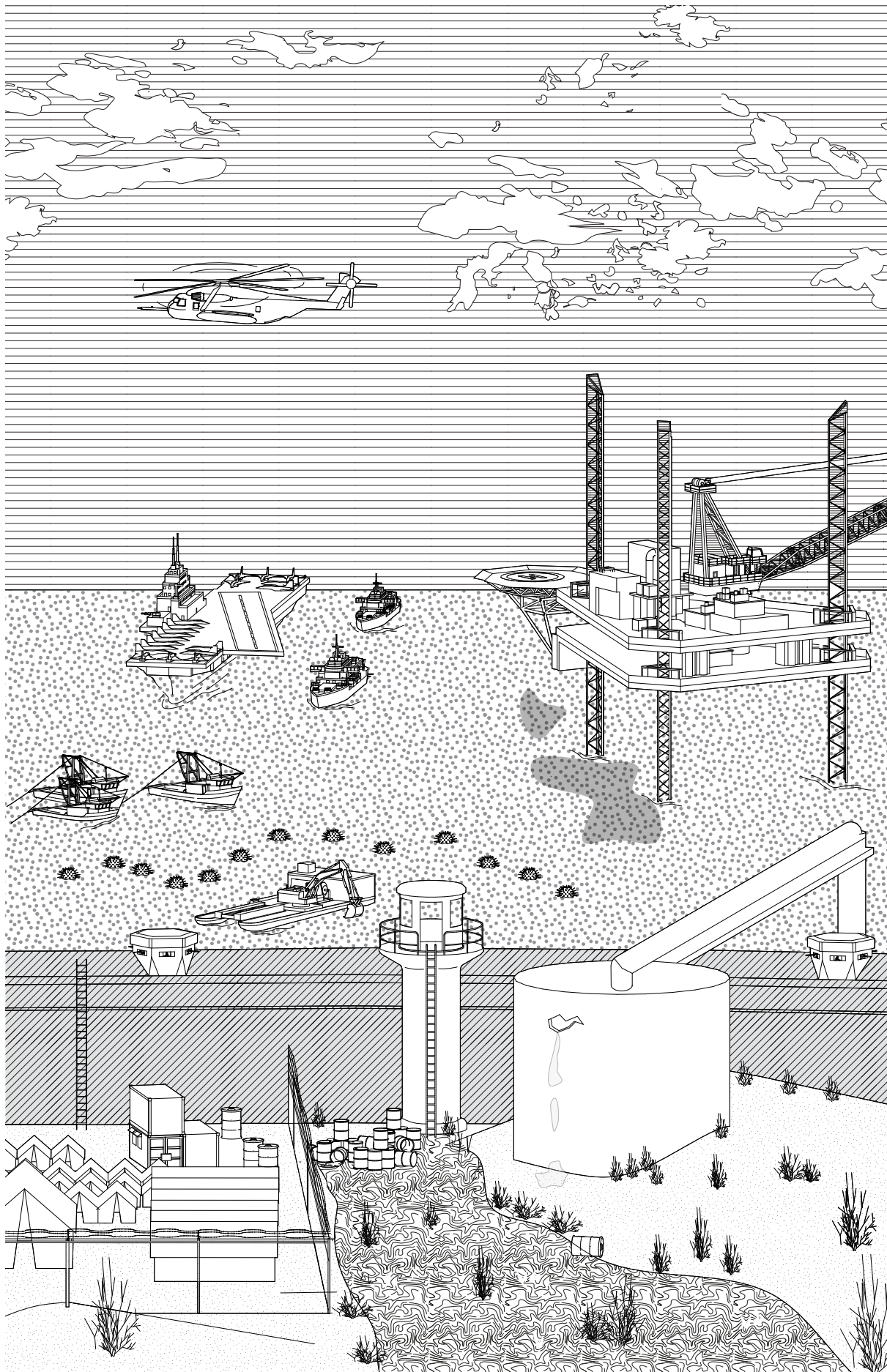




The scenario on this page illustrates a future coastline that is strongly affected by a political climate of non-cooperation and extractivism. As such the image illustrates the most extreme scenario and highlights the issues and challenges ahead. The low degree of cooperation results in a relatively militarised seascape, where the resources are extracted according to national boundaries and the territory is fiercely protected. Equally, the coastline is protected in a defensive way. The infrastructure does not only address the challenge of rising sea levels and flooding but also a border control. As a result the coastline becomes an infrastructure that keeps people outside as well as inside as evidenced by the refugee camp on the interior. At the same time however, the lack of cooperation also results in a less successful economy, that suffers from recession and inability to maintain existing infrastructure. Industrial landscapes in coastal regions are dilapidated and no longer maintained. When combined, this causes further deterioration of the environment and a worsening of living conditions for the human and land as well as the flora and fauna in the sea. Spills of fossils contaminate earth and sea to unforeseen extents. Continued dredging and use of sea-mines exacerbate these issues.







## 1. Territory: North Sea

### 1.3. Problem Statement

Beyond the walls of debate between ideological lefts and rights, the post-structuralists and the classical conservatives, lies the walls of reality. Where environments are constructed, seemingly unconcerned with the heated exchange which has now been relegated to the academics, the philosophers, or even those who peruse Reddit during office breaks. A quick read of the built environment tells us that there exists a severe disconnect between what happens in the material world that we occupy and the lucid world that is speculated within the confines of academia.

It would seem that a reconnection is long overdue, for this reason, the subject that is the point of departure for this project is finance and the ensuing speculative urbanism. Traditionally, urbanism has been understood to refer to the production of new urban infrastructure or settlement to meet demographic or market demands. Where speculative urbanism differs is in its primary goal to achieve some sort of political or economic purpose. For some today's relentless land grabs and urban speculations are a continuation of past imperialist desires, with a clear distinction that today's capitalist domination is associated with the transnationalisation of the class structure and ignores the ethnicity and civility narratives of the sixteenth to the nineteenth centuries. With a departure from culture as a medium for the subjugation of people, finance has consequently turned to class for its apparent objectivity in the assessment of people as desirable and efficient for including within the system of capital. However, can we truly understate the productive capacity of capitalism. Will we be able to meet the projected migratory and climatic demands of the future global population if we continued traditional modes of building procurement processes?

Therefore, this project understands benefits that can be derived capitalism as well as its limitations and makes an attempt to productively make use of these benefits without overstepping moral ethical boundaries which is often criticised of neo-liberalism, by returning the question to the core material reality that such projects should have an impact on. For clarity, this project utilises the event of Brexit as a tool to understand the political and economic forces that are at play in the production of the built environment. The project aims to use Brexit to derive grounded scenarios in which architectural speculation can arise from.

### 1.4. Research Question

*What are the underlying forces that drive the production of the built environment and what are their individual, precise affects on the built environment?*

#### Sub-questions

1. *Where does the agency of the architect stand in face of pervasive forces of globalisation?*
2. *Can the agency of the architect, if 'overstepped', implicate the moral ethics of the discipline?*
3. *Where can one draw the line in architecture's agency and where does affordance that is dependent on relations to architecture begin?*



A reaction to rising fears of real estate speculation in Dubai, 2015 (AP Photo, Kamran Jebreili)

## 2. Site: Wembley, London, U.K.

### 2.1. Site Analysis

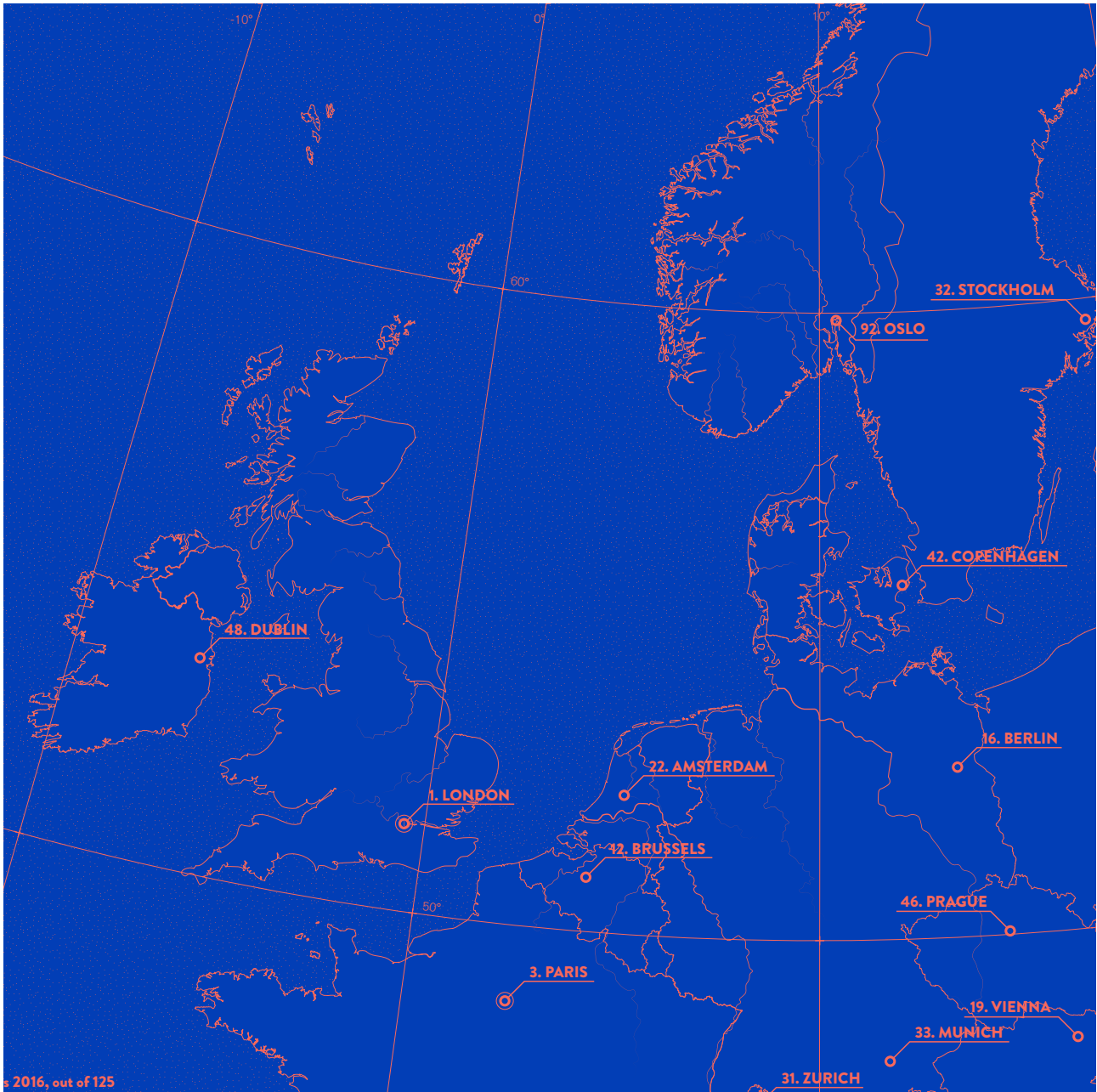
At the point when volumes of home loans are exchanged on the business sectors, the substance being purchased and sold is not necessarily property. Instead it is a money related abstraction with no inherent worth, whose value is arrived at from an estimation of asset value of underlying real estate. This is conceivable in light of the fact that market operators “trust” that the organizations issuing the credits have completed due diligence in limiting the danger of default. Obviously it is not confidence alone that allows this; there are various administrative prerequisites and different methods for autonomously figuring the respectability of the home loans. The agency of abstracting property loans into income streams is precisely this: the division of creditor (speculator) and debtor (mortgage holder) by some overseeing foundation frees the anonymised tenant from certain moral appraisals. The financial specialist has no intrigue, or interest in the stylish characteristics of the home, its way of inhabitation or the way of life of its occupants. Their sole concern is monetary: that a given total be paid all through a given period. The ethical element of obligation is rather the worry of the budgetary establishment, which like a capitalist Ammut – the Ancient Egyptian demoness of judgment – is responsible for gauging the borrower’s heart against a feather.. The origin of agency in the propagation of neoliberal power relations is solely the financial establishment. This is the thing that makes the architect so inept a figure of social change; they do not arrange the terms of obligation legitimately with the origin of the capital, yet through levels of financiers, developers and other corporate civil servants.

With the end goal for planners to practice the sort of power required to intercede in this procedure, they should straightforwardly intervene between end-client (tenant/customer) and speculator (free market value) – they should use the intensity of property so as to wind up both the financial fixer of obligation and its ethical evaluator. This vision does not under any condition relate with that of the architect as-developer. Quite the opposite, recapturing influence at this dimension requests a bypassing of the whole development profession – disposing of its insatiability and imposing business model. This is the picture of the architect-as-financier. This venture for a plot in the Wembley may be viewed as a first endeavour at this planned “derivative architecture”, described by an all out partition between money-related structure and social capacity.

The particular objective of the Wembley project is to reconsider the our current standards of living in relation to the ever-omnipresence of finance that more often than not regulates our conditions of living. Regardless of where on the political spectrum one sits, one cannot refute the influence of finance when considering the procurement process of the built environment and architecture. A site was selected at the centre the Wembley Action Plan Area adjacent to a sea of other speculation projects. Subversion of a system first requires mastering an understanding of how it functions. For this reason the starting point must be an impersonation of how a standard developer would approach the task:, first by consulting existing market trends as well as conducting a surplus land value assessment to determine the potential profit on a building at market rate. This procedure is not so dissimilar to calculating the surplus equity in a typical home – include all of the costs (price of the land, demolition and construction) then subtract this from the most extreme estimation of a potential structure. Unless developers can extract 20 per cent profit, they rarely bother and sites go undeveloped.

Property development is a steady arrangement between three basic elements: time, space and cash – to draw nearer to the required profit figure developers are continually moving in the direction of the highest practical density at the least conceivable expense in the briefest turnaround. The consequence of the land evaluation demonstrated that a 20 percent overall revenue was reachable, making the land feasible.





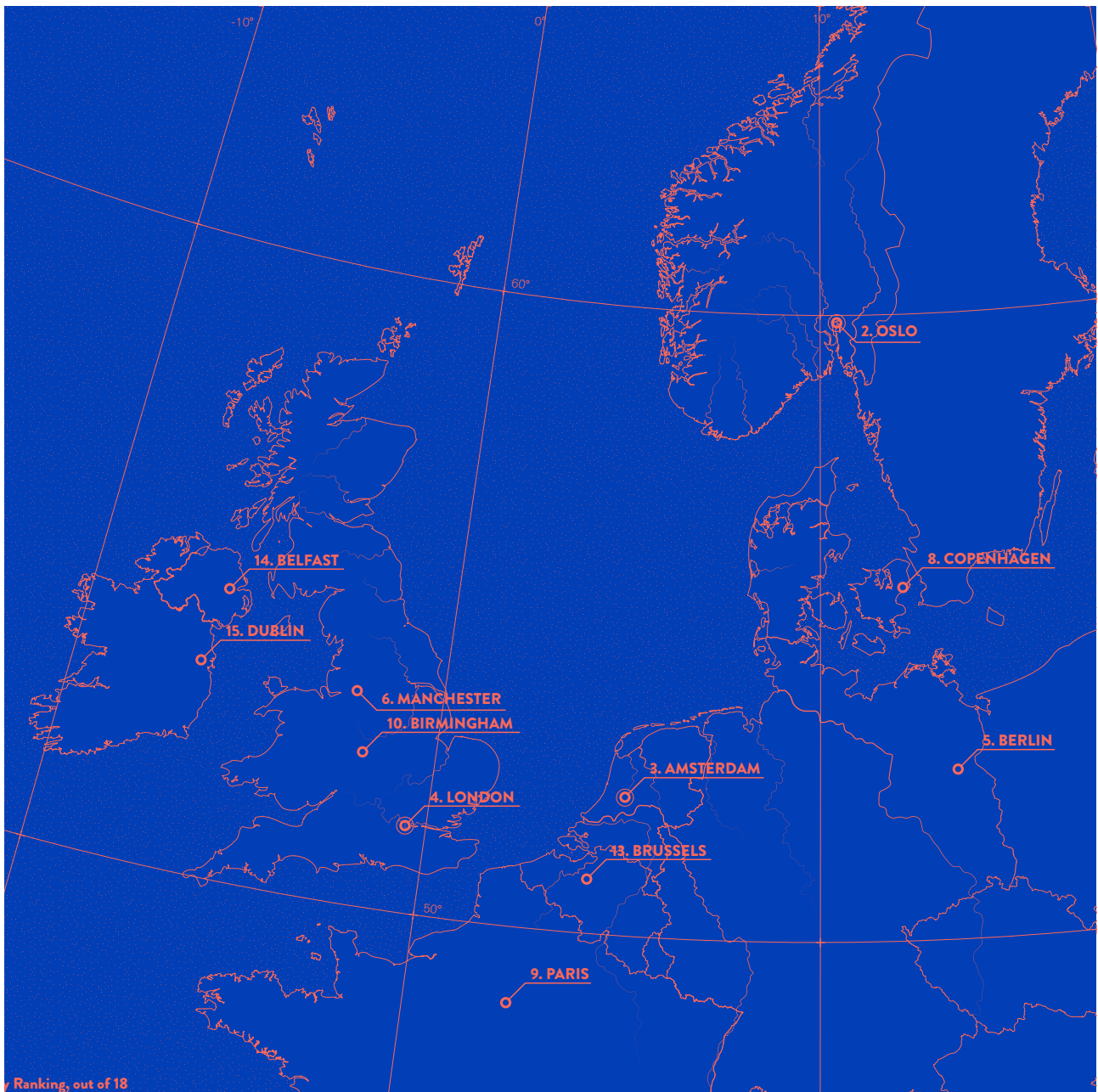
The analysis of the site starts at the territorial scale, where on top of the knowledge that was generated collectively in P1, a better grasp on the typical financial logic that underlies typical urban speculation and thereby procurement was required to locate a site fit for developing.

In the following series, numerous urban benchmark or city ranking publications were consulted to mimic the process that a financier would nominally take - that is to reach out for consultants.

A diverse selection of publications were chosen based from the reputability of the publishing firm as well as the subject and methodologies used to produce the rankings.

#### Urban Benchmarks

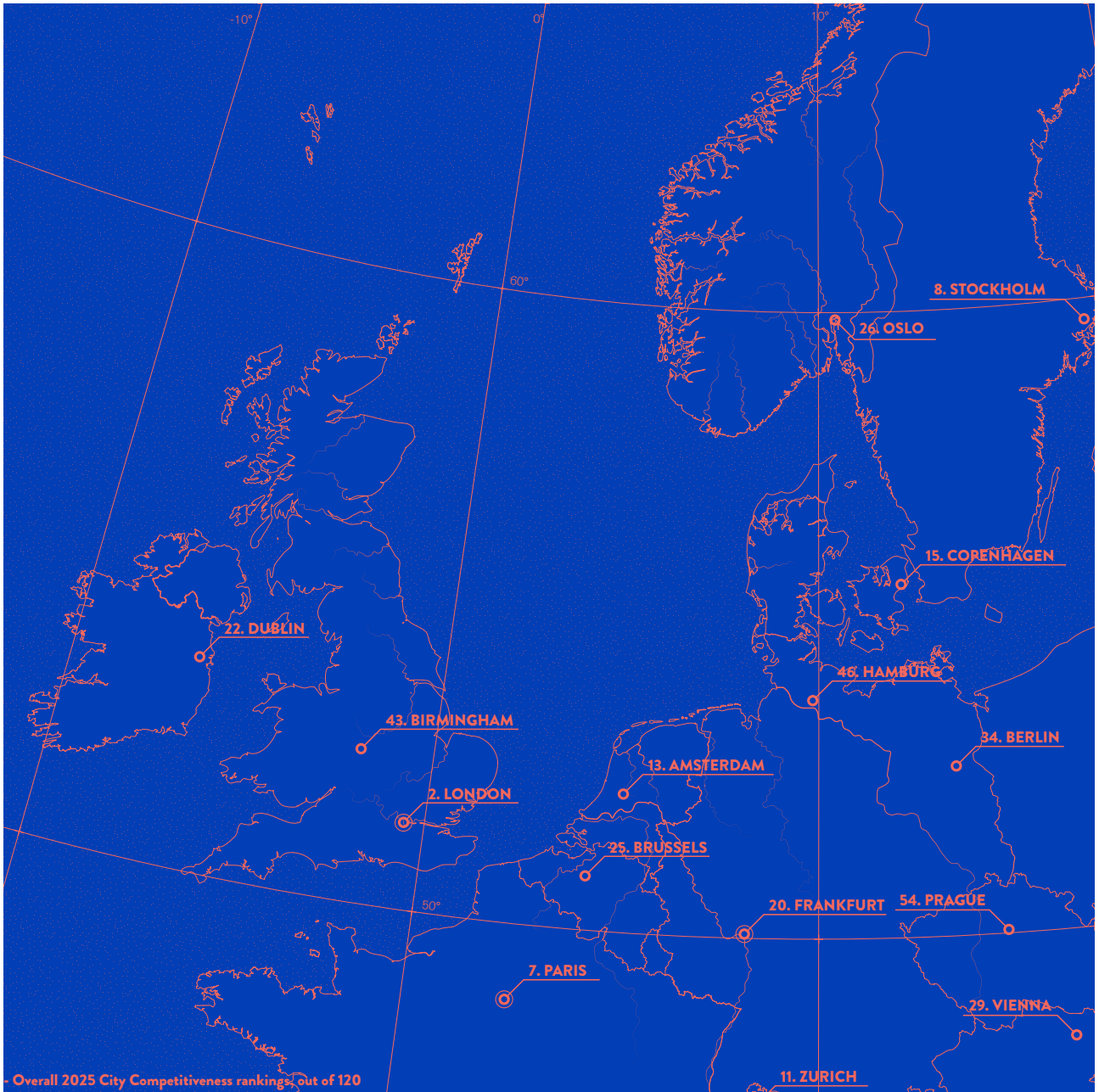
-  
At Kearney  
Deloitte



A diverse selection of publications were chosen based from the reputability of the publishing firm as well as the subject and methodologies used to produce the rankings.

In the opposing page, A.T.Kearney's Global Index for the year of 2016 sees London ranked as first amongst a list of 125 countries ranked, with the nearest European city ranked third. The index is founded upon a weighted agglomeration of elements which follows; 30% business activity, 30% human capital, 15% information exchange, 15% cultural experiences, and 10% political engagement. Each can be broken down into further metrics, i.e. within business activity there exists metrics of capital flow, market dynamics, and major companies present. Therefore the publication presents London as the best all-round city with a slight preference towards its financial attributes.

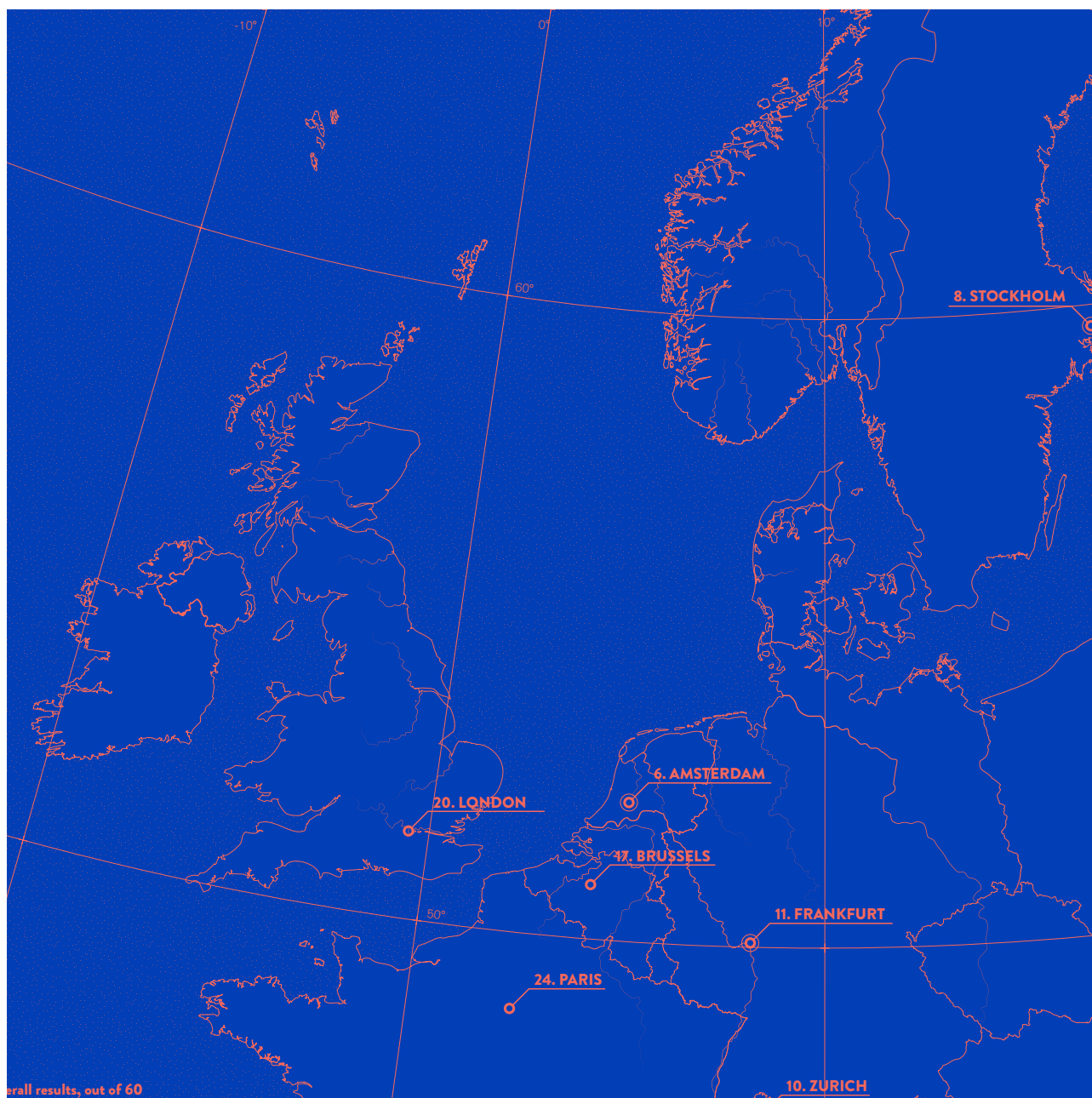
In the following publication, Deloitte looked at the mobility of cities in terms of the following metrics: congestion, public transit reliability, transit safety, integration and shared mobility, air quality, vision and innovation, investment, innovation, regulatory environment, environmental sustainability initiatives, public transport supply, transport affordability, versatility, customer satisfaction, and accessibility. This list of metrics supposedly outline a comprehensive understanding of the mobility of some 50 global cities with London being ranked fourth.



Urban Benchmarks

- The Economist Intelligence Unit

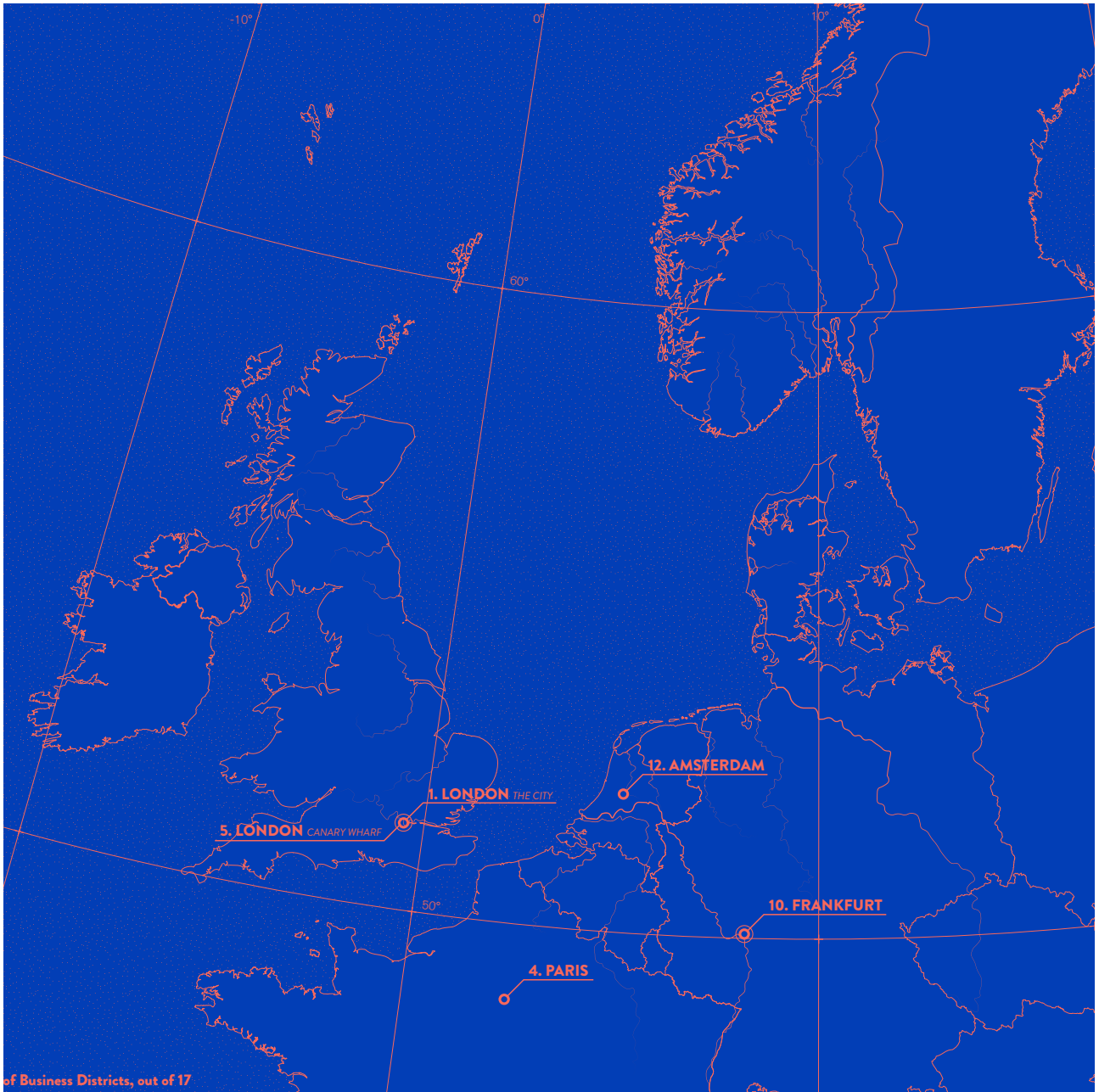




Two publications produced by the Economist Intelligence Unit are shown. To the left is a representation of the data published in the Hotspots 2025 report which was commissioned by Citi Bank. The report benchmarks the future competitiveness of 120 different cities, and competitiveness is defined as 'a city's ability to attract capital, business, talent and people'. To do this, eight categories were measured, they were economic strength, physical capital, financial maturity, institutional character, social and cultural character, human capital, environmental and natural hazards, and global appeal. Each city's ranking is a weighted score of these eight categories with the weights being as follows: 30%, 10%, 10%, 15%, 5%, 15%, 5%, 10% respectively. As such, it can be assumed that this particular report largely gives a projected indication of how well a city stands comparatively in terms of primarily economic strength, but also institutional character, and human capital. Lon-

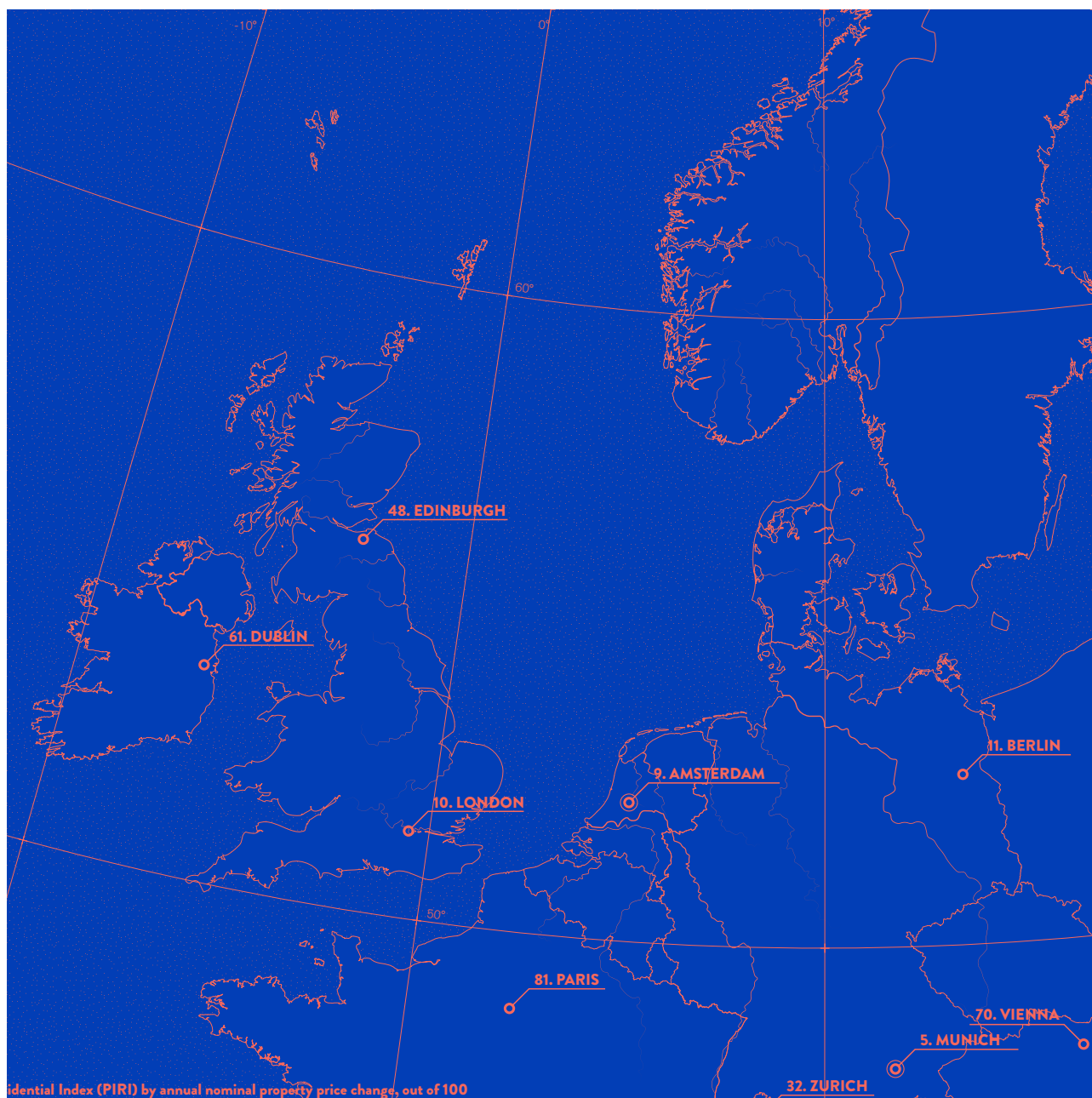
don according to this report is ranked second in the world in terms of competitiveness in 2025.

The Economist Intelligence Unit's Safe Cities Index 2017 is used to produce the graphic in the image above. The Safe Cities Index ranks 60 cities across 49 indicators covering digital security, health security, infrastructure security, and personal security. Moreover the report is sponsored by the tech giant NEC. The report reveals that London sits relatively low in comparison to other cities, at rank twenty. This is behind the majority of large European cities as well as Tokyo, Singapore, Osaka, Toronto, Melbourne, Sydney, Hong Kong, Seoul, San Francisco, Wellington, Los Angeles, and Chicago.



### Urban Benchmarks

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Ernest & Young  
Knight Frank

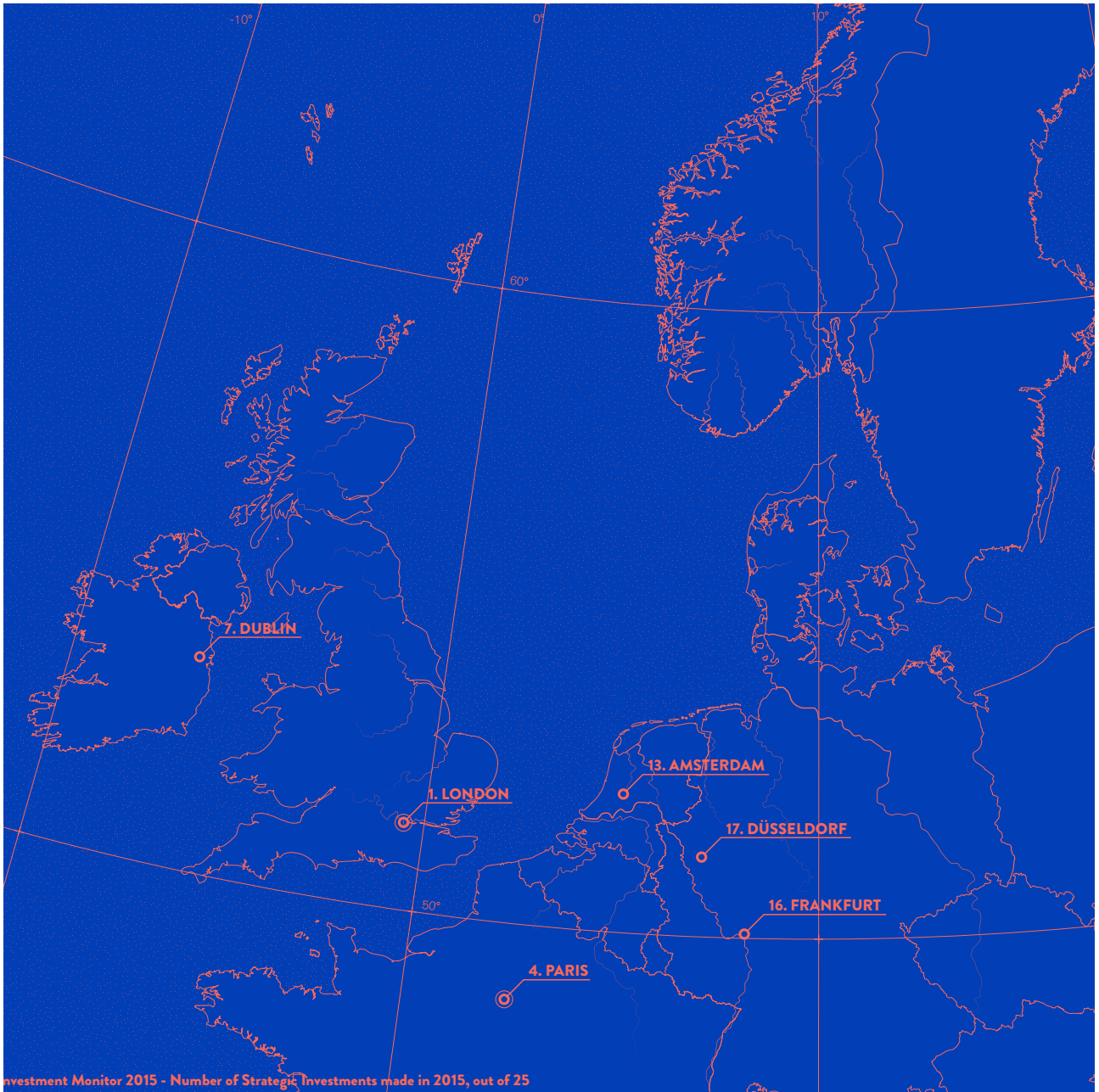


Above are two graphics representing the findings of two reports, on the facing page is the attractiveness of world-class business districts, and on the right is the prime international residential index.

The first report is a 2017 survey of global users and property professionals, complemented by a battery of quantitative metrics such as attract and retain talents, attractive urban environment, proximity to markets, clients, and partners, national and global influence, and high quality offices. London sits at the top of this table with its City district as well as occupying the fifth position with Canary Wharf. It is the only country to have two business districts in the rankings despite the negativity surrounding Brexit. It should be noted that a secondly survey was carried out to calculate what

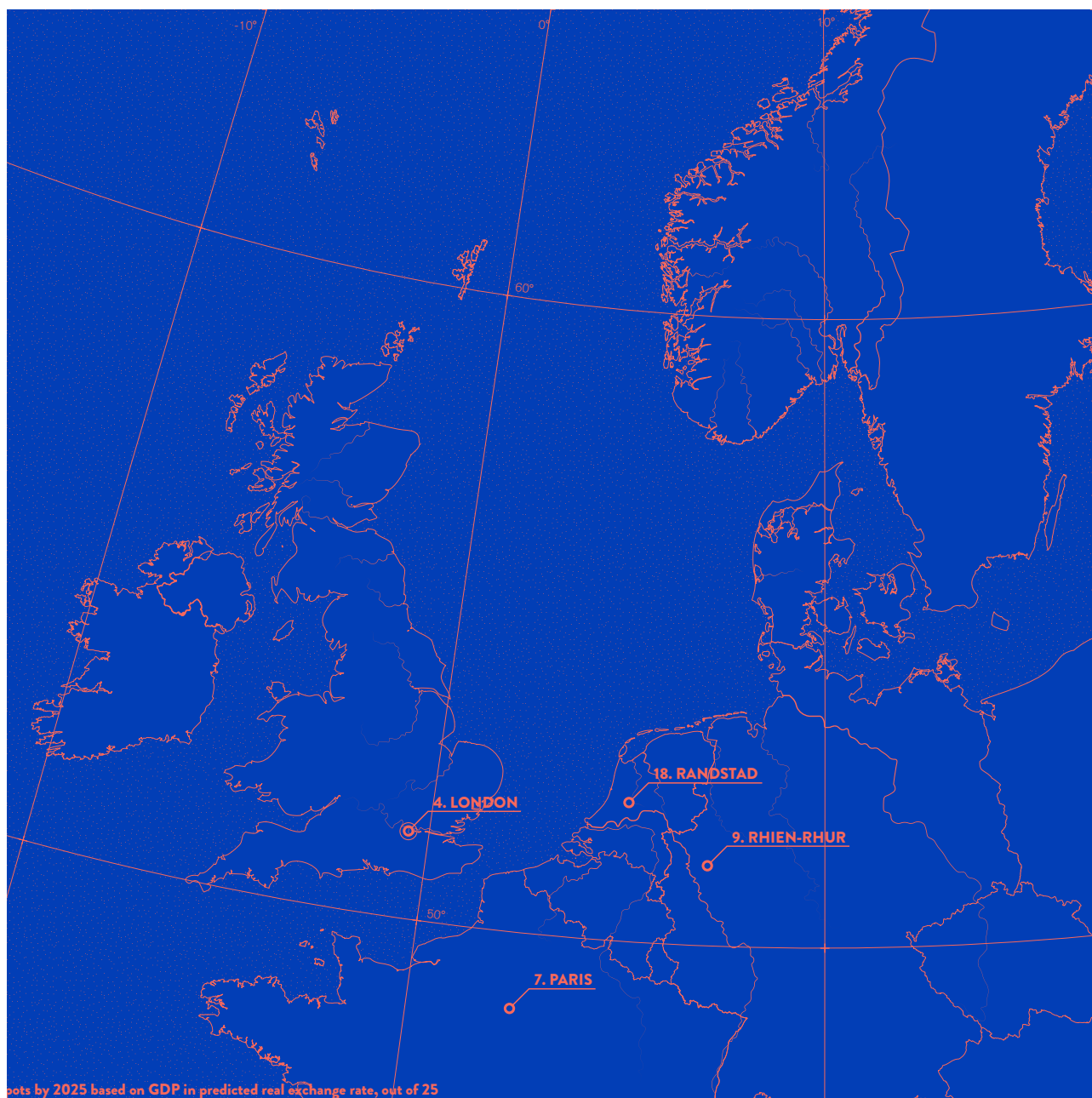
the weighted average for each criteria should be, the results were as follows 70%, 47%, 46%, 43%, 14%. Reading this, it can be concluded that companies give much greater priority to a city's capacity to attract and retain talent than to the offices it has to offer.

The second graphic is representing data taken from the Prime International Residential Index published in The Wealth Report 2016 produced by Knight Frank (a global real estate firm). The index is a ranking of cities according to its annual price change, with the highest increase occupying the first rank. London in this index ranks 10th in the world and sees a comfortable 9.5% annual increase in its property values.



Urban Benchmarks

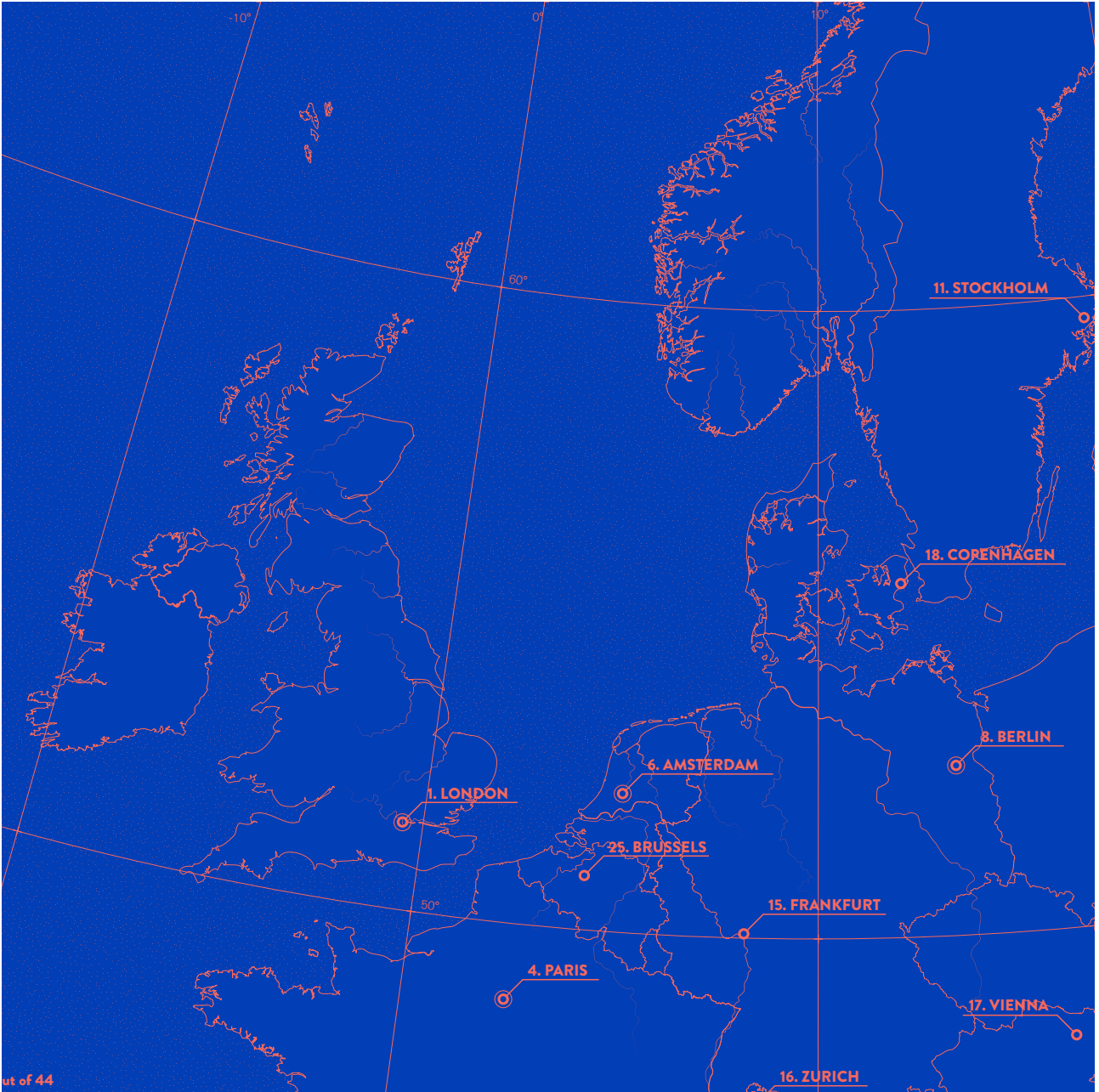
-  
KPMG  
McKinsey



The two graphics shown reproduce two different urban benchmarks. On the left is the Global Cities Investment Monitor 2016 published by KPMG and on the right is the Cityscope 2025 rankings produced by McKinsey,

The Global Cities Investment Monitor conducted phone interviews with global business leaders across a sample size of 510 companies from 22 different countries. The represented data in image to the left highlights in particular the number of strategic investments made in the financial year of 2015. Moreover, these investments include customer contact centres, design, development & testing, education and training, headquarters, research and development, sales, marketing & support, and shared service centres. London sits at the top of this ranking with 201 investments, its closest competitor being New York with 102 investments.

In the Cityscope 2025 rankings, all cities with a population of 150,000 or above in Western Europe and the United States, and cities with a population of 200,00 and above in the rest of the world were included - therefore including more than 2,000 cities. The graphic in particular highlights the predicted GDP in 2025 with London sitting in fourth place on the global scale. The growth projection is an average of the GDP growth projection from the International Monetary Fund, Global Insight, and McKinsey's Long-Term Growth Model - in most instances a combination of urbanisation models, past relative per capita GDP growth performance, multiplying a city's projected per capita GDP by city population, and multiplying the national average per capita GDP growth by the 2025 population.



### Urban Benchmarks

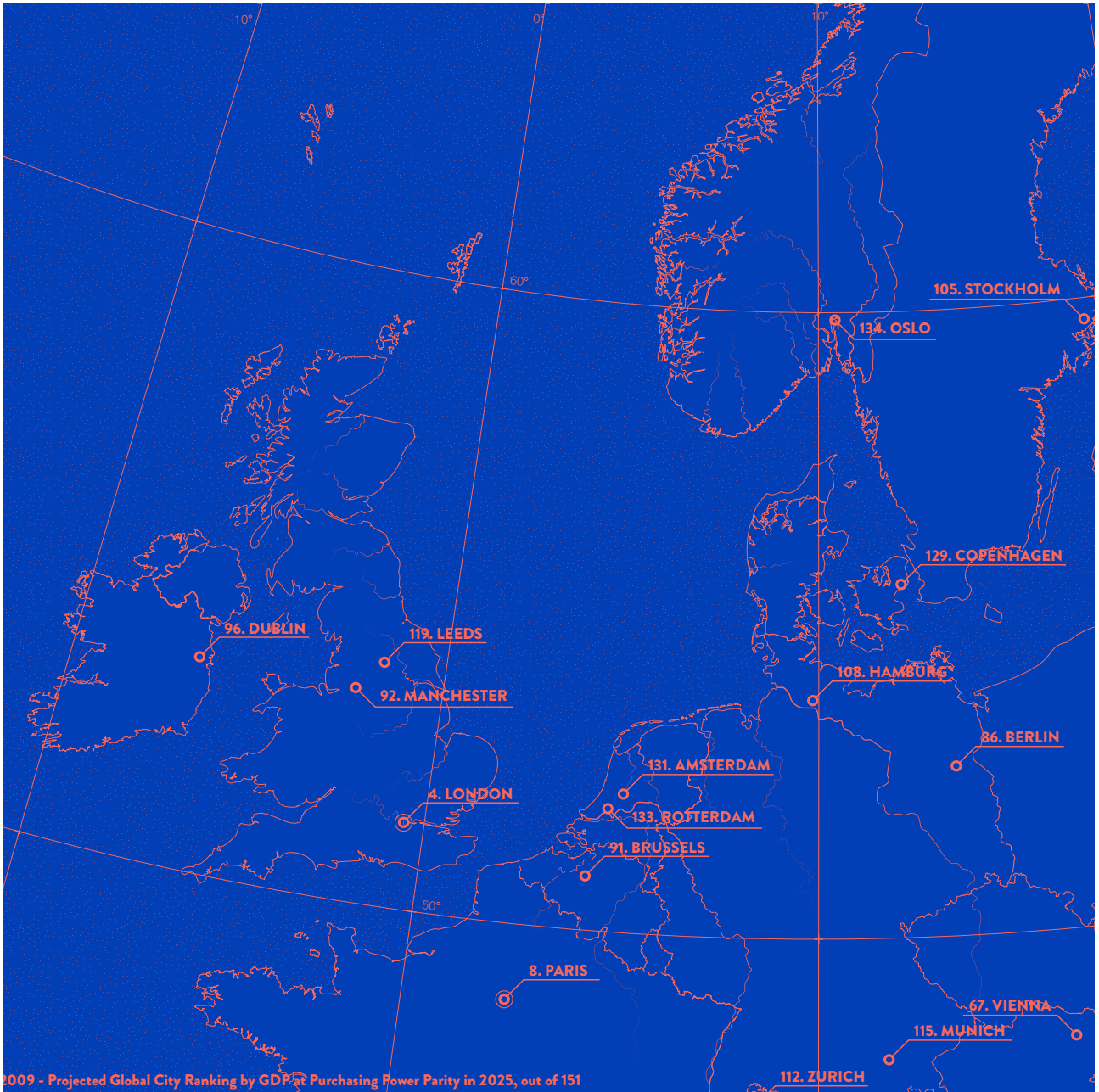
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Mori Memorial Foundation  
PriceWaterhouseCooper



The 2018 Global Pove City Index published by the Mori Memorial Foundation evaluates and ranks the major cities of the world according to their comprehensive power to attract people, capital, and enterprises. It measures 6 different functions - economy, research and development, cultural interaction, liveability, environment, and accessibility. Not much is published on how the reports at the eventual ranking, however it is noted that some 70 indicators were used in the final ranking. London is the most comprehensively powerful city at number one, with the score increasing even after the Brexit referendum. London also managed to enter the top 5 in 13 out of 16 indicators in its key strength of cultural interaction. However the city sees its scores weaken in housing rent and price

level rise reducing its liveability score.

Above, the graphic highlights the rankings of cities by estimated GDP in 2025 in Pricewaterhouse Cooper's UK Economic Outlook report in November 2009. More precisely, the study looks into 151 cities and their respective economies, the largest five urban economies in 2025 is predicted to remain the same as in 2008, with London overtaking Chicago to move into fourth place. The majority of movement in the table is characterised by the rise of emerging economies. The ranking is a combination of each city ranked by projected 2025 GDP at PPPs, Real GDP growth rate



Urban Benchmarks

-  
PriceWaterhouseCooper  
World Trade Organisation



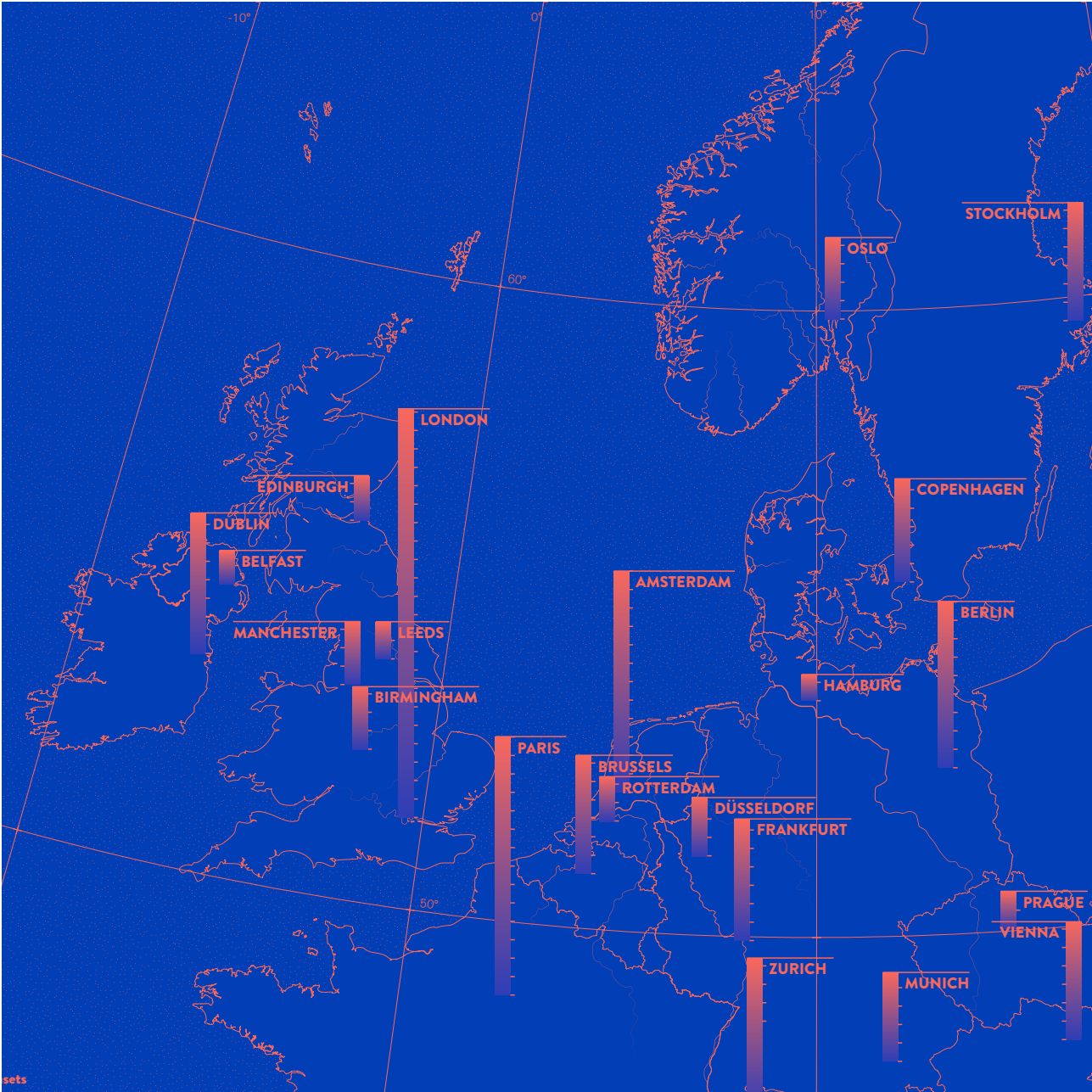


The graphic to the left shows Pricewaterhouse Cooper's a mapping of the projections of urban economies in 2025 measured by GDP at PPPs (in 2008 US dollars), the data represented provides information on a much larger group of cities than those typically included in city rankings. This is especially the case as the report adopts the UN definition of a city which provides a population threshold.

The above graphic represents the last ranking that was considered which was a ranking of the leading exporters in world trade commercial services as published in the World Trade Statistical Review 2018. This particular set of rankings provide information based on countries rather than cities, so it is assumed that a greater export in a nation, the better its city's will also prosper. Moreover, it should be noted that the World Trade Statistical Review is published by

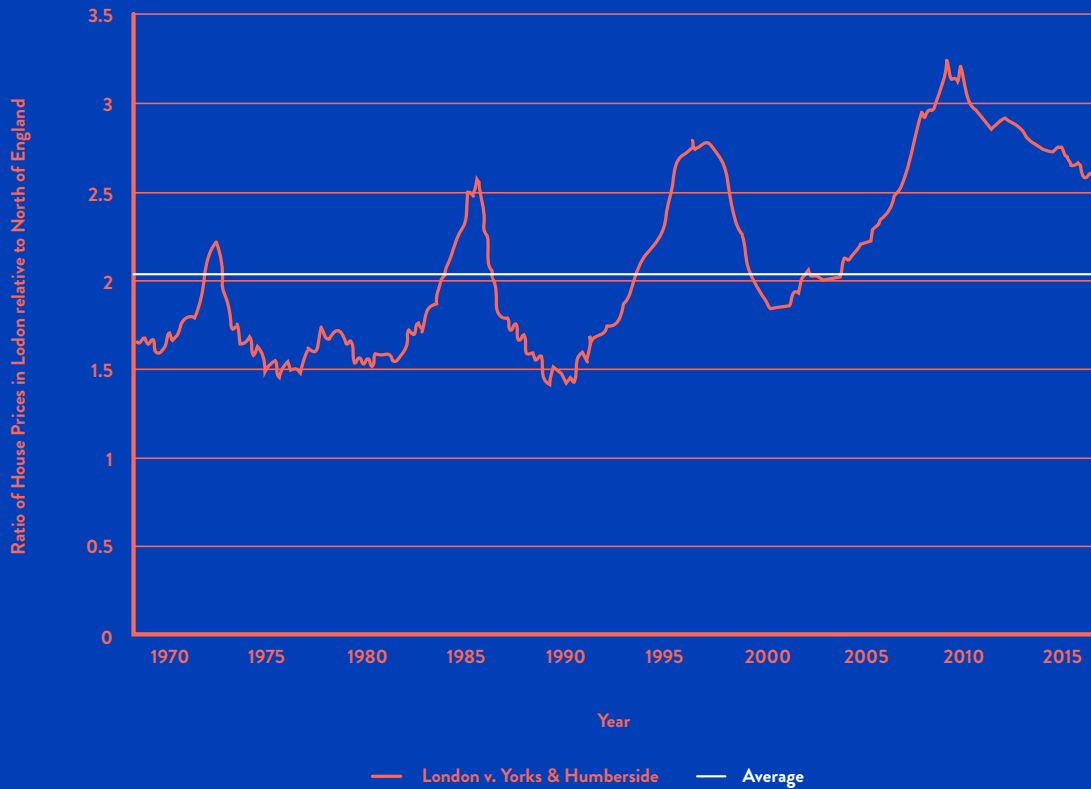
the World Trade Organisation, which is the only authoritative regulating organisation being consulted. That is not to say that the previous rankings have any less influence. In fact, it is precisely because of this invisible agency that consulting practices and other somewhat pseudo-objective research groups or thinktanks have that has led to this exercise being necessary.

Compiled City Ranking													
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A	B	C	D	E	F	G	H	I	J	K	L	M	N
	AT Kearney	Deloitte	Economist - Safe EY	KPMG	McKinsey	Mori Memorial	PwC GDP by PP	PwC GDP growth	Economist	Knights Frank	WTO	AVERAGE	
1	London	0.992	0.7777777778	0.6666666667	1.647068824	0.96	0.84	0.9772727273	0.377484437	0.9833333333	0.9	0.95	0.9204252255
2	Manchester	0	0.6666666667	0	0	0	0	0.3907284768	0.03311258278	0	0	0.95	0.1700423105
4	Dublin	0.616	0.4444444444	0	0	0.72	0	0.3642384106	0.4900662252	0.8166666667	0.29	0.825	0.3805346456
5	Belfast	0	0.2222222222	0	0	0	0	0	0	0	0	0.95	0.09768516519
6	Birmingham	0	0.4444444444	0	0	0	0	0	0	0.6416666667	0	0.95	0.1696759259
7	Edinburgh	0	0	0	0	0	0	0	0	0	0.52	0.95	0.1225
8	Leeds	0	0	0	0	0	0	0.2119205298	0.04635761589	0	0	0.95	0.1006898455
9	Paris	0.976	0.5	0.6	0.7647068824	0.84	0.72	0.9090909091	0.9470198675	0.08609271623	0.19	0.9	0.6978813367
10	Brussels	0.864	0.1666666667	0.7166666667	0	0	0	0.4318181818	0.3973509934	0.09271523179	0	0.625	0.3238237006
11	Amsterdam	0.824	0.8333333333	0.9	0.2941176471	0.48	0.28	0.6363636364	0.1324503311	0.1523178908	0.91	0.85	0.5986874579
12	Oslo	0.264	0.8888888889	0	0	0	0	0.1126827815	0.3907284768	0.7833333333	0	0.225	0.220444567
13	Stockholm	0.744	0	0.8666666667	0	0	0	0.75	0.3046357616	0.2649006623	0	0	0.5219613687
14	Copenhagen	0.664	0.5555555556	0	0	0	0	0.5909090909	0.1456953642	0.1059602649	0	0.425	0.2801766896
15	Berlin	0.872	0.7222222222	0	0	0	0	0.8181818182	0.4304635762	0.006622516586	0.89	0.925	0.4484287333
16	Prague	0.632	0	0	0	0	0	0	0	0	0	0	0.0985
17	Vienna	0.848	0	0	0	0	0	0.6136363636	0.5652913907	0.3642384106	0.3	0.45	0.3242082915
18	Munich	0.736	0	0	0	0	0	0.238410596	0.01986754967	0	0.95	0.925	0.2391065121
19	Zurich	0.752	0.8333333333	0	0	0	0	0.6363636364	0.2882781457	0.2913907285	0.68	0.725	0.4237249314
20	Frankfurt	0	0	0.8166666667	0.4117647059	0.36	0	0.6590909091	0	0	0	0.925	0.3338213012
21	Dusseldorf	0	0	0	0	0.32	0.64	0	0	0	0	0.925	0.1570833333
22	Rotterdam	0	0	0	0	0	0.28	0	0.119205298	0.1390728477	0	0	0.85
23	Hamburg	0	0	0	0	0	0	0.2847682119	0.01324503311	0.6	0	0	0.07483443709
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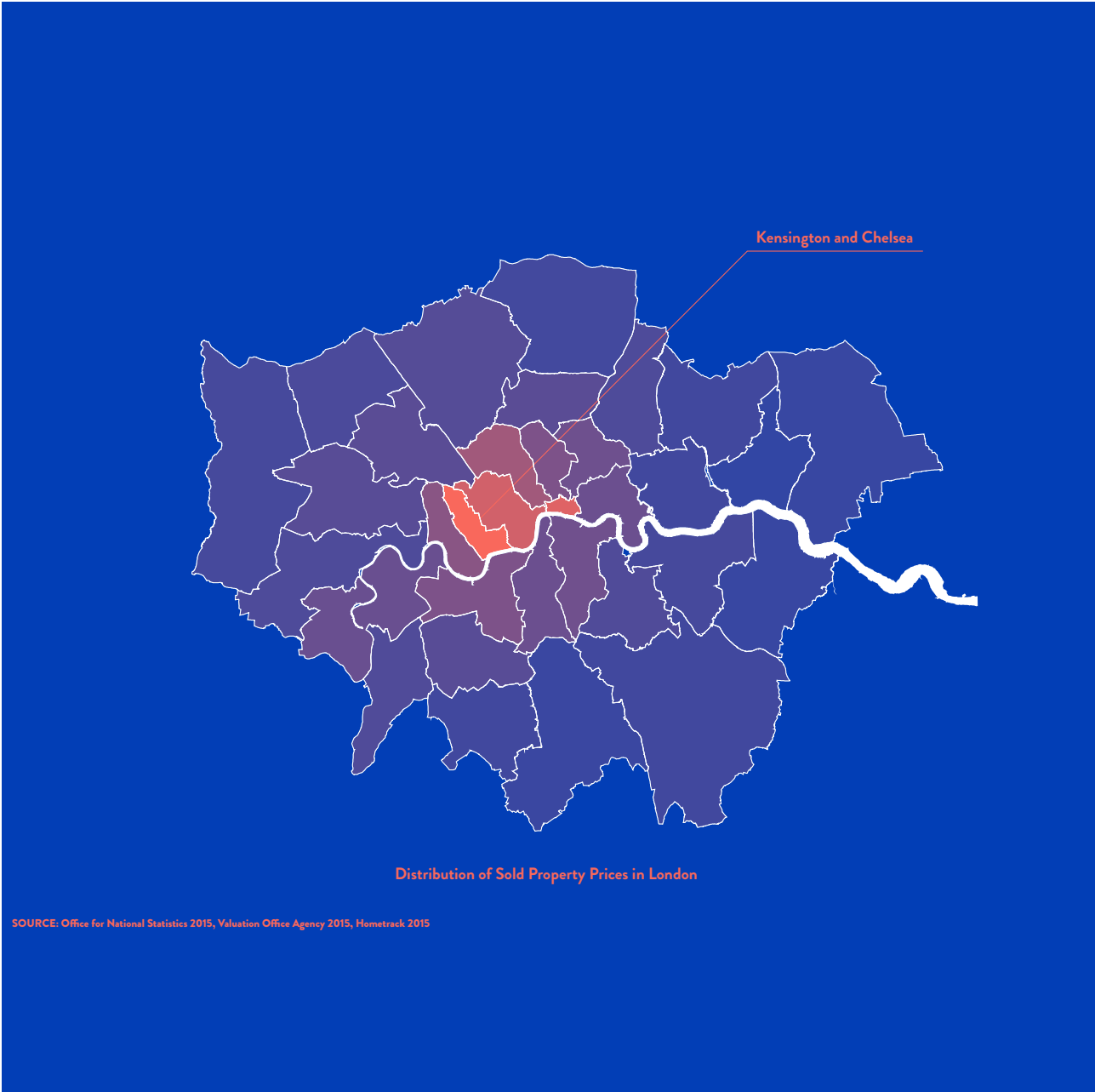
The benchmarks are compiled together to arrive at a conclusive understanding of which northern European city is presumed to be the best city across a number of different indications. The image to the left clarifies how this compilation process was carried out, each entry by each city within an urban benchmark is given a weighted average i.e. position in ranking divided by number of ranked cities. If a each was not ranked, either excluded or considered but did not score high enough, then these cities are given a score of zero. At the end all of the scores are added up to determine which city ranks the highest within the considered indicators. The image above represents this conclusion, London overwhelmingly scores the highest in our assessment. It is followed Paris and Amsterdam.

Compiled Urban Benchmarks

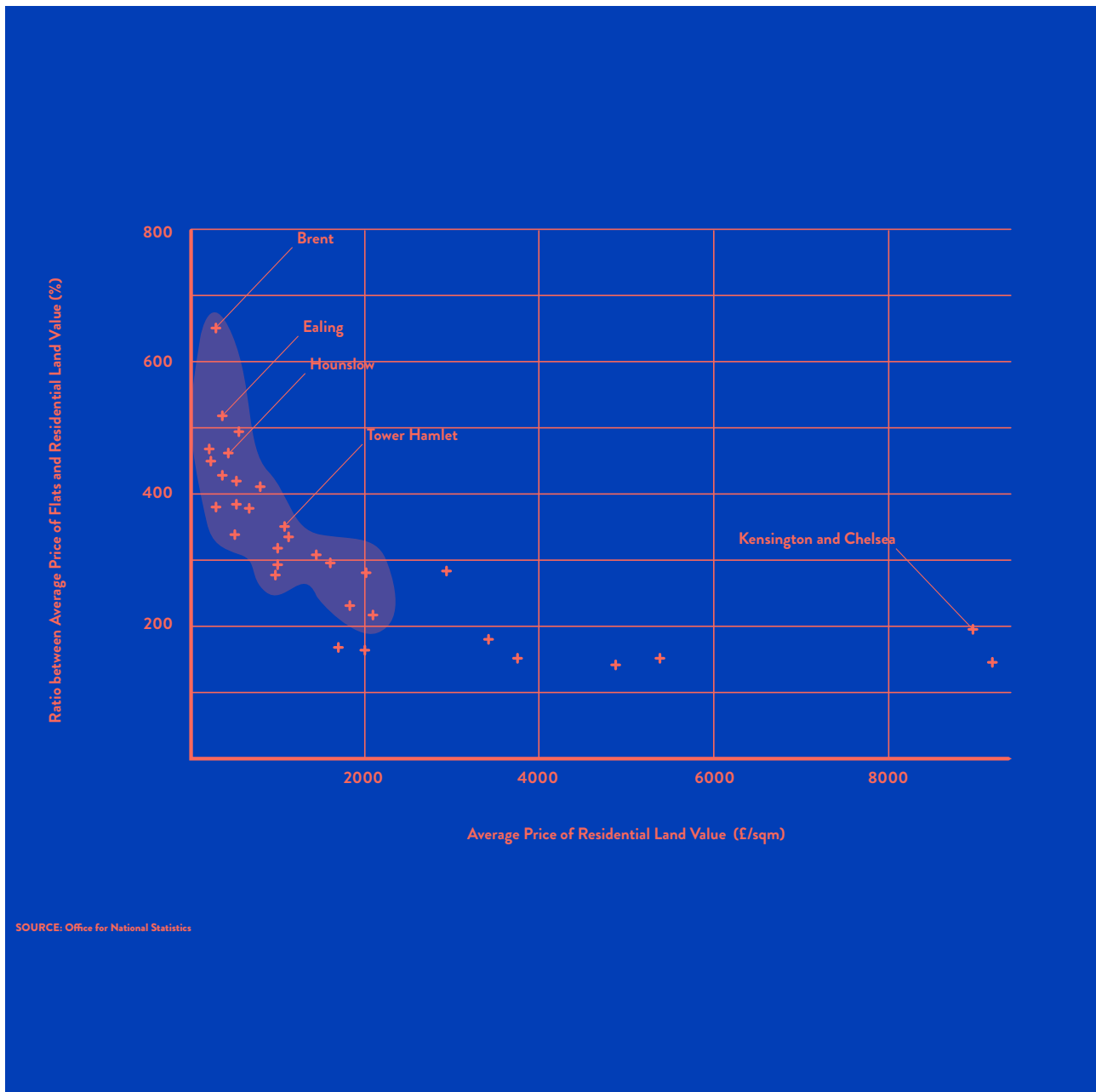


SOURCE: Office for National Statistics

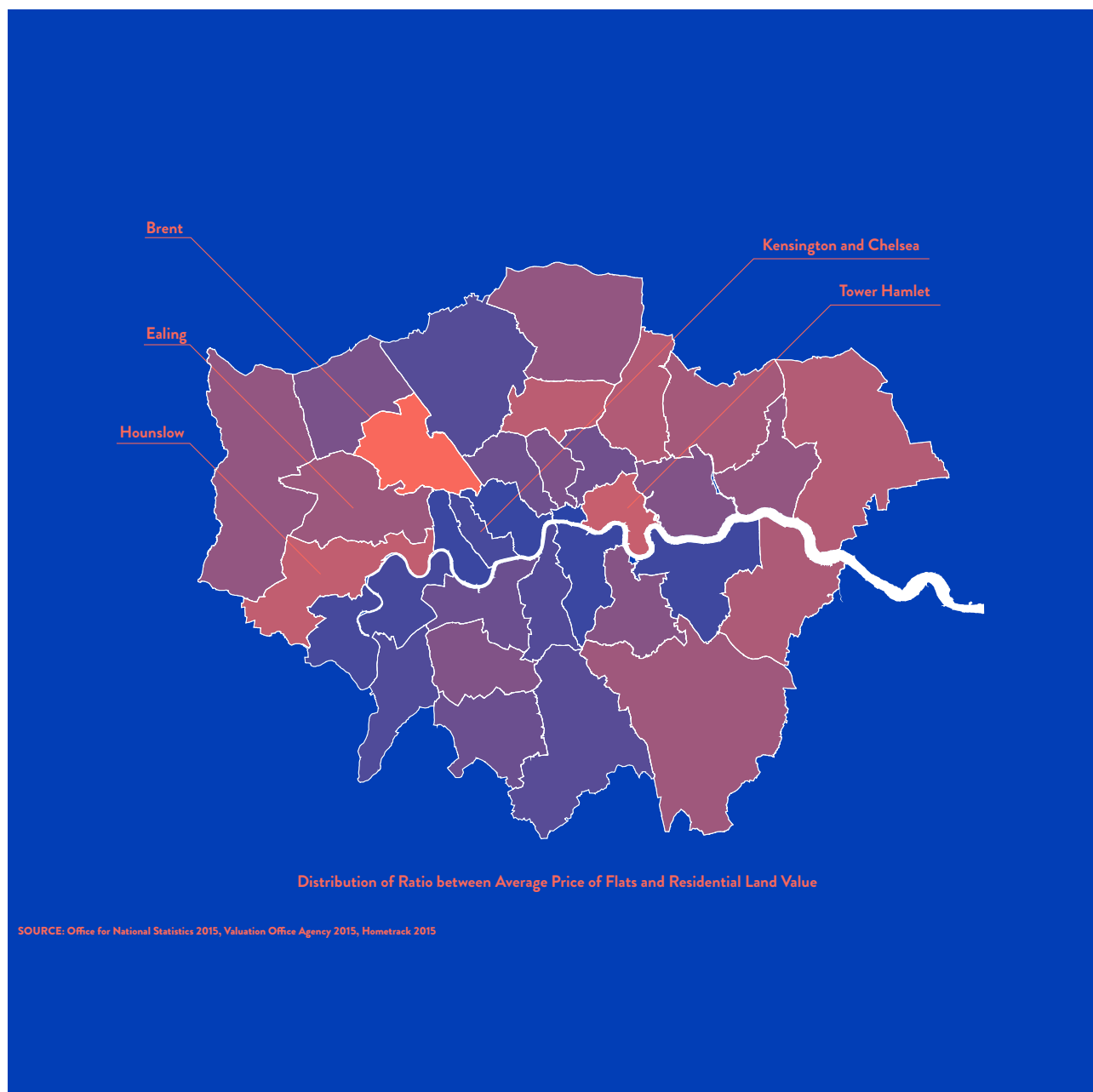
To verify the choice of London as a city of potential investment, a simple backcast is made to confirm and ascertain this presumption. In the graph above, the ratio of house prices in London relative to the North of England is plotted on a timeline. The plot reveals a cyclic process of peaks and troughs of this ratio number. Note that the number has only ever gone below 1.5 in the past 45 years. As such, relative to the rest of the United Kingdom, it can be said that London is almost always the better bet. Moreover, regardless of the peaks and troughs represented in the graph, it is also clear that over time, this ratio has become greater and greater - cementing that London is the greater city of investment.



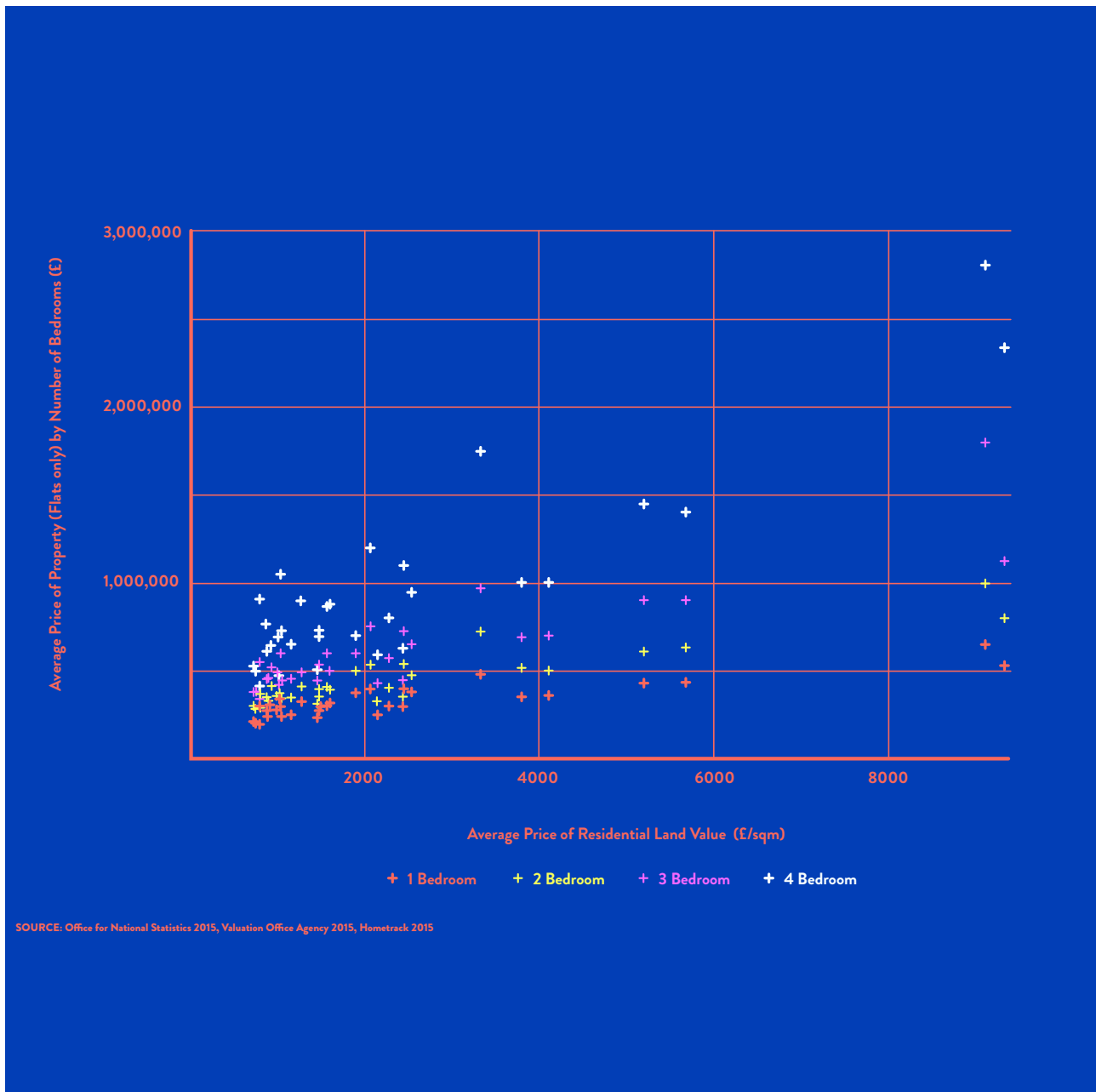
Intrinsically, the speculative project of the built environment requires a physical site of intervention that goes beyond just the identification of a particular urban centre. As such, a shortlisting of the potential locations of a project is a necessary process. The process in this instance begins with a general overview of contemporary housing statistics to reveal general trends that are happening in the city and correlate different datasets to find the most exploitable site. The graphic above indicates Kensington and Chelsea as the borough with the most and highest sold property prices in London.



Given the knowledge of sold property prices and the average price of residential land value of different boroughs in London. One can correlate the two datasets to produce a visualisation of the efficiency of investments made in different boroughs. As previously noted, Kensington and Chelsea had the highest and most sold property prices in London, however its lucrative status also means that any initial investment will be quick hefty. As such, it can actually be considered as a relatively poor performing option of investment. On the other hand, the borough of Brent scored a ratio of over 600%, proving that it is possible to find potential profit margins 3 times of Kensington and Chelsea.

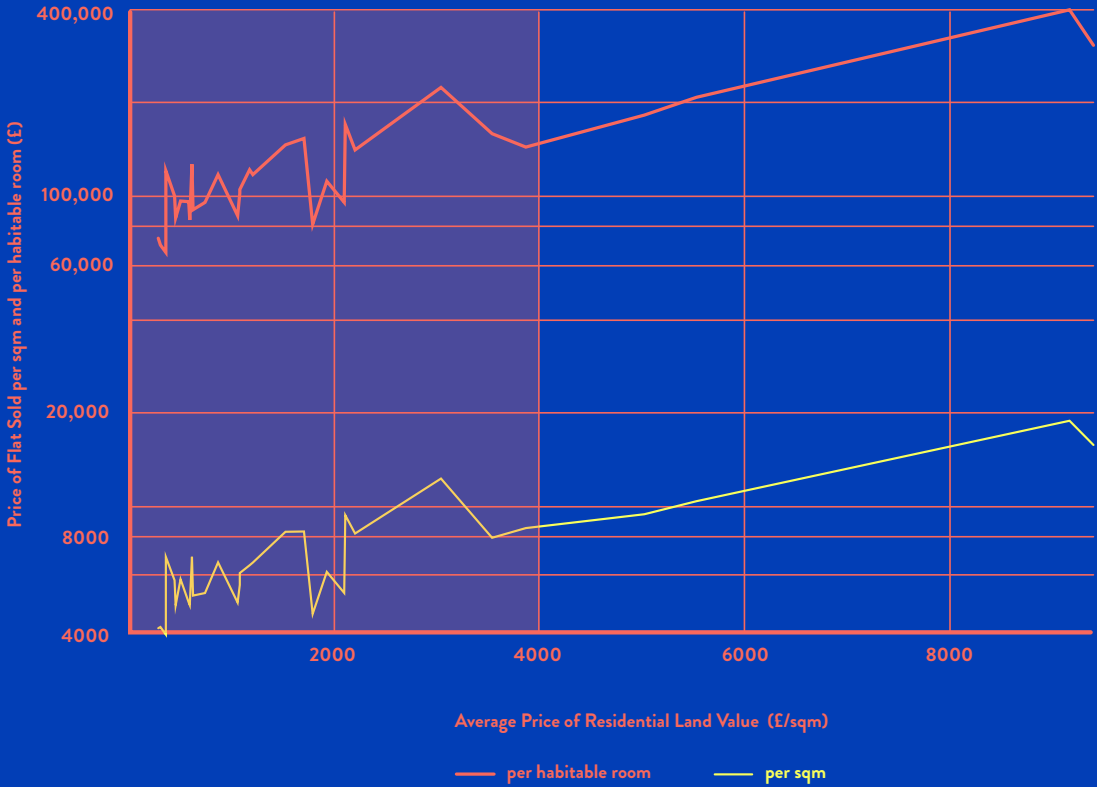


When the distribution is plotted on a map, with the least efficient boroughs being the least orange. It is quite easy to discern that a large part of the centre of London is very much inefficient locations of investment. Of course, projects in these areas are still viable given the numerous skyscraper erections. However it is precisely this mobilisation of the procurement of a particular built environment that enables the viability of such a speculation project. In most cases, projects in these areas are quite rare to complete and demand more effort and risk than most investors wish to make. For these reasons, our sight is set on the ring of boroughs that are still orange, notably Brent, Tower Hamlet, and Ealing.



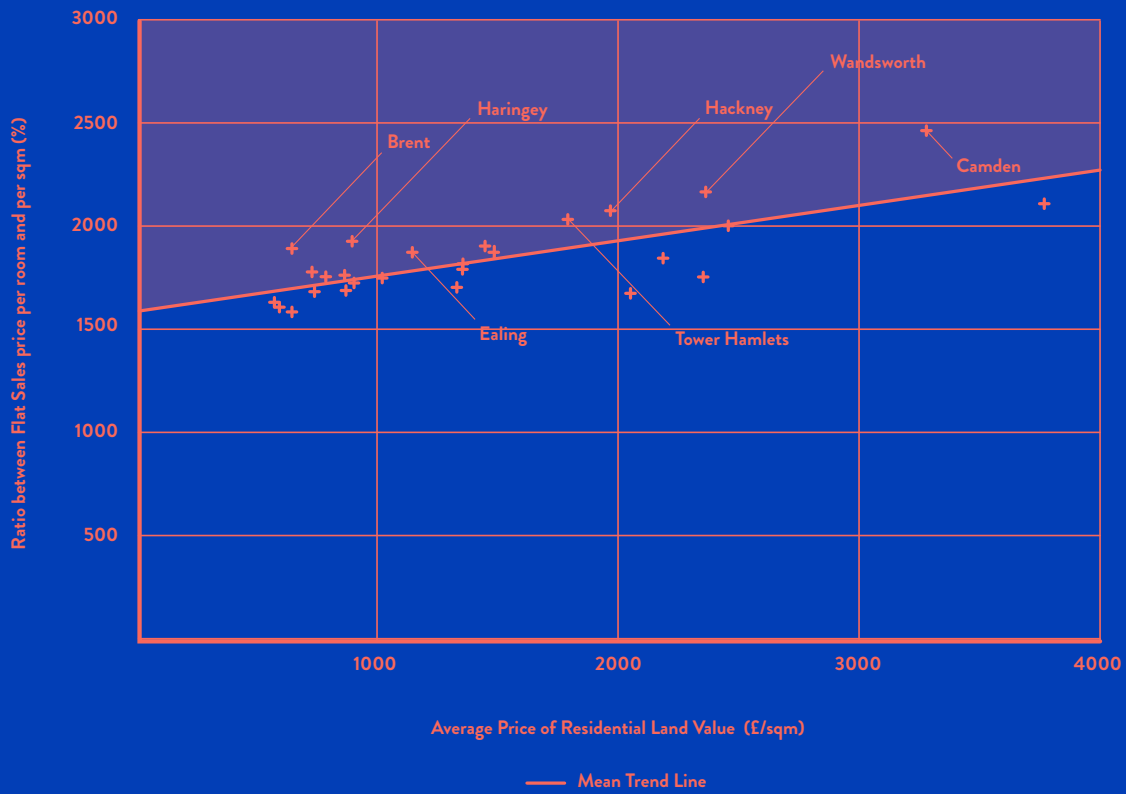
Another consideration that should be on the tables is how the speculative project will be divided up in terms of program and demographic. The graph above demonstrates that 4 bedroom units can be particularly lucrative especially when the 1 bedroom units are already being sold for a relatively high value. However, given that the decision has already been made to not consider locations such as Kensington and Chelsea, a large part of this graph can be ignored due to the rare occurrences and the heavy resources required for such properties to be sold.





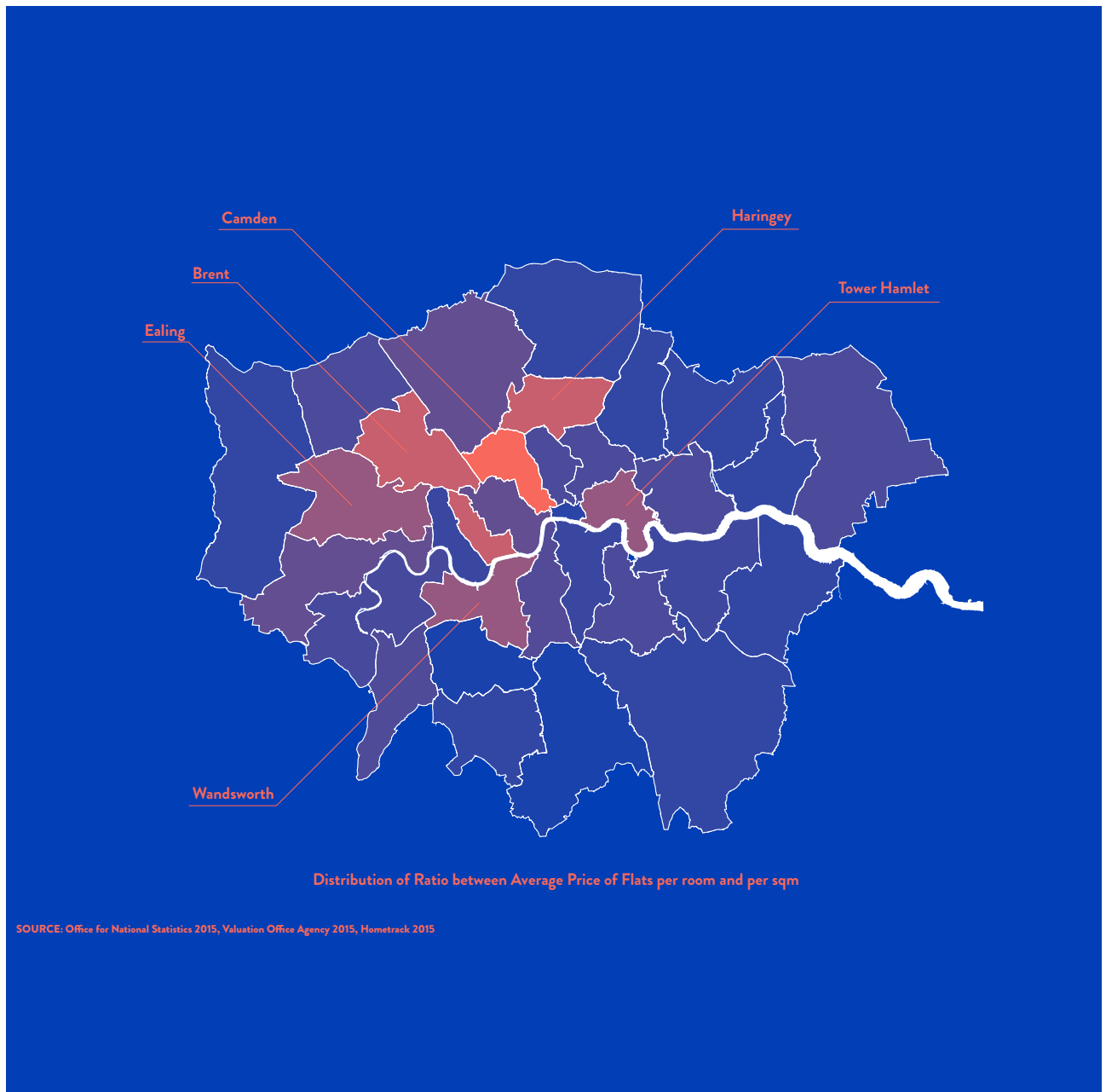
SOURCE: Office for National Statistics

When the previous dataset is used to consider again the efficiency of investment, this time in the form of how much capital can be generated given a certain number of rooms, the graph finds a number of standout locations. Moreover a secondary, parallel consideration needs to be made, which is where does floor area coincide with inhabitable rooms. In general most locations had correlating flat prices between inhabitable rooms and floor area.

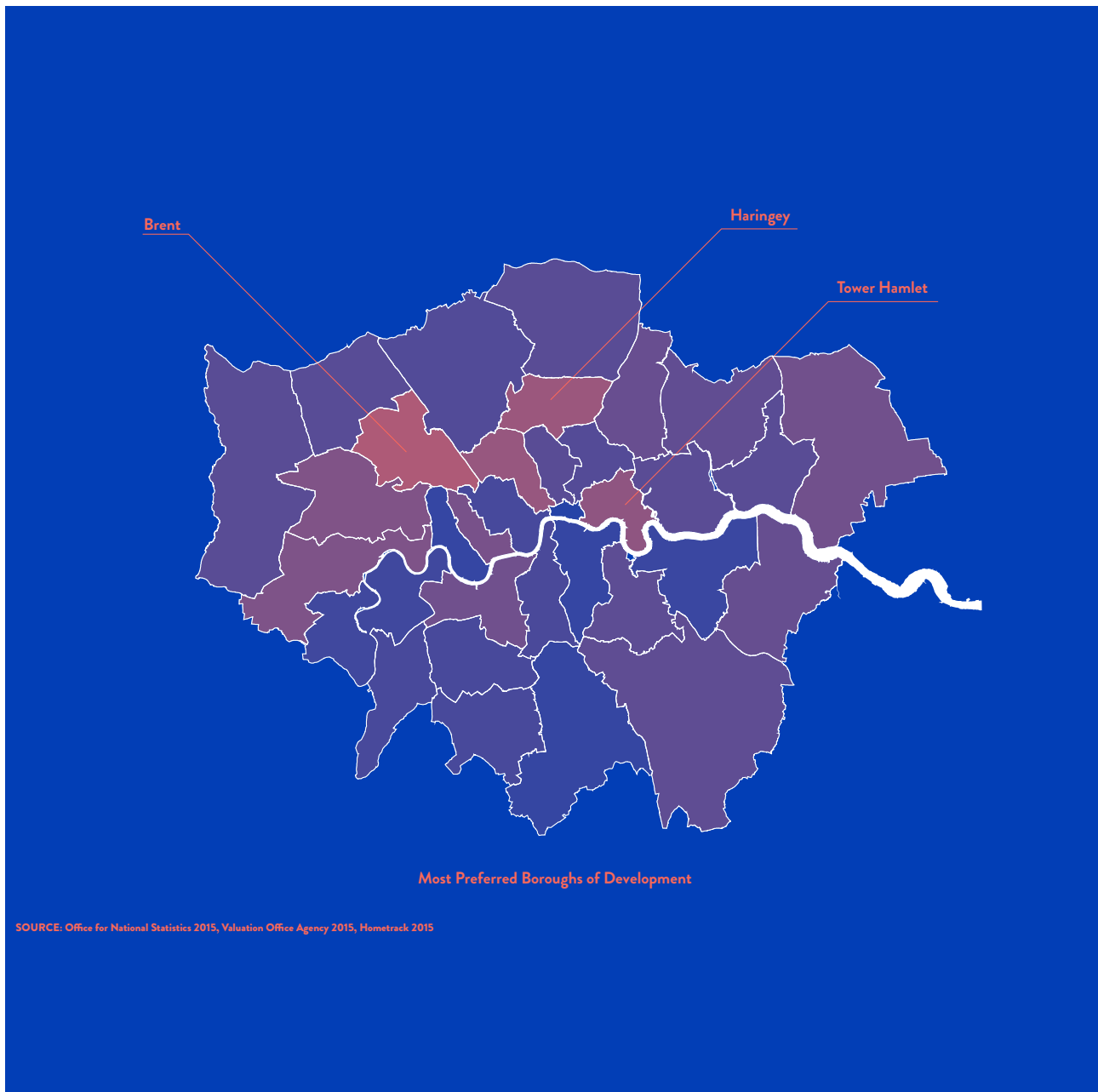


SOURCE: Office for National Statistics

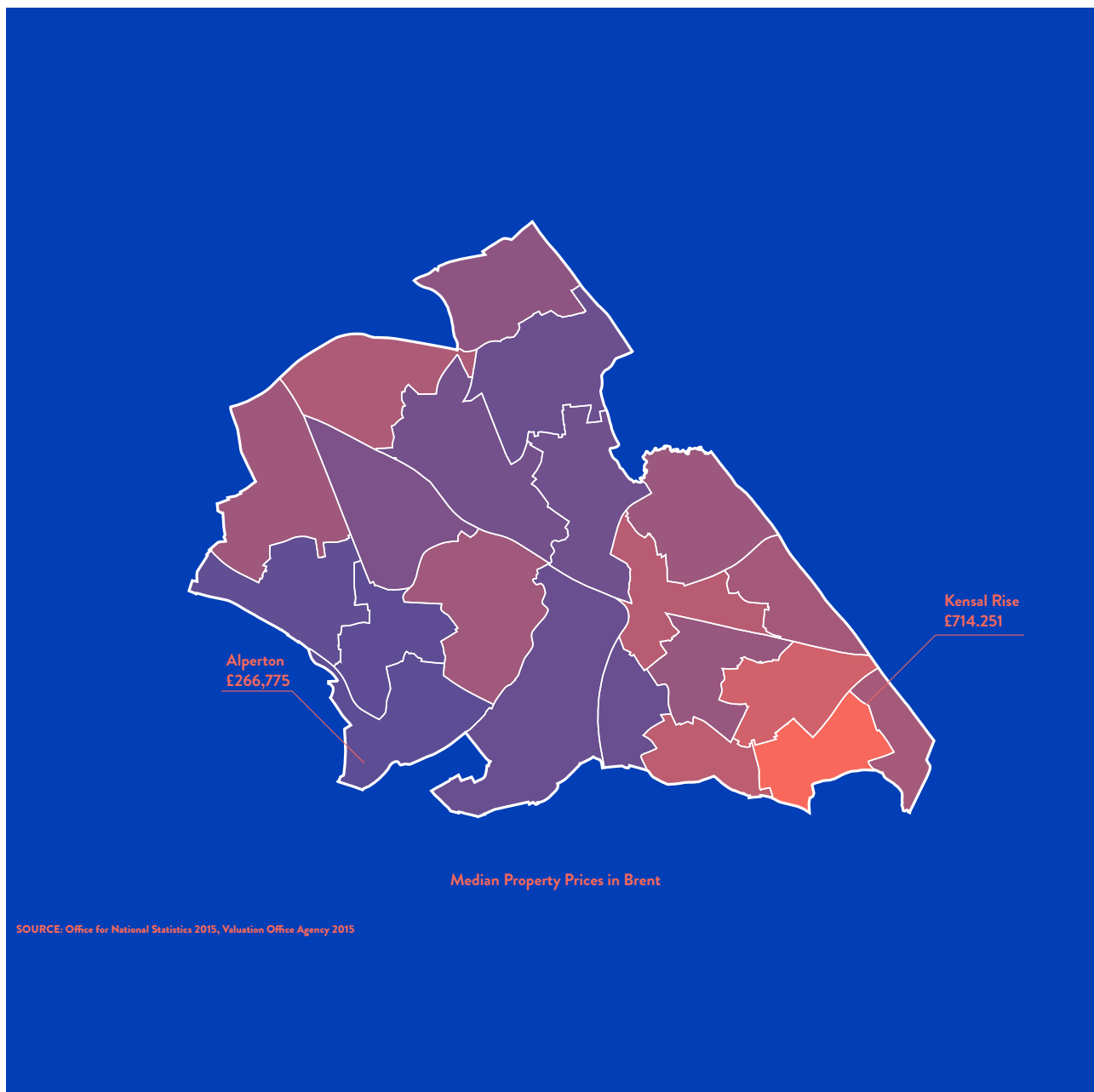
When only the first portion of the previous chart is considered, we find a large number of similarly scoring boroughs when considering the ratio of their flats' sales price per room and per sqm against the average price of residential land value of that location. To be cutthroat, a line of mean average is drawn to split the dataset to show where the average score lies and the boroughs that scored the highest above the line of mean. Camden shows up as the most efficient, followed by Brent, Haringey, and Wandsworth.



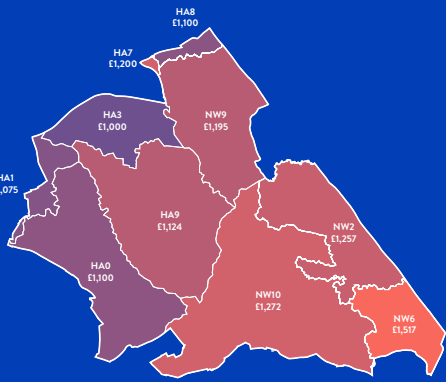
When plotted on the map, it should be noted that it is West London that appears to be the most capital efficient in generating higher potential profit margins. Again, Brent crops up as a potential candidate of efficient investment, alongside Ealing. It should also be considered that whilst Camden may seem like the most efficient. Itself is a relatively heritage heavy borough, and as such one should be wary of the arduous planning process that one may have to go through - the process of which can be particularly capital and time intensive.



Stacking the three plots of map that we have made, three boroughs crop up as the most preferred boroughs of development if one was to consider the three points of criteria that we have used - property sales value against residential land value; property sales value broken down into number of bedrooms and per sqm; and the number of sold properties in the borough. These three boroughs of potential investment are Brent, Haringey, and Tower Hamlet.

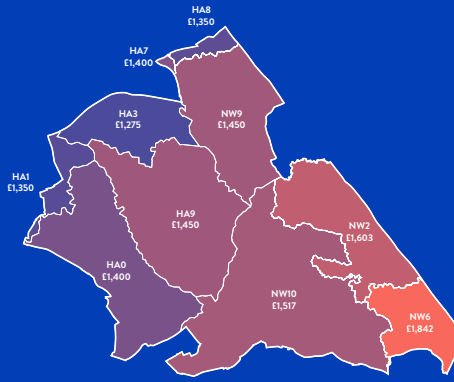


Both Haringey and Tower Hamlet were quick to be discarded, due to the existing volume of development that is already taking place in the location. With the added competition, it would not be as viable to begin considering a speculative project with such a late start. Left with Brent, large plots of undeveloped brownfield sites are still up for grabs, and moreover, its geographic centre of Wembley has begun to see some development happening and many developments have been submitted for planning approval. It is therefore efficient to consider the location.



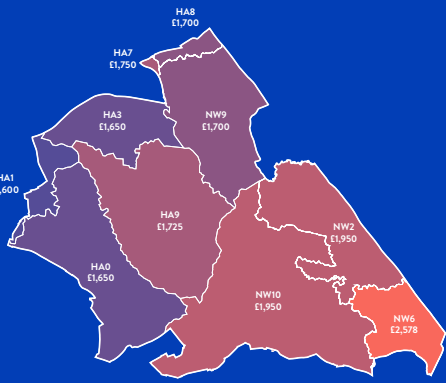
Median Rent Prices for 1 Bedroom Properties in Brent

SOURCE: Office for National Statistics 2015, Valuation Office Agency 2015



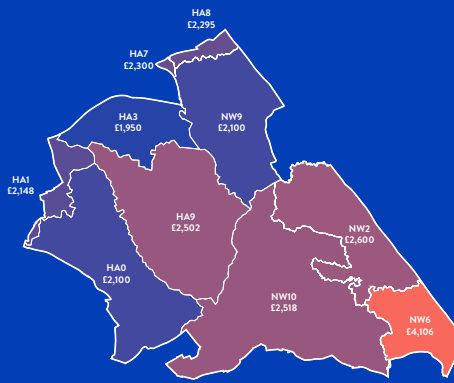
Median Rent Prices for 2 Bedrooms Properties in Brent

SOURCE: Office for National Statistics 2015, Valuation Office Agency 2015



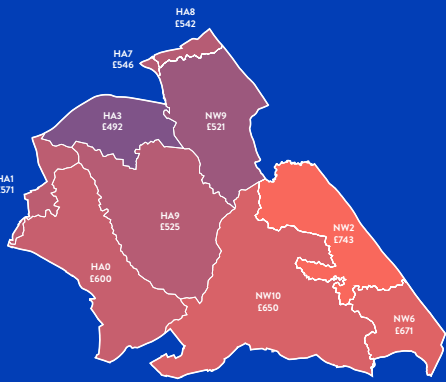
Median Rent Prices for 3 Bedrooms Properties in Brent

SOURCE: Office for National Statistics 2015, Valuation Office Agency 2015



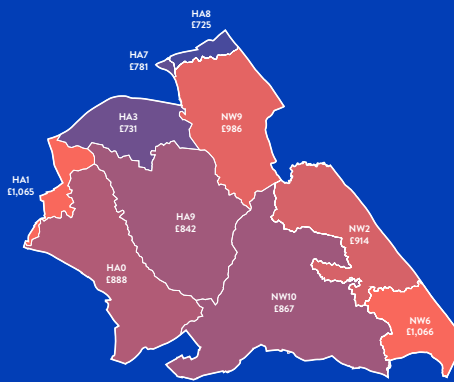
Median Rent Prices for 4 Bedrooms or more Properties in Brent

SOURCE: Office for National Statistics 2015, Valuation Office Agency 2015



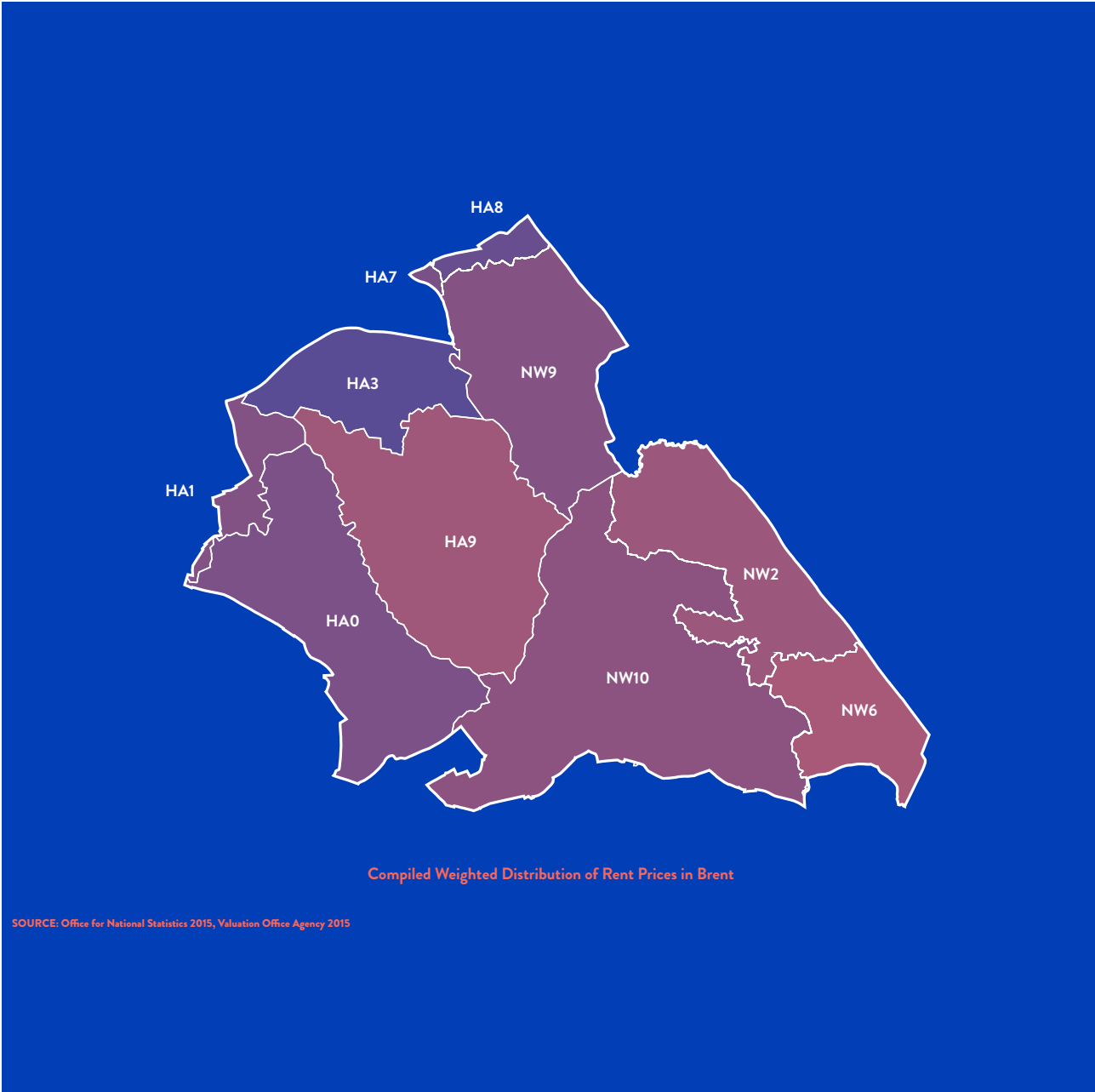
Median Rent Prices for 1 Room in Brent

SOURCE: Office for National Statistics 2015, Valuation Office Agency 2015

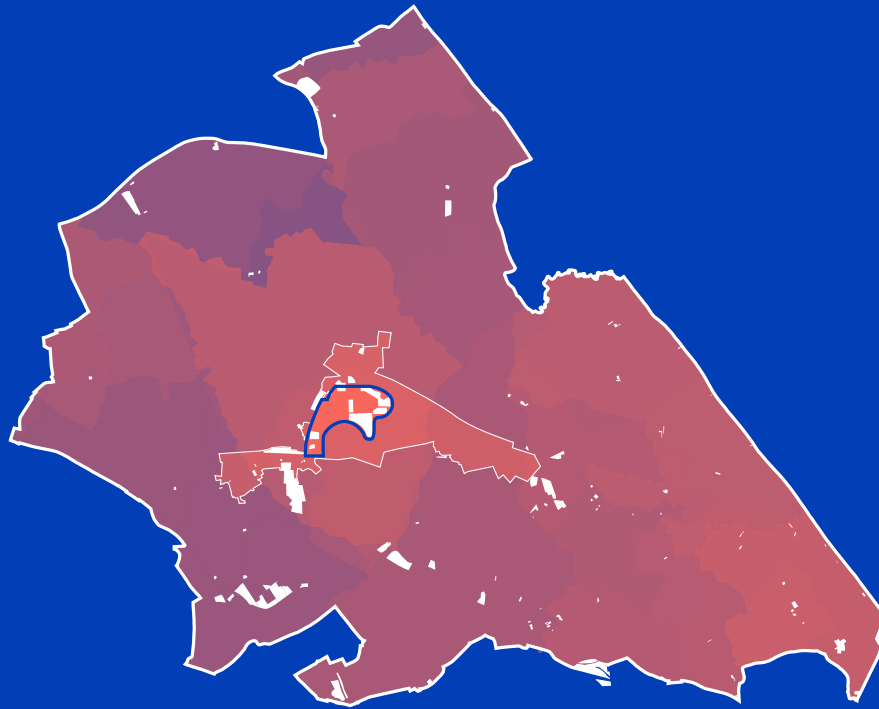


Median Rent Prices for Studio Properties in Brent

SOURCE: Office for National Statistics 2015, Valuation Office Agency 2015



The process that was taken to analysis the different areas of Brent for a more clarified location of devleopment follows a similar process and logic to the previous step. Here, it is only a matter of a smaller scale to consider. The compiled weighted distribution of rent prices (which were the only reliable pieces of data that could be used) in Brent reveal that HA9 is a particular preferred place of development meanwhile the locations to the south east corner of Brent is also quite lucrative given its proximity to the centre of London.



Compiled Weighted Distribution of Rent Prices and Sold Property Prices in Brent

SOURCE: Office for National Statistics 2015, Valuation Office Agency 2015

When combined and stacked alongside the sold property prices of Brent, Wembley clearly emerges as the most lucrative area of investment in Brent. Furthermore, to address the issues of planning approval previously raised, it sits at the centre of the Wembley Action Plan, a planning policy put forward by the local authority to generate more prosperity by renewal of neglected areas. The action plan also comes with a number of brownfield sites, some of which have already begun conversion into residential uses. These sites are particularly lucrative due to their relatively cheap starting price and the planning authorities eagerness to convert them to meet housing quotas.

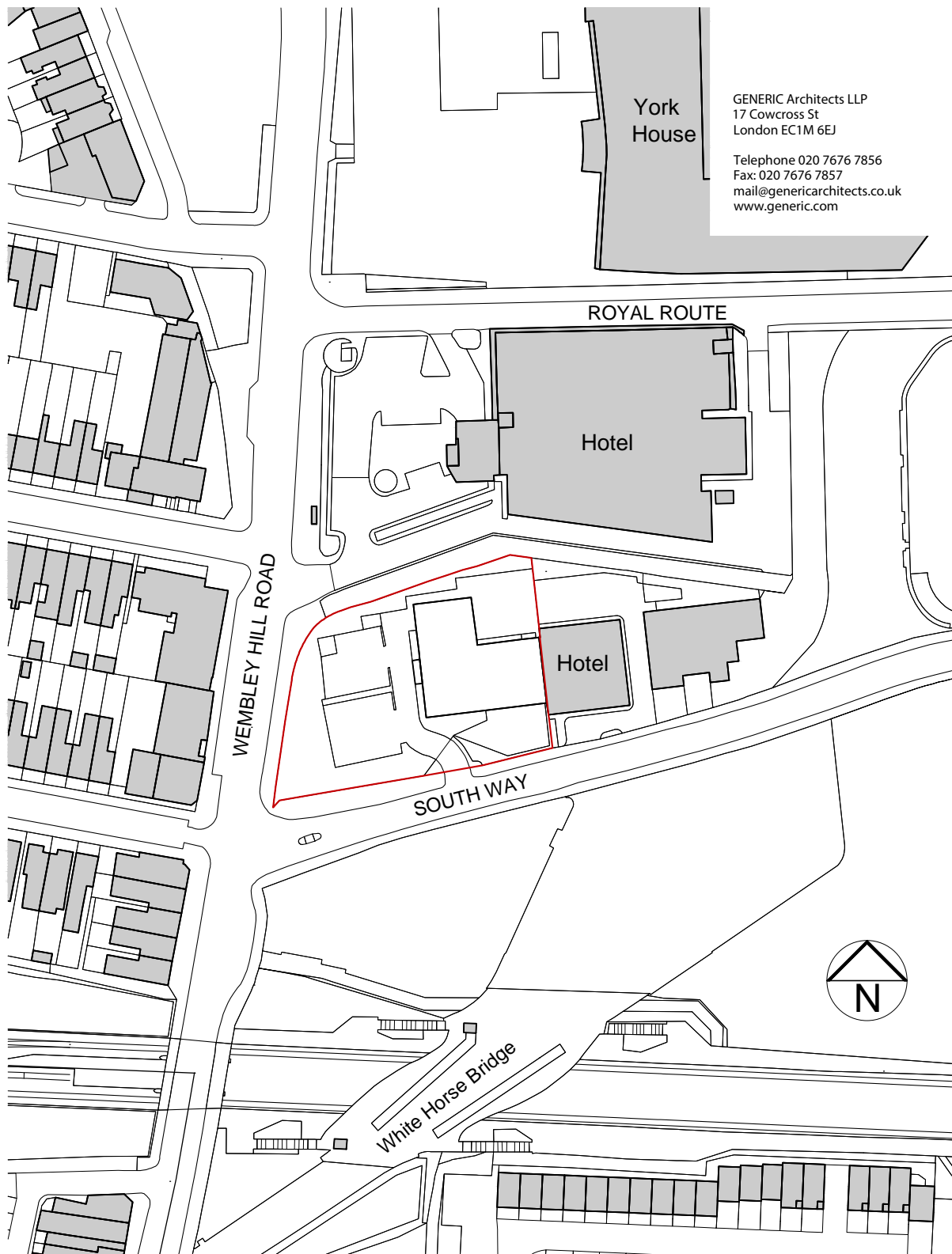






Site





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Client:  
Caukins Group LLC

Project:  
34-36 Wembley Hill Road, Wembley  
HA9 8AD

Title:  
Site Location Plan

Rev : D01 Date: 22.10.15 Drn: GP Chk: SG  
Initial Issue.

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Planning

Plotted date:  
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Drawing No:  
2024-00-DR-0001

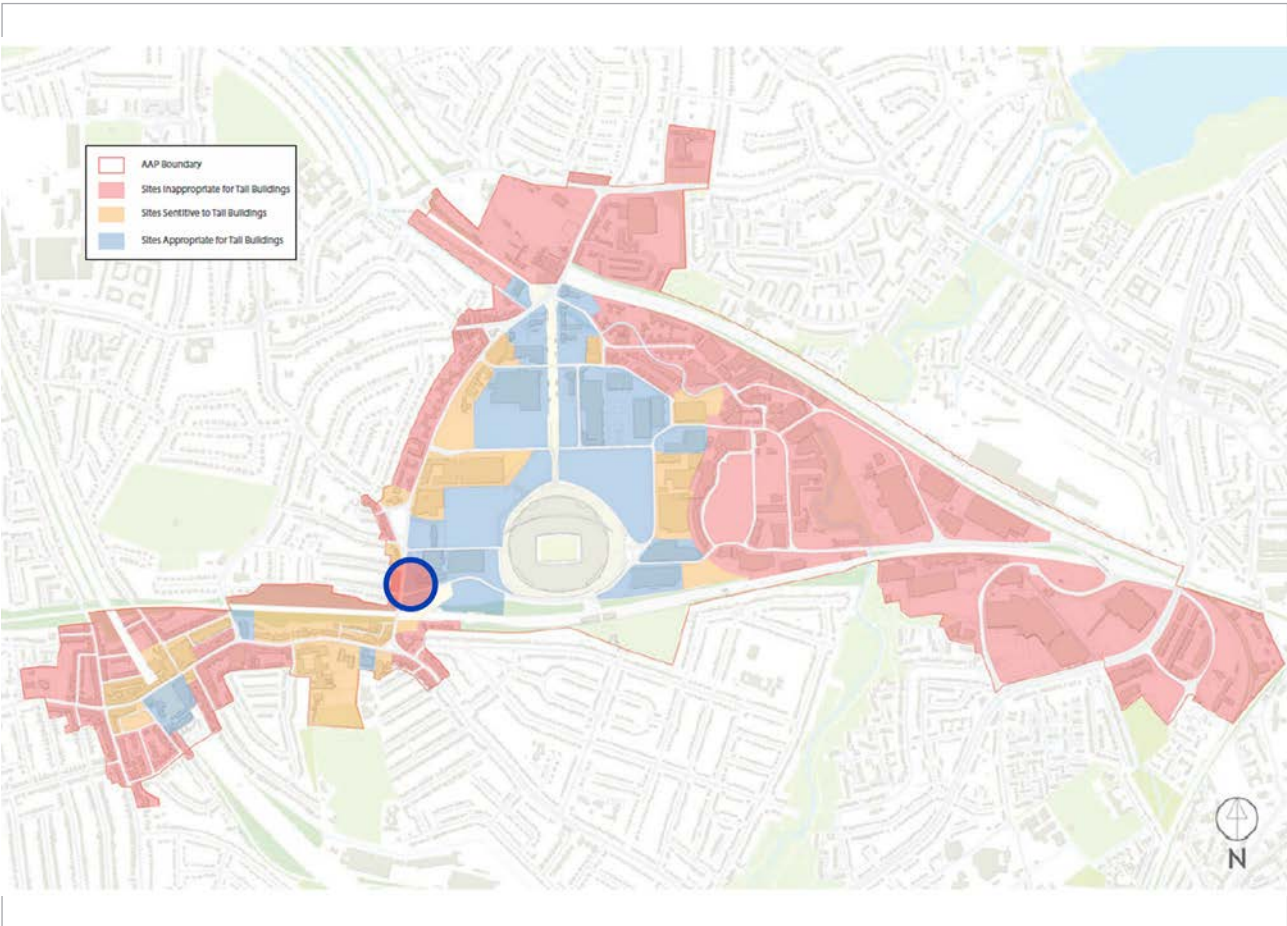
Rev:  
D01

Within the Wembley Area Action Plan, a number of brownfield had been identified as requiring conversion into new uses. A large number of these plots had already been secured by a single developer, providing some 1500 new housing units within the Stadium Comprehensive Development Area. What is left is a few odd smaller foot print plots that have a lot of potential is generate high profit margins due to the smaller scale in project.

One particular site is a derelict site that is largely used as car parking space for events at the stadium. this site sits at the cusp of the designated tall building area so the maximisation of potential of the plot is very much viable given these circumstances.

Wembley Area Action Plan  
(WAAP) (Brent Council, 2015)

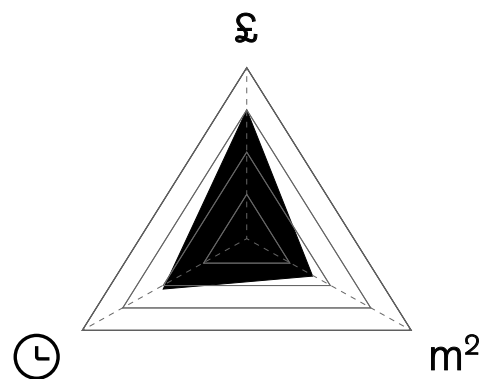
Site falls within the strategy plan  
for “tall buildings” (Brent Council,  
2015)



The three pillars of good development practice is to achieve the densest and cheapest project in the quickest turnaround time in order to maximise project margins. These three success conditions effectively means having the shortest possible design, planning, and construction phase whilst achieving a very high density of units to maximise capital generation. In turn, this means a balancing between generating the most number of units on a plot without raising so much contention such that the project is put to a halt.

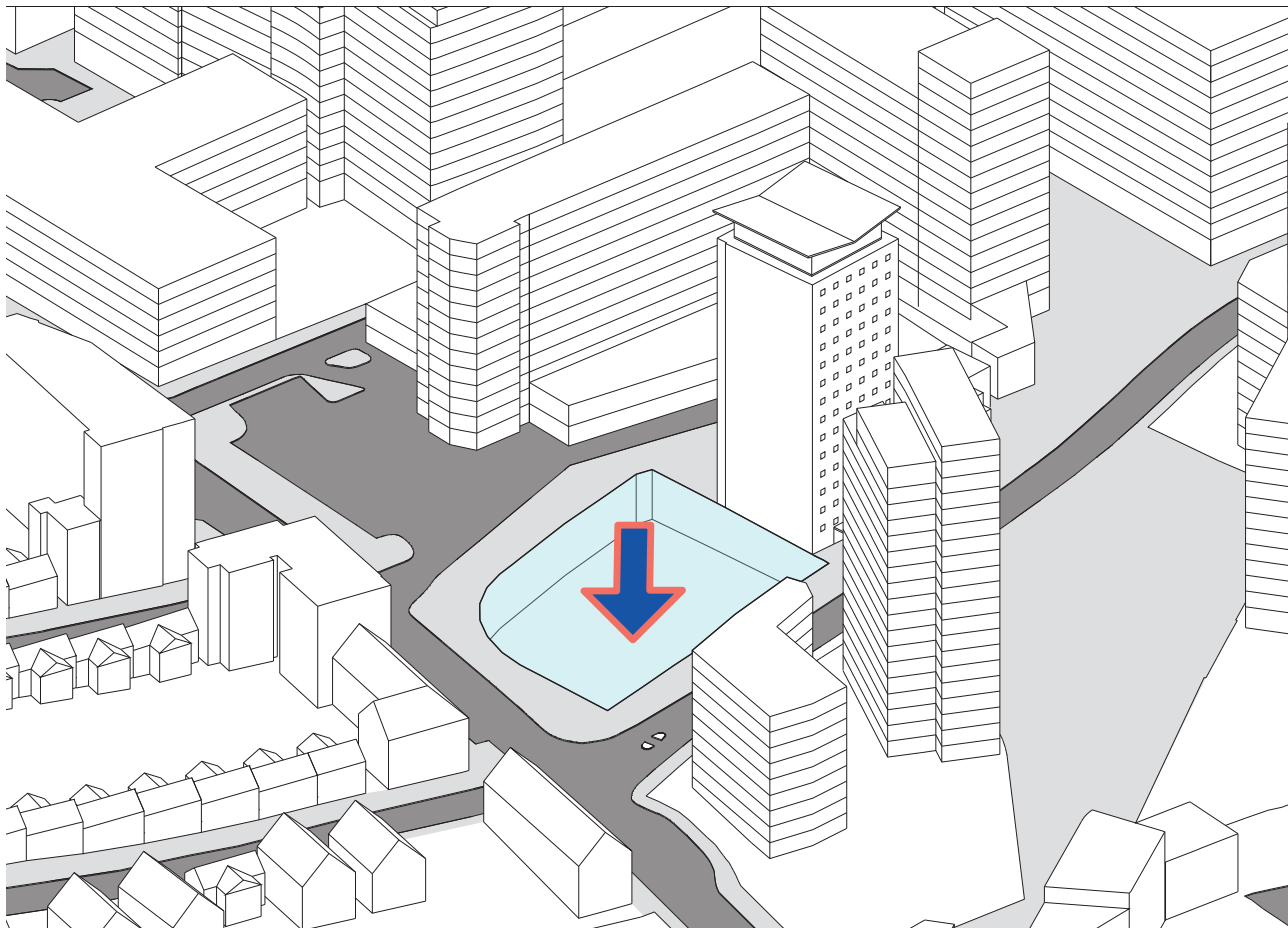
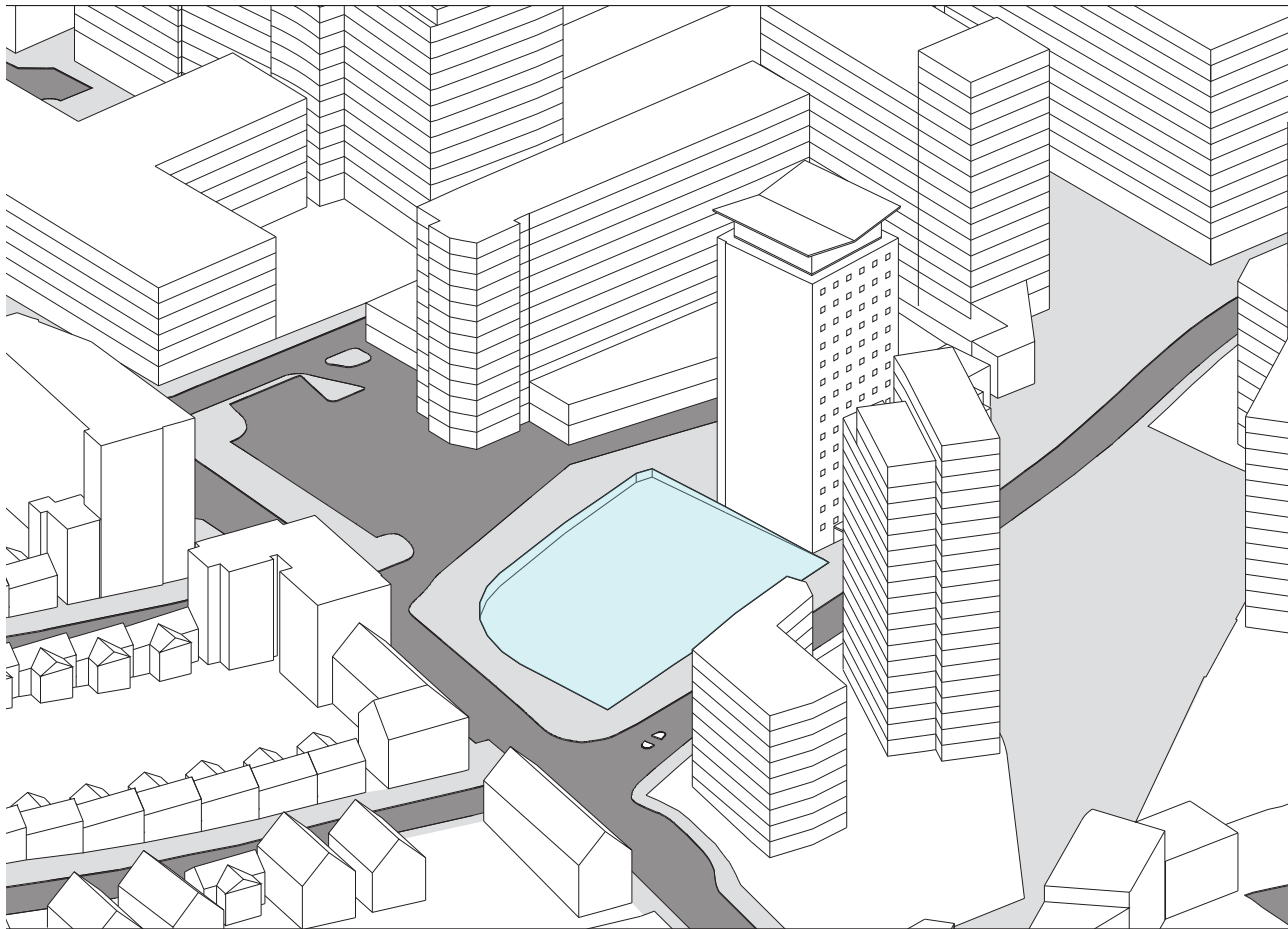
A number of point of order is required to be addressed before the design process can begin. These largely revolve around appeasing the local authority in such a way that argues the project of development will be beneficial to them, whether that is for them to meet housing generation quotas set by the city authority, or generating functions and programs that are useful to the local residents under the Section 106 Act, or maybe its simply allotting a certain percentage of the revenue generated to public amenities.

Regardless the very first point that needs addresses is the impact a high density project will have on the public infrastructure system in the local area. To alleviate this, it will be proposed that the groundwork that's required for a tall erection will be taken advantage of to generate parking spaces for cars and bikes such that the public transport system is not too heavily affected by the development.



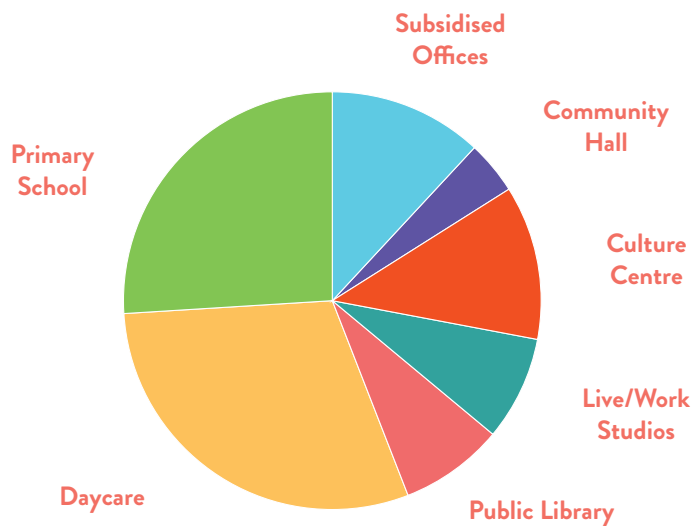
Densest Quickest Cheapest



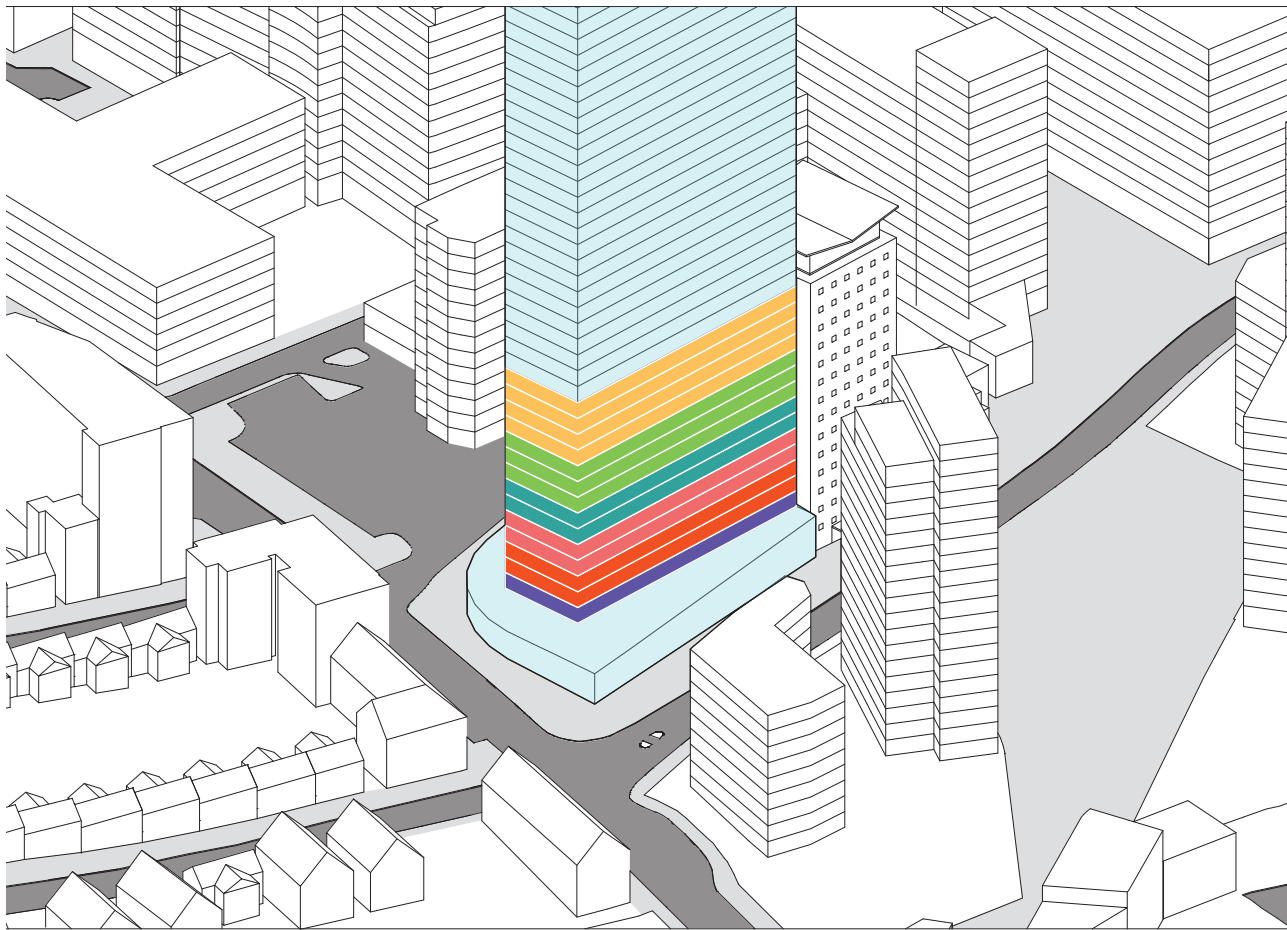
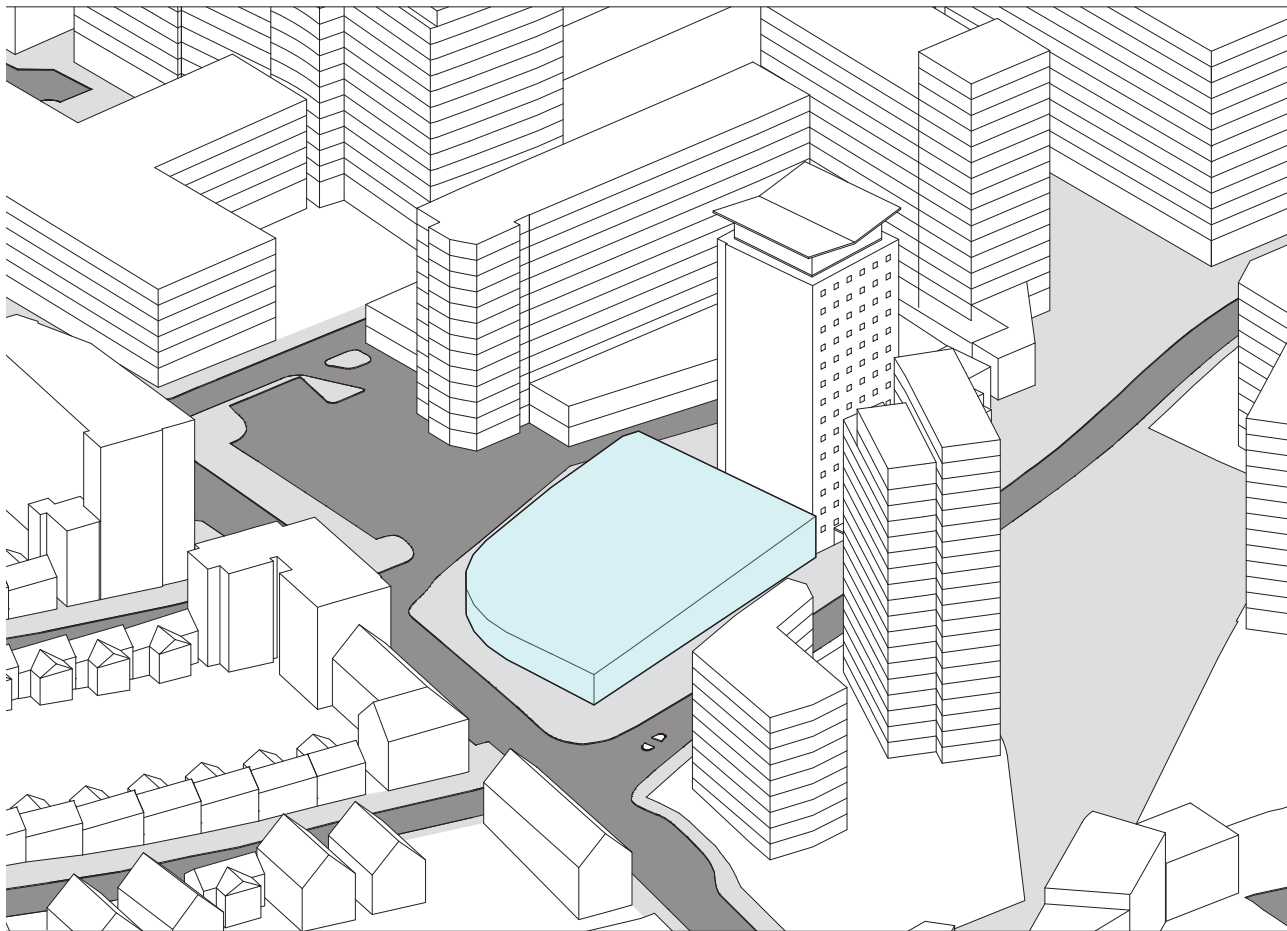


Once the viability of the scheme had been established, the next process was to maximise the possible density of the building. To do this, the development exploited the same planning rule (Section 106) that allowed the Shard to extend its maximum height envelope from 65 metres to 310 metres. Section 106 was originally intended as a form of tax on new development. If a developer were to build 100 new homes on a green field site in a small town, the added pressures on local infrastructure and public services would be considerable. So the developer would negotiate a one-off sum to be put towards specific projects (new school buildings, improvements to police, fire, health, new roads, etc). Over time, this concession became flipped into a type of local governance bribe by developers to permit increased density.

The total construction cost of the London Bridge Quarter was about £1bn (of which the Shard tower made up £350m). In exchange for an added height of 245 metres, the developers contributed £50m (5 per cent of the construction cost, or 2 per cent of the final market value) to the refurbishment of London Bridge Station. Since Section 106 (s106) is negotiated individually in each case, it wasn't an easy factor to include parametrically. Expressed as a ratio it became: every 1 per cent of construction cost translated to a 49-metre height extension. This was converted into floor area within the tower, so that rather than a cash injection, the City would simply receive an allotment of rent-free space (intended to relieve pressure on local services, which suffer from space shortages).



A Distribution of Desired Programs to satisfy Section 106



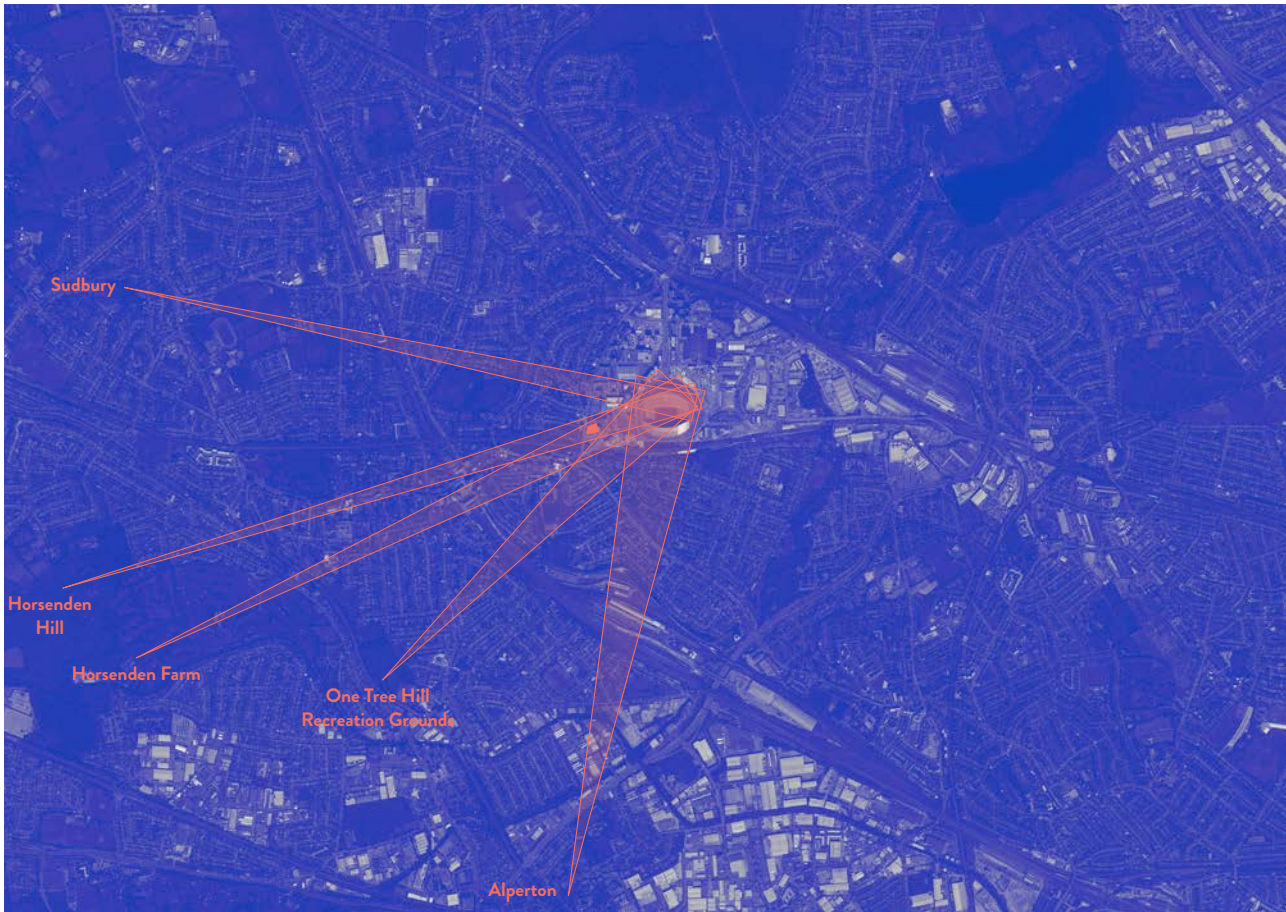
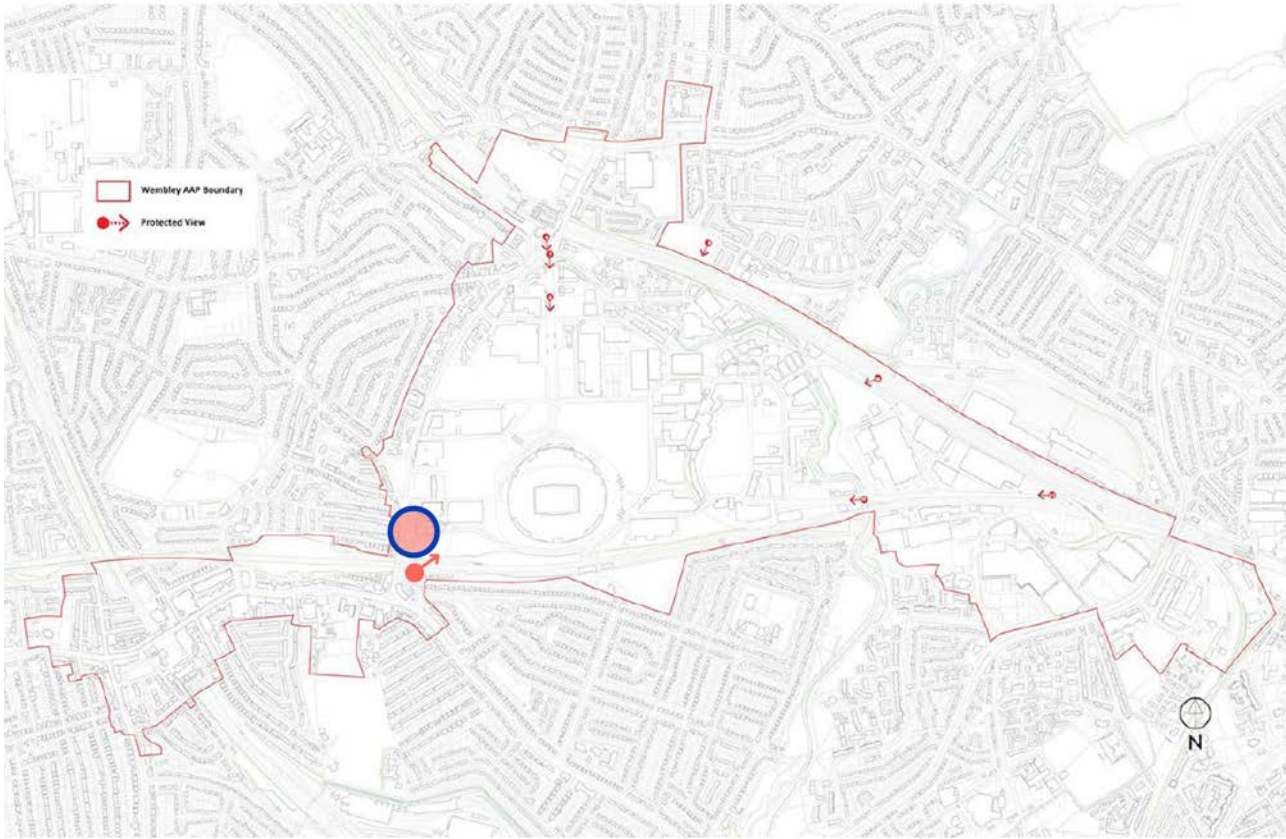
If enough of the development is assigned to meet the Section 106 act then it is theoretically sky is the limit with regards to how much one can build on the site. However, before we reach diminishing returns in the form of exponentially higher costs related to the groundworks required for a lucratively tall building, it is necessary to consult the local authority on the formalities of tall buildings in the area, and what the restrictions are in planning terms.

The most contentious issue with regards to tall buildings in the Wembley Area Action Plan is that no tall building should detract one's attention from the ring of the Wembley Football Stadium. A number of locations have been provided by the local authority to point where they wish these views to be assessed upon. Some are quite close to the site, whilst others are several kilometers away.

No doubt the exercise is an important, because although the building does not really fall into the viewpoints of assessment within the Wembley Area Action Plan. It does fall quite consistently within the protected view points that are much further away. As such a tall building is very much still viable, but care should be taken with regards to how tall one wishes to go.

Protected Views

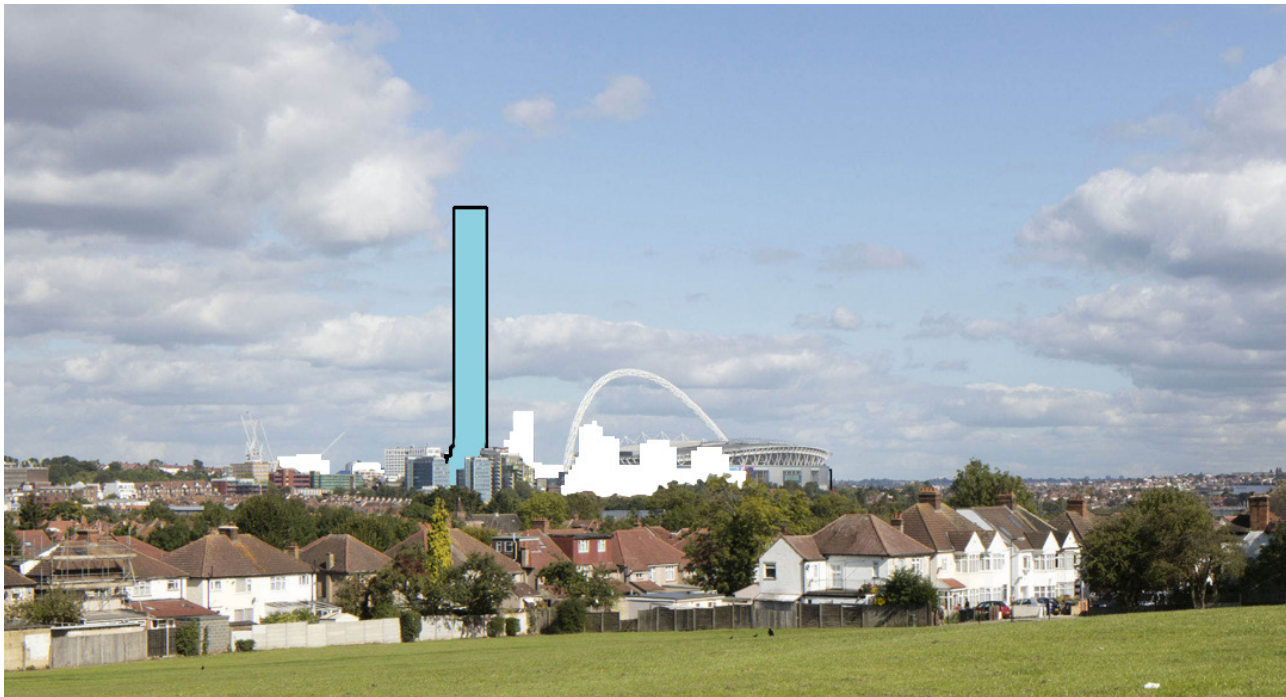
Protected Views - Large Scale

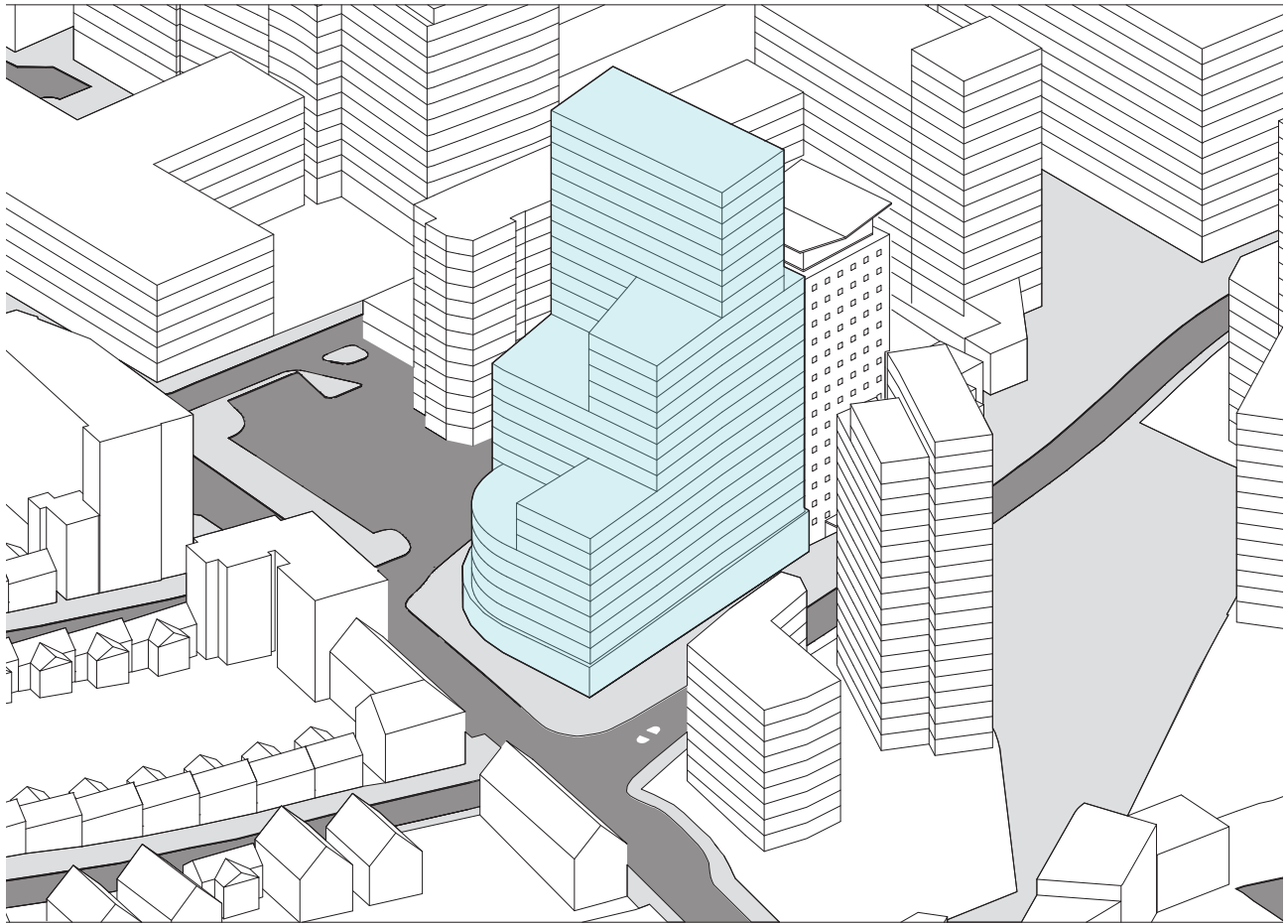


The two images on the right depict the potential massing of the development. The top depicts the project had we followed the same logic and line of argument as the developers of the shard, whilst the second depicts a much less contentious options that is less lucrative but very profitable still.

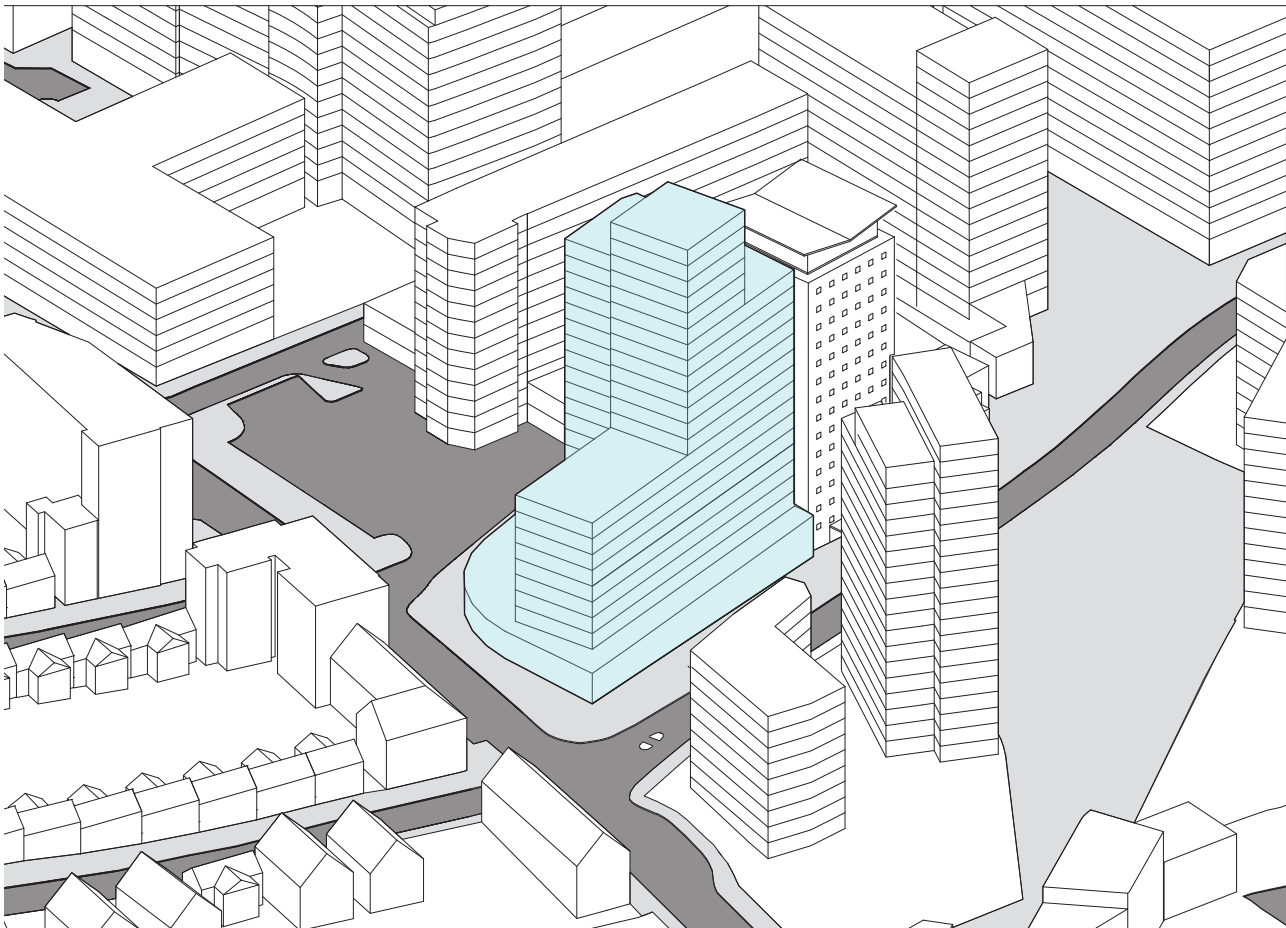
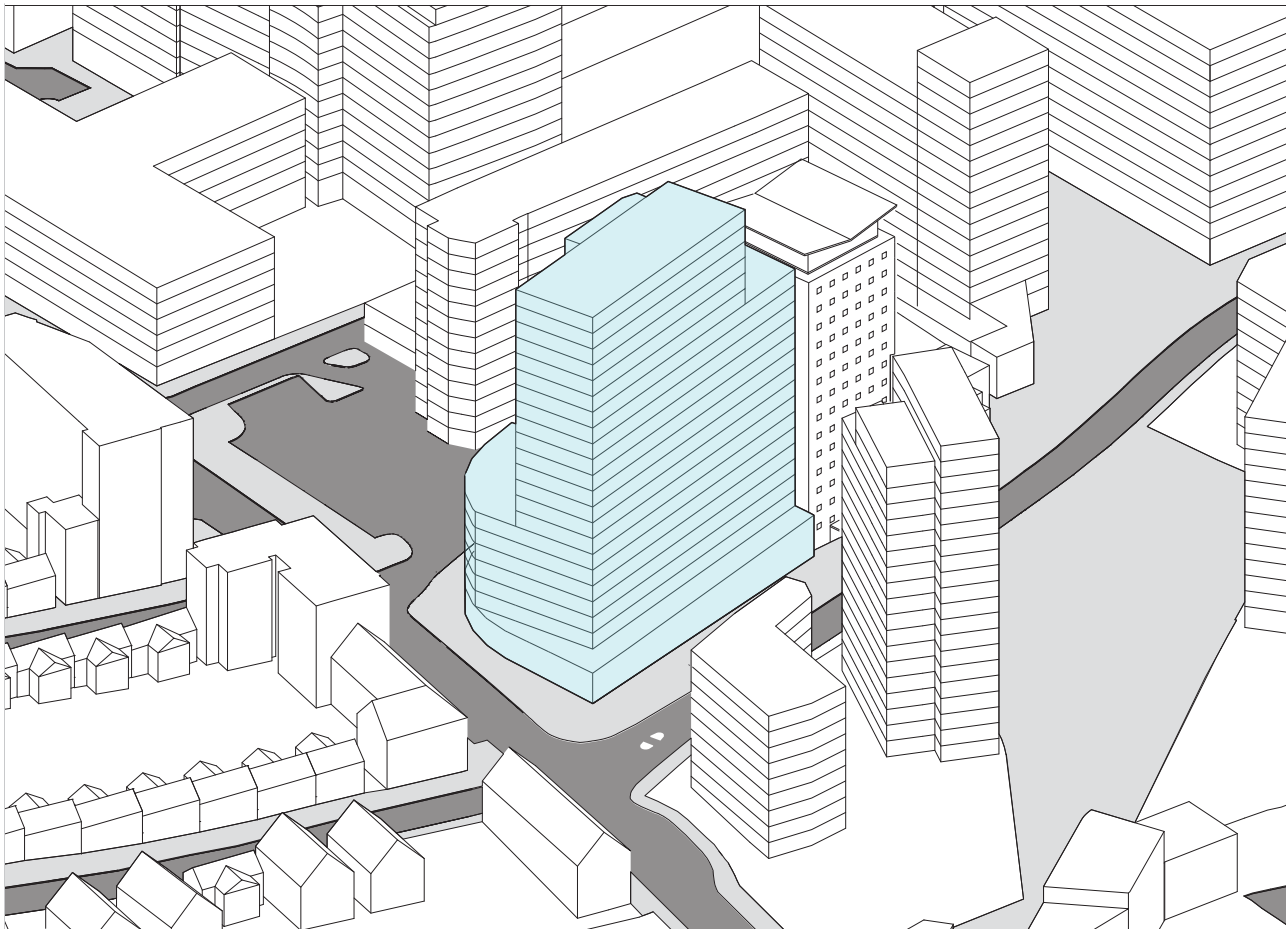
Had the Section 106 driven option been pursued, no doubt it would have rubbed some planners the wrong way regardless of how much of Section 106 is met by the building given how much it detracts from the view of the Wembley Stadium ring.

Meanwhile the second option is still tall, but sits relatively consistently with already approved plans for residential buildings that have been aforementioned. Reducing contention means reducing the time needed in the planning phase, which has already been noted to potentially take a lot of time, as such this reduction in potential floor area should not be viewed so negatively because now the project may be expediated through planning.





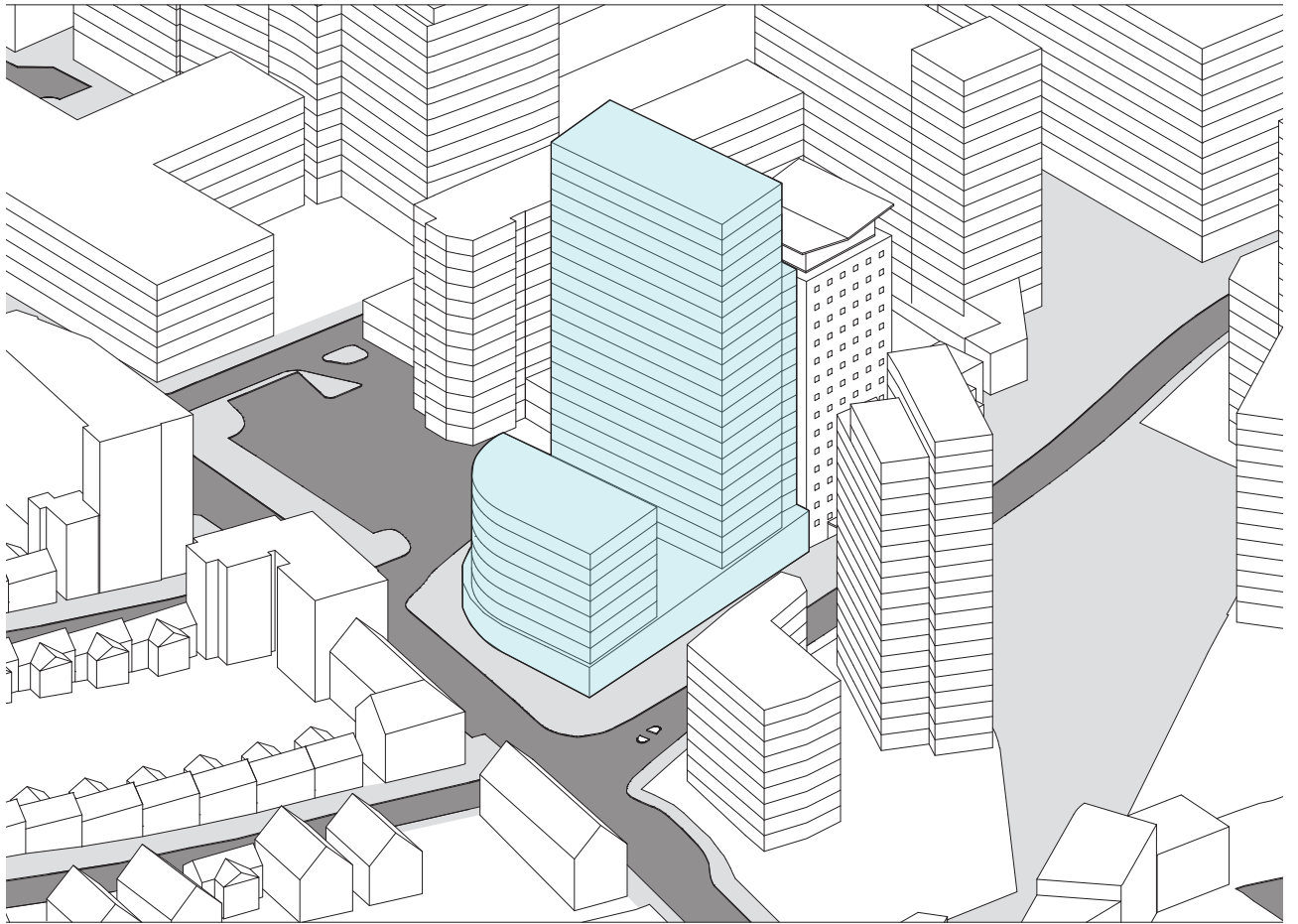


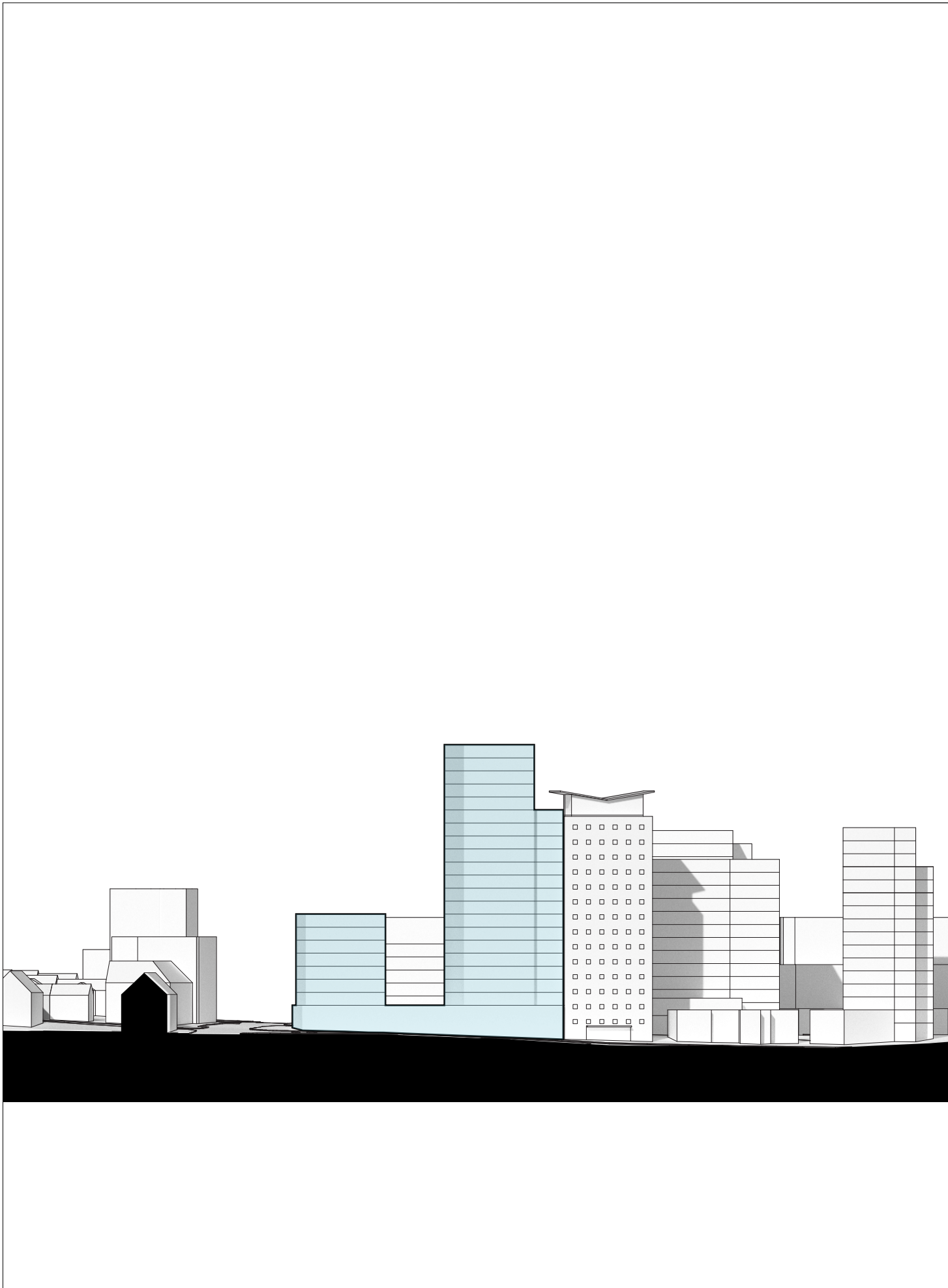


A series of massings were explored to prove to stakeholders the viability of the project, whilst proving to planners the lack of adverse effects the massing will have on the surrounding built environment.

A few important notes should be taken at this point. The first is the importance of reducing the visual bulkiness of the massing such that planners would approve of the design. In a number of iterations, particular attention was paid to how the building will overshadow neighbouring buildings. Given the laws regarding the right of light in the UK, this is a particularly important and valuable exercise as it quickly established the maximum envelope that one can reach before contending the said law.

Although a number of iterations had shown this intention to reduce the obstruction of light, final point of order was made by the designer, who noted that the bulkiness of the building had meant that it would not be so attractive to design because a significant number of units will not have very good access to direct daylight (which is a lawful requirement of all new builds in the UK). Therefore the decision was made to reduce the massing so form two towers, one tall and one short. The short one oriented towards the west side to negotiate with the changing scale in built form.

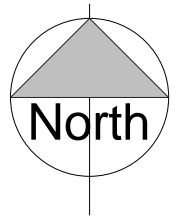




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Rev: D14	Date: 20160411	Drw: KW	Chk: SG
Planning Issue; Revised Disabled Carpark/Cycle Storage Provision Revised Affordable Access Revised Refuse+Trolley Transfer Space			
Rev: D13	Date: 20160329	Drw: KW	Chk: SG
Post Planning Meeting Revisions			
Rev: D12	Date: 20160114	Drw: KW	Chk: SG
Retail/refuse/cycle access area revised following Secure By Design consultation			
Rev: D11	Date: 20151102	Drw: KW	Chk: SG
For Information			
Rev: D10	Date: 20151019	Drw: KW	Chk: SG
Pre-Planning Issue			
Rev: D09	Date: 20151006	Drw: KW	Chk: SG
For Information			
Rev: D08	Date: 20150916	Drw: KW	Chk: SG
For Information			
Rev: D07	Date: 20150821	Drw: AC	Chk: SG
For Information			
Rev: D06	Date: 20150817	Drw: AC	Chk: SG
For Information			
Rev: D05	Date: 20150807	Drw: AC	Chk: SG
For Information			
Rev: D04	Date: 20150710	Drw: AC	Chk: SG
For Information			
Rev: D03	Date: 20150615	Drw: AC	Chk: SG
For Information			
Rev: D02	Date: 20150318	Drw: AC	Chk: SG
For Information			
Rev: D01	Date: 20150303	Drw: AC	Chk: SG
For Information			

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Caukins Group LLC

Project:  
34 Wembley Hill Road

Title:  
North Elevation 1.0

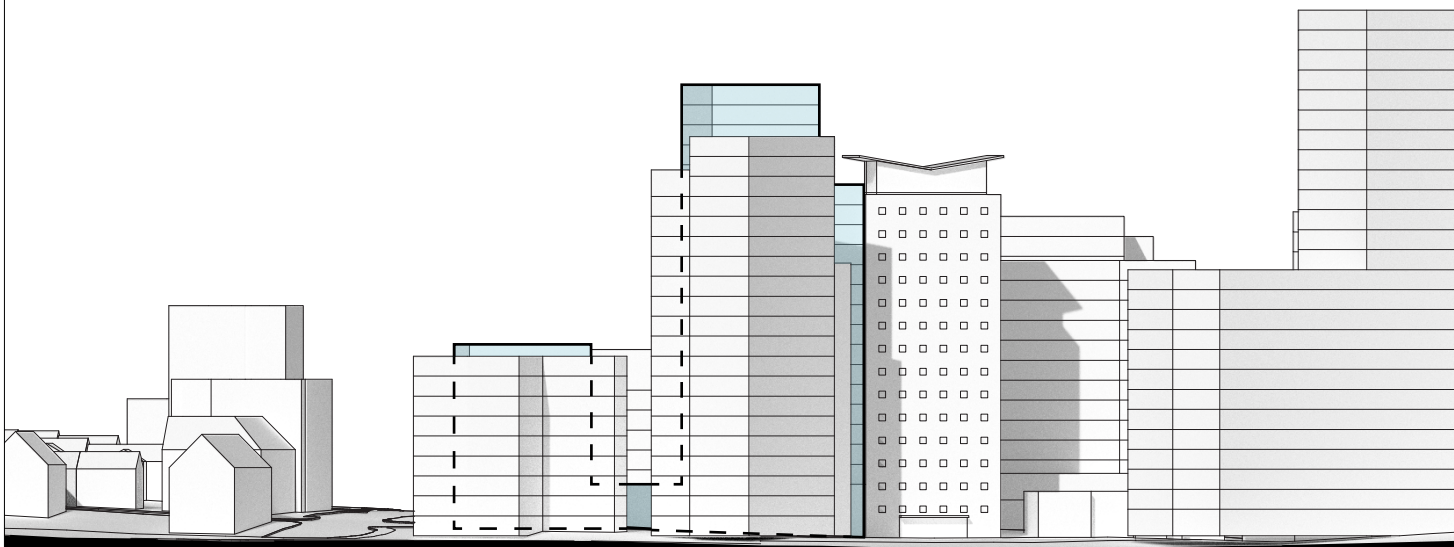
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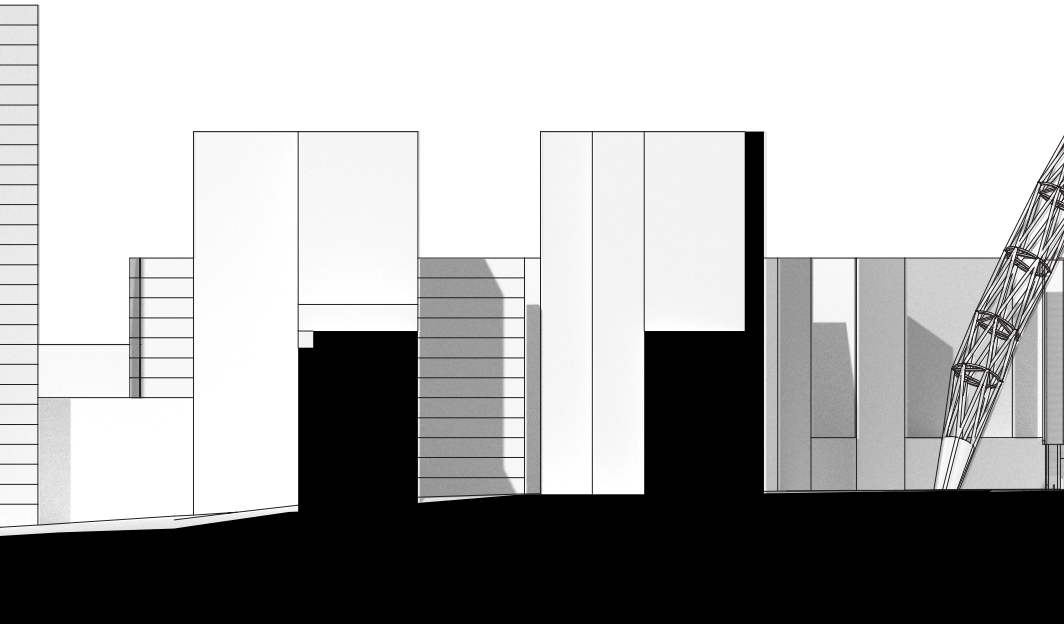
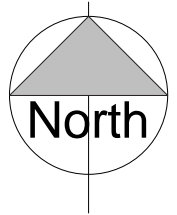




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For Information			
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For Information			

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Caukins Group LLC

Project:  
34 Wembley Hill Road

Title:  
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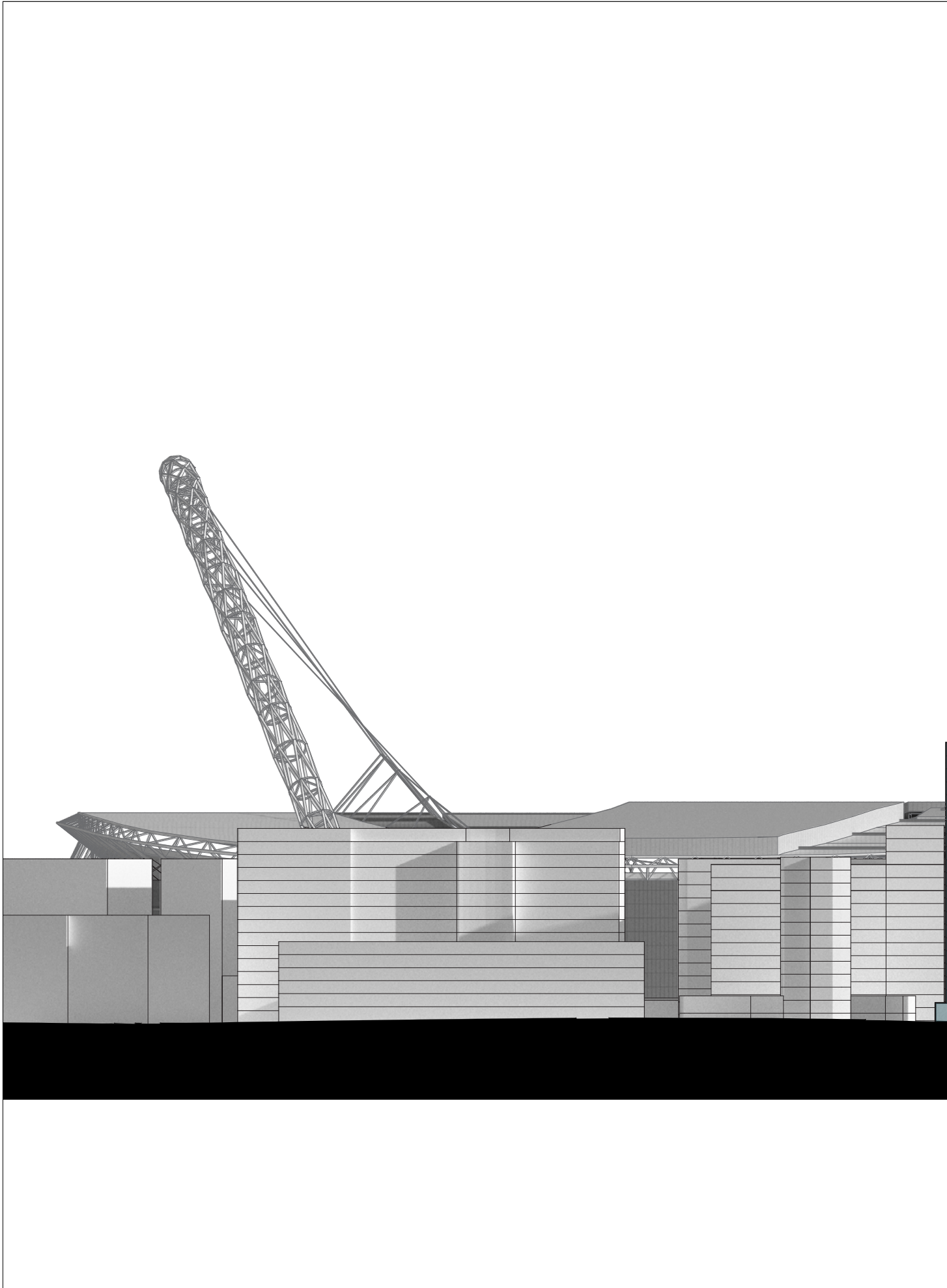
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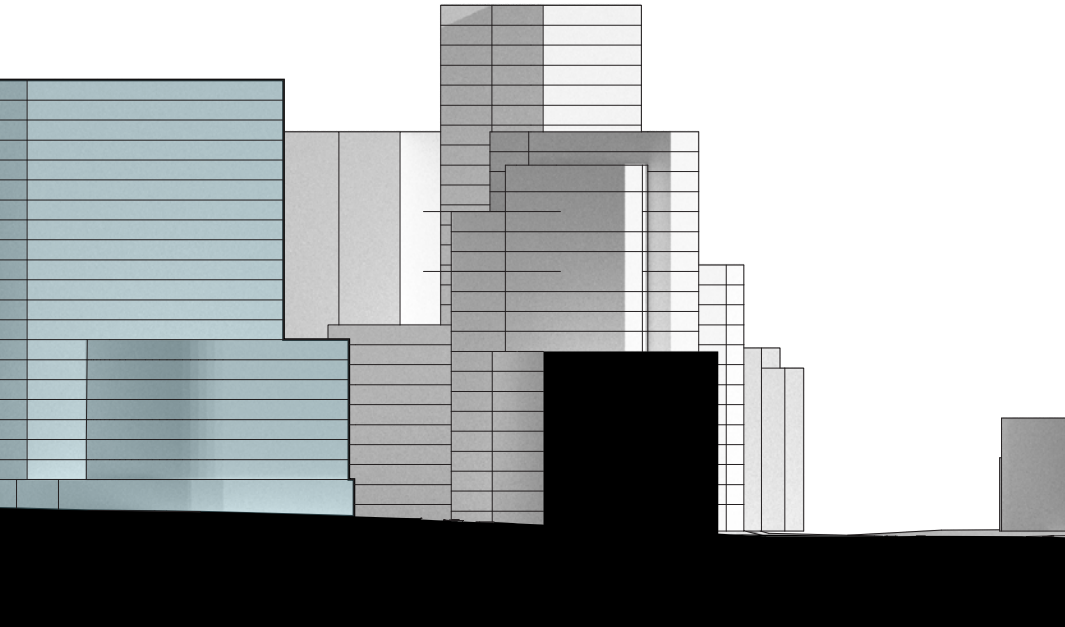
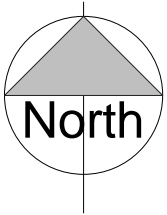




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**Rev: D14** Date: 20160411 **Drw: KW** **Chk: SG**  
Planning Issue;  
Revised Disabled Carpark/Cycle Storage Provision  
Revised Affordable Access  
Revised Refuse+Trolley Transfer Space

**Rev: D13** Date: 20160329 **Drw: KW** **Chk: SG**  
Post Planning Meeting Revisions

**Rev: D12** Date: 20160114 **Drw: KW** **Chk: SG**  
Retail/refuse/cycle access area revised following  
Secure By Design consultation

**Rev: D11** Date: 20151102 **Drw: KW** **Chk: SG**  
or Information

**Rev: D10** Date: 20151019 **Drw: KW** **Chk: SG**  
Pre-Planning Issue

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or Information

**Rev: D08** Date: 20150916 **Drw: KW** **Chk: SG**  
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Project:  
34 Wembley Hill Road

Title:  
East Elevation

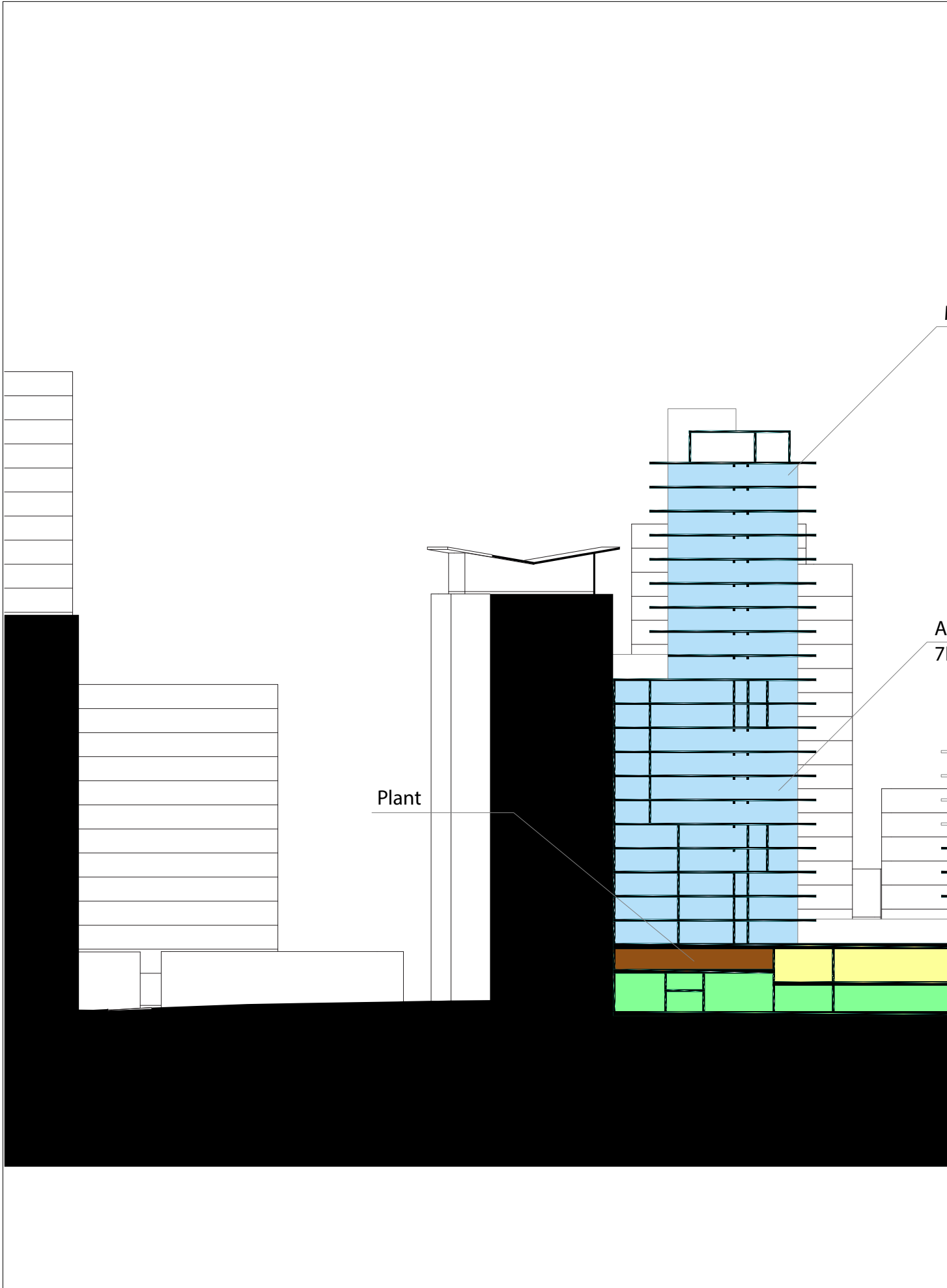
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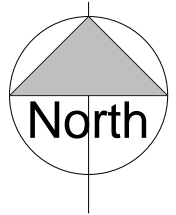
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7

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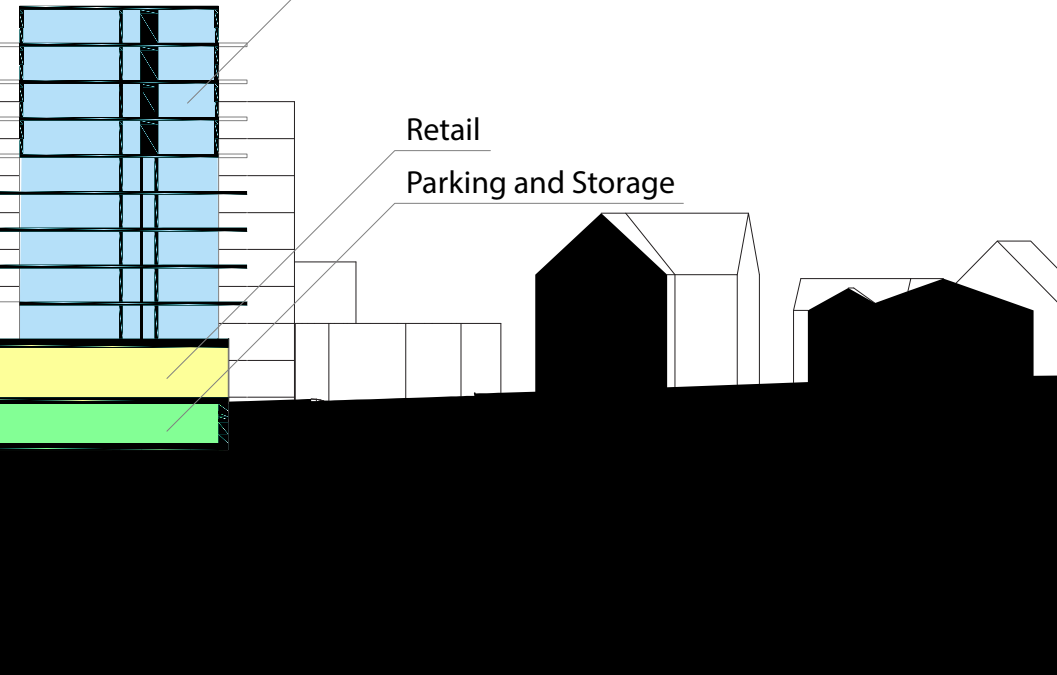
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Affordable Residential  
F and below

Market Value Residential

Retail

Parking and Storage



Rev: D14 Date: 20160411 Drw: KW Chk: SG  
Planning Issue;  
Revised Disabled Carpark/Cycle Storage Provision  
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For Information

Rev: D03 Date: 20150615 Drw: AC Chk: SG  
For Information

Rev: D02 Date: 20150318 Drw: AC Chk: SG  
For Information

Rev: D01 Date: 20150303 Drw: AC Chk: SG  
For Information

Do not scale off this drawing  
Report all errors and omissions to the Architect  
Dimensions to be checked on site  
Plot date: 14/04/2016 14:20:20

Client:  
Caukins Group LLC

Project:  
34 Wembley Hill Road

Title:  
Section AA

Drawing status:  
Planning

**GENERIC.**

Scale @ A3  
1 : 300

Drawing No:  
2024-00-DR-0102

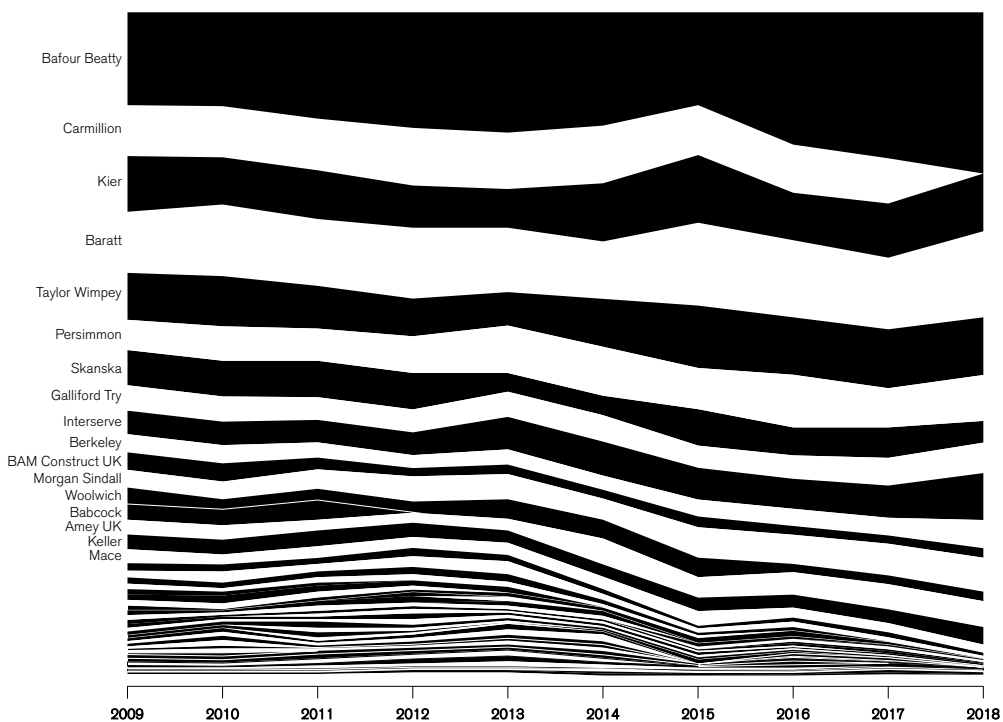
Rev:  
D14



The roleplayed development project should result, at one point or another, in a condition that looks something akin to the image above. Where, on the day of the Brexit deadline, an air of uncertainty surrounds the building with regards to what its future will be. Will it still be geared towards meeting the needs of the managerial elites of London? Or will it have to be appropriated for some other demographic in order to make the initial investment viable.

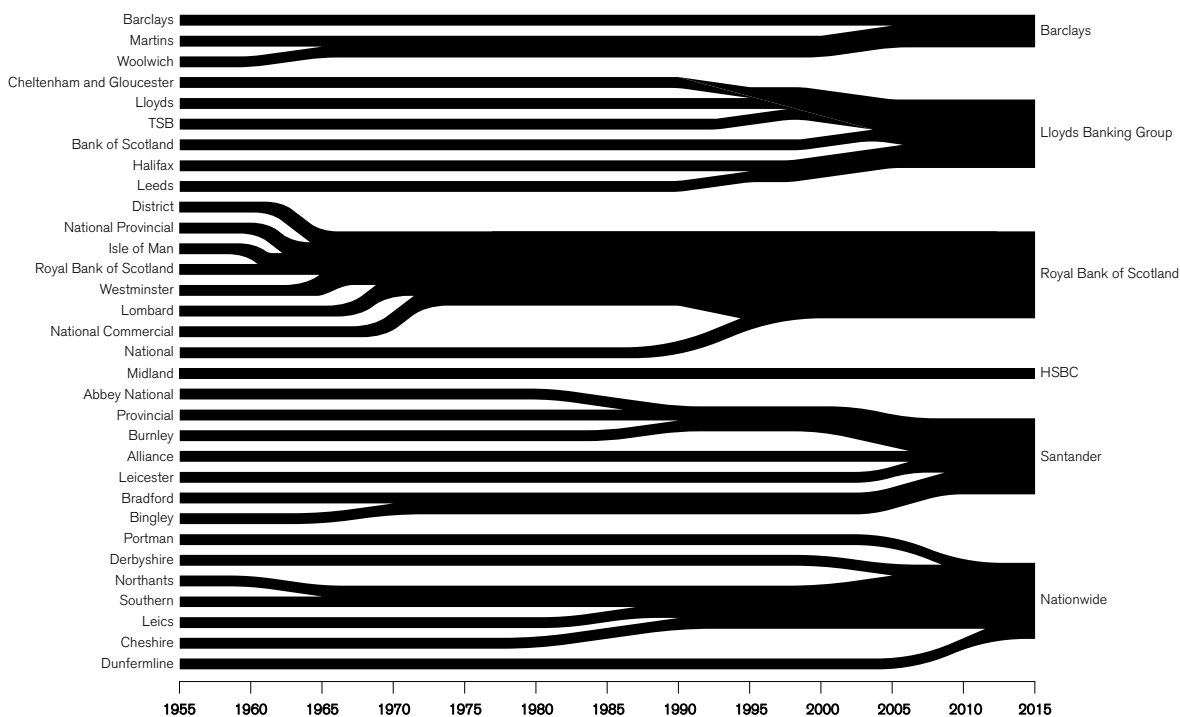
In the image above, the building is at an erectal stand still. Formwork has been put up, but pouring has yet to begin. It marks the dead air and frozen city of London. It's construction industry at the crossroad of monopolisation as shown in the graphs to the right that is not too different from the banking monopolisation that is already almost complete in the UK. What then are the

impacts on the procurement of the built environment given such a drastic economic-political shift.



Division in Market Power between the Top 15 and Top 100 Construction Companies in the UK

SOURCE: Graph based upon yearly turnover values provided by The Construction Index, and Building



Consolidation of British Banks and Building Societies

SOURCE: Bankers Magazine, Collins (1988), published accounts and RBS Archives; adapted from 'Evolution of the UK Banking System', Quarterly Bulletin, Q4, Bank of England, 2010



## Problem Analysis

### 3. Problem Analysis

#### 3.1. Research Framework

*Research Methods - Analysis Methods*

In order to achieve the design objective the following design assignments are identified:

1. The development of a profit-oriented architecture in the city of London based upon factors found in interviews with built environment professionals to formulate a single, constant pre-brexit scenario.
2. The production of three post-brexit scenarios (Hard Brexit – No Deal, Soft Brexit – Deal ,and No Brexit) utilising the actor network constructed in the previous design assignment.
3. The materialisation of the three post-brexit scenarios via a design and technical resolution for the purpose of comparison to draw concluding observations that answers the research questions.

Various media will be utilised in the construction of proof of facts to support the fictitious case proposed. These are to be understood as found objects and include:

- letters
- brochures
- architectural drawings
- images
- actor network diagrams

will be interpreted and translated in such a way to provide them with a communicative capacity and agency to speak to the forum of the presentation board.ollit anim id est laborum.

#### 3.2 Actor Network Approach

##### Introduction

The imperative of awareness and criticality towards ones own research methodology cannot be understated. Given the cyclical inferential dualism that exists between theory and practice, where method is the operative mediation between the two, this reflexivity underlies ones way of knowing – no less a case of causality as asserted by Alvin Goldman<sup>1</sup>. Architecture as a discipline, like many others, does not escape this fundamental conception. Our readings of the world actuate particular actions performed by ourselves within the world that we observe. These readings hold the ontological assumptions that frame a distinct world-view characterised by a melange of ideologies, theories, and values that one, consciously and unconsciously, associates and engages with. In turn, each ideology, theory, or value holds an agency that structures our thoughts differently, and thereby results in a different action. Thus, there is no doubt that ‘how we build is informed by how we understand the world, and how we understand the world is framed by what we have built there.’<sup>2</sup> Moreover, as it is often the case that one engages with a multitude of structuring theories, it is important to be explicit and self-critical about the theories utilised such that oneself and those who engage with ones work can understand how the methodology for a piece of research is arrived at, aiding in the validation the findings (if completely soundly) as well as anticipating potential outcomes.

It is the aim of this essay to formulate a particular position on the application of actor-network theory (ANT) within an architectural project that centres itself on the logics of financialisation. This essay will first define the research project that the methodology in question is utilised within alongside the studio in which the project is situated within. Following the introduction, chapter (2) will introduce and discuss the chosen methodology through the means of a short literature



review. In chapter (3), a reflection on actor-network theory will be given with particular focus in its application in a plethora of practices and intentions. Lastly, chapter (4) will provide a positioning on the use of actor-network theory based upon the discussion in prior chapters.

The relentless encroachment of finance that operates upon a predatory logic<sup>3</sup> marks the point of departure for this project. To explore the dynamics of politics and economics in moulding the built environment, the project centres on Brexit as a paradigm shifting event, and fictional scenarios are drawn that describes the timeline before and after indicative date of leave from the European Union by the United Kingdom. Aligning with the exploration aims of the studio, the project fundamentally operates on a ‘research by design’ methodology, where the outcome of the project is not founded upon a final product per se, but on the knowledge that can be drawn from the process of design. As such, the project will draw one scenario, in the form of an ongoing developer project that is under construction, as a constant. From here, three different scenarios respective to the three archetypal resolutions of Brexit will be produced to explore the effects of politics and economics on the built environment, and more importantly the potential agency of the architectural profession. It is the intention of the project to utilise ANT as an approach to draw up the relevant, material and nonmaterial, actors and stakeholders, which are at the heart of the production of each scenario, including the initial scenario from which all variation will be derived.

### Research-Methodological Discussion

Against this background, I am leaning on ANT as a method of analysis as it opens up potentially fruitful pathways for exploration. ANT is a theoretical and methodological approach to social theory where everything in the social and natural worlds exists in constant shifting networks of relationship. Coined by the authors Bruno Latour, John Law, and Michel Callon<sup>4</sup>, the theory assumes that all participants, processes, objects, ideas, and humans, have equal agency to affect any given situation within these networks. As such, the presupposed human and non-human division in the observational ontological framework is broken down, allowing for the consideration of a wider process of hybridisation, that contrasts with a modern understanding of the world. Following the theories proposed by Bruno Latour in ‘We have never been modern’<sup>5</sup>, this allows for a more wholesome understanding of a particular situation, as it facilitates for the recognition of these hybrid processes whilst placing the planning, and the objects in which it results, at the centre of these activities. At the same time ANT allows for a certain reshaping and reconsideration of power structures in the context analysed: ‘The political project envisaged by ANT [...encompasses the]redefinition of democracy towards participatory practices [...] recognis[ing] and represent[ing] humans and nonhumans as political actors.’<sup>6</sup> This political engagement is rooted in the egalitarian treatment of all actors, which results in a deconstruction of power imbalances that are prevalent, through the construction of actors. In the instance of a site, this includes the right for locals to shape and to produce ‘knowledge and transformative engagement with [...] public matters’<sup>7</sup>. The reasons for choosing ANT can be located on the one hand in its political potential and on the other hand in some of its analytical qualities. ANT does not inherently problematise, which is enhanced by a focus on a neutral language and an ambition to not embody presupposed characteristics. It is considered that these qualities are helpful in this very humble attempt to ground the prevailing subconscious gaze and to be able to evaluate the context with as little foreign biases as possible. Therefore the analysis through ANT can empower design teams to understand their target audience’s context, relationships, and distribution before they attempt to create innovations, developing a shared understanding of the implications of their proposed product designs, policies, and services. In addition, the very network medium that ANT operates upon compliments the research subject of the project of financial logistics as the medium finds itself within the much accepted field of socialnetwork analysis which has since developed into network science. Furthermore ANT brushes up against the much contemporary sociological discourse such as networked society<sup>8</sup> popularised by Manuel Castells amongst others, who builds upon the ‘very old forms of social organization’<sup>9</sup> to arrive at the conception of space of flows, which describe hubs of networks of communications that

global elites travel and locate themselves within rather than any particular material location. The understanding of a networked society that is enabled by contemporary technology is pushed further by the empirical works of Stephen Graham and Simon Marvin in *Splintering Urbanism*, which drew attention to the plethora of cities across the world and how they play a role in the structuring of lives through a conception of cities as a series of infrastructural landscapes that are superimposed onto the world.<sup>10</sup>

Thus, for its non-dualistic, unbiased, and qualitative attributes ANT is chosen for its homogenising approach to observation. Additionally, with all actors attributed equal agency to affect the network, it is believed that the presupposed dualistic divisions such as human and non-human, nature and society, local and global, action and structure, and political left and right are broken down in this observational ontological framework. Naturally, ANT will also aid to function as a strategy to improve ones sensitivity towards the terms and conditions and underlying unexplored assumptions that are at play in the field of finance and property development which is often neglected in the education of architecture.

### **Research-Methodological Reflection**

To reflect upon the methodology of ANT, two instances of its applications in a variety of fields will be discussed in this chapter. To be highlighted will not only be ANT's versatile application, in that when utilised rigorously it can be enlightening for disciplines that are not relevant to the social sciences, but also the way in which ANT is applied and to what extent it was used. Yvonne Rydin<sup>11</sup> produced an ANT-based analysis of a commercial office development and its carbon performance within the regulatory planning process (figure 1.). Rydin utilises the ANT terminologies of intermediaries, obligatory passage point, and black box to describe the role of planning policy documents, the planning consent process and the energy-modelling exercises respectively. To clarify, Rydin labels the role of planning policy documents as intermediaries due to their mobilisation to define the relationships between social actors in the network. In Rydin's case study, the planning consent process is understood as an obligatory passage point as it not only 'ties together the social actors'<sup>12</sup>, but also 'further involves actants such as the site, the physical form of the development, the energy generation technology...'<sup>13</sup> assembling actants into subnetworks for further negotiation between actors in each sub-network. Finally, the black box is a particularly interesting concept as it describes a box that is closed and opaque and therefore its content cannot be seen, it is only when a black box is opened that its constituent elements become visible. For Latour<sup>14</sup>, the black box is understood as a truth, one that is collectively affirmed. As such, the more often an actant is associated with other actors and its own actor network does not get broken down, the more it is believed to be real and therefore the truth. It is for this reason that ANT can be viewed under the lens of realism as opposed to relativism. Evidently with this idea Latour is attempting to go beyond the Kantian notion 'that reality and objectivity are related to the physical world while perception, construction and subjectivity are to be found solely in the human mind'<sup>15</sup>. Yet it still nonetheless raises an epistemological question of the reality of things if its reality is only founded upon its association with other things.

Whilst the methodology of ANT aids one in gathering information and understanding that information by building the inherent network associated with that information, it is relatively easy to get lost within the network that one constructs. No doubt, if one was to be rigorous, disciplined, and methodical, one can map the entirety of the world with ANT, however there comes a point in which the understanding of the information collected and structured begins to get lost. It is interesting to see that Rydin has addressed this issue by introducing the weighted version of the same network in her paper. The iterated network clearly highlights some form of centrality to the network as a whole, singling out three key social actors - architect, development control planner, and developer. Furthermore the singled out actants, with the addition of energy generating technology and the built form of the development, are highlighted as that are 'gathered within the obligatory passage point of the regulatory planning process.'<sup>16</sup>

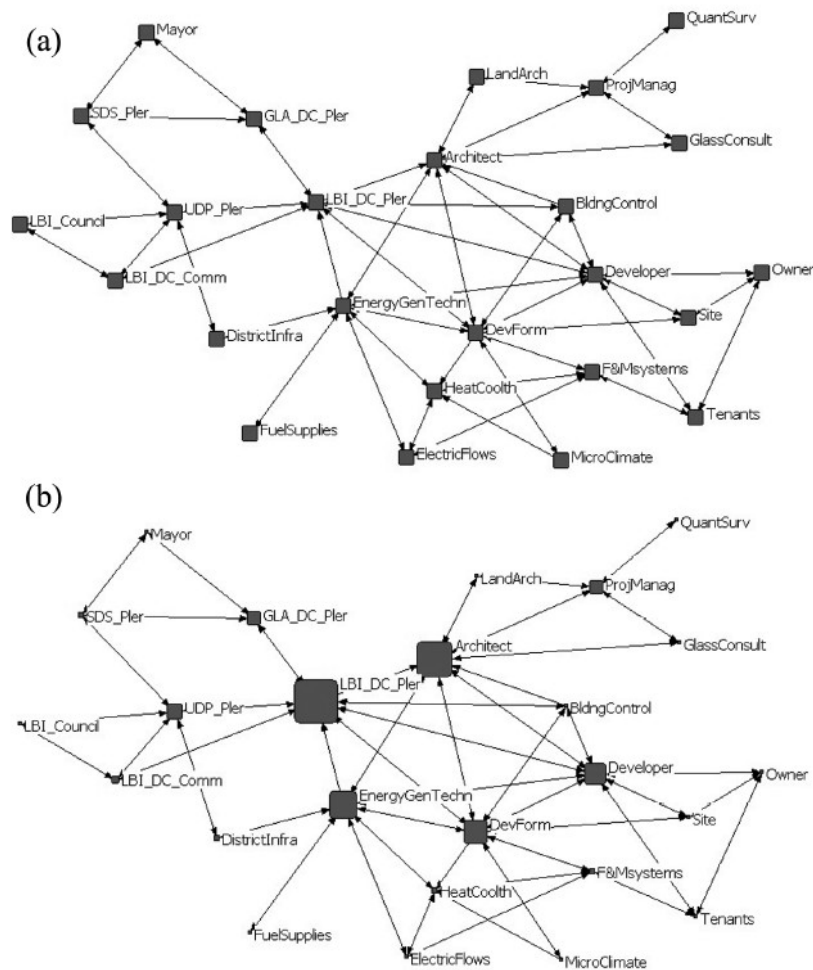


Figure 1. Network of all actants in commercial office development in Ropemaker Place. (a) is the base network from which (b) is derived where all nodes are weighted by scoring all nodes based on

In Marija Cvetinovic, Zorica Nedovic-Budic, and Jean Claude Bolay's paper<sup>18</sup> on the application of ANT to understand the complex nature of the urban development of the Savamala neighbourhood in Belgrade, the group develops a linear multi-step process to arrive a highly complex ANT diagram of Savamala (figure 2.). In this instance, the aforementioned issue regarding the legibility of potential networks derived from utilising ANT is evident. Not only does the diagram contain numerous actors and actants, there are also multiple layers of information embedded within the graphic not limited to colours, shape of nodes, stroke of nodes, stroke of lines, colours of lines, node fills colours, and size of nodes. For the group, the data that was collected from extensive review of written sources, interviews, workshops, and questions, were synthesised into a table that identified urban interpretations as well as urban elements which were then translated into the codex of graphics as previously described (figure 3.).

### Positioning

	ANT elements: concepts	Process of analysis	Results - urban analysis: contents		Operational definition	Data sources (Table 2)
			Urban interpretation	Urban elements		
1	All human & non-human entities	identify	Urban key actors	Urban actors & stakeholders	Human urban actors	post-socialist urban theory literature, planning legislation and documentation, media sources (1-A)
				Territory		
					natural	
					urban	
				Built environment	Regulatory framework	
				Institutional relations		
				Policy agendas		
				Urban infrastructure		
				ICT	Technical & technological entities	
				Political	Social aspects	
Economic						
Cultural						
Levels of decision making	Shape of nodes	Documentation & Media (1-A-C-D)				
Top-down urban planning						
Real estate transformations						
Bottom-up participatory & design activities						
2	Intermediaries & mediators	Figuration of human & non-human entities	Nature of actors	Entity	Colour of circle lines	Documentation & Media (1-A-C-D) Student workshop (3-B)
				Human		
				Artefact		
				Event		
3	Free associations	Convert into actors	Network of influence	Scale	Field colour	Expert questionnaire/ workshop/interviews (2-3-4-A) Documentation (local, regional, national) (1-A-C-D)
			social categories	Structure	Field colour	
			social artefacts	The social	Colour of nodes (stroke)	
4	Stabilizing & destabilizing agencies	Stabilize	secondary networks	Urban supporting systems	Colour of nodes (fill)	Expert /Participatory workshop/interviews (2-3-A-C) PhD workshop (1-B) Legal & Operational Documents (1-A)
		organize	Agency networks	Urban function	Size of nodes	
5	Urban assemblages distribution of actor-networks	Simplify	centrality of an actor	Actors' presence in networks, decided from: (1) its presence in time, (2) number of relations, (3) types of relations	Colour of connecting lines	Expert workshop, Student workshop, interviews, round tables (3-A-B-C) Questionnaires (4-A-B)
		functionalize	Nature of links	notion of performance/ enactment		

Figure 2.20 A categorisation of the data collected such that it is translated into the language of the ANT diagram

To conclude, the architectural project in which ANT will be utilised is to be read as a vehicle for its implementation. Moreover ANT will provide the structure necessary for a sort of world-building exercise for the scenario-based research by design. To achieve this, an ANT approach to the reading of the procurement process of the built environment with particular focus on finance, development, and politics is intended to be completed. Upon completion, a fictitious design will be produced, whereby ANT will be re-introduced to act as an analytical tool to systematically tweak the network in relation to the three potential Brexit scenarios. As such, the element of time will also need to be addressed in the process of producing these said actor networks. Moreover, as demonstrated by and raised by a number of scholars<sup>21</sup>, there are potential pitfalls with regards to ANT. For one, ANT has been criticised for being amoral due to its lack of concern with regards to the intentions or ideologies of actors. This point of criticism has often been disclaimed as null due to the fact that it is only in the construction process of the network that one should not take sides or positions that may affect the topology of the network, however one is perfectly well to take up such positions in reviewing the completed network. ANT apparent objectivity though can indeed be questioned, although it does make good grounds in homogenising ones perspective on all the actors that one draws, no doubt the pillar of one's own baggages, curiosities, biases will continue to prevail. however, indeed, the act of accumulating the knowledge and information through relational observations does open new potential underlying narratives that may have been missed or assumed dismissed. The case of which can be seen in Luuk Boelens' application of ANT in Dutch planning. Whereby although a network and ANT's



approach to conceptualising the world has been taken into account, ultimately the pragmatism in having to generate revenue for subsistence overpowered any attempt at homogenising the field of actors. The author, however does raise that new and creative solutions were found utilising this methodology (figure 4.). No doubt then, that ANT like many other theories and accompanying methodologies is a double-edged sword and one has to be critical of ones action at all stages of the project such that a rigorous, logical and coherent result is arrived at.

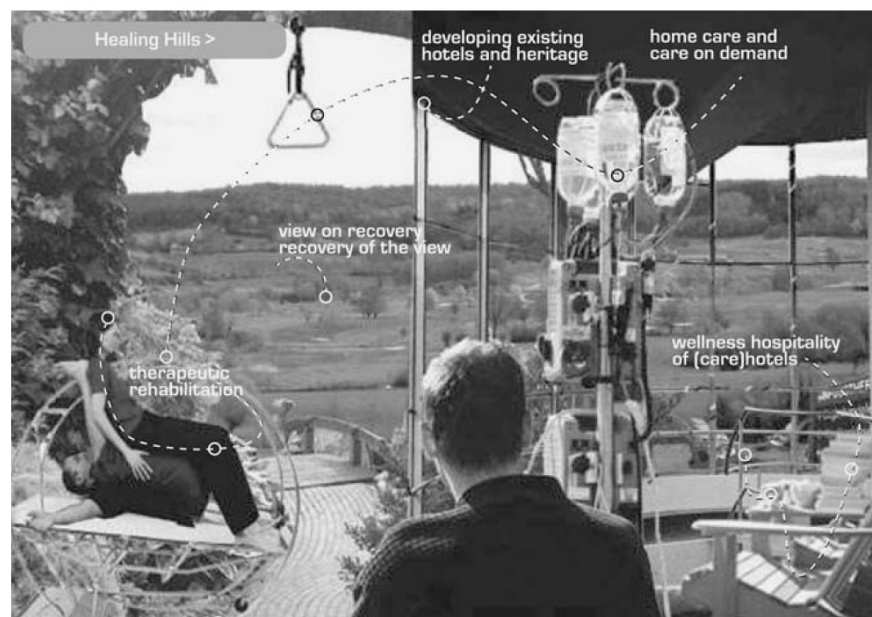


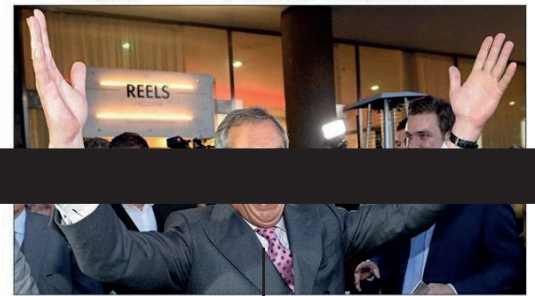
Figure 4.22 A network superimposed onto an image to describe the relation between a hotel and a hospital, in which the patients of the hospital could stay in the hotel after a number of nights suchto free up beds in the hospital.



# 5AM REFERENDUM SPECIAL

## Daily Mail

FRIDAY, JUNE 24, 2016 www.dailymail.co.uk DAILY NEWSPAPER OF THE YEAR 65p



Overjoyed: A jubilant Nigel Farage in London early today celebrating the stunning victory for the Leave campaign

# WE'RE OUT!

■ After 43 years UK freed from shackles of EU ■ PM in crisis as voters reject Project Fear ■ Leave surge sends pound to a 31-year low

**A HUGE revolt by Middle England last night gave a stunning victory to Brexit.** On a massive turnout, there was a historic rejection of Brussels in aid. Tory seats and Labour working-class heartlands as Leave scored an astonishing success. The ground shattered widely before plunging to a 31-year low as leaders reacted to the shock news. In Japan

shares were in freefall. In key English areas including Birmingham, the West East and the North West there was massive protest against the Scottish based political class. At 11.59pm, the BBC and ITV declared Leave had won, reversing the decision in 1975 to commit to the Brussels club. The rejection of Project Fear came despite a month of doom mongering by the Prime Minister and raised questions about whether he can survive.

Labour immediately called for him to consider his position. When the polls closed the chance of Britain quitting were rated at barely 10 per cent.

UKIP leader Nigel Farage declared 'independence day' in South Wales, a string of areas fell to Leave including Devon, Dorset, North Port Talbot, and Merthyr Tydfil.

In southern East Anglia and the West Midlands the result was overwhelmingly in favour of Leave. Sheffield, where the anti-Brexit Stop City's membership is based, voted Out in a shock result.

In Birmingham, where the MP is former Conservative, turnout topped 80 per cent. However, the result was a narrow victory for Leave.

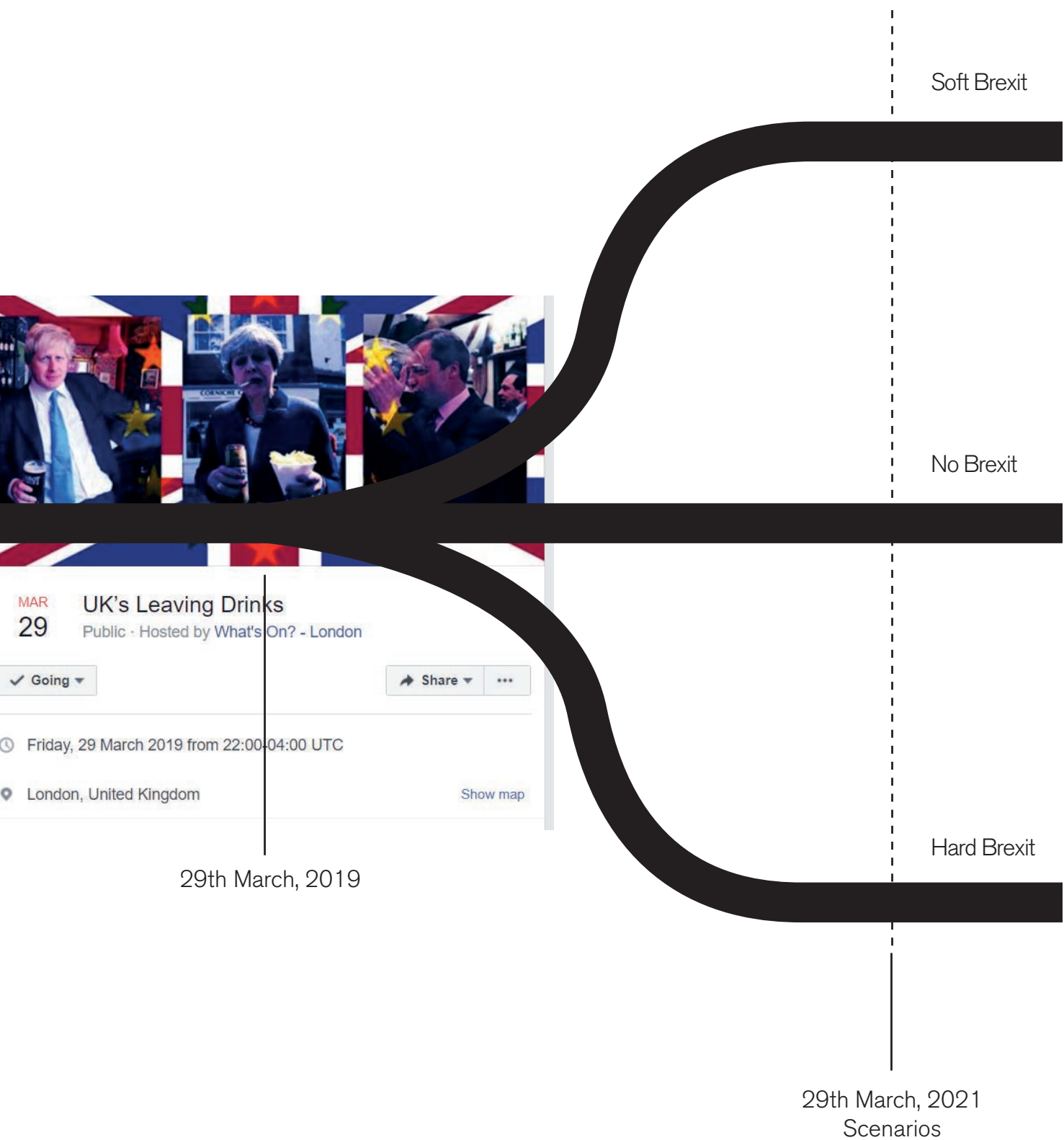
The Remain camp hit back by recounting a string of resounding successes in

Turn to Page 2

Urban Speculation Begins

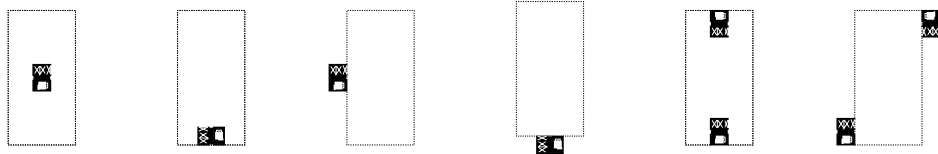
Brexit Referendum



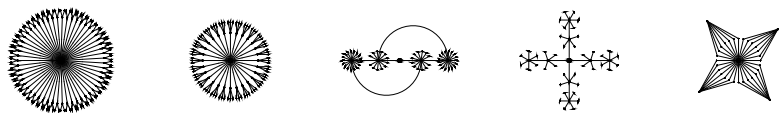


The scenario on this page illustrates a future coastline that is strongly affected by a political climate of non-cooperation and extractivism. As such the image illustrates the most extreme scenario and highlights the issues and challenges ahead. The low degree of cooperation results in a relatively militarised seascape, where the resources are extracted according to national boundaries and the territory is fiercely protected. Equally, the coastline is protected in a defensive way. The infrastructure does not only address the challenge of rising sea levels and flooding but also a border control. As a result the coastline becomes an infrastructure that keeps people outside as well as inside as evidenced by the refugee camp on the interior. At the same time however, the lack of cooperation also results in a less successful economy, that suffers from recession and inability to maintain existing infrastructure. Industrial landscapes in coastal regions are dilapidated and no longer maintained. When combined, this causes further deterioration of the environment and a worsening of living conditions for the human and land as well as the flora and fauna in the sea. Spills of fossils contaminate earth and sea to unforeseen extents. Continued dredging and use of sea-mines exacerbate these issues.

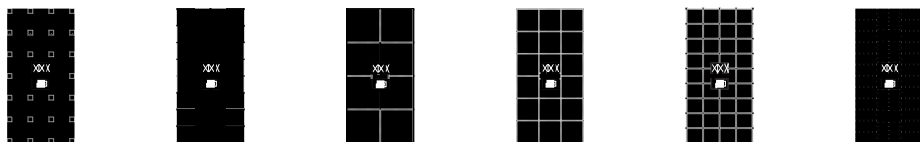
Operation  
Core Placement and Number



Operation  
Spatial Topology



Operation  
Structural System



Operation  
Facade System



Operation  
Built Form



Operation  
Degree of Civic Affordance

- State  
Owned  
Enterprise
- Public  
Private  
Partnership
- Private  
Limited Com-  
pany
- Public  
Limited  
Company



## The Project

- City of London
- Glasgow
- Edinburgh



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30 October 2015

Julianalaan 134  
North Sea Planning Department  
First Floor, West Wing  
Delft  
Zuid Hollande, NL  
2628 BL

FAO Jeremy

Dear Sir

**MAHATMA GANDHI HOUSE, WEMBLEY  
APPLICATION FOR PLANNING PERMISSION - TOWN AND COUNTRY PLANNING ACT 1990**

On behalf of our client, Caukins Group LLC , we enclose a planning application for the:

“Demolition of existing office building and redevelopment to the site to provide a part 10 and part 21 storey building from podium level with 1,416sqm of A1 floorspace and 133sqm of flexible A1, A2 and A3 floorspace on the ground floor and 198 residential units (use class C3) above with car parking, communal and private amenity space, public realm improvements, landscaping and other associated works (revised description), subject to a Deed of Agreement dated 27 July 2016 under Section 106 of the Town and Country Planning Act 1990, as amended.”

**Application Submission**

The form and content of the application has been discussed in pre-application consultation with the Parliament of the North Sea. The planning application submission comprises the documents listed in the enclosure to this letter.

**Application Fee**

payment of €44,674.00 made payable to the North Sea Parliament has been sent under separate cover as payment for the requisite planning application fee.

e to contact either Jimothy Turner or

We look forward to receiving acknowledgement of registration of the application shortly. In the interim should you have any queries, or require further information, please do not hesitate to contact either Jimothy Turner or John Smith at this office.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Montanu Avens'.

**MONTANU AVENS LLP**

Enclosures – 1. Schedule of Supporting Documents

## 4. The Project

### 4.1. Proposition

*-Reconsidering the approach to the “real estate” scenarios (the main theme) from a different point of view – that is, from the architectural design. More specifically, the committee suggests the following approach and annexed series of actions:*

*-Testing the different scenario (starting from the most likely to happen – Hard Brexit, for instance) through the design. The committee believes that the approach proposed will enable to address the main theme tentatively from an ‘architectural design’ point of view. The committee sees no other alternatives.*

*-This design exercise can be done by questioning systematically (and by testing alternatives) of every aspect of the building generated by one of the three ‘Real estate scenarios’ (for the RE scenario the student can use the information already available in his research part).*

*-Clarification on the systematic critique and subsequent testing of alternatives. These involve more specifically the challenging of the validity of the main aspects of the Real-estate envisioned product, such as the main typology of the building (plinth cum tower); the apartment-typologies; the size of the apartments; the main structure of the building; the facades; the technical spaces, the relationship with the surroundings (public and private space); the function of the building in relation with the area;*

*- These multiple investigations enable an analytical approach to design and the testing of original design solutions (which must be proposed by the student). And again: these investigations should be performed through a series of drawings addressing the different aspects. A clarification: this design procedure necessarily implies that the overall design idea is developed through a series of fragments that progressively will reach a unitary definition. To be even more clear: this approach a design development based on the simple outlining of a shape of a building volume, or its formal expression that will be progressively defined.*

*-How to perform the design investigation: the investigation on the aspects of the “Real-estate scenario” should be performed through drawings and drawing series (each testing a particular theme). In this context drawings acquire a speculative role. These drawings can include plans (at various scales), sections, details, diagrams, views, etc. It is expected the student knowledge of the specific functions of the codified types of drawings available to the architect for the design.*

*The resent design investigation could be regarded as a “counter-project” of a real estate development (in the three different scenarios).*

## 4. The Project

### 4.2. Objectives

1.

The project aims to clarify the connection between architecture, its procurement process, and the financial order that largely dictates it.

2.

To instate a new normal and quality of living conditions that are a direct result of the consequences caused by a economical and political shift. In the case of this project, this is taken as hard Brexit.

3.

To establish a new form of space generation and knowledge generation by means of disassembling the constituent elements that generally make up argument to gain a somewhat desensitised understanding of space before embarking on the process of space making whereby the approach of actor-network theory is embedded.



### 4.3. Relevance

If debt is indeed central to understanding, and thus combating, neoliberalism, it is because neoliberalism has, since its emergence, been founded on a logic of debt [which] reduces the future and its possibilities to current power relations... The principal explanation for the strange sensation of living in a society without time, without possibility, without foreseeable rupture, is debt.<sup>1</sup> - Maurizio Lazzarato

Credit must be viewed as far more than a financial arrangement, for it is nothing less than a fundamental dimension of our society, and in effect a new ethical system.<sup>2</sup> - Jean Baudrillard

In the spring of 1973 a catastrophic collapse in the property markets wiped three quarters off the value of the London Stock Exchange. Lulled into complacency by steady capital gains during the 1960s, financial institutions had been unscrupulously lending to practically anyone wanting to build a house. The bubble quietly grew for more than a decade because the banks only recorded mortgages as revenue and equity. This created a debt blind spot at the centre of balance sheets – risk they couldn't see, and a scale of exposure they couldn't accurately gauge.

To prevent a cascading chain of failures, the Bank of England bailed out three-dozen of the smallest (so-called 'secondary') banks, saving the sector but failing to control inflation, which rapidly hit 25 per cent. Within a year, Britain's gdp had contracted by 6 per cent. This was a significant event in the history of British property busts, but it was also significant for another reason in that it marked the statistical uncoupling of three previously interrelated factors: house prices, household debt, and wage growth.

Before the crisis, wage growth and house prices had risen together (associated with general increases in post-war production), while household debt had fallen to historic lows (linked to cheap social renting). After the crisis, impacts on industrial output (the 1974 Oil Shock), policy change (the abolishment of fixed rents), and ultimately the economic reform that accompanied globalisation (the transition from industrial capital to financial capital), permanently stalled western wage growth – which still hasn't recovered. Meanwhile, household borrowing started to go up, and by 1975 it had effectively replaced wage growth. This is the origin of the uk's debt addiction, the beginning of the long-term property bubble that ended in 2007, and the foundations upon which a certain form of the neoliberal project was constructed.

For the past 40 years our 'lifestyle' has been funded by credit linked to household equity. The value of this equity is calculated by subtracting a home's total liabilities from its total worth. As property prices went up this number got bigger, since the debt on the property was still tied to its cost at the time of purchase. Banks issued personal loans based on a home's equity, believing that if the debtor defaulted they could sell the house and get back all of their money, which explains the connection between rising house prices and increased debt. However, in order to keep functioning, the system as a whole relied on infinite capital gains in the property markets, to perpetuate the extension of what was actually unsecured credit. <sup>3</sup> If that gain were to slow or stop, making a home worth less than the sum of its debt, everyone would be in deep trouble. And that's precisely what happened.

By July 2007 the sub-prime mortgage crisis, which had been devastating poor black neighbourhoods in the us for at least five years, finally crossed a line in the sand and began taking a toll on the white middle class. On 9 August, officials of the French bank bnp Paribas issued a statement saying '...the complete evaporation of liquidity in segments of the us securitisation market [read: those incorporating mortgages] has made it impossible to value certain assets fairly.' In other words, who knew how much these home loans were worth, if anything. They concluded optimistically, 'The valuation of these funds will resume as soon as liquidity returns to the markets.' <sup>4</sup>

The liquidity never did return, in part because of the shockwave that rippled out from the press

release itself, which precipitated a global credit crunch. Even before the repossessions could begin, large banks started getting bailed out. Property-related debt had been so finely dispersed within other products that even calculating what you had lost became impossible. In turn, this indeterminate debt triggered a crisis of faith in inter-bank lending, which stopped the constant flow of capital needed to keep the banks running. In this way, the bailouts were not inherently tied to problems in the property markets at all, but to blockages caused by a profound lack of confidence in the very system itself. This clearly demonstrates how real estate as a physical asset is not *sine qua non* the cause of property market crashes. Rather, it is the fiscal armature surrounding property that is crisis-prone.

The nature of the bailouts exposed something deeply sinister about the power of the financial sector. Rather than allowing financial institutions to fail, as the rules of capitalism dictate, everything was done to save them. Perhaps the most obviously undemocratic solution to lack of liquidity took the form of ‘quantitative easing’, in which the UK printed more than £300bn of new money and gave it to the biggest banks. Rather than lending to small and medium-sized enterprises as asked, the cash was pumped back into the stock markets, which consequently became massively overvalued (because the extra money that flowed in wasn’t tied to increased production) and extremely fragile.

In these moments, capitalism reveals itself as neither logical nor natural, but fundamentally flawed. It continues to exist only by periodically transcending itself, ruling by planned inconsistency, rather than rationality by planned rules.

Parallel to these factors, the fourth parameter in the property-debt process is social inequality. In the early 1970s, Britain was more economically equal than ever before. Several decades of targeted taxation on the very rich, coupled with middle- and working-class welfare stimulus, had not so much redistributed existing wealth, as directed new wealth to the lower socioeconomic bands. Understanding why social inequality has since spiked upwards necessitates analysing where the credit came from: centralised financial institutions, controlled by a wealthy elite. In effect, the servicing of debt channelled any popular capital surplus to the top of society.

Some of this money might have come back down again in the form of benefits, if taxes on corporations and the rich had remained high. But they did not. In 1979 Sir Geoffrey Howe cut the top rate of tax from 83 per cent to 60 per cent, citing the ‘trickle down’ effect. This suggested that lowering taxes for the rich would incentivise them to be more productive and drag up the standard of living for the less wealthy. As Thatcher maintained in her final address to the Commons in 1990, if we would give more to those who have the most, we will all have more on the whole. There has never been any economic evidence to suggest this is the case, nor is it a morally justifiable position. It’s not even an argument found in neoliberal philosophy – it’s pure plutocratic invention. In 1988 Nigel Lawson delivered the mortal blow to Britain’s social democracy, by cutting the top rate of tax to 40 per cent, from which it has not much moved. The effect is stark: in 1979 the top one per cent of society controlled seven per cent of all the wealth.<sup>5</sup> Today that figure is 21 per cent.<sup>6</sup>

We can understand the era of austerity as an epoch defined by the management of debt. And we know that a lot of this debt stems from the financial infrastructure surrounding real estate. In fact, most personal debt stems from mortgages. We also know that the two biggest impediments to future growth are the housing shortage and the sluggish construction industry.

British architecture’s specific goal must be, simply, to build more housing, but not at any cost. Current government incentives – the so-called ‘right to buy’ policy – assist first-time homeowners with a deposit, and use taxpayer monies to underwrite a portion of the loan. All this does is transfer the risk of default to the citizenry, leaving profits in the hands of the banks. (There is also evidence that the scheme is fuelling a new property bubble). The ambition of building more must not interfere with the aim of liberating people from the soul-crushing burden of debt, which ‘reduces the future and its possibilities to current power relations.’<sup>7</sup>

The more general goal must be to extract property from the chaos and danger of the market cycle, in which the decisions of a few dictate the fortunes of the many. We must examine how architecture might be used to reverse the historical trends of social inequality and disenfranchisement. Could the way we finance buildings act as a barrier to wealth accumulation and promote spatial (socioeconomic and geographical) justness?

There are a number of preconditions that already narrow the scope for possible answers to these questions. Foremost, this is not an intellectual thought experiment, nor an invocation for more paper architecture. Accordingly, we must operate within the bounds of reality as much as possible. This means that proposals for any post-neoliberal architecture must come from within the existing ideological, juridical and fiscal frameworks of neoliberalism itself. In essence, architecture of this sort must emerge from latent conditions that are already suitable for manipulation.

If the premise for an architecture capable of these things precludes ideological regime change (revolution, mass protest, dissolution of national and global order), then it must also preclude the gewgaws of ‘participatory’ architecture. I’m profoundly sceptical of anyone with such limited vision as to think ‘grass-roots’, ‘community’, or ‘crowd-sourced’ design could be agents for meaningful social change in the face of such a venerable, hyper-stable opponent. Nor should this architecture be based on charity, political exceptions or fragile litigious loopholes. It must simply exploit, or re-deploy pre-existing financial conditions for social ends. The only indisputable requirement, of course, is that this architecture, which is capable of restructuring power relations, must be financially profitable.

This might seem like a contradiction. Is profitability enough to force neoliberalism to unwind itself? Very possibly, as long as none of the conditions that let this architecture exist are construed as excuses for transcending its own rules. After all, global capitalism often paints itself into corners that later turn out to be in conflict with its ruling elite (hence the bailouts) – undesired results caused by pursuing the absolute logic of neoliberalism to its most illogical endpoints. As Žižek notes, ‘Wherever the globalist system is forced to violate its own rules, there is an opportunity to insist that it follow those rules. To demand consistency at strategically selected points where the system cannot afford to be consistent is to put pressure on the entire system.’<sup>7</sup>

Situated within the bubble of academia, the condition of architectural education today is an ill representation of the discipline in today’s society. Removed from the coordination with engineers, municipality, and permitting agencies; the administration of the construction process; dealing with contractors; engaging product vendors; producing graphic manuals for construction; aligning with clients’ desires and budgets, much of architectural education today is not only a gross misrepresentation of the profession, but also does not fully prepare its subjects with the skills and know-how in its ‘vocational degree’.

## 4. The Project

### 4.4. Spatial Concept

#### *a. Configuration and Composition*

As a counter-project to the very specifically generic projects of today's speculative developers, the process of configuration and composition begins with the deconfiguration and decomposition of the typical architectural elements to reveal norms that have largely been taken for granted. In the case of this project, the elements that are being considered are core placement in and out of the building, topology of spatial organisation, facade systems, structural systems, urban form, forms of governance. These elements are elaborated upon within the framework of a taxonomy of elements in Appendix I.

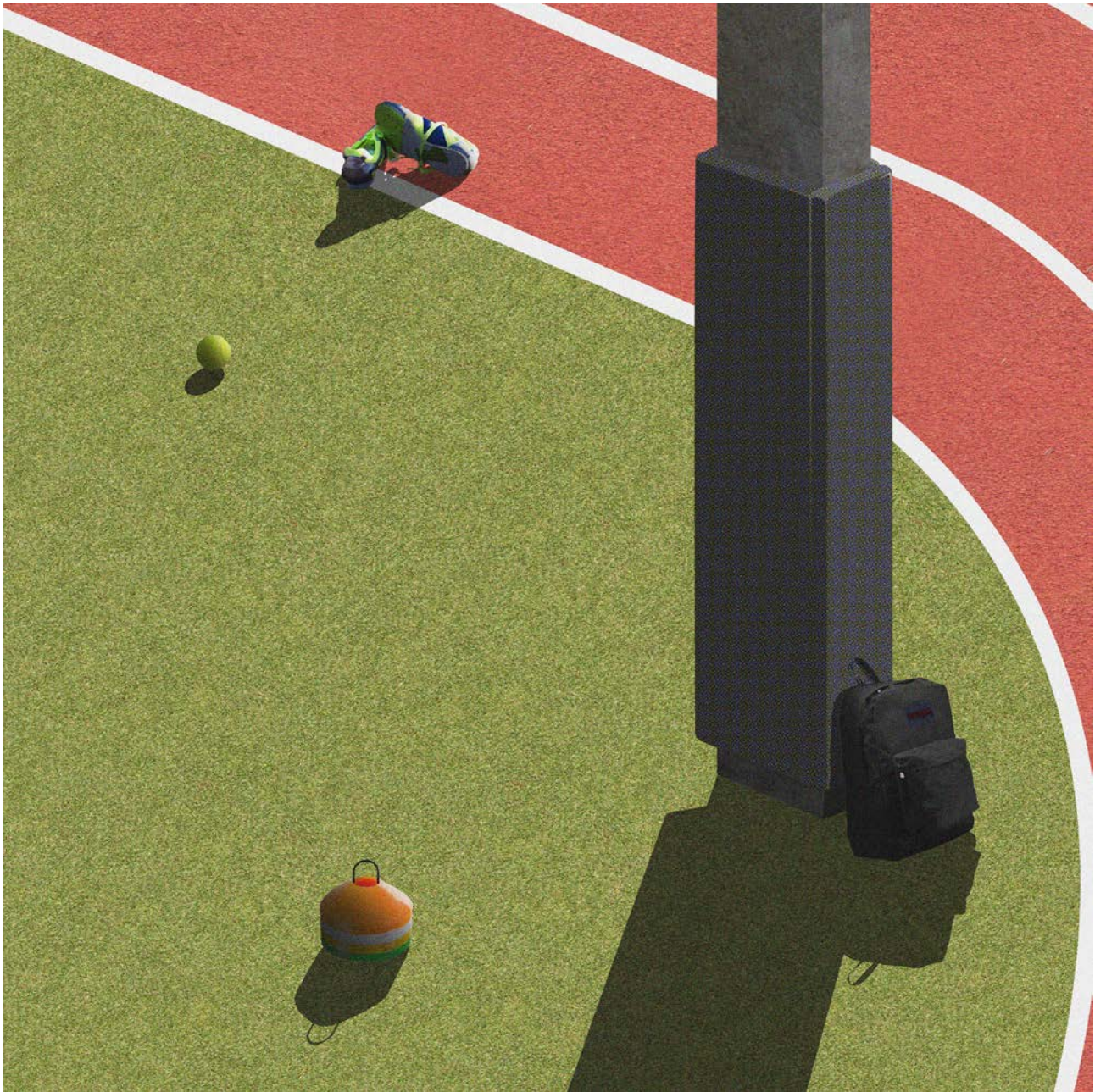
#### *b. Performance*

Performance, regardless of ideology should no doubt still be considered within the framework of capitalism for the sake of sustained growth. In this project performance is measured on opposing scales of how well does the spatial organisation contribute to the generation of capital and the scale of how well does a space ultimately function of the purpose of living. What manifests at times is incredibly beautiful and attractive spaces, whilst at other times what comes are spaces that are not so nice but necessary and are still used regularly.

#### *c. Function and Program*

Although a reactionary counter project to the speculative residential project, the project still finds itself dealing largely with the conditions of living on a day to day basis, mostly likely due to the primitive nature that is understood as dwelling or shelter. As such the project is first and foremost a residential project, it does take upon a radical program shift which is to invert the typical organisational structure of a housing project by putting the 'worse' units at the top and the best at the bottom. Secondly stands for the ideology of little to no ownership of things, as such the units are designed to be minimum forms of living. Squeezed in such a way that the privacy of one's life is a small spatial sacrifice for the publicity and civility of living in said building.

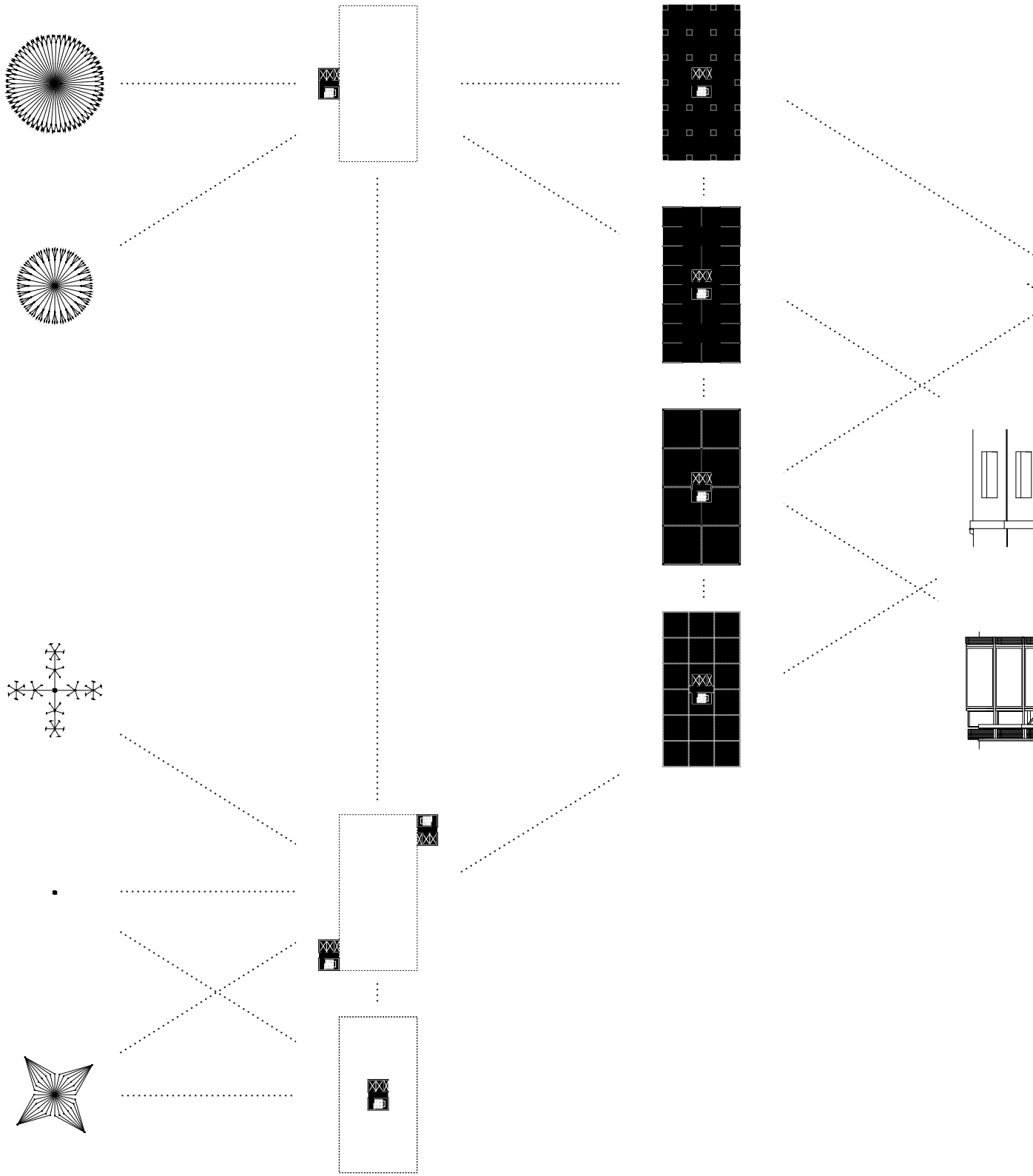




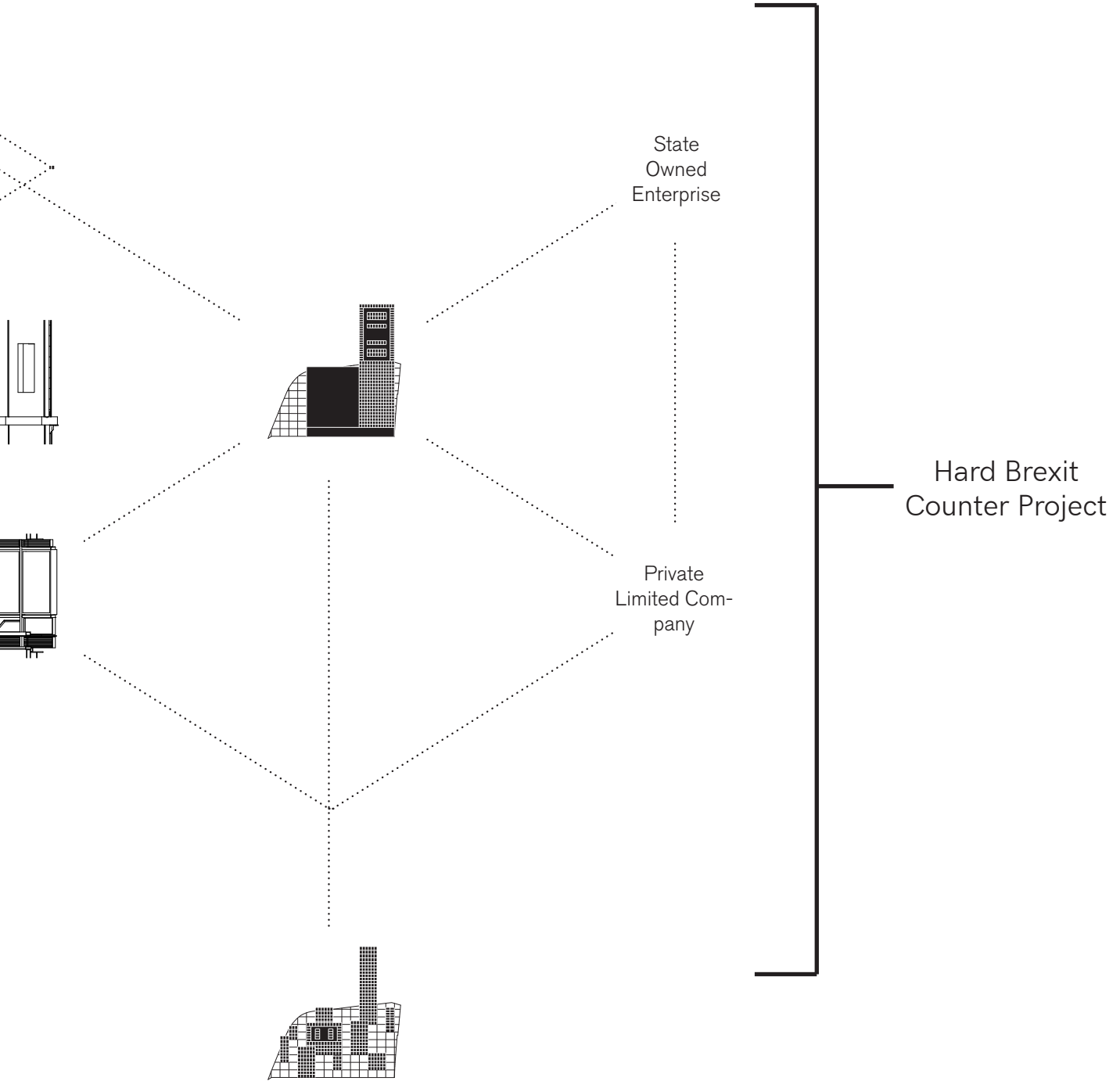
Post-Brexit Appropriation  
Hard Brexit

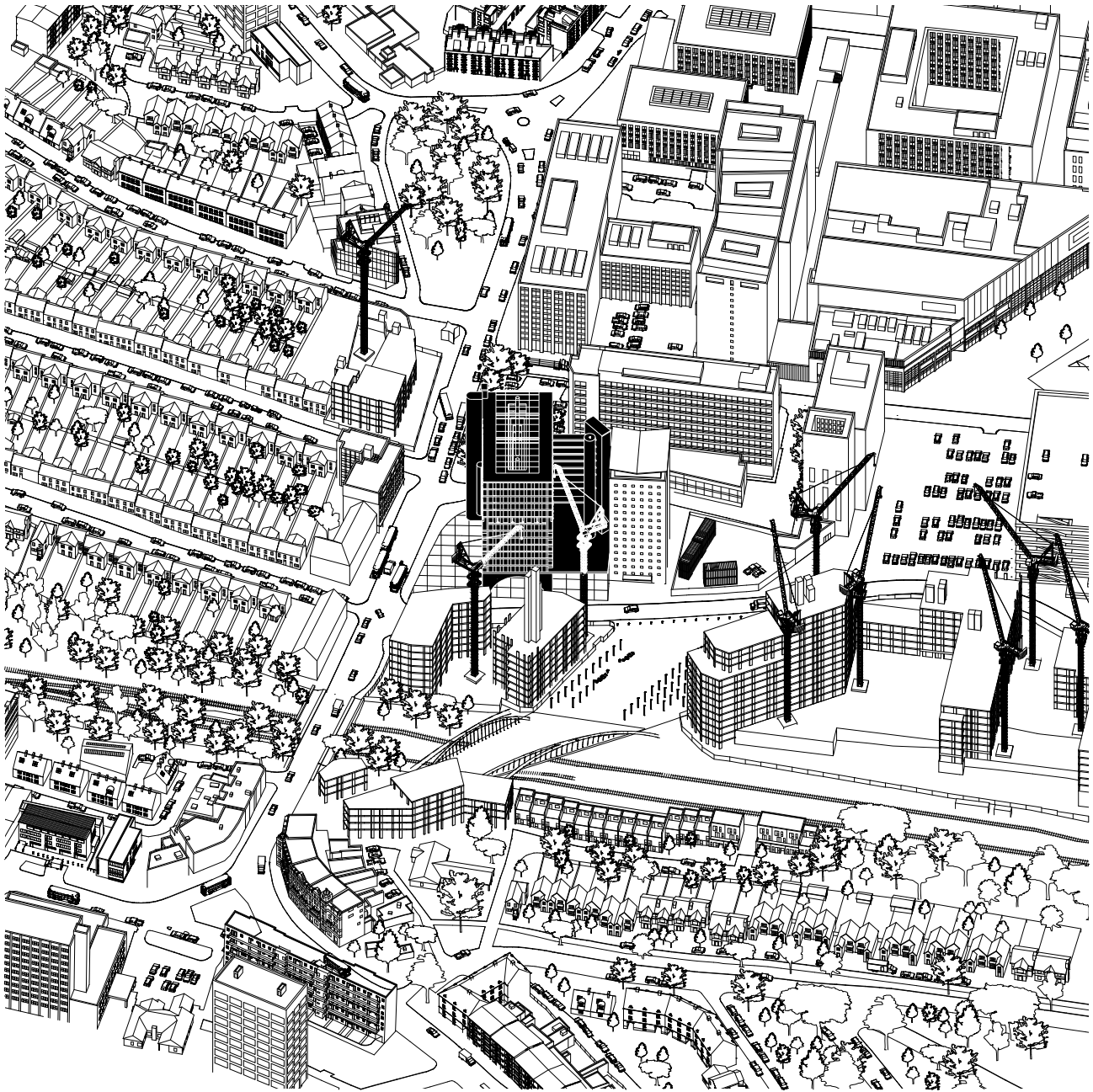
Opposite:  
Soft Brexit





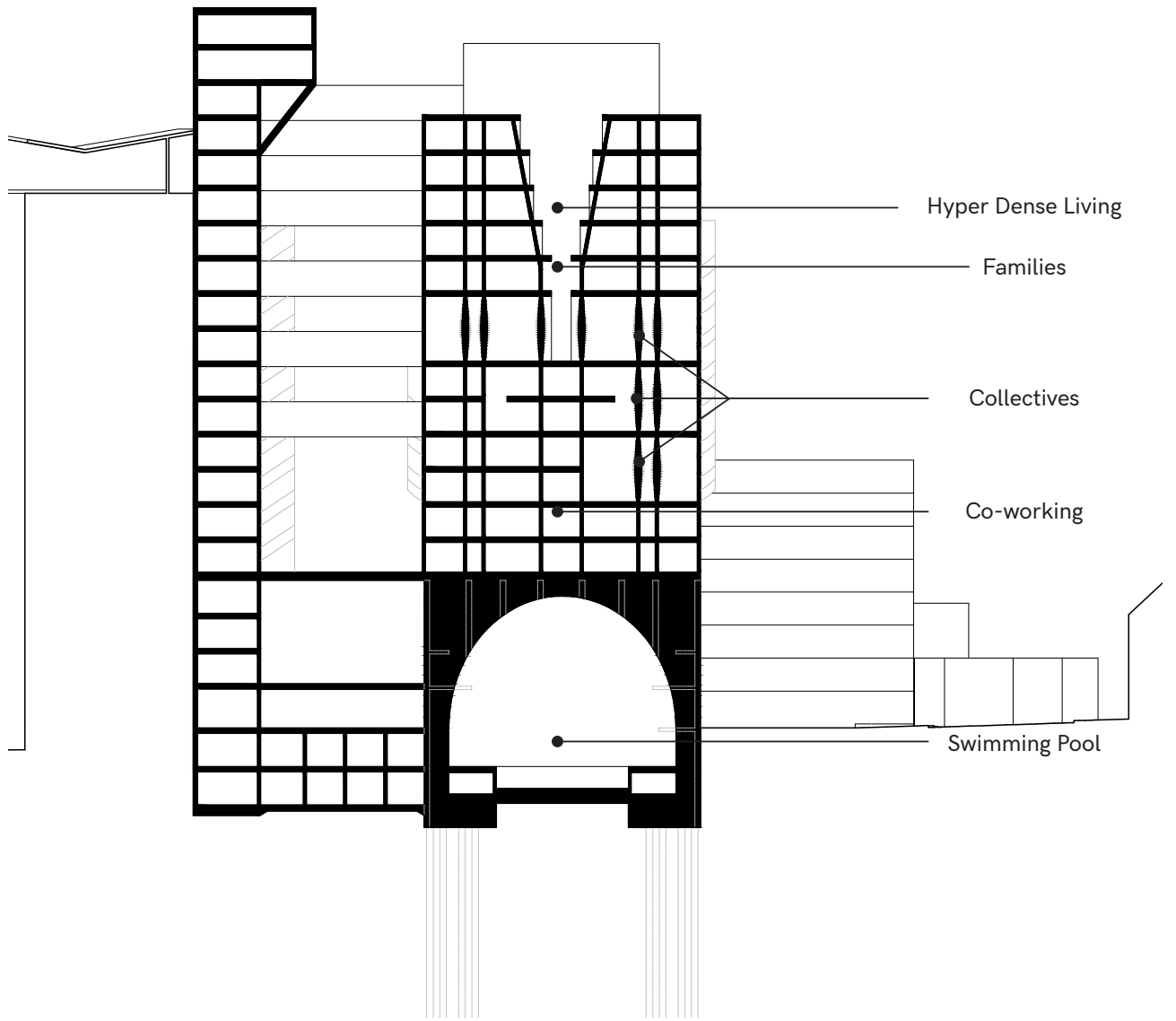


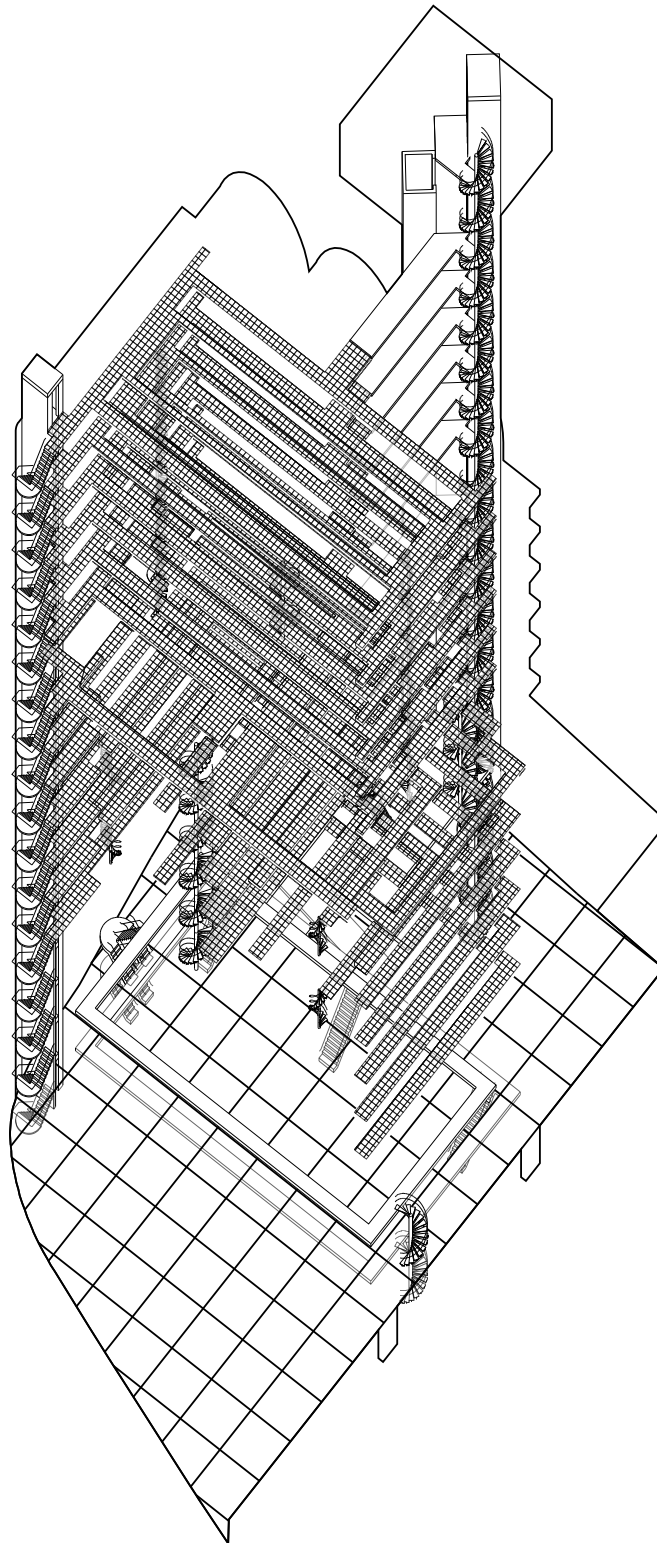




Context

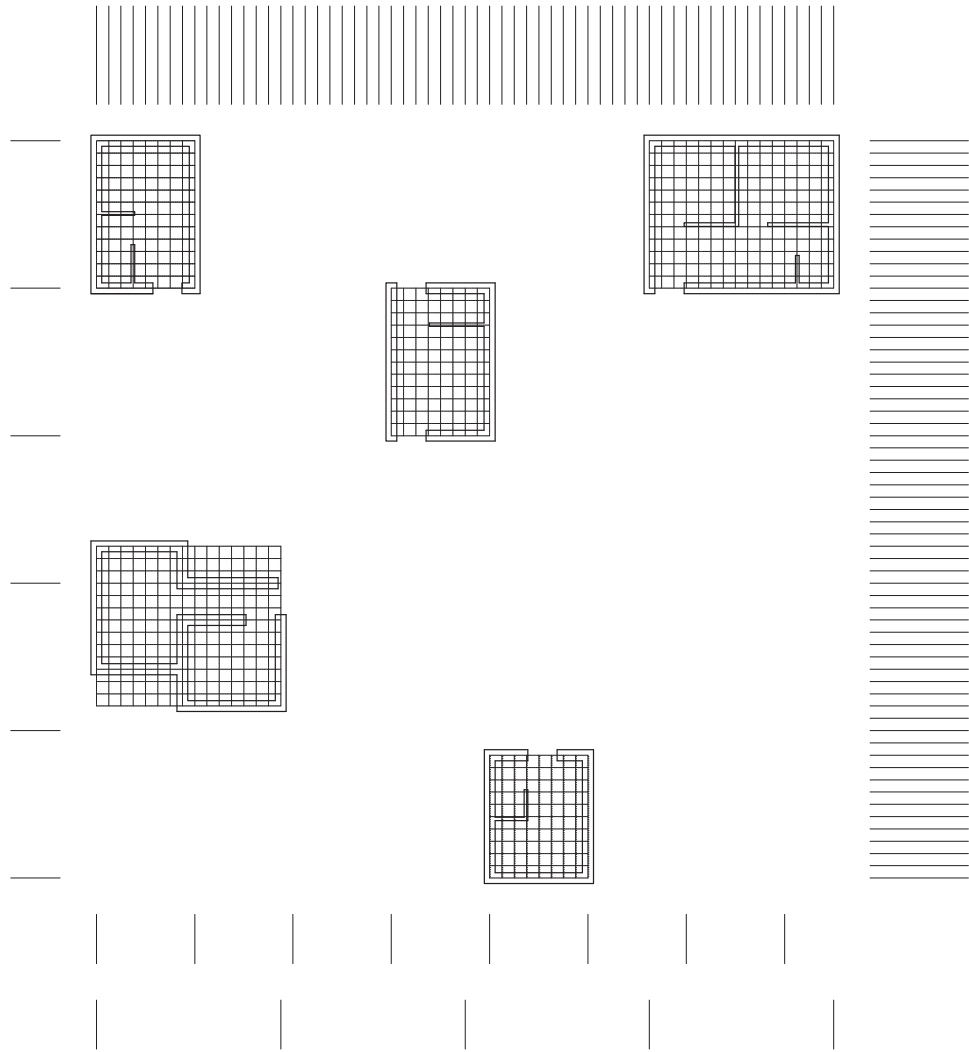
Opposite:  
Program





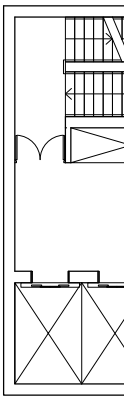
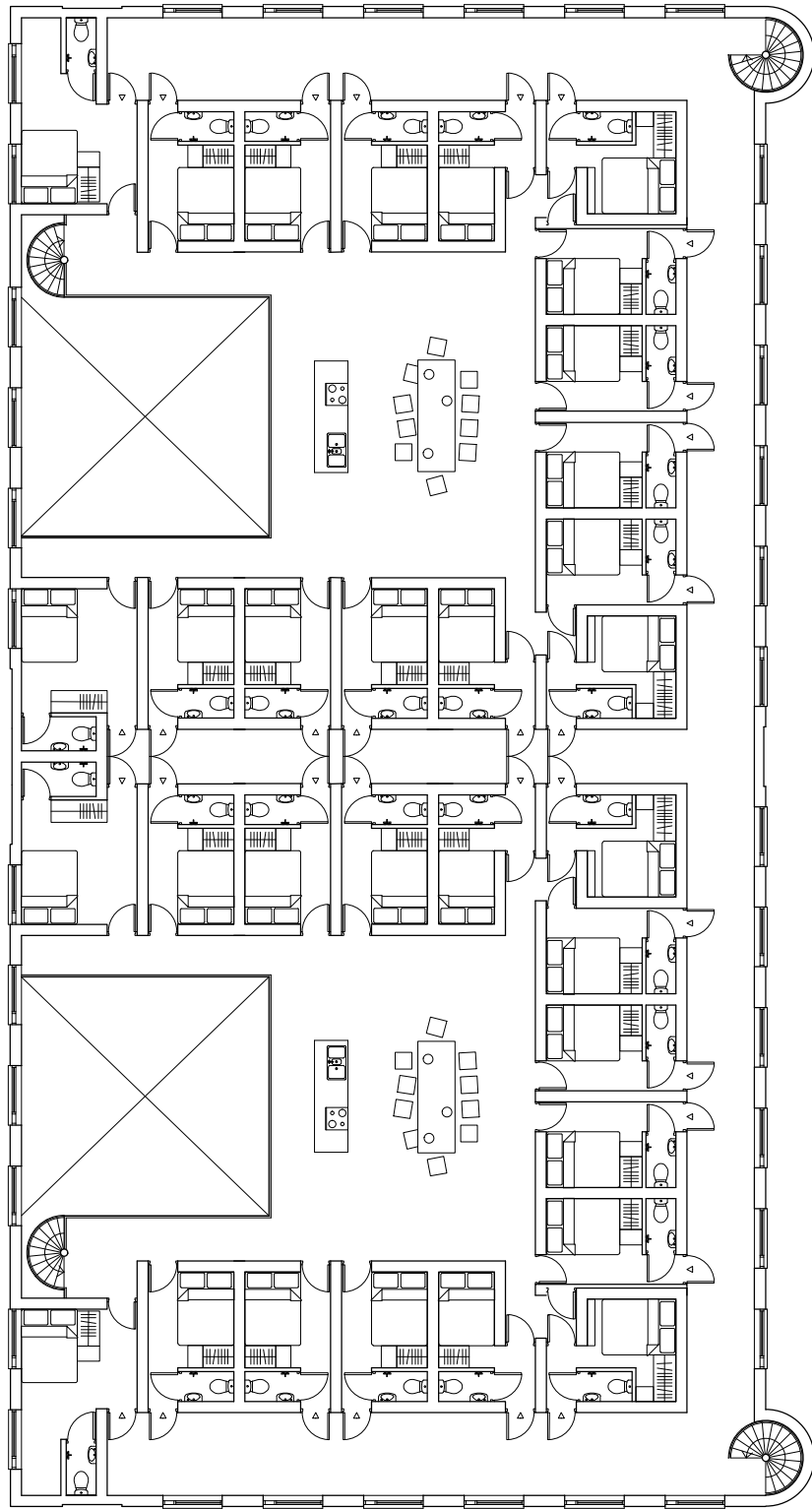
Circulation

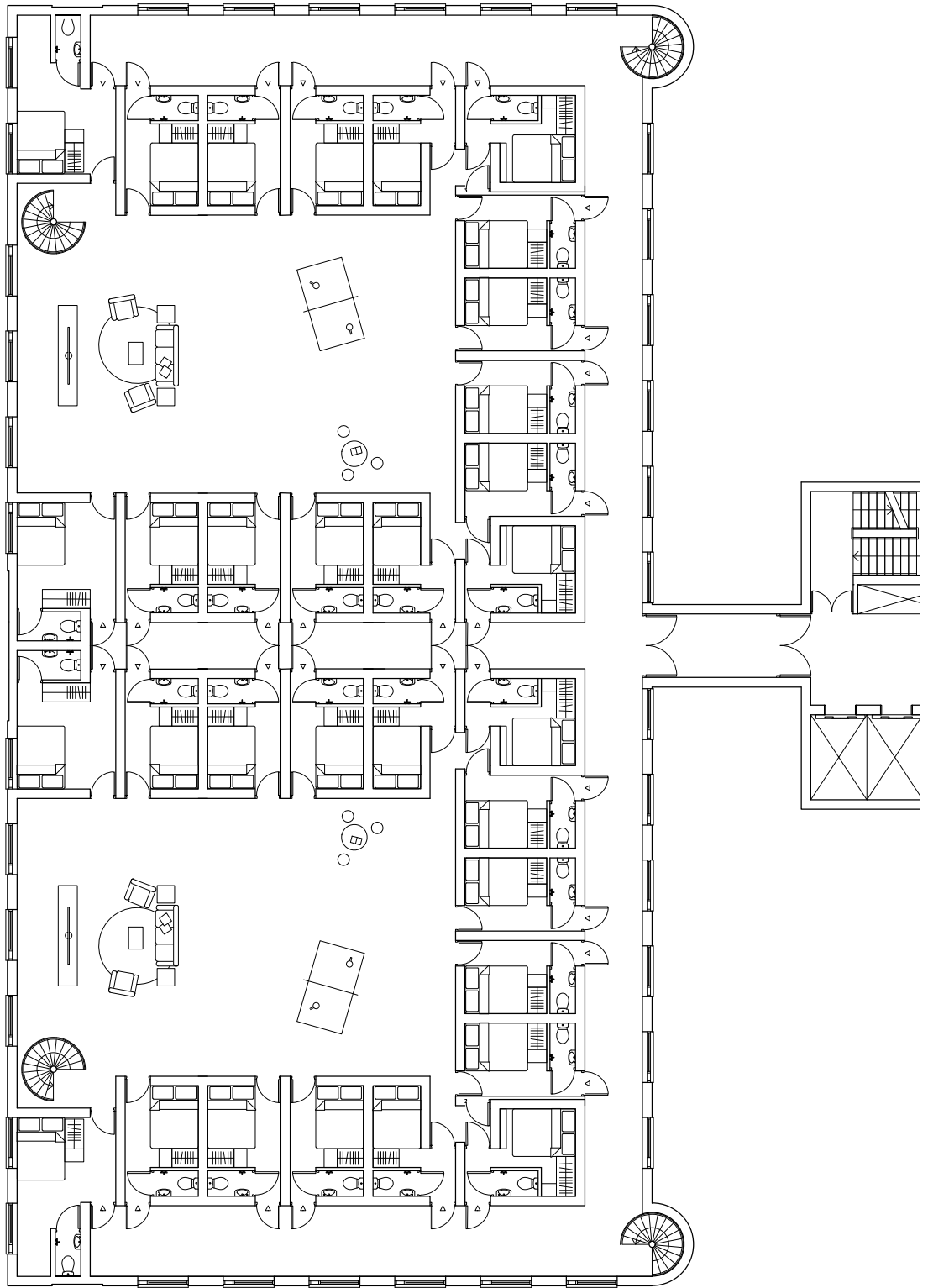
Opposite:  
Regulating Grid



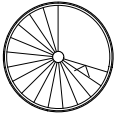
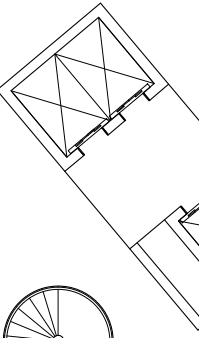
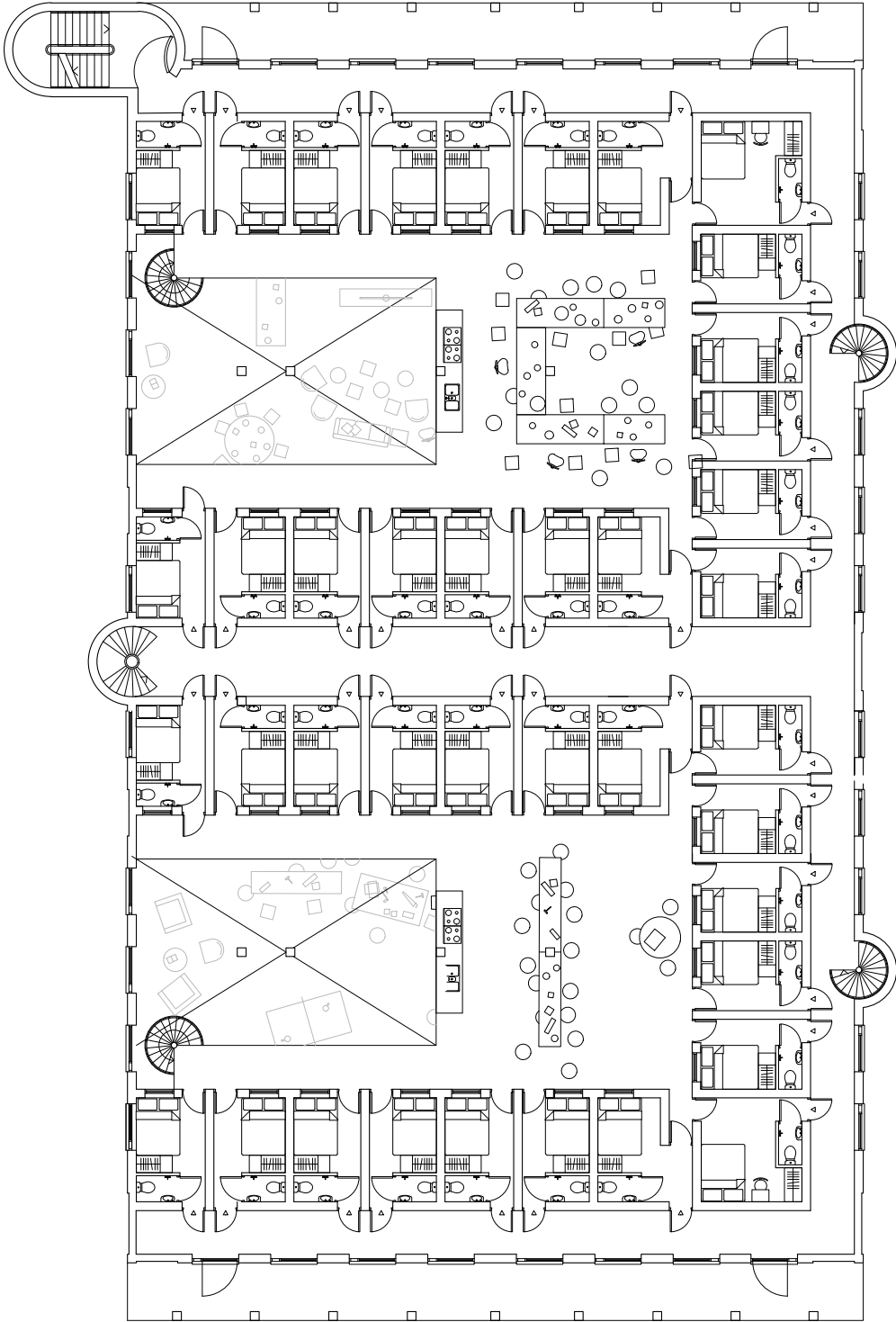
#### 4.5 A Series of plans and their evolution

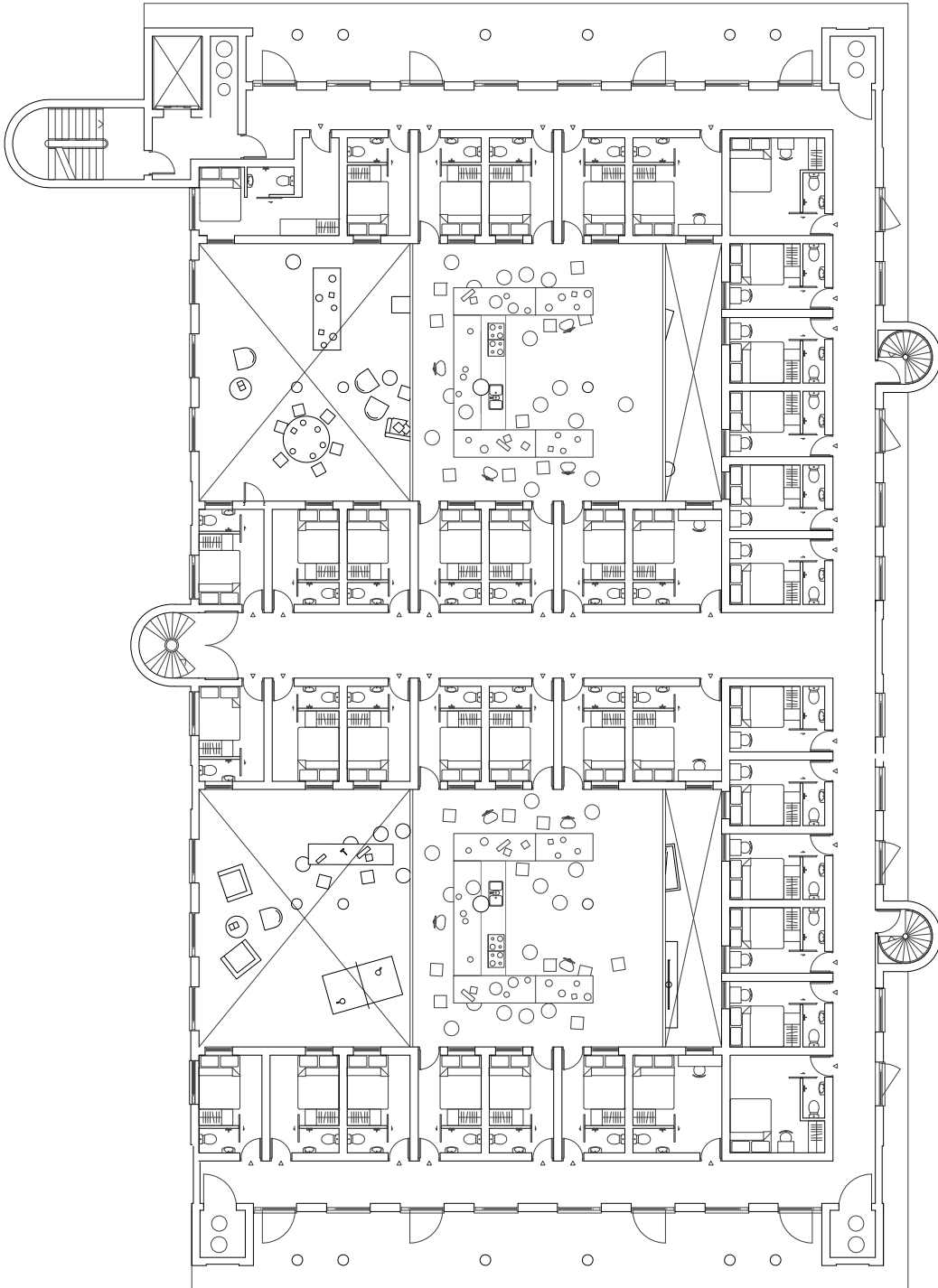
**non-scalar**

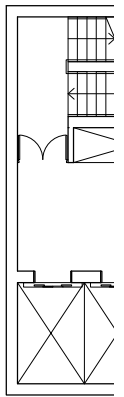
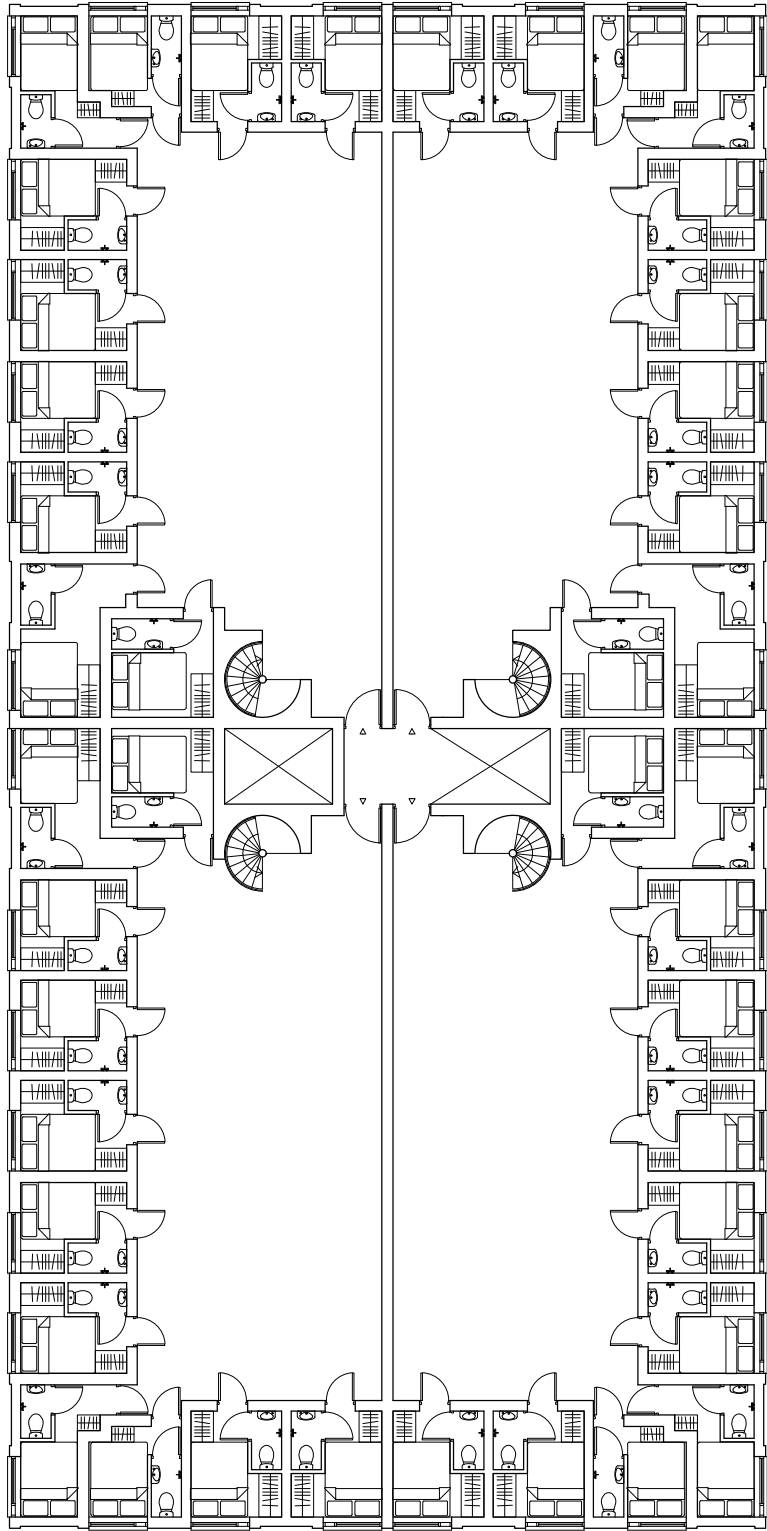


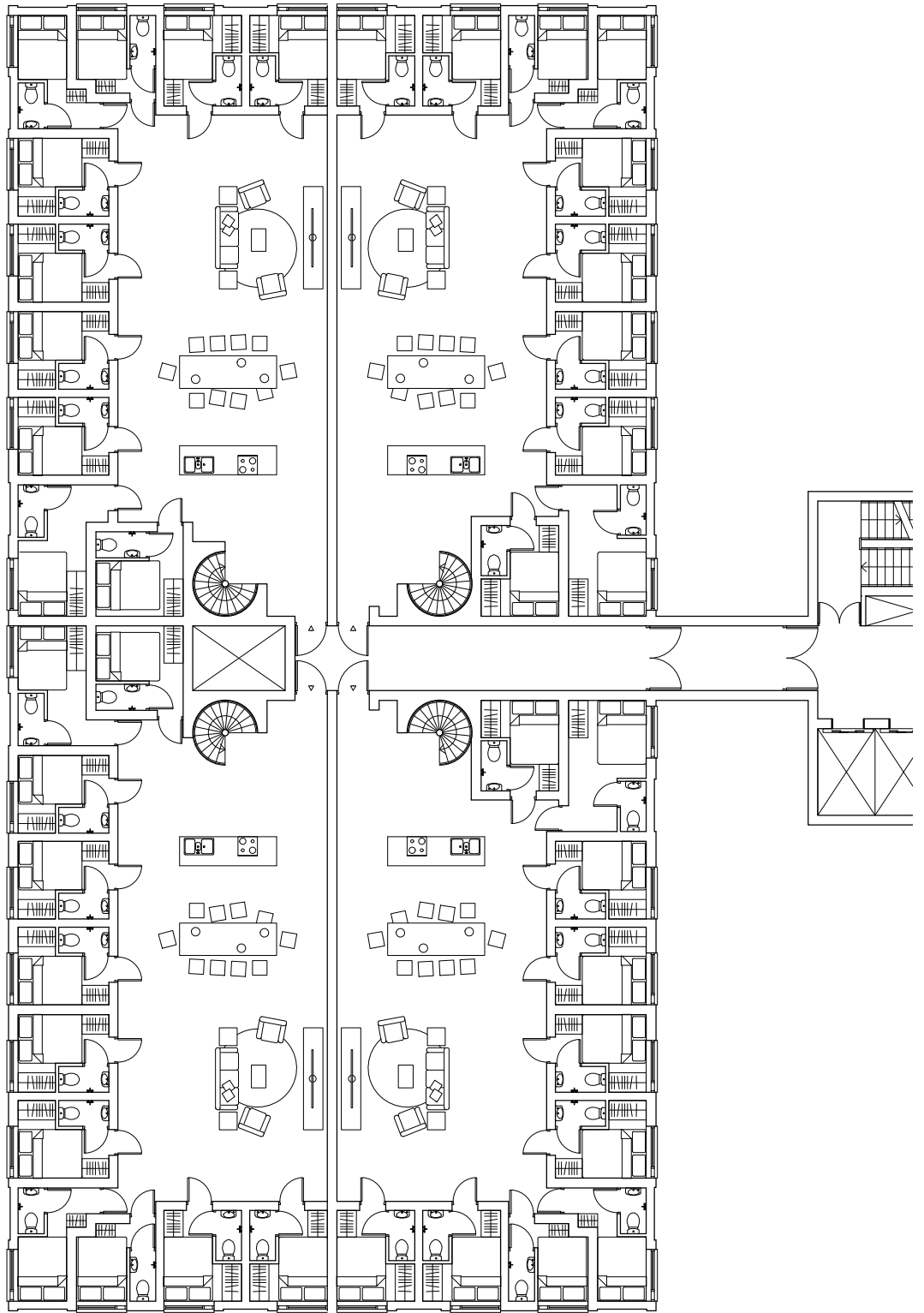


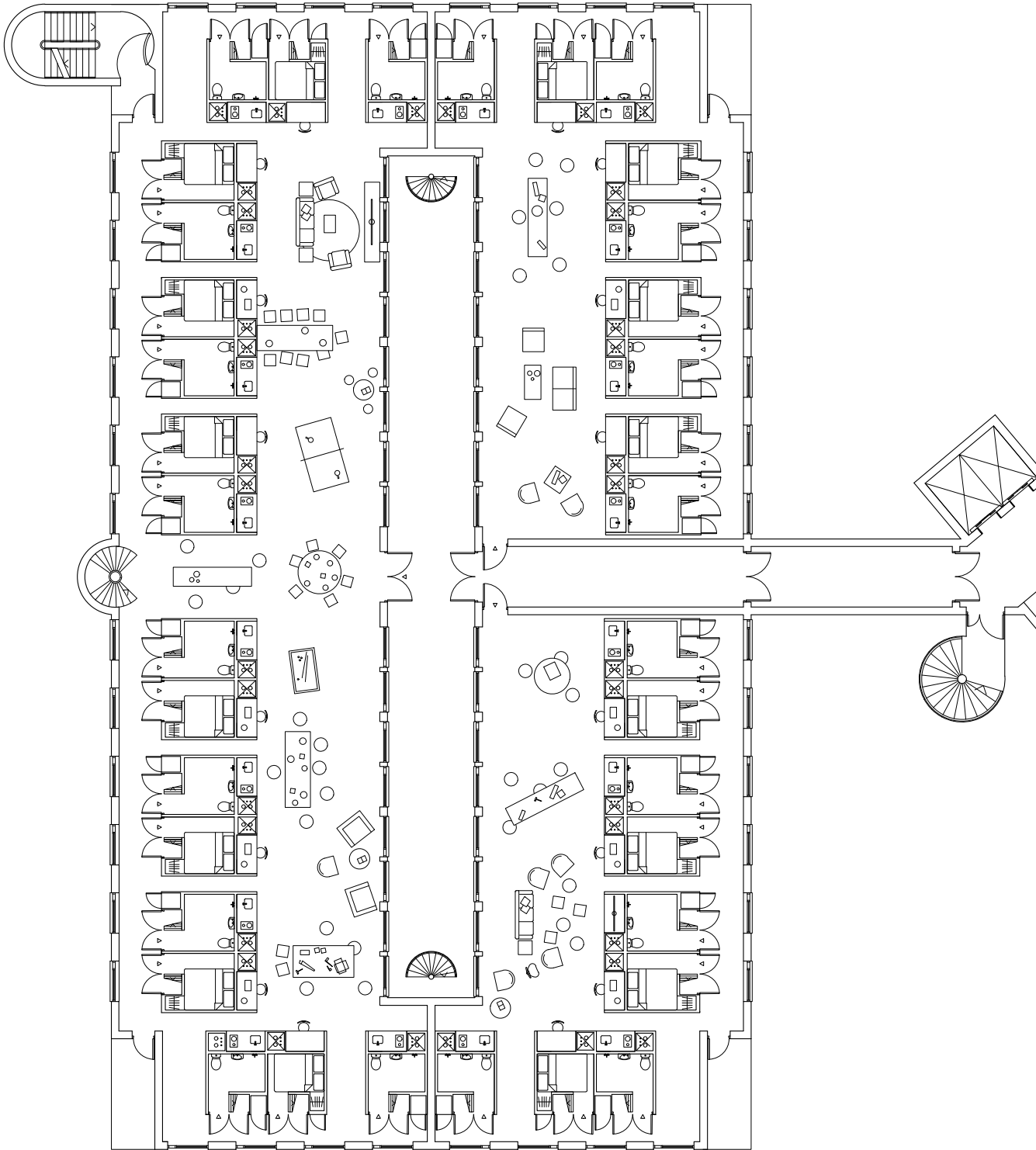


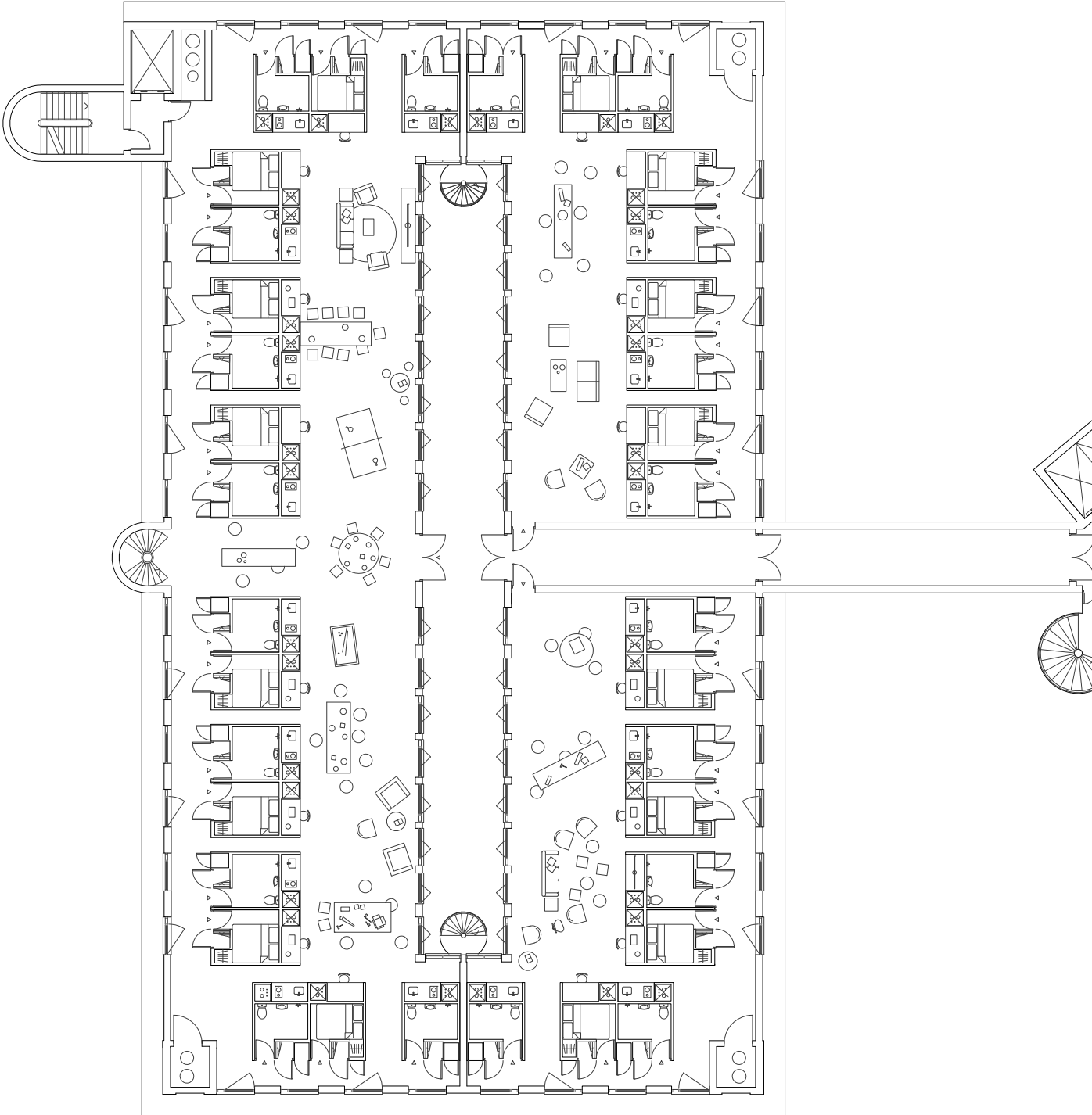


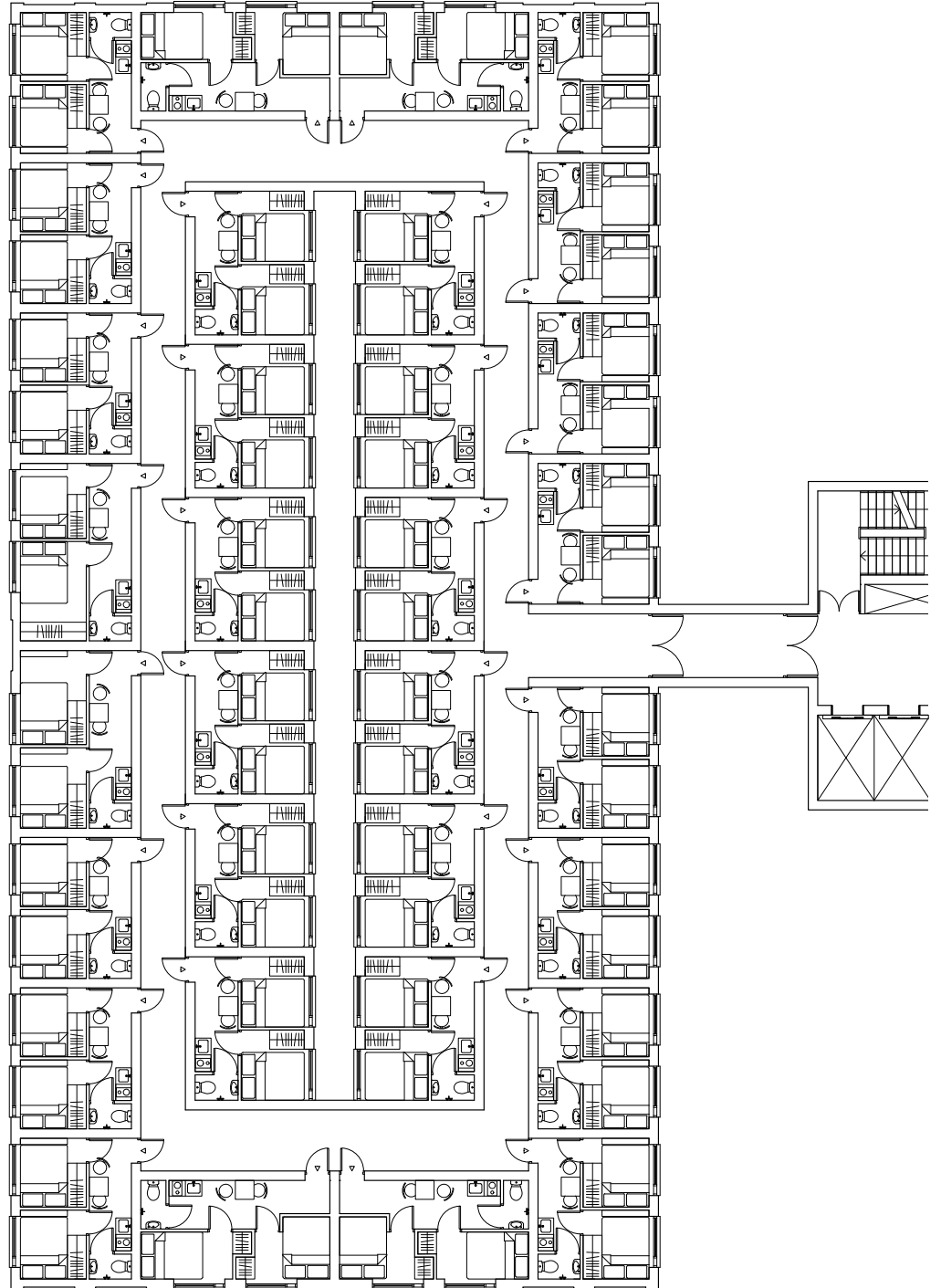


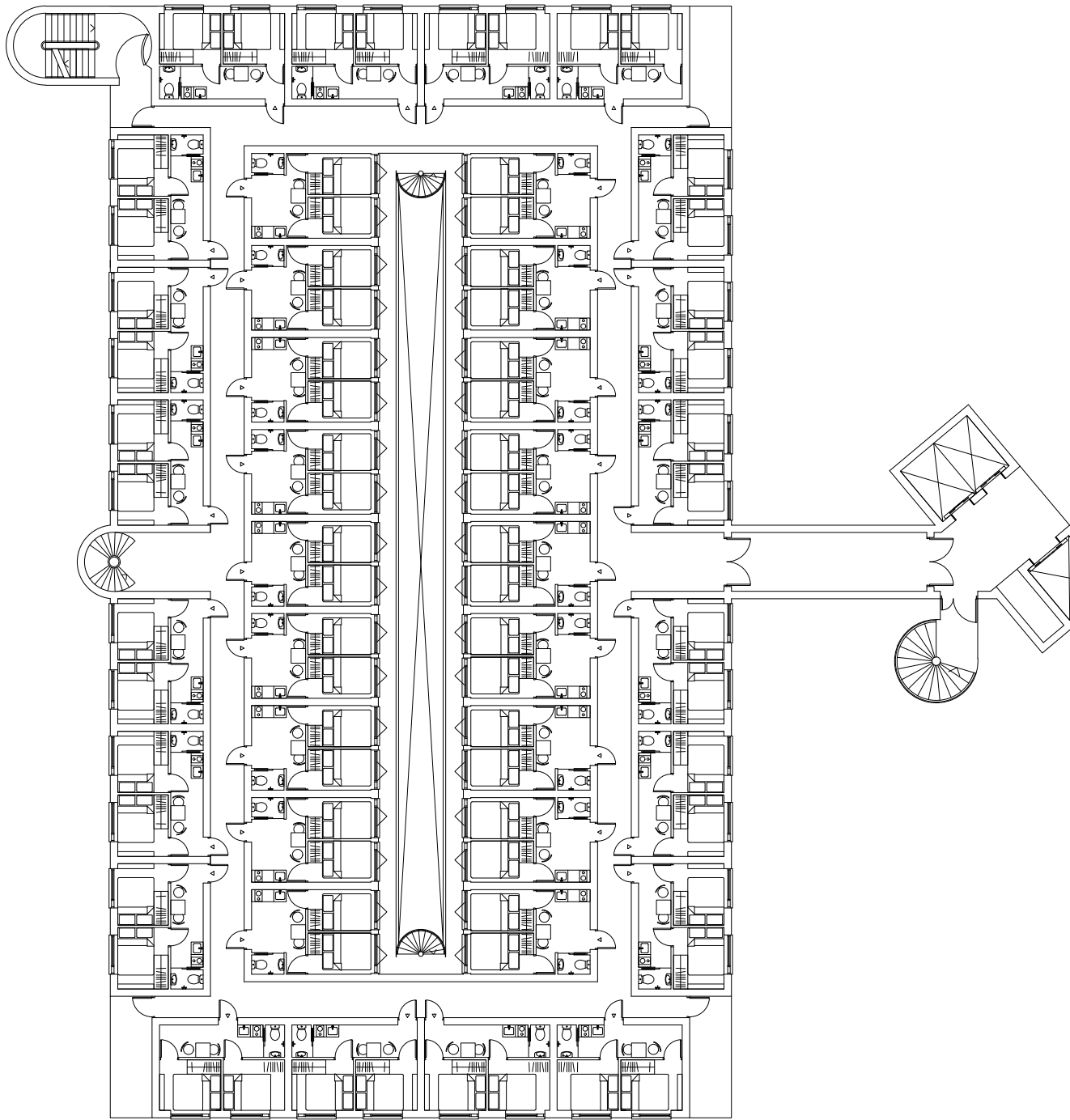




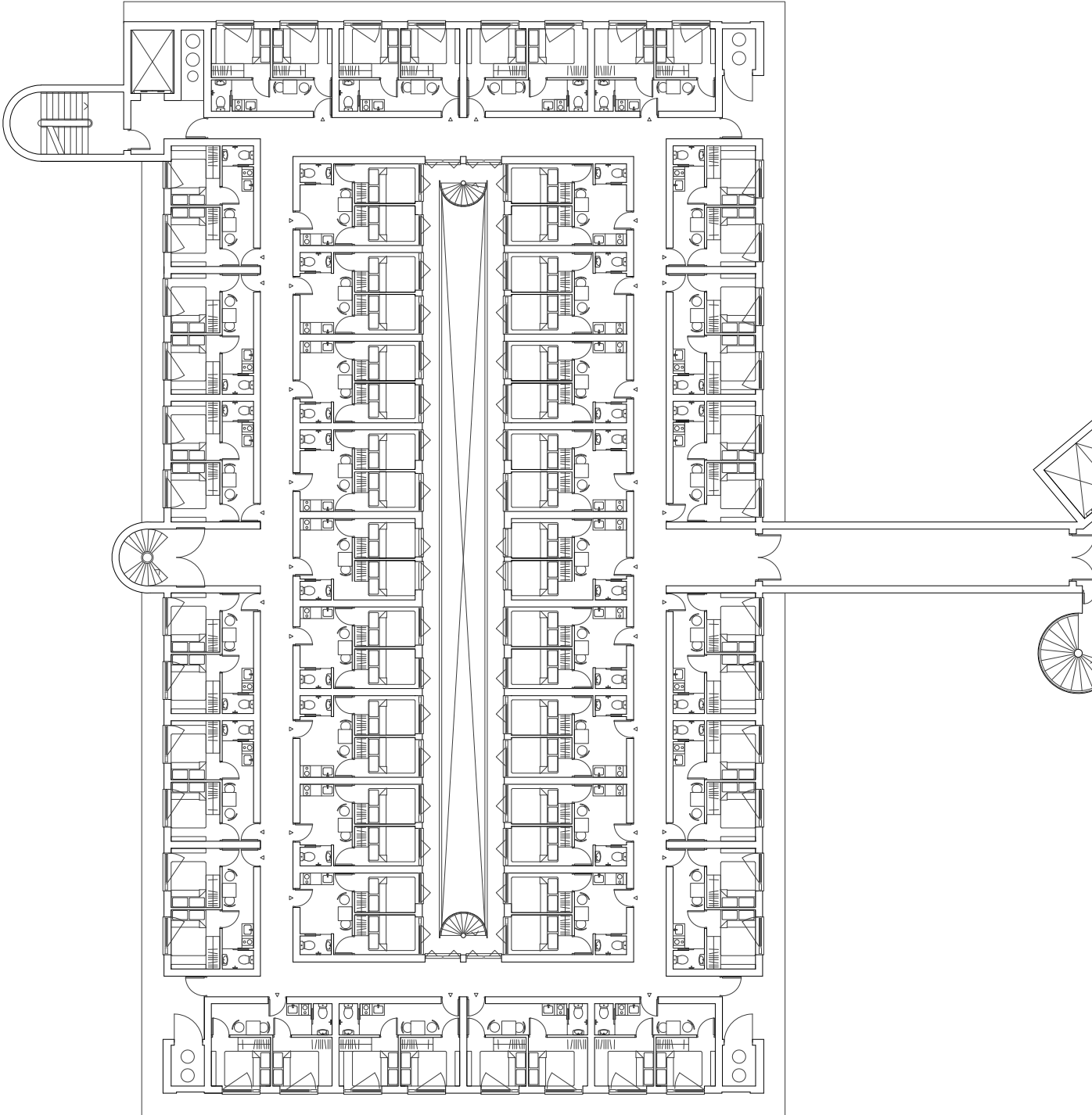


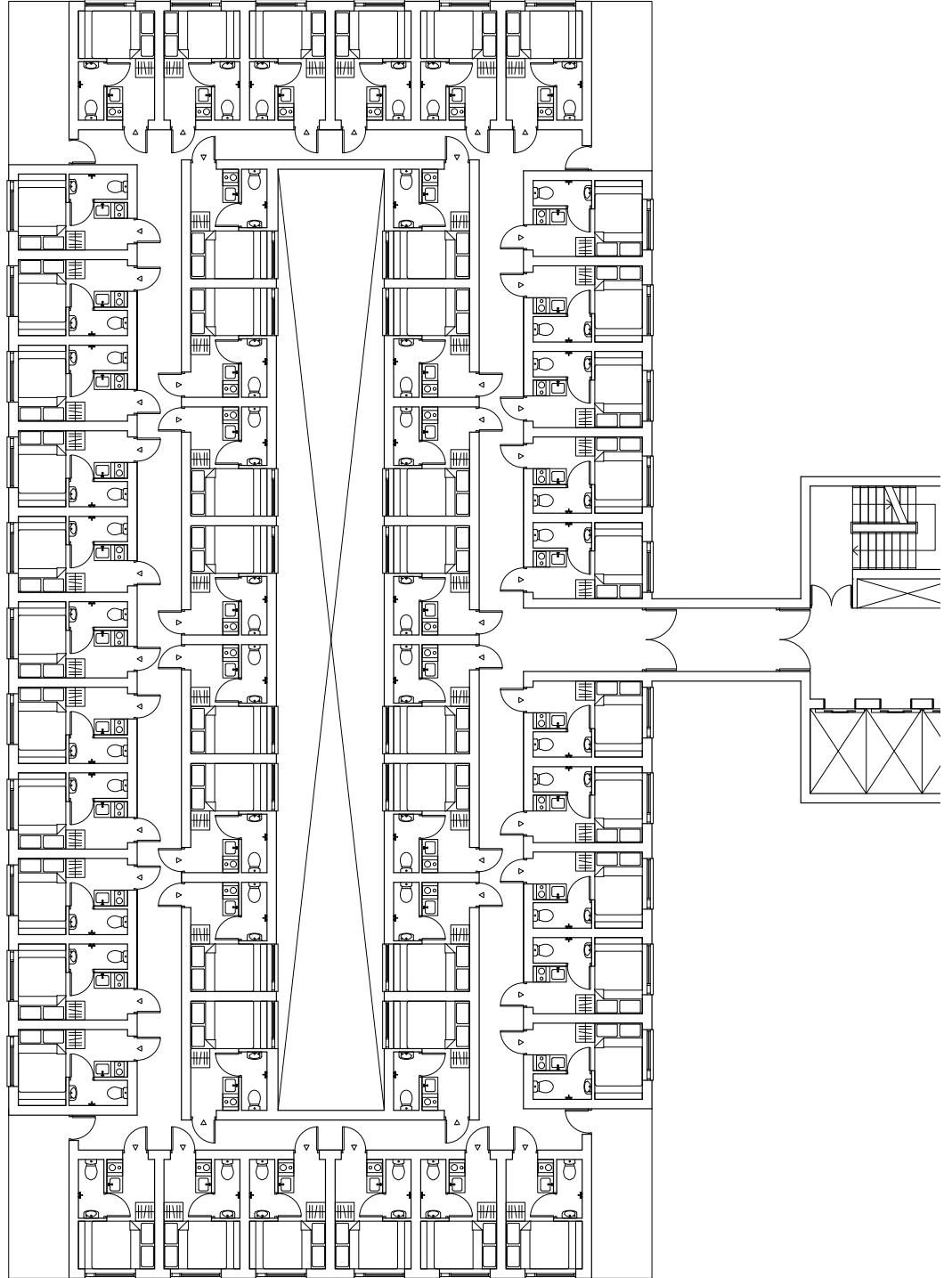


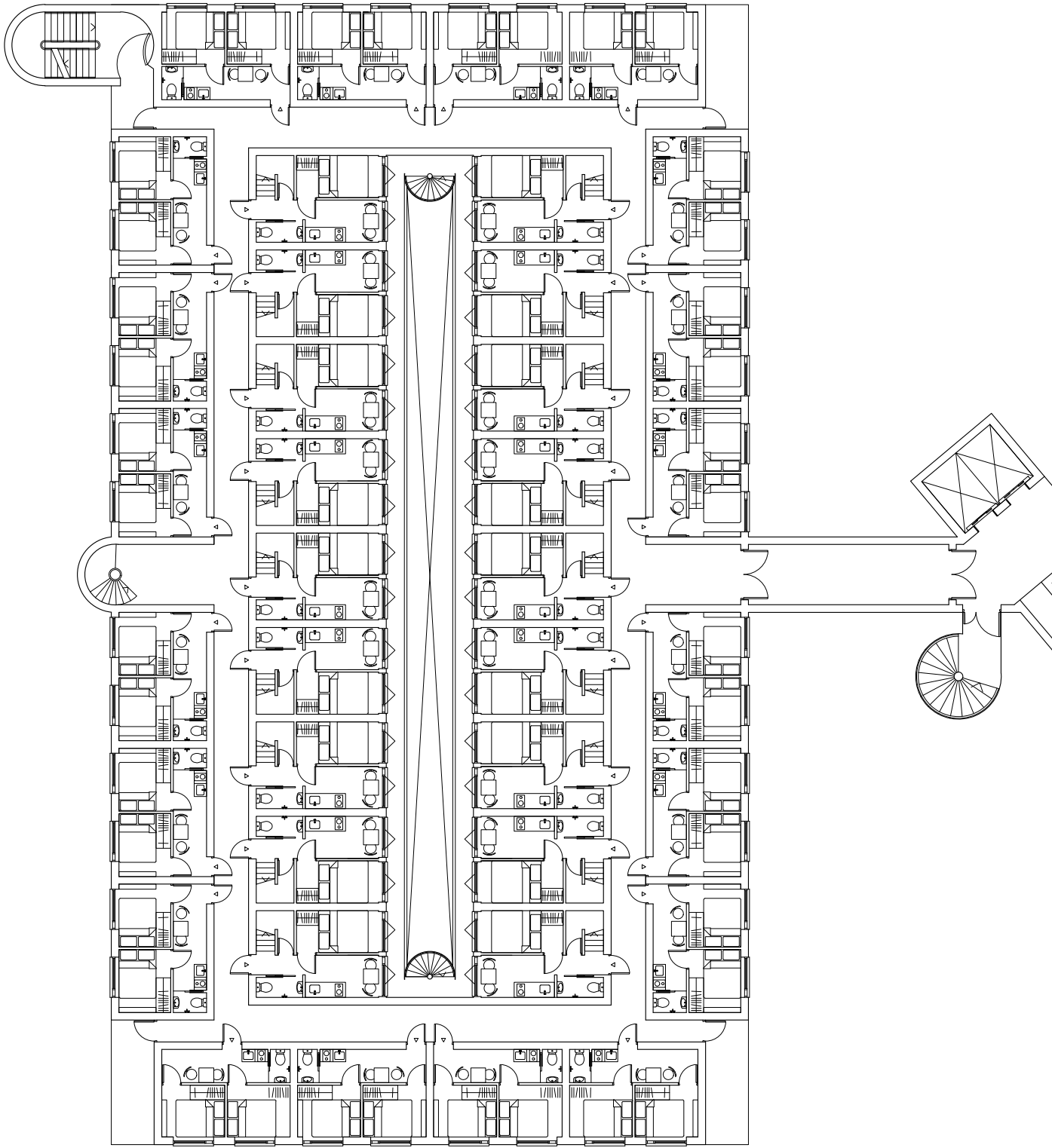


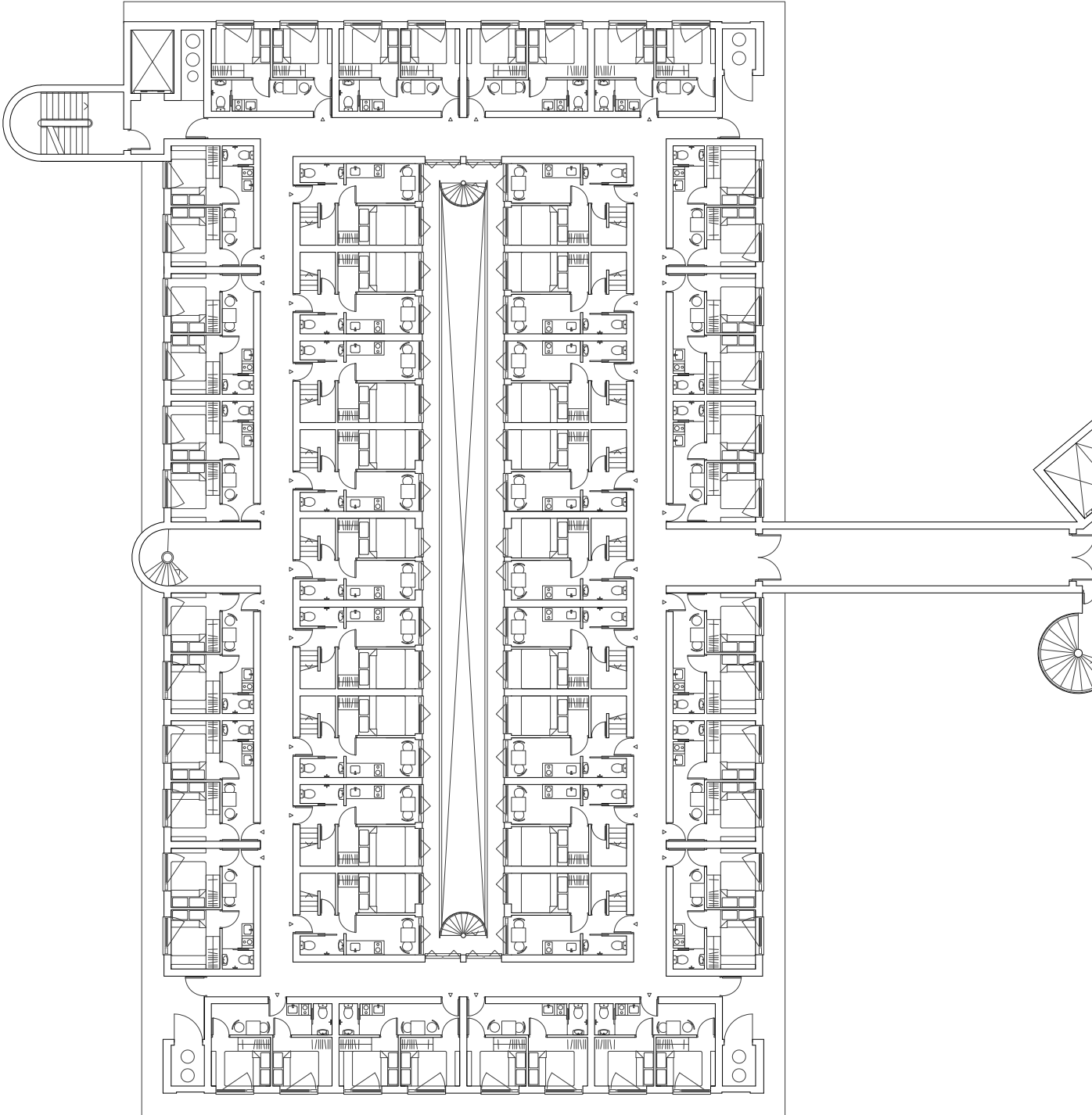


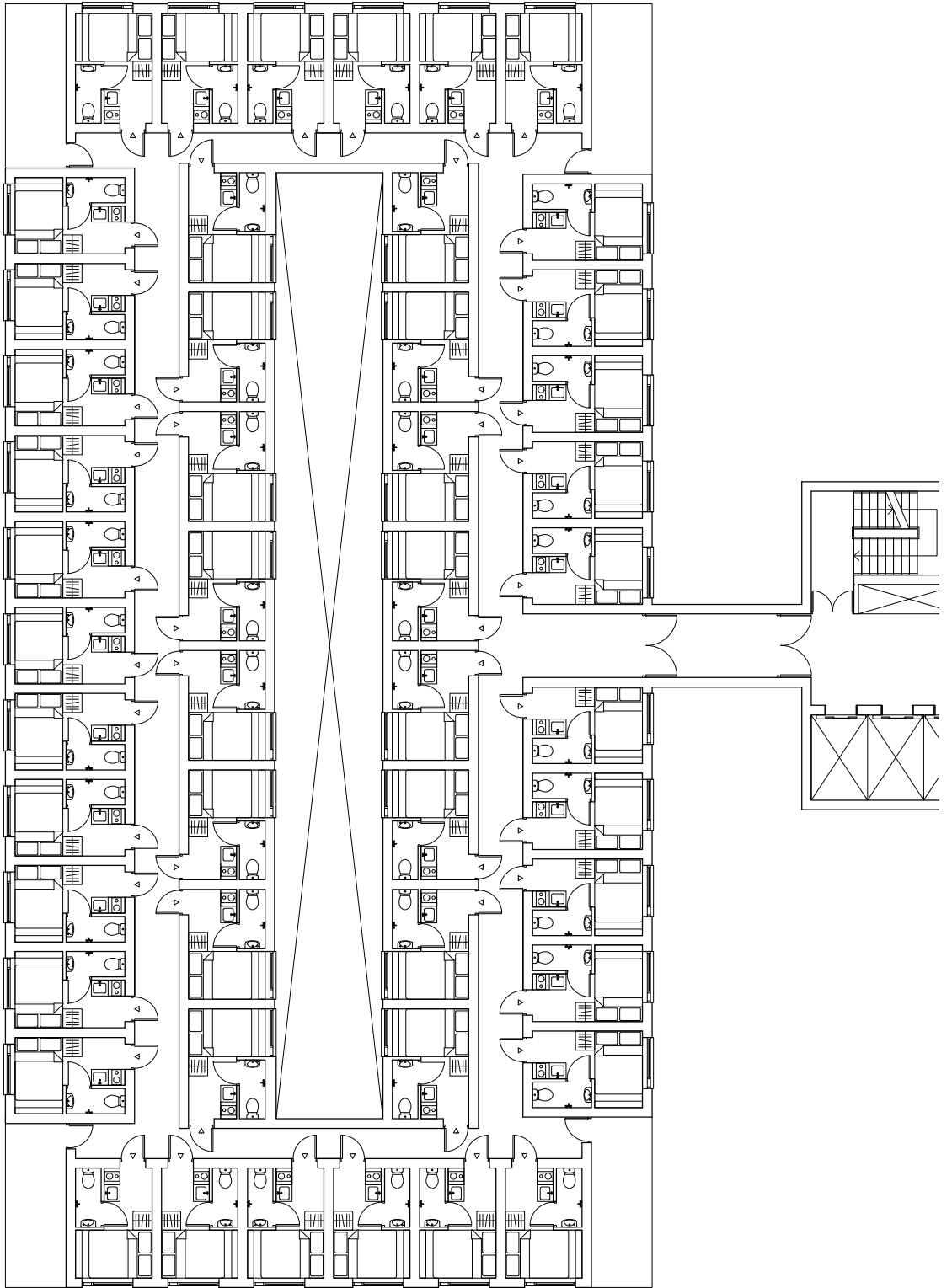


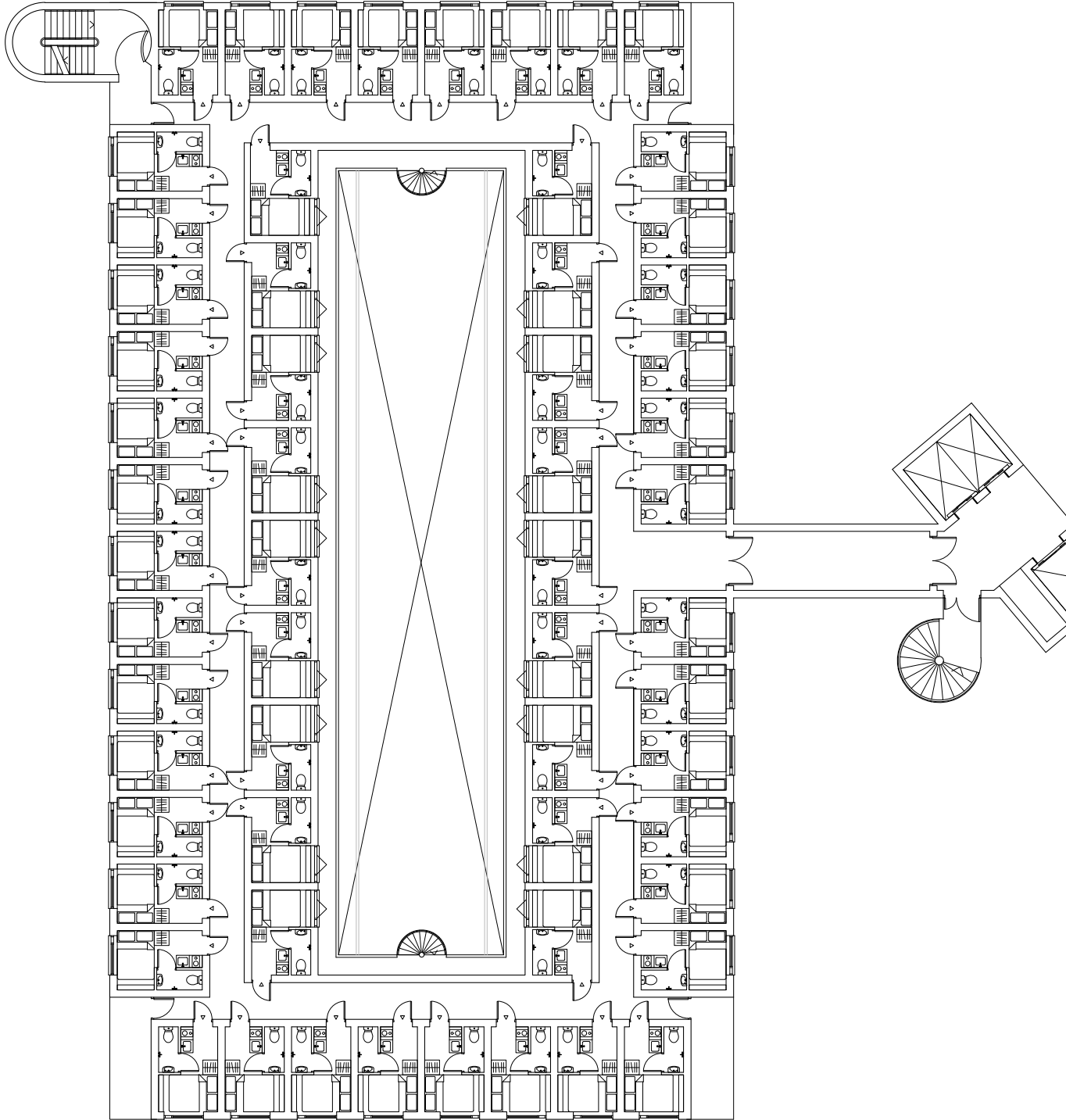


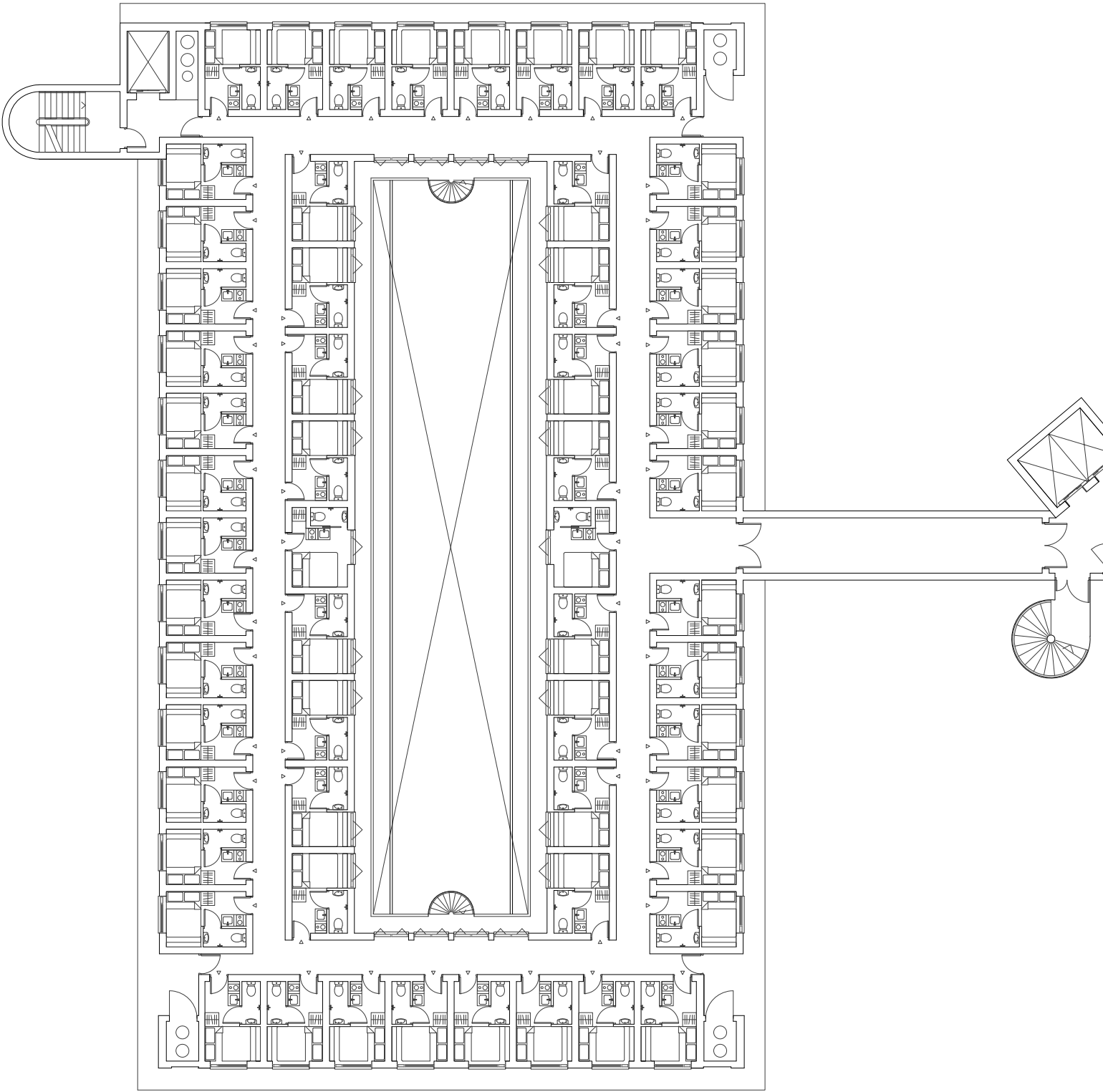












## 5. Reflection

### Introduction

The title of the graduation project, *The State of Speculation*, refers specifically to the notion of the state of exception as coined by Carl Schmitt. This concept points to a sovereign's ability to transcend the rule of law in the name of public good, the power of which is commonly mechanised in a state of emergency. In naming the project in such a way, a worldview is created whereby a degree of agency in the world system is deliberately transferred to the encompassing financial mechanism that recursively governs our day-to-day. Moreover, it draws upon this notions of breaking norms, rules, laws to refer to how often the regulation for monetary is superseded – in the game of the capitalist financial system, the best position to be in is at the top, and to be at the top is to game the game, a continuous game of subversion.

The project, within the scope of the architectural discipline, attempts to make clear the link between finance and the built environment. It does this first by very clearly declaring a hypothetical building that derives itself from contemporary monetary nomos, second by reproducing an alternative hypothetical building as a counter project to the first, and third by analysing the differences between the two speculated futures.

### 1. The relation between research and design

Given the cyclical inferential dualism that exists between theory (research) and practice (design), where method is the operative mediation between the two, this reflexivity underlies ones way of knowing – no less a case of causality as asserted by Alvin Goldman<sup>1</sup>. Architecture as a discipline, like many others, does not escape this fundamental conception. Our readings of the world actuate particular actions performed by ourselves within the world that we observe. These readings hold the ontological assumptions that frame a distinct world-view characterised by a melange of ideologies, theories, and values that one, consciously and unconsciously, associates and engages with. In turn, each ideology, theory, or value holds an agency that structures our thoughts differently, and thereby results in a different action. Thus, there is no doubt that 'how we build is informed by how we understand the world, and how we understand the world is framed by what we have built there.'<sup>2</sup> Moreover, as it is often the case that one engages with a multitude of structuring theories, it is important to be explicit and self-critical about the theories utilised such that oneself and those who engage with ones work can understand how the methodology for a piece of research is arrived at, aiding in the validation the findings (if completely soundly) as well as anticipating potential outcomes.

Tackling the dualism of research and design purely on a philosophic level, as the paragraph above has attempted, reveals more questions than answers. No doubt has practising research and design during the course of the graduation studio answered more questions than produced more questions. Indeed, contrasting the crispness of ideas, essays, and argumentations, the practice of design is non-linear, illogical, and irrational. As such, over the course the studio as the research question was continuously tackled, reflected upon, and reframed, the initial large volume of pure research inquiries had to be shelved into the back of my mind to allow it time to be absorbed and, without clear evidence, actuate design intuitions as the demand for them started to arise in the studio.

Reconciling the relationship between research and design (or in the case of the studio, research by design), if the two practices were placed on a timeline, the timeline would typically start with research and followed by design. However the circularity and the intrinsic relationship between the two, as I have began to grasp, is far more fluid than one after the other. It is not untypical to find one reflecting upon one's design utilising research as a measuring stick. Thereby, I now see the two practices as partnering tools for understanding and actuating within the world with the following rule of thumb: where one cannot intuitively design, one lacks knowledge and thereby



should shift into research; where one notices more questions are revealed than answers, one should design.

**2. What is the relation between your graduation (project) topic, the studio topic (if applicable), your master track (A,U,BT,LA,MBE), and your master programme (MSc AUBS)?**

The studio's focus on the North Sea as a landscape of coexistence was of particular personal resonance, given the political shift that being brewed across the very fabric of the sea between the United Kingdom and the EU27. No doubt, the globe is a shifting landscape of co-existence and antagonism. The era of co-existence that we are living through is more often than that taken for granted. Moreover, with the studio offering the opportunity to study in a transcalar and interdisciplinary (architecture, urbanism, landscape design, and water management) fashion, both spatial and temporal, the position of the architect is integral to this and this working position provides results that are more holistic and grounded.

My project, of relating finance and thereby degrees of politics with the built environment fits within this research framework in a unique way as it's conception of the territorial scale is not necessarily driven by physical factors like geology, climate, fauna and flora, but instead driven by the financially quantised perspective of the territory. Therefore the project's arrival at a site in London is based off current economic and political trends, and the main driving force for an alternative solution is the major political uprooting of Brexit.

The research component of the programme in the Architecture allows me to integrate my newfound rudimentary knowledge in finance and politics, whilst my background as a working architect allowed me to have insight into the developer's clichés that are to be considered as points of subversion in the production of the counter project. Therefore as a student of the Architecture track, I believe that the project contributes to making our cities more liveable, resilient and sustainable by negotiating with this factor of the built environment that is more often than not overlooked due to it's restraining qualities.

**3. Elaboration on research method and approach chosen by the student in relation to the graduation studio methodical line of inquiry, reflecting thereby upon the scientific relevance of the work.**

Multiple research methods were employed in the course of the graduation project. Perhaps the most relevant of these was the use of actor network theory (ANT) throughout the different scales of the project, on the territorial scale with drawing up a speculative board of stakeholders, on the urban scale considering the users and the urban form in relation to the agency that they afford, on the architectural scale of what kind of architecture would be built at what budget and the degree of craftsmanship that is available in light of hard Brexit. ANT provided the structure necessary for considering the architectural counter project as a literal world-building exercise for the scenario-based research by design. To achieve this, an ANT approach to the reading of the procurement process of the built environment with particular focus on finance, development, and politics was completed and can be seen in the Catalogue of Architectural Elements and their Effects.

In the process of design of the counter project, the Catalogue is continuously referred to for solutions and knowledge and is reflexively updated whenever a problem in the design process arises and the solution is found. Each entry is categorised for ease of use upon revisiting the document, but the categorisation process forms a level of editing and reflection necessary to afford the time necessary to comprehend each design solution. I believe then, that this recording

of work and its editing produces a form of knowledge generation that is in line with the overarching methodology of research by design which is called for by the chair of 'Transitional Territories'.

**4. Elaboration on the relationship between the graduation project and the wider social, professional and scientific framework, touching upon the transferability of the project results.**

The graduation project draws its pertinence from two primary elements. Initially, the venture attempts to join the aspirations of various professions and stakeholders in the advancement of the built environment in our urban communities. This incorporates from one viewpoint the practicing bodies (not limited to architects, urbanists, planners, engineers) that make up the Faculty of Built Environment. From another viewpoint, that is outside of the scope of the Faculty, the project tries to include the profession to fund managers, project consultants, and developers in the processing of producing a new standard of living that is reflective of the new economic and political climate of a hard Brexit London. As such, the project forms a sort of blueprint for how practitioners who are typically not immediately engaged or do not the knowledge required to actively inform the procurement of the built environment can get involved and the varying desires of stakeholders can be addressed with the scope of a building project.

Secondly, the project finds itself within a context that can only be described as the bubble of academia. Whereby the condition of architectural education today is a representation of the discipline in today's society. Removed from the coordination with engineers, municipality, and permitting agencies; the administration of the construction process; dealing with contractors; engaging product vendors; producing graphic manuals for construction; aligning with clients' desires and budgets, much of architectural education today is not only a gross misrepresentation of the profession, but also does not fully prepare its subjects with the skills and know-how in its 'vocational degree'. Therefore, I see the project not only as having a transferable set of methods onto the professional and practising level of architecture, but it can also be used in the education of architects such that student are better prepared for the skills and workflows that are typically found in professional practice. For these reasons, I find that the result of the project is the methodology that can be drawn from it, whilst the resulting counter project is a vehicular brief for the generation of a methodology that adheres to the morphed ideologies that I had absorbed at the beginning of the studio.

**5. Discuss the ethical issues and dilemmas you may have encountered in (i) doing the research, (ii, if applicable) elaborating the design and (iii) potential applications of the results in practice.**

There are clear ethical issues and dilemmas attached to ANT. For one, ANT has been criticised for being amoral due to its lack of concern with regards to the intentions or ideologies of actors. This point of criticism has often been disclaimed as null due to the fact that it is only in the construction process of the network that one should not take sides or positions that may affect the topology of the network, however one is perfectly well to take up such positions in reviewing the completed network. ANT's apparent objectivity though can indeed be questioned, although it does make good grounds in homogenising one's perspective on all the actors that one draws, no doubt the pillar of one's own baggages, curiosities, biases will continue to prevail. However, indeed, the act of accumulating the knowledge and information through relational observations does open new potential underlying narratives that may have been missed or assumed dismissed. The case of which can be seen in Luuk Boelens' application of ANT in Dutch planning<sup>3</sup>. Whereby although a network and ANT's approach to conceptualising the world has been

taken into account, ultimately the pragmatism in having to generate revenue for subsistence overpowered any attempt at homogenising the field of actors. The author, however does raise that new and creative solutions were found utilising this methodology. No doubt then, that ANT like many other theories and accompanying methodologies is a double-edged sword and one has to be critical of ones action at all stages of the project such that a rigorous, logical and coherent result is arrived at.

When considering the issues relating to the resulting counter project, an immense change in lifestyle will be necessary if the building is to be successful. While it's intentions of a hyper dense, low private floor area living were introduced for the cost-saving benefits it may have, it clearly does not suit a portion of the housing market demographics of today. The building calls for a radical change from the consideration of one's own space to the consideration of the commons' own space. No doubt, these factors are out of the designer's hands unless one was to consider the temporal element of introducing this change gradually and over time. However it is considered that the radical shift and aftershock of hard Brexit should be pertinent enough to call for such changes in lifestyles and notion of ownership. Indeed, given such a perspective on how the day-to-day of people can change, the idea of 'shock therapy' as utilised by Naomi Klein<sup>4</sup> is brought up, the ethical and moral position of which is dubious at best. Clearly, it can be extended that any design or plan of living is always some degree of 'shock therapy', a speculative future that engages the imagination of the viewer of what they may or may not want. When utilised in a strategic way, one then may influence the desires and malleability of the viewer to one's content, and here stands perhaps the greatest moral dilemma for designers. By July 2007 the sub-prime mortgage crisis, which had been devastating poor black neighbourhoods in the us for at least five years, finally crossed a line in the sand and began taking a toll on the white middle class. On 9 August, officials of the French bank bnp Paribas issued a statement saying '...the complete evaporation of liquidity in segments of the us securitisation market [read: those incorporating mortgages] has made it impossible to value certain assets fairly.' In other words, who knew how much these home loans were worth, if anything. They concluded optimistically, 'The valuation of these funds will resume as soon as liquidity returns to the markets.'



