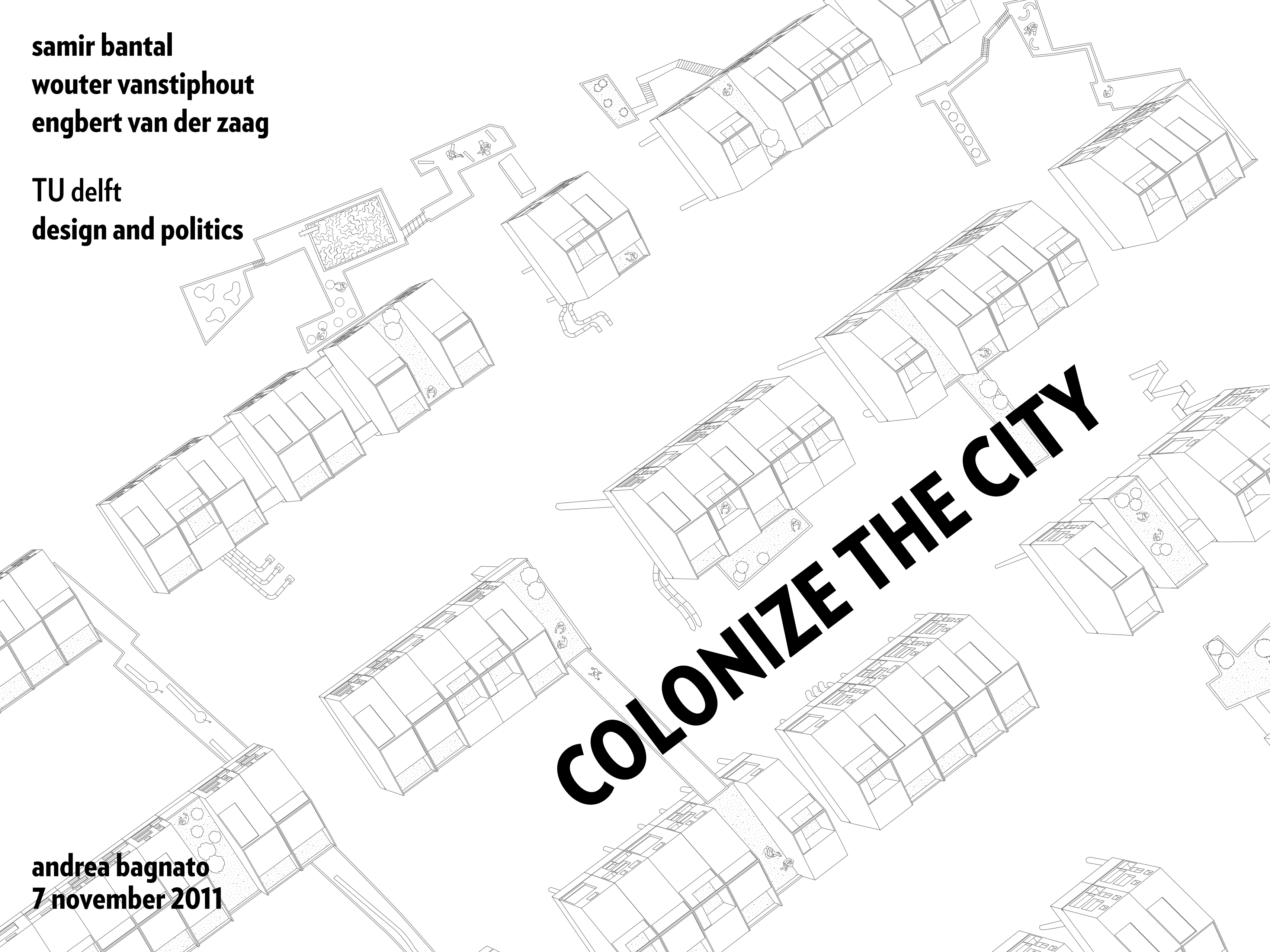


samir bantal
wouter vanstiphout
engbert van der zaag

TU delft
design and politics

COLONIZE THE CITY

andrea bagnato
7 november 2011



A photograph of a London street at dusk. In the foreground, a red double-decker bus is moving across the street, with light trails from its wheels. To the right, a bus stop shelter is visible with several people waiting. The street is lined with a mix of old, multi-story brick buildings and modern glass skyscrapers. The Gherkin skyscraper is prominent in the background, illuminated against the twilight sky. The overall scene captures the blend of historical architecture and modern urban development in London.

London is a forerunner in the transformation of European cities.

The City of London



A part-time business citadel

10 000 residents

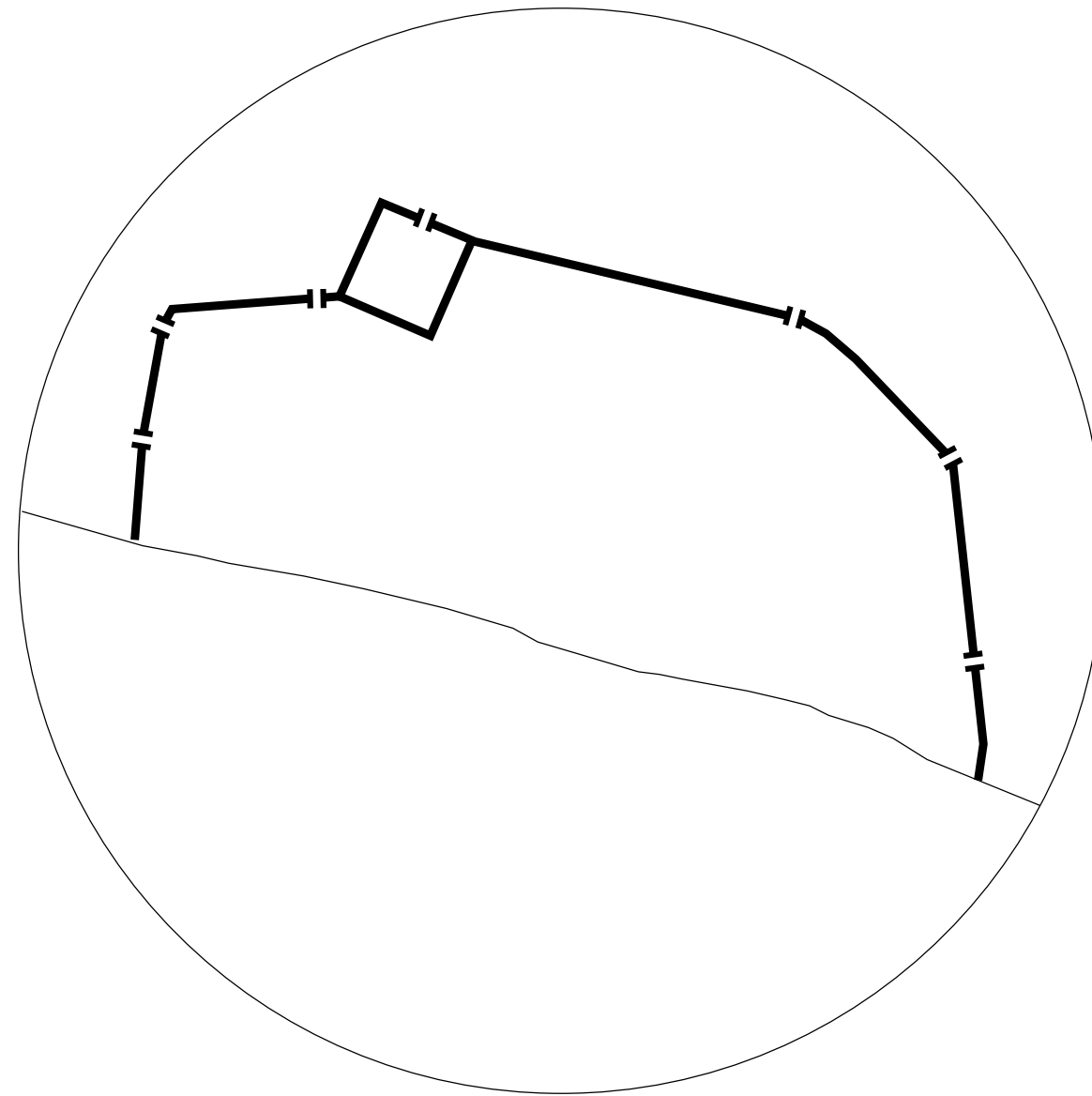
320 000 daily workers

4% of UK's GDP

the only business democracy in the world

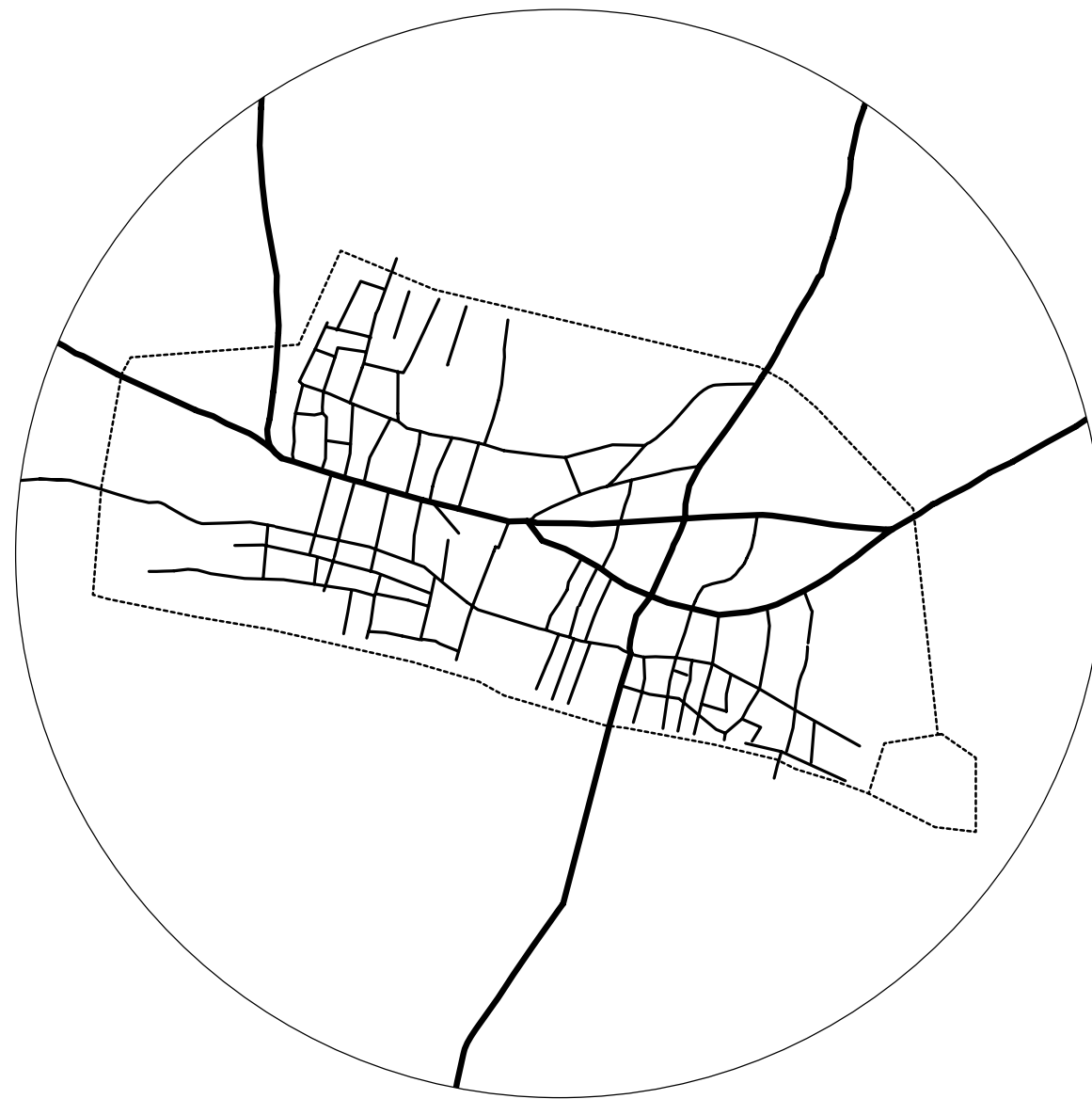
A BRIEF SPATIAL HISTORY

the Roman wall - 200 AD





organic topography - 950 AD



marginal planning



skyline



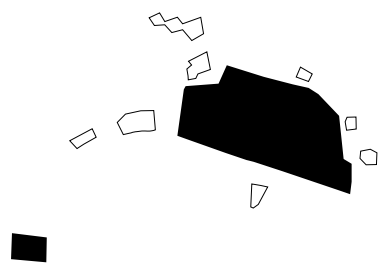
business zoning



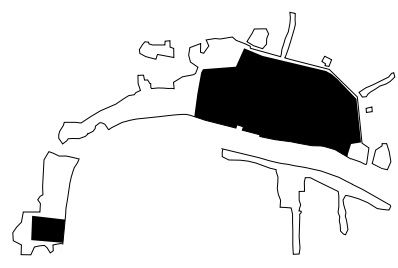
density



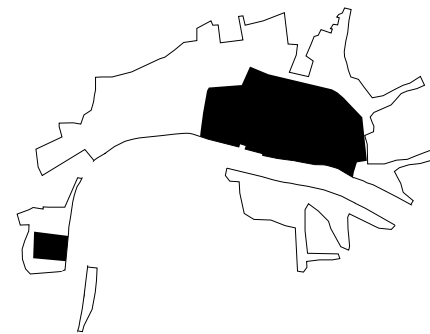
political autonomy



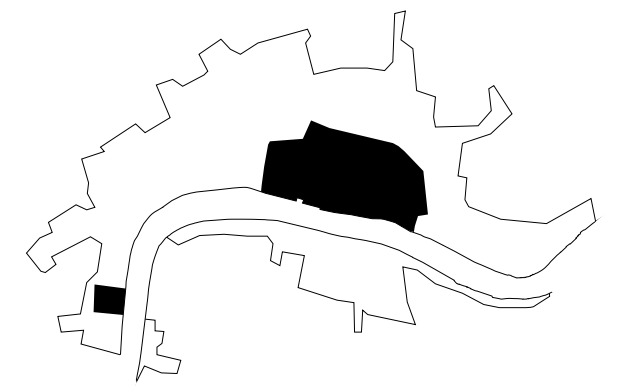
1200



1520



1650



1700

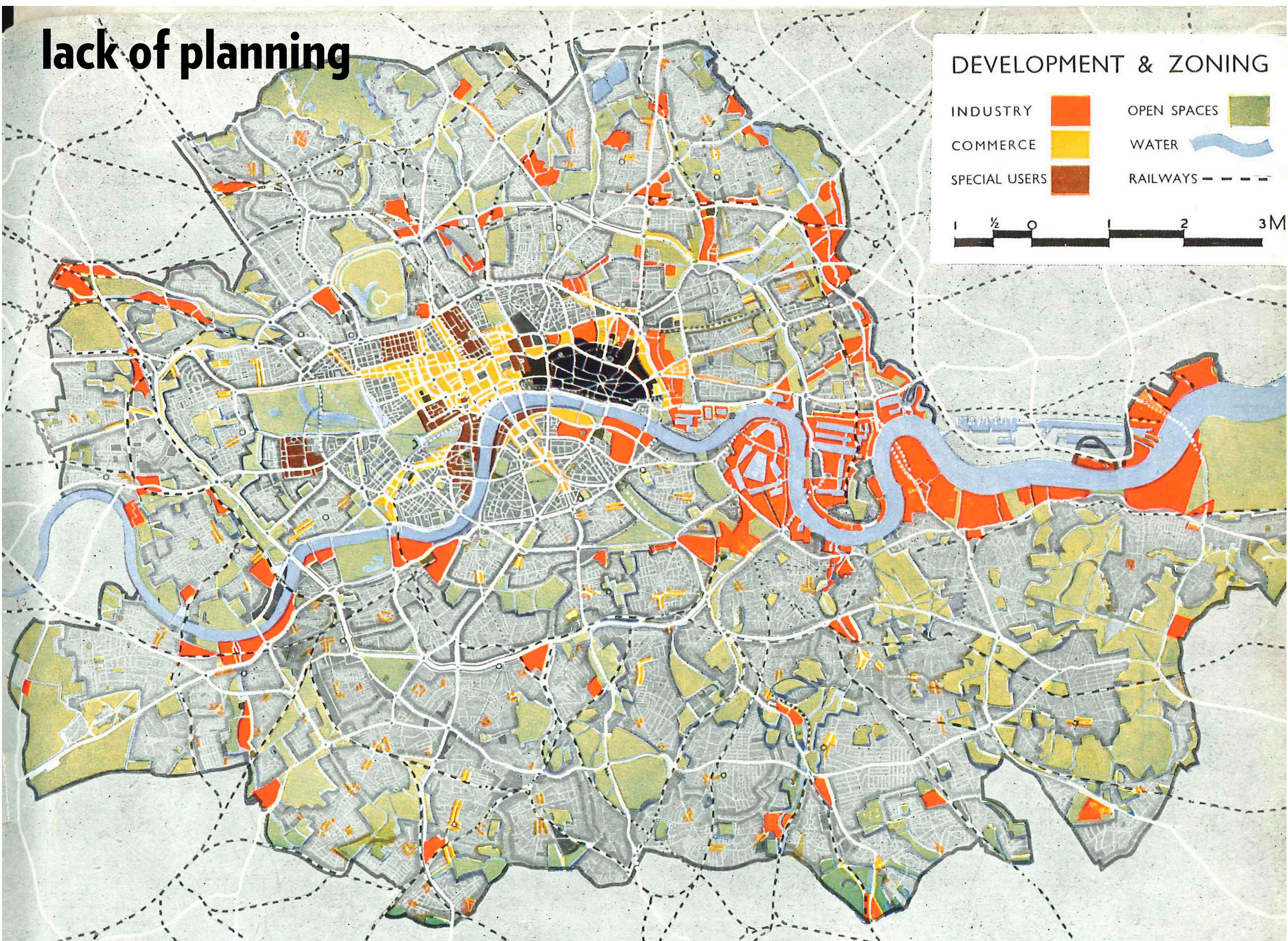
THE CITY TODAY



lack of planning

DEVELOPMENT & ZONING

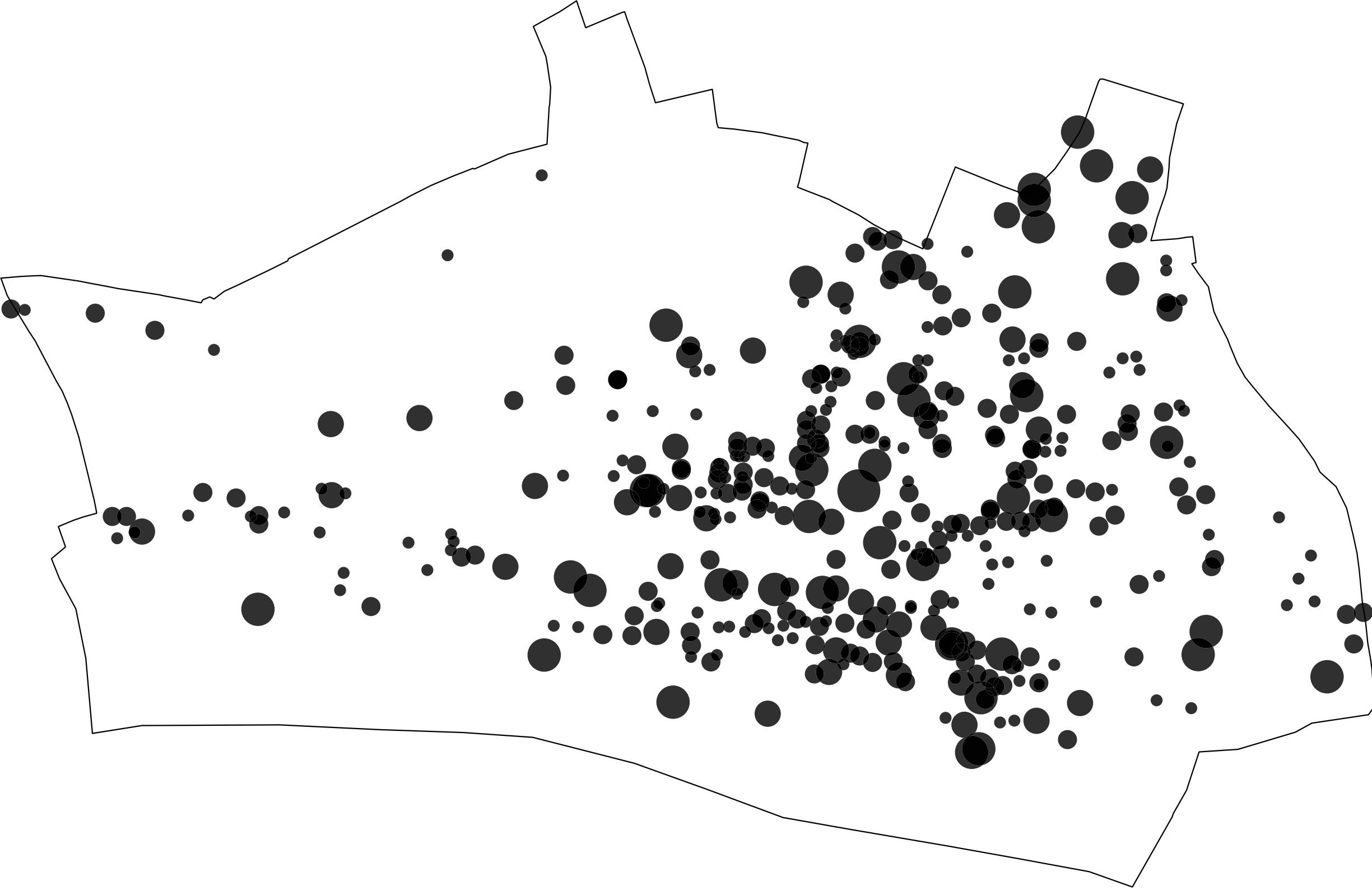
- | | | | |
|---------------|---|-------------|---|
| INDUSTRY |  | OPEN SPACES |  |
| COMMERCE |  | WATER |  |
| SPECIAL USERS |  | RAILWAYS |  |



skyline



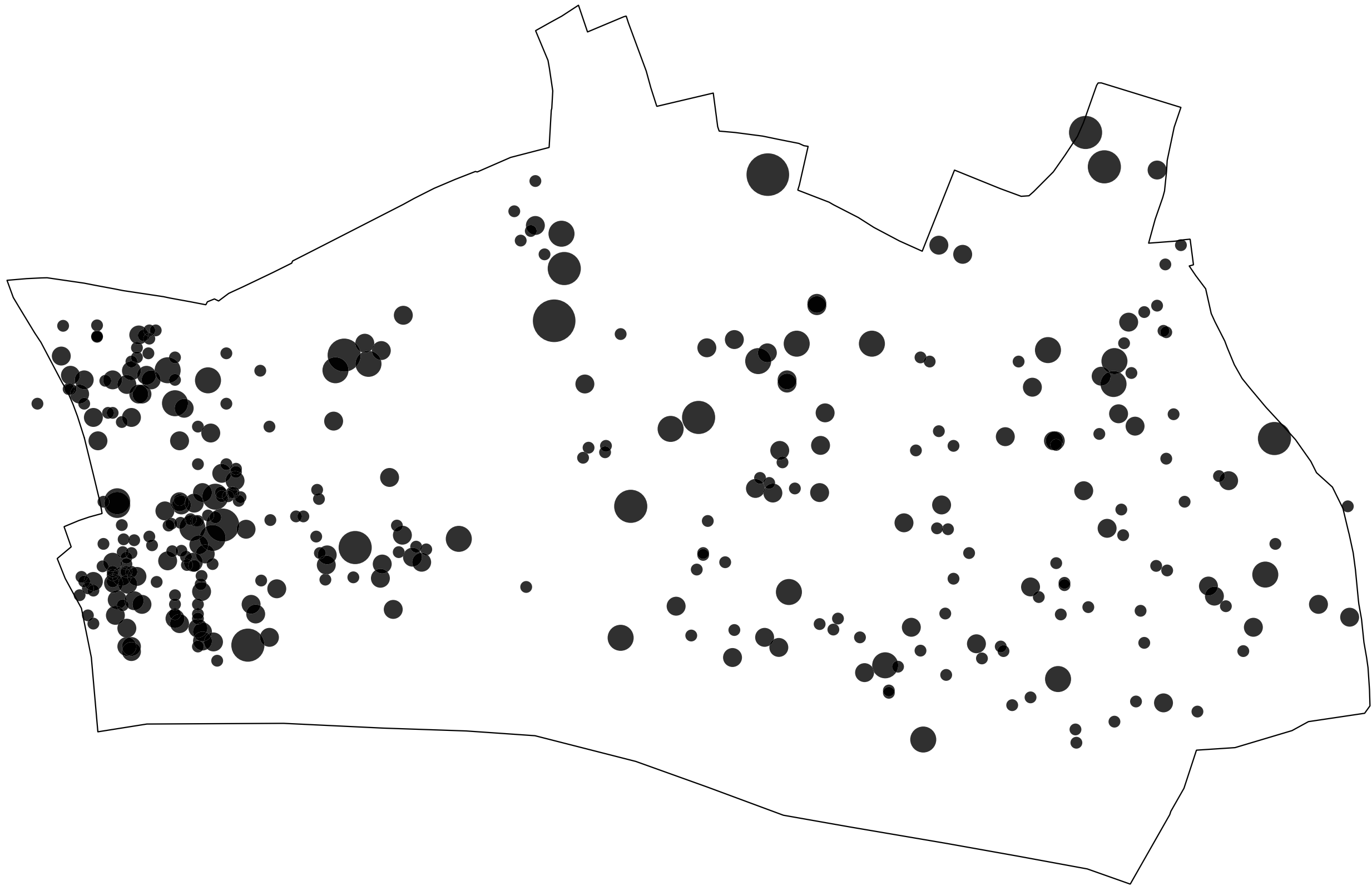
business zoning



banks



insurance



legal firms

density



Inaccountability

Autonomy from the Mayor of London

Parliament lobbying

RESEARCH OUTCOMES:

CRITICAL STANCES

In spite of its very high density, the city is used on a “part-time” basis, and is seen as a purely functional part of London.

This contributes to its segregation.

**the current development
model is undermining the
spatial quality of the City,
destroying its carachter.**

**the global financial class is
increasingly disconnected
from the physical space it
works in.**

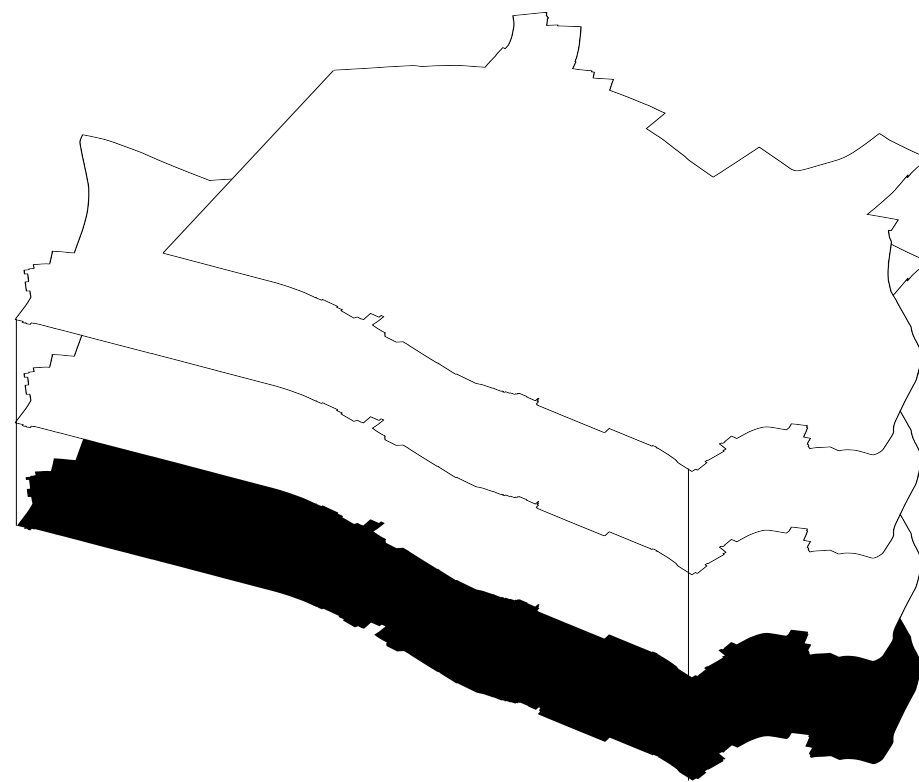
**in spite of its
economical benefit,
the City contributes
to increasing the
pressure on London
(housing market,
transport).**

PROGRAM AND PLANNING

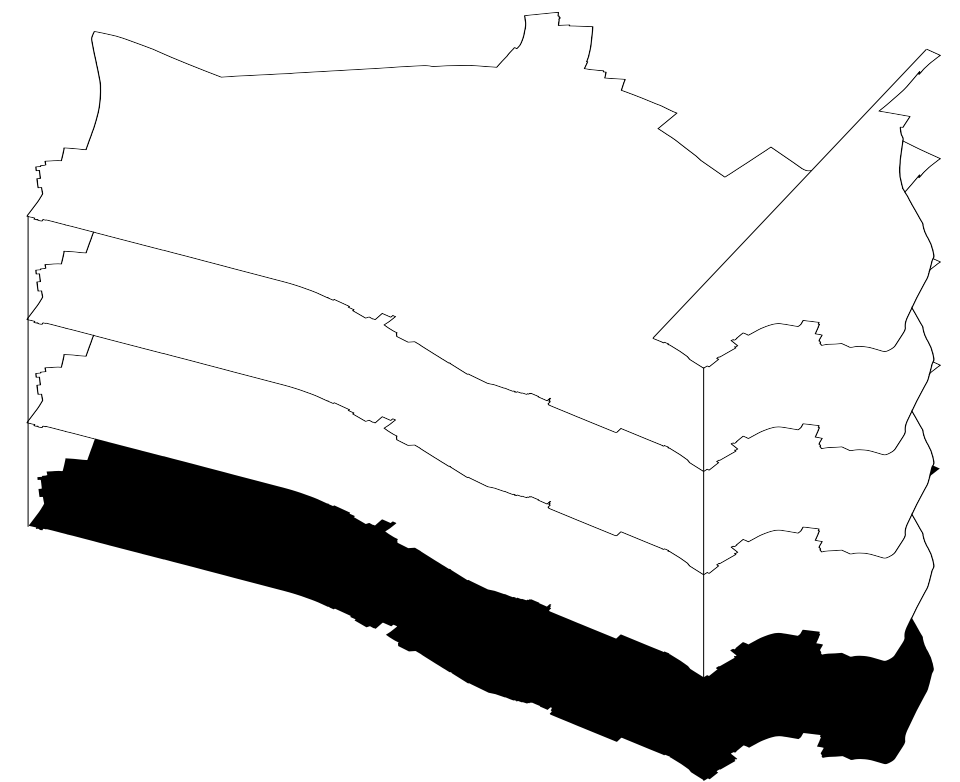
Office floor space



1982
6 000 000 m²
F.A.R. = 2



2010
8 200 000 m²
F.A.R. = 2.8



2025
9 000 000 m²
F.A.R. = 3.1

Urban planning is a matter of setting different priorities concerning the construction of the city.

This could be an opportunity for radically rethinking the role of the City within London.

What if the planned development were not office space, but housing?

LOCATION



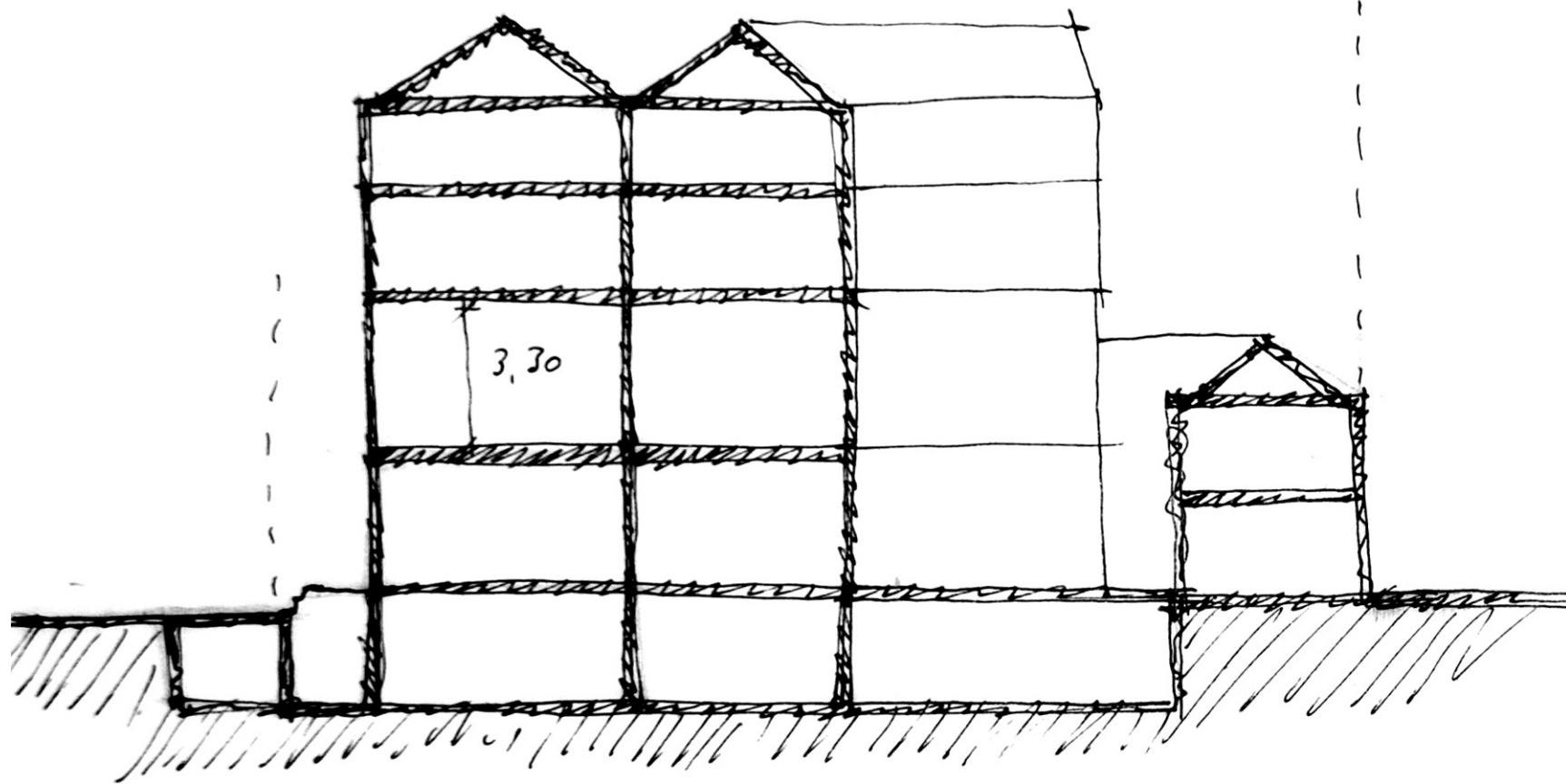
HOUSING

OFFICES

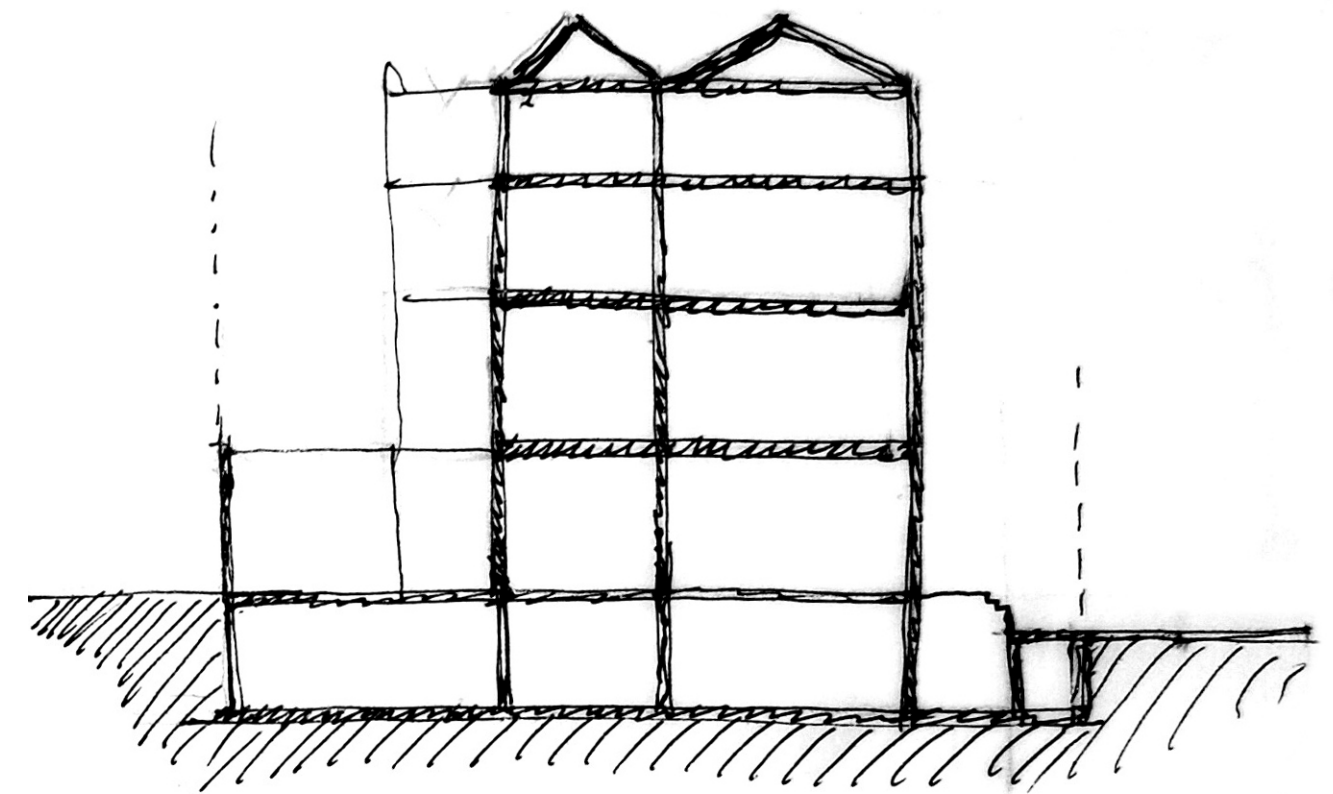
TYOLOGY: THE TERRACE HOUSE



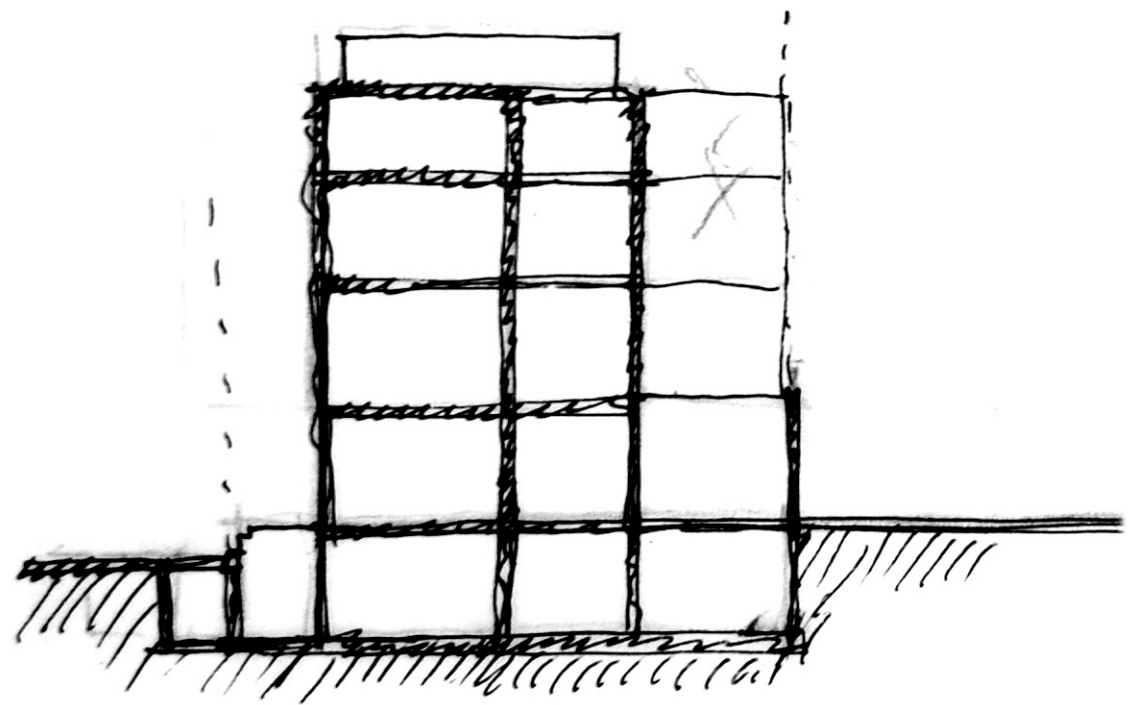
27 m
WIDTH: 7 m



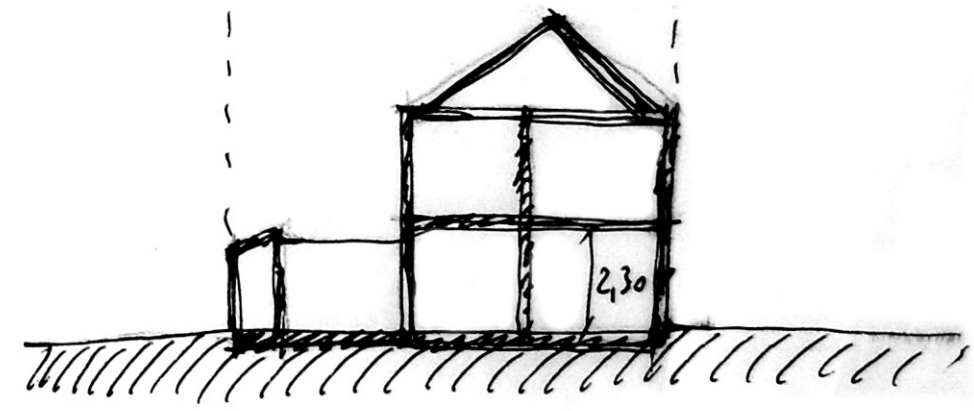
20 m
WIDTH: 6,20 m



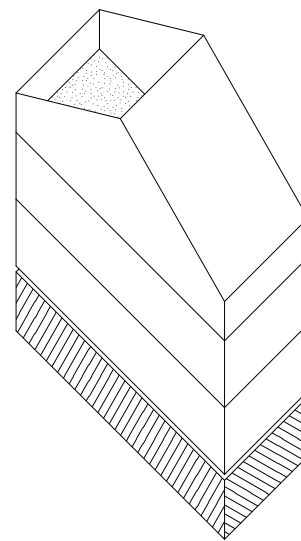
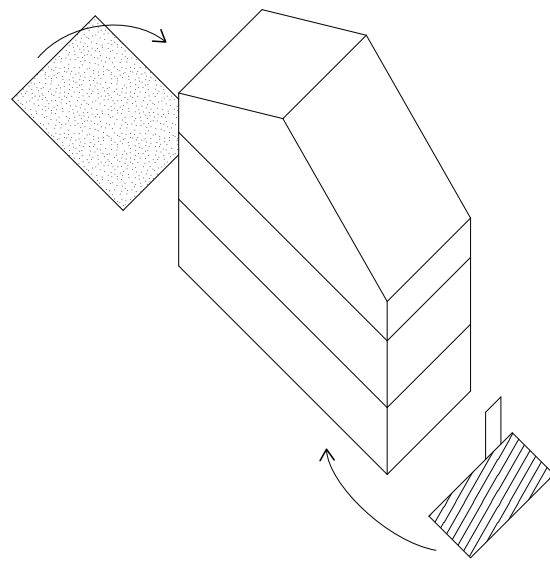
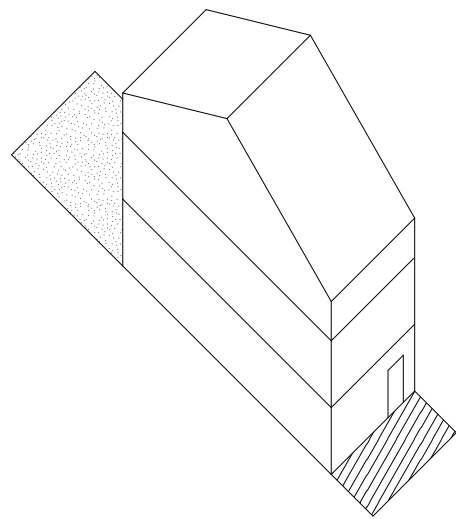
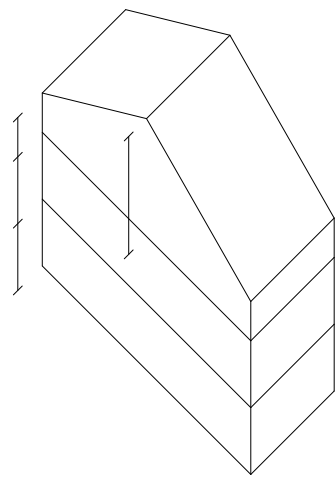
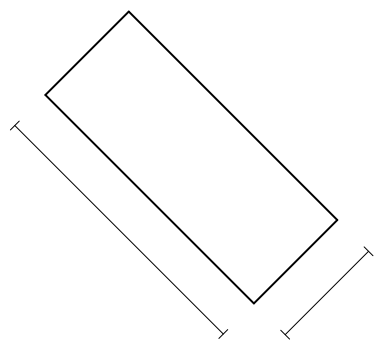
12 m
WIDTH: 5,10 m

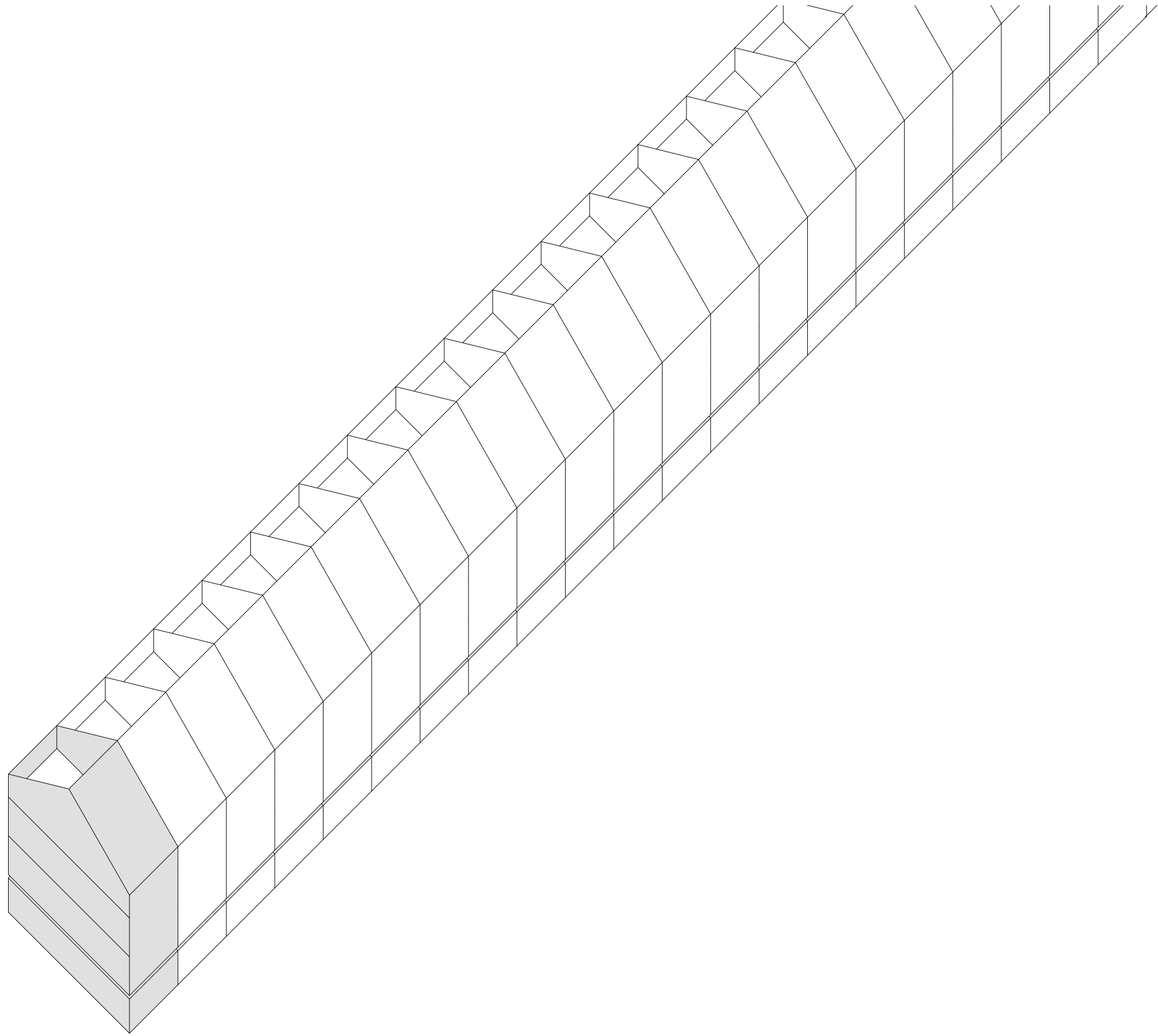


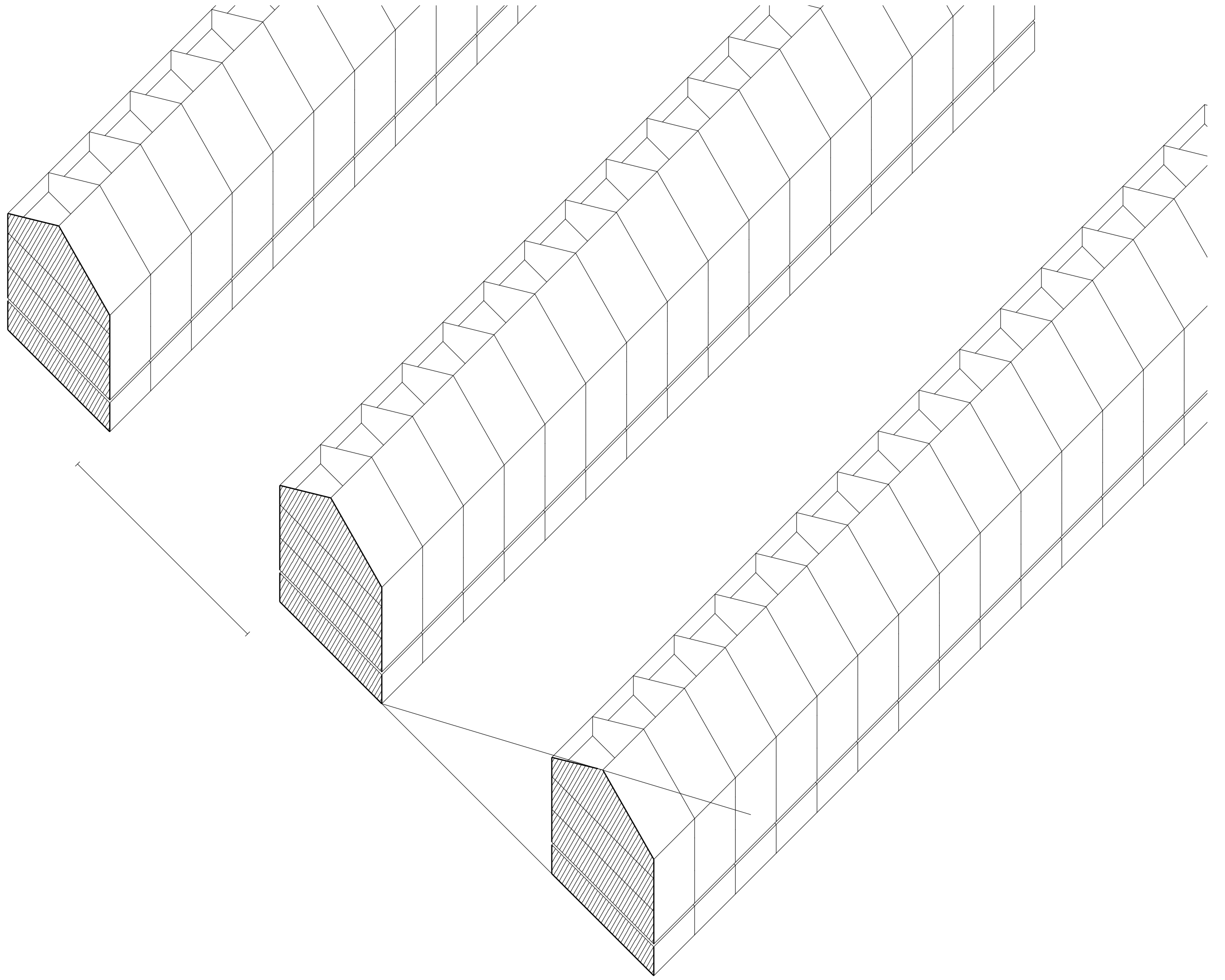
10 m
WIDTH: 3,80 m

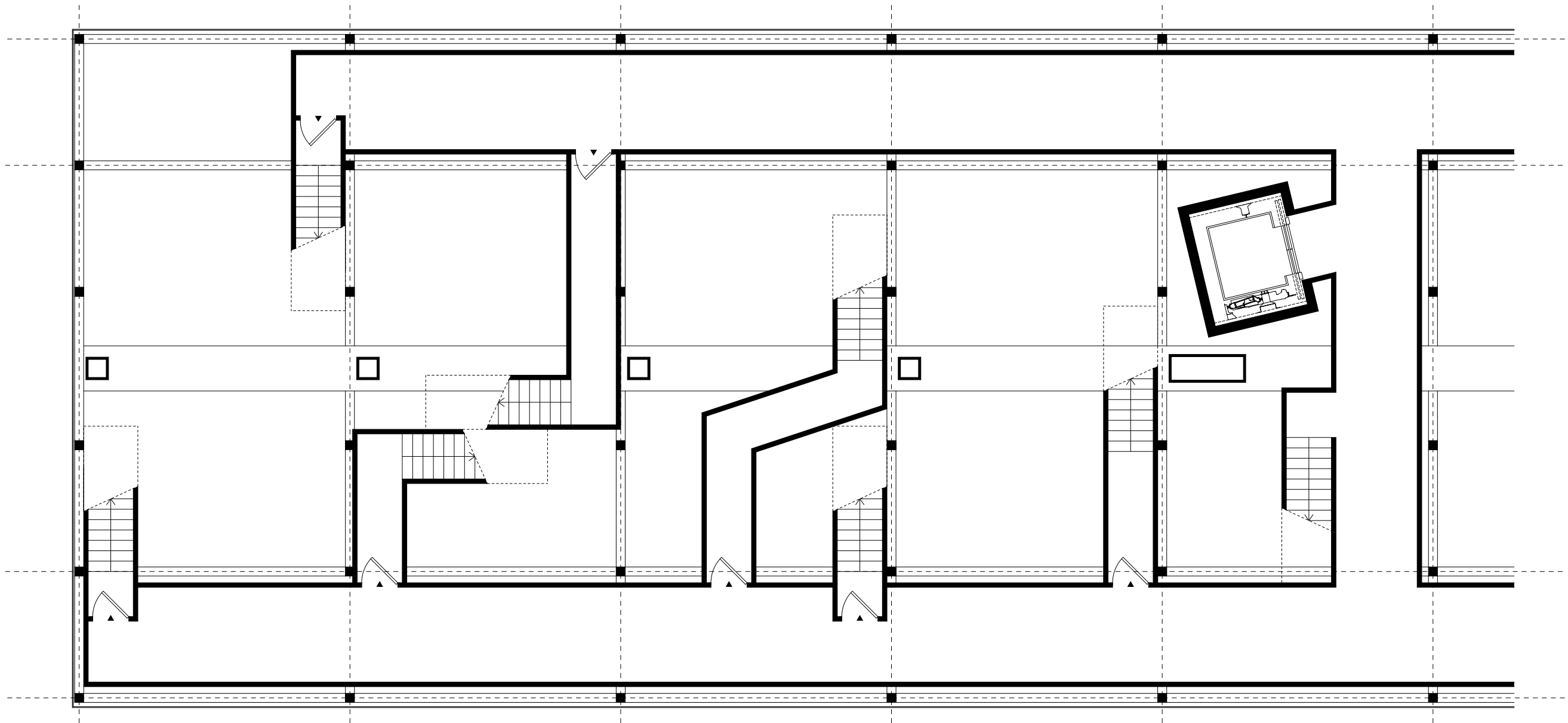


DESIGN CONCEPT





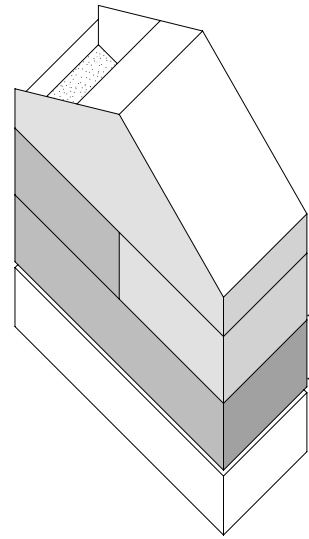




floor plan at access level

dwelling types / 1

35%



couple
105 sqm
2 bedrooms
patio

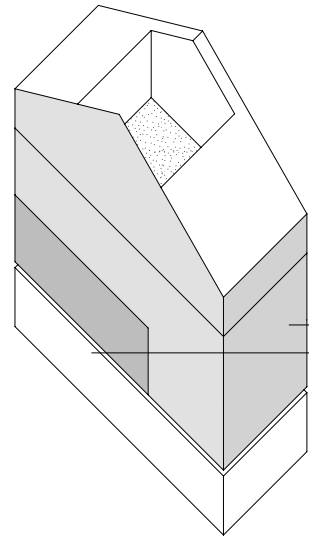


single (additional space)
100 sqm
2 bedrooms

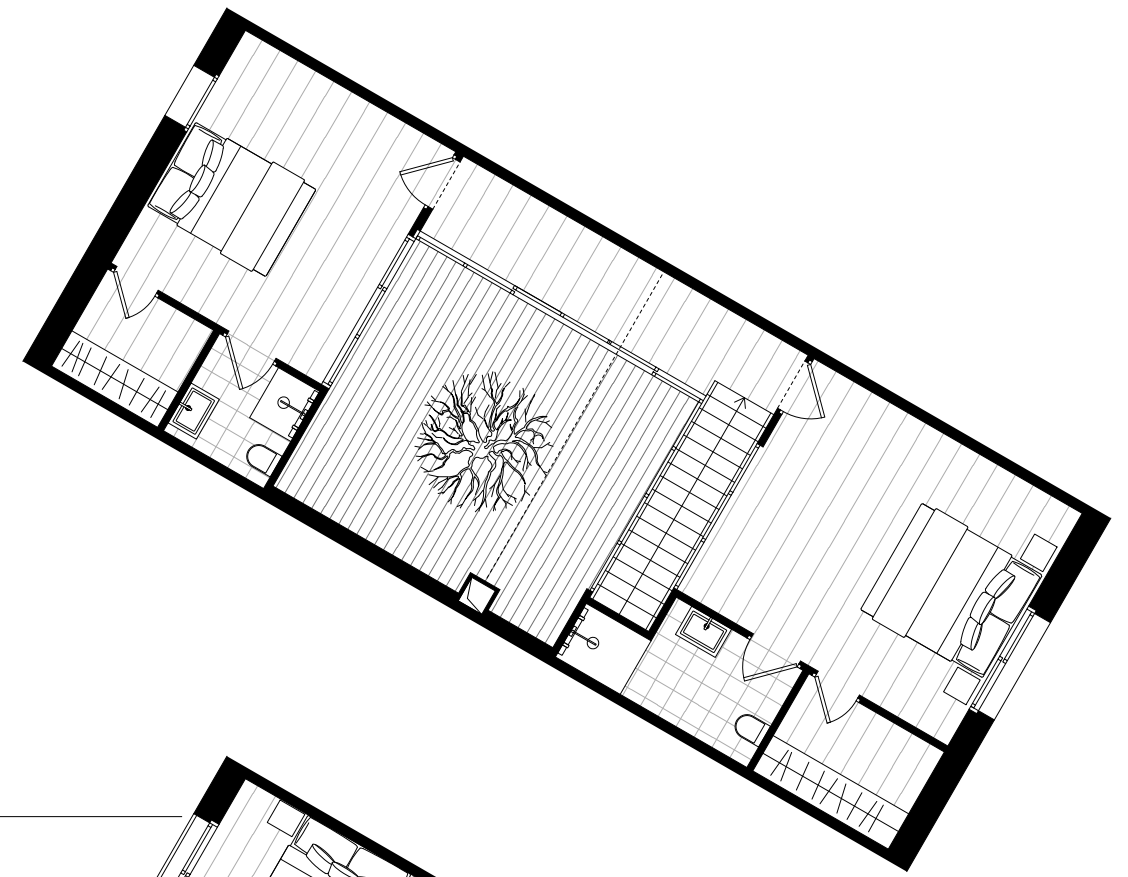


dwelling types / 2

30%



couple with one/two kids
150 sqm
3 bedrooms
patio

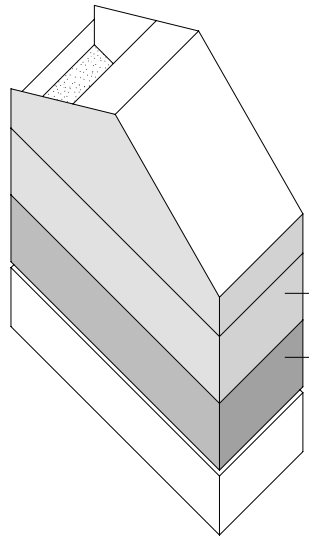


single (pied-à-terre use)
45 sqm
studio



dwelling types / 3

21%



couple with one kid
150 sqm
2 bedrooms
patio

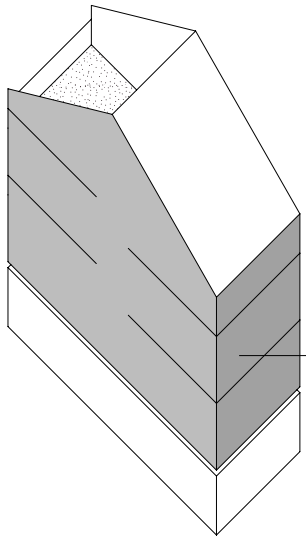


single
70 sqm
1 bedroom



dwelling types / 4

14%

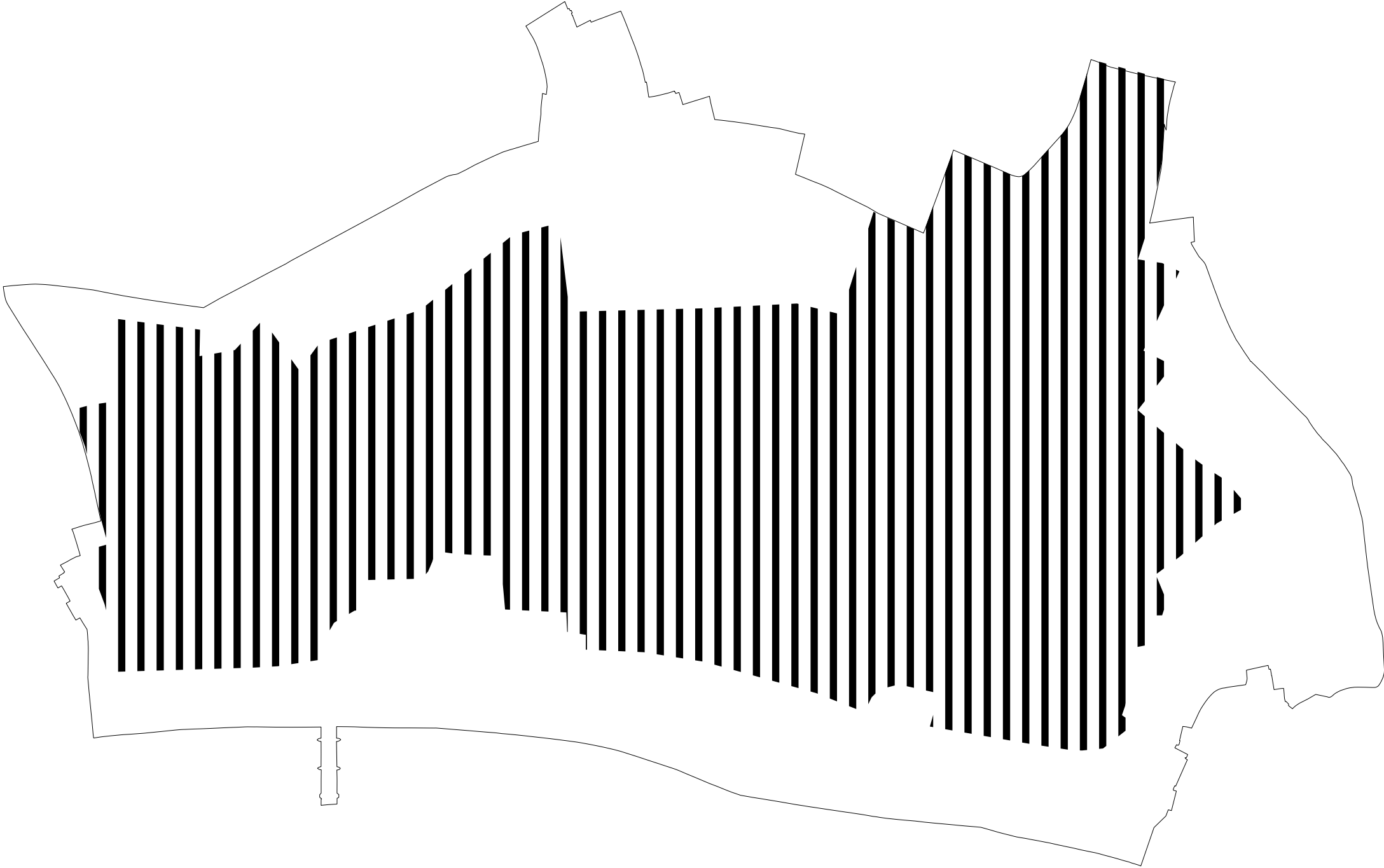


couple with two kids
230 sqm
3 bedrooms
patio



BUILDING ABOVE: CHALLENGES

1/ natural light



1/ natural light





TYPE 1



TYPE 2

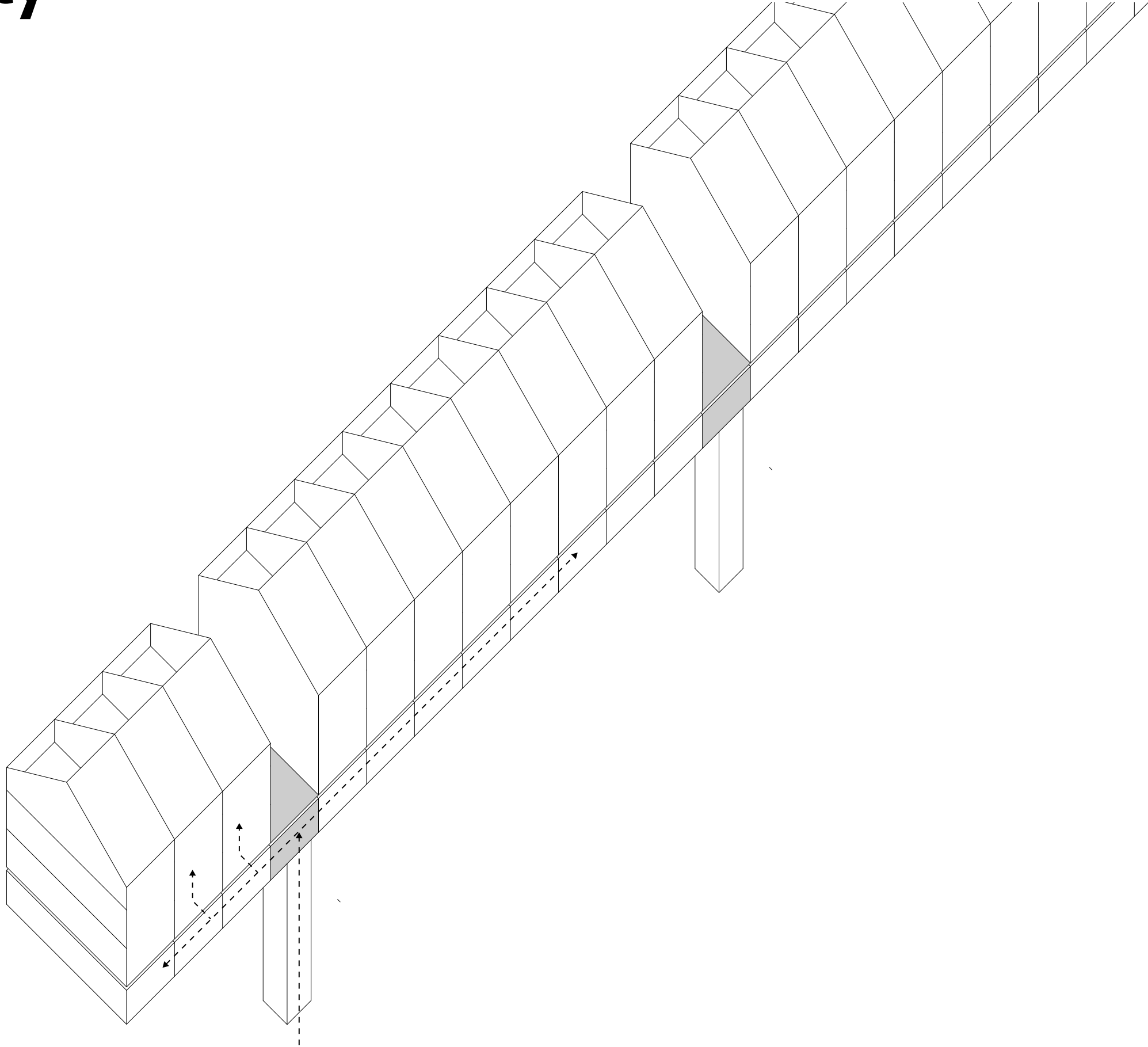


TYPE 3

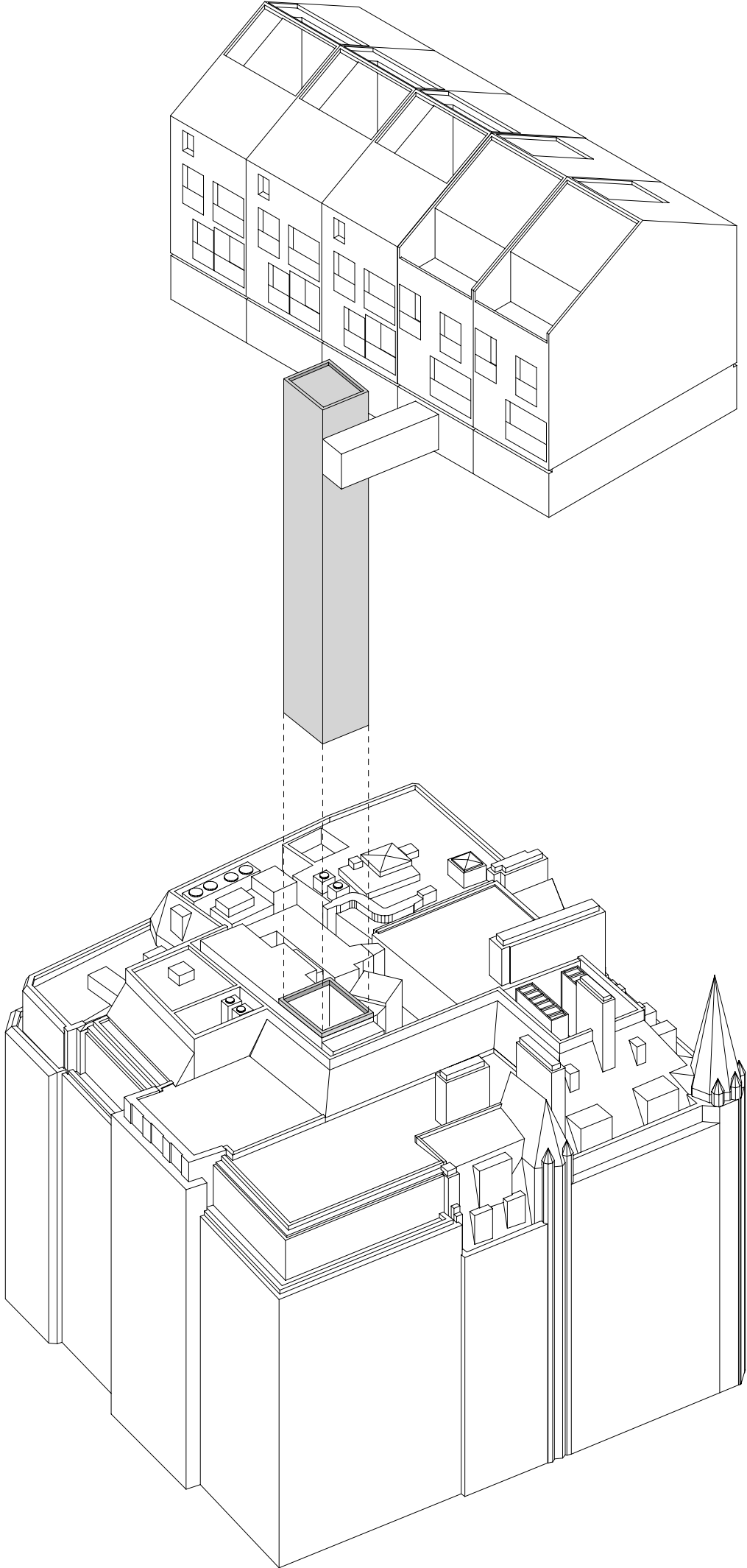


TYPE 4

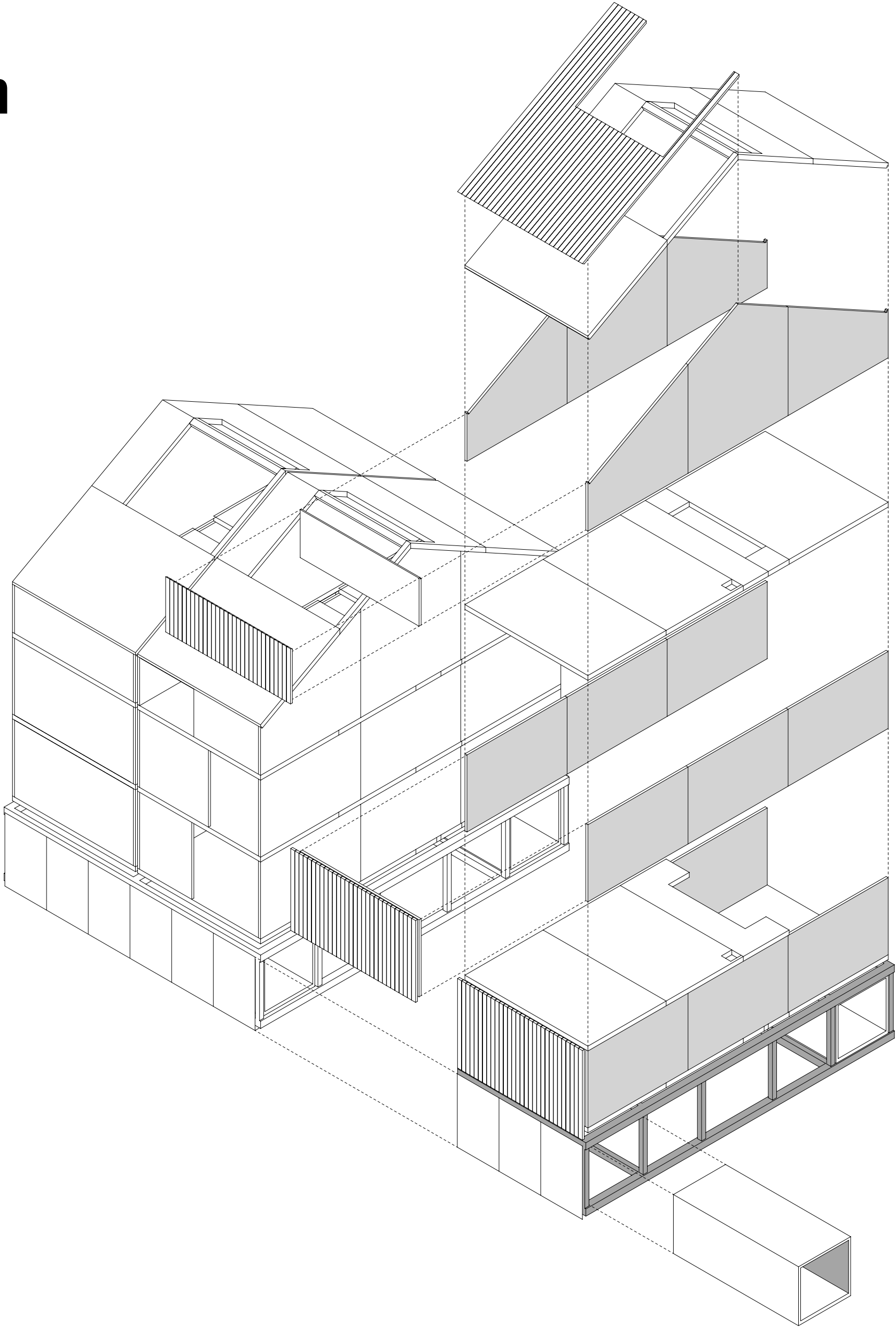
2/ accessibility



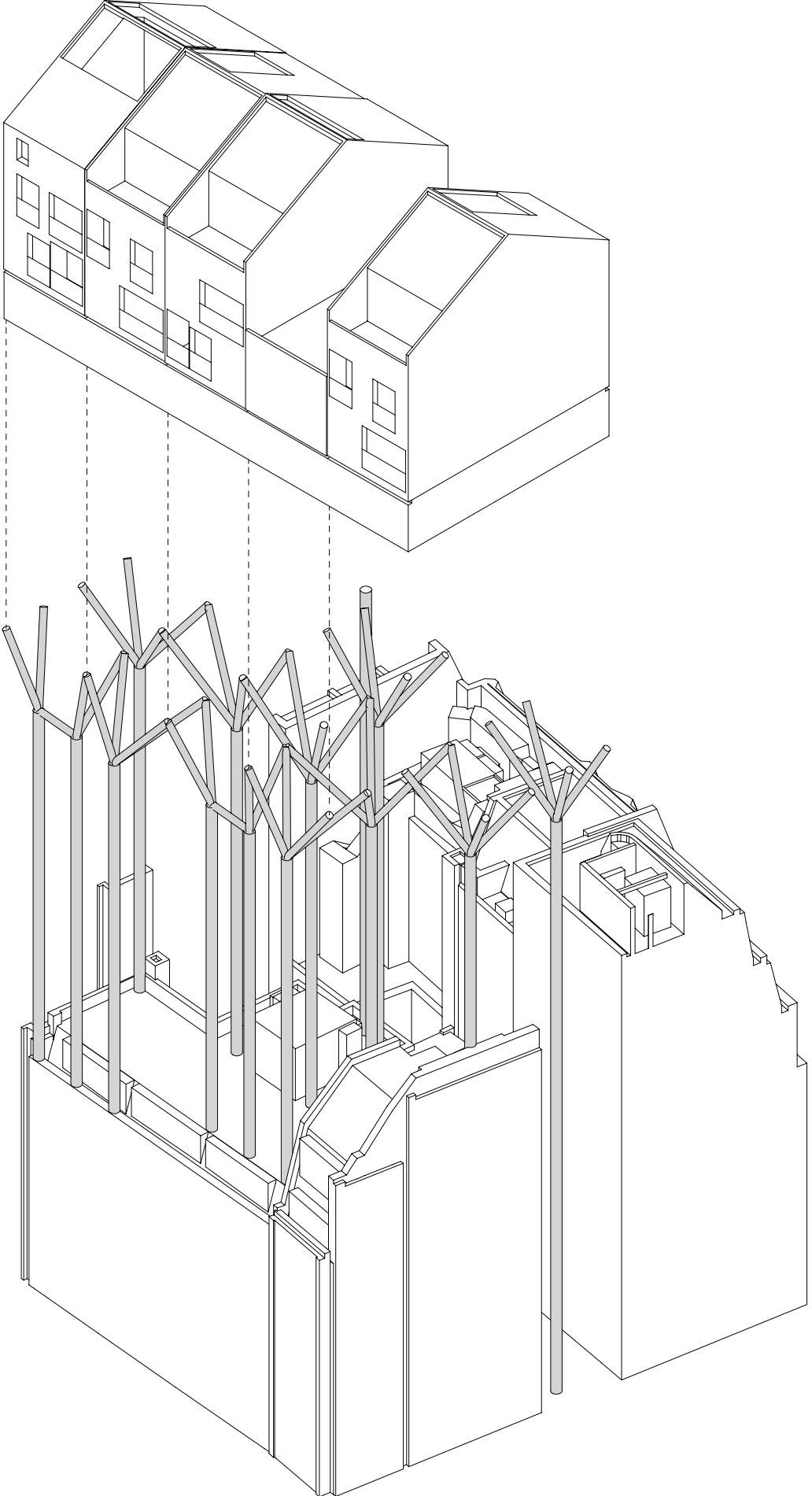
2/ accessibility



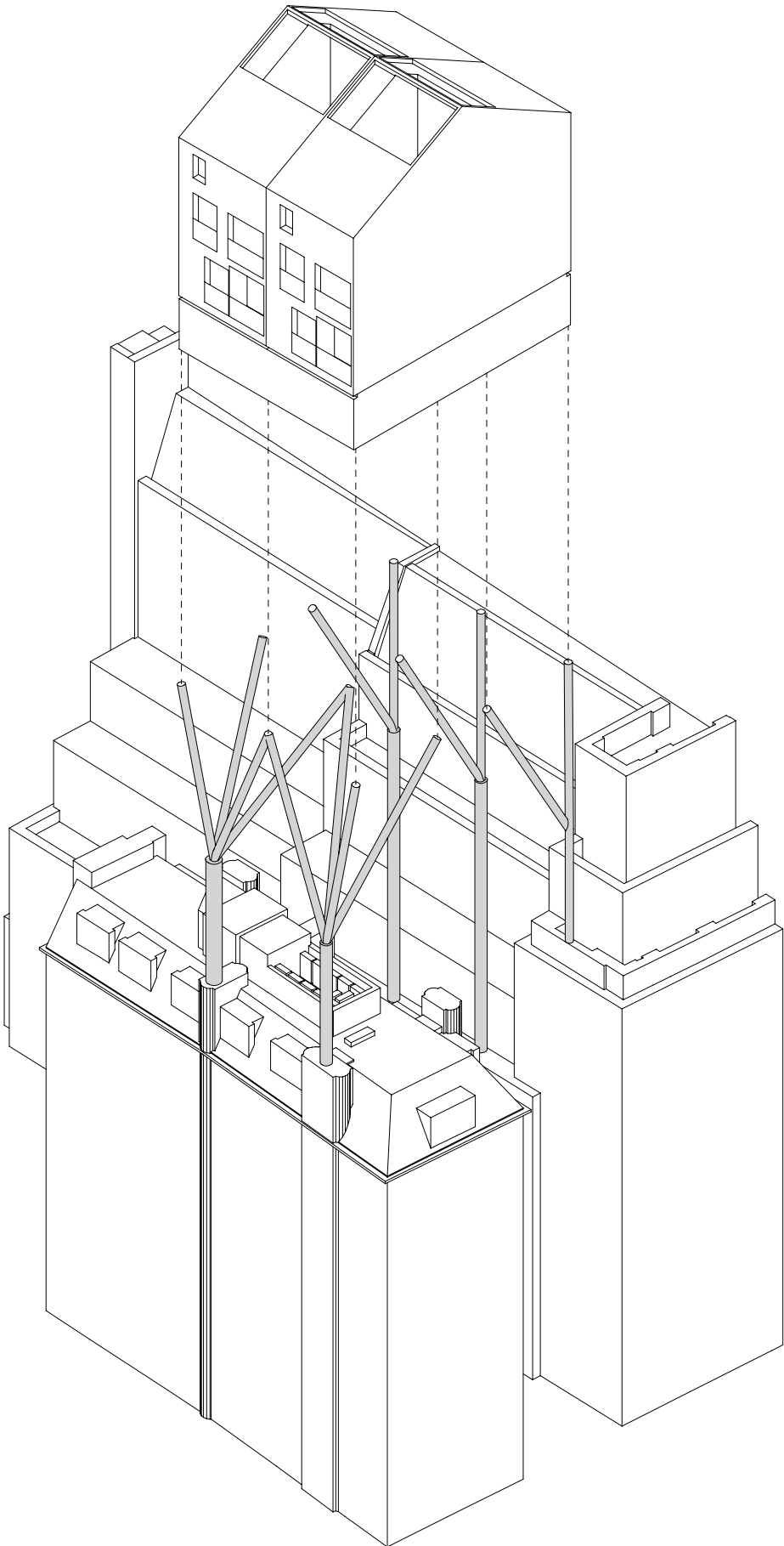
3/ construction



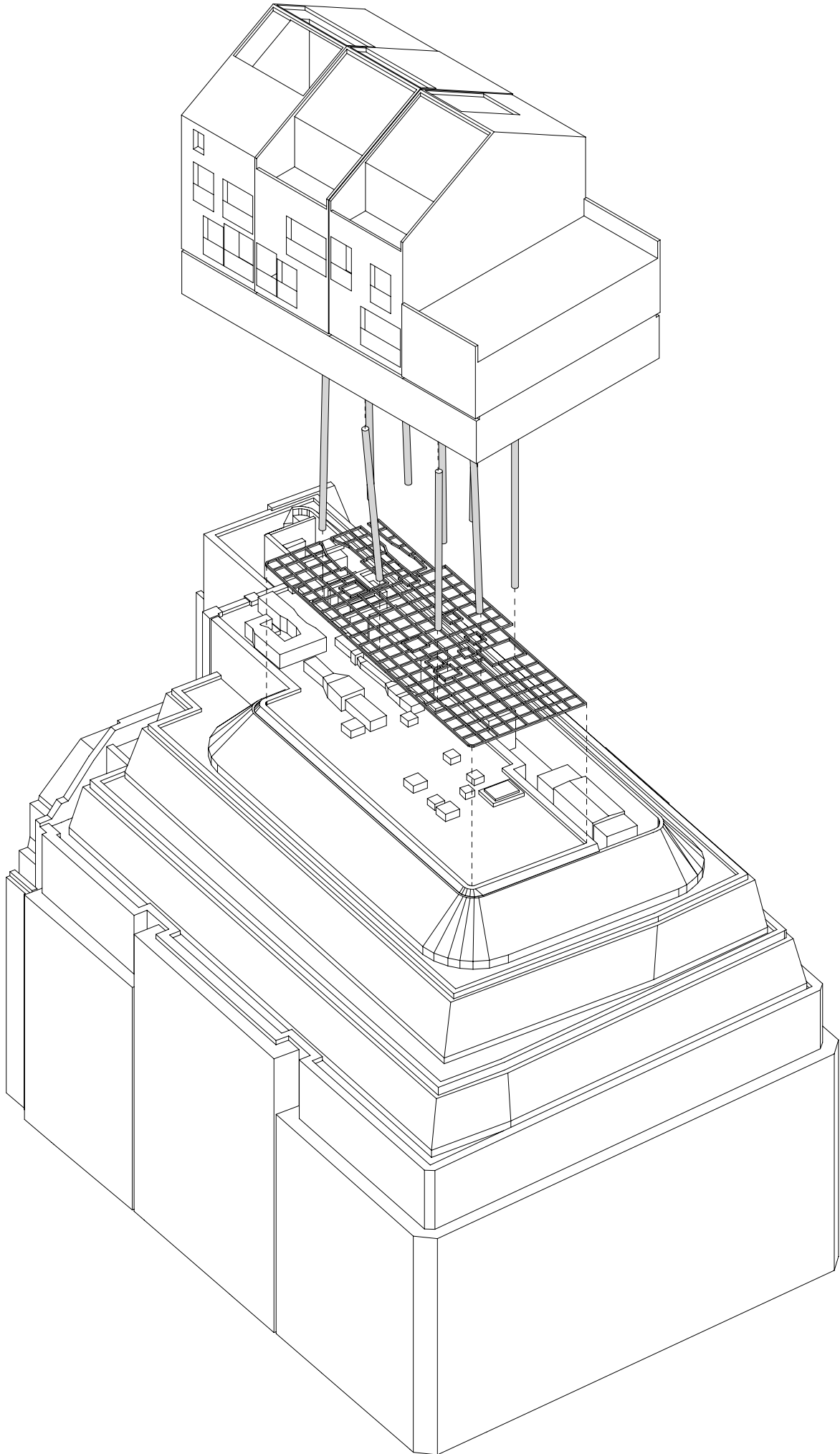
4/ structure



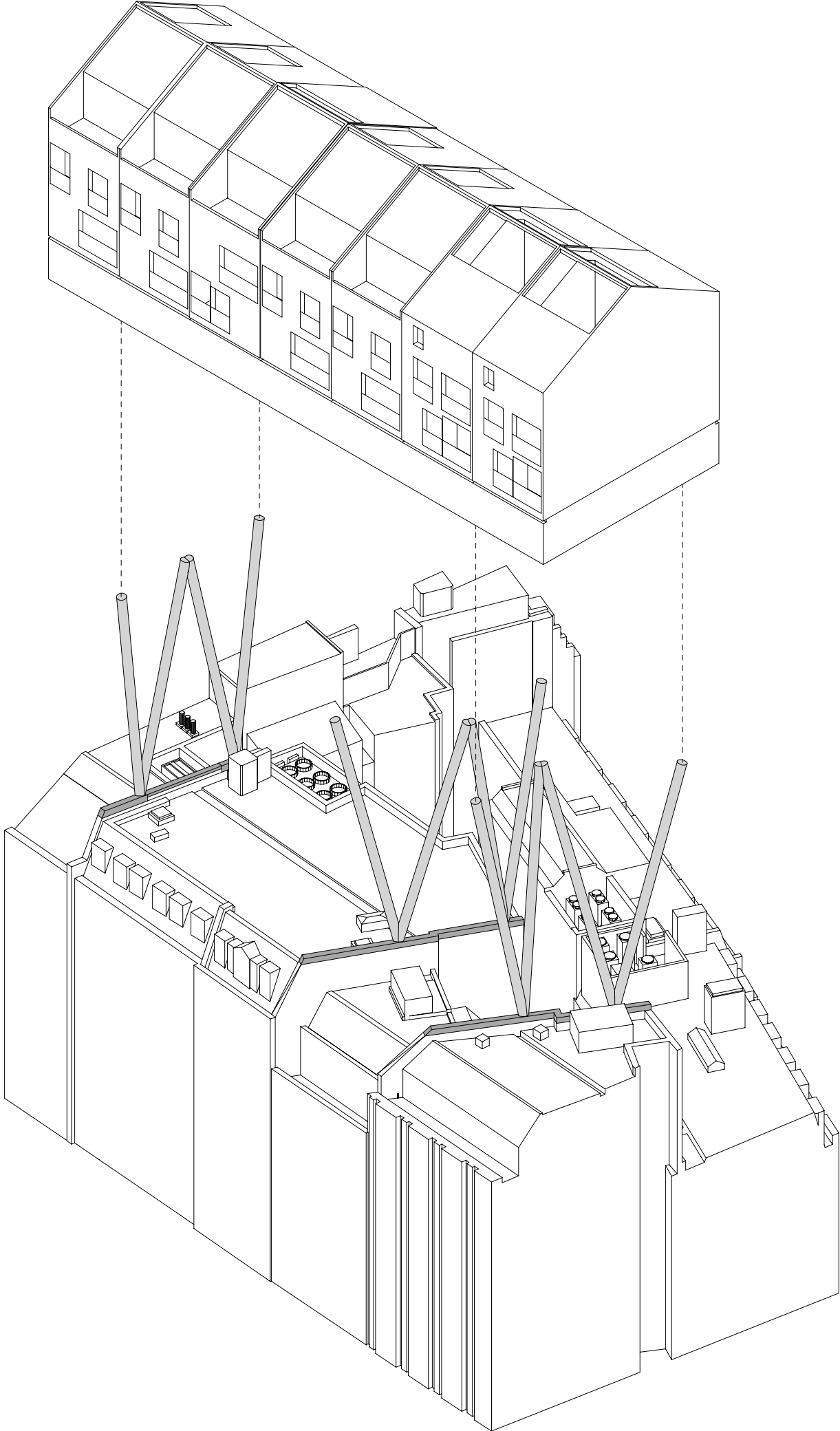
4/ structure



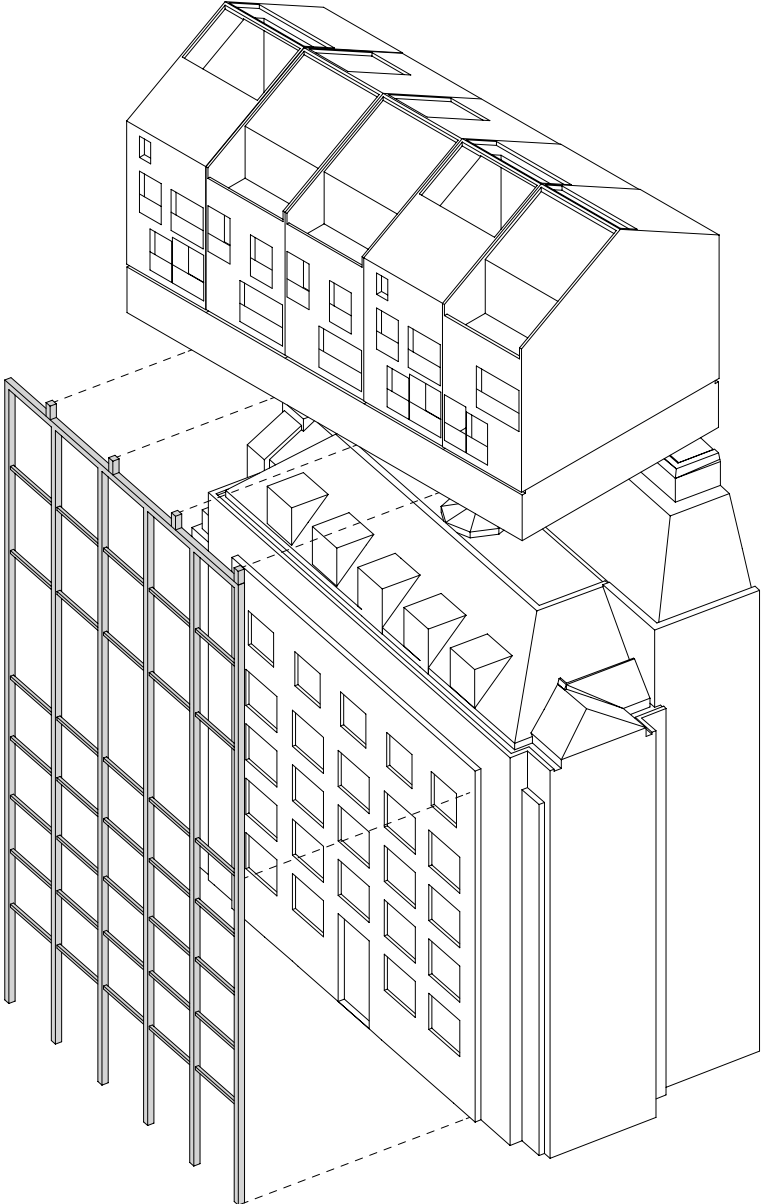
4/ structure



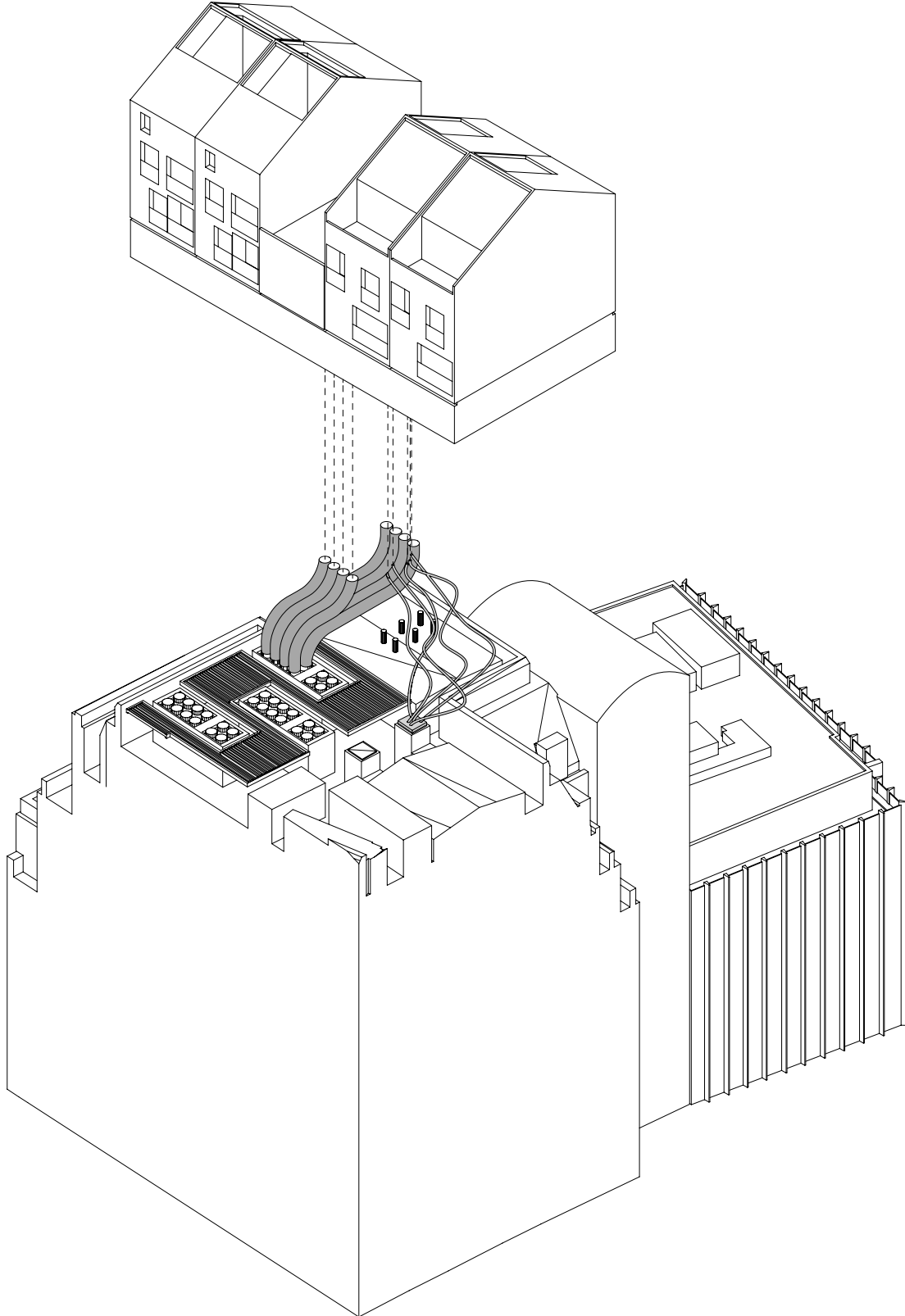
4/ structure



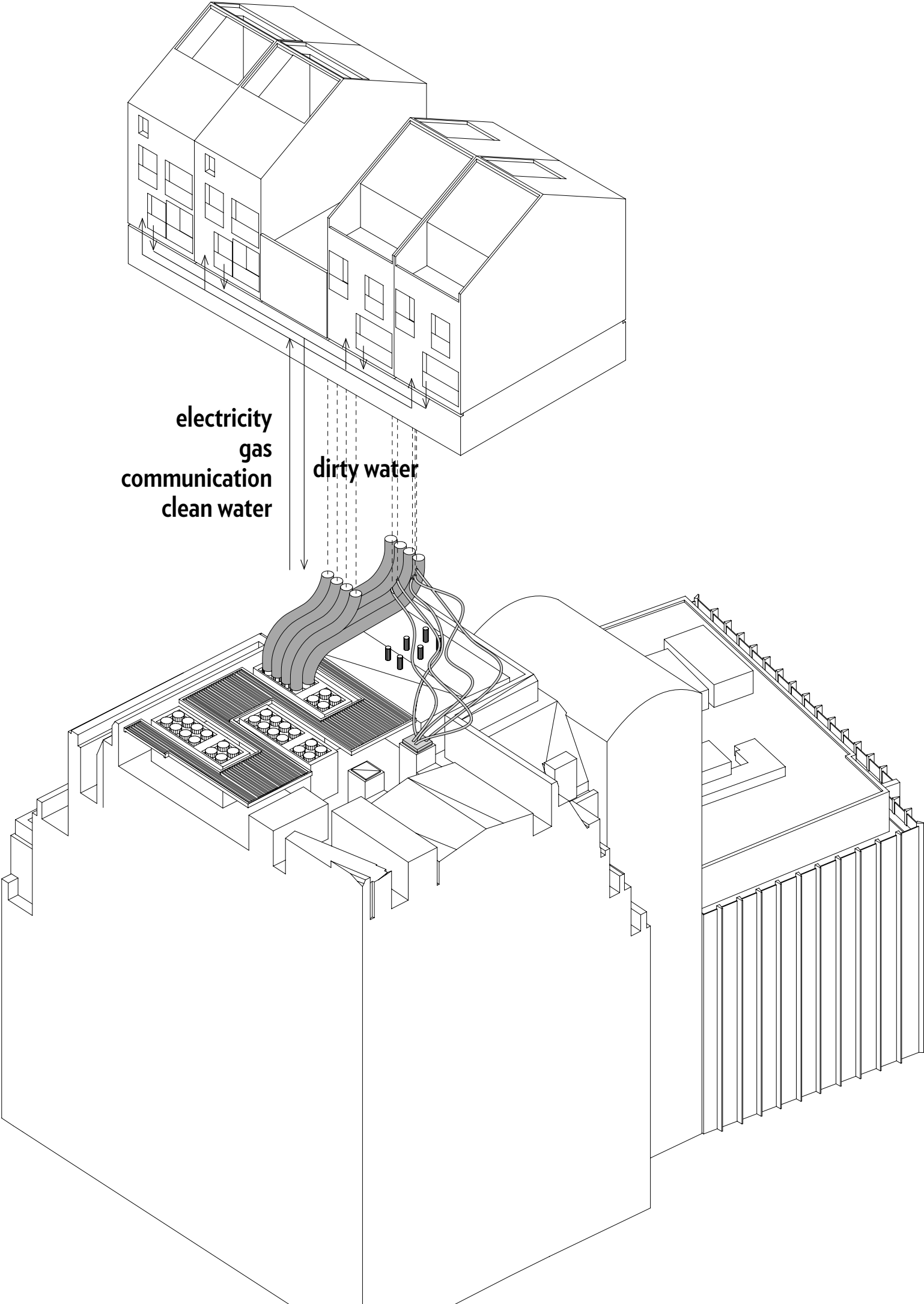
4/ structure



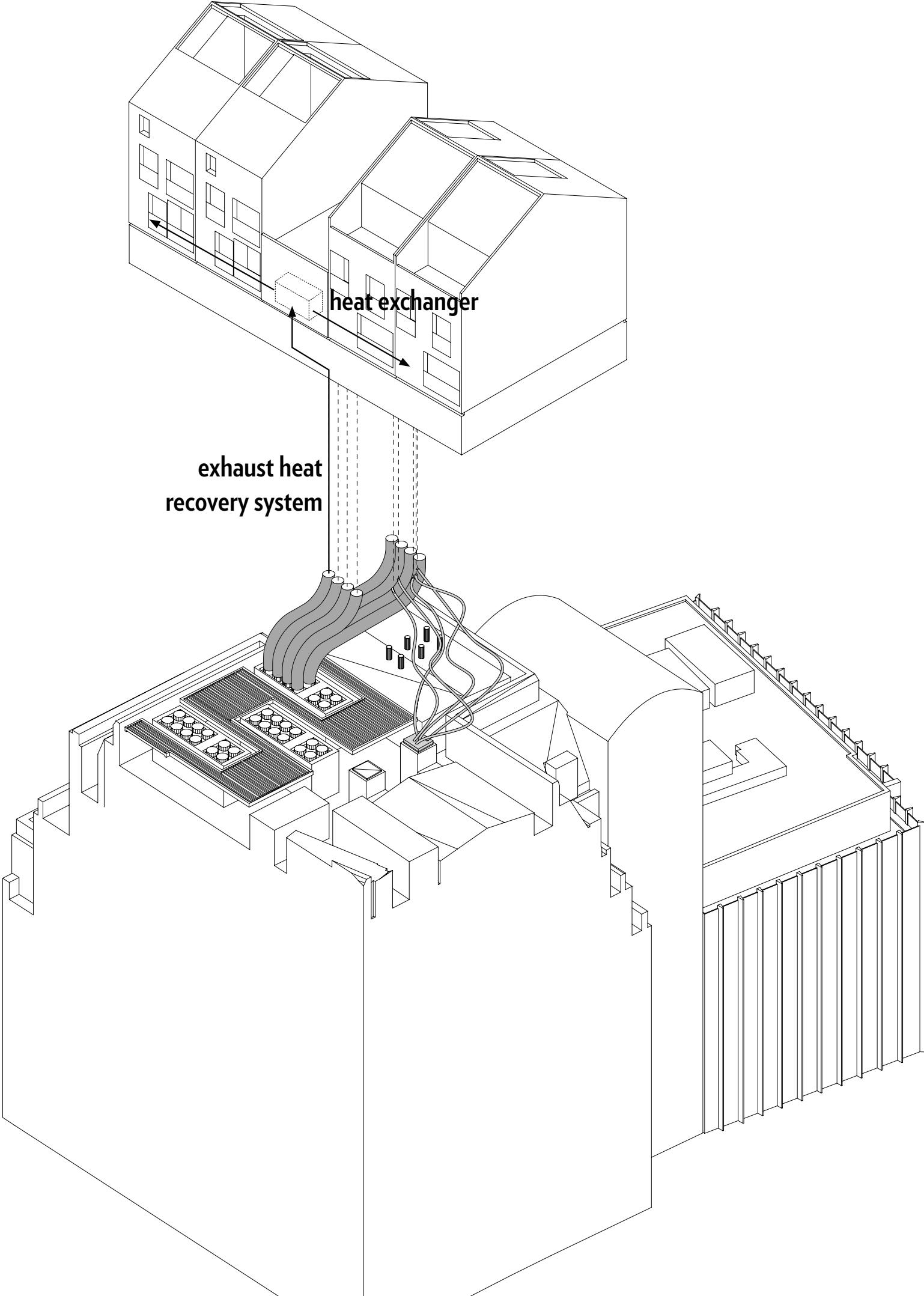
5/ plugging-in



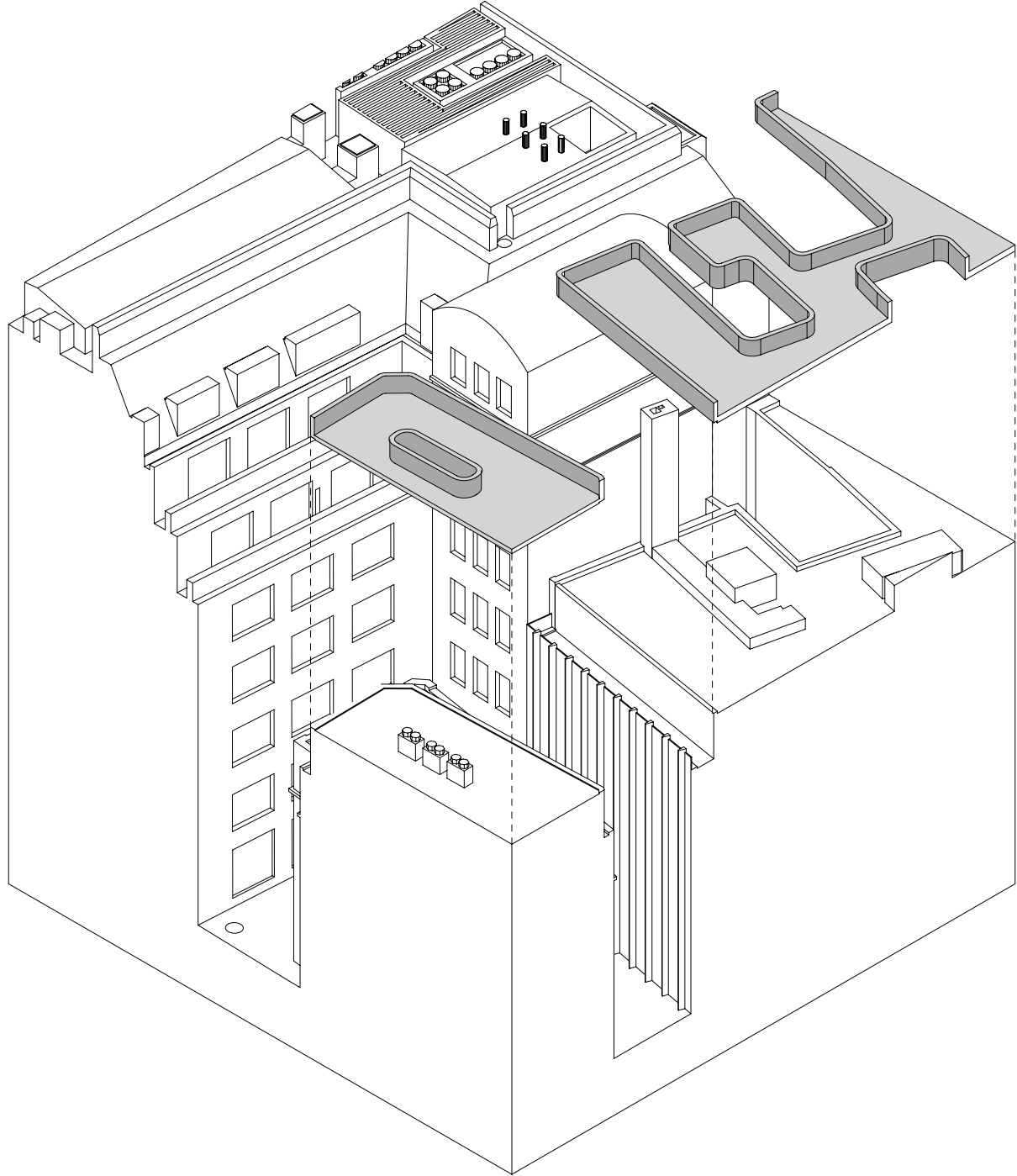
5/ plugging-in



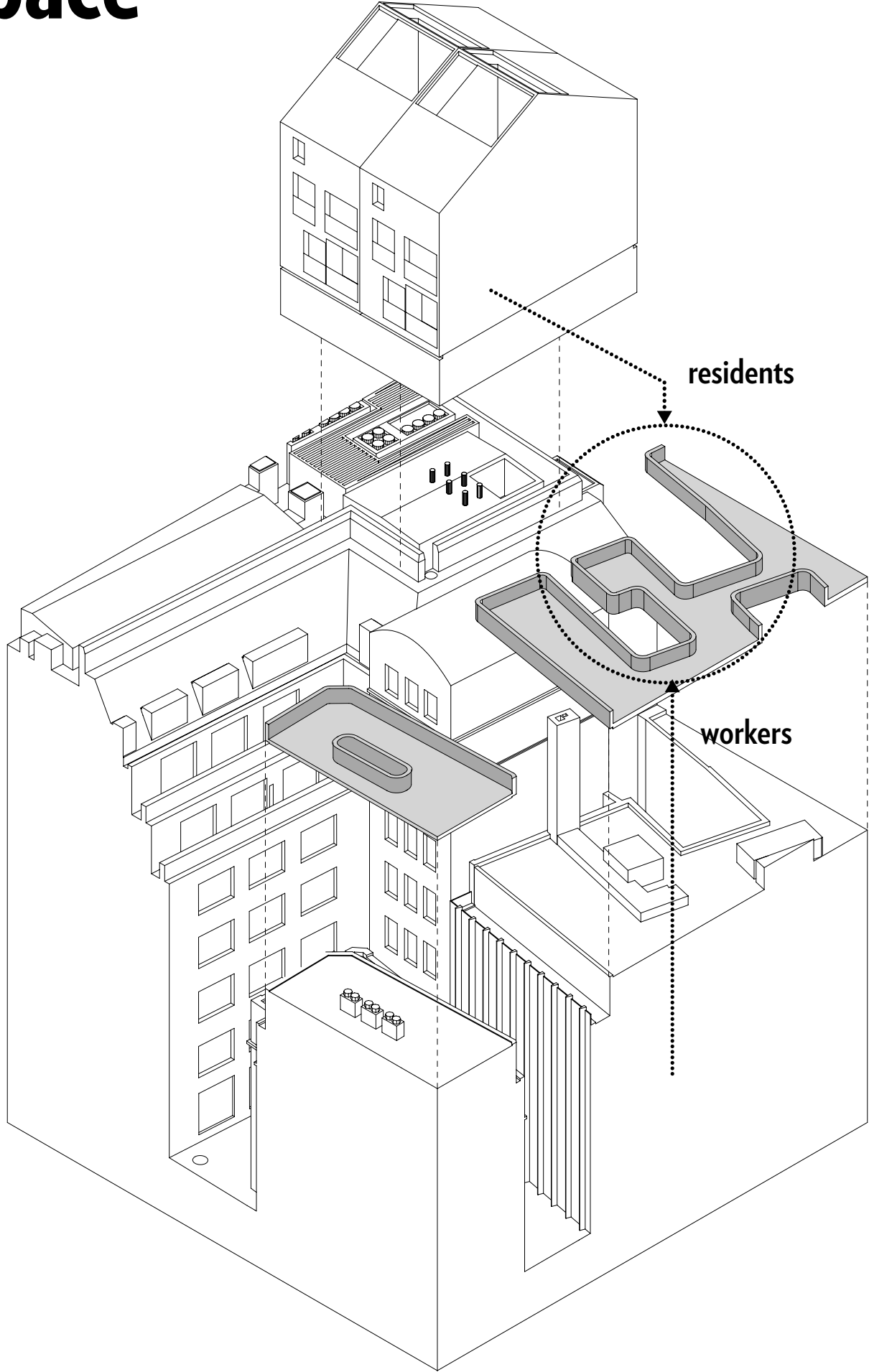
5/ plugging-in



rooftops / mixing space



rooftops / mixing space



A NEW URBAN LIFE

+ 3609 apartments

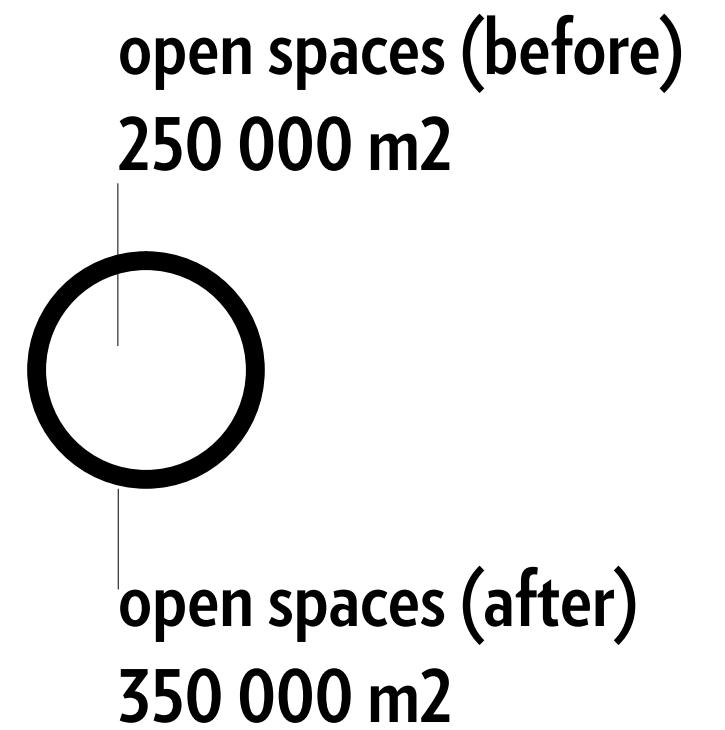
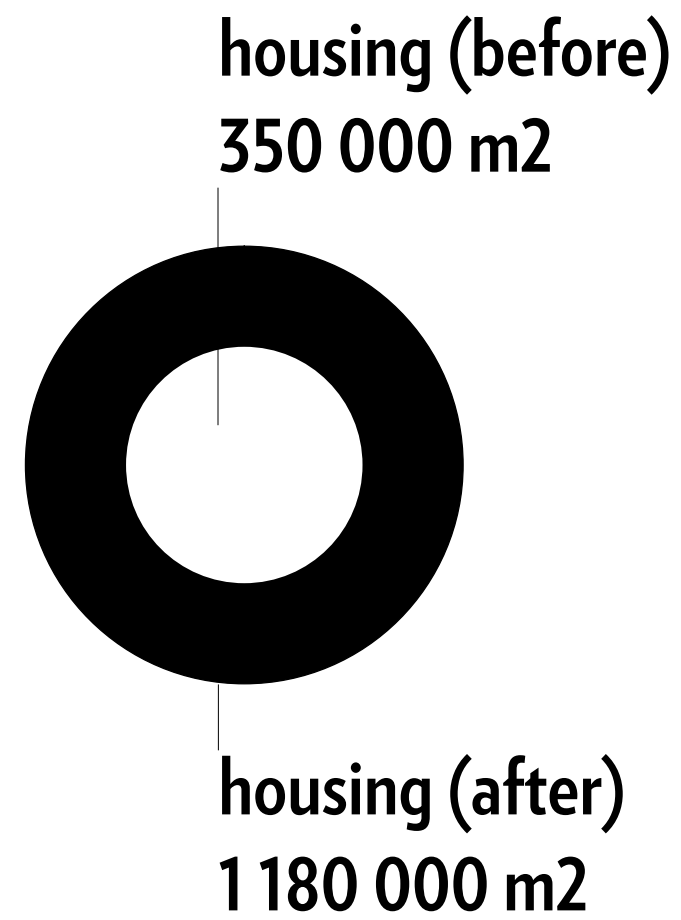
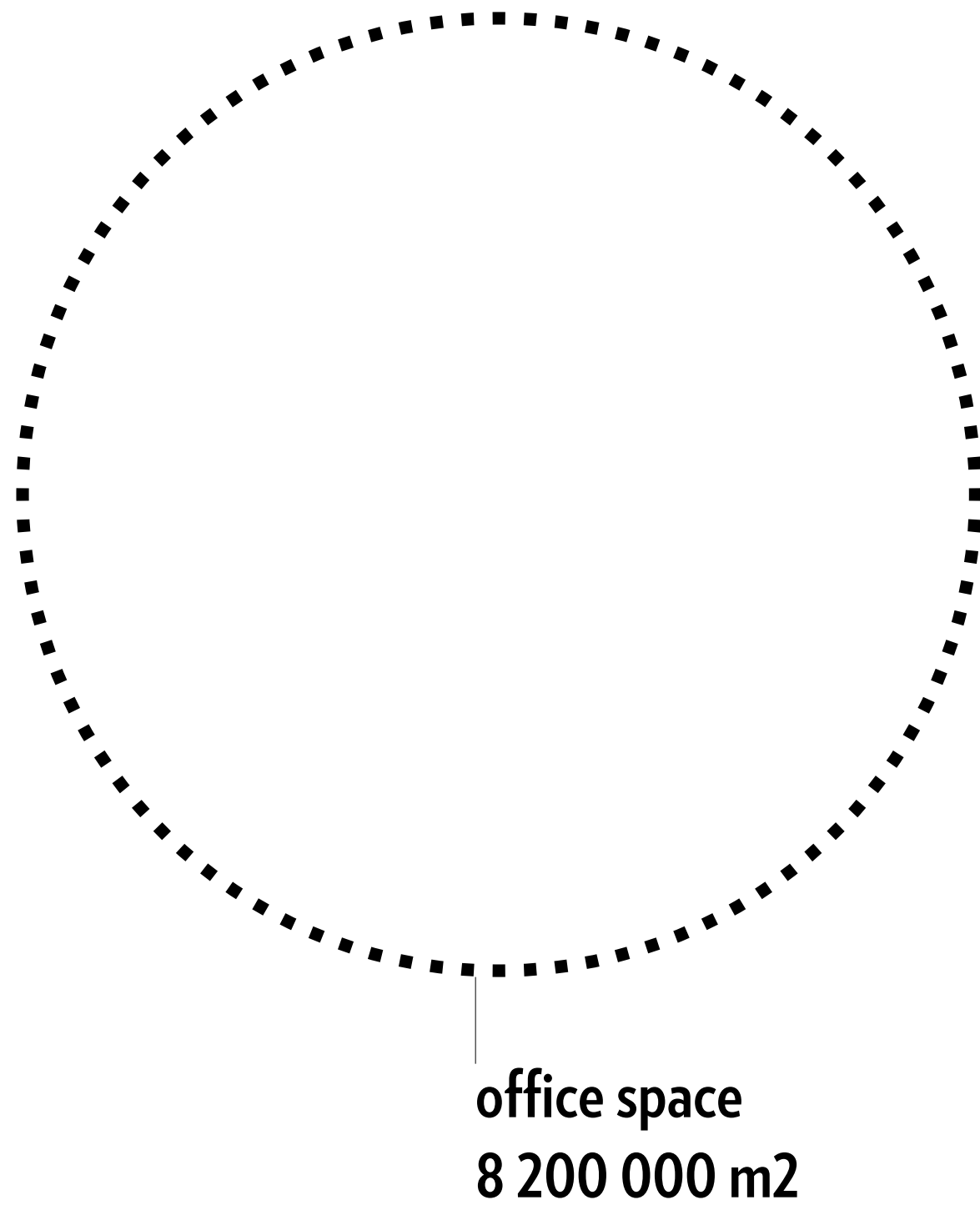
+ 830 000 m²

+ 16 000 residents

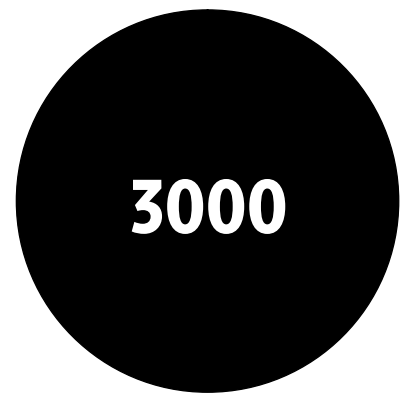
+ 7 400 000 000 £

at 9000 £/m²

floor space breakdown

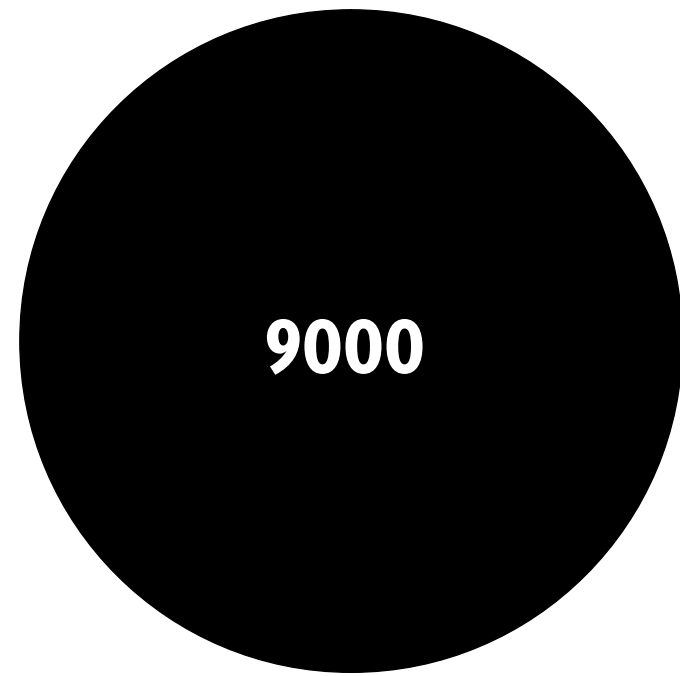


population density (people/km²)



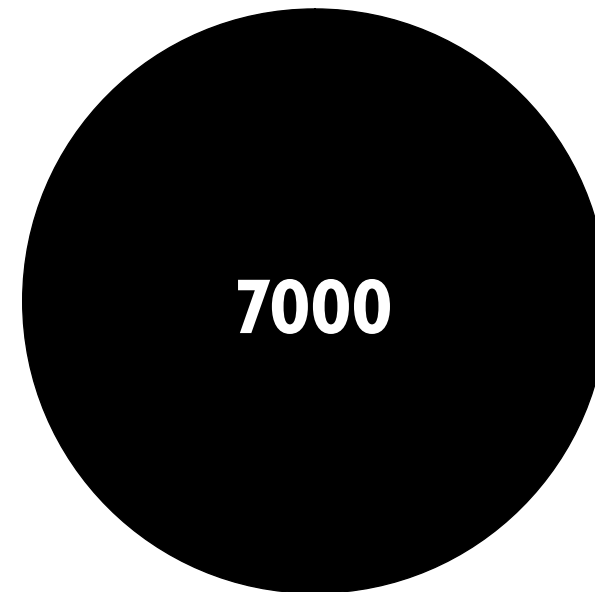
3000

City (before)



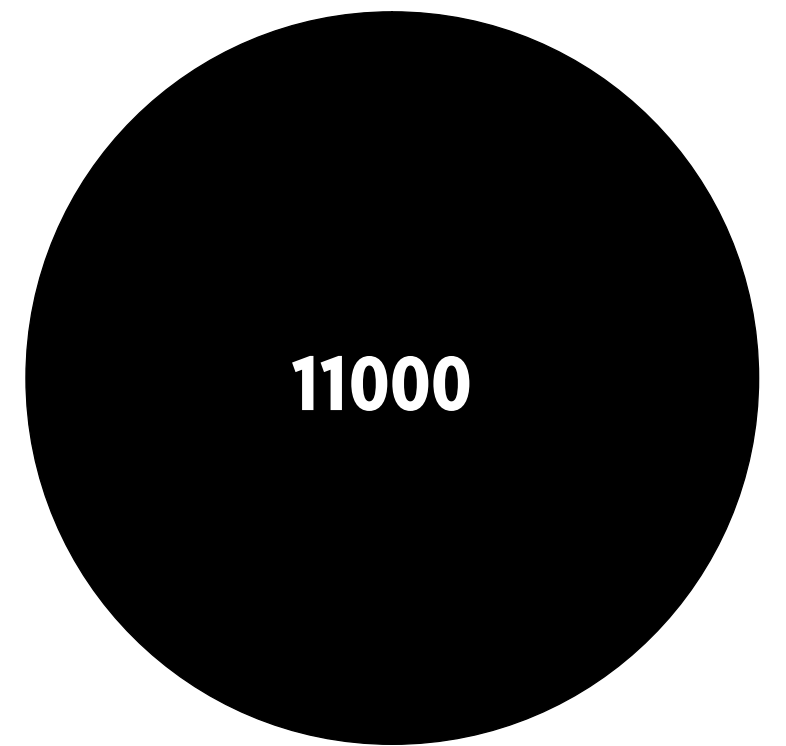
9000

City (after)



7000

Inner London



11000

Kensington

existing facilities

