

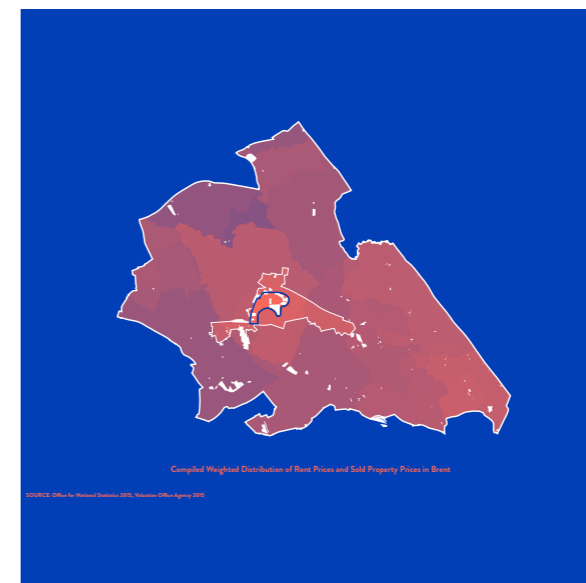
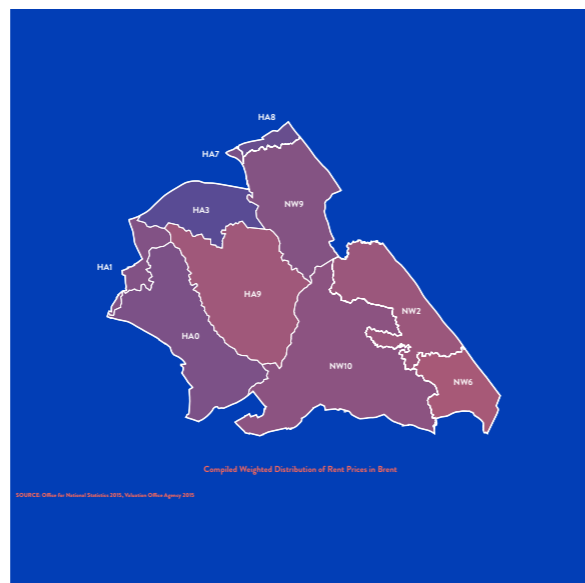
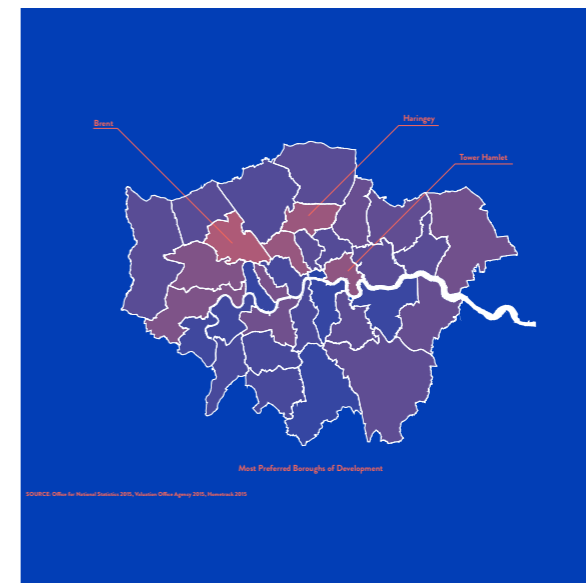
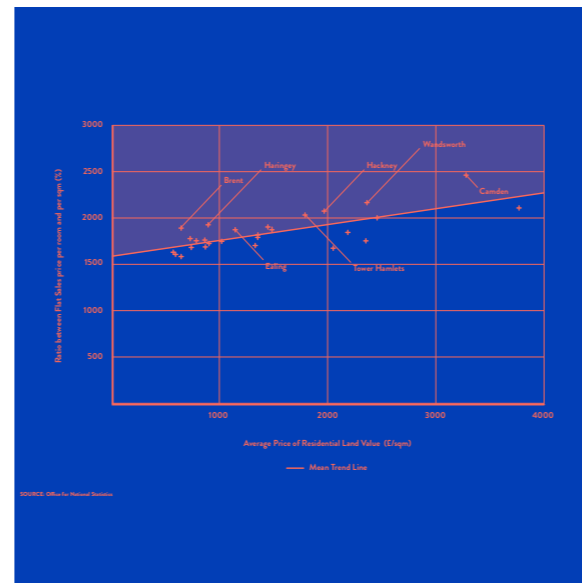
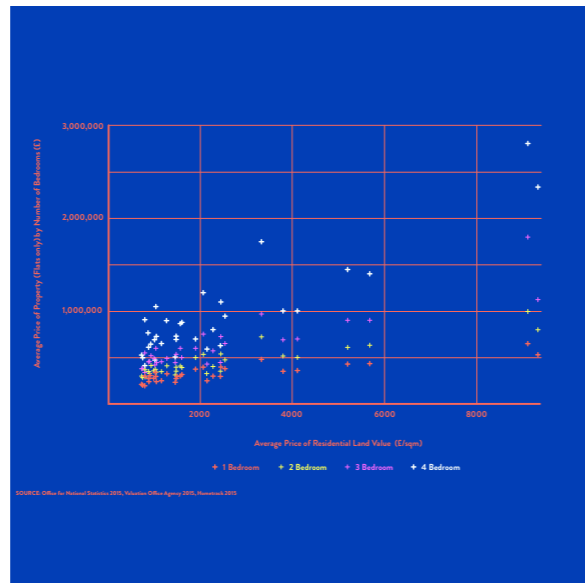
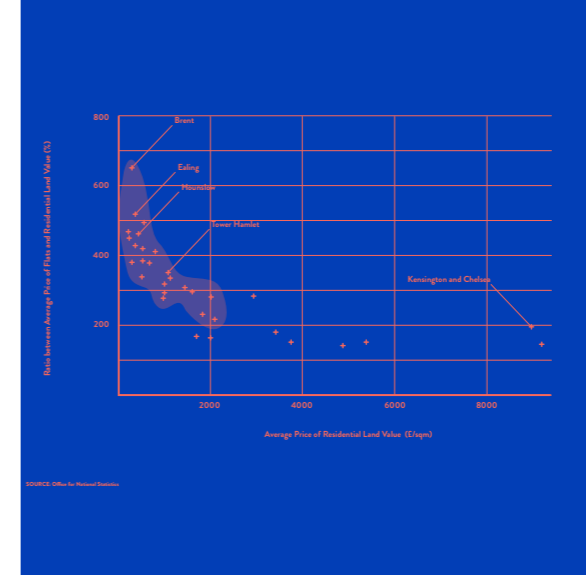
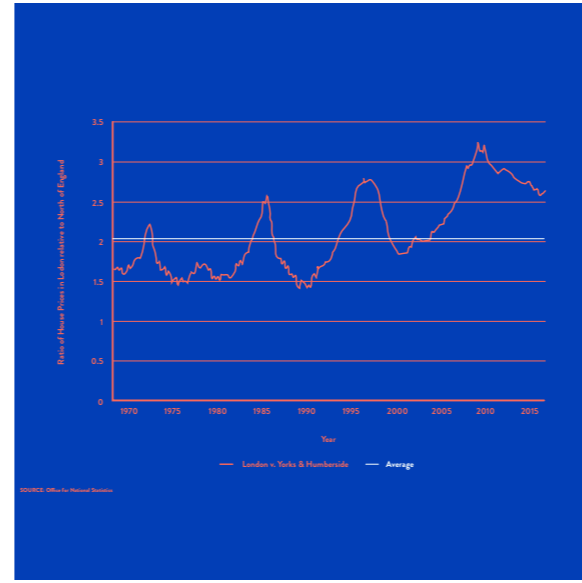
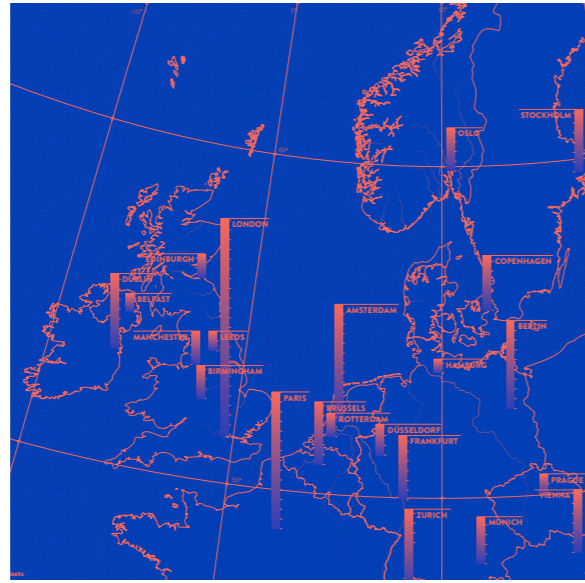
THE STATE OF SPECULATION

Underlying mechanisms of built environment procurement

Transitional Territories

Jimmy C. L. Lei | 4743857
Faculty of Architecture and the Built Environment
Delft University of Technology

May 2019



An impersonation of how a standard developer would approach a project

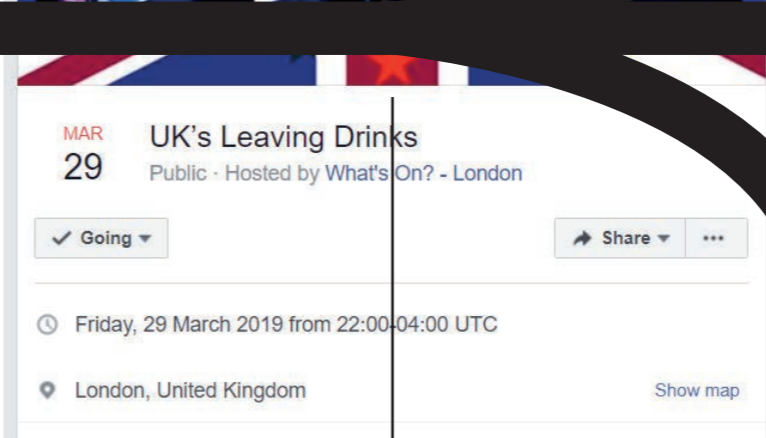
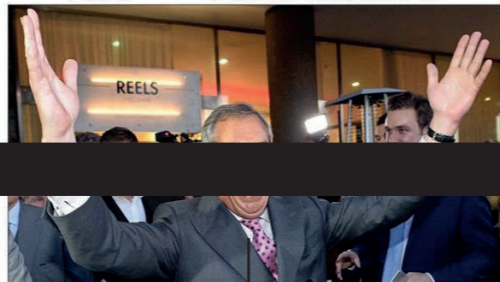


THE BASIC CONDITION

Soft Brexit

No Brexit

Hard Brexit



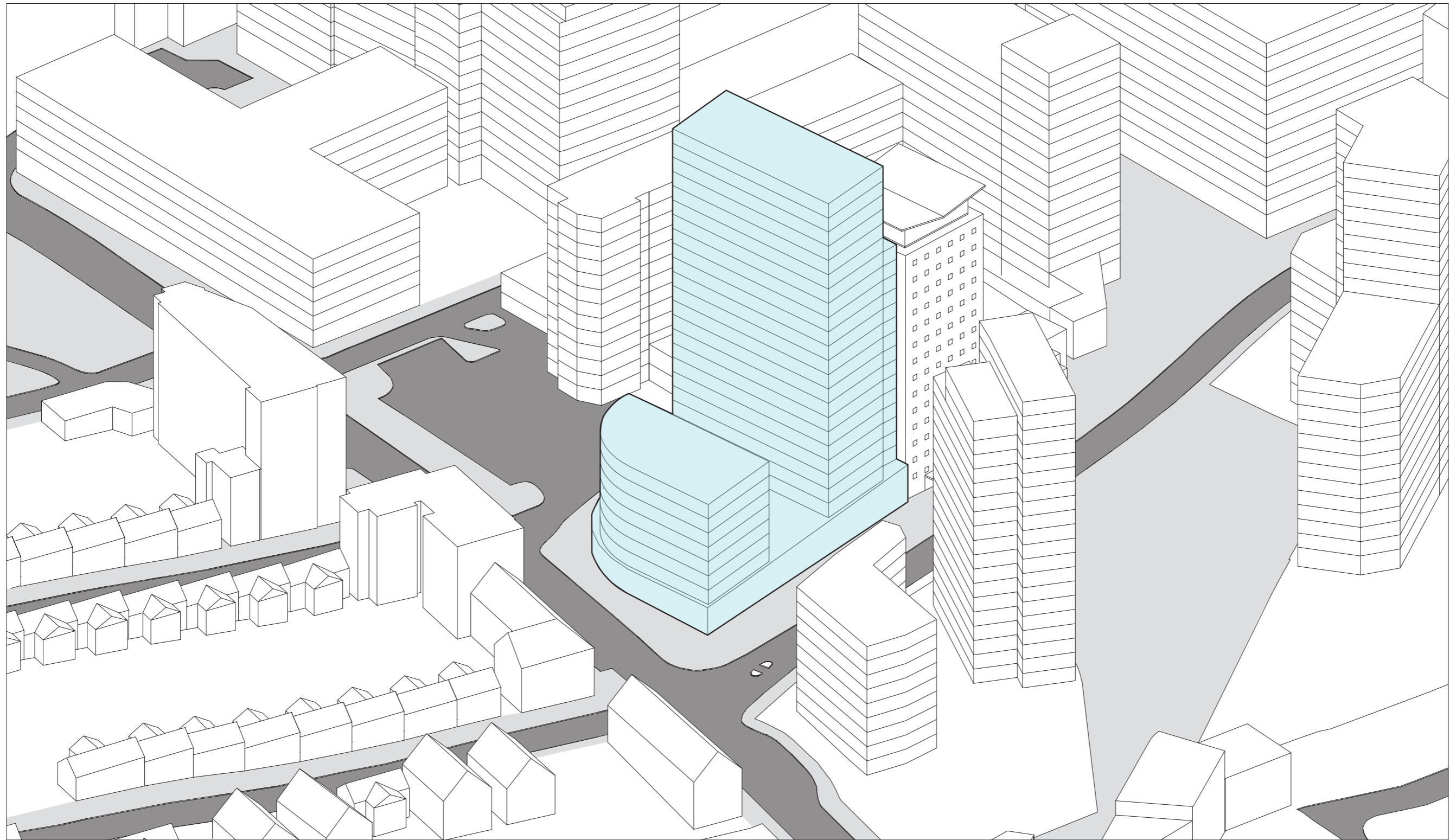
Urban Speculation Begins

Brexit Referendum

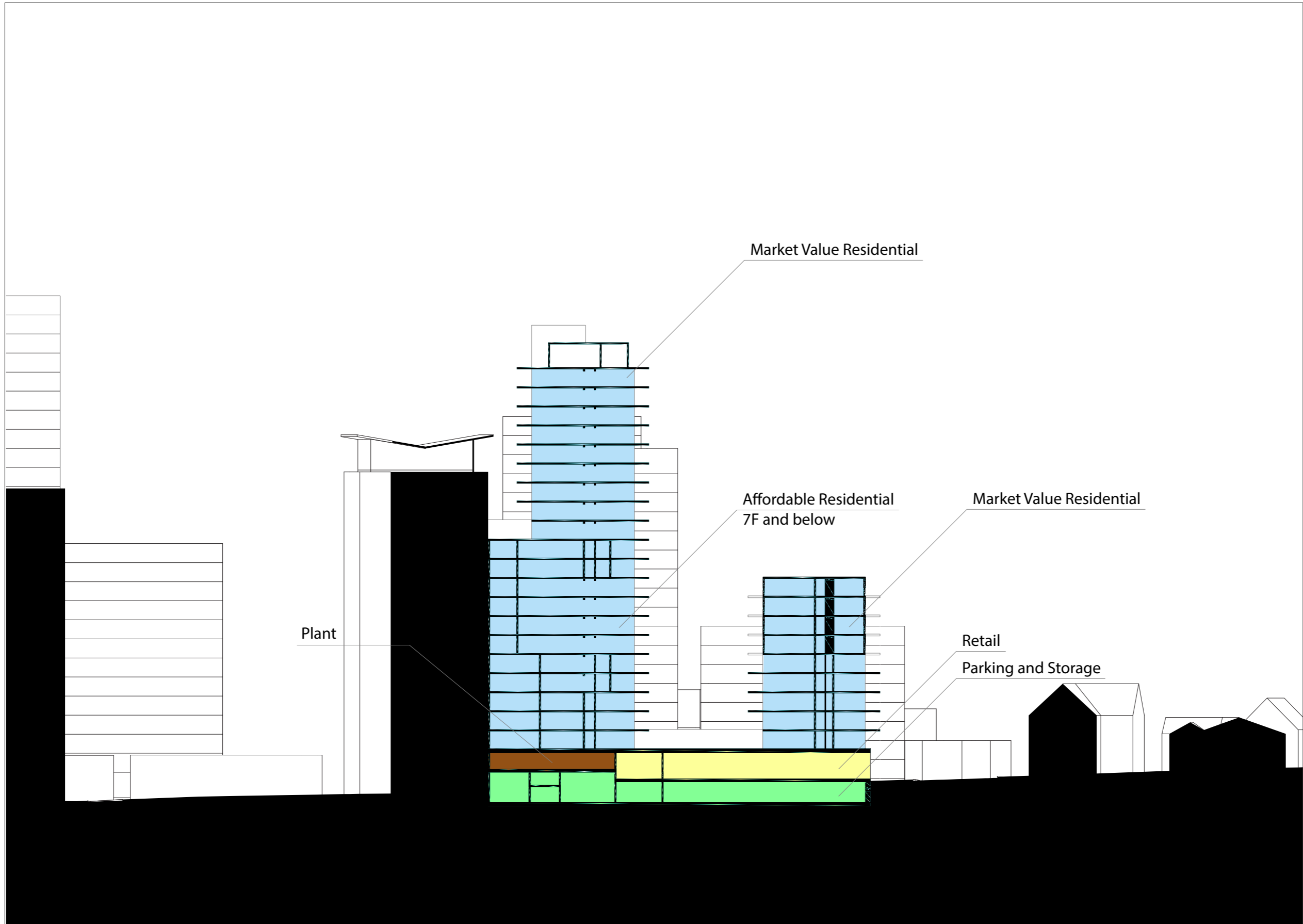
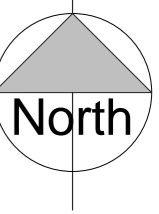
29th March, 2019

29th March, 2021 Scenarios

Narrative Overview



Massing



- 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

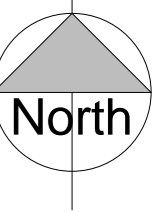
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Report all errors and omissions to the Architect
Dimensions to be checked on site
Plot date: 14/04/2016 14:20:20

Client:
Caukins Group LLC

Project:
34 Wembley Hill Road

Title:
Section AA

Drawing status:
Planning



- Rev: D14 Date: 20160411 Drw: KW Chk: SG
Planning Issue;
Revised Disabled Carpark/Cycle Storage Provision
Revised Affordable Access
Revised Refuse+Trolley Transfer Space
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- Rev: D04 Date: 20150710 Drw: AC Chk: SG
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- 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:
Third Floor Plan

Drawing status:
Planning



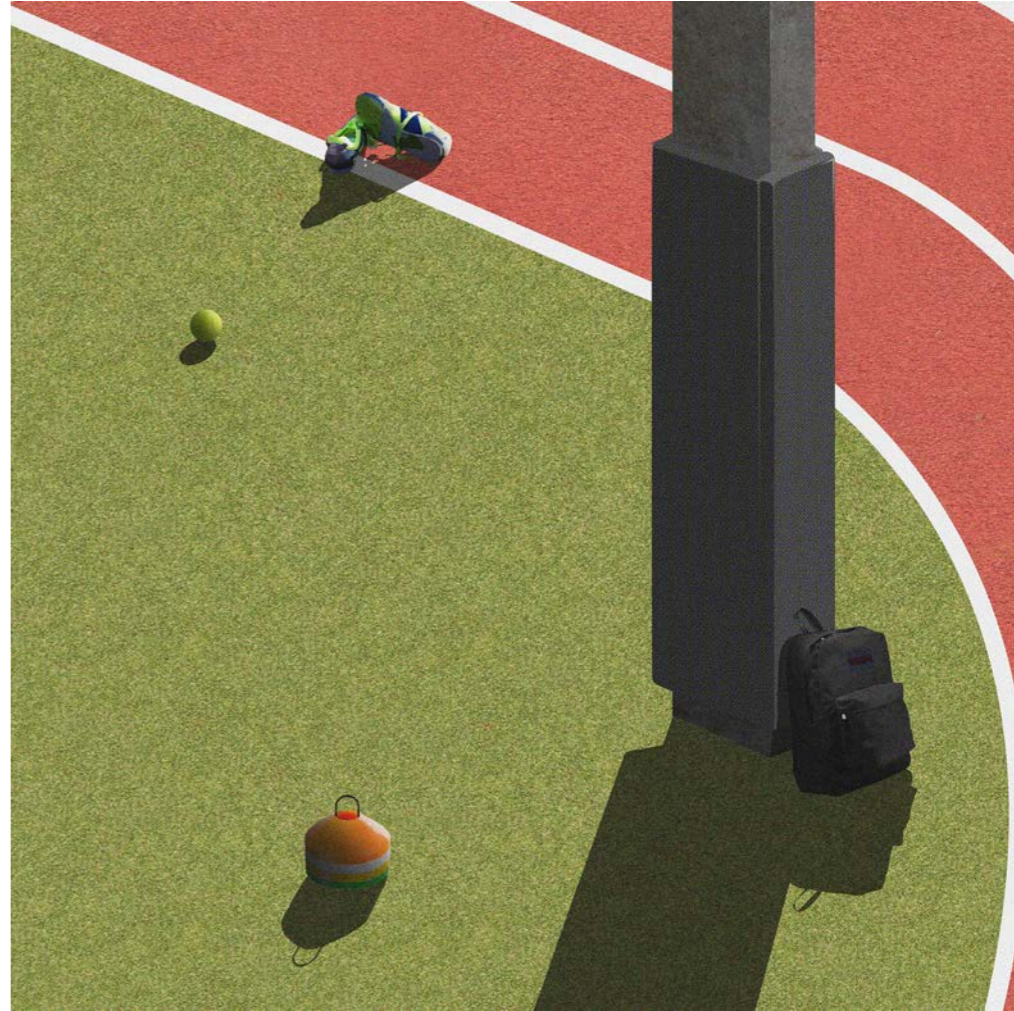
Context - Development As Built on 29th March 2019



Detail - Development As Built on 29th March 2019

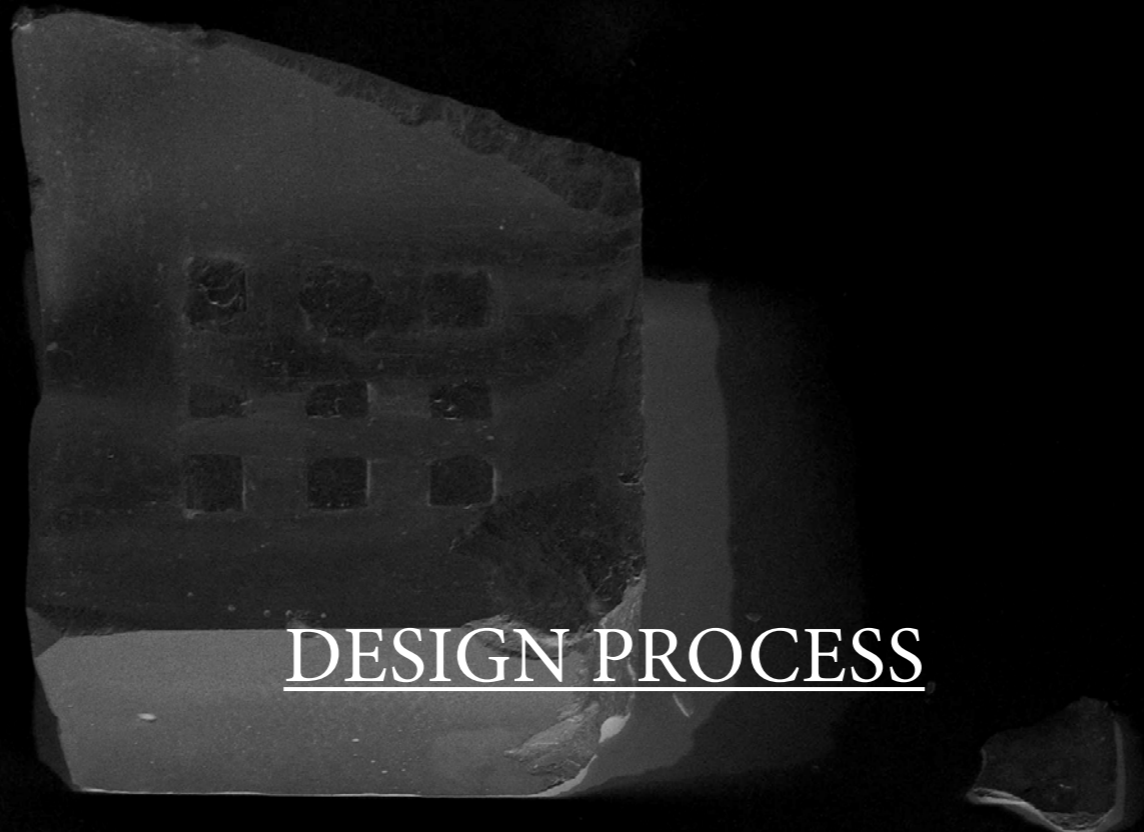
POST-BREXIT SCENARIOS



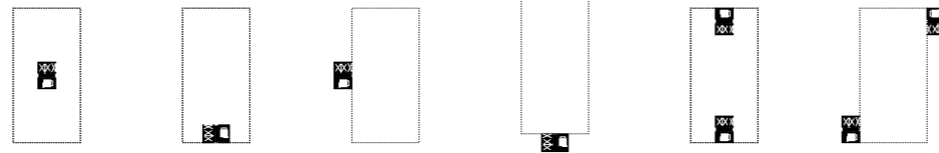


No Brexit, Soft Brexit, and Hard Brexit

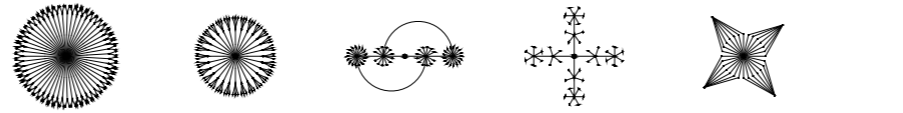
DESIGN PROCESS



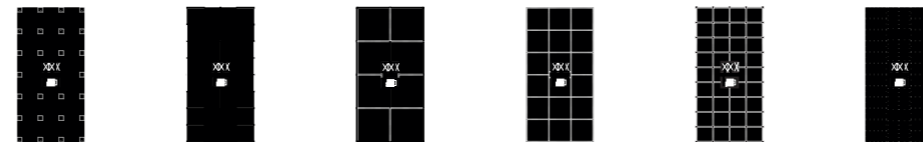
Operation
Core Placement and Number



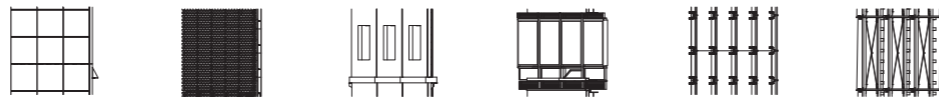
Operation
Spatial Topology



Operation
Structural System



Operation
Facade System

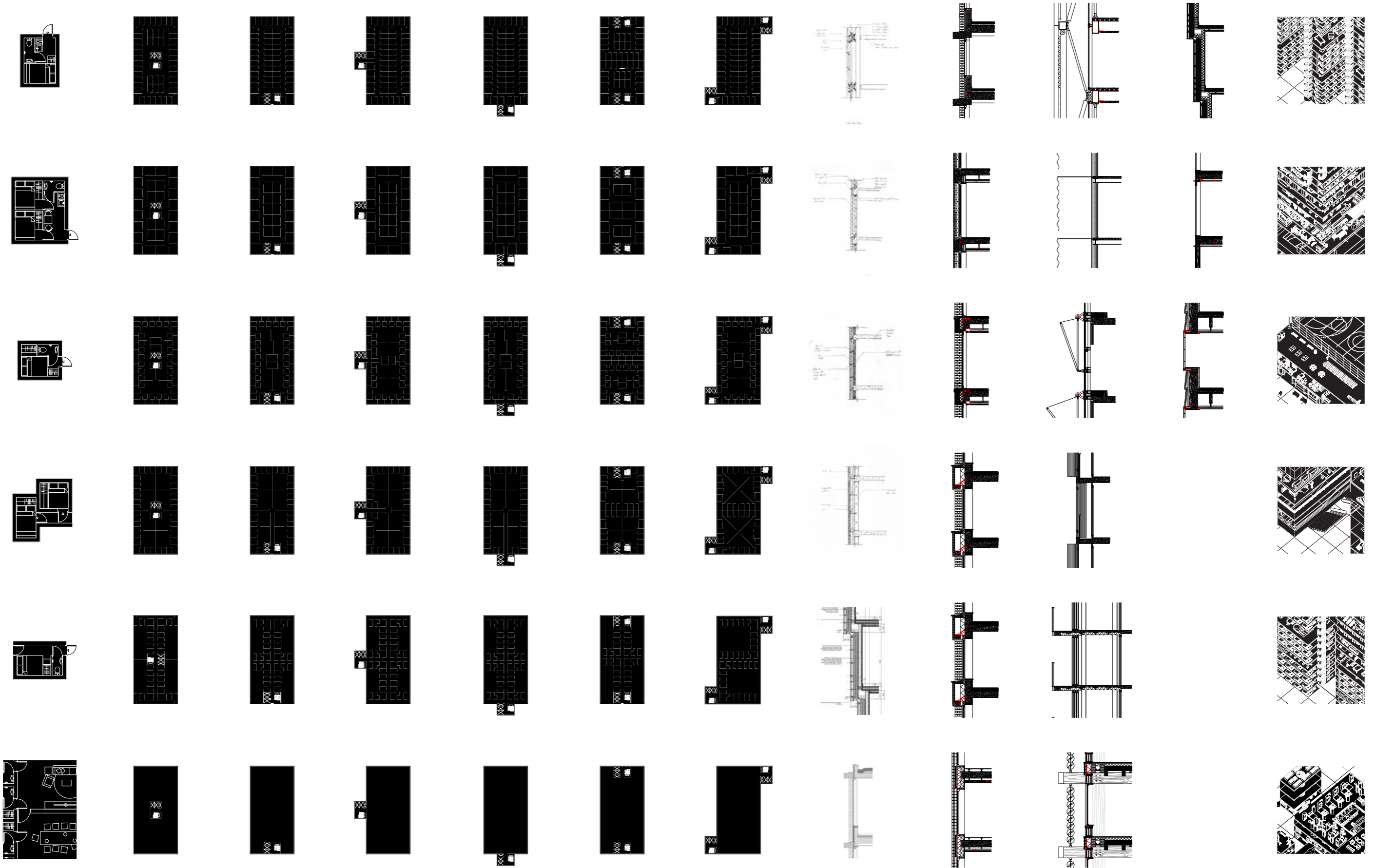


Operation
Built Form



Operation
Degree of Civic Affordance

State Owned Enterprise Public Private Partnership Private Limited Company Public Limited Company



Unit Types
(Topological)

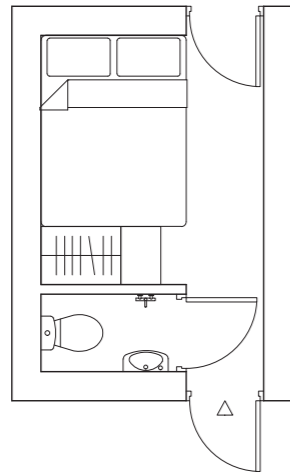
Topology &
Core Variation

Structure &
Facade Variation

Built Form &
Civic Variation

Resulting Variations

Topology x Core



Topology
Amenities with a View

Core
Double External Corner

Bedroom Dimension
2600 x 2300mm

Storage
1600 x 600mm

Amenities
Shared Sink and Hobs between 36 Persons

Bathroom Dimension
800 x 1500mm

Persons
72

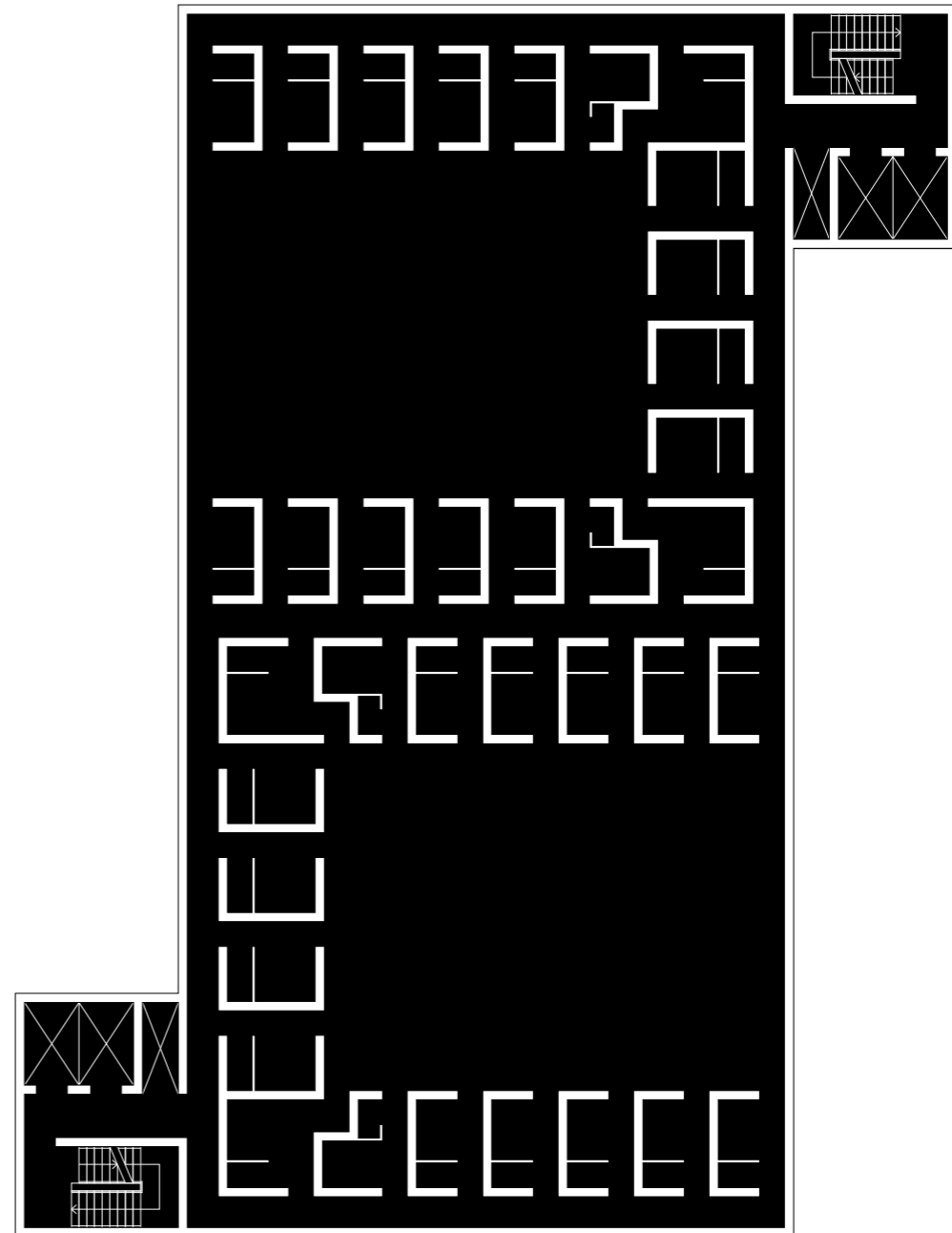
Units
2 x 18

Area per Person
9.1 sqm

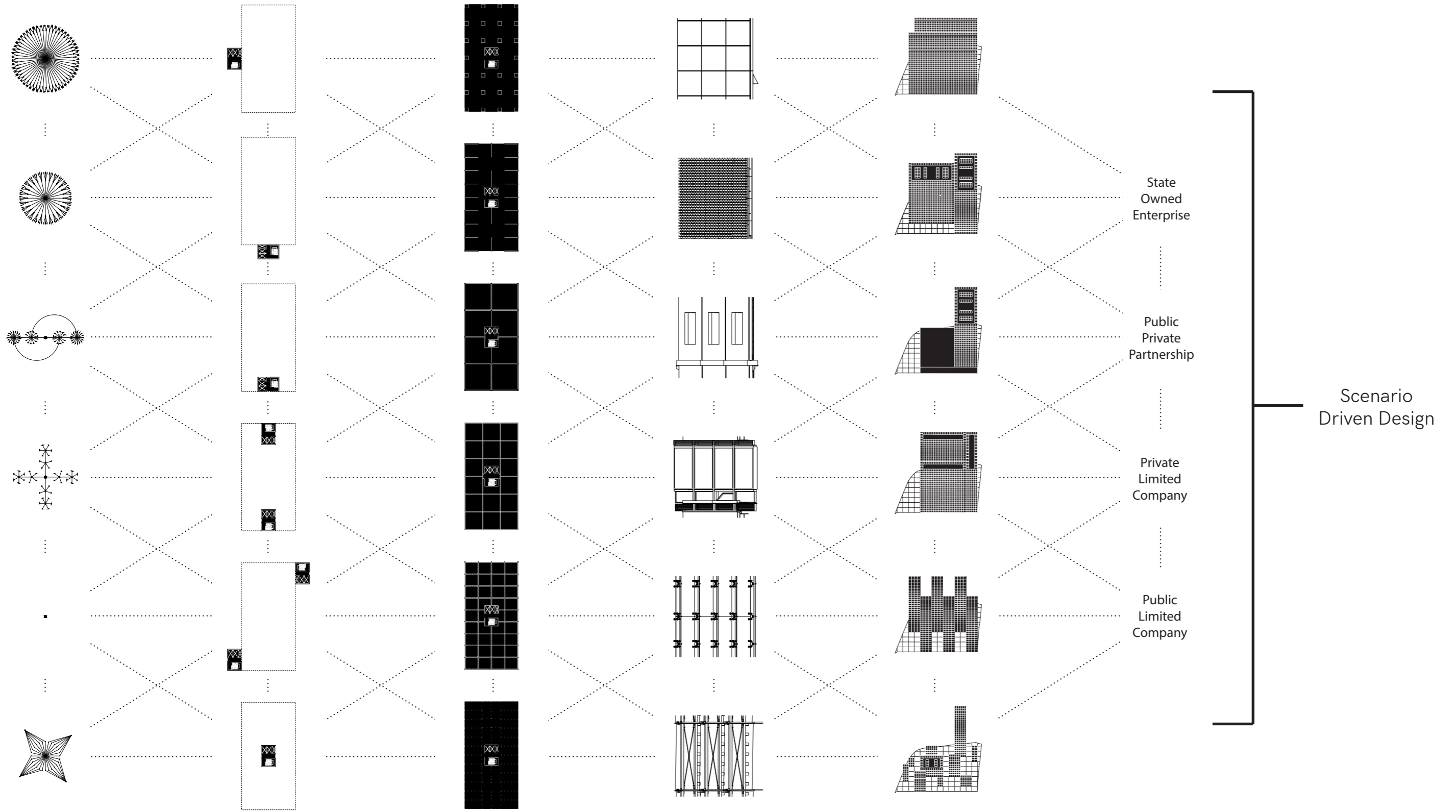
General Internal Area
839 sqm

Net Internal Area
703 sqm

Circulation Area
165 sqm



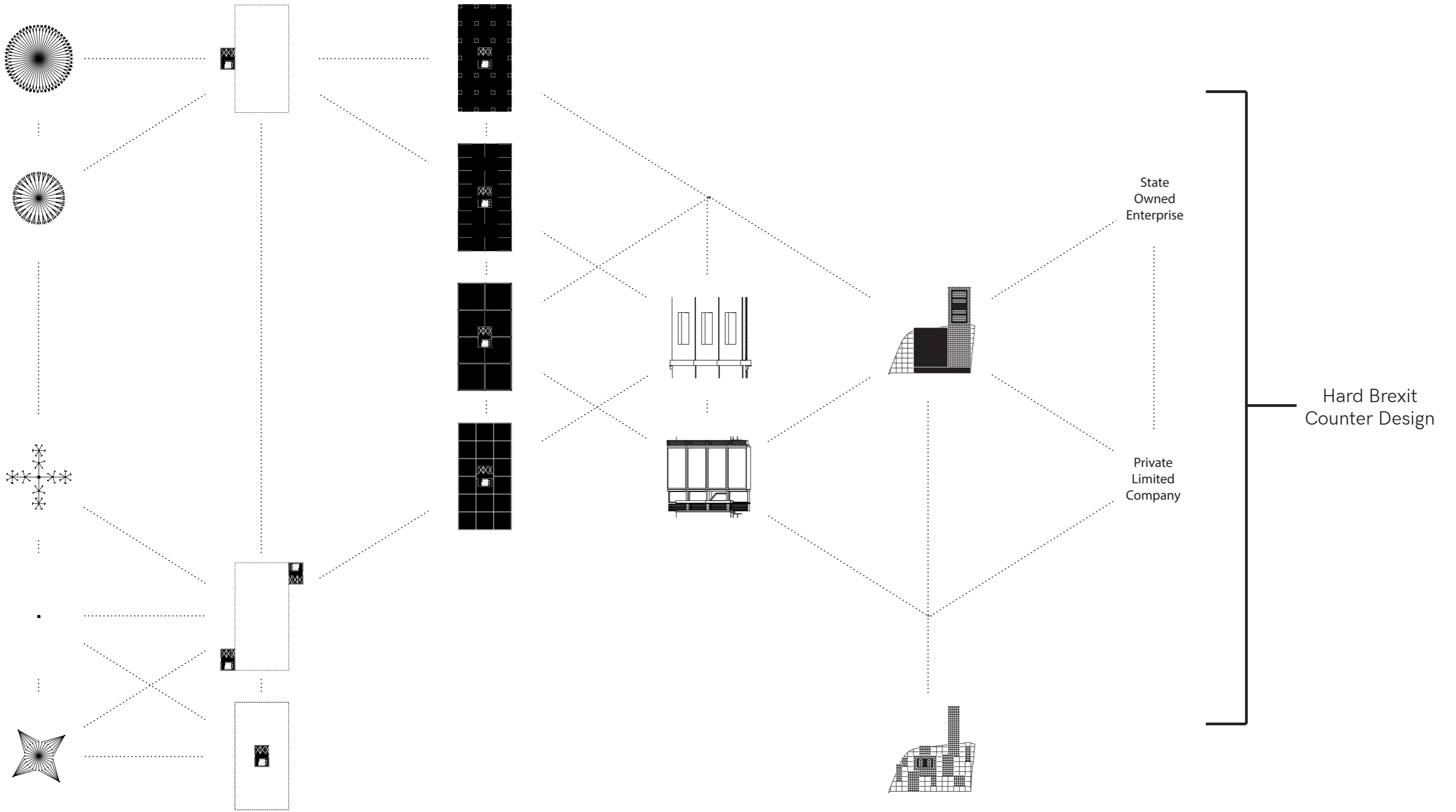
Resulting Variation (Detail)



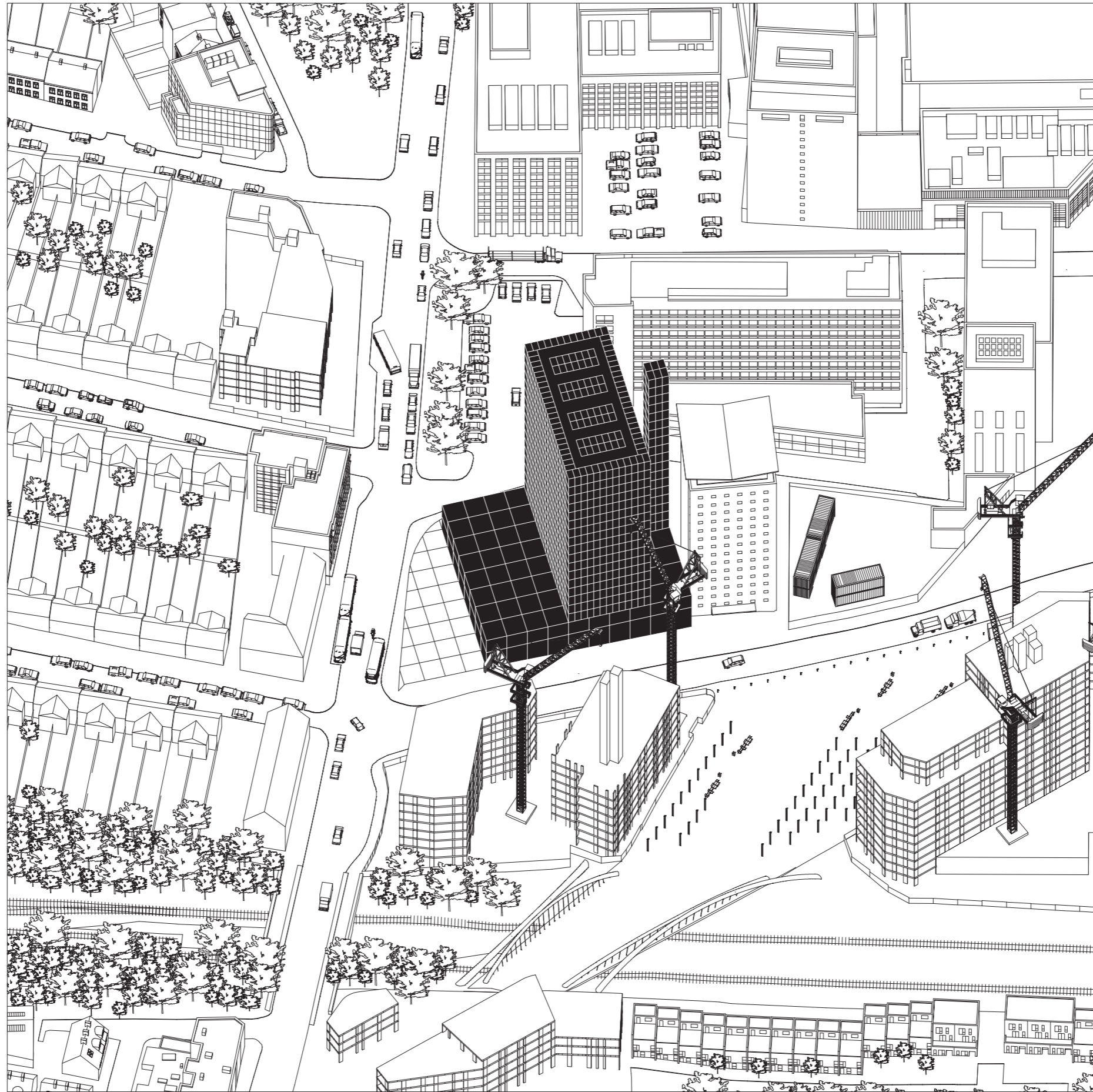
Design Methodology



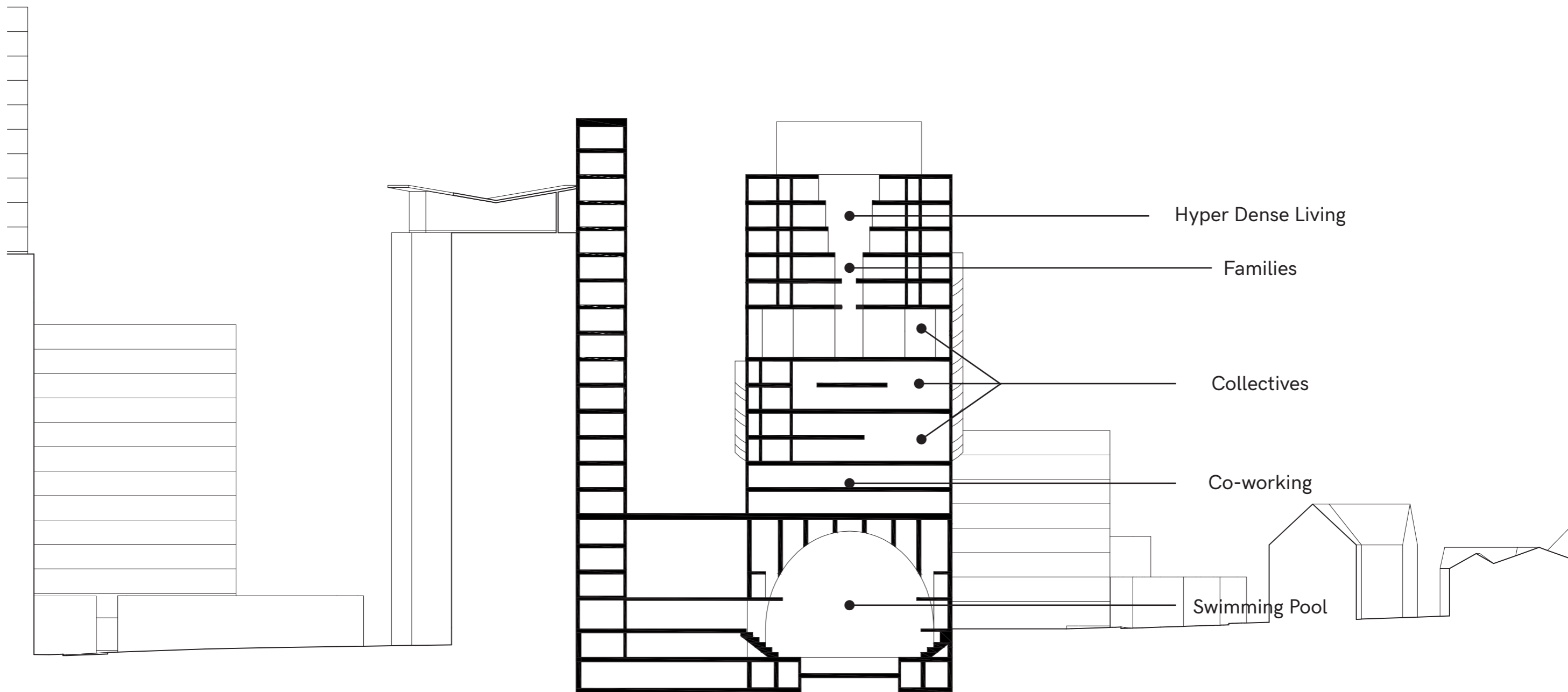
THE DESIGN



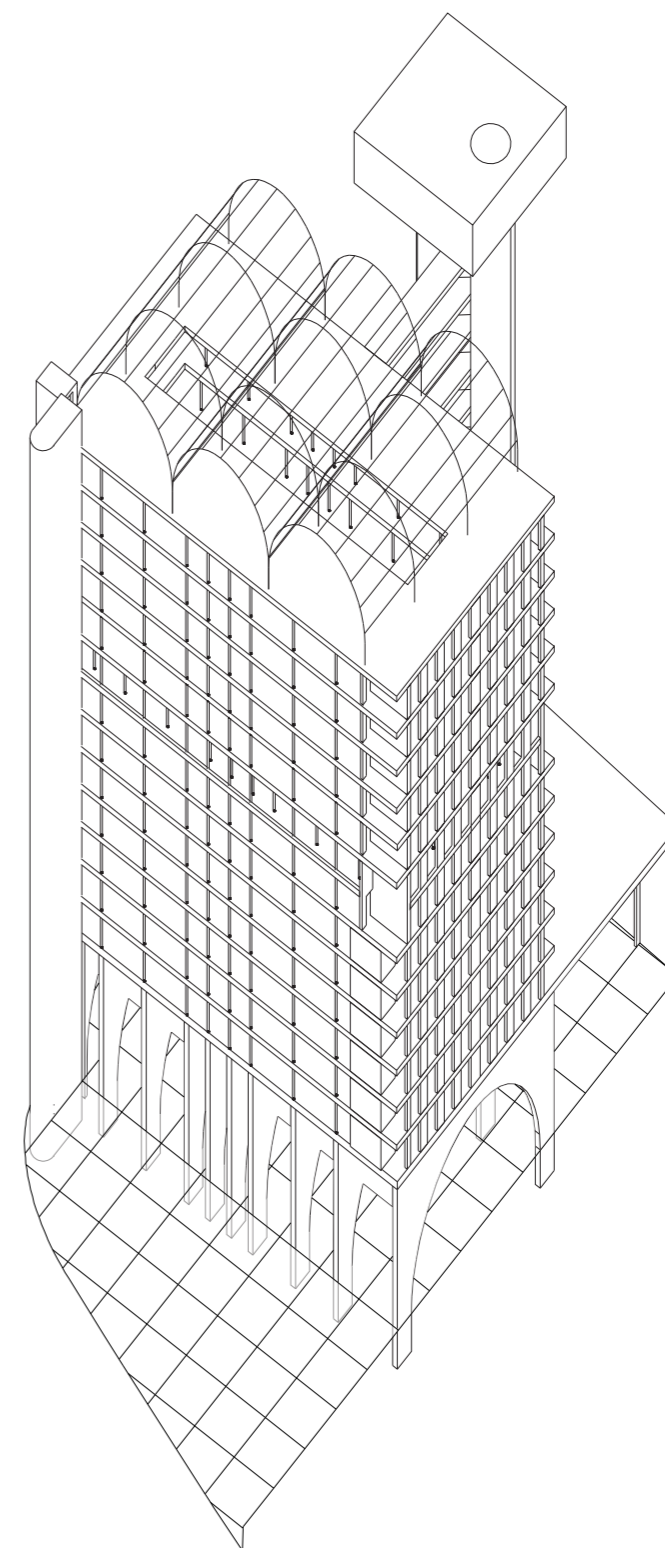
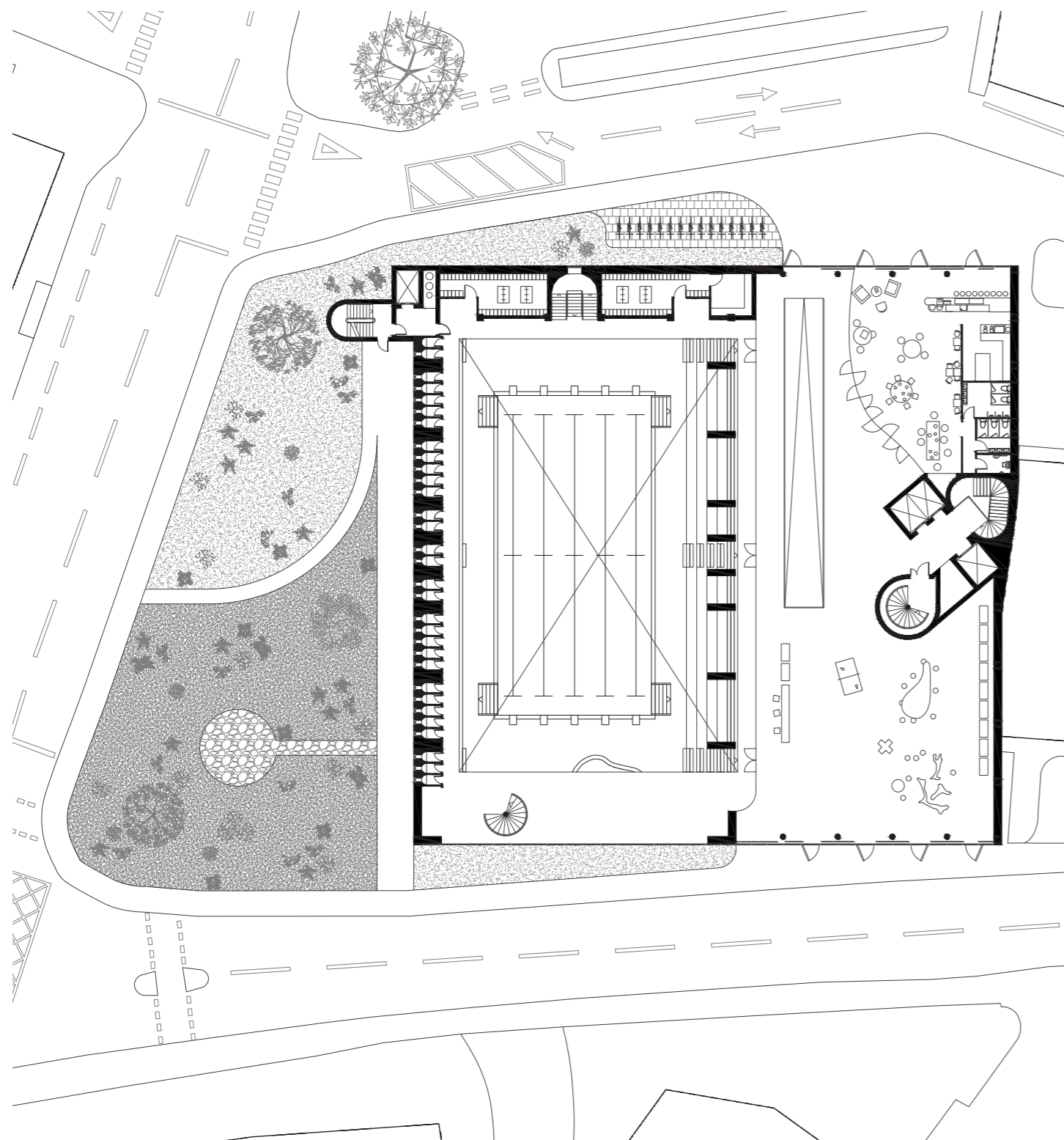
Design Methodology



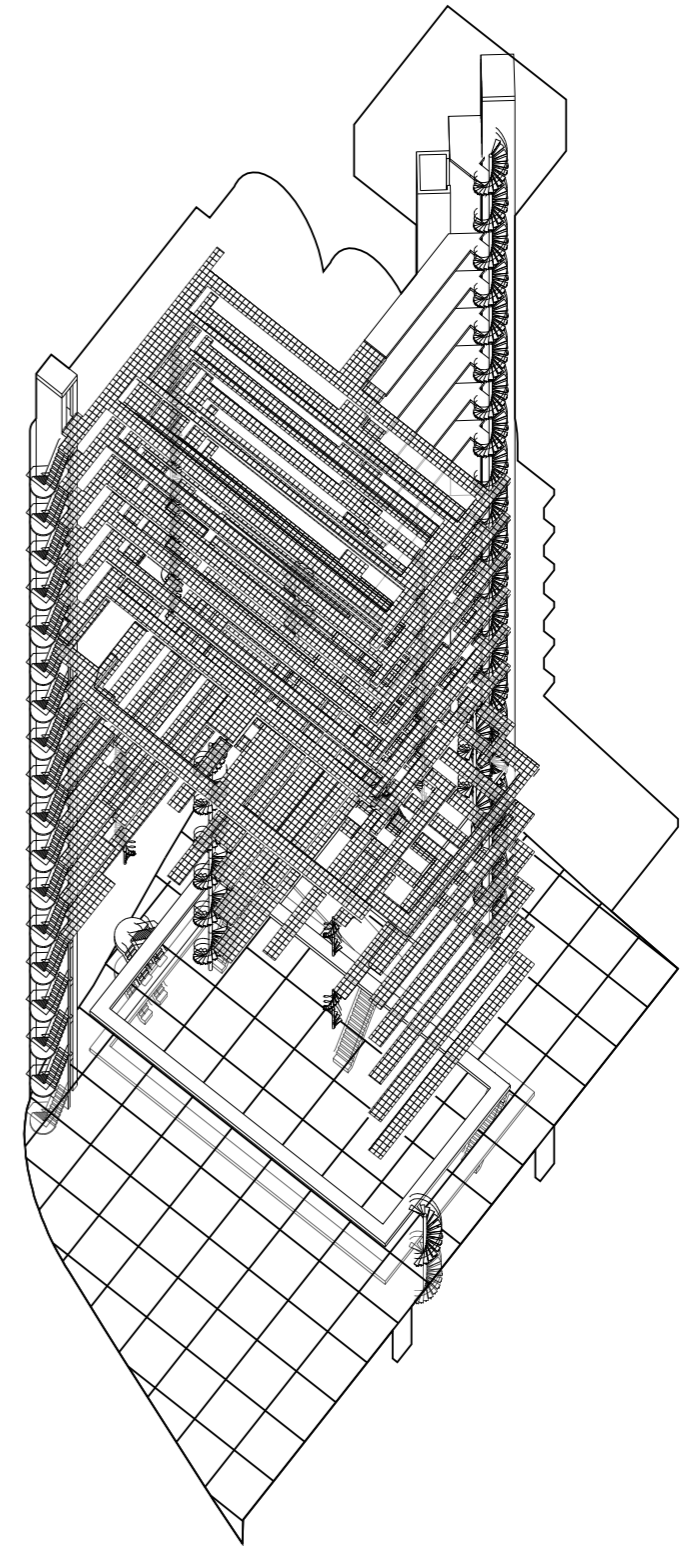
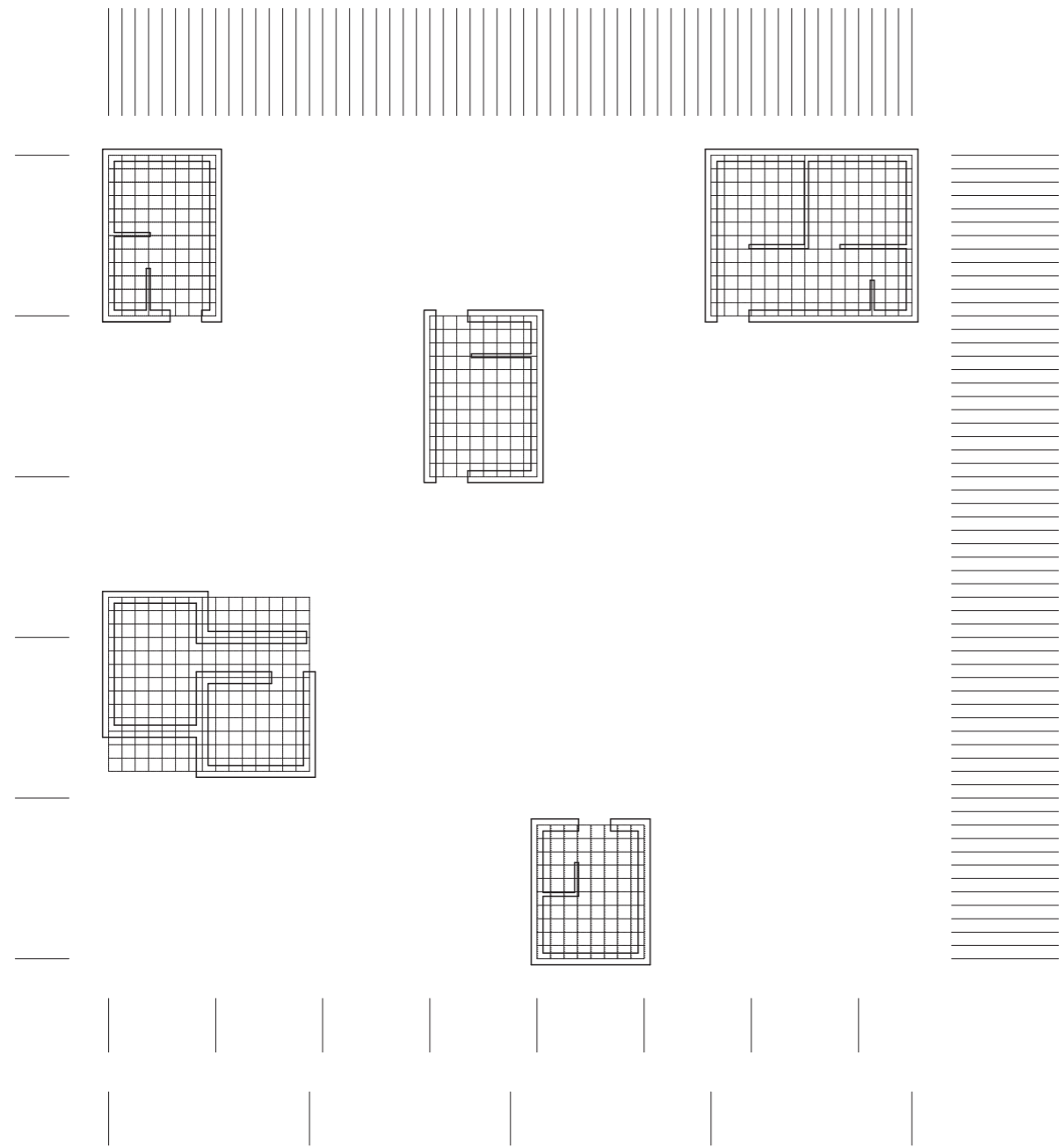
Resultant Massing in Context



Program Distribution



Ground Floor Plan + Refined Massing



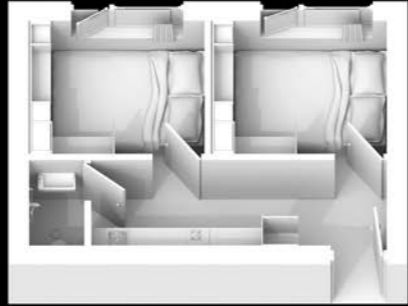
Grid of Typical Units + Circulation Diagram



1 Bedroom Studio
 Found on the 13th, 14th, and 15th floor
 Includes a view out to Wembley, 1 en-suite bathroom, 1 private sleeping space, a wall of shelves and private kitchen area



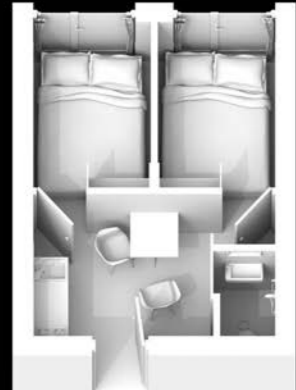
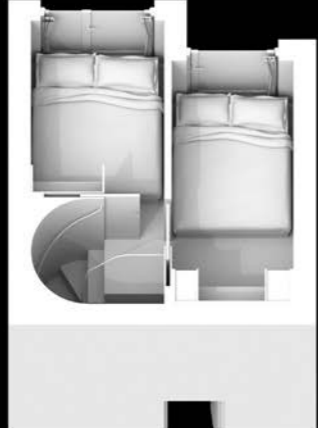
Changing Room
 Found on the ground, and 1st floor
 Includes lockable door hooks, bench, and recessed view out to Wembley



2 Bedroom apartment
 Found on the 11th and 12th floor
 Includes a view out to Wembley, 1 bathroom, 2 private sleeping spaces, and private kitchen/dining area



1 Bedroom flat share
 Found on the 5th, 6th, 7th, and 8th floor
 Includes 1 en-suite bathroom, 1 private sleeping space, and access to double-height mezzanine common space sharing living and cooking facilities



2 Bedroom apartment
 Found on the 11th floor
 Includes 1 bathroom, kitchen dining space, and windows out to internal courtyard

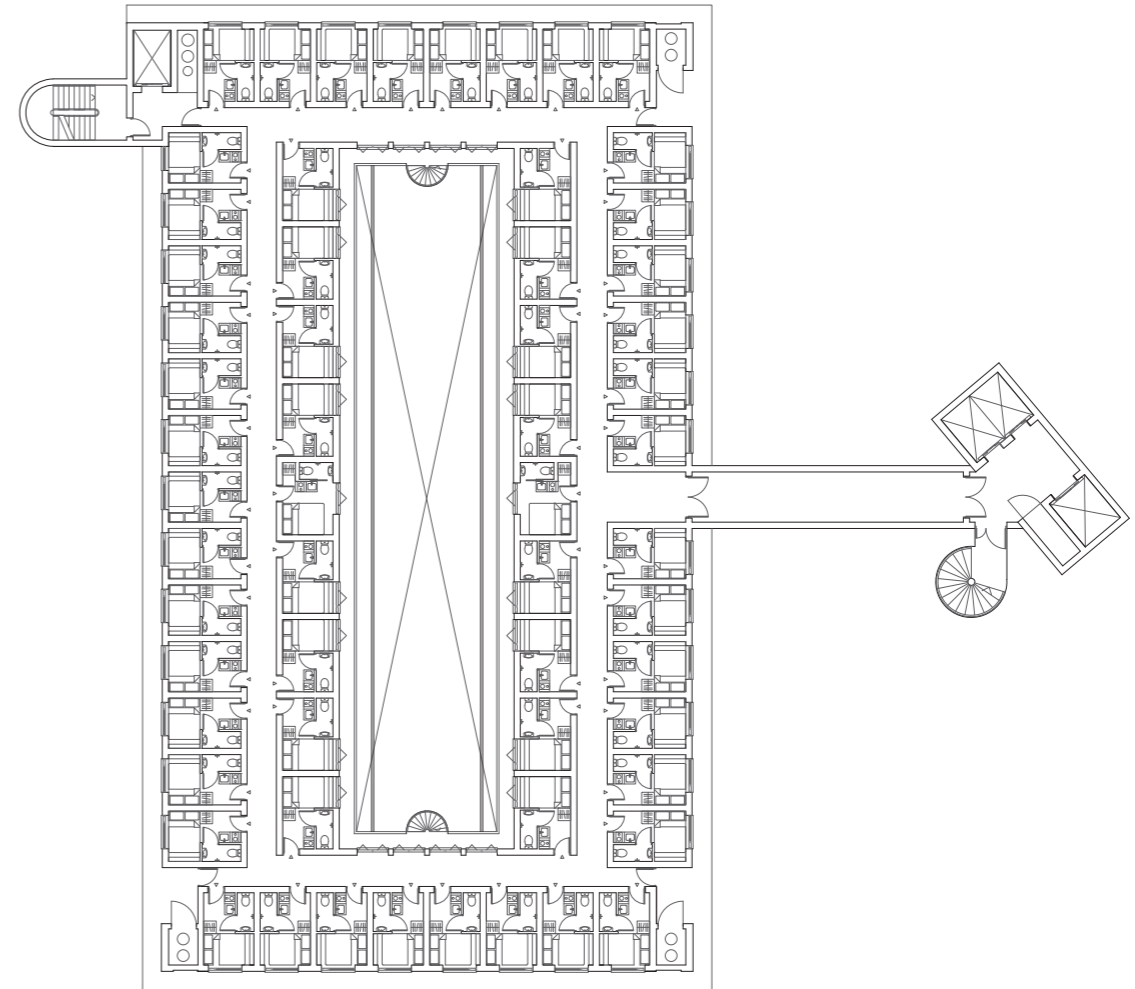
3 Bedroom duplex
 Found on the 12th and 13th floor
 Includes 1 bathroom, kitchen dining space, storage under stair, and windows out to internal atrium



1 Bedroom duplex flat share
 Found on the 9th and 10th floor
 Includes private elevated bedroom, bathroom shared with adjacent unit, common storage shelf, common kitchen unit, and common living space with direct access to internal courtyard

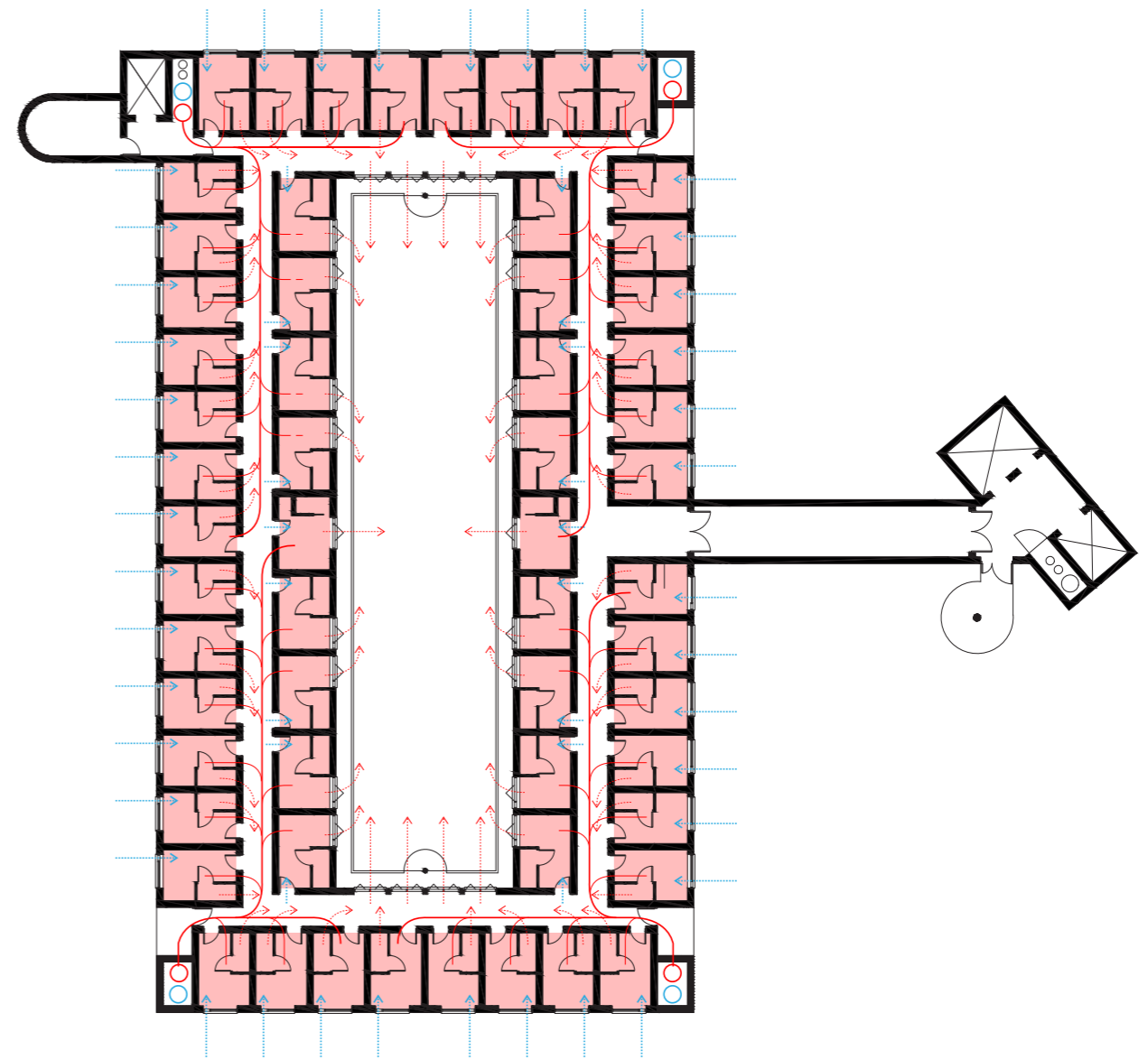
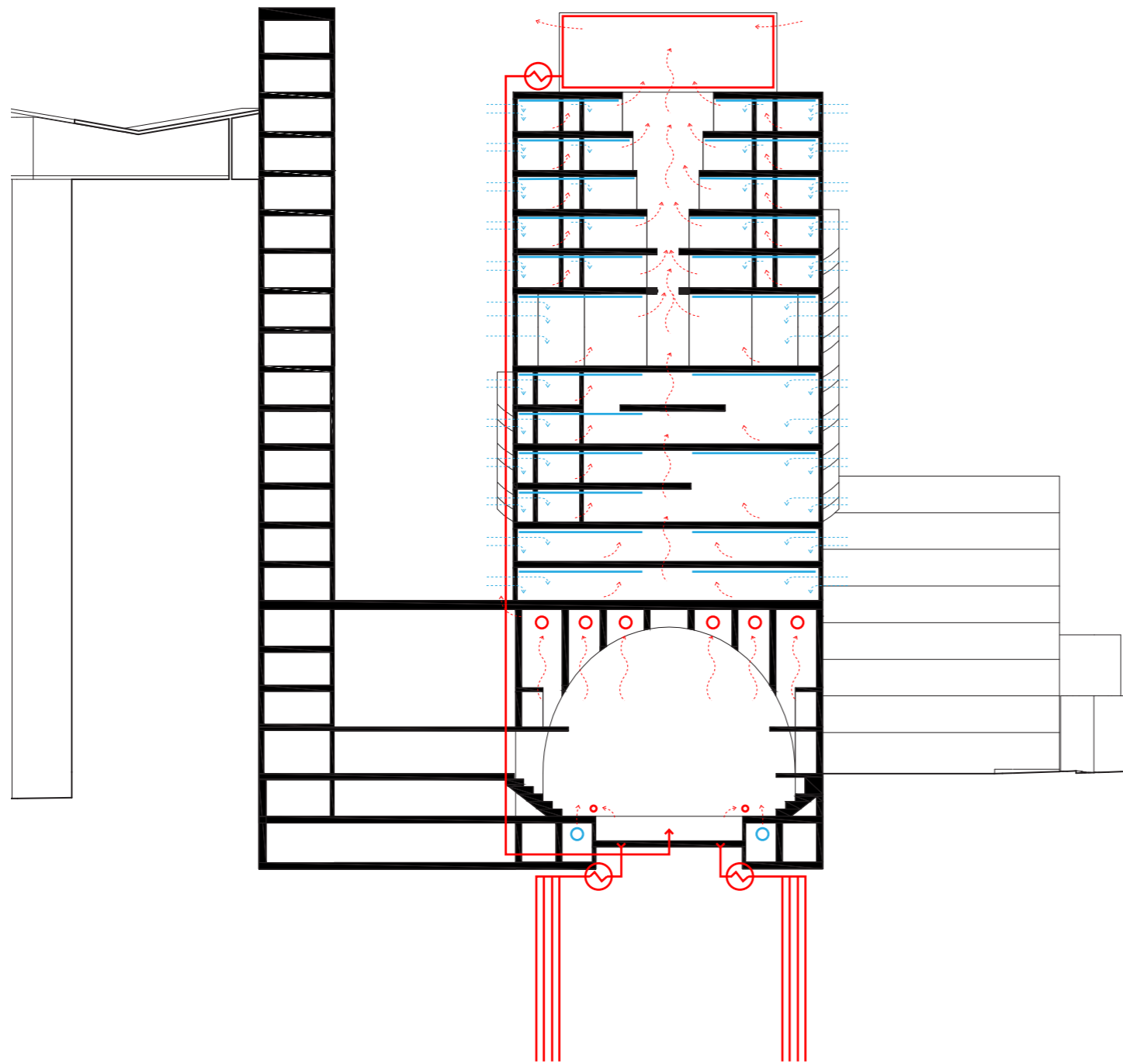


Typologies of Privacy

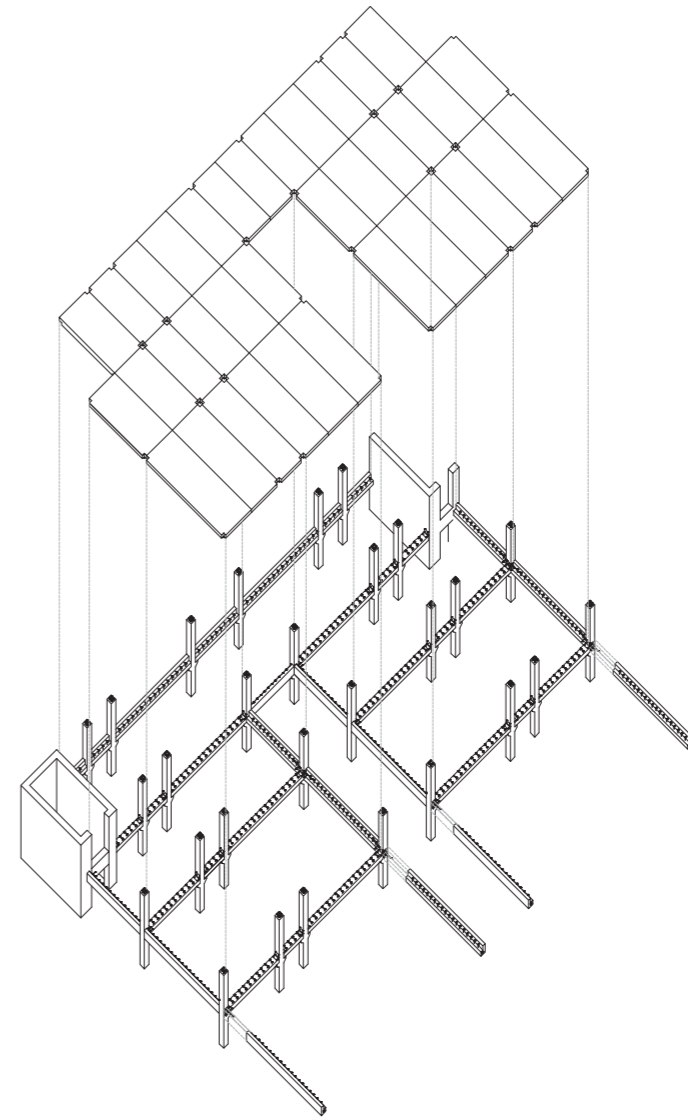
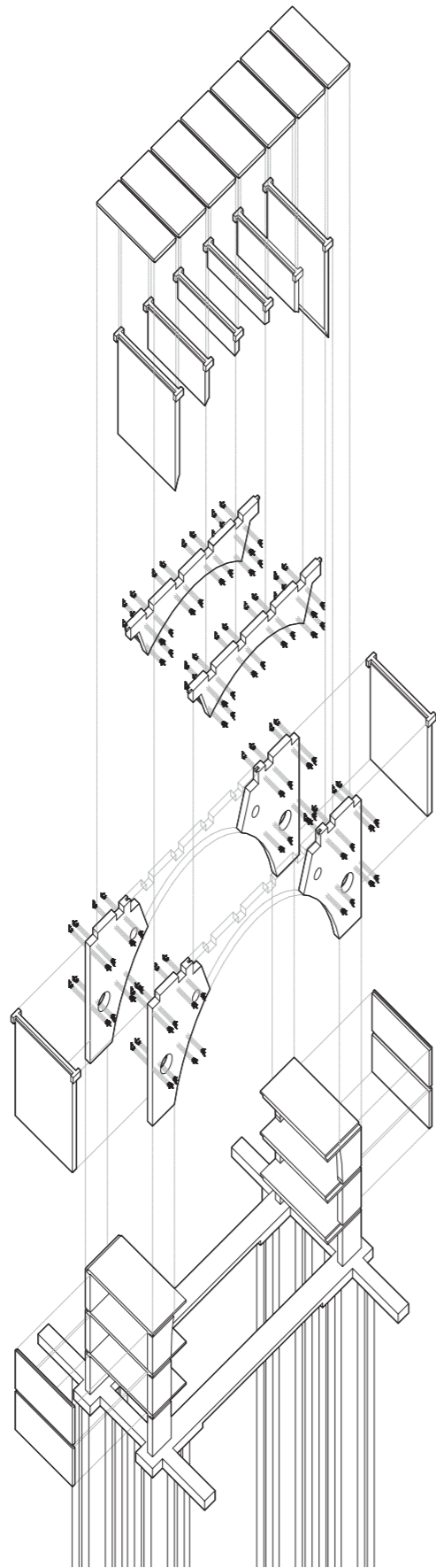


Hyper Individual Units
 +14 Level 1:250
 0 12.5m

Forms of Privacy in the building + 15F Floorplan



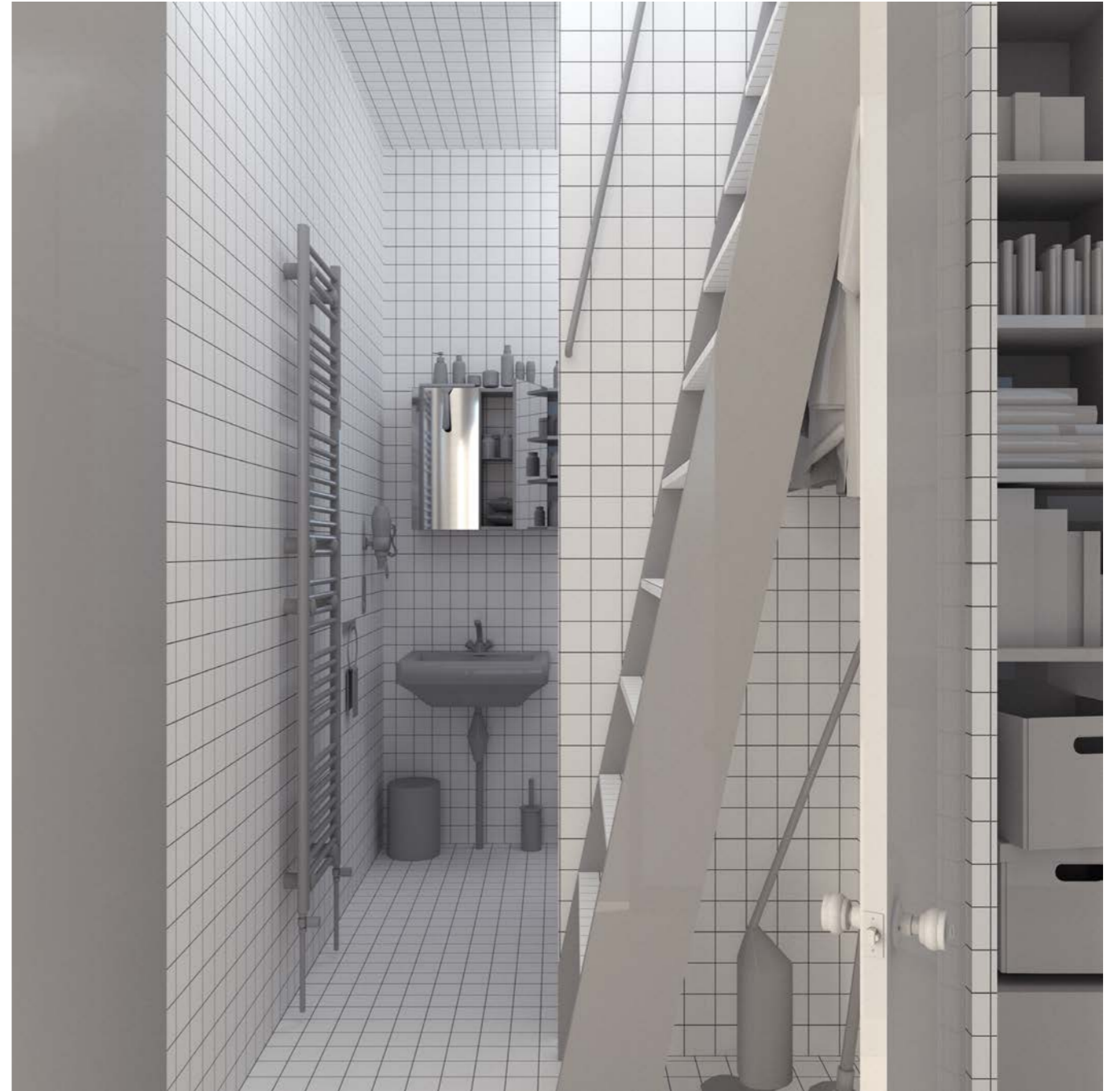
Forms of Privacy in the building +



Structural Configurations



Waking up in a duplex unit on the 9th floor



Climbing to the bed in unit 8 on the 9th floor

9th Floor Collective Housing Private Spaces



The mess in the common space on the 9th floor

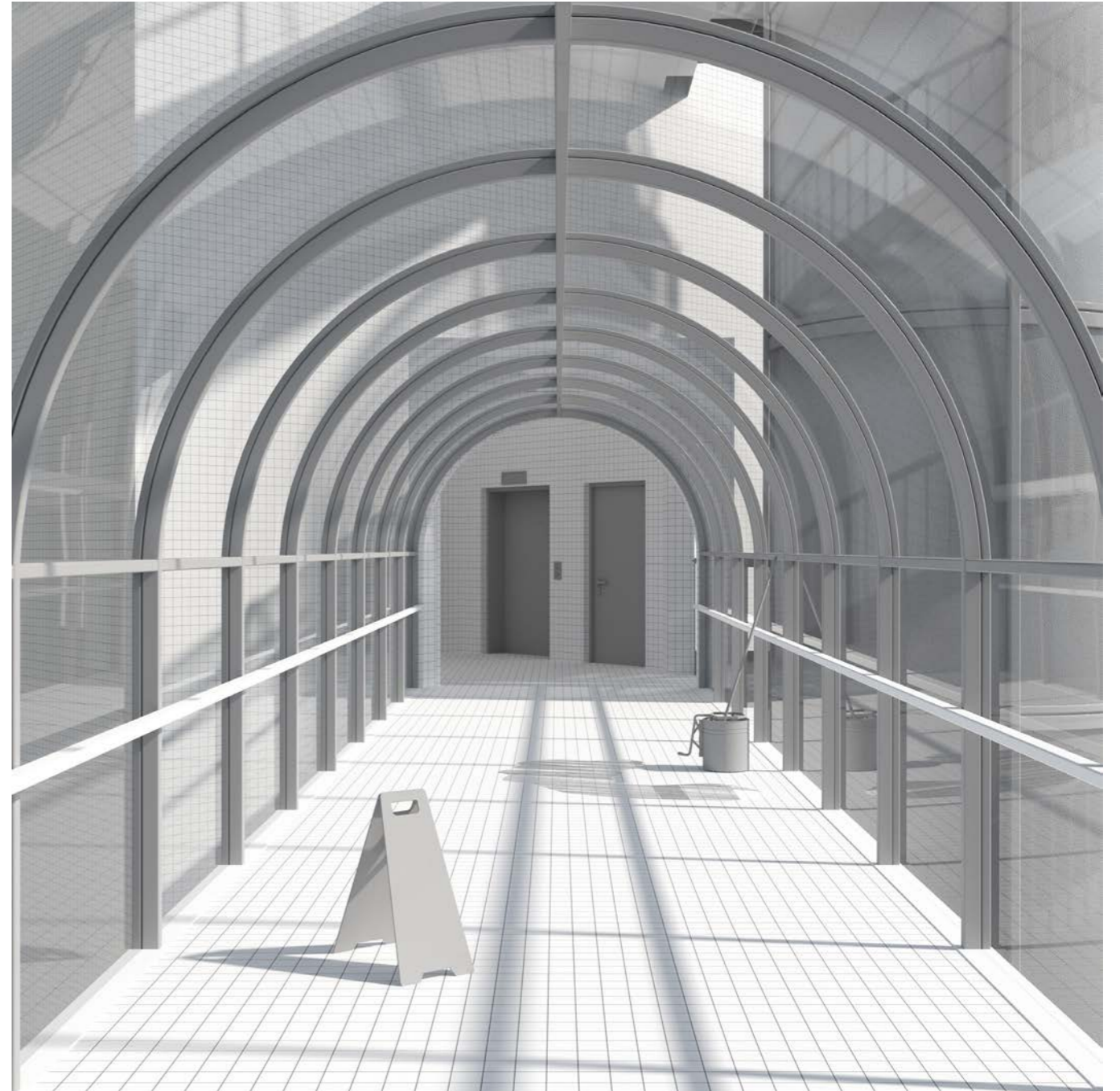


The underused snooker table in the common space on the 9th floor

9th Floor Collective Housing Common Spaces



Private movie screening in unit 22 on the 13th floor

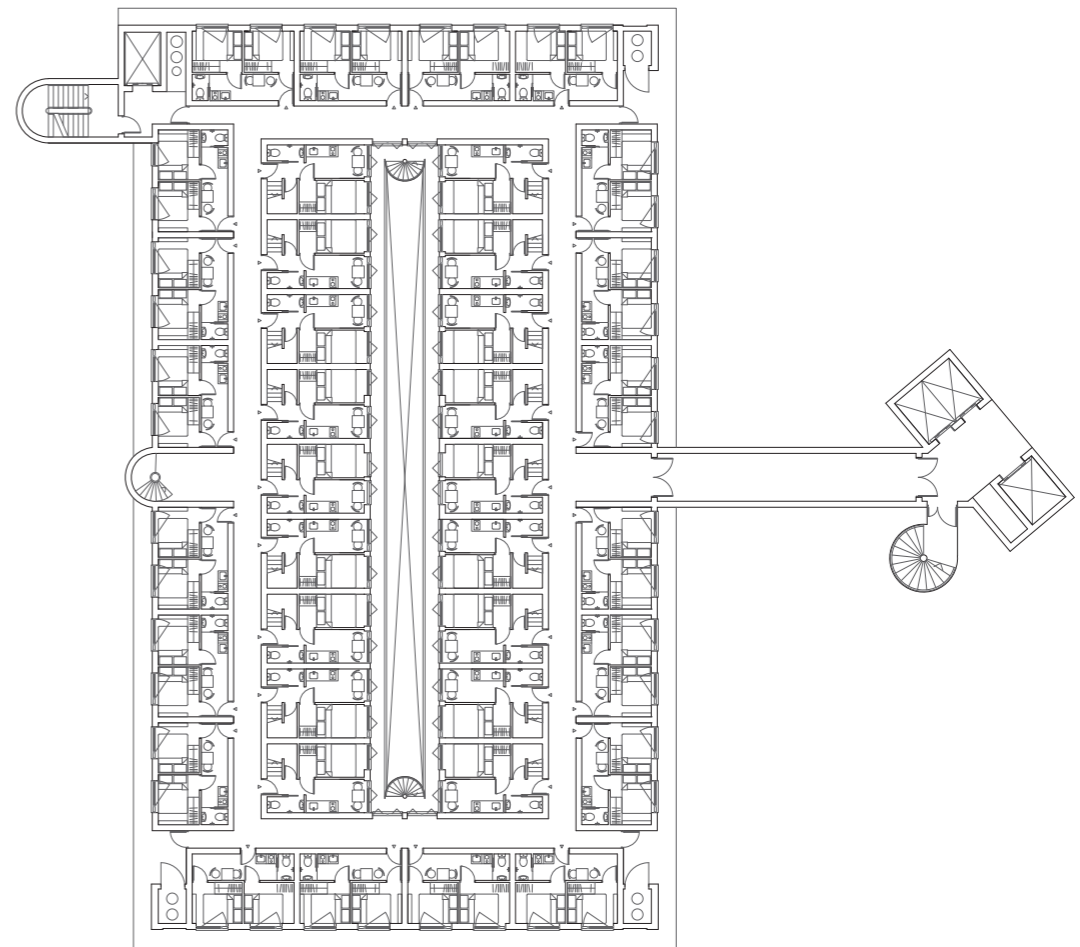


The corridor to the elevator is wet on the 13th floor

13th Floor Private Housing



The window was left open in unit 7 on the 13th floor



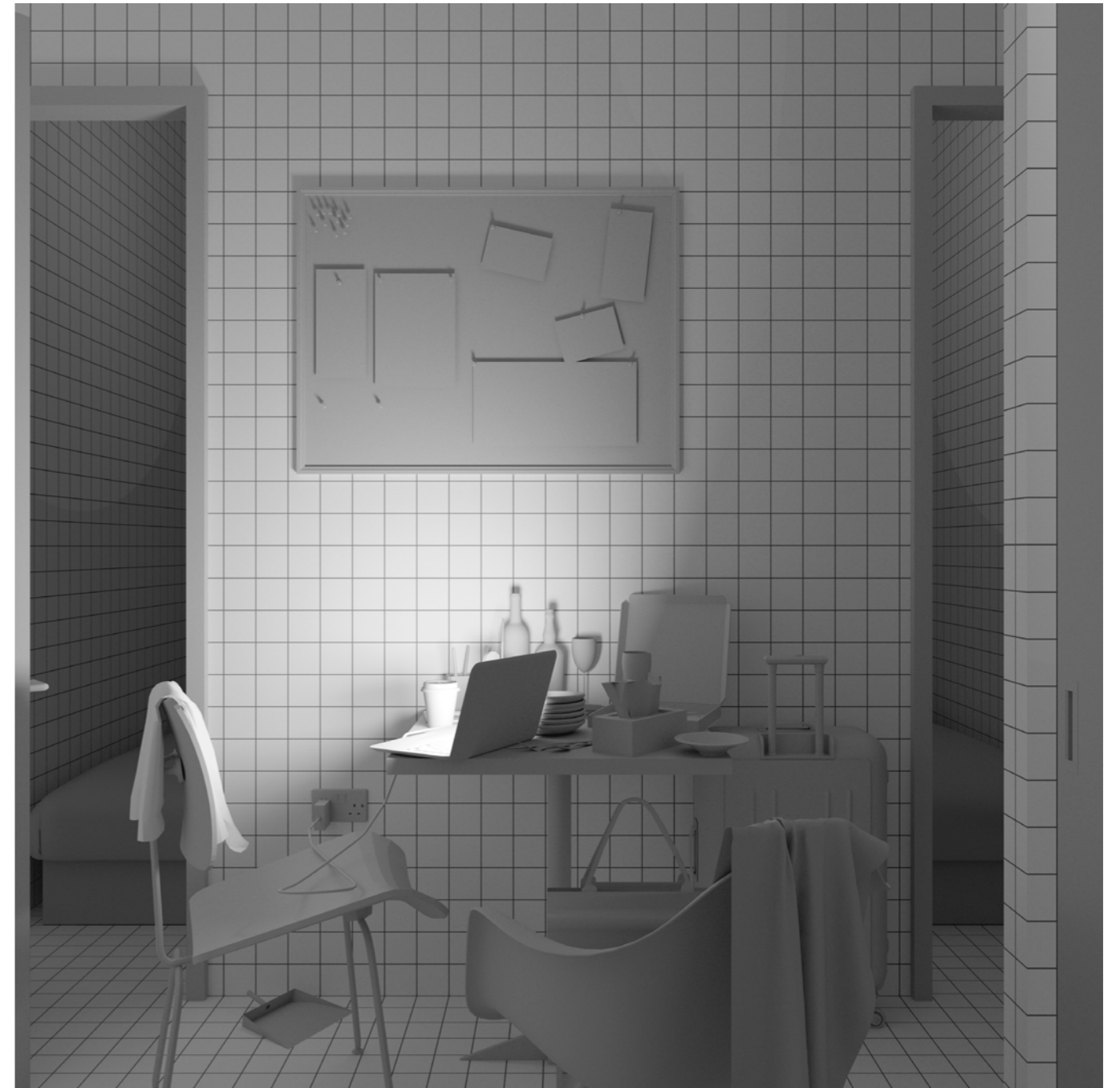
Type 1 & Type 2 Duplex Family Units
+11 Level 1:250



13th Floor Private Housing



The sun sets over the fire escape staircase on the 11th floor

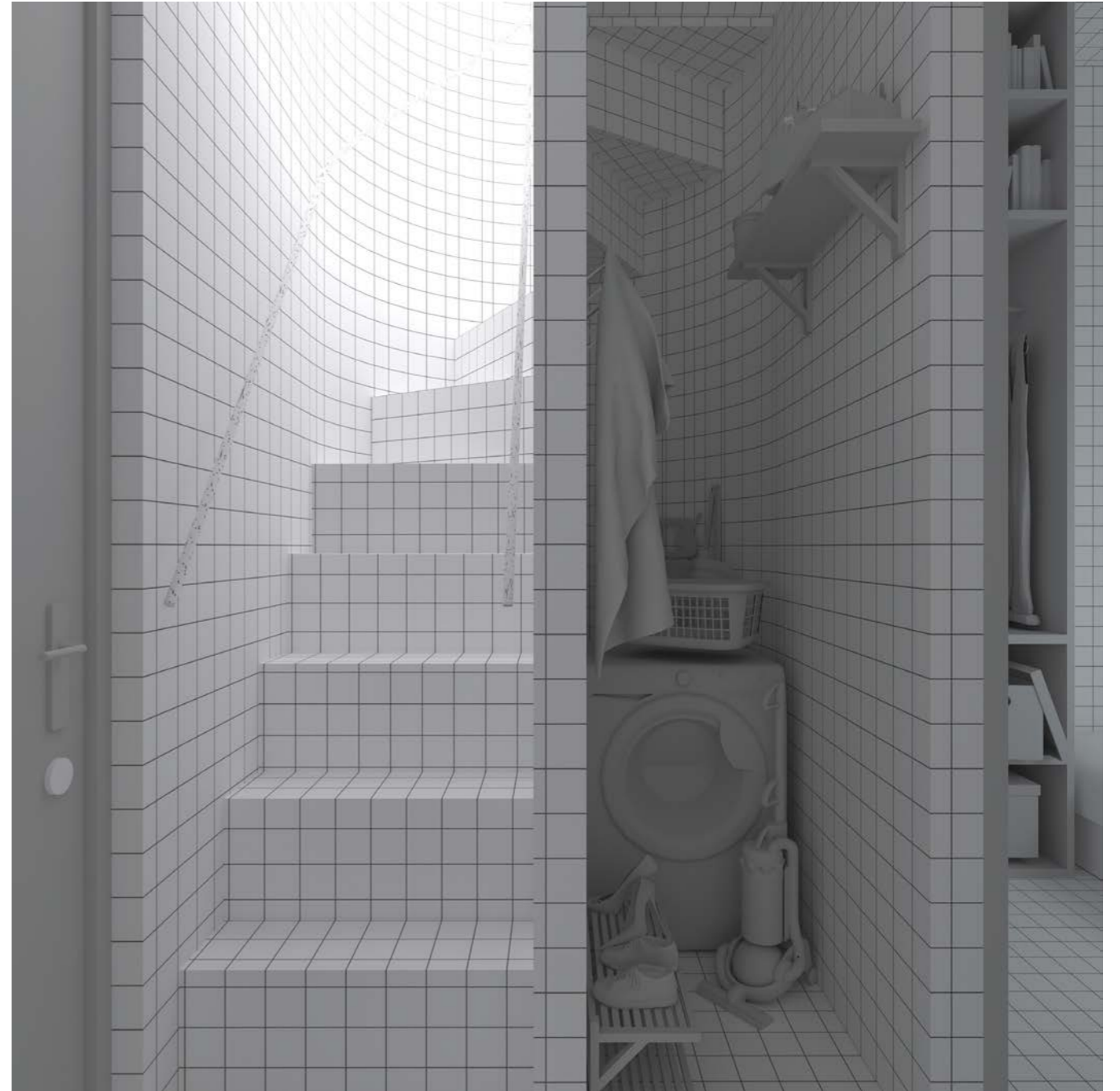


Late night pizza after a long journey home on the 11th floor

11th Floor Multiple Bedroom Units

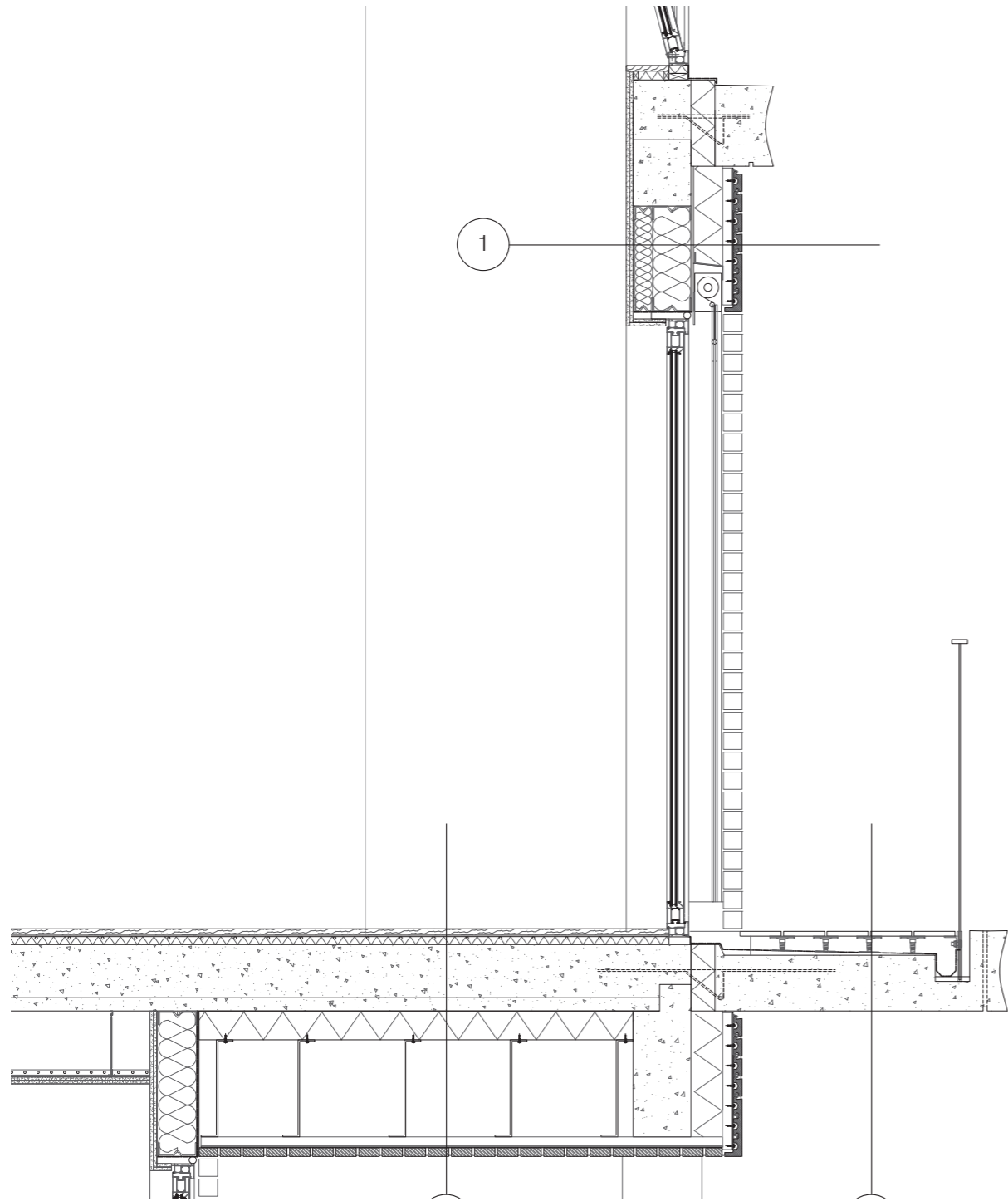


Leaving your family in the morning on the 11th floor



Taking out the wash in unit 14 on the 13th floor

11th Floor Multiple Bedroom Units



Facade

