THE STATE OF SPECULATION

Underlying mechanisms of built environment procurement

Transitional Territories

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An impersonation of how a standard developer would approach a project
THE BASIC CONDITION
Brexit Referendum

Urban Speculation Begins

Narrative Overview

Soft Brexit

No Brexit

Hard Brexit

29th March, 2019

29th March, 2021

Scenarios
Massing
Project:
Title:
Drawing status:
Client:
Drawing No: Rev:
Scale @ A3
Do not scale off this drawing
Report all errors and omissions to the Architect
Dimensions to be checked on site
Plot date:
- -DR- 14/04/2016 14:20:20

For Information
20150303 AC SG
Rev: Drw: Chk:Date:
D01
Pre-Planning Issue
20151019 KW SG
Rev: Drw: Chk:Date:
D11
Post Planning Meeting Revisions
20160329 KW SG
Rev: Drw: Chk:Date:
D13
Planning Issue;
20160411 KW SG
Revised Disabled Carpark/Cycle Storage Provision
Secure By Design consultation
20160114 KW SG
Rev: Drw: Chk:Date:
D12
Retail/refuse/cycle access area revised following
20160329 KW SG
Rev: Drw: Chk:Date:
D14
For Information
20150710 AC SG
Rev: Drw: Chk:Date:
D04
For Information
20150807 AC SG
Rev: Drw: Chk:Date:
D05
For Information
20150817 AC SG
Rev: Drw: Chk:Date:
D06
For Information
20150821 AC SG
Rev: Drw: Chk:Date:
D07
For Information
20150916 KW SG
Rev: Drw: Chk:Date:
D08
For Information
20151006 KW SG
Rev: Drw: Chk:Date:
D09
For Information
20151102 KW SG
Rev: Drw: Chk:Date:
D10
Retail
Parking and Storage
Affordable Residential
7F and below
Market Value Residential
Plant
Market Value Residential
Caukins Group LLC
Project:
34 Wembley Hill Road
Title:
Section AA
Drawing status:
Planning
Scale @ A3
1 : 300
Drawing No:
2024-00-DR-0102
Rev:
D14
POST-BREXIT SCENARIOS
No Brexit, Soft Brexit, and Hard Brexit
DESIGN PROCESS
Resulting Variations

Unit Types (Topological)
Topology & Core Variation
Structure & Facade Variation
Built Form & Civic Variation
Topology x Core

<table>
<thead>
<tr>
<th>Topology</th>
<th>Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amenities with a View</td>
<td>72</td>
</tr>
<tr>
<td>Core</td>
<td>Units</td>
</tr>
<tr>
<td>Double External Corner</td>
<td>2 x 18</td>
</tr>
<tr>
<td>Bedroom Dimension</td>
<td>Area per Person</td>
</tr>
<tr>
<td>2600 x 2300mm</td>
<td>9.1 sqm</td>
</tr>
<tr>
<td>Storage</td>
<td>General Internal Area</td>
</tr>
<tr>
<td>1600 x 600mm</td>
<td>839 sqm</td>
</tr>
<tr>
<td>Amenities</td>
<td>Net Internal Area</td>
</tr>
<tr>
<td>Shared Sink and Hobs</td>
<td>703 sqm</td>
</tr>
<tr>
<td>between 36 Persons</td>
<td>Circulation Area</td>
</tr>
<tr>
<td>Bathroom Dimension</td>
<td>165 sqm</td>
</tr>
<tr>
<td>800 x 1500mm</td>
<td></td>
</tr>
</tbody>
</table>

Resulting Variation (Detail)
Scenario Driven Design

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

Design Methodology
Ground Floor Plan + Refined Massing
Grid of Typical Units + Circulation Diagram
Typologies of Privacy

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

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

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

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

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

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

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

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.
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
1. 2 x 13mm gypsum plasterboard
Vapour barrier
45/45mm aluminium channel
framing with 45mm rock-wool
thermal insulation
145/45mm steel channel
framing with 145mm rock-wool
thermal insulation
9mm wood fibreboard as
windbreak
100mm XPS thermal insulation
30mm ventilated cavity
formed by Z-frame to support
prefabricated brick slips
Corium brick slip tiles on
HPS200 Corium rails with pump
mortar in between tiles

2. 2 x 13mm gypsum plasterboard
Suspended coolant pipes
140mm cavity for services
50mm prefabricated reinforced
concrete slab as formwork
200m structural concrete
poured in-situ
Underfloor heating on 30mm
XPS sheeting
5mm impact-sound insulation
23mm Douglas fir flooring

3. Corium brick slip tiles on rails
hung by Z-frame
100mm XPS thermal insulation
50mm prefabricated reinforced
concrete slab as formwork
200m structural concrete
poured in-situ
Underfloor heating on 30mm
XPS sheeting
5mm impact-sound insulation
23mm Douglas fir flooring

4. 210mm precast fair-faced
reinforced concrete slab to
be casted with 200mm in-situ
structural concrete
65mm air gap to form drainage
channel
Stone decking

5. 2 x 13mm gypsum plasterboard
145/45mm steel channel
framing with 145mm rock-wool
thermal insulation
Vapour barrier

6. 2 x 13mm gypsum plasterboard
65/30mm aluminium channel
framing with 65mm rock-wool
thermal insulation
22mm cavity
2x25mm gypsum plasterboard
22mm cavity
65/30mm aluminium channel
framing with 65mm rock-wool
thermal insulation

7. Aluminium glazed door system
with ventilation shutter where
shown

8. Oversized manually operated
fanlight for additional ventilation

South Facing Facade Section, 8-10F; 1:20 @A1

Facade