spatial in-justice

Exploring socially
just spaces in London

Ceyda Tezbasar /
Architectural Design
Crossover Graduation
Studio/ 2021-22

London
Heterogeneous City

Grenfell Tower
Royal Borough of Kensington & Chelsea

14/06/17

No to war.
Stop the War Coalition
JUSTICE
FOR
GRENFELL
FOR
ELL
unite
membersh

Climate Crisis

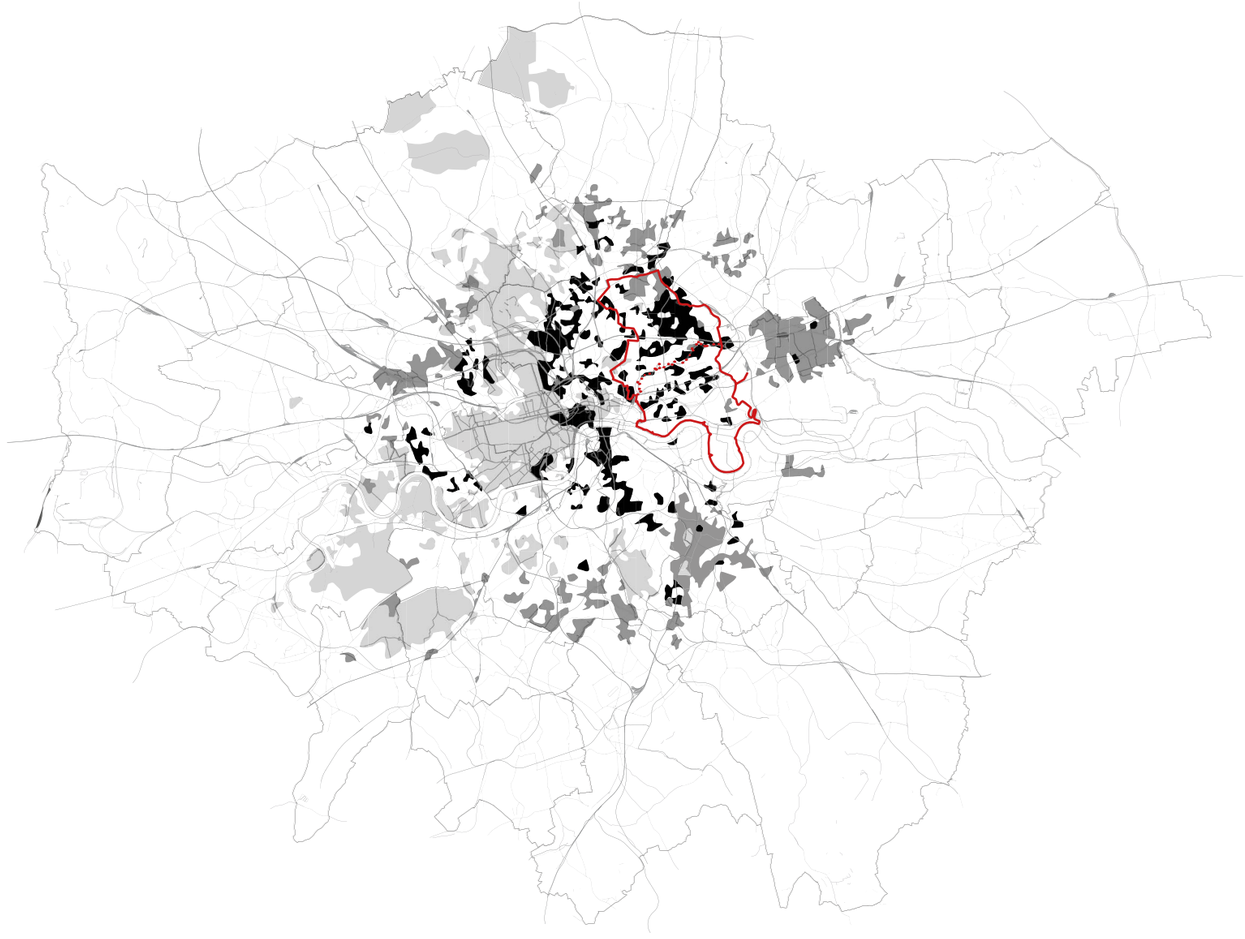
Social injustice

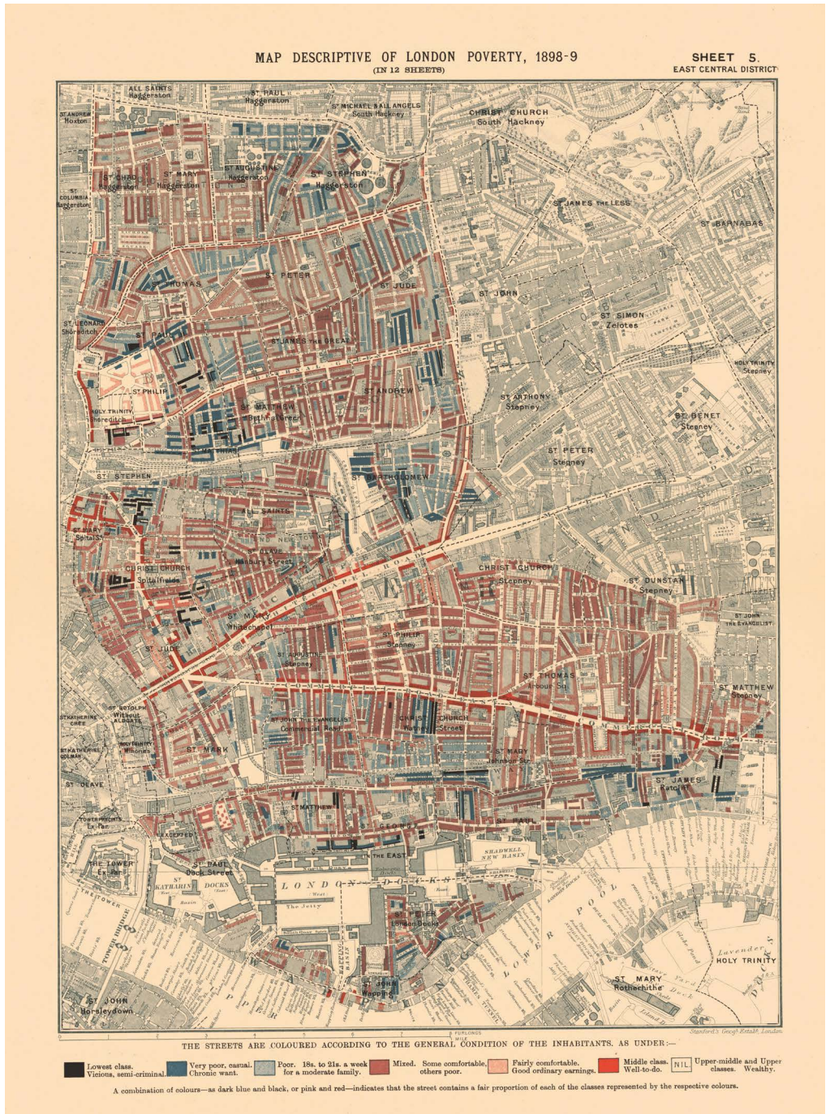
Health inequality

Rising cost of living

SAVE
Icela
Free

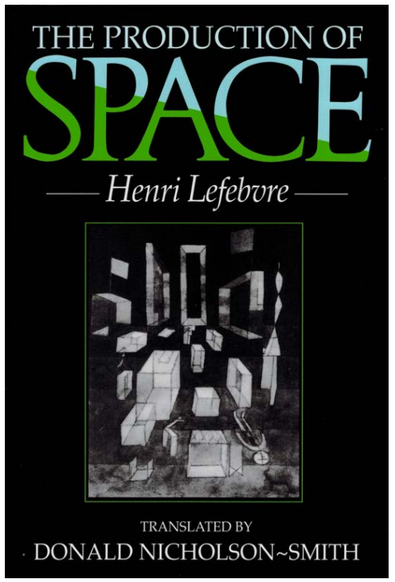
1 London Borough of Tower Hamlets
2 London Borough of Hackney


Super Gentrification
Mainstream Gentrification
Marginal Gentrification

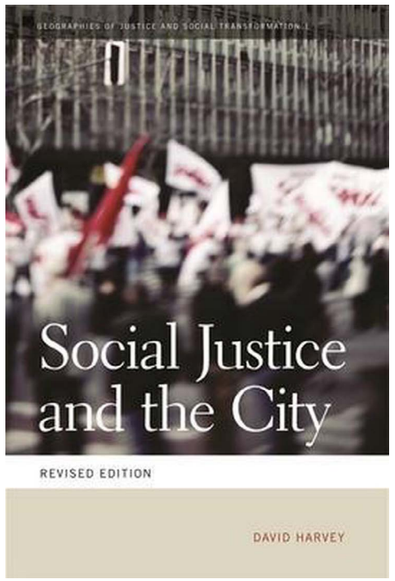


Charles Booth's Poverty Map

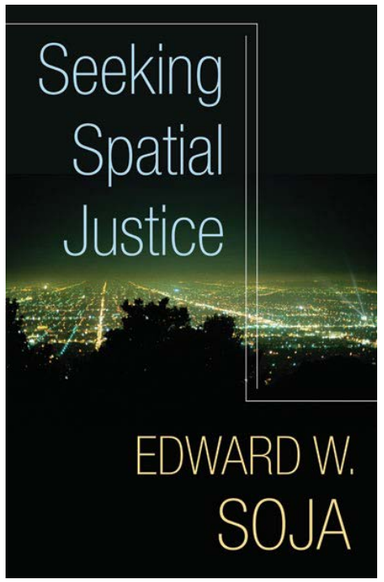
How does architecture respond to issues of spatial inequality in the built urban environment?



Lefebvre, Henri. 1992. The Production Of Space. Malden, Mass.: Blackwell.

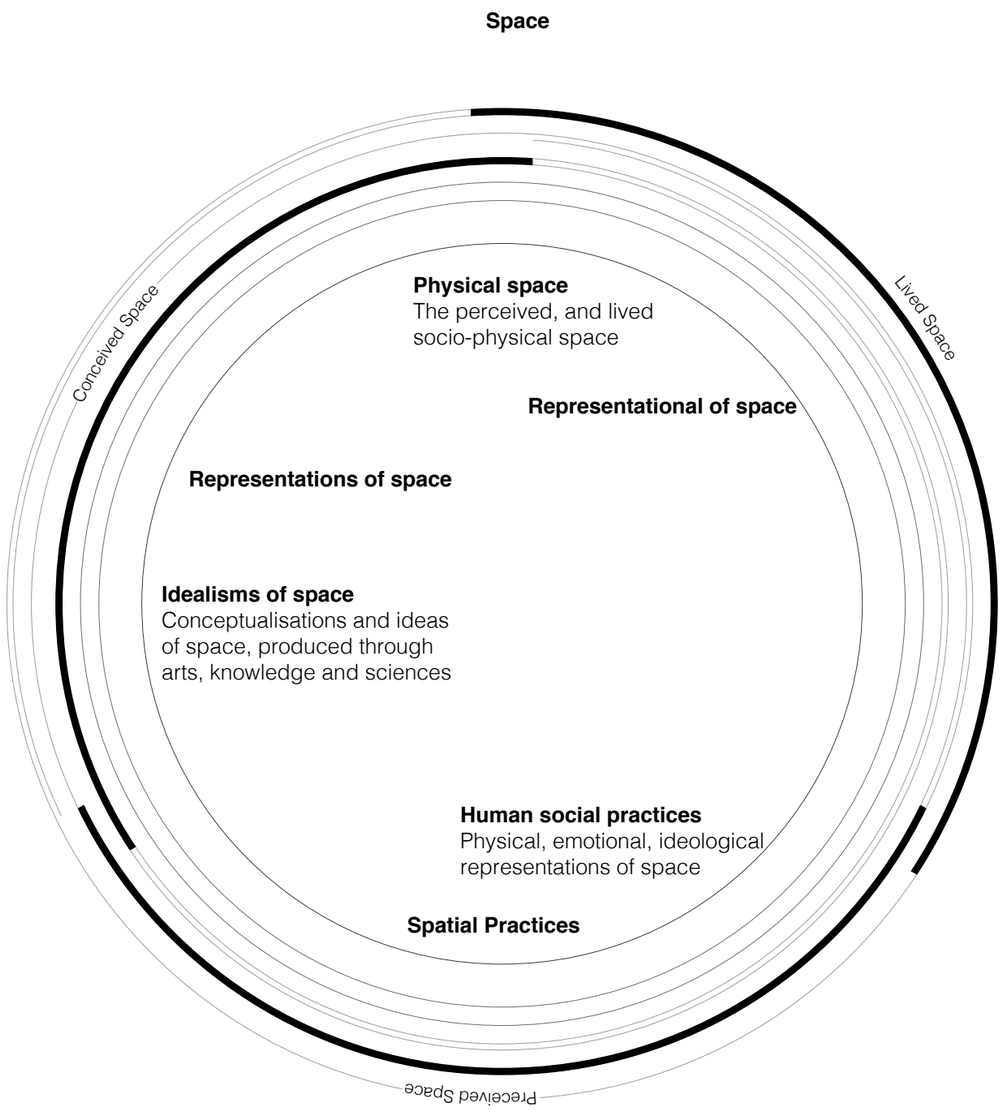


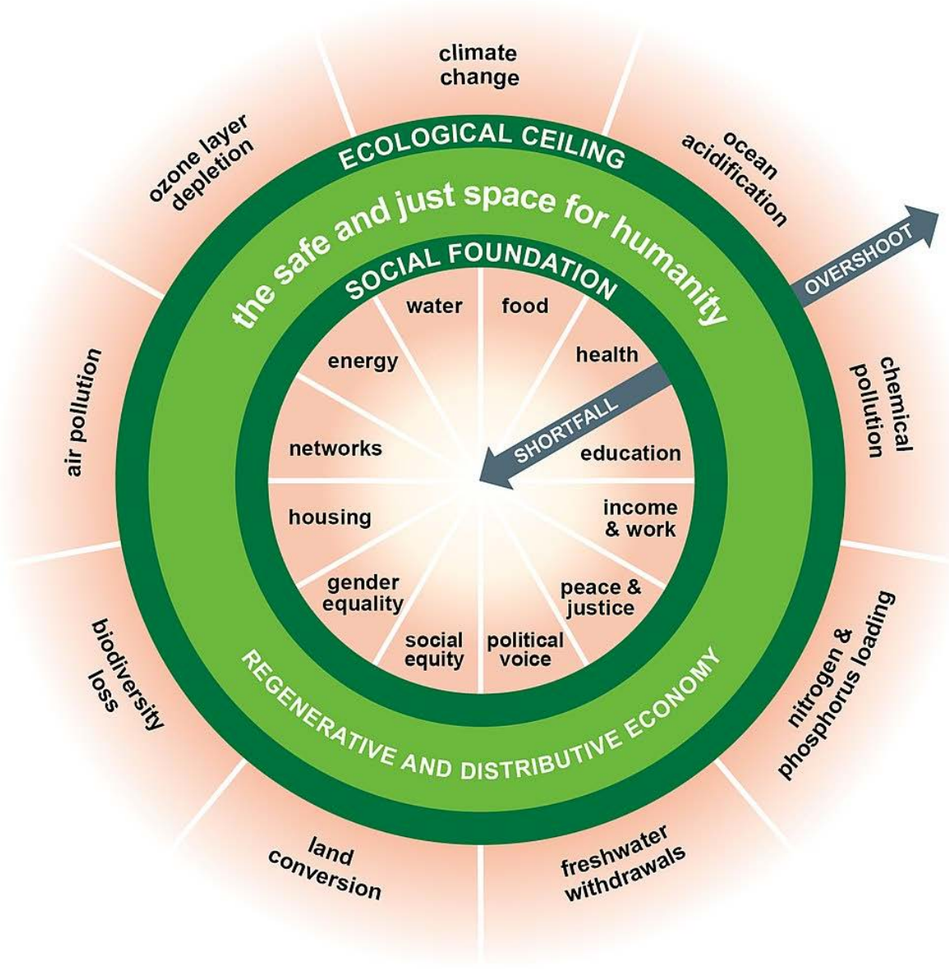
Harvey, David. 2009. Social Justice And The City. University of Georgia Press.



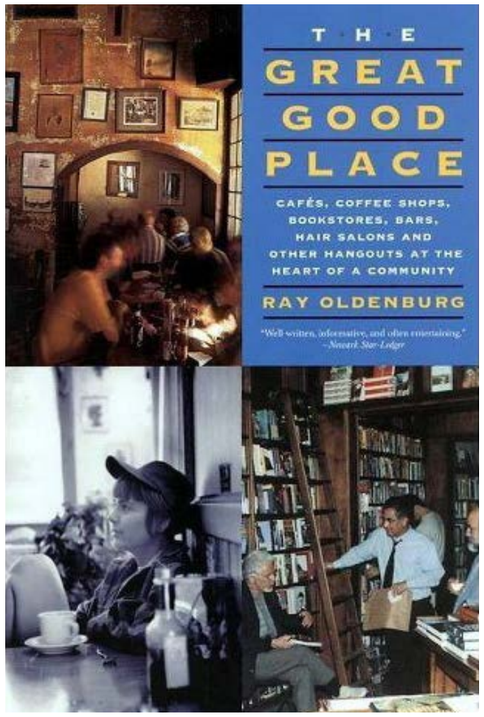
Soja, Edward W. 2010. Seeking Spatial Justice. Minneapolis: Univ. of Minnesota Press.

Theoretical Literature


Space
Conceived Space
Lived Space
Physical space
The perceived, and lived
socio-physical space
Representational of space
Representations of space
Idealisms of space
Conceptualisations and ideas
of space, produced through
arts, knowledge and sciences
Human social practices
Physical, emotional, ideological
representations of space
Spatial Practices
Perceived Space
Time



Doughnut Economy
Kate Raworth



Oldenburg, Ray. 1999. The Great Good Place. Da Capo Press.

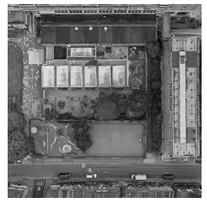
"Though a radically different kind of setting for a home, the third place is remarkably similar to a good home in the psychological comfort and support that it extends...**They are the heart of a community's social vitality, the grassroots of democracy**"

Theoretical Literature

Community Garden

Community

Education



Commercial

Residential

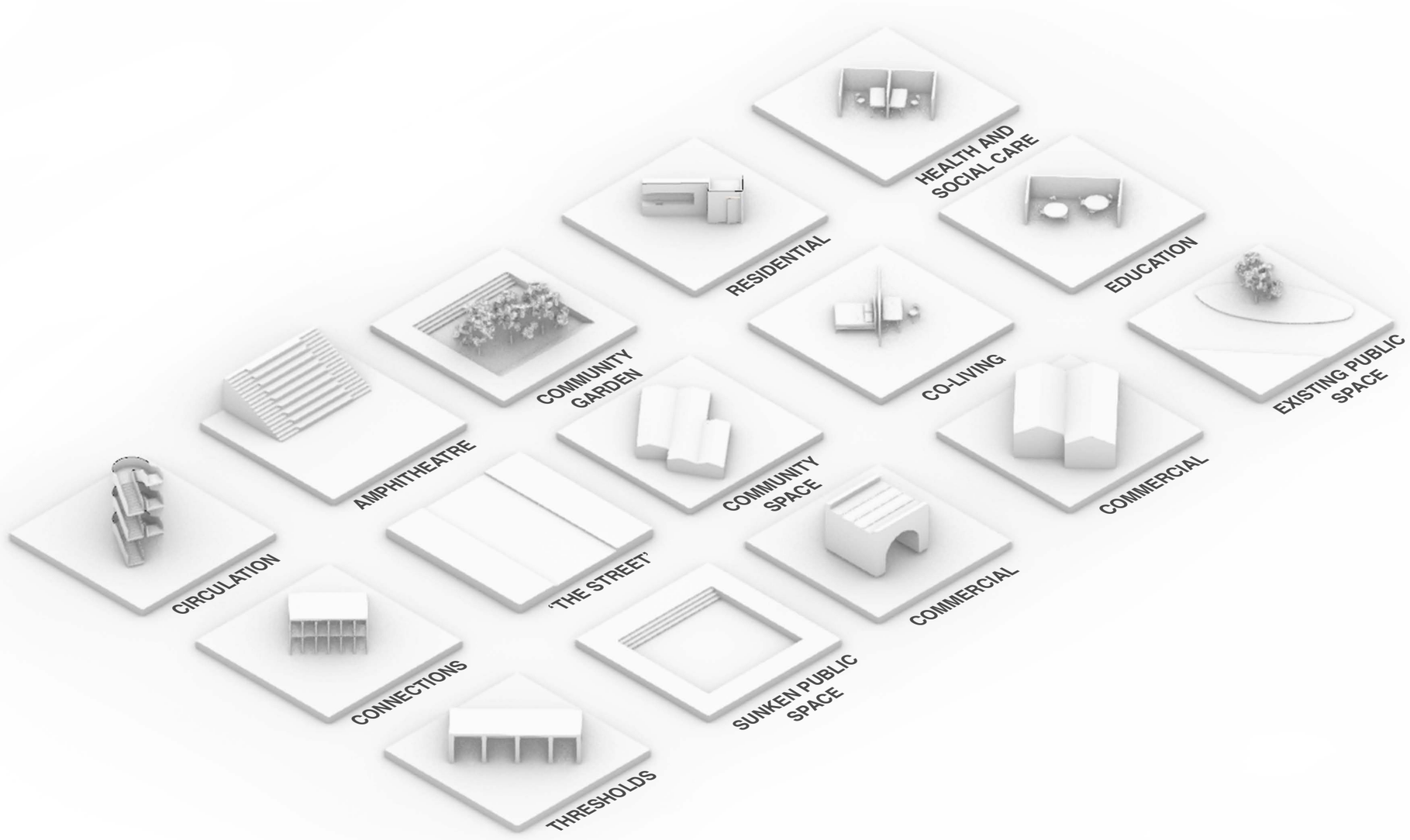
De Beauvoir Estate, London Borough of Hackney

Aylesbury Estate, London Borough of Southwark

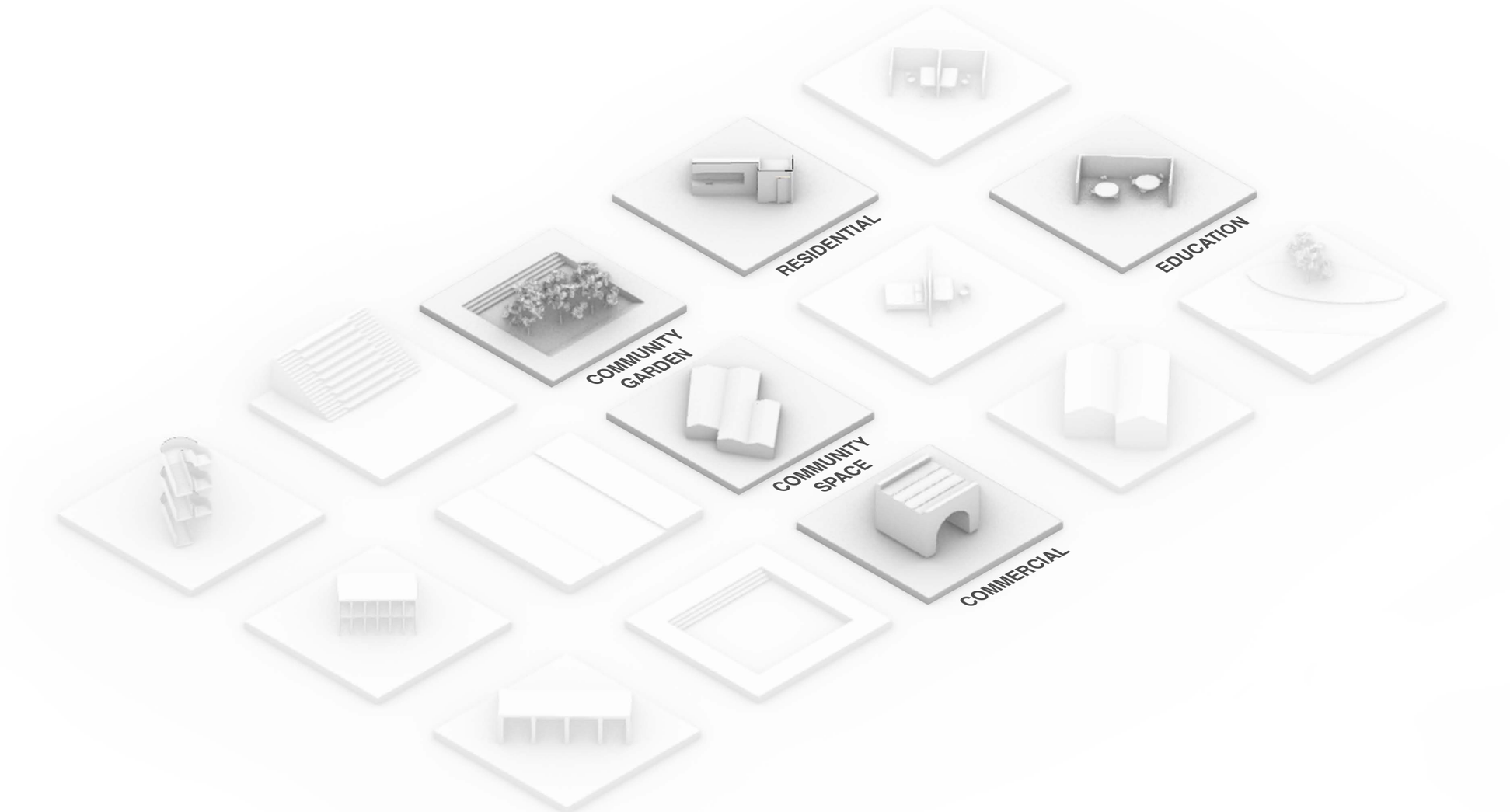
Cranbrook Estate, London Borough of Tower Hamlet

Broadwater Farm, London Borough of Haringey

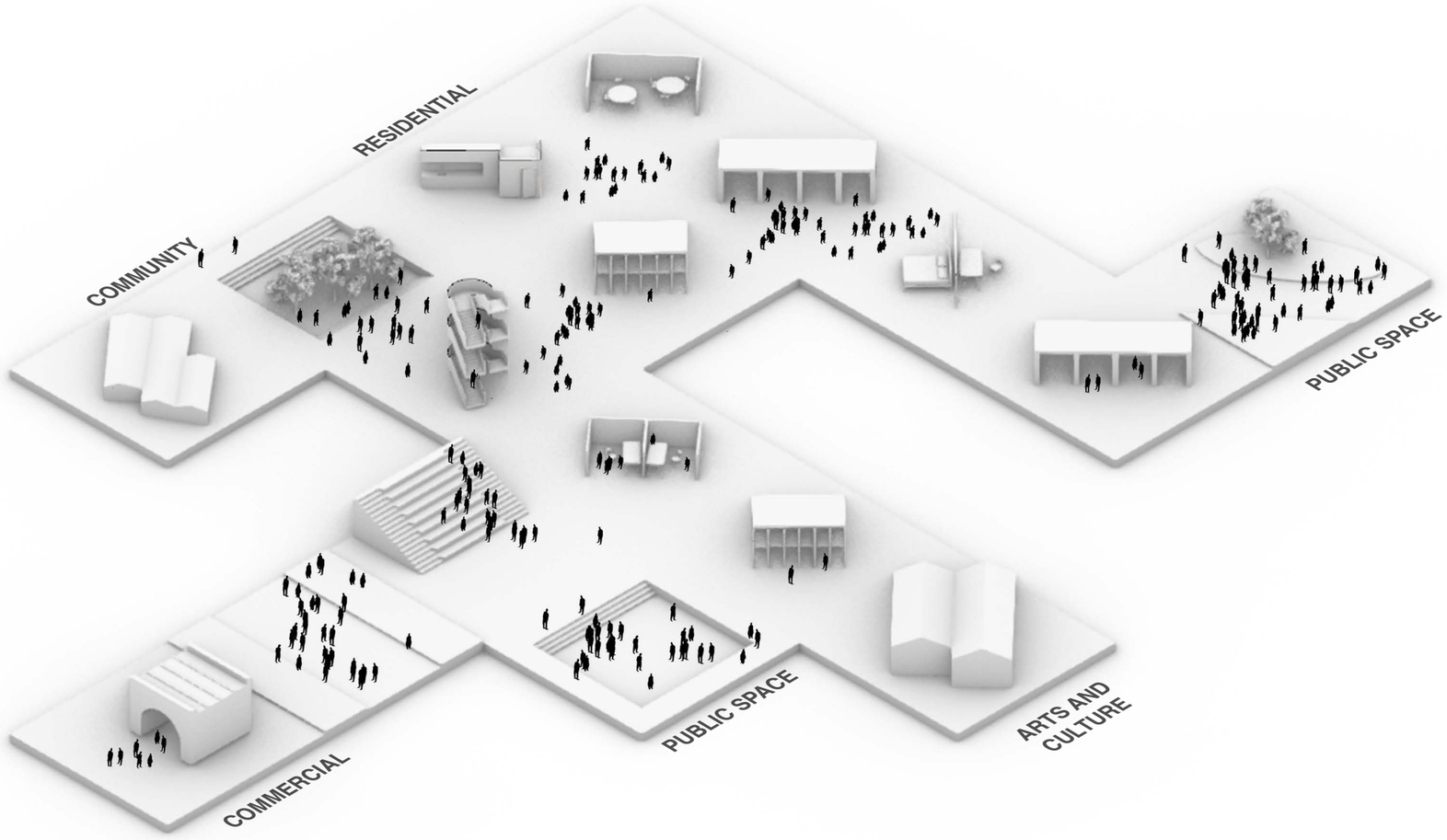
Housing estate matrix


HEALTH AND SOCIAL CARE
RESIDENTIAL
EDUCATION
COMMUNITY GARDEN
CO-LIVING
EXISTING PUBLIC SPACE
AMPHITHEATRE
COMMUNITY SPACE
COMMERCIAL
CIRCULATION
'THE STREET'
COMMERCIAL
CONNECTIONS
SUNKEN PUBLIC SPACE
THRESHOLDS

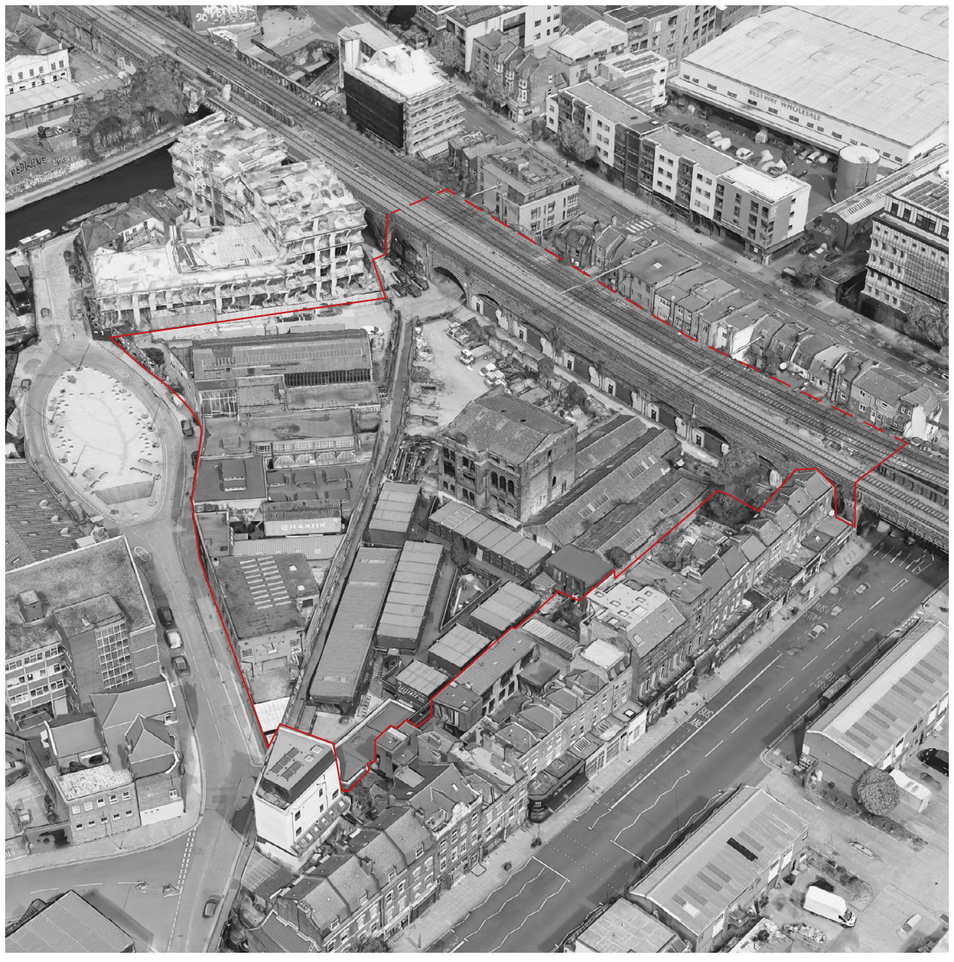
Programmes



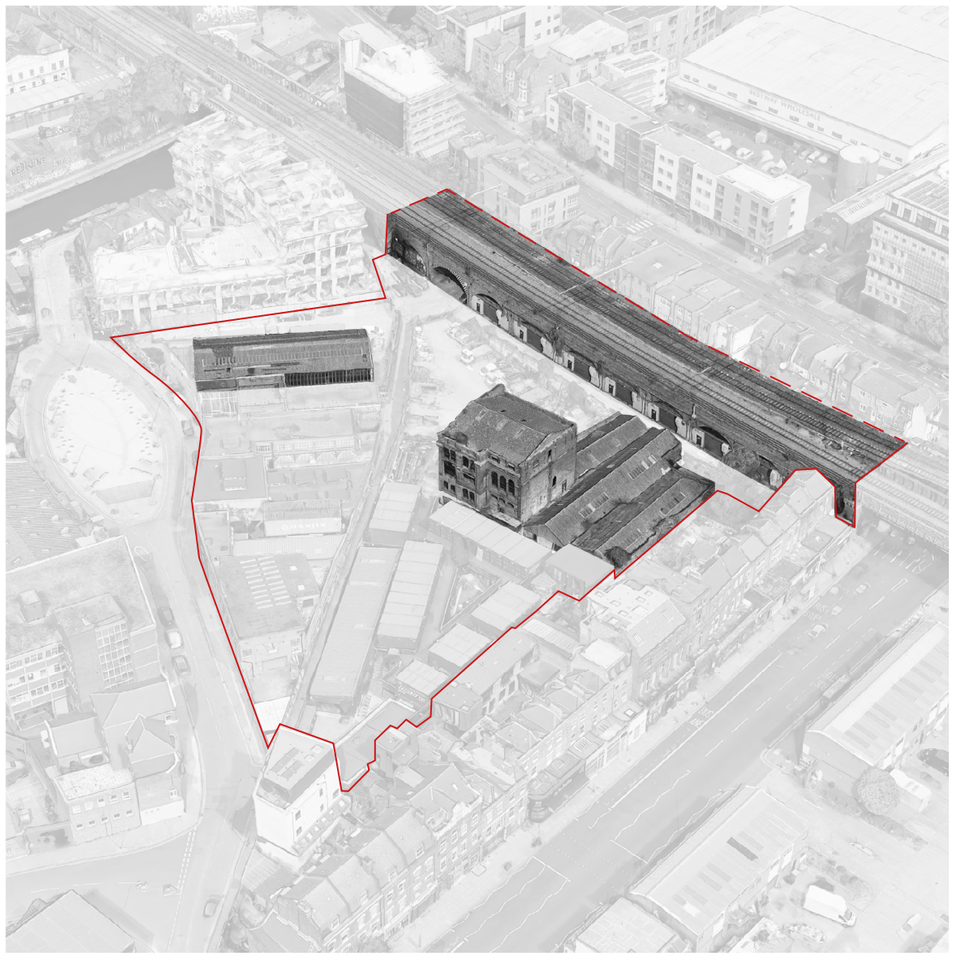
Programmes
Housing estate matrix



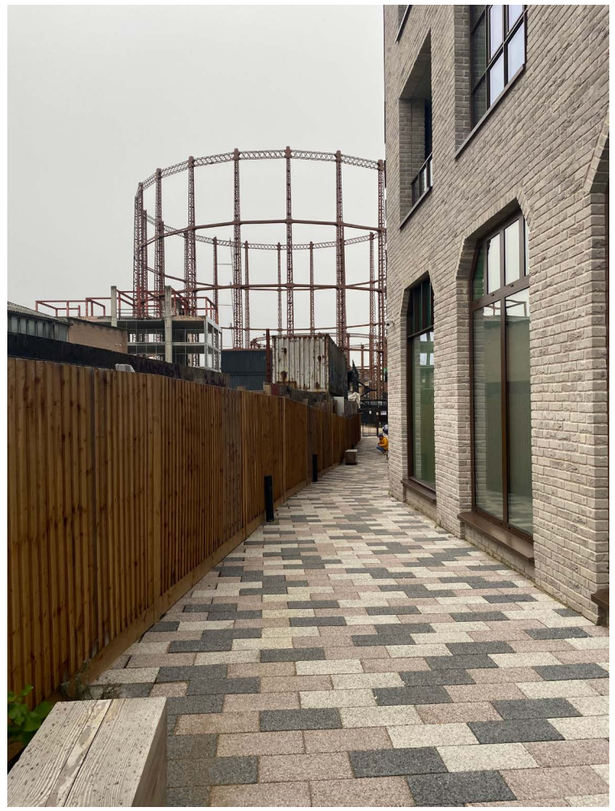
Programmes
In relation to the site



Site

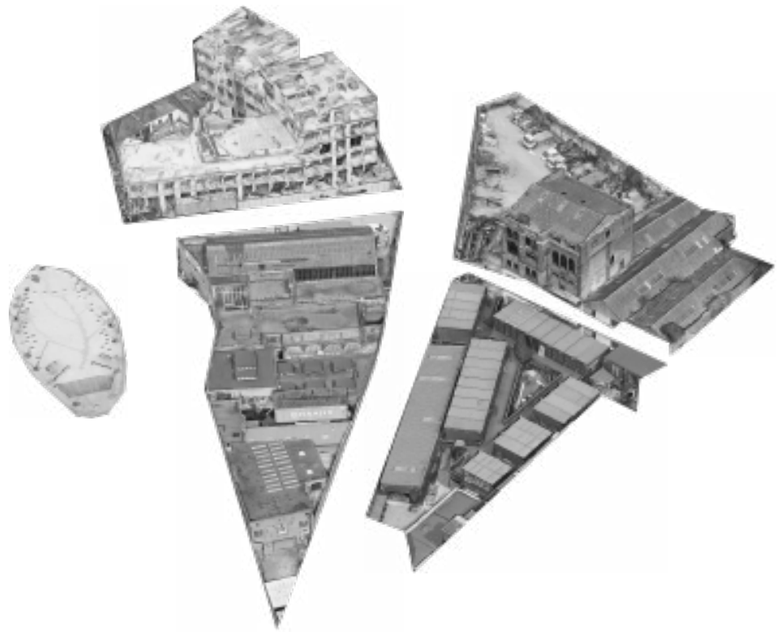


Site
Buildings of heritage

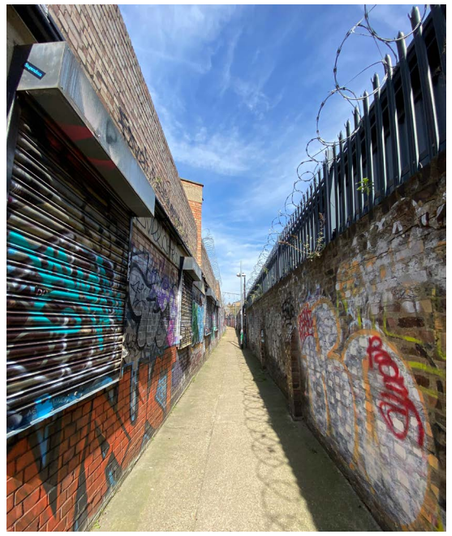


“At any hour, London in 1963 shows the juxtaposition of new an old, both in the fabric and in the structure of society” Ruth Glass. London: Aspects of change.1964

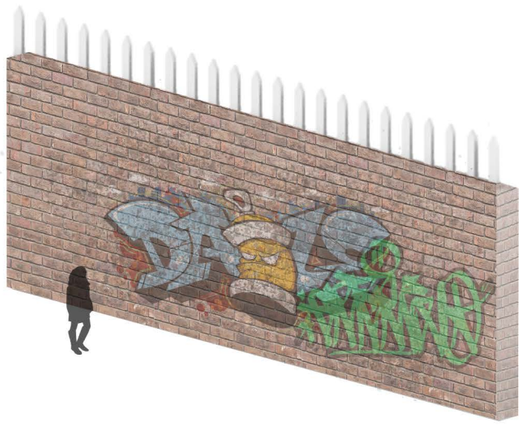
Site
Materials inequality

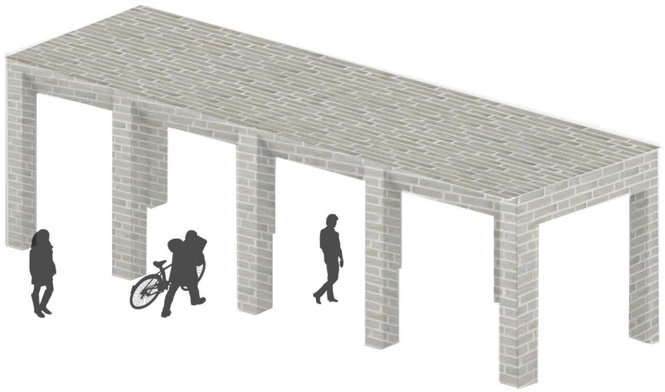


Site
‘Islands’

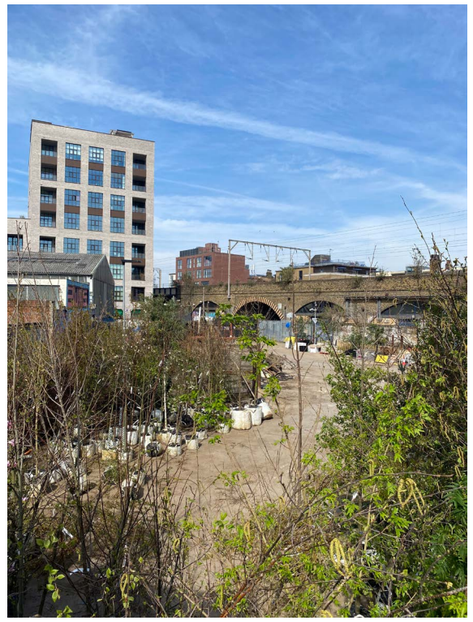


Site
Harsh boarders





Thresholds

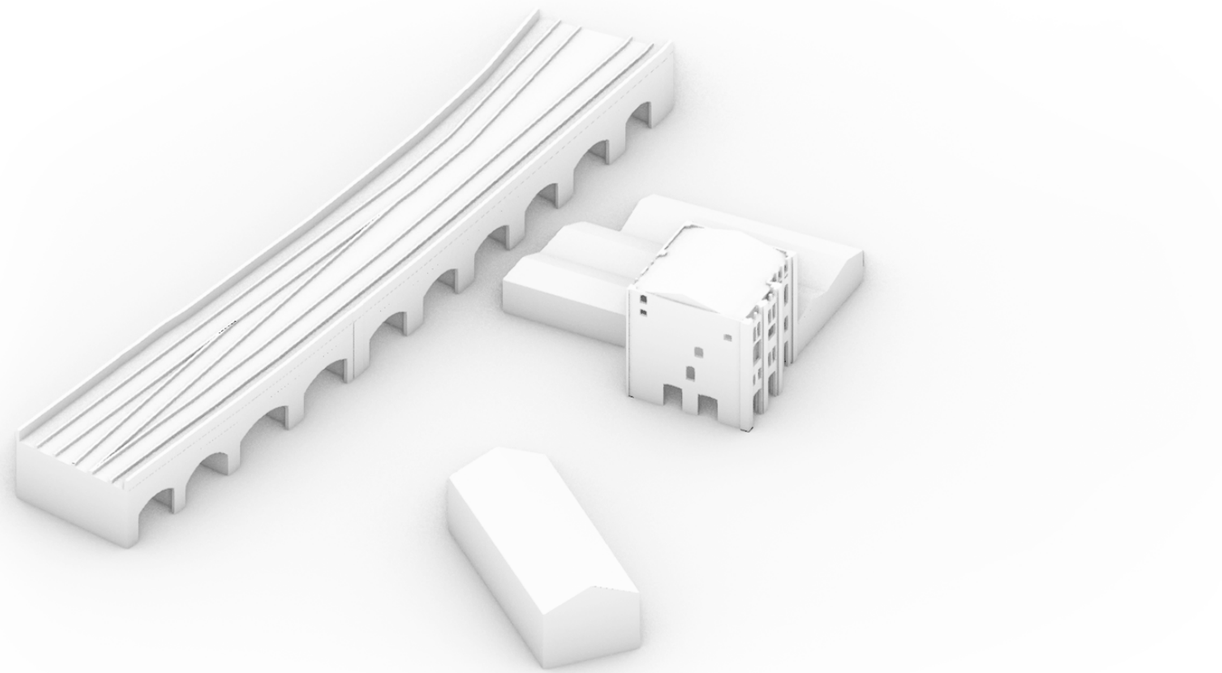


Site
Derelict

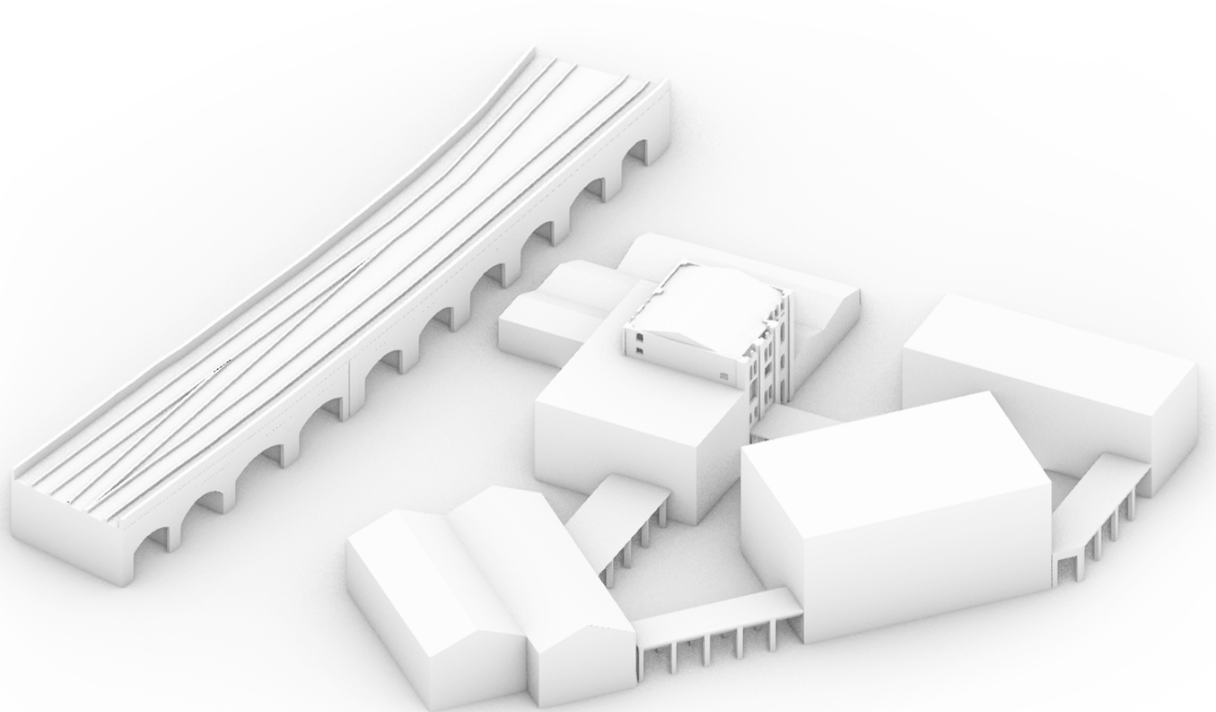
Hackney Road Conservation Area

Heritage

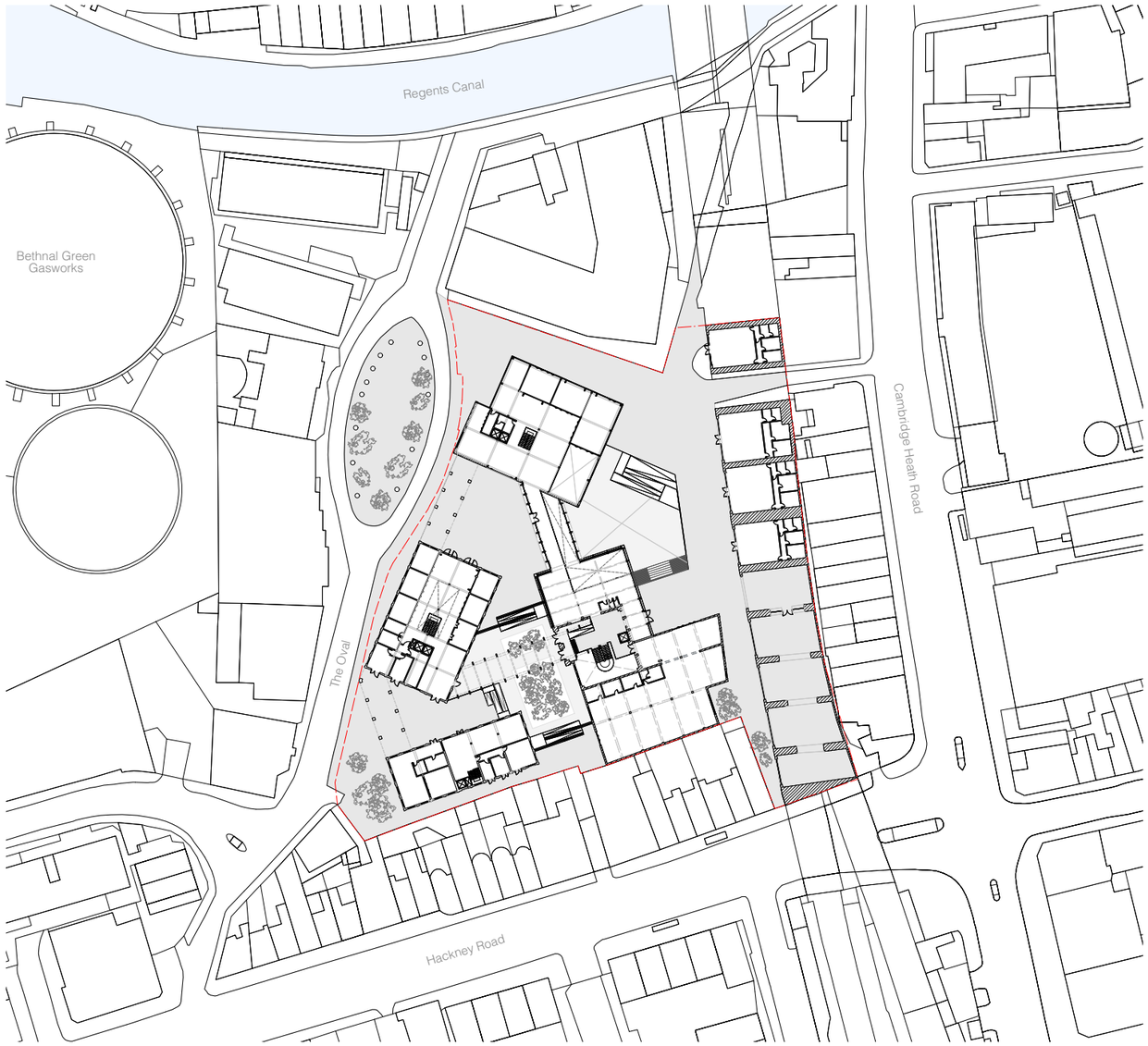
Locally Listed Building
Conservation Area
Site

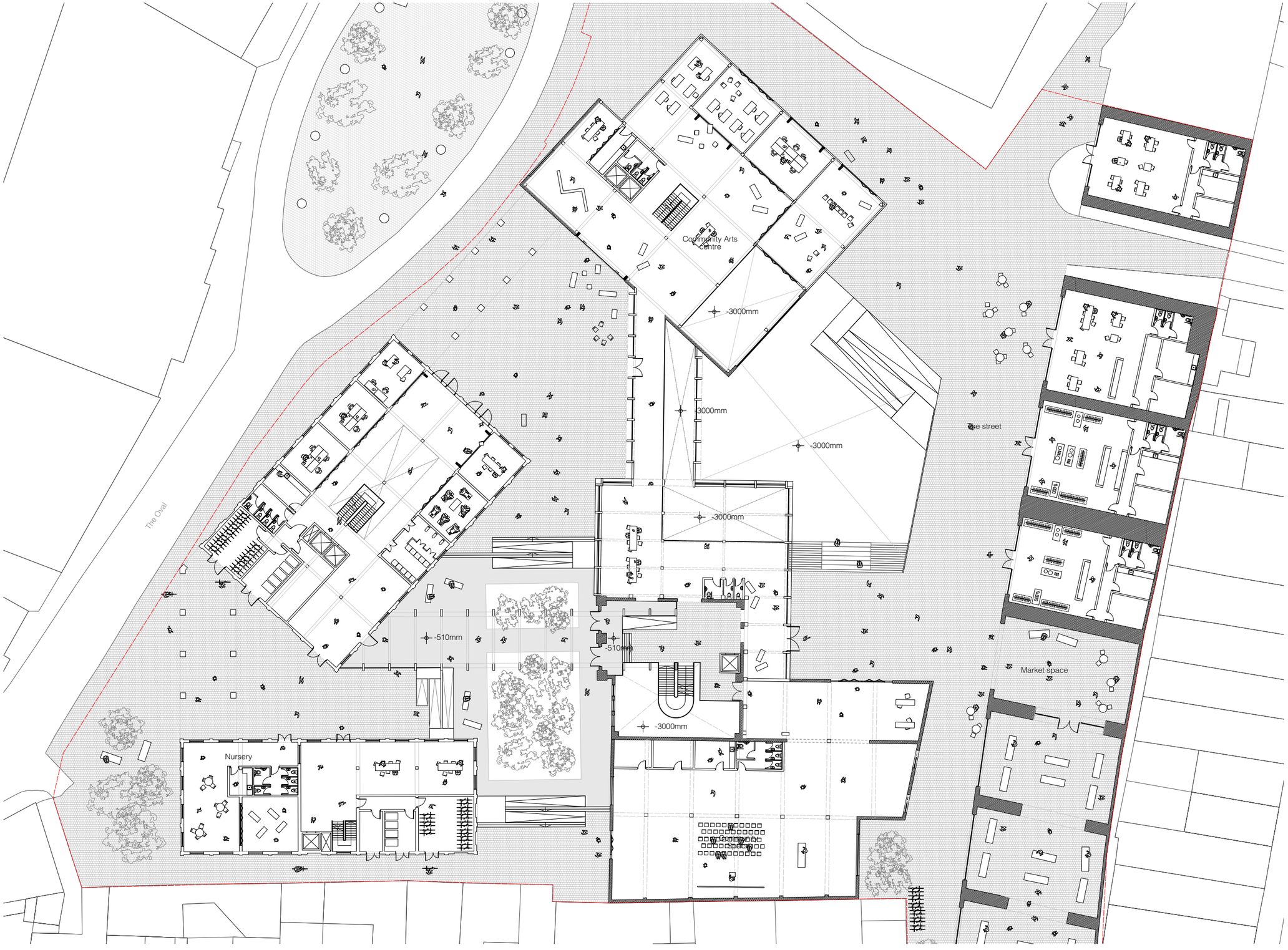


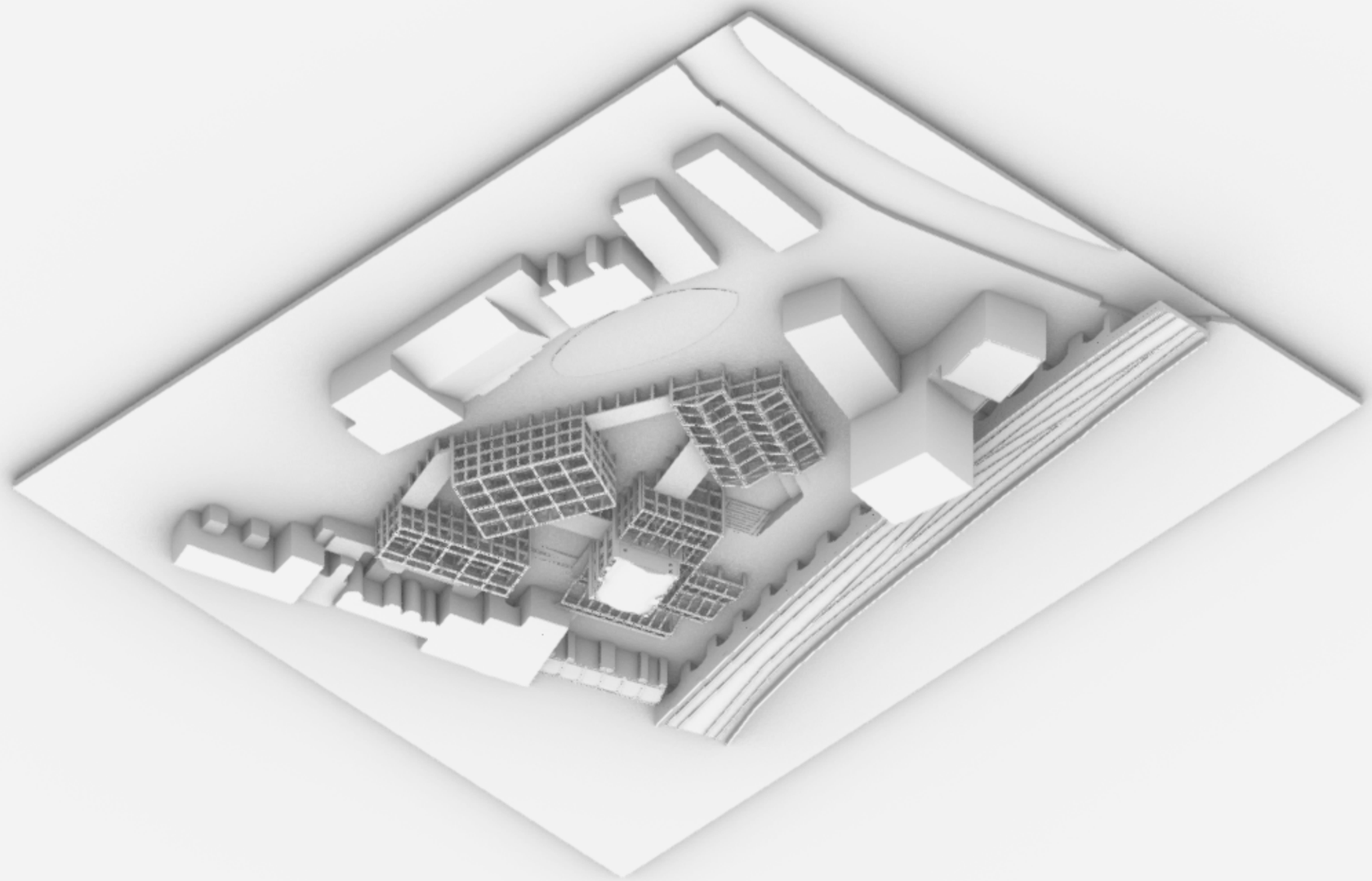
Site
Retain Buildings of heritage

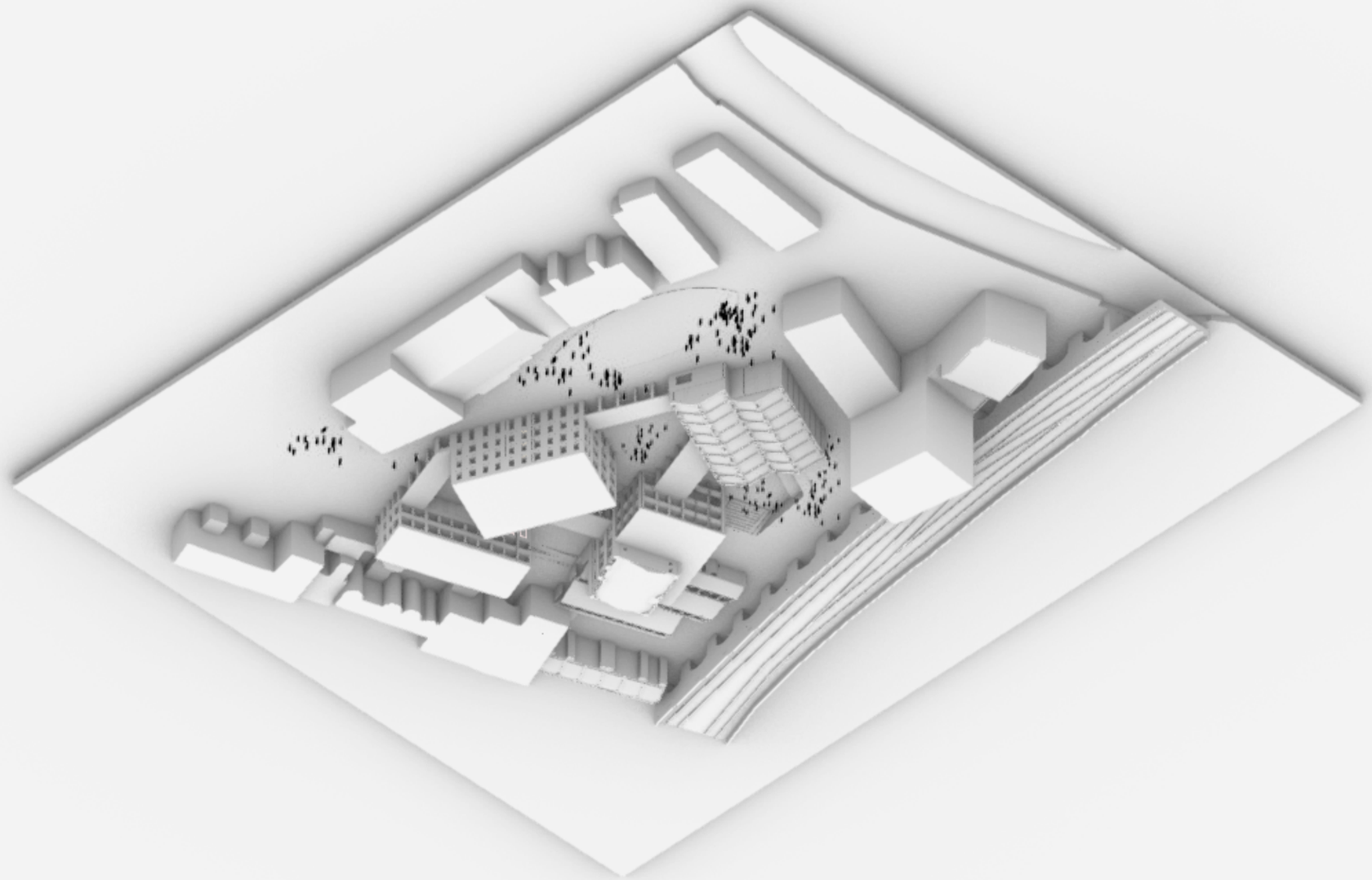


Site
Proposed Massing

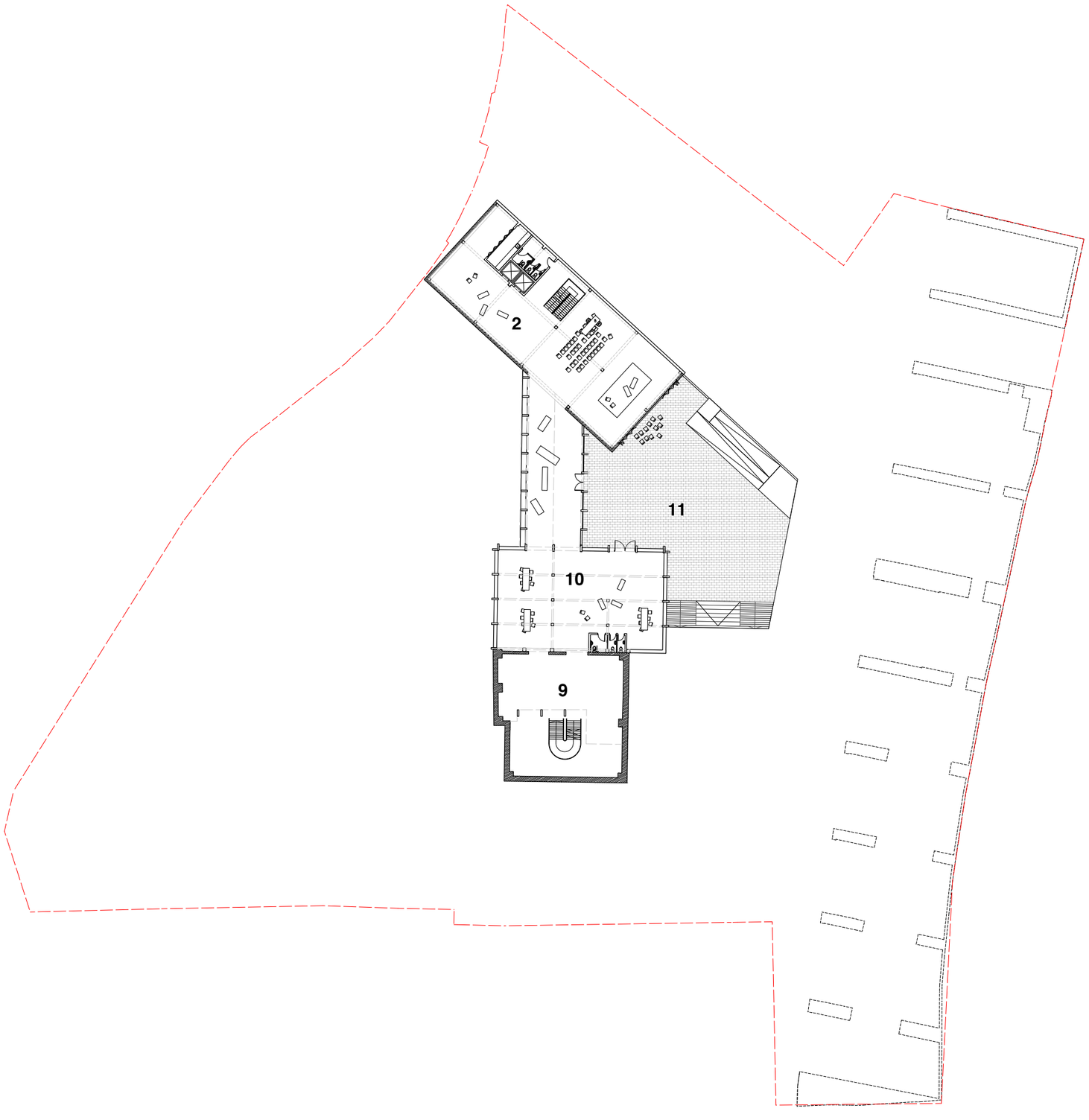

Regents Canal
Bethnal Green
Gasworks
Cambridge Heath Road
The Oval
Hackney Road


Community Arts Centre
-3000mm
-3000mm
-3000mm
-3000mm
-510mm
-510mm
Nursery
The Oval
The street
Market space

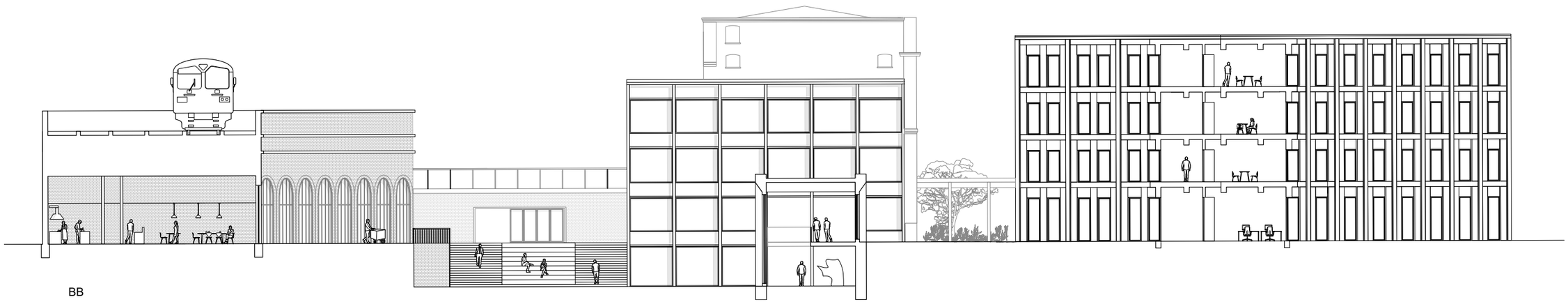




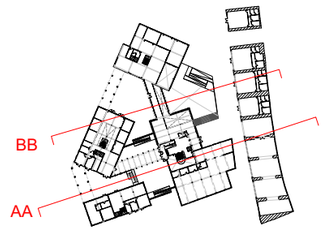
2 Community Arts centre
4 Co-Living
6 Social Housing
9 Existing heritage building
10 Health and justice centre
11 Sunken public square

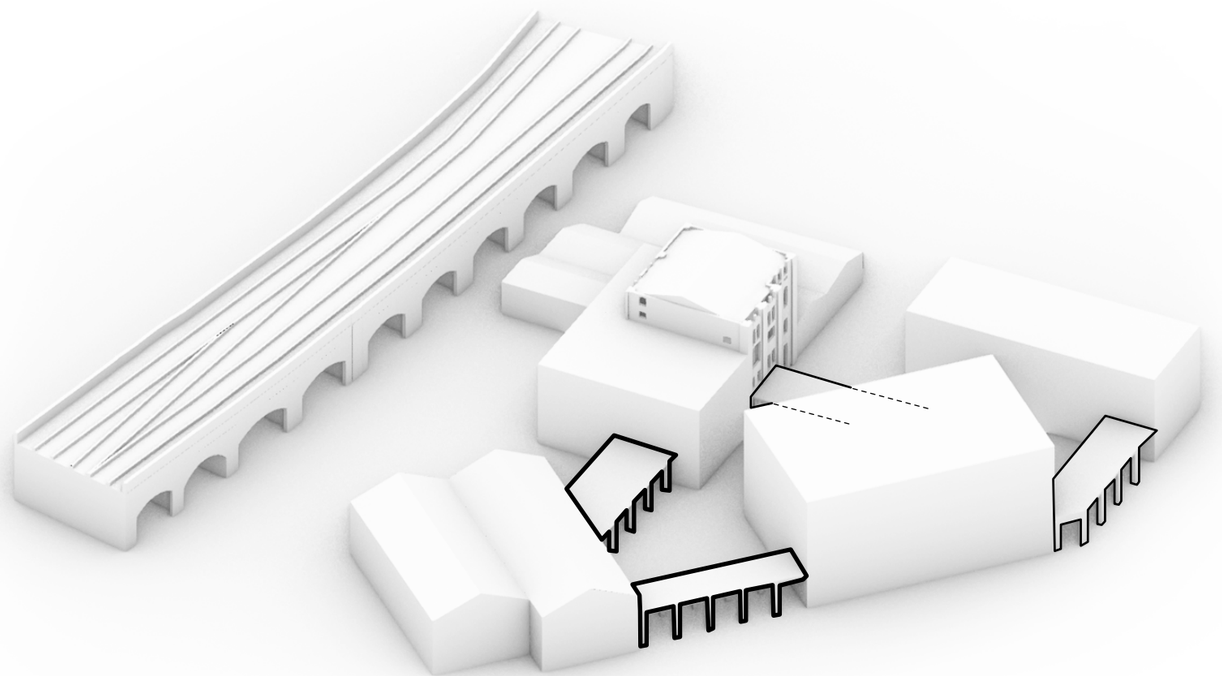


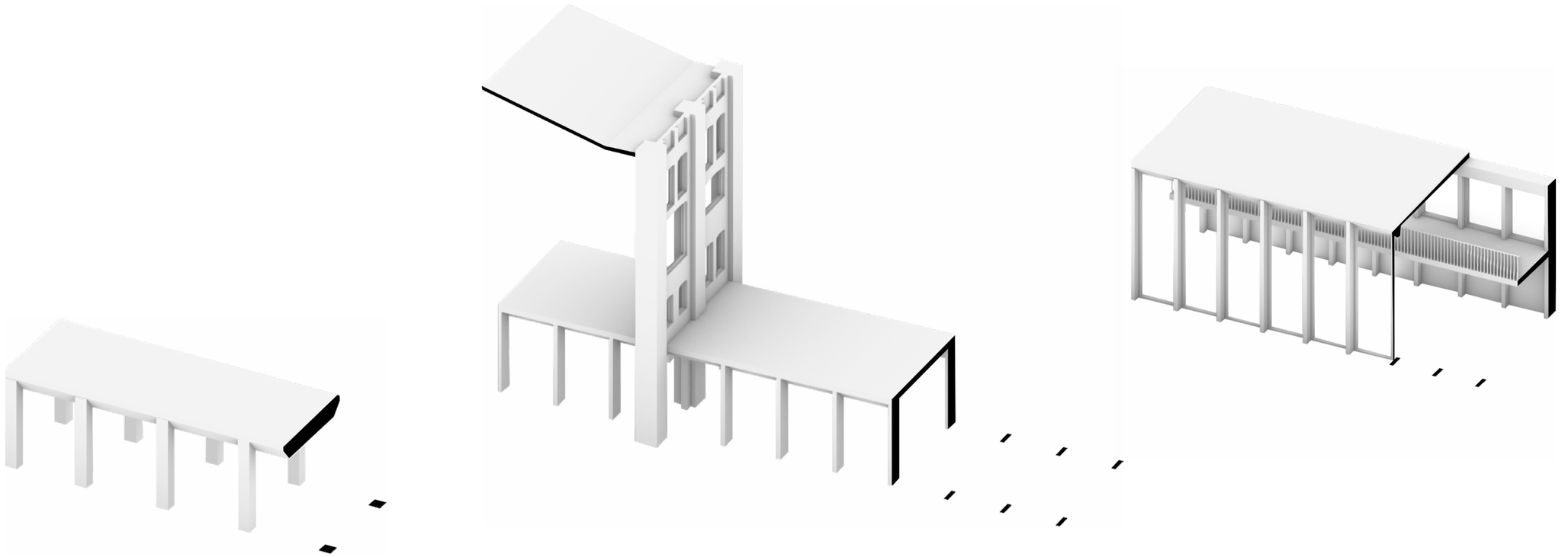
Community Arts centre
-3000mm
-3000mm
-3000mm
-3000mm
-510mm
The street
Market space

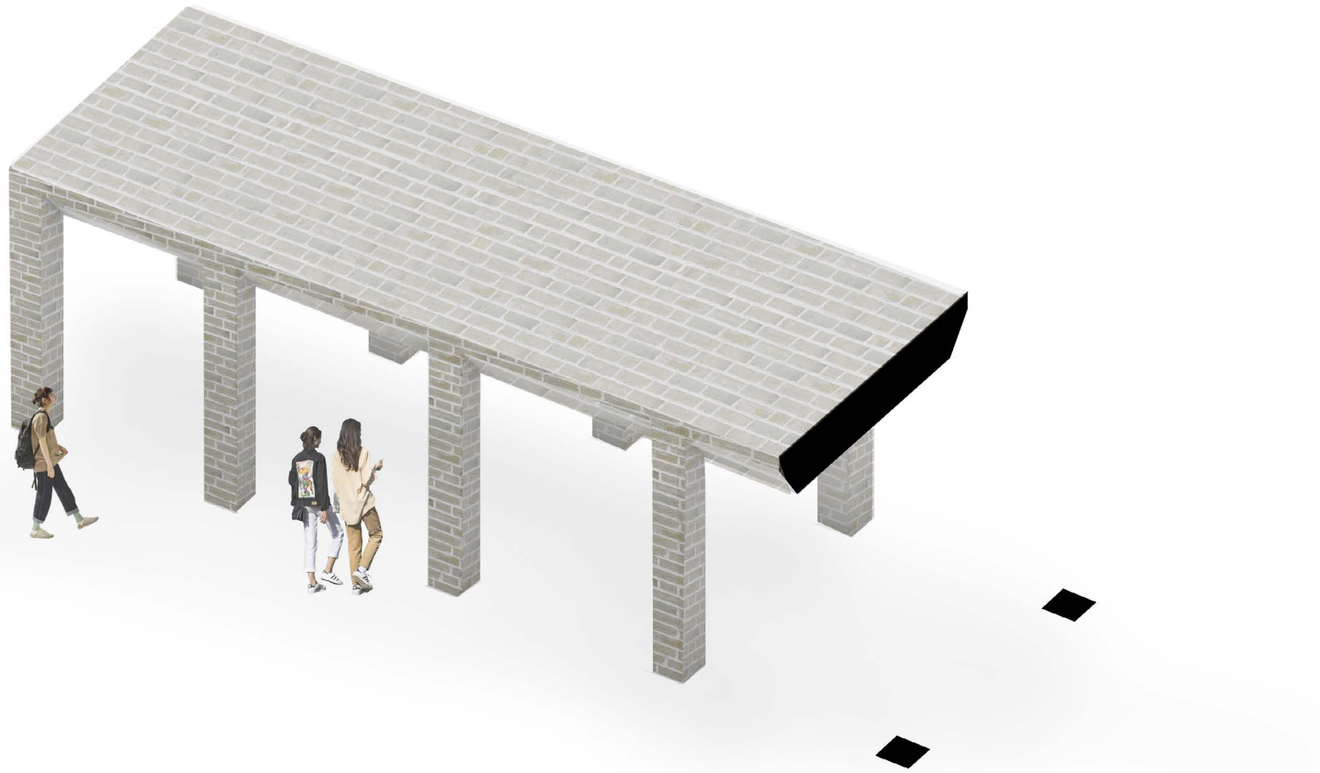


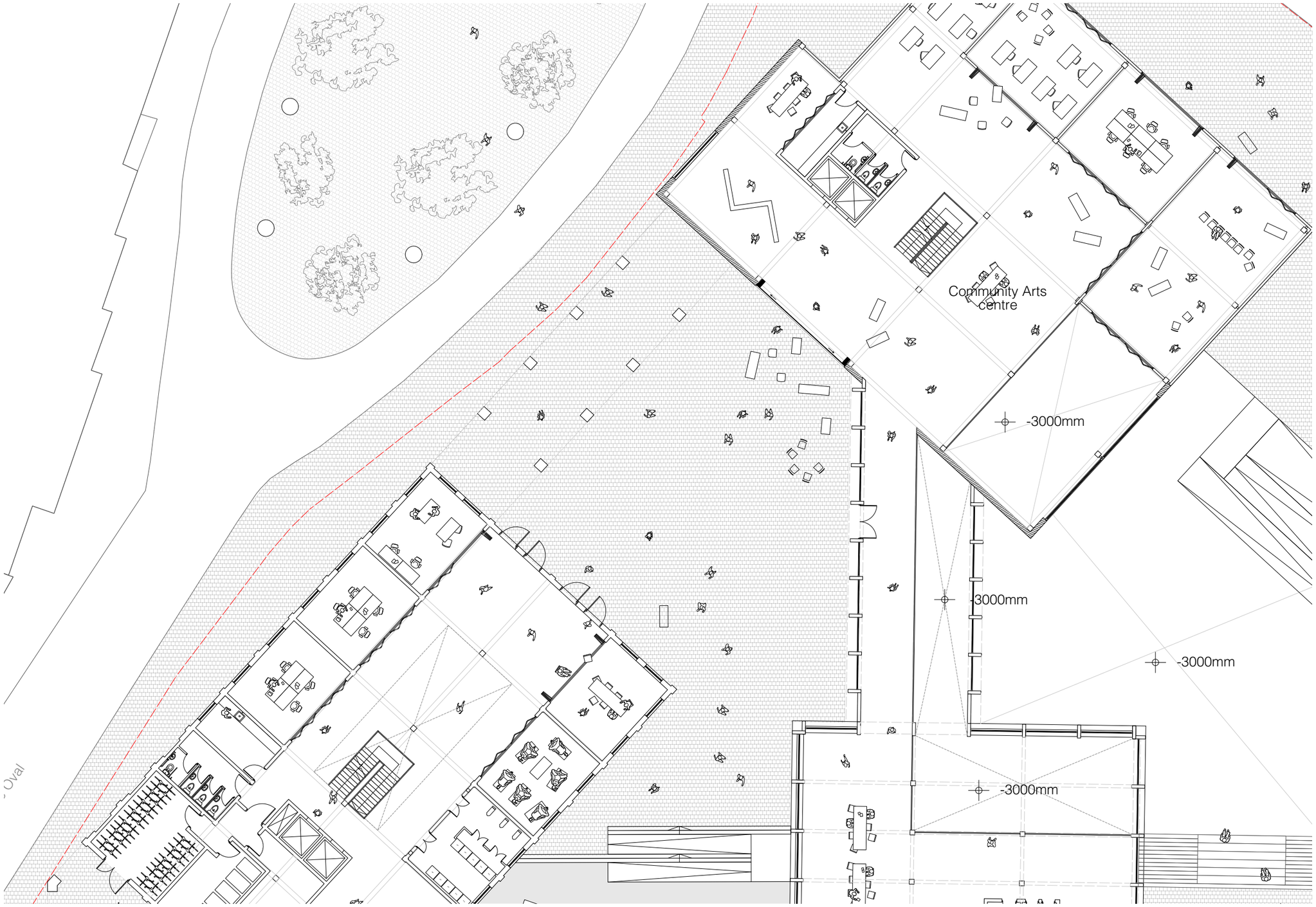
BB

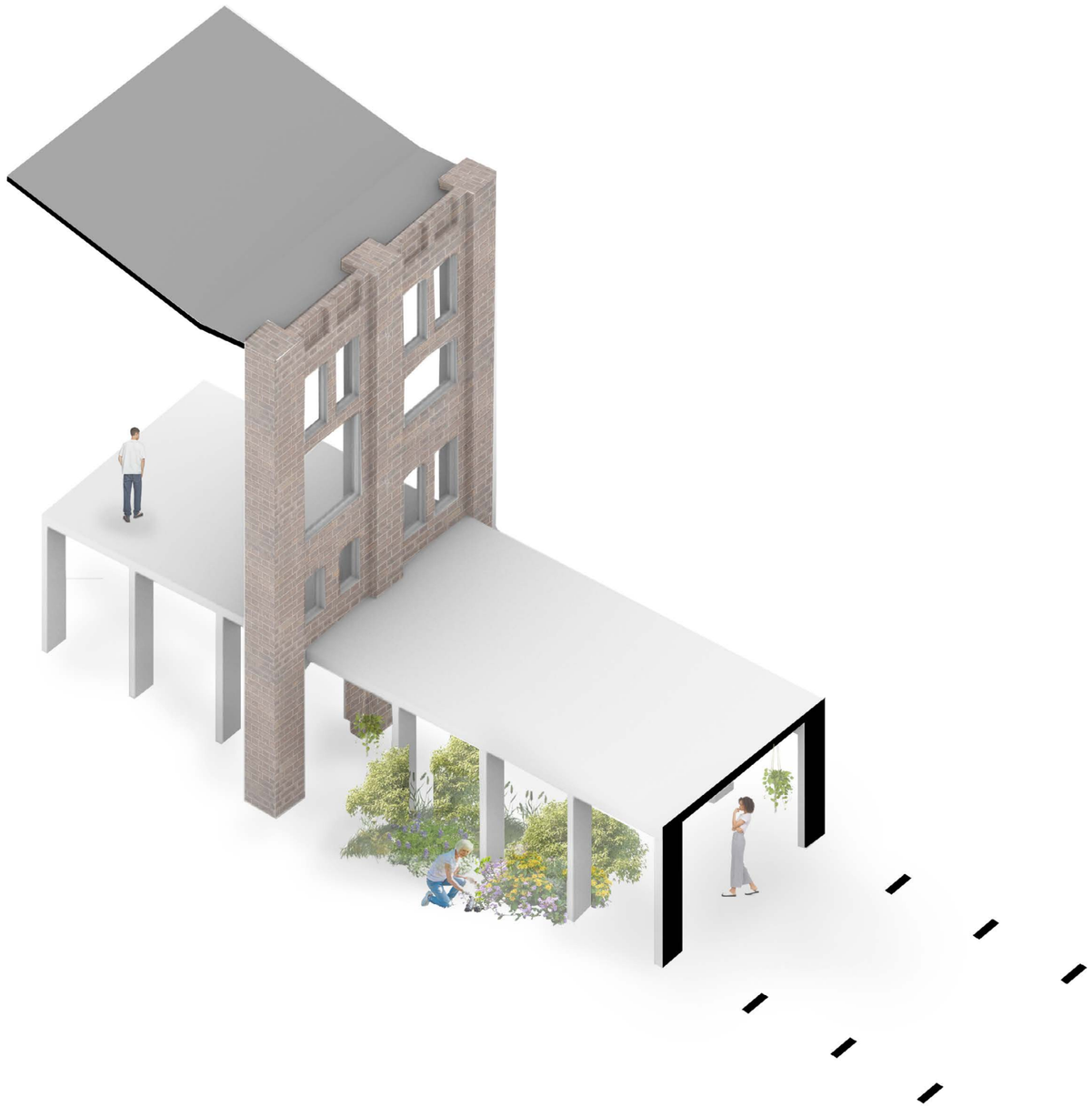


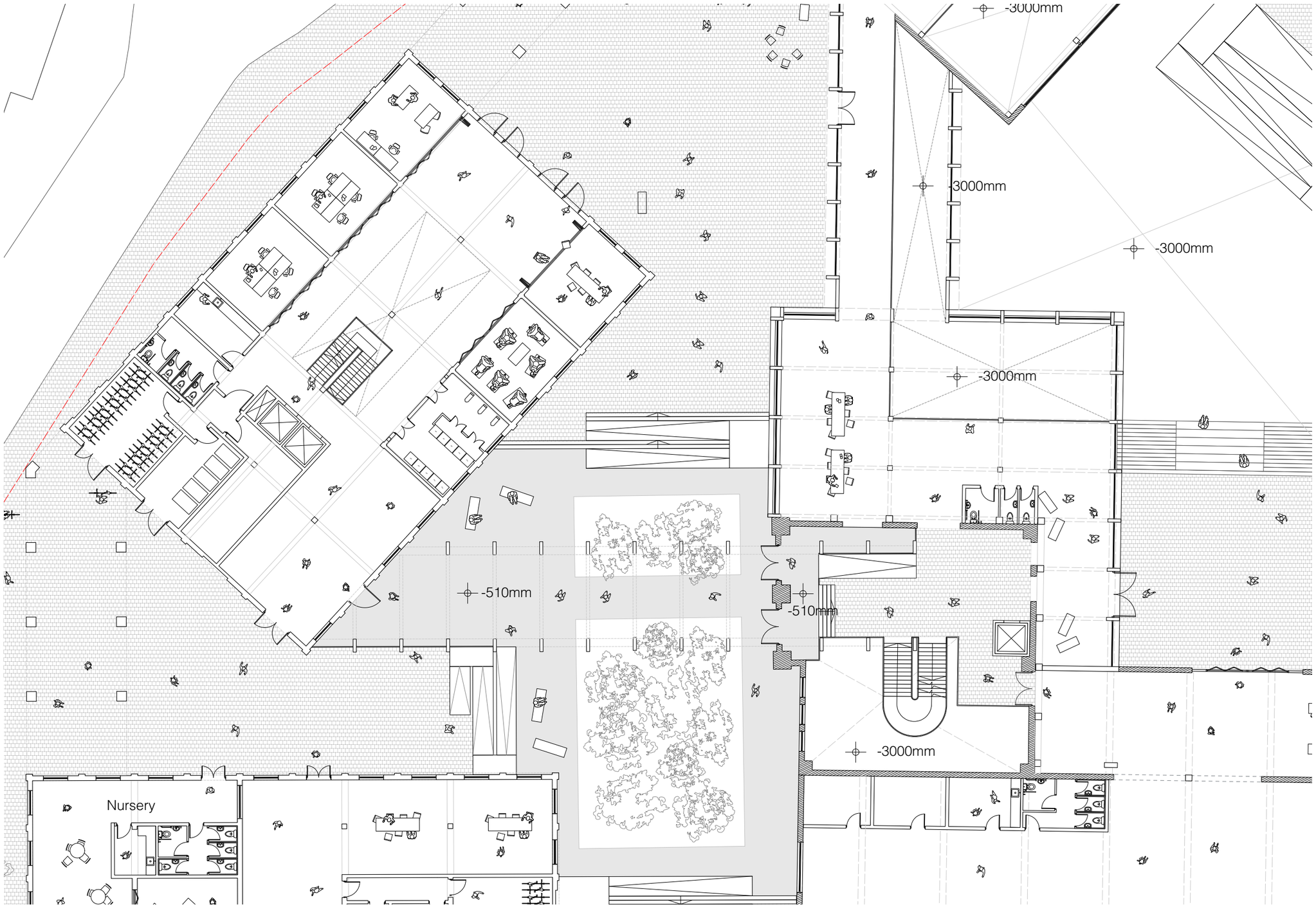


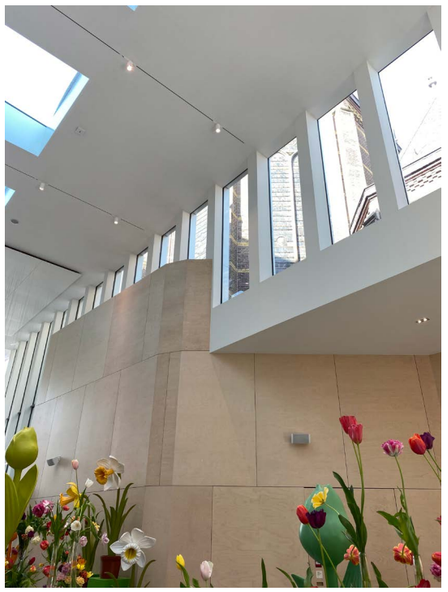




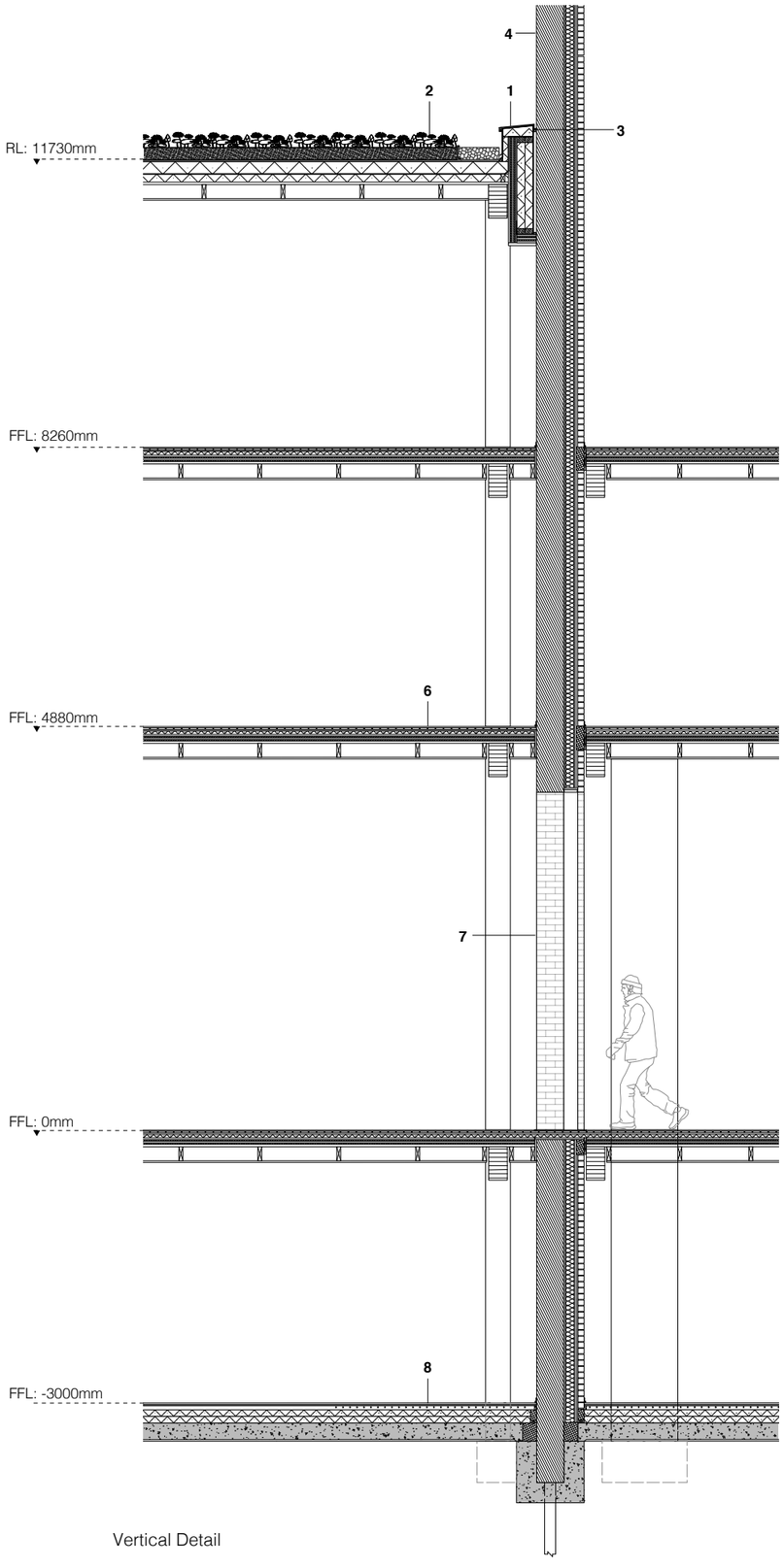

Community Arts
centre
-3000mm
-3000mm
-3000mm
-3000mm
- Oval



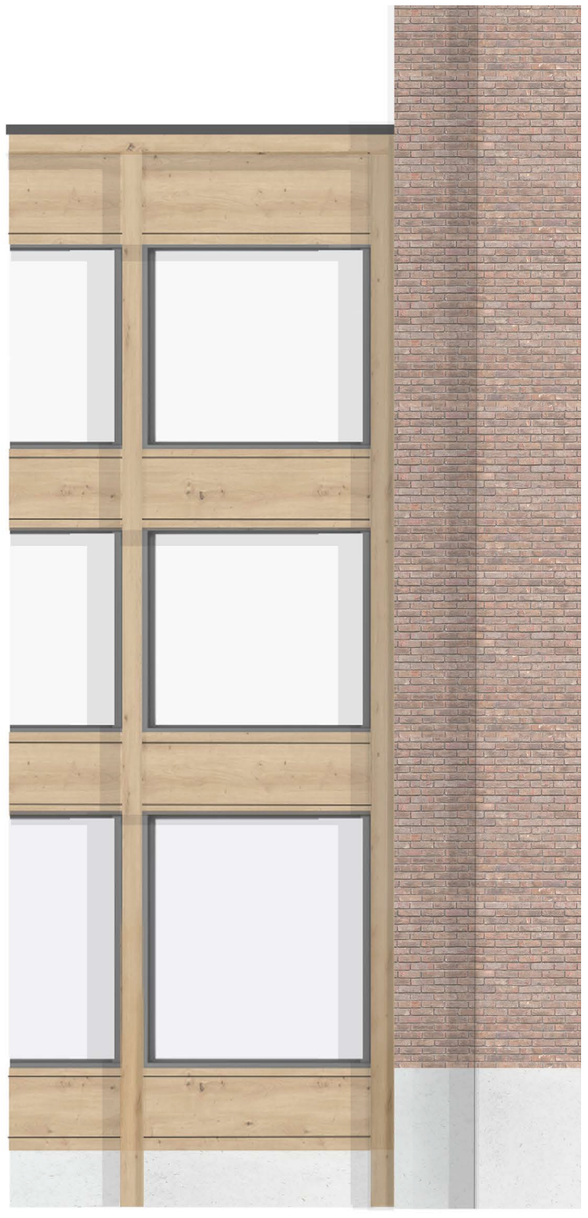

-3000mm
-3000mm
-3000mm
-3000mm
-510mm
-510mm
-3000mm
Nursery



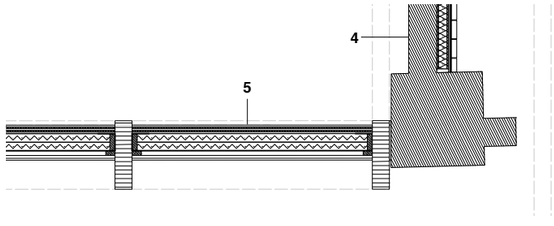
Hotel Mariënhage Eindhoven



Vertical Detail



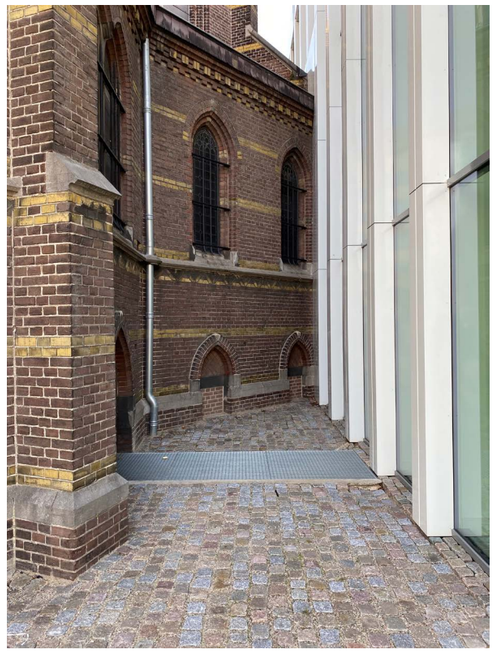
Facade

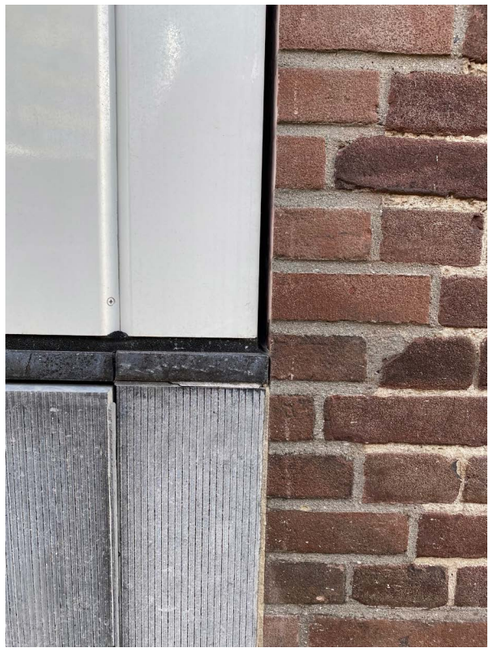


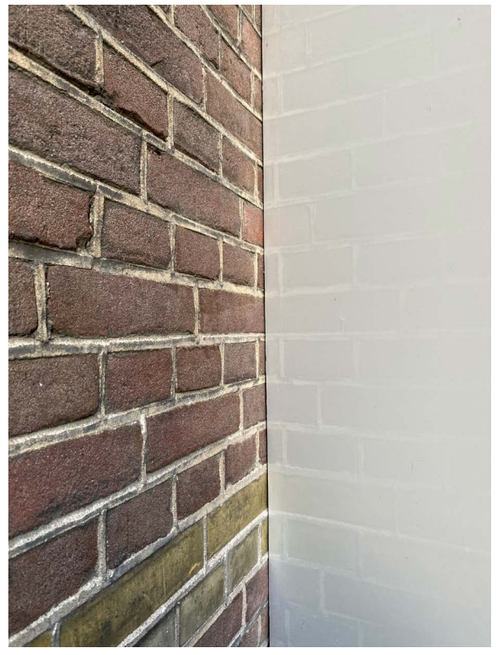
Horizontal Detail

1. Sheet metal parapet cap,
   Rigid insulation,
   Cross-laminated timber
2. Gravel edge channel,
   Separation profile,
   Erosion fabric,
   Soil,
   Drainage board,
   Rigid insulation,
   Vapour control barrier
3. Movement joint
4. Existing structural masonry wall,
   Timber frame,
   Cellulose insulation,
   Acoustic air cavity,
   New masonry wall
5. Cross-laminated timber,
   Rigid insulation,
   Timber facade
6. Internal existing masonry wall,
   Cross-laminated timber,
   Timber packers,
   Service void
7. Internal existing masonry wall,
   Cross-laminated timber,
   New masonry wall
8. Timber flooring,
   Screed with underfloor heating,
   Rigid insulation,
   Structural reinforced concrete

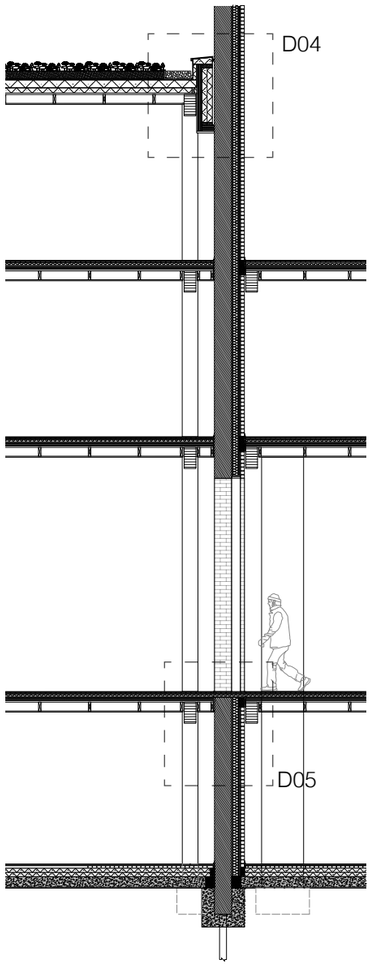
1:50 A2



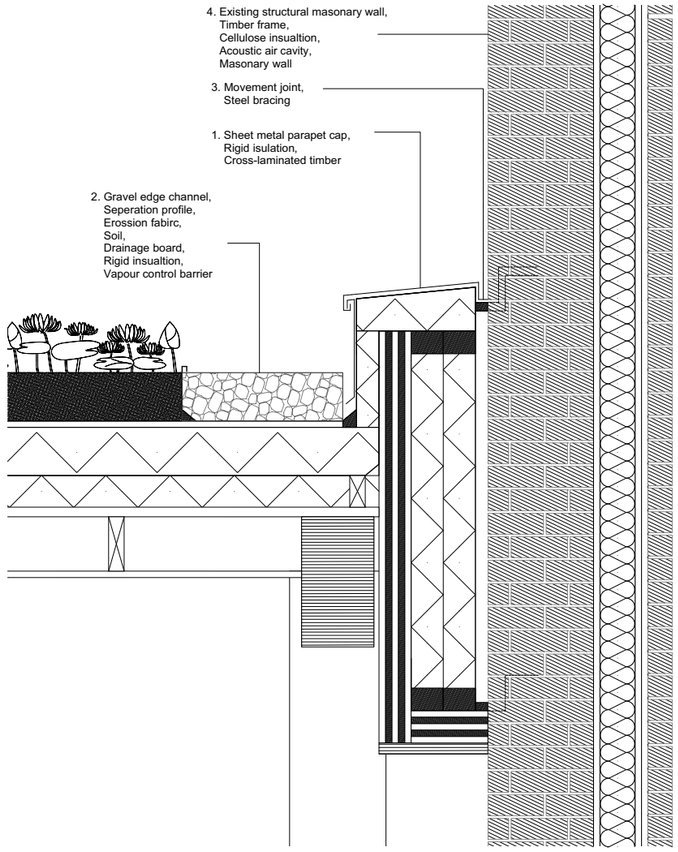




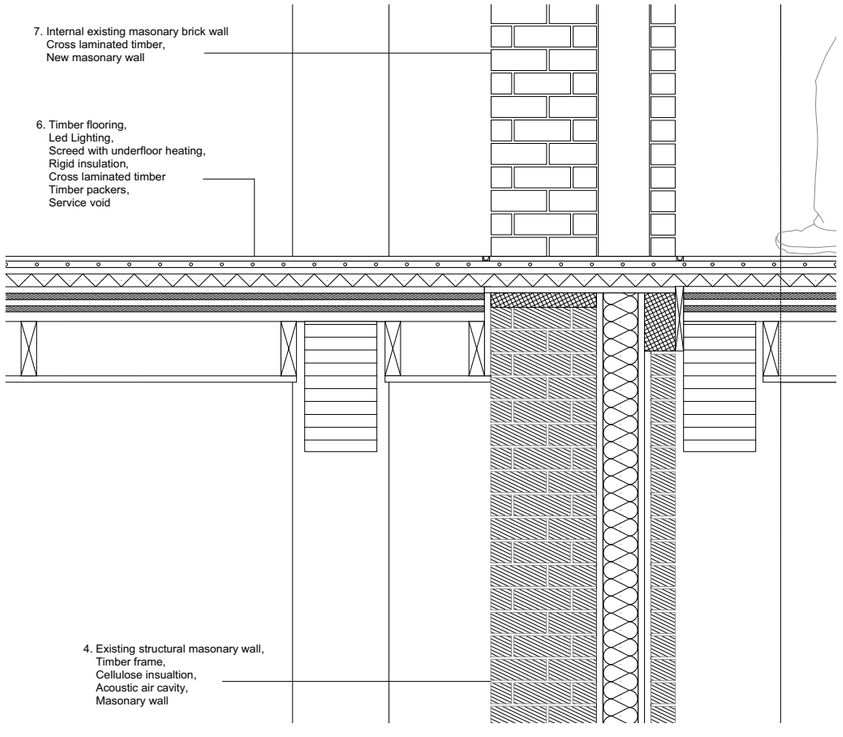
Hotel Mariënhage Eindhoven



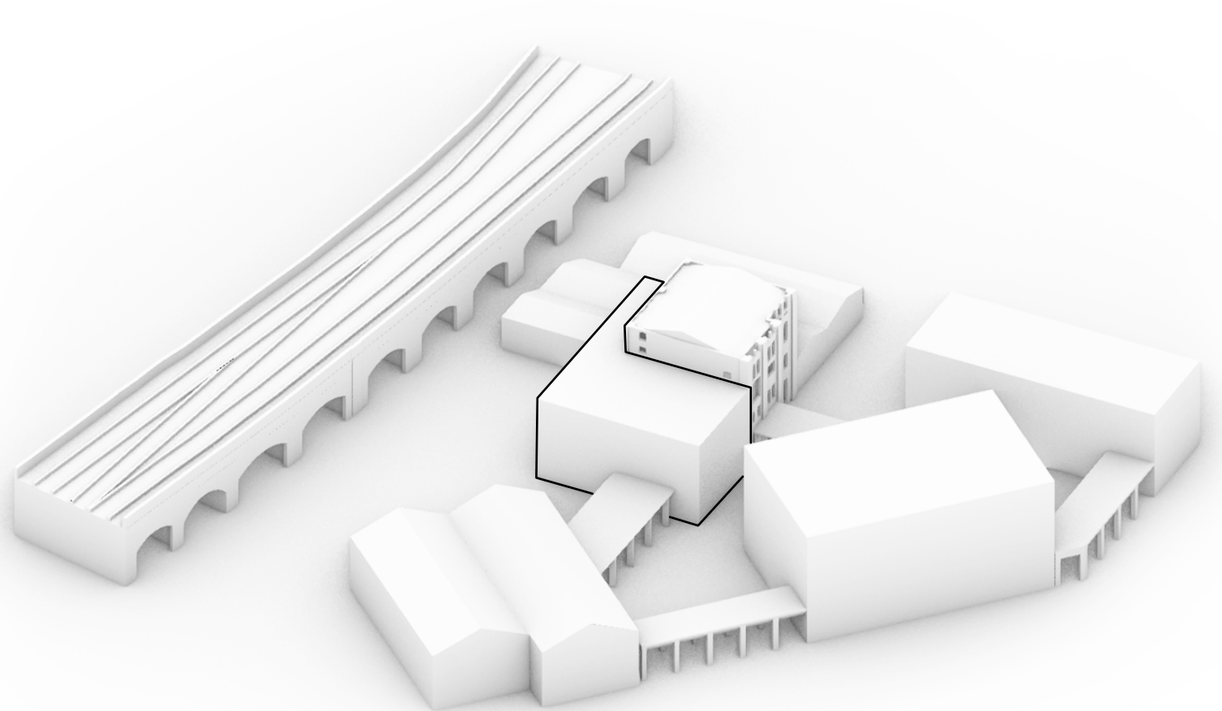
D04



D05



Detail
1:10



-3000mm

-3000mm

-3000mm

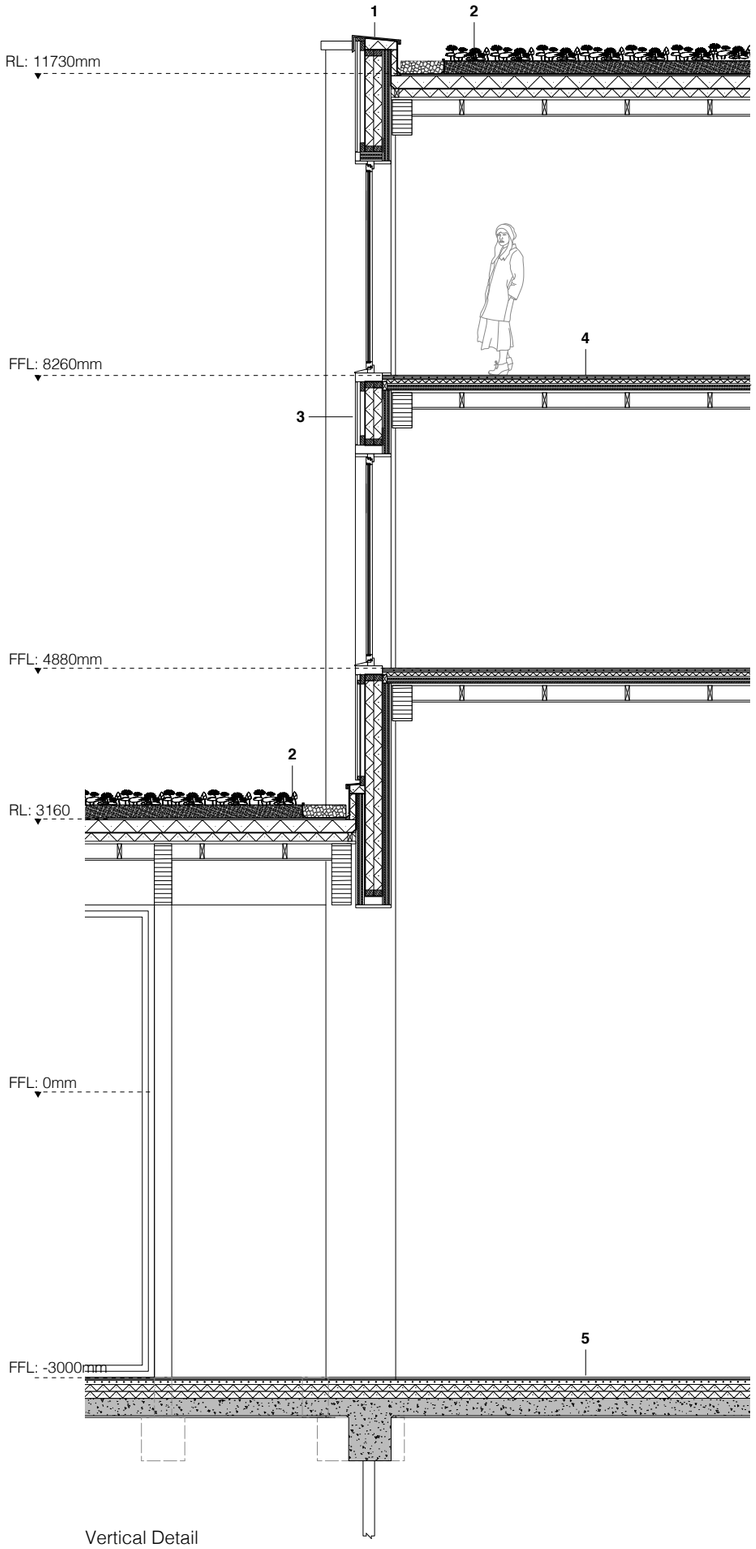
-510mm

-510mm

-3000mm

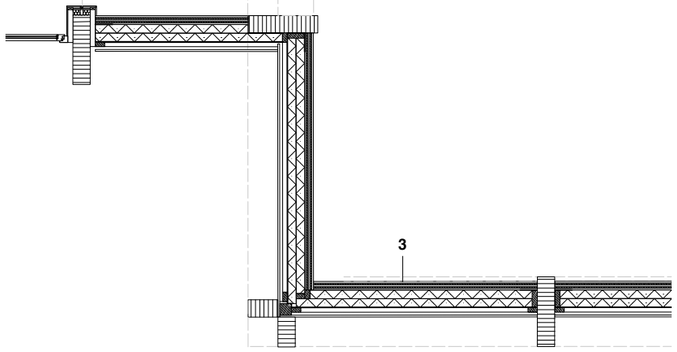
The street

Market spac



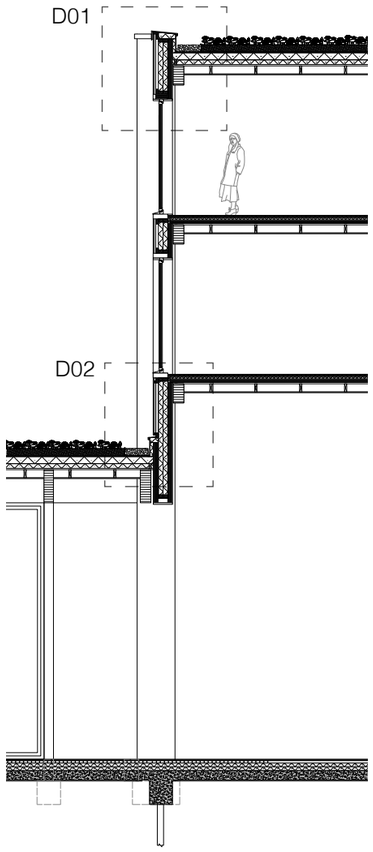
Vertical Detail

Facade

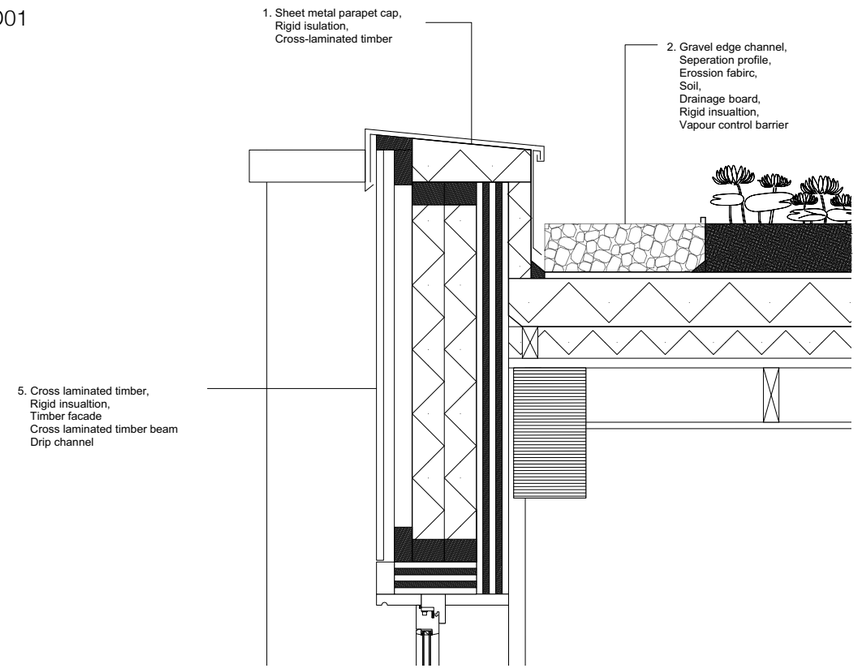


Horizontal Detail

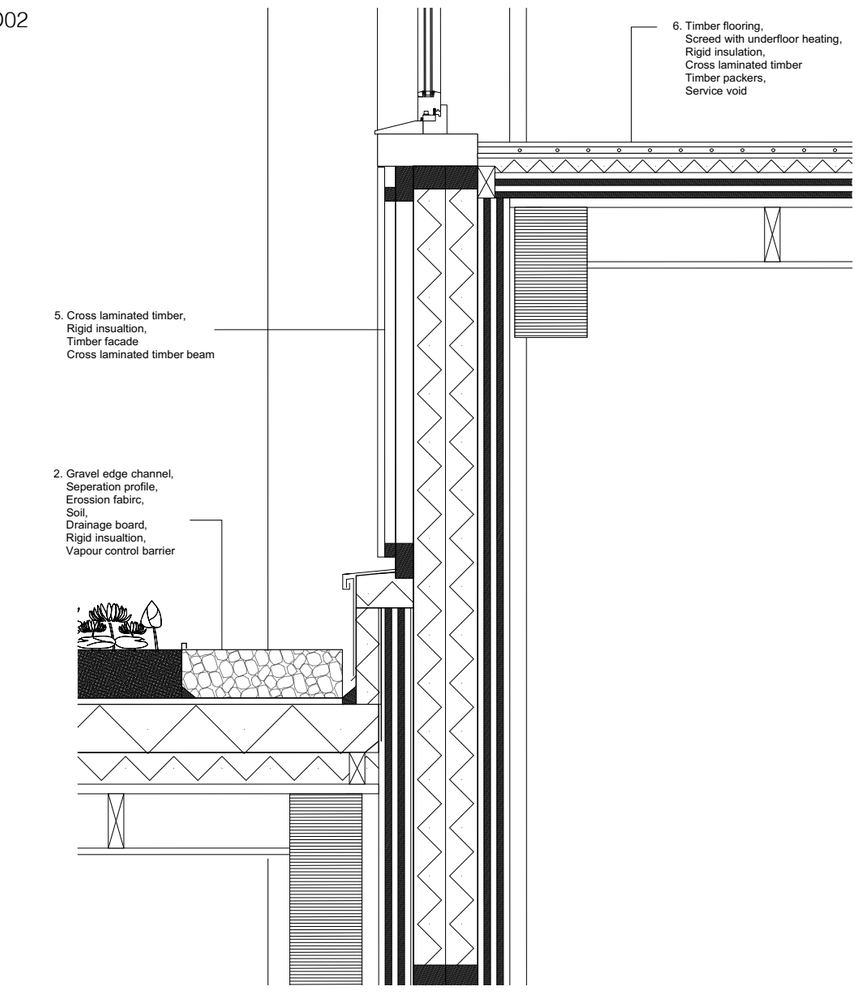
1. Sheet metal parapet cap,
   Rigid insulation,
   Cross-laminated timber
2. Gravel edge channel,
   Separation profile,
   Erosion fabric,
   Soil,
   Drainage board,
   Rigid insulation,
   Vapour control barrier
3. Cross-laminated timber
   Rigid insulation,
   Timber facade
4. Timber flooring,
   Screed with underfloor heating,
   Rigid insulation,
   Cross-laminated timber,
   Timber packers,
   Service void
5. Timber flooring,
   Screed with underfloor heating,
   Rigid insulation,
   Structural reinforced concrete

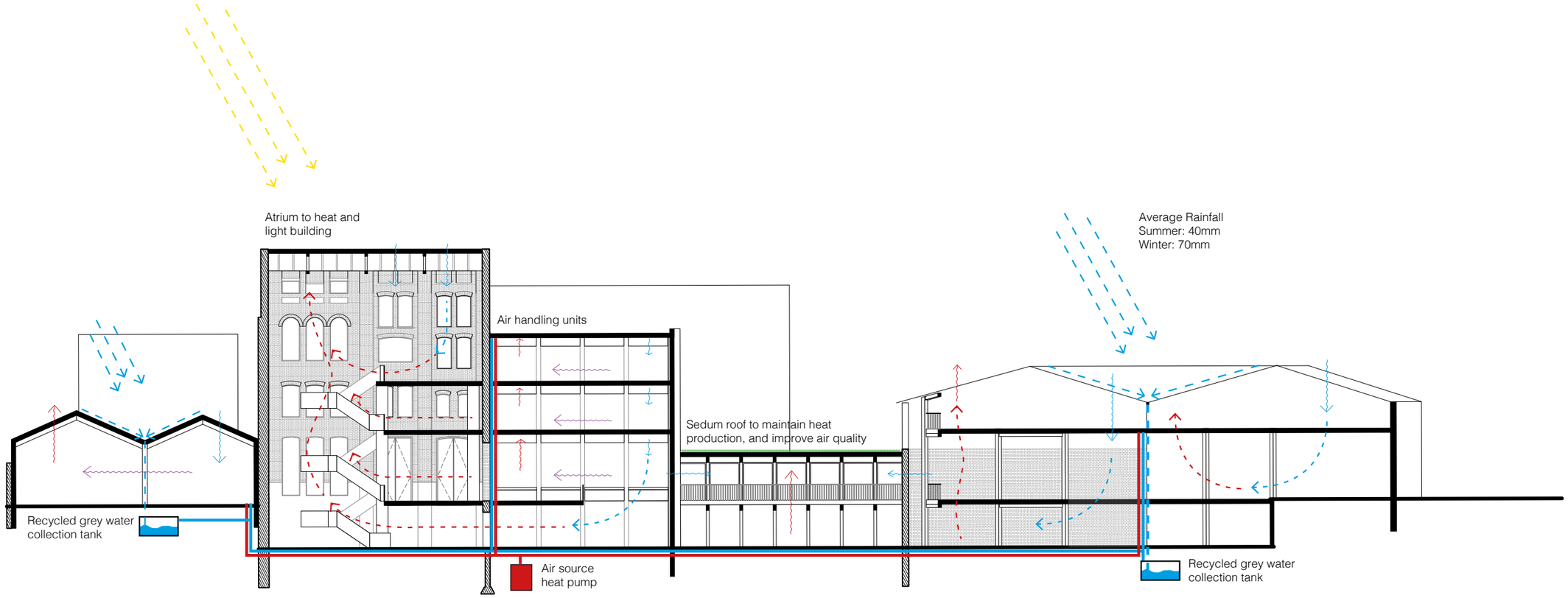

D01
D02

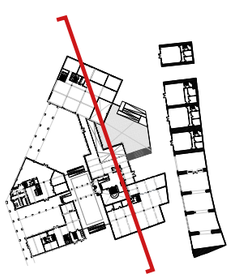
D01

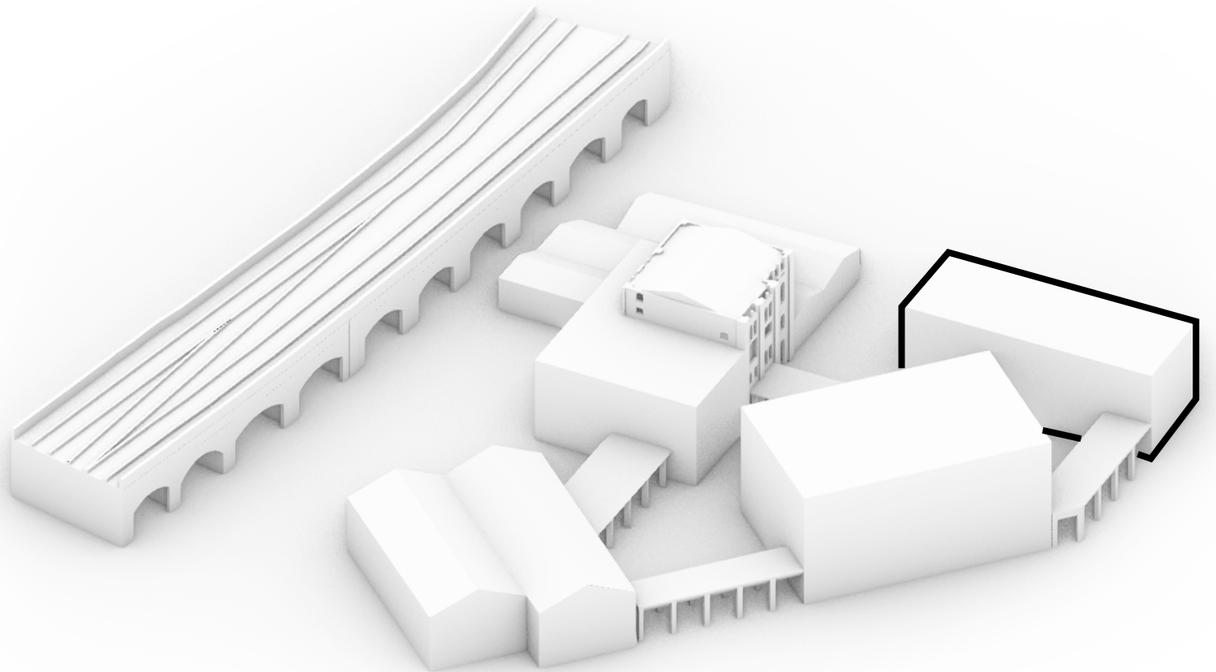

1. Sheet metal parapet cap,
Rigid isulation,
Cross-laminated timber
2. Gravel edge channel,
Seperation profile,
Erossion fabirc,
Soil,
Drainage board,
Rigid insualtion,
Vapour control barrier
5. Cross laminated timber,
Rigid insualtion,
Timber facade
Cross laminated timber beam
Drip channel

D02


6. Timber flooring,
Screed with underfloor heating,
Rigid insulation,
Cross laminated timber
Timber packers,
Service void
5. Cross laminated timber,
Rigid insualtion,
Timber facade
Cross laminated timber beam
2. Gravel edge channel,
Seperation profile,
Erossion fabirc,
Soil,
Drainage board,
Rigid insualtion,
Vapour control barrier

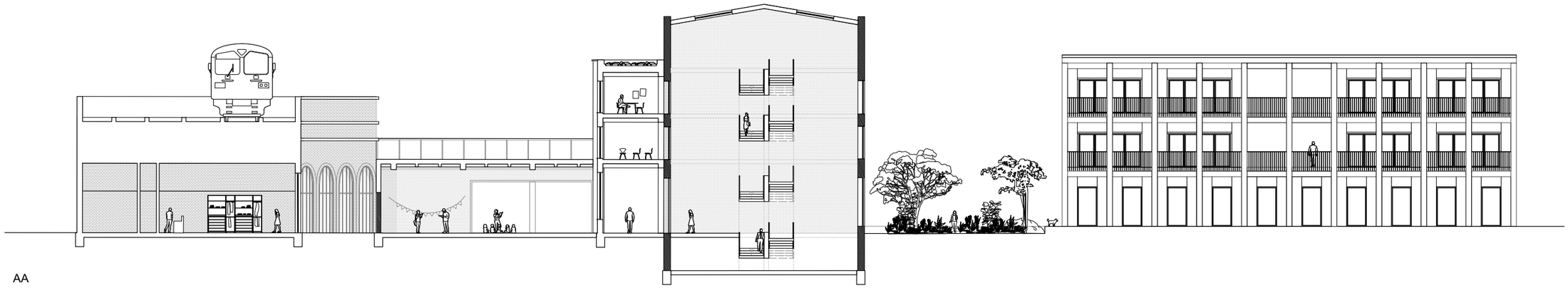

Atrium to heat and
light building
Air handling units
Sedum roof to maintain heat
production, and improve air quality
Recycled grey water
collection tank
Air source
heat pump
Average Rainfall
Summer: 40mm
Winter: 70mm
Recycled grey water
collection tank



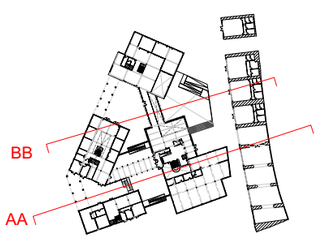


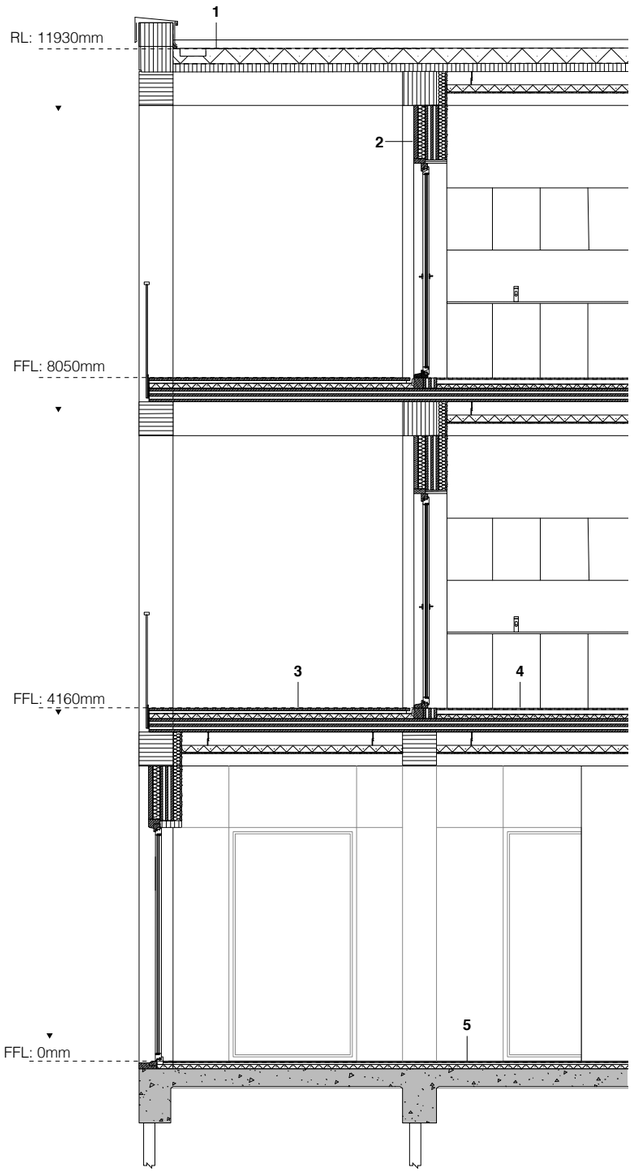
2 Community Arts centre
4 Co-Living
6 Social Housing
9 Existing heritage building
10 Health and justice centre

Riser
Lift

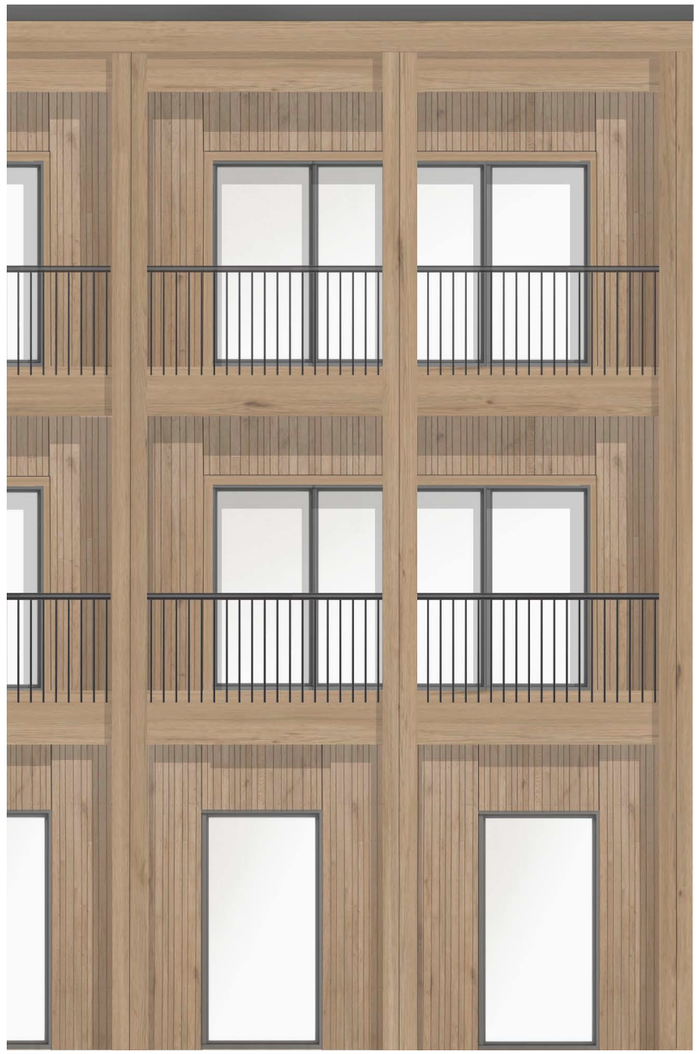


AA

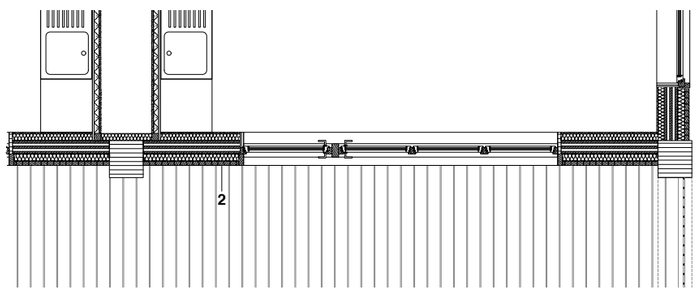




Vertical Detail



Facade



Horizontal Detail

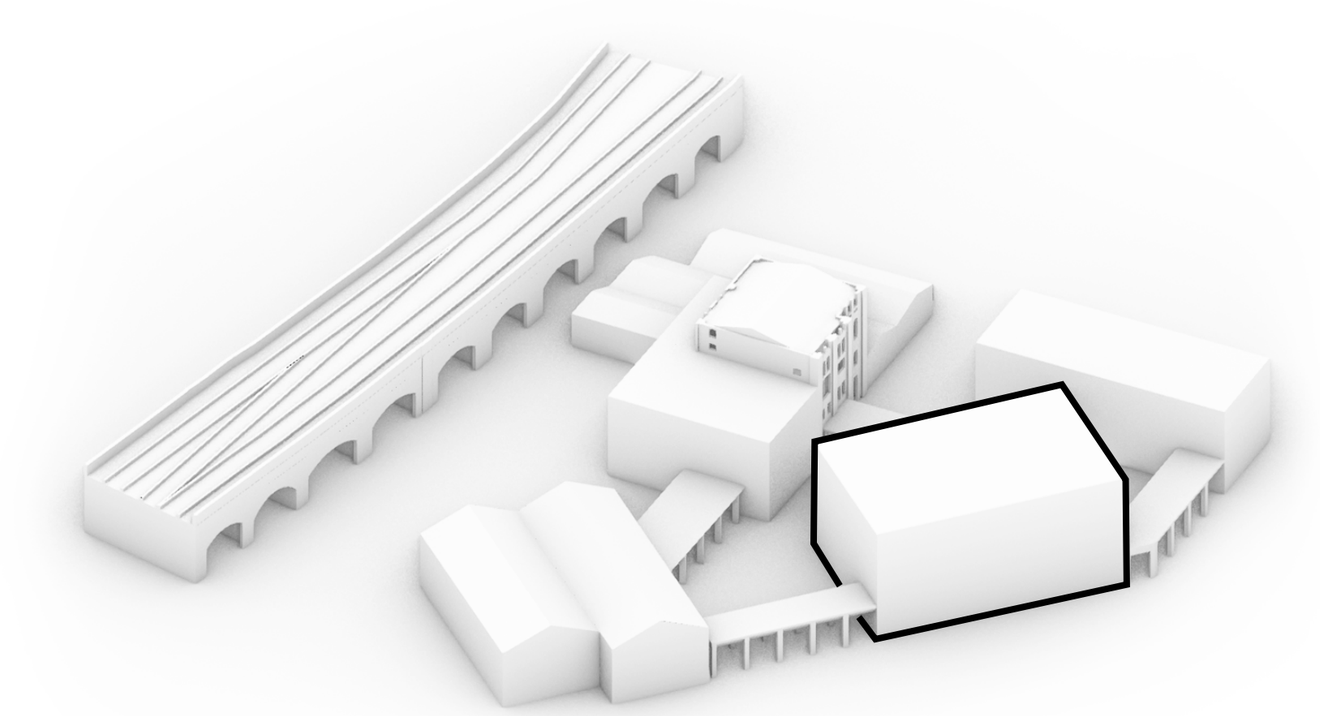
1.Sheet metal parapet cap,
Sealing layer,
Rigid insulation,
Vapour-retarding layer,
Stacked plank timber

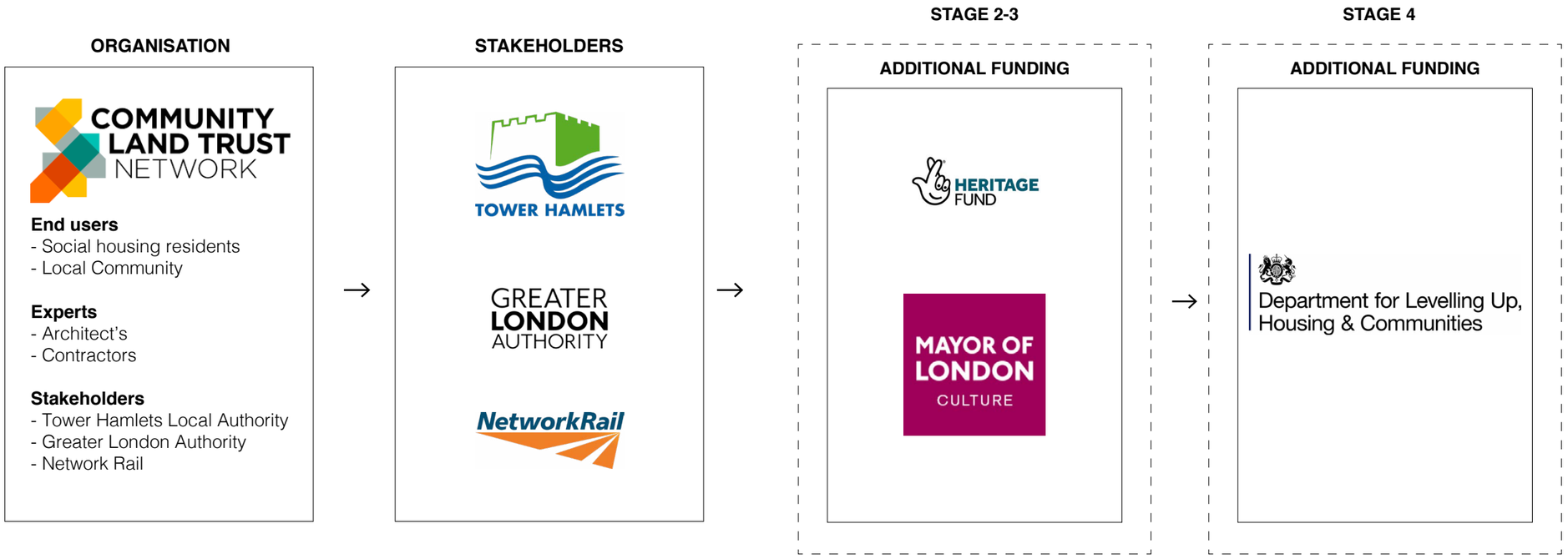
2. Stacked plank timber
Mineral wool insulation
Cross-laminated timber
Thermal insulation
Gypsum fibreboard

3. Timber floor board,
Battens,
Sealant layer,
Thermal insulation,
Thermal insulation,
Cross-laminated timber

4. Parquet,
Separation layer
Screed,
Impact sound proofing,
Cross-laminated timber,
Hung ceiling,
Thermal insulation,
Gypsum board

5.Timber flooring,
Screed with underfloor heating,
Rigid insulation,
Structural reinforced concrete



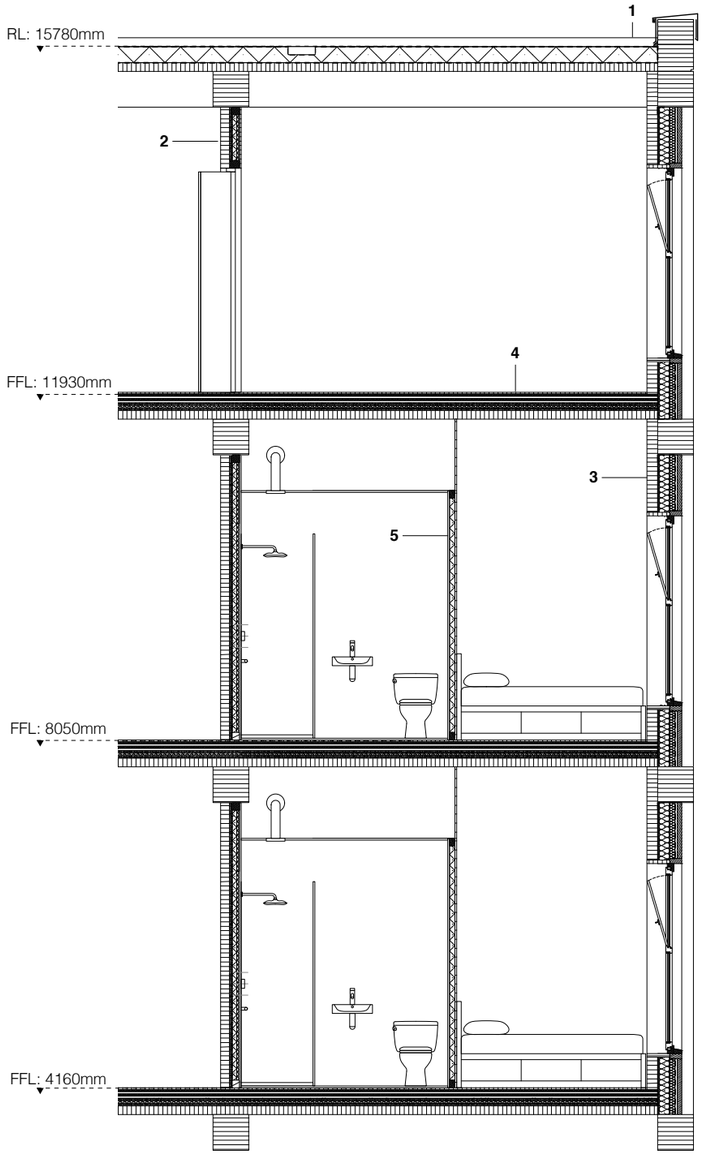


Stage 1
Community Land Trust network
1. Community land trust network is established by volunteers in the local community, looking to build an affordable community.
2. Land is acquired

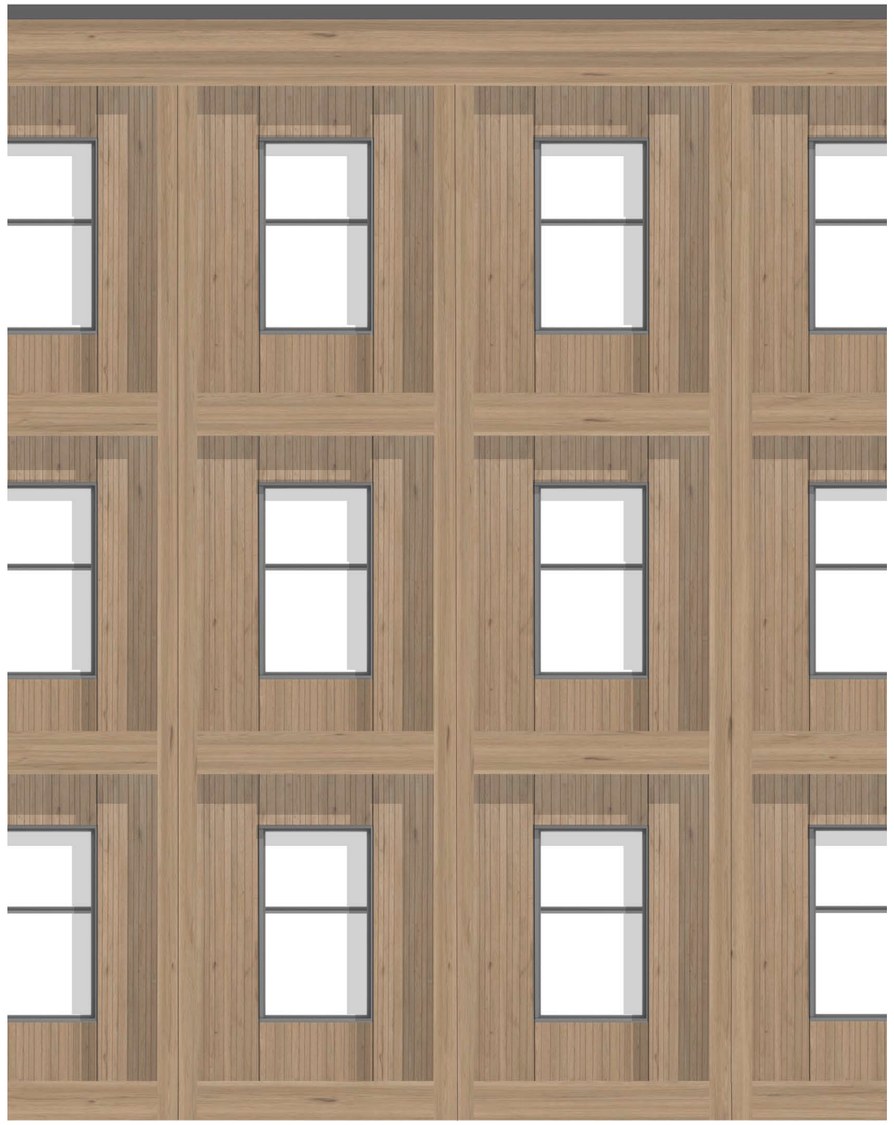
Stage 2
3. Initial Funding is established for payment of services
4. Project team is established with the CLT network and local residents working together with architects, contractors and design team.

Stage 3
5. Construction begins and existing buildings are retained and renovated with funding from National Lottery Heritage Fund and Culture and Community spaces at risk scheme.
6. Railway arches transformed in partnership with network rail into affordable lease stores and cafe's for independent businesses, and those effected by covid
7. Spaces open to local community

Stage 4
7. Further funding established for CLT co-housing scheme, backed by Tower Hamlets local authority and Greater London Authority.
8. Residents and CLT Network move in to socially rented or shared ownership housing marketed at 50% of market value (median house price £550,000).



Vertical Detail



Facade

1. Sheet metal parapet cap,
   Sealing layer,
   Rigid insulation,
   Vapour-retarding layer,
   Stacked plank timber

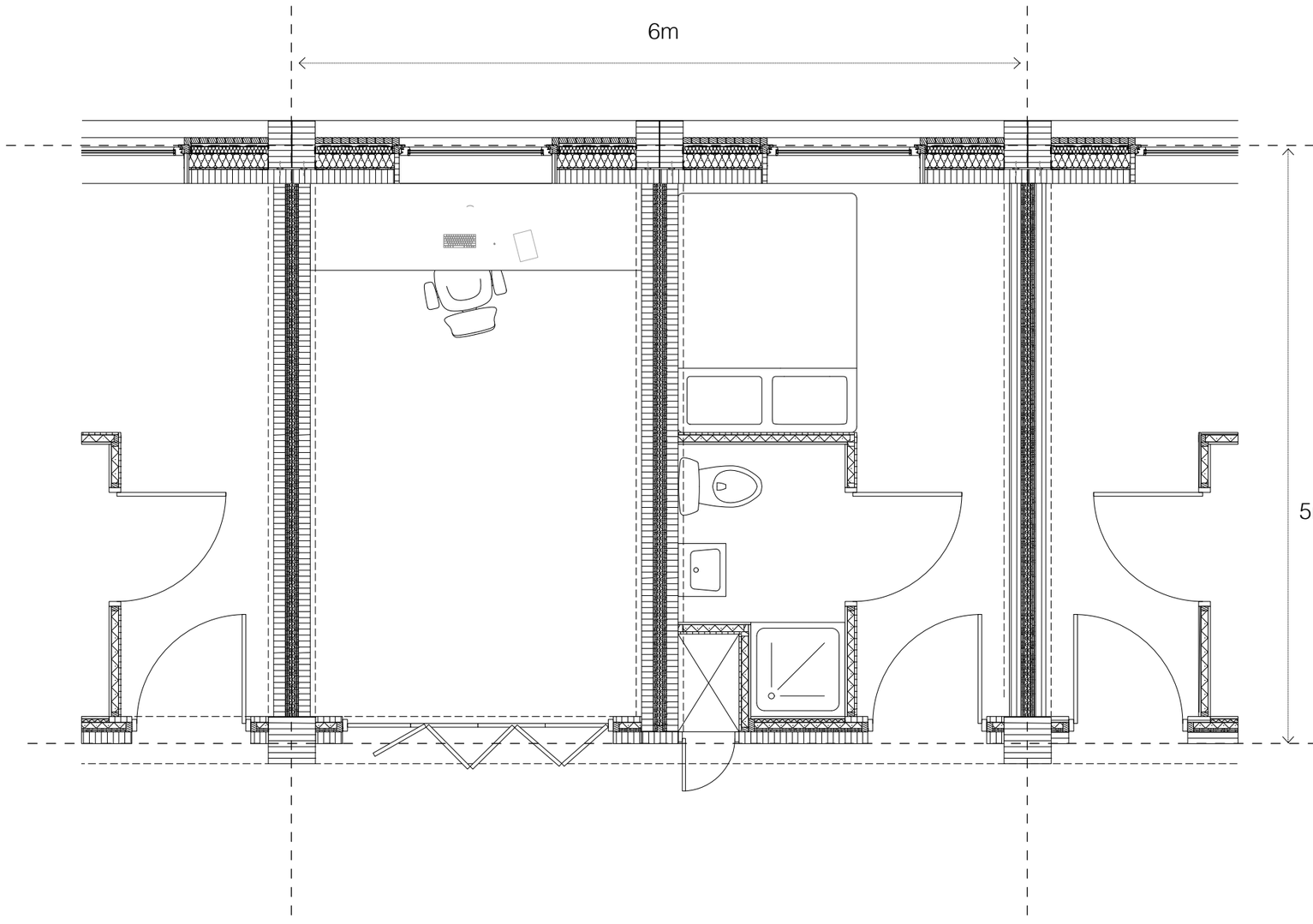
2. Stacked plank timber
   2x Gypsum fibreboard
   Mineral wool insulation
   Stacked plank timber

3. Timber facade,
   Battens,
   Ventilation cavity,
   Mineral wool insulation,
   Gypsum fibreboard,
   Stacked plank timber

4. Parquet,
   Cross-laminated timber,
   2x Gypsum fibreboard
   Rigid insulation
   2x Gypsum fibreboard
   Stacked plank timber

5. Tile,
   Rigid insulation,
   Gypsum fibreboard

6. Stacked plank timber
   2x Gypsum fibreboard
   Mineral wool insulation
   2x Gypsum fibreboard
   Stacked plank timber



1. Sheet metal parapet cap,
   Sealing layer,
   Rigid insulation,
   Vapour-retarding layer,
   Stacked plank timber

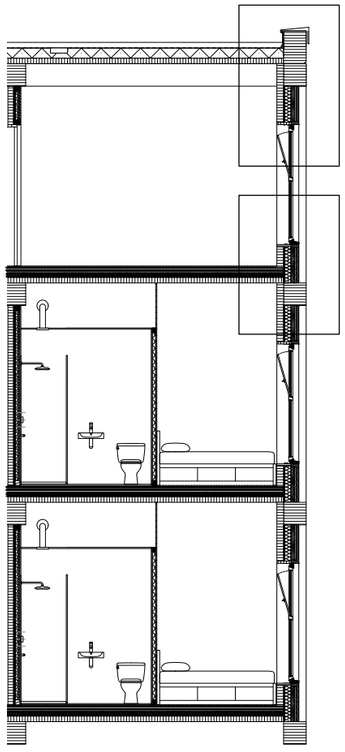
2. Stacked plank timber
   2x Gypsum fibreboard
   Mineral wool insulation
   Stacked plank timber

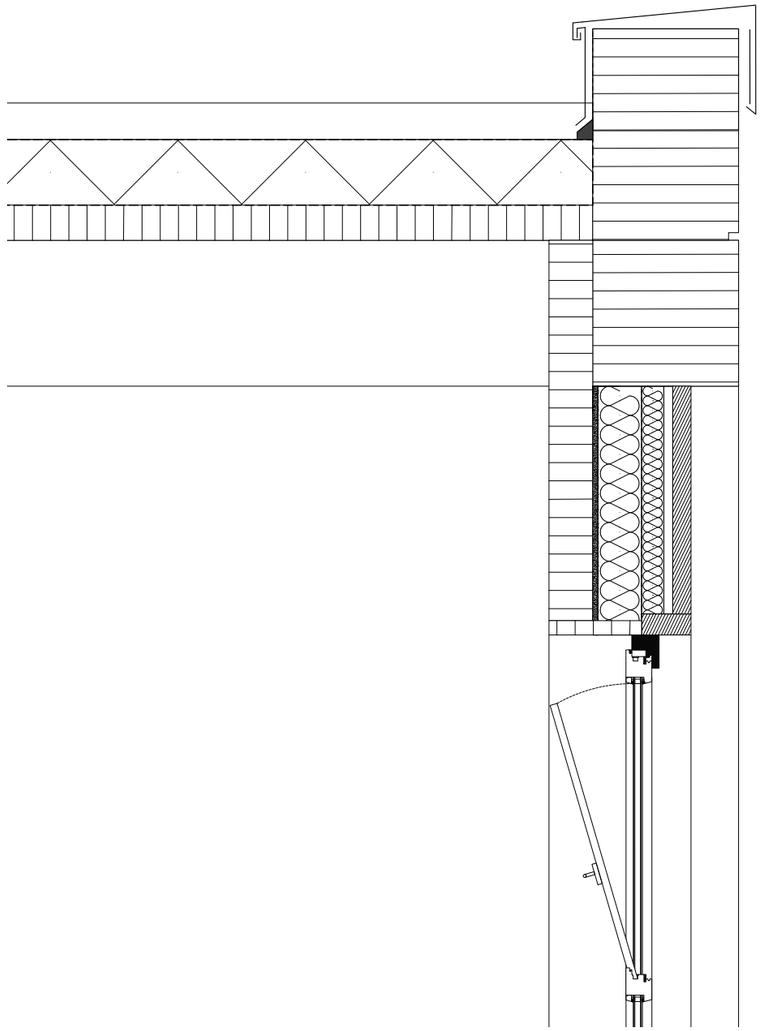
3. Timber facade,
   Battens,
   Ventilation cavity,
   Mineral wool insulation,
   Gypsum fibreboard,
   Stacked plank timber

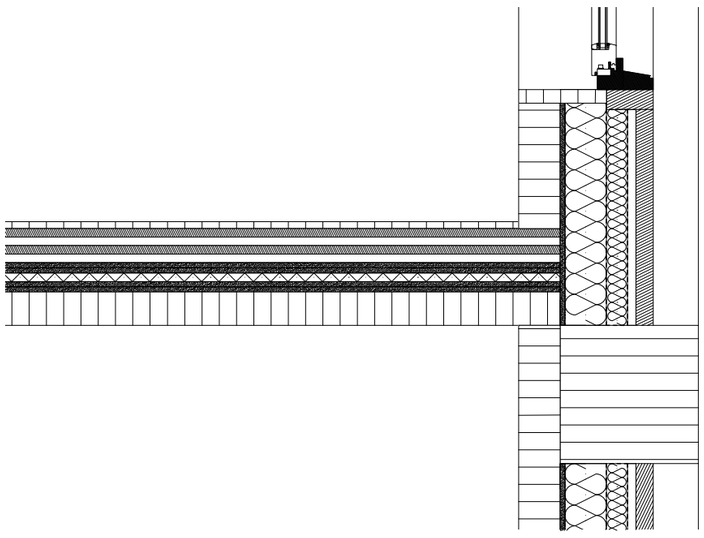
4. Parquet,
   Cross-laminated timber,
   2x Gypsum fibreboard
   Rigid insulation
   2x Gypsum fibreboard
   Stacked plank timber

5. Tile,
   Rigid insulation,
   Gypsum fibreboard

6. Stacked plank timber
   2x Gypsum fibreboard
   Mineral wool insulation
   2x Gypsum fibreboard
   Stacked plank timber







1. Sheet metal parapet cap,
   Sealing layer,
   Rigid insulation,
   Vapour-retarding layer,
   Stacked plank timber

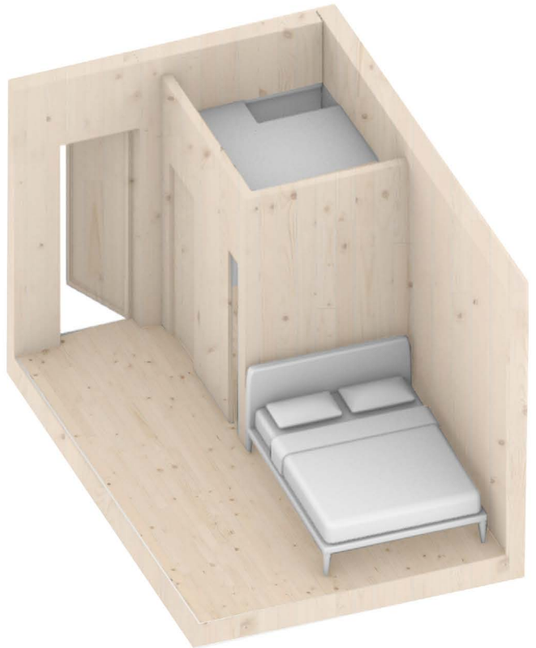
2. Stacked plank timber
   2x Gypsum fibreboard
   Mineral wool insulation
   Stacked plank timber

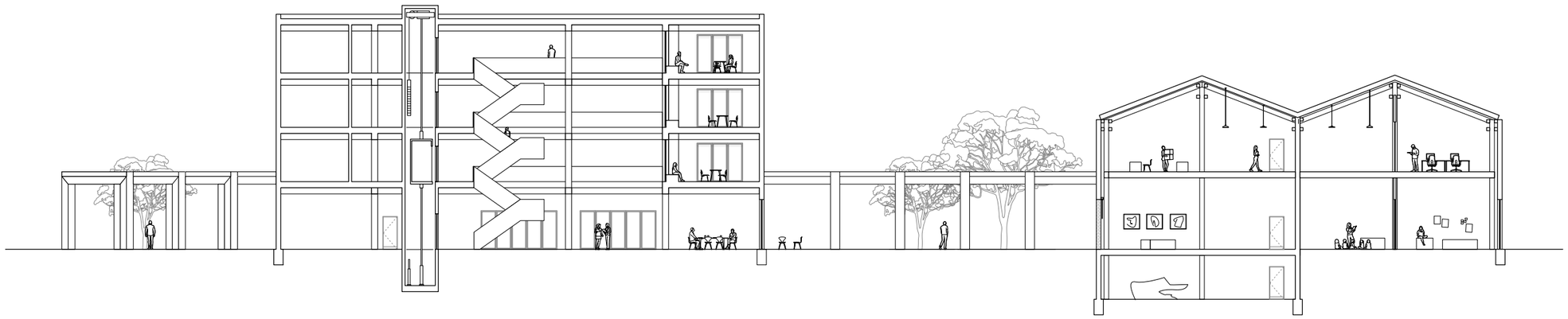
3. Timber facade,
   Battens,
   Ventilation cavity,
   Mineral wool insulation,
   Gypsum fibreboard,
   Stacked plank timber

4. Parquet,
   Cross-laminated timber,
   2x Gypsum fibreboard
   Rigid insulation
   2x Gypsum fibreboard
   Stacked plank timber

5. Tile,
   Rigid insulation,
   Gypsum fibreboard

6. Stacked plank timber
   2x Gypsum fibreboard
   Mineral wool insulation
   2x Gypsum fibreboard
   Stacked plank timber





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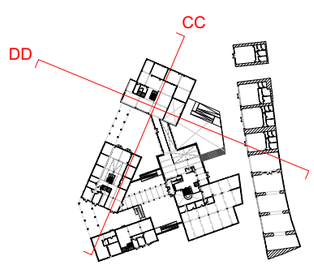

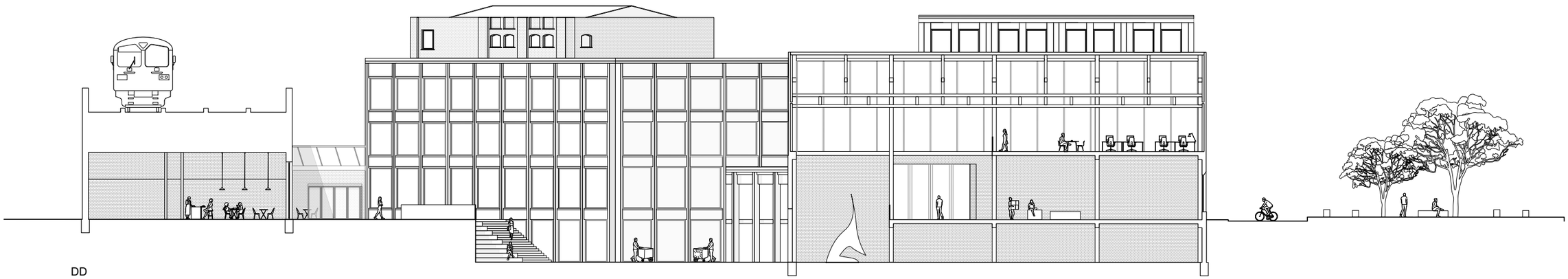

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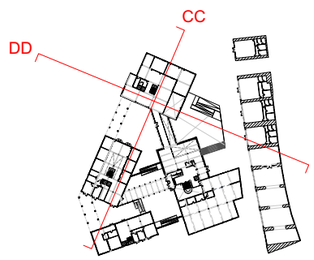
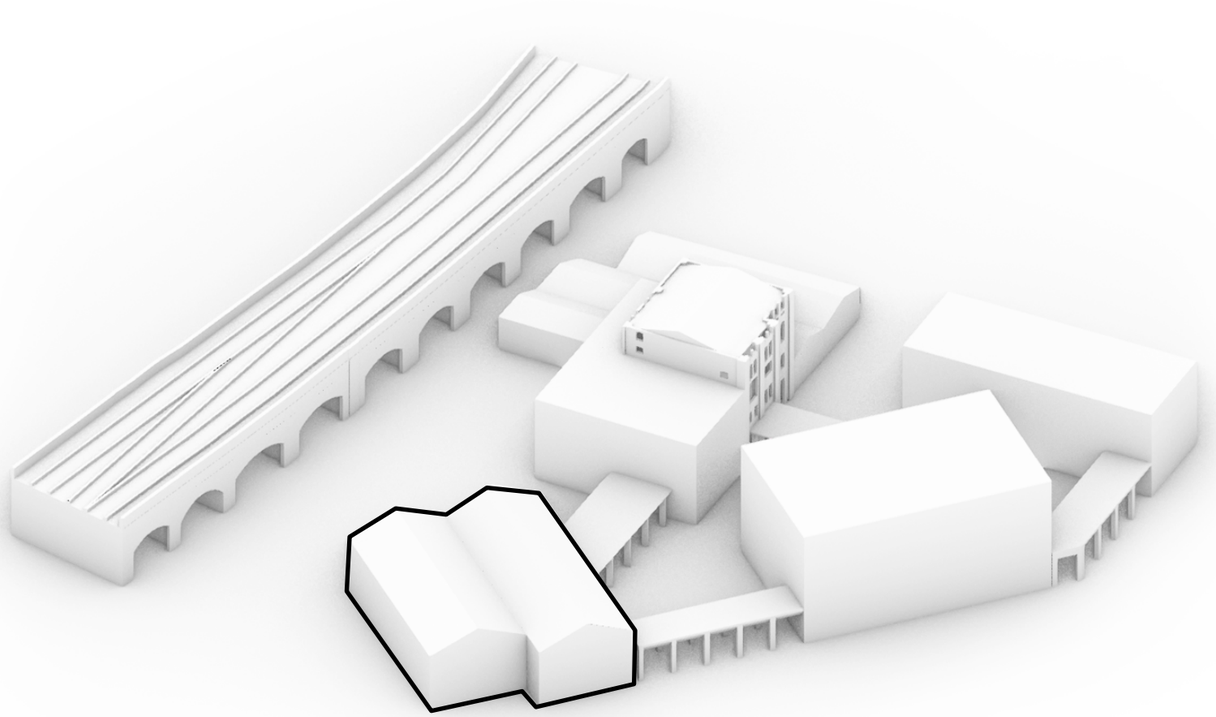
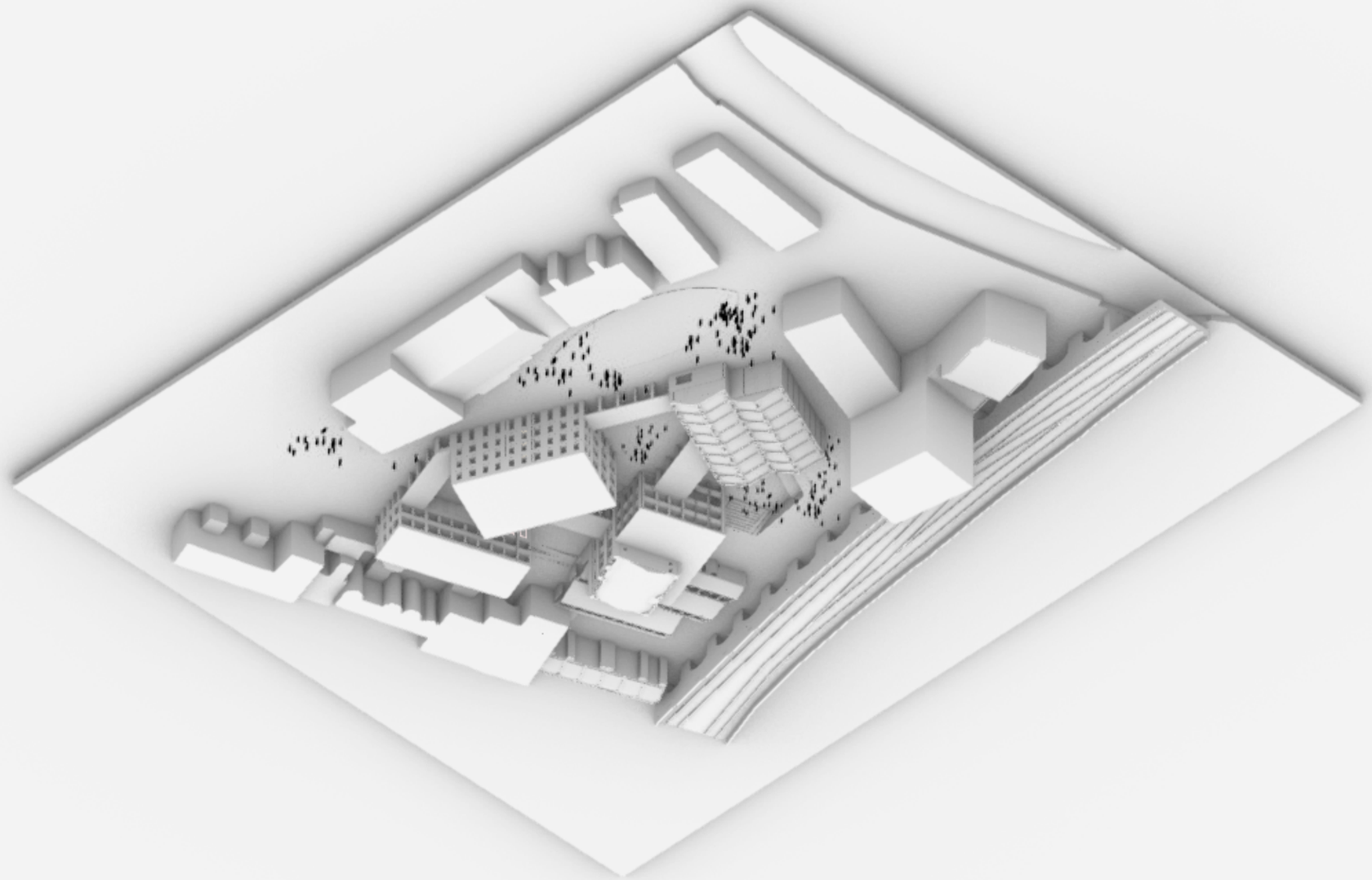




How does architecture respond to issues of spatial inequality in the built urban environment?



Grenfell Tower
Royal Borough of Kensington & Chelsea