Restaging the High Street

A strategy of regeneration for the high street by reactivating its interstices

Restaging: "To present again or differently"

Case study: Shoreditch district, Borough of Tower Hamlets, London

Graduation Studio 2021/2022
Architectural Design Crossovers

Msc Architecture,Urbanism and Building Sciences
University of Technology Delft

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Research Pathway

- Literature
  - Urban interstices
  - Reading Urban Cracks
  - Appropriation & Placemaking
- Context of London

Area of investigation

Chosen Site

Site Analysis

Strategy and Ambition

Program

Design Proposal

Model

Fascination → *Position*

Curiosity

Placemaking

The city reader
by Richard T. LeGates

Bottom-Up Urbanism
by David Glick

Where?

In-between =
Interstitial Space

Urban interstices
by Andrea Mubi Brighenti

Loose Space
by *Karen Franck and Quentin Stevens*

Indicators:

Urban Crack

Reading urban cracks
by Riet Steel and Elly Van Eeghem

Suburban Urbanities
by Laura Vaughan

High Street London
by Gort Scott and UCL

Theoretical Framework

Context of London

High Streets

Crack *1* (Underused) → Interstitial *1* → Neglected Back alleys → Intervention *1*

Crack *2* (Misused) → Interstitial *2* → Residual spaces → Intervention *2*

Crack *3* (Disused) → Interstitial *3* → Nearby leftover Brownfields → Intervention *3*

Problem Statement

What role could architecture and urban design play in revitalizing urban interstices for the benefit of the high street and its urban context along with its community?

What is meant by urban interstices and urban cracks?	Literature review
How do they translate in the context of London's high streets?	Document review + Historical analysis
Where do they typically occur?	GIS-based mapping + Field research
What are the spatial characteristics of such spaces?	Visual catalogue+ Field research
Who are the main actors and what type of activities take place?	Visual catalogue+ Field research
Through which urban or architectural design strategies could these interstitial spaces turn into the new driver of urban regeneration?	Precedent analysis + Design research

Methodological Positioning

Stitching

Design Proposal

Intervention *1*

Intervention *2*

Intervention *3*

Architectural Design

Relevance

Interstices

"Placemaking usually starts in the in-between."

Mattias Karrholm
'Urban Interstices' by Andrea Mubi Brighenti

In-between-ness = **Interstitial space**:

They could emerge over time by analyzing the transformation in the urban development such as an increase, decrease or removal of infrastructures, changes in urban planning and disuse of a post-industrial land.

Interstices

Interstices

Red ball project'
by Kurt Perschke

Reading Urban Cracks

Decoding?

"This spatial production is often likely to start in CRACKS in between."

Mattias Karrholm

'Urban Interstices' by Andrea Mubi Brighenti

Urban Cracks – – **signs** – – – → Interstices – – – → Hidden opportunities

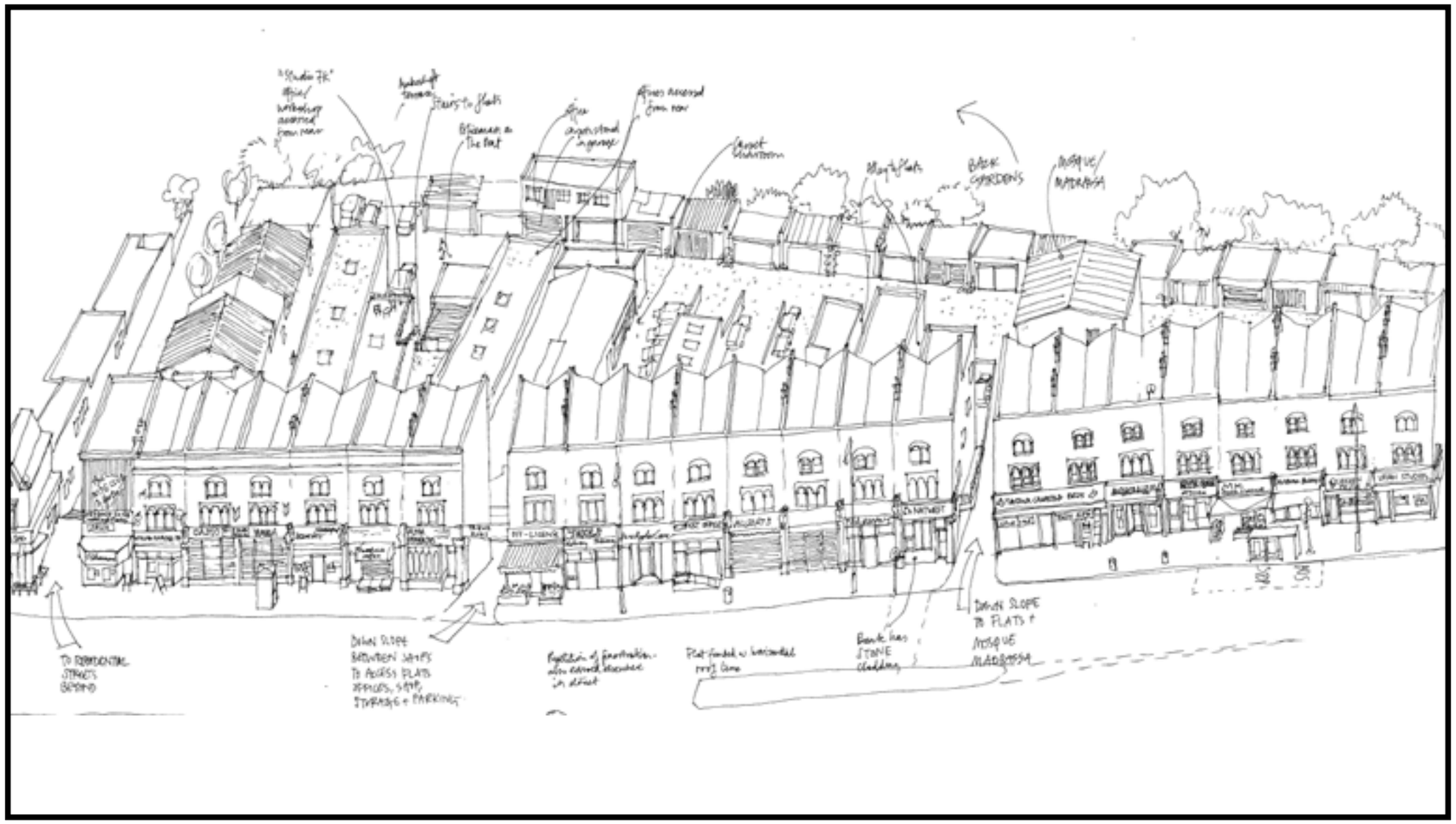
*"There is a crack in everything. That is how the **light** gets in."*

- Leonard Cohen

High Street of London

‘Bingham Halt, Croydon’
Now and then

High Streets are more than parade of shops!



Roman Road (A1818),
Redbridge, London
by Gort Scott

The potential is further multiplied by the presence of **existing infrastructure** and already well-established communities.

The report by Gort Scott and UCL, proves that **half of London's brownfield land**, is located on or within 200m of a high street.

High Streets of London?

Central parade
Waltham Forest, London

Fascination → *Position*

Curiosity → Context of London → Problem Statement → Design Proposal

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Problem Statement

In what ways could architecture facilitate placemaking in order to reactivate the interstices for the benefit of the High Streets, in London?

What is meant by urban interstices and urban cracks?	Literature review
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Architectural Design

Relevance

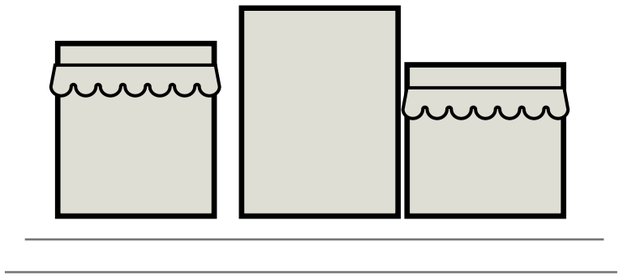
High Street

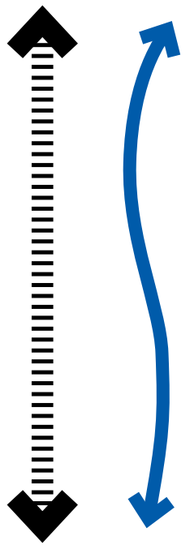
+

Infrustructure:
Overpass & Canals

+

Industrial Brown Field





- Empty shops/flats
- Back alleys
- Side streets
- Rears/ Backyards

- Residual spaces
- Canal sides
- Green belts
- Under the bridges

- Post-industrial vacant lands
- Derelict sites
- Decaying ruins

Underused

Misused

Disused

Interstial spaces of investigation

Area of Investigation

1

High Street

+

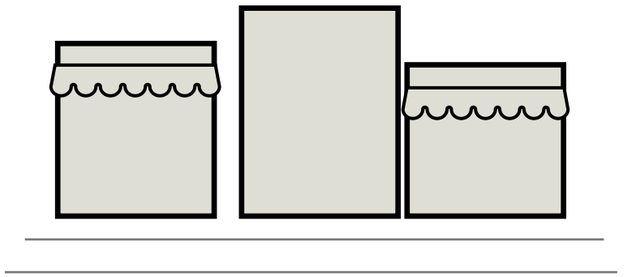
2

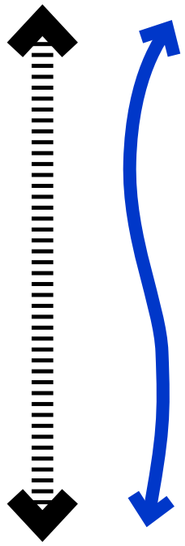
Infrustructure:
Overpass & Canals

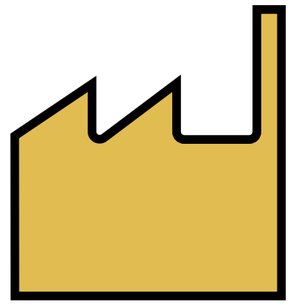
+

3

Industrial Brown Field







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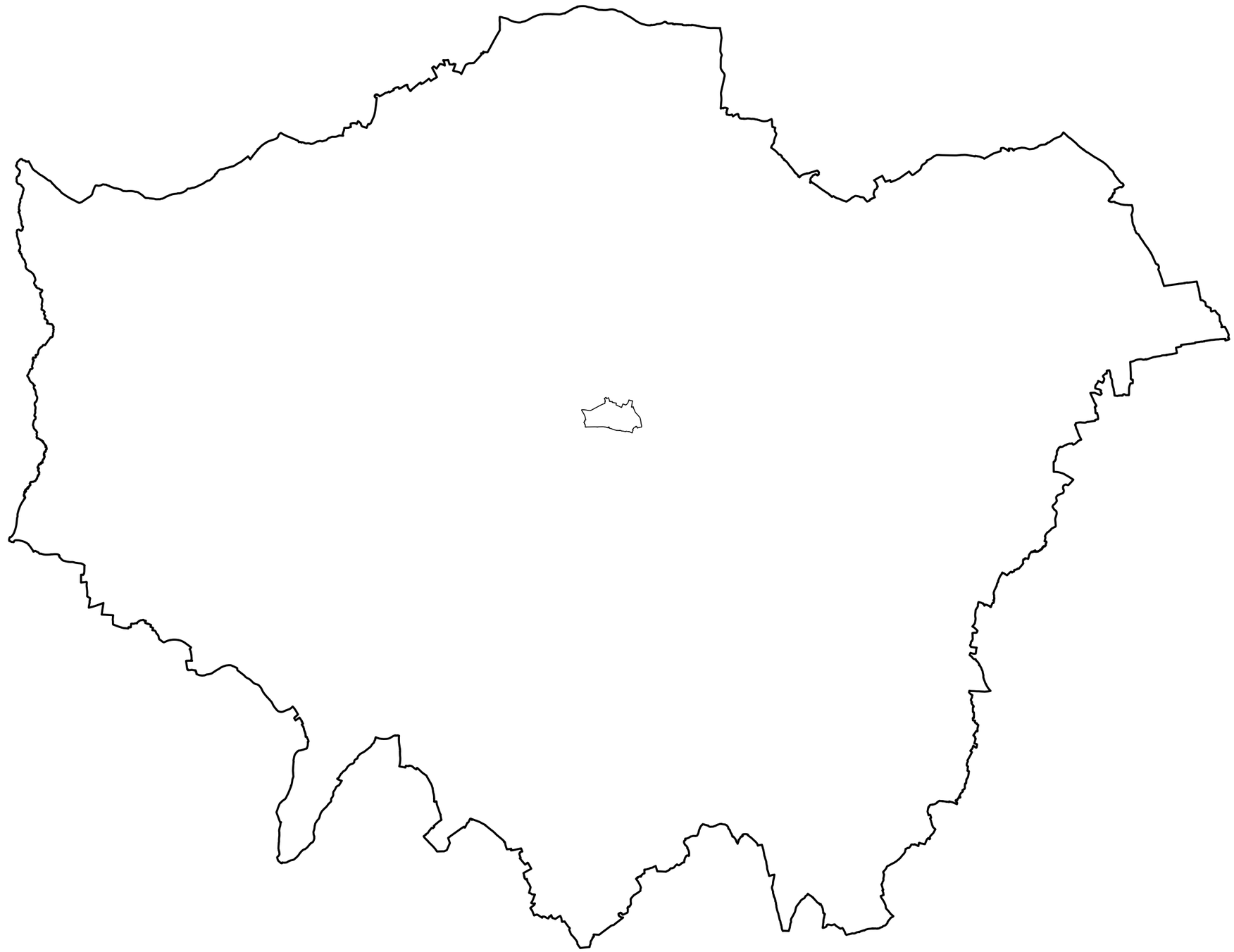
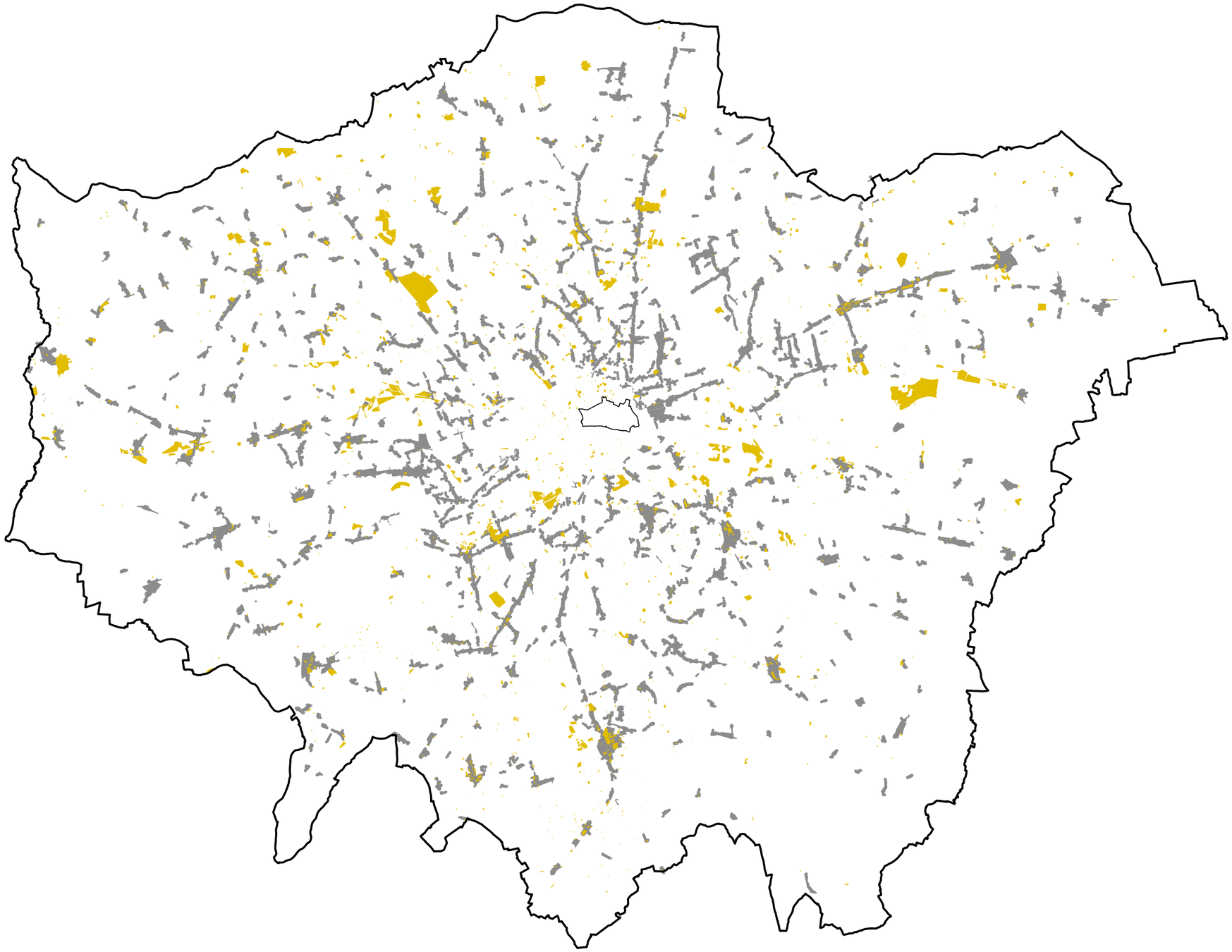
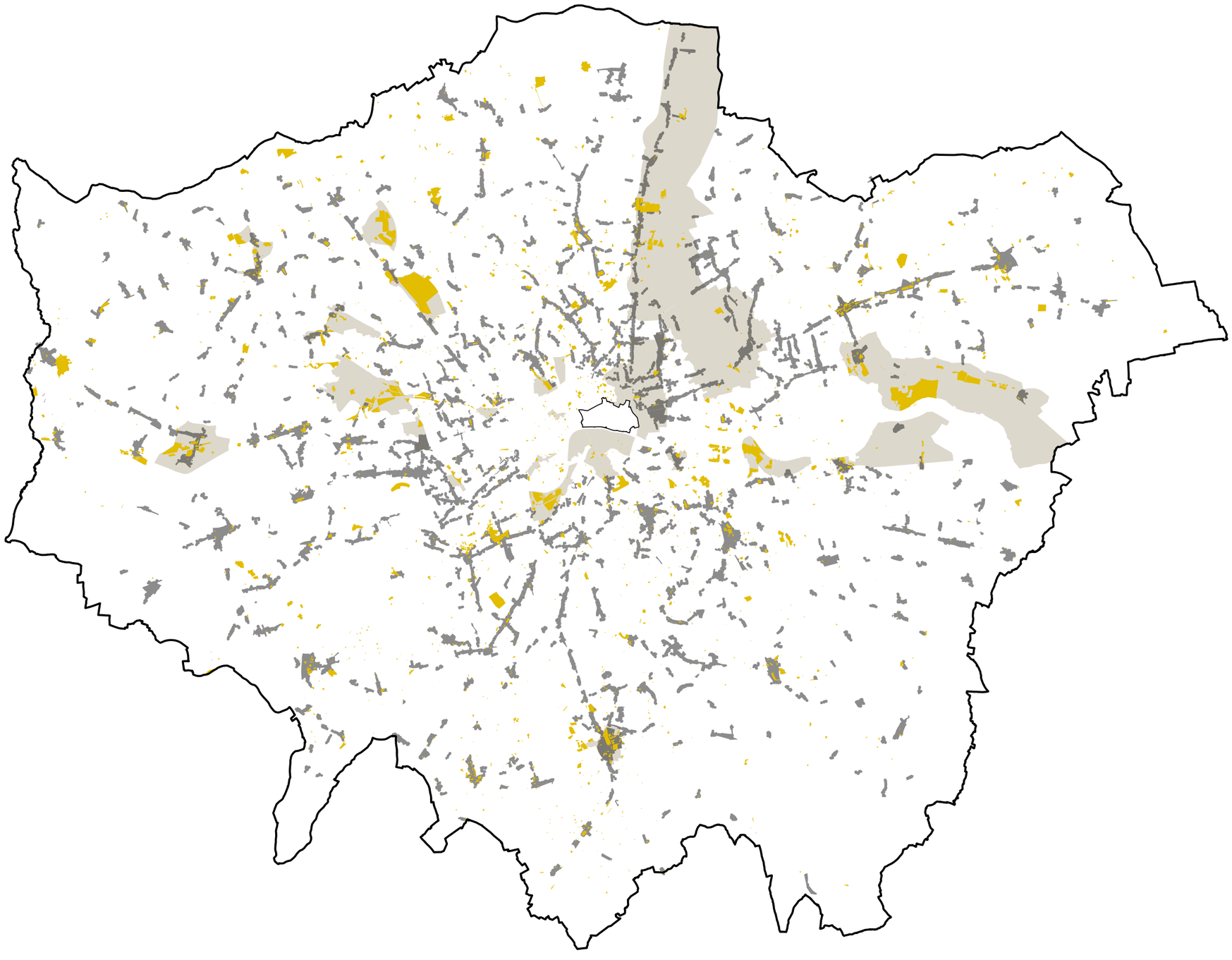


London Map

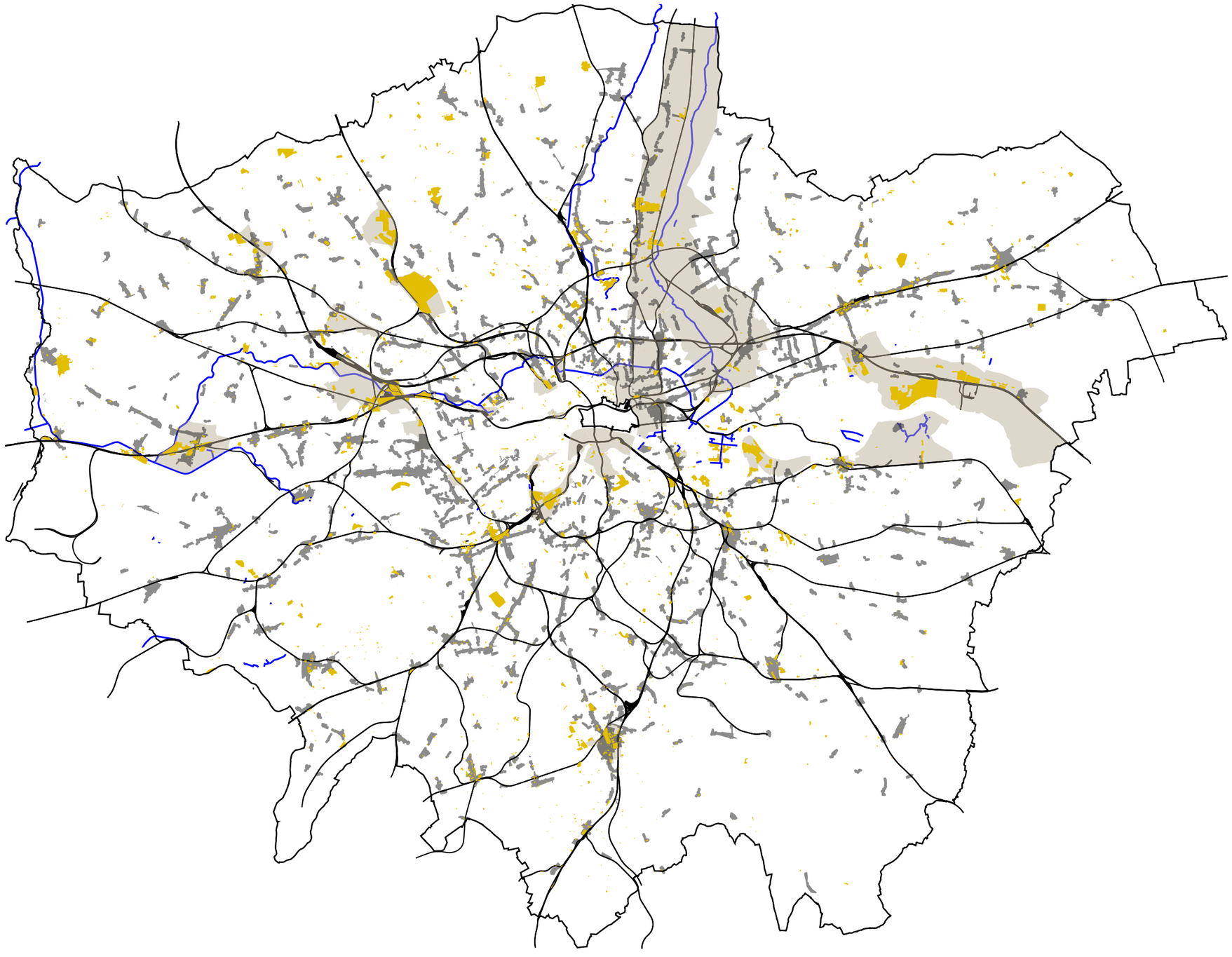


Layer of Brownfields

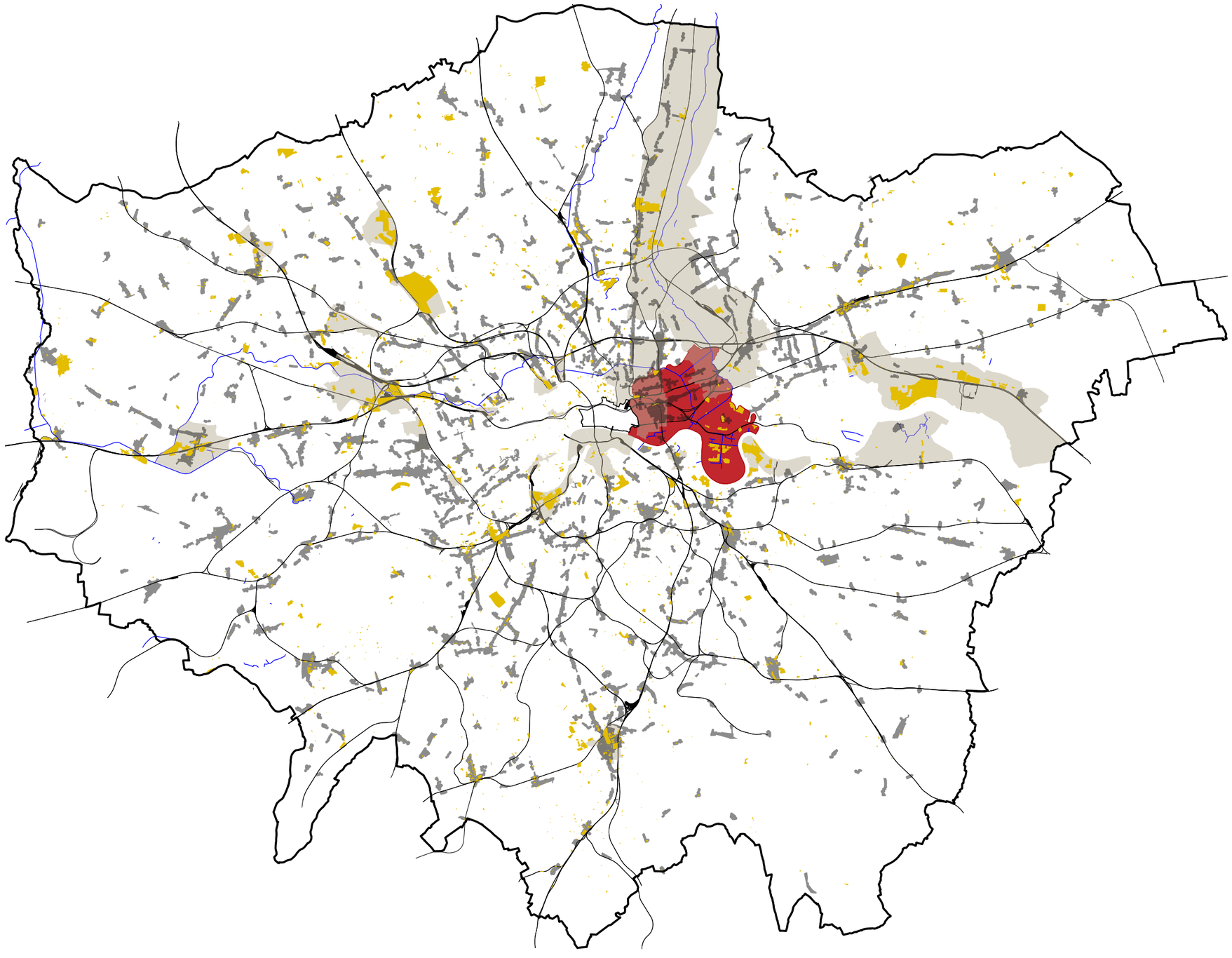


Areas of opportunity

Layer of Roads

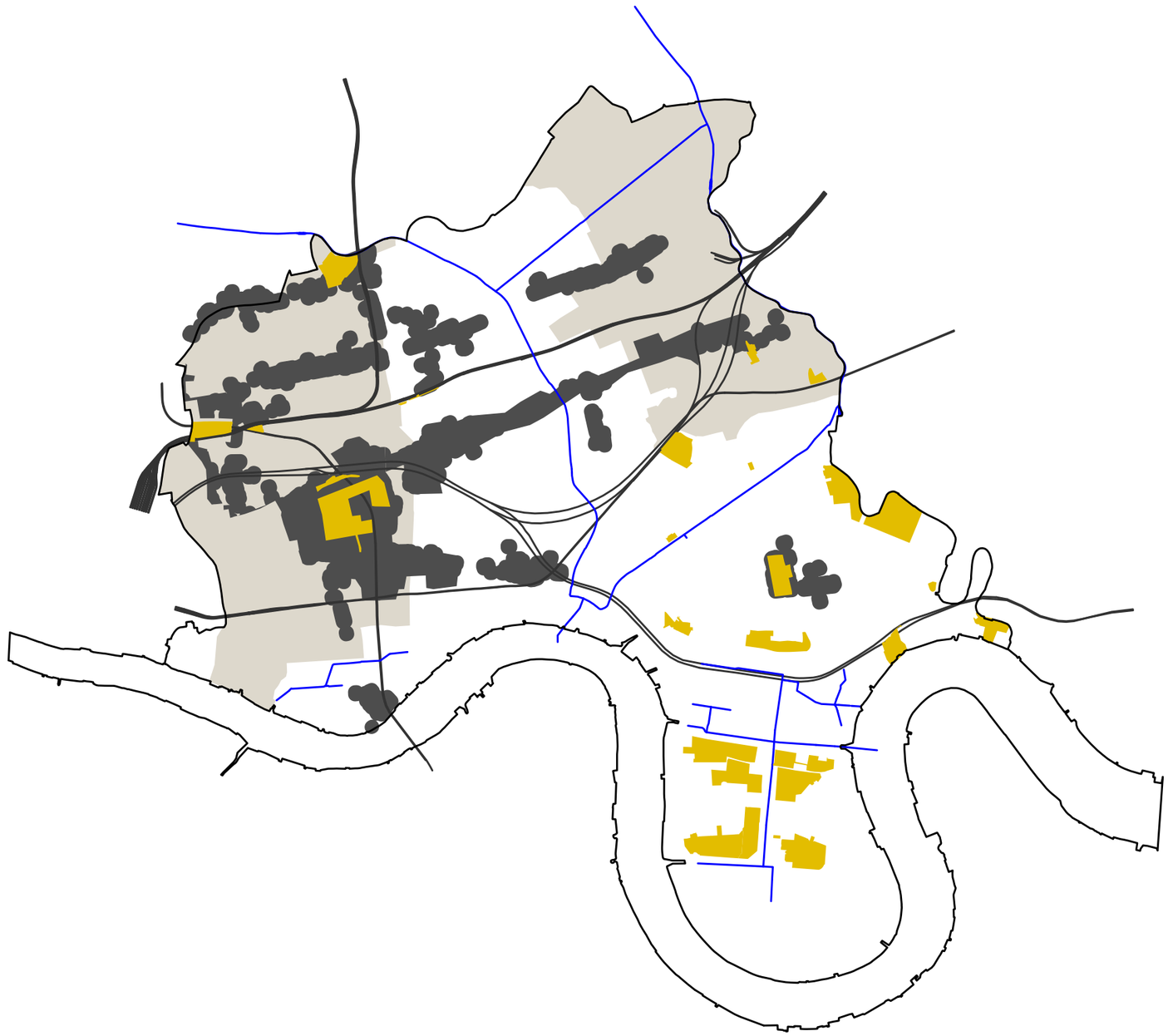


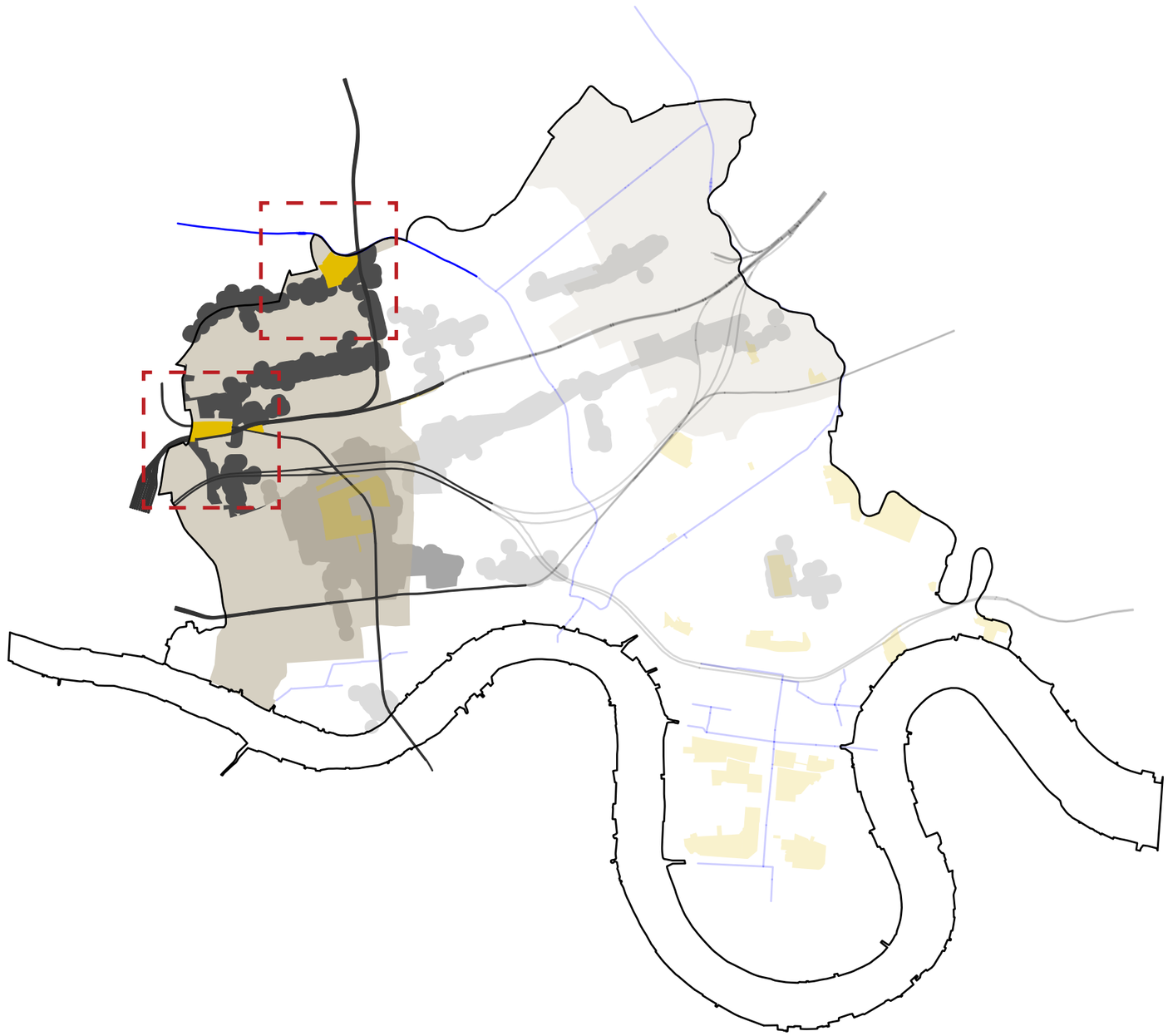
Layer of Canals



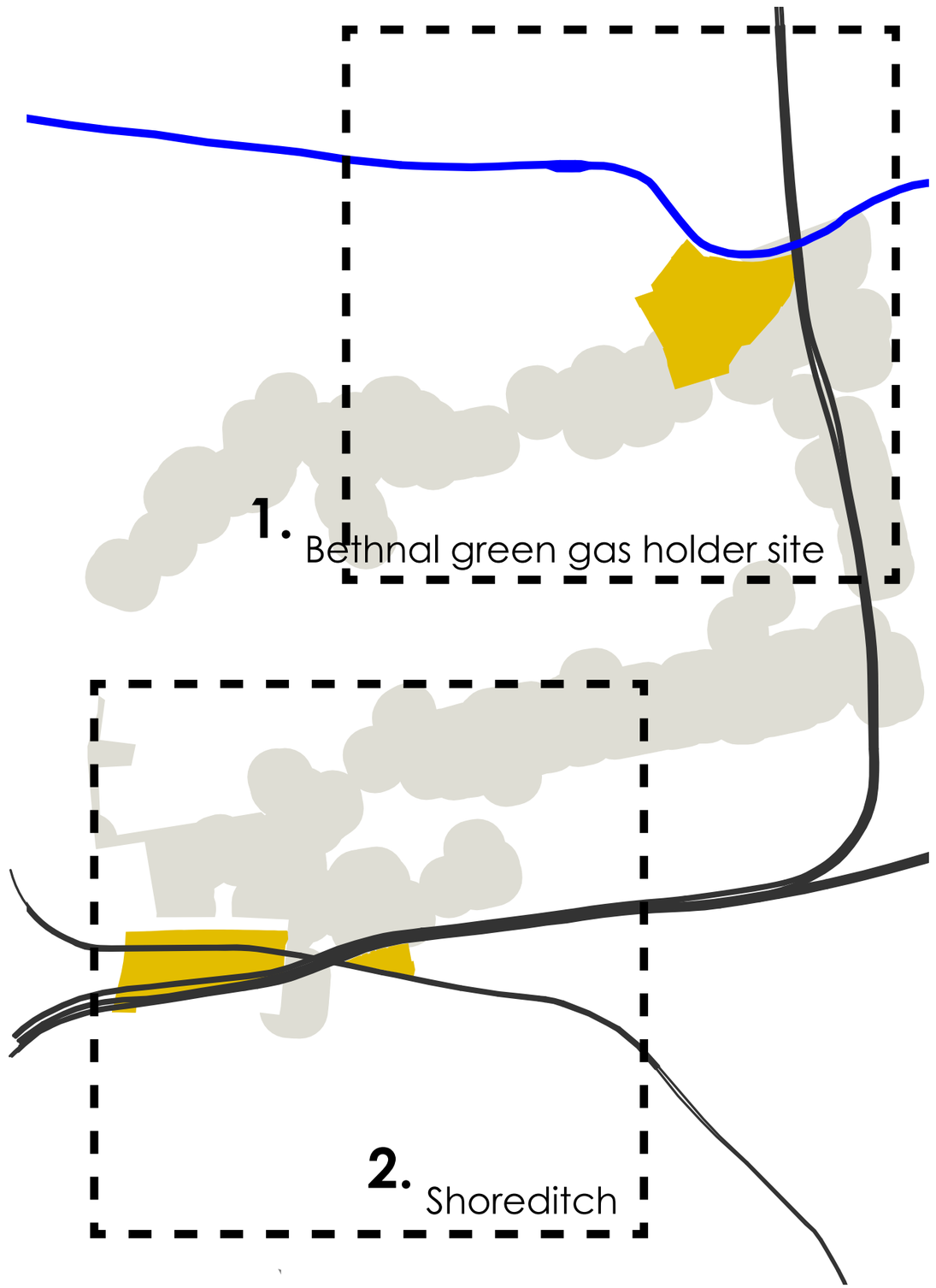
The chosen Borough

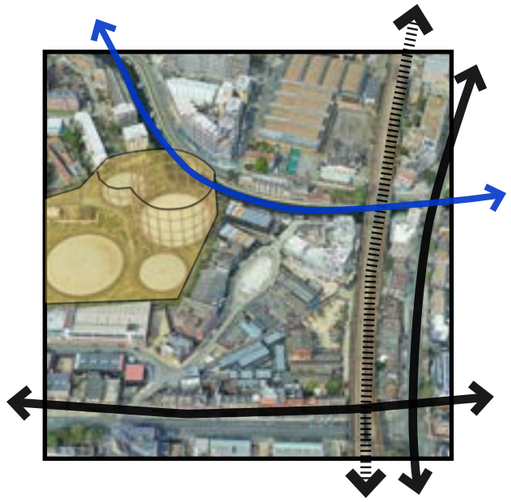
Borough of:
Tower Hamlets

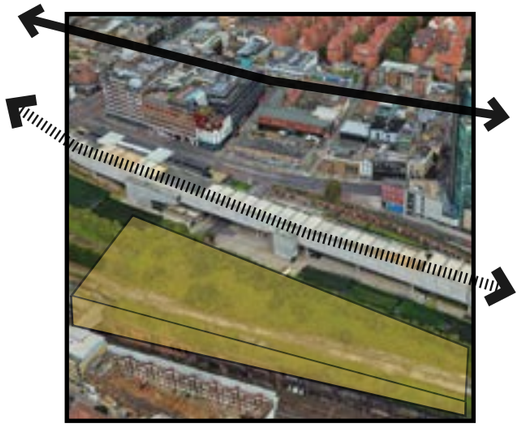


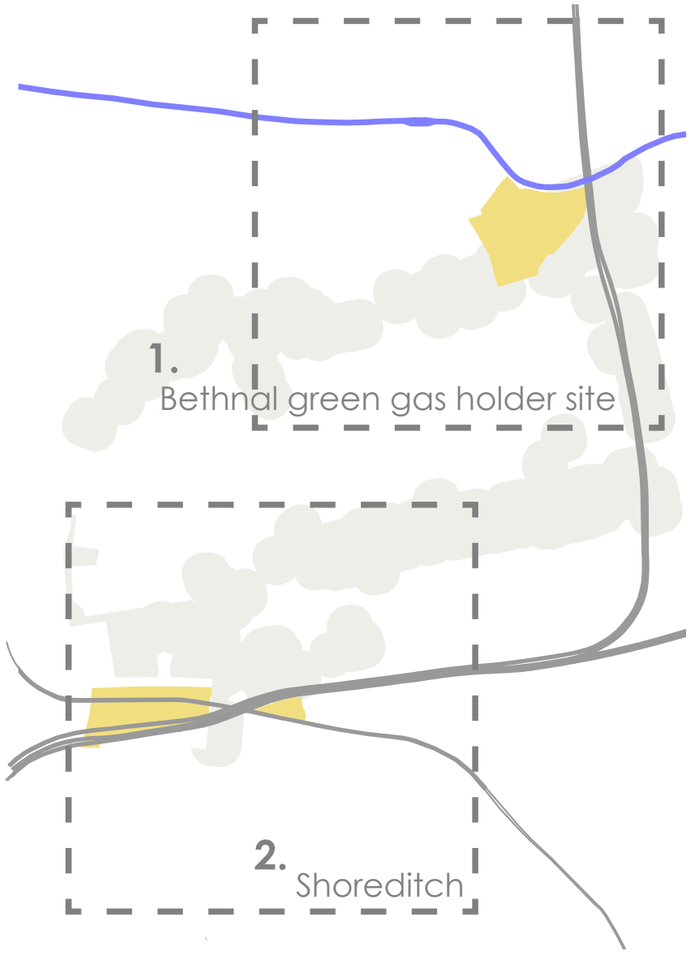


Possible Sites








1.
Bethnal green gas holder site
2.
Shoreditch

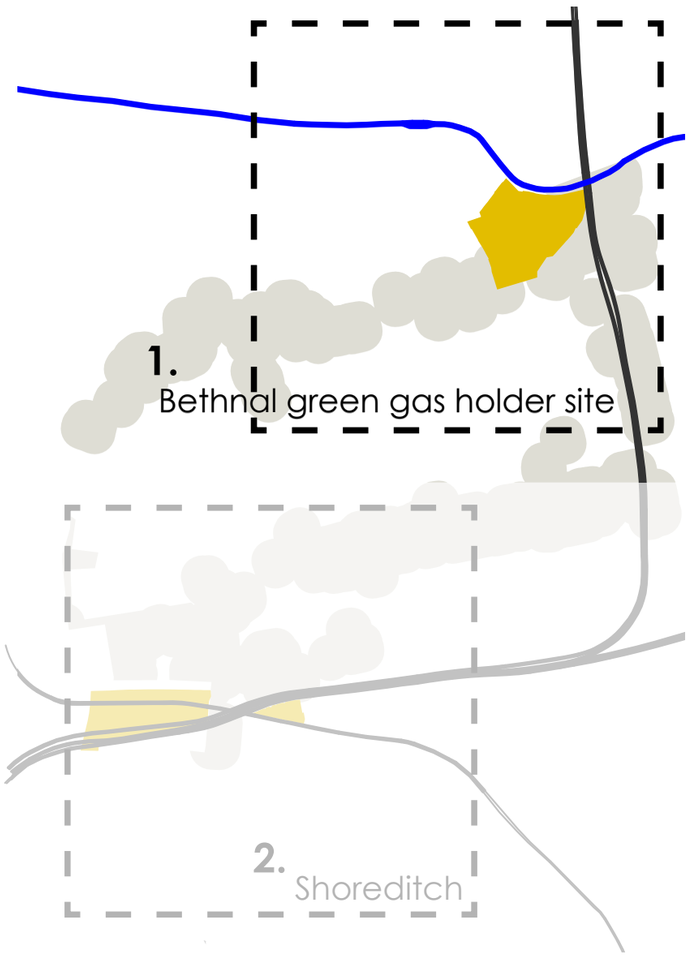
High Street | Overpass | Canal | Brownfield

Cracks

Physical qualities

Unruly activities

Actors



High Street

Overpass

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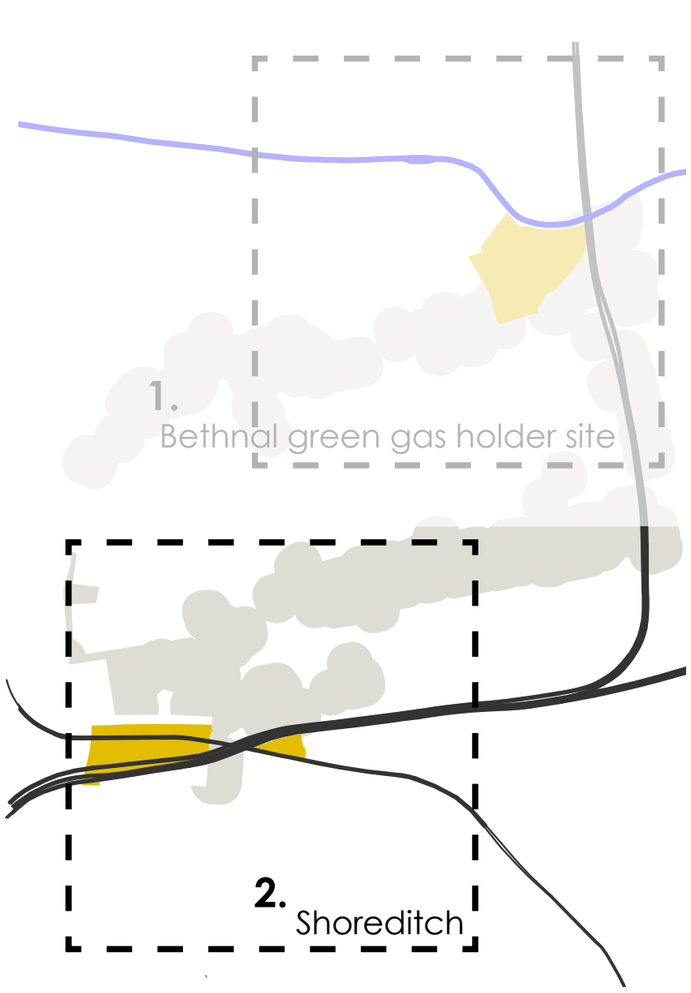
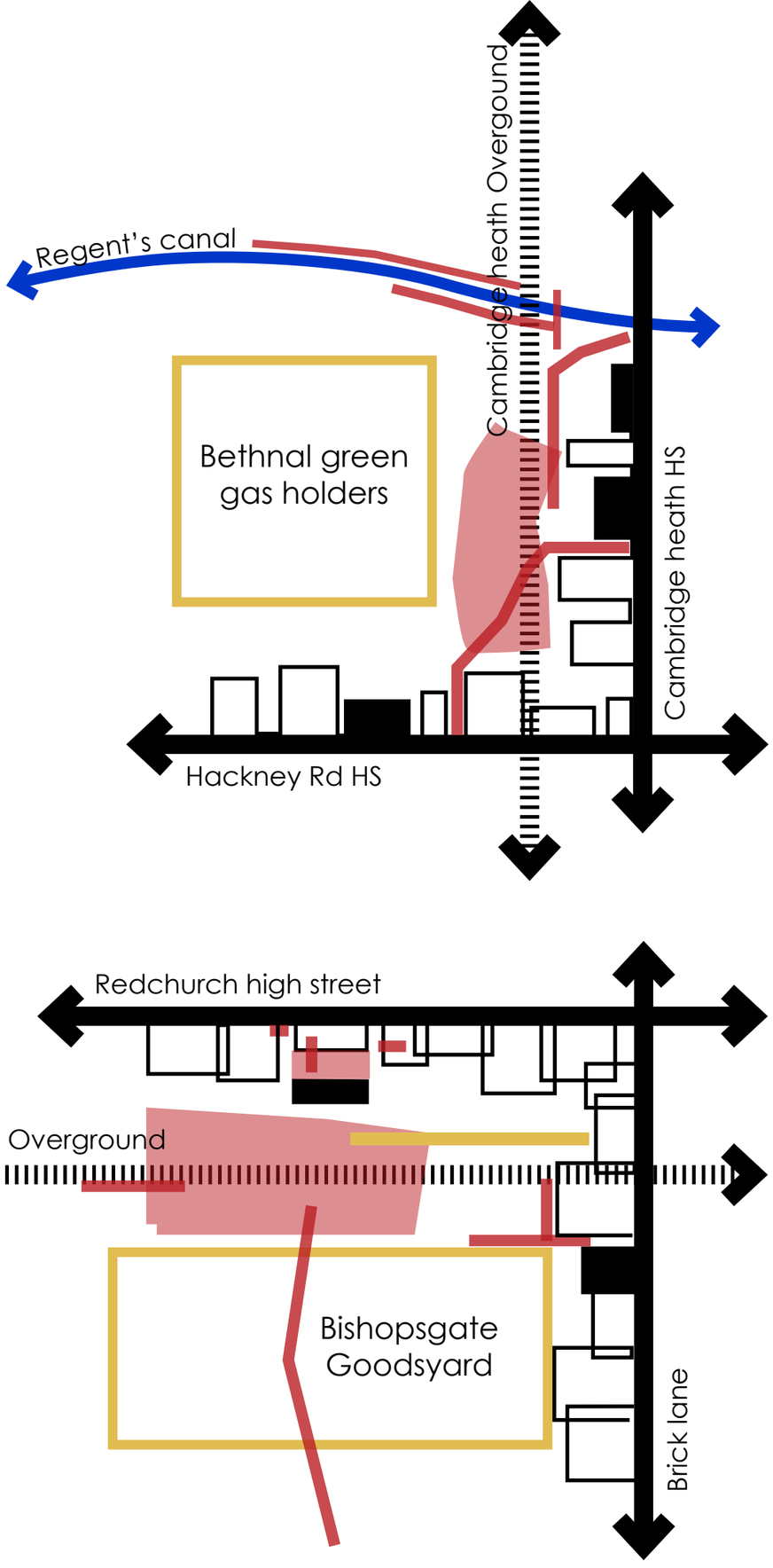
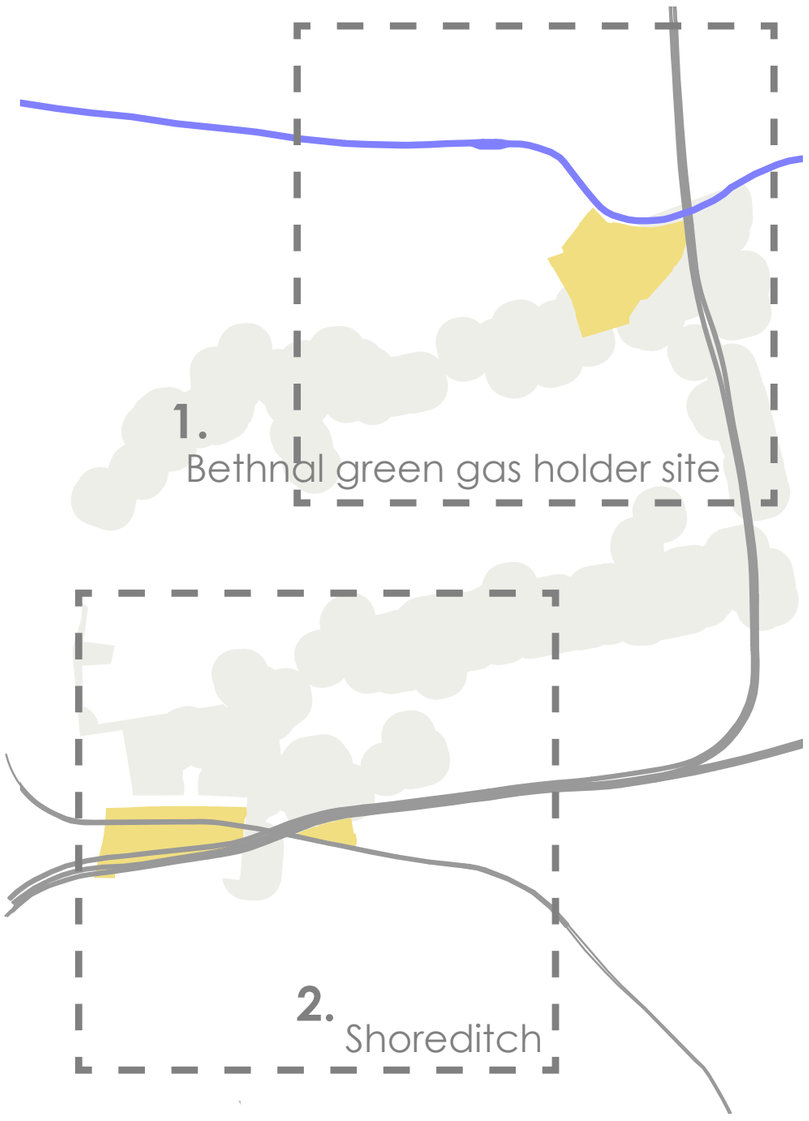



Regent's canal
Cambridge heath Overgound
Bethnal green
gas holders
Cambridge heath HS
Hackney Rd HS
Redchurch high street
Shoreditch Overground
Bishopsgate
Goodsyard
Brick lane
Canal
High Street
Overground
Brownfield
Cracks
Potential Interstitial Spaces
Vacant units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Bethnal green gas holder site
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Shoreditch

New interpretation of the High Street:

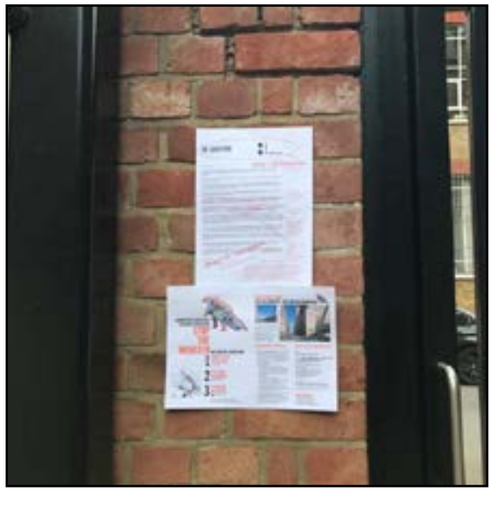
*"High Street today is a system made of **heterogeneous interstitial pieces** which might be disconnected, yet hold a huge potential."*

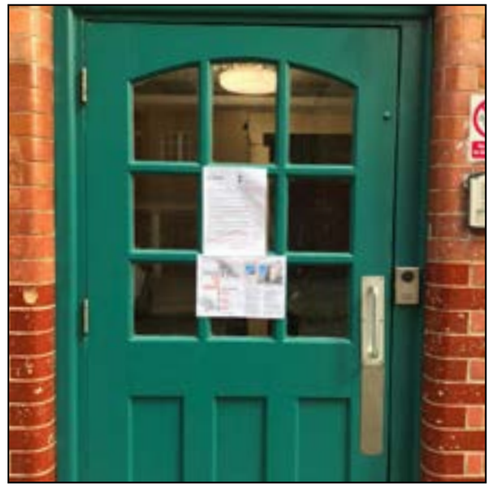
→ The potential is further multiplied by the presence of **existing infrastructure** and already well-established communities.

→ The report by Gort Scott and UCL, proves that **half of London's brownfield land**, is located on or within 200m of a high street.

BISHOPSGATE GOODSYARD PLANNING APPLICATION

STOP THE MONSTER





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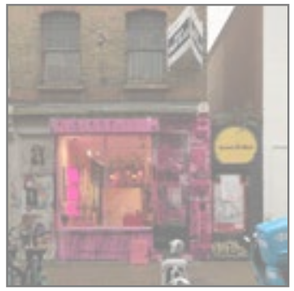

Unruly activities

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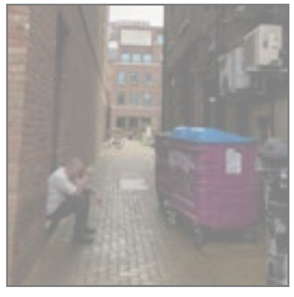
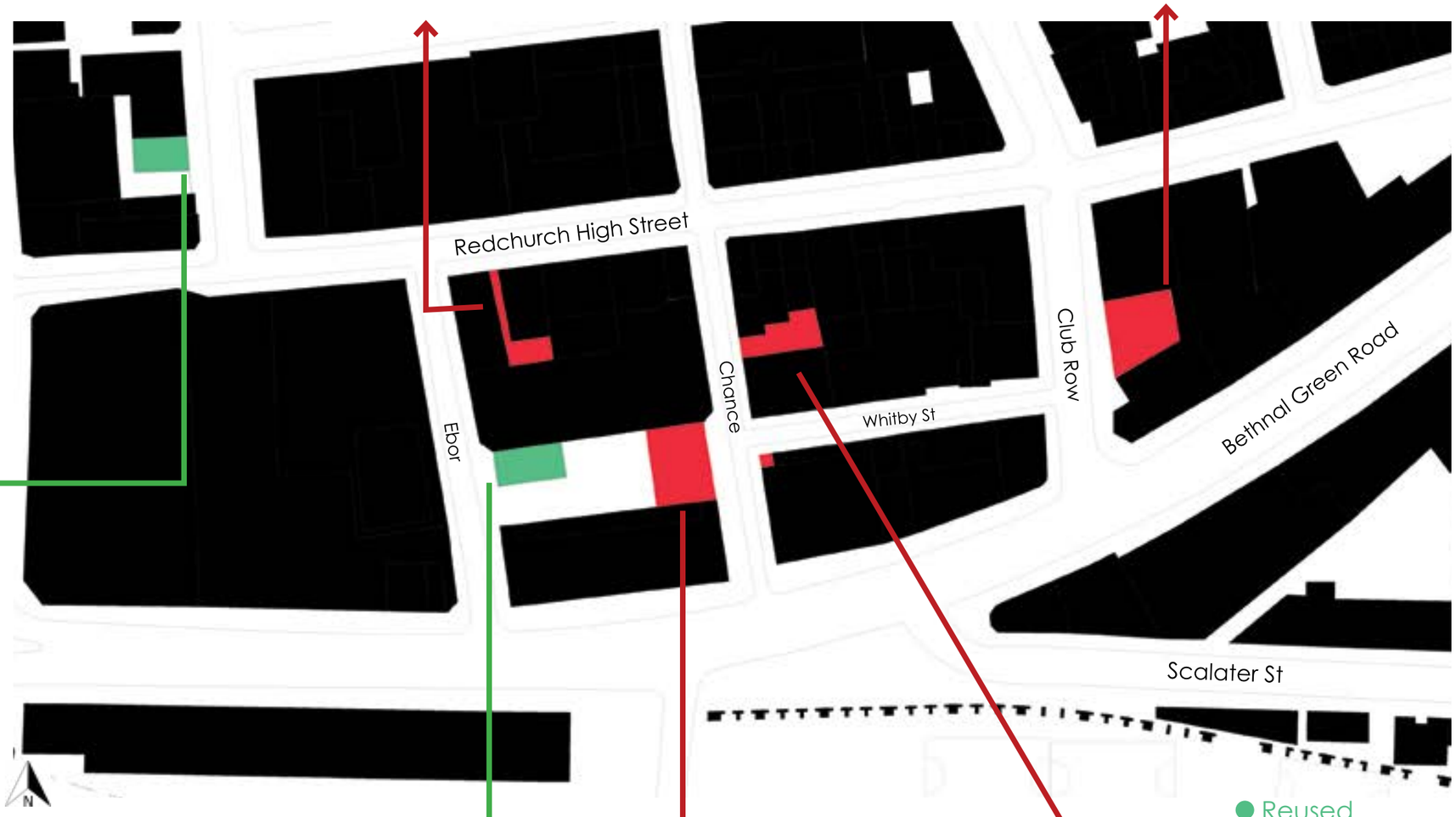


Interview with ‘OnRedchurch’

“Redchurch Street, and Brick Lane, are dense urban areas with sections of narrow pavements, no back yards and limited public realm space and green spaces ”

Lee Mitchell


Redchurch High Street
Ebor
Chance
Whitby St
Club Row
Bethnal Green Road
Scalater St
N
Reused
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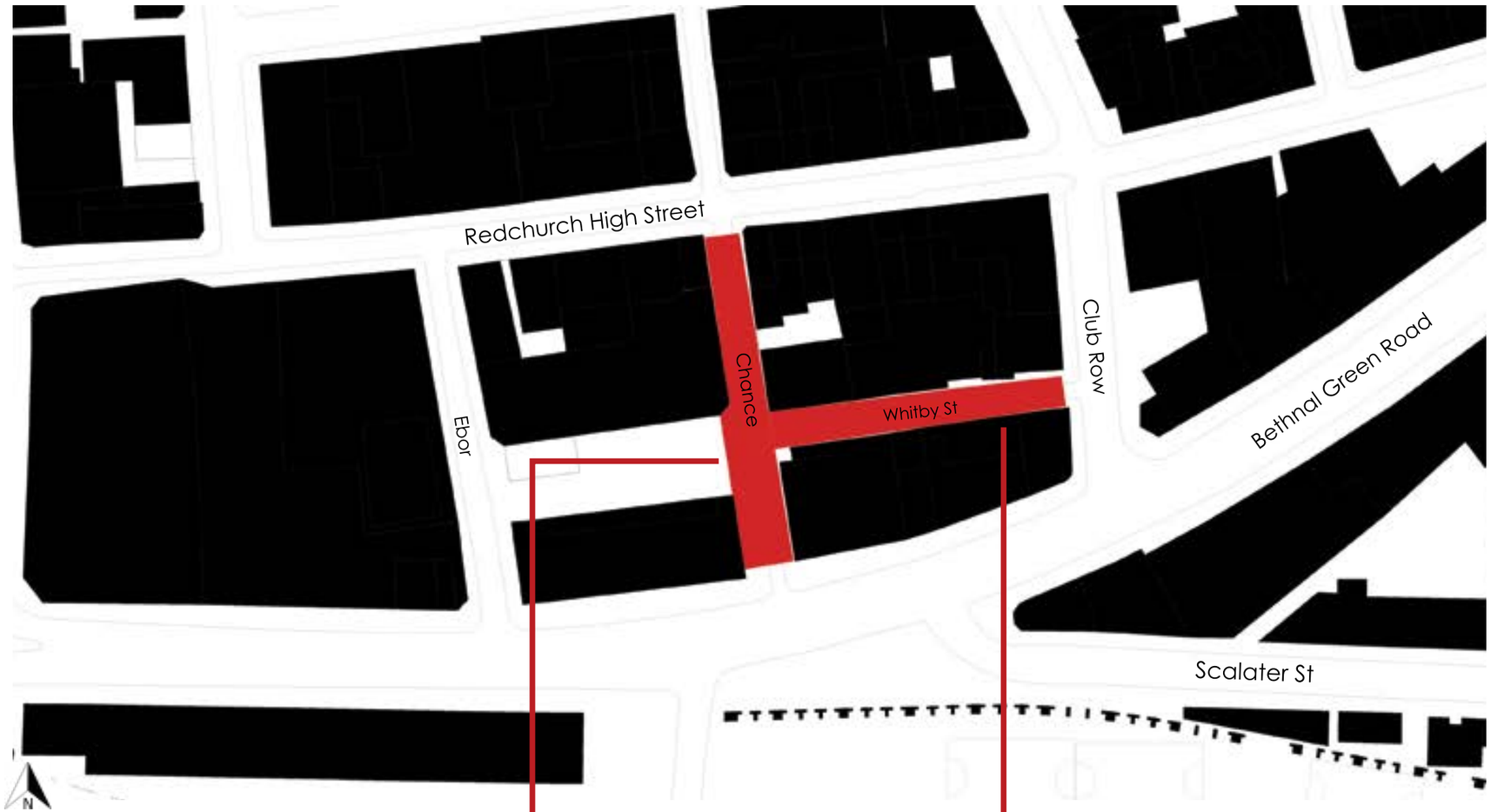


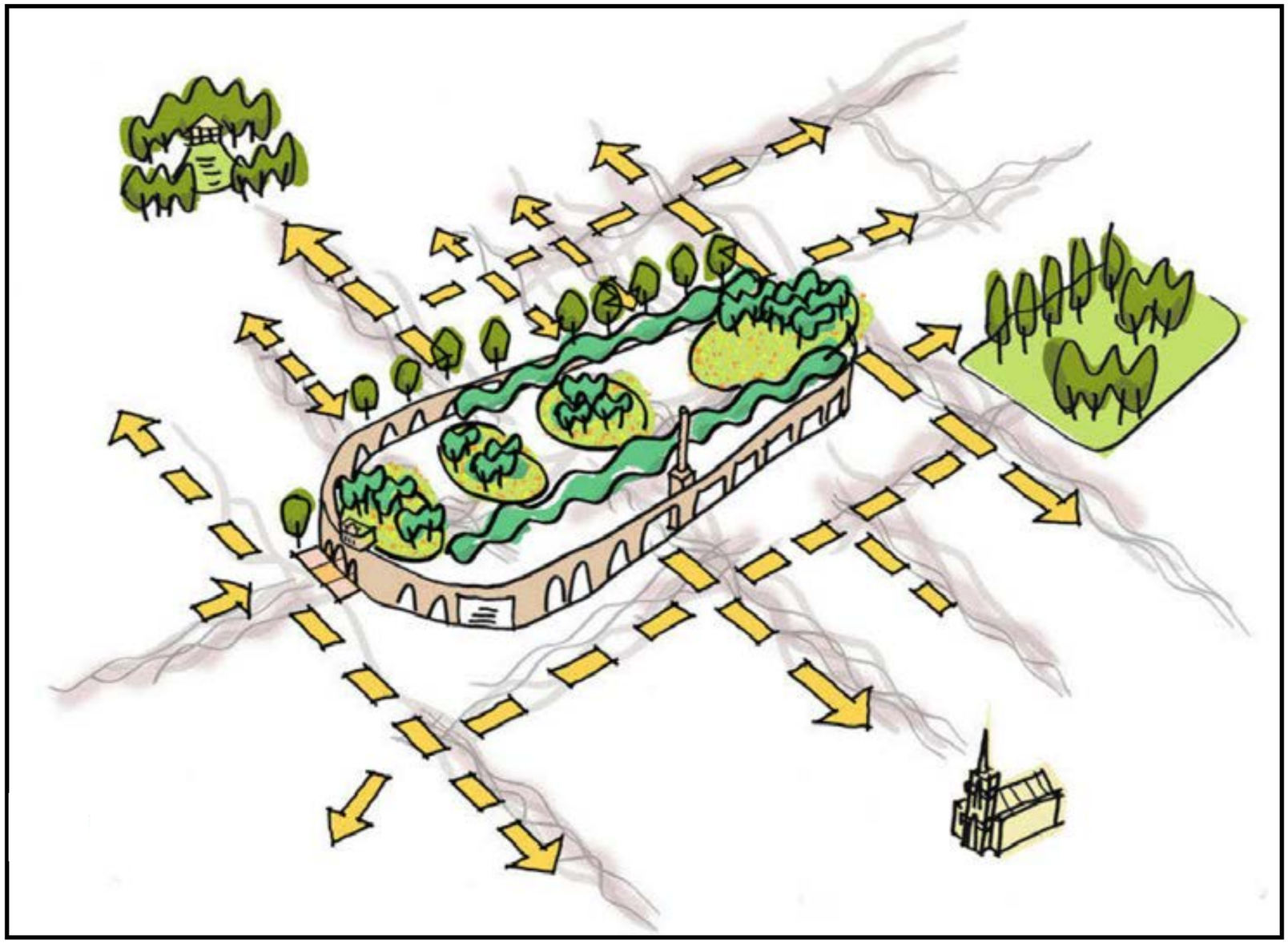
● Potential back alleys

Interview with ‘OnRedchurch’

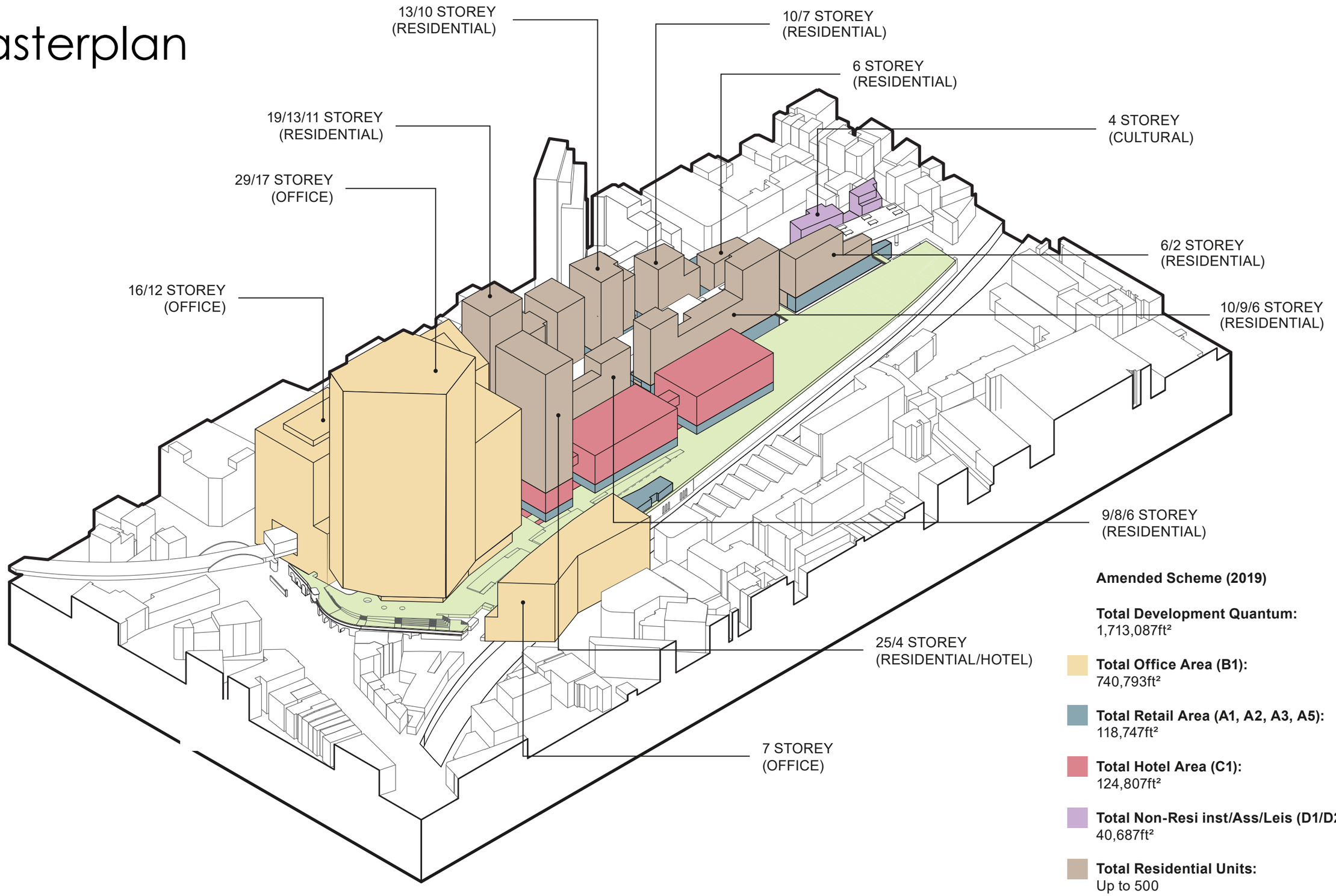
There is a significant need for the **educational programs** in the neighborhood and a **lack of communal spaces** which will be even more intensified by the future (massive) development of Shoreditch.

Bishops Goodsyard Redevelopment Analysis

Redevelopment Ambition



Masterplan



Amended Scheme (2019)

Total Development Quantum:
1,713,087ft²

Total Office Area (B1):
740,793ft²

Total Retail Area (A1, A2, A3, A5):
118,747ft²

Total Hotel Area (C1):
124,807ft²

Total Non-Resi inst/Ass/Leis (D1/D2):
40,687ft²

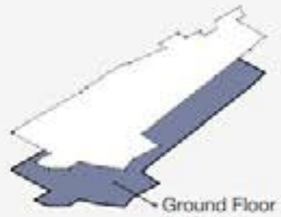
Total Residential Units:
Up to 500

Fig 1.5.3: 2019 Amended Scheme Axonometric, view from south west

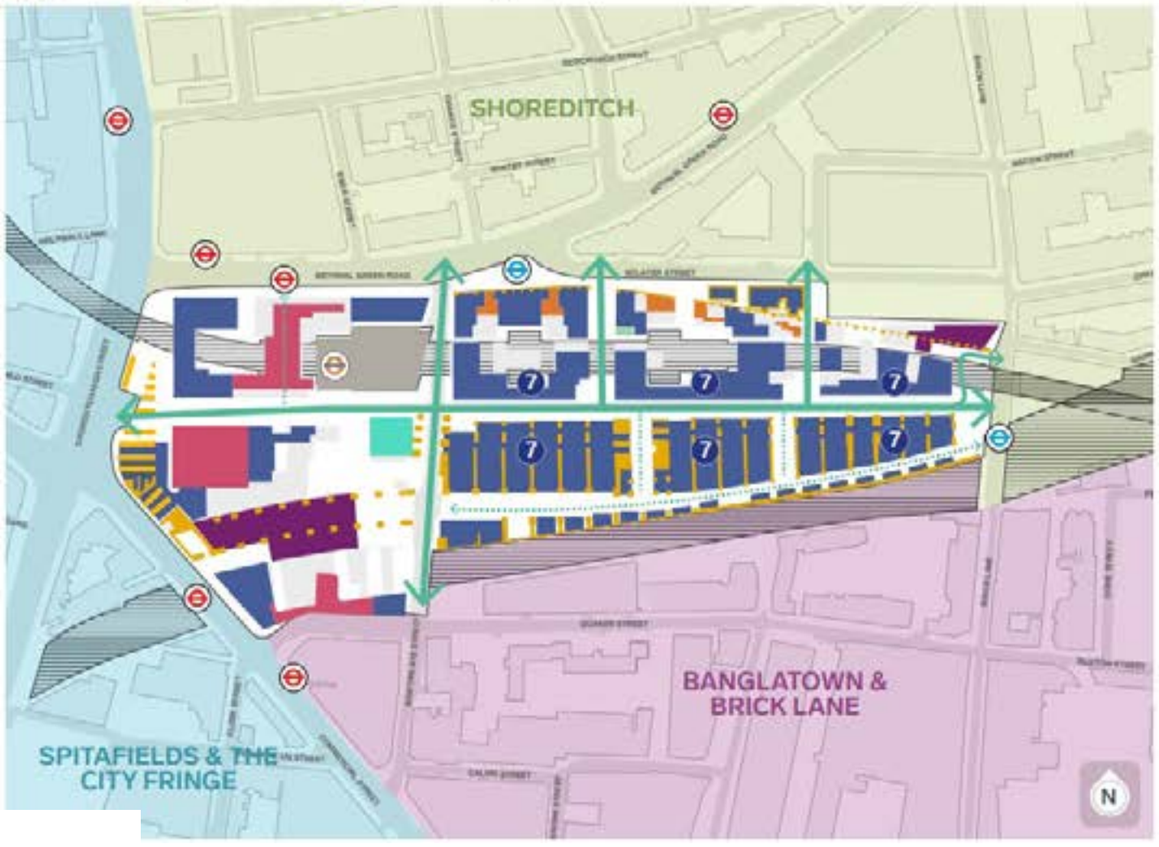
Masterplan

GROUND LEVEL

Key



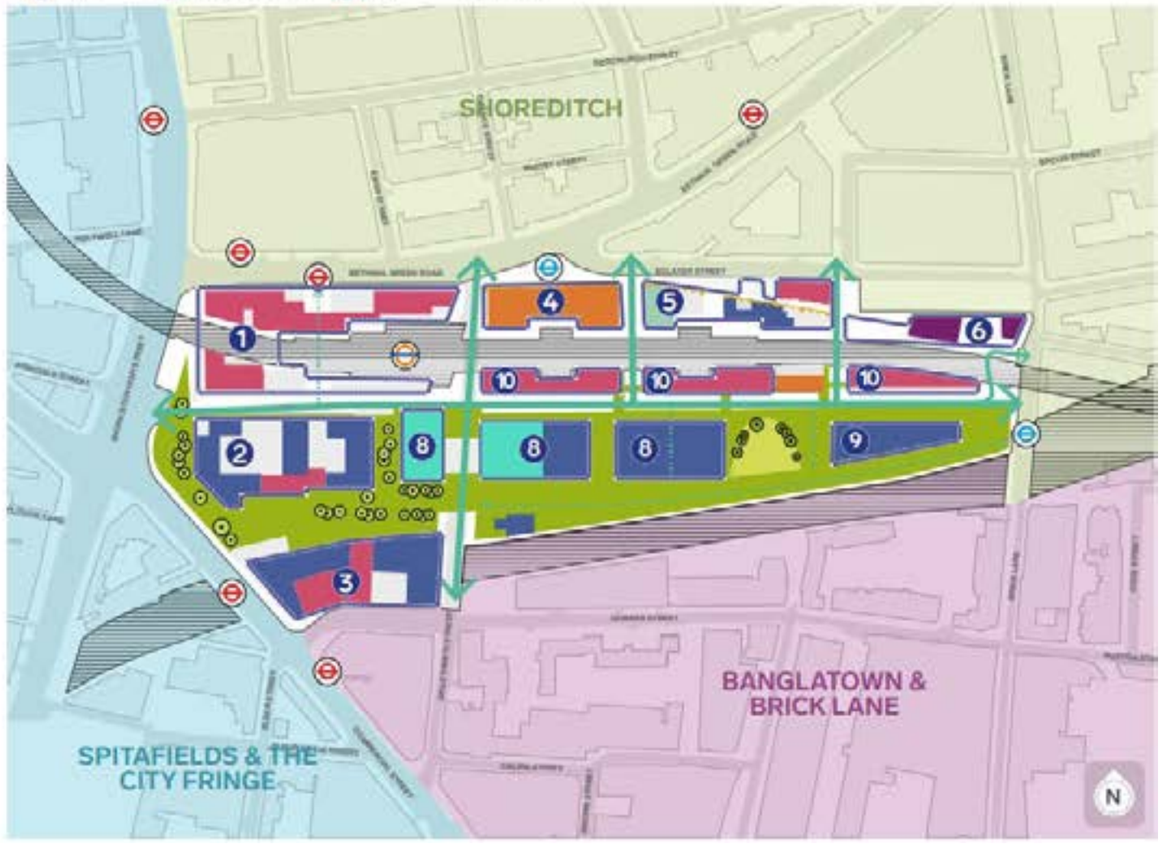
WORKSPACES · RESIDENTIAL - LIVING · GP SURGERY · OPEN PUBLIC SPACES · HOTEL
RETAIL · CULTURE AND CREATIVITY · HERITAGE · RAILWAY



"HIGH LINE" LEVEL

Key

WORKSPACES · RESIDENTIAL - LIVING · GP SURGERY · OPEN PUBLIC SPACES · 1 PLOT NUMBERS
RETAIL · CULTURE AND CREATIVITY · HOTEL · RAILWAY



The view of Bishopsgate Goodsyard development proposal from Redchurch high street...!

..Yet, Redchurch is home to outstanding creative industry professionals and hospitality businesses that could usefully support the employment, skills and other needs of the existing community:

What community wants...

Mike Cowdy's vision for Redchurch high street: "A holistic approach that goes beyond retail"

ENTREPRENEUR HUB
TRAINING
WORKSHOP
SALES
MAKE YOUR OWN RINGS
1 HR SESSION
CRAFT IN PROGRESS
BUY RINGS MADE ON-SITE!
£ £ £

Main Actors

High street workforce	Residents	Artists	Visitors
Co-working spaces	Pedestrian friendly street(s)	Exhibition Space	Visibilty & Accesibilty
Education	Gathering Spaces	Performing Stage	Information Venues
Workshops	Stage/platform	Co-working spaces	Open plaza
Advertisement	Green spaces	Studios	Landmark
Street Furniture	Education	Workshops	Leisure/Recreation

Potential needs and requirements

Package of Interventions

EDUCATION

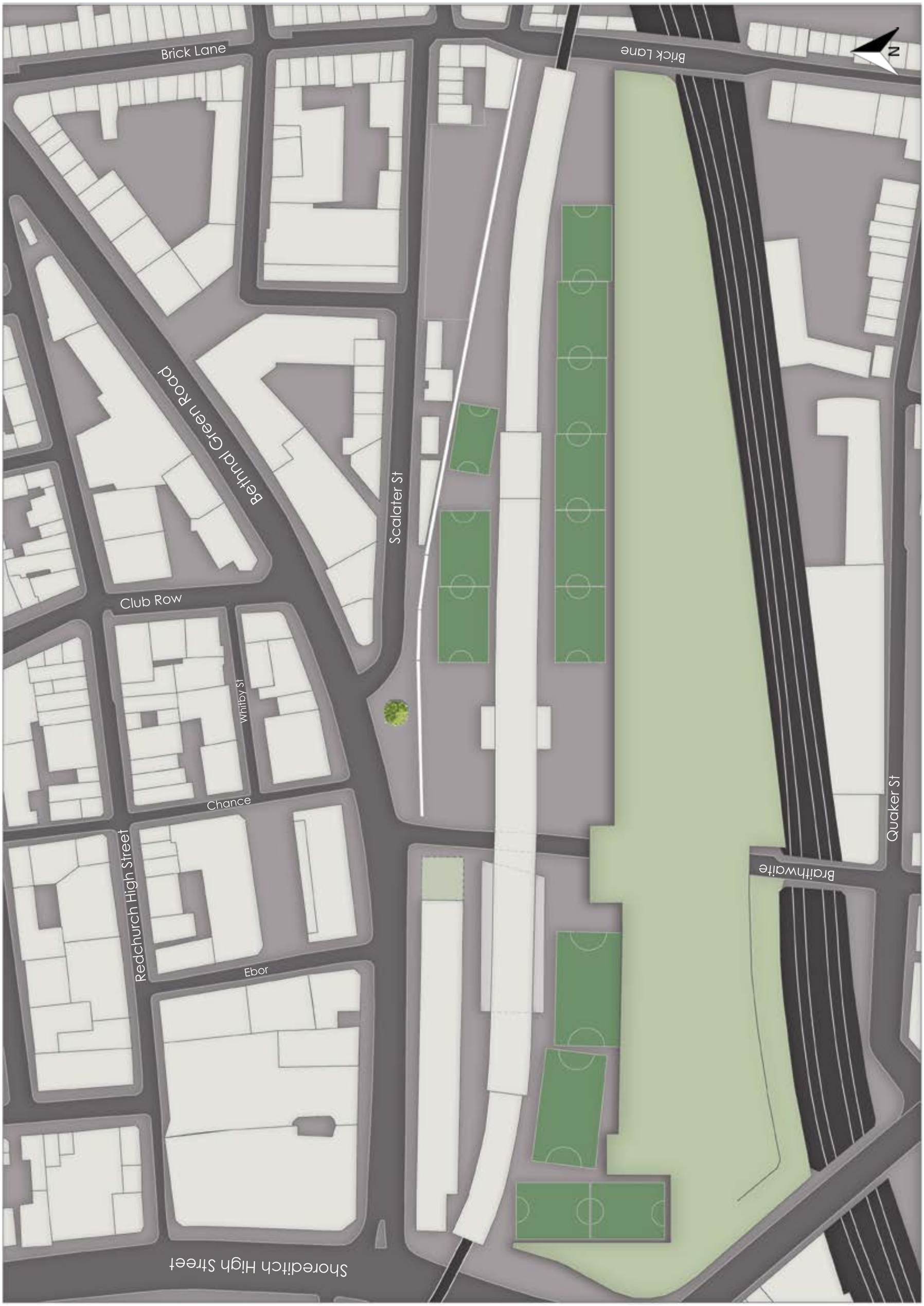
#	Room Type	Area	N° of people	Total area	Room Features
1	Classes	200 m²	100	1000 m²	Desk, computer, sofa
2	Co-working spaces	200 m²			Bookshelves, tables, chairs, sofas, reception counter
	Officces	100 m²			Desk, computer
3	Library	400 m²			Shelves, information boards

GATHERING SPACES

#	Room Type	Area	N° of people	Total area	Room Features
	Community gardens	500 m²	200	1650 m²	Planters, green roofs
	Community kitchen	200 m²			Kitchen appliences, service and delivery
	Stage	500 m²			proper seatings and platform
4	Entrance	50 m²			info desk
5	Reception	25 m²			Reception counter, chairs
6	Foyer	150 m²			Waiting space, chairs, side tables, information desk
7	Toilets	25 m²			Toilets, sink
8	Café	200 m²			Tables, chairs, kitchen

TION & WORKSHOPS

#	Room Type	Area	N° of people	Total area	Room Features
10	Galleries	1000 m²	100	5000 m²	Large working tables, shelves, sink, storage, tool racks
11	Street exhibition				Adjustable Street furniture
12	Sculpture park	2000 m²			Large-scale sculptures and installations, landscaping
13	Wood workshop	300 m²	50		Large working tables, shelves, sink, raw material/product storage, oven
14	Ceramics workshop	300 m²			Printing machines, large working tables, shelves, space for drying maerial
15	Print workshop	300 m²			Storage for raw material, working stations, chairs
16	Textile workshop	300 m²			Material storage


Brick Lane
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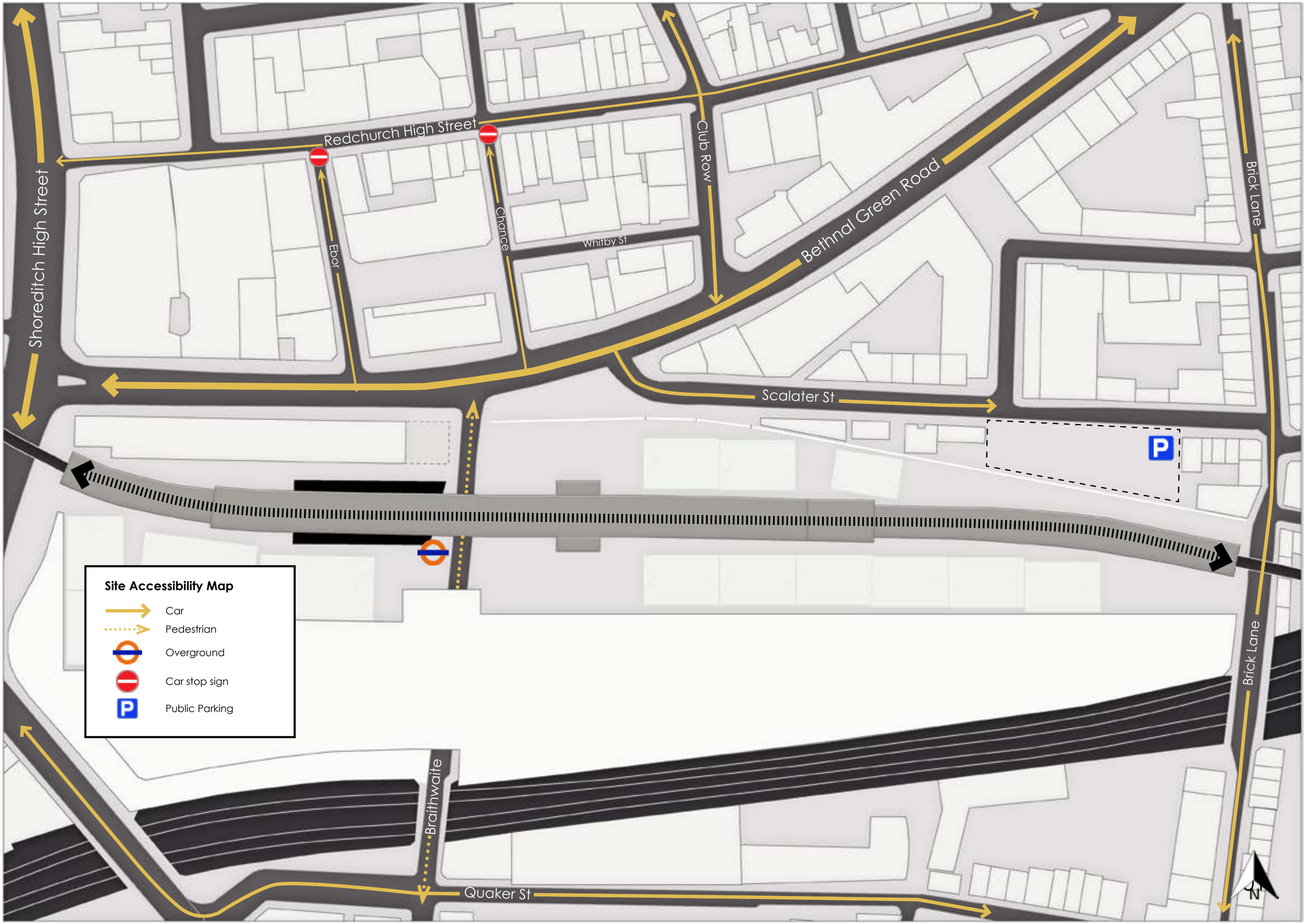
Ebor
Shoreditch High Street
Braithwaite
Quaker St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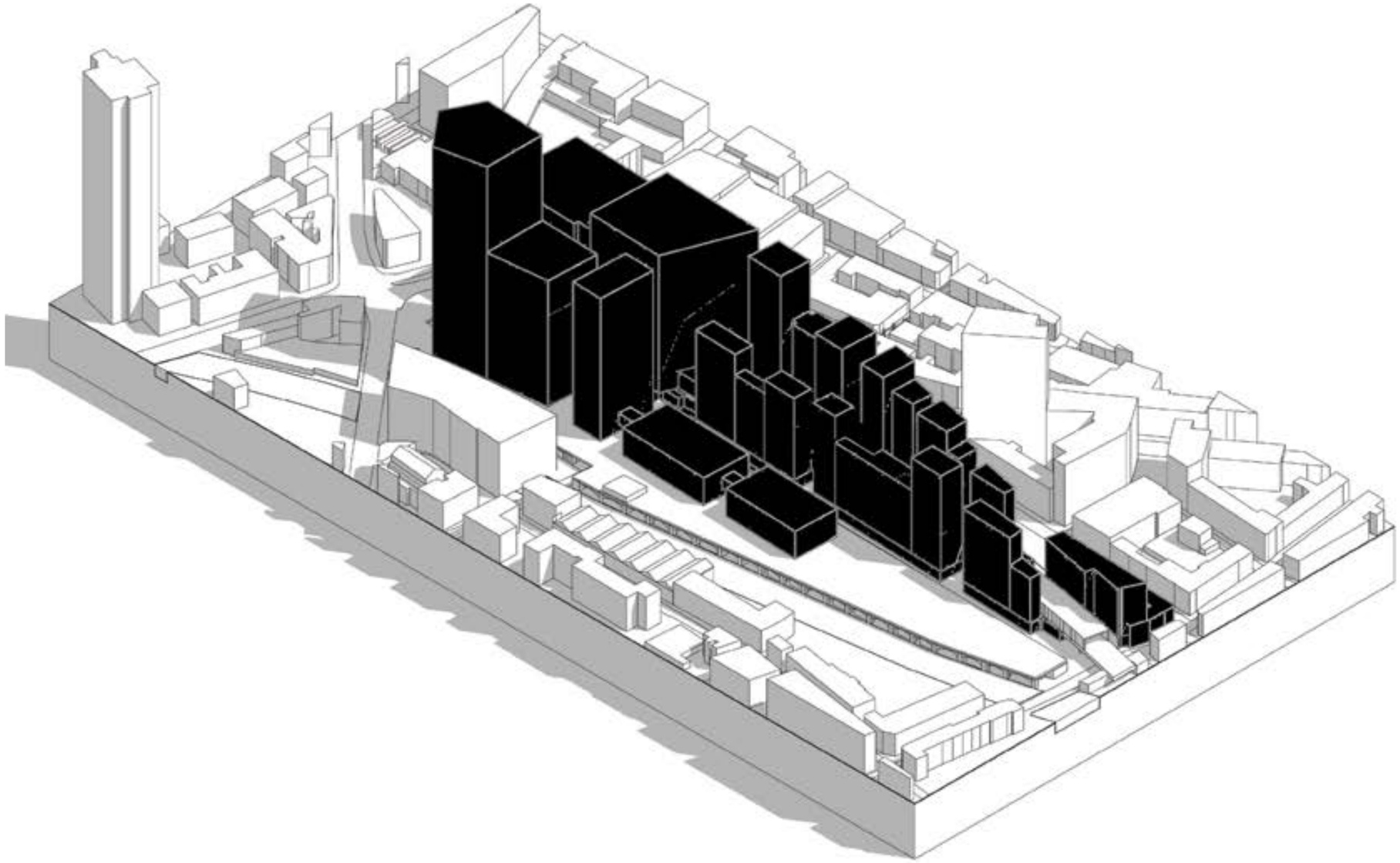
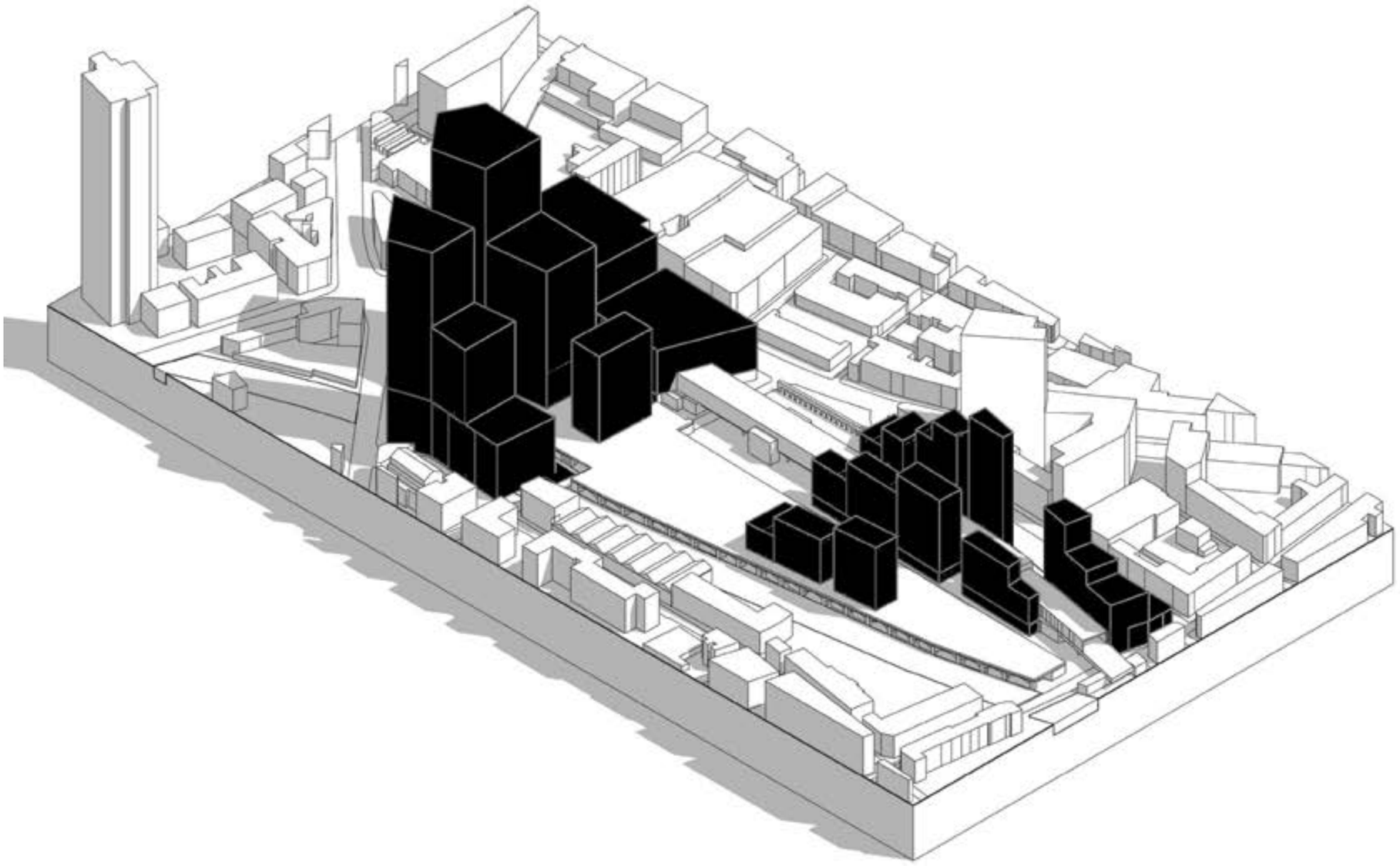
Bethnal Green Road
Brick Lane
Scalater St
Braithwaite
Quaker St
Site Accessibility Map
Car
Pedestrian
Overground
Car stop sign
Public Parking
N

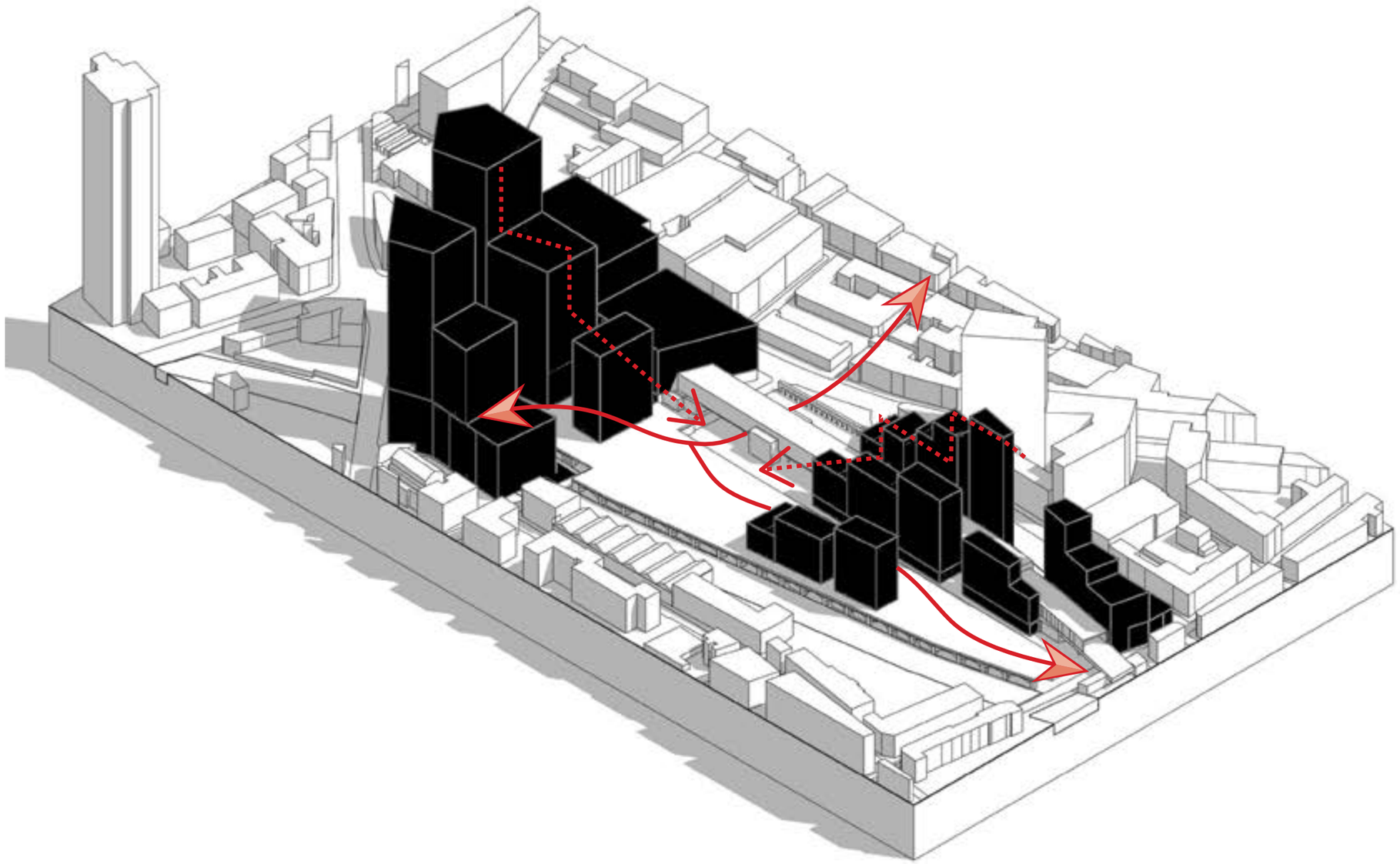
The original masterplan



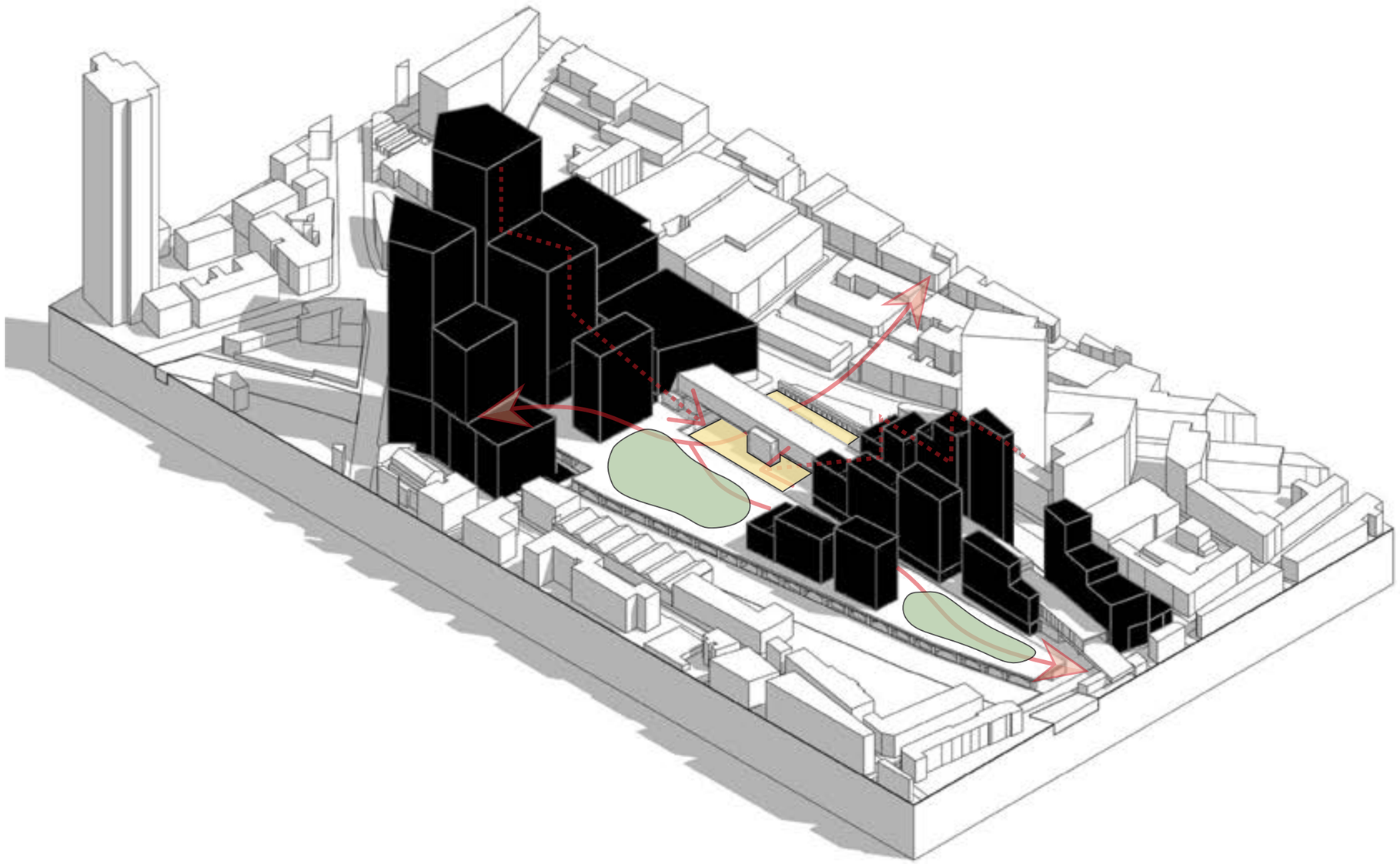
The new proposal



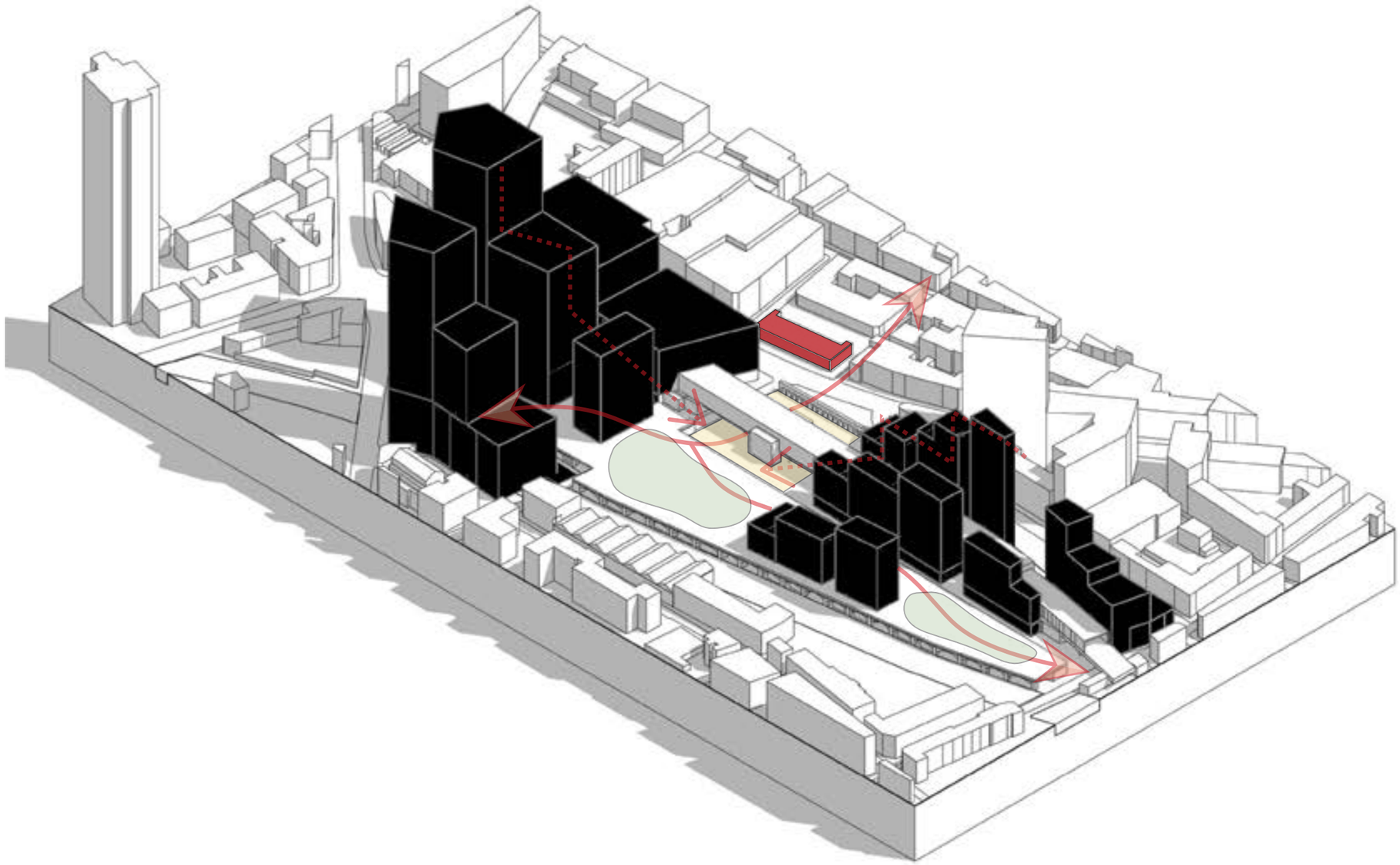
The new proposal



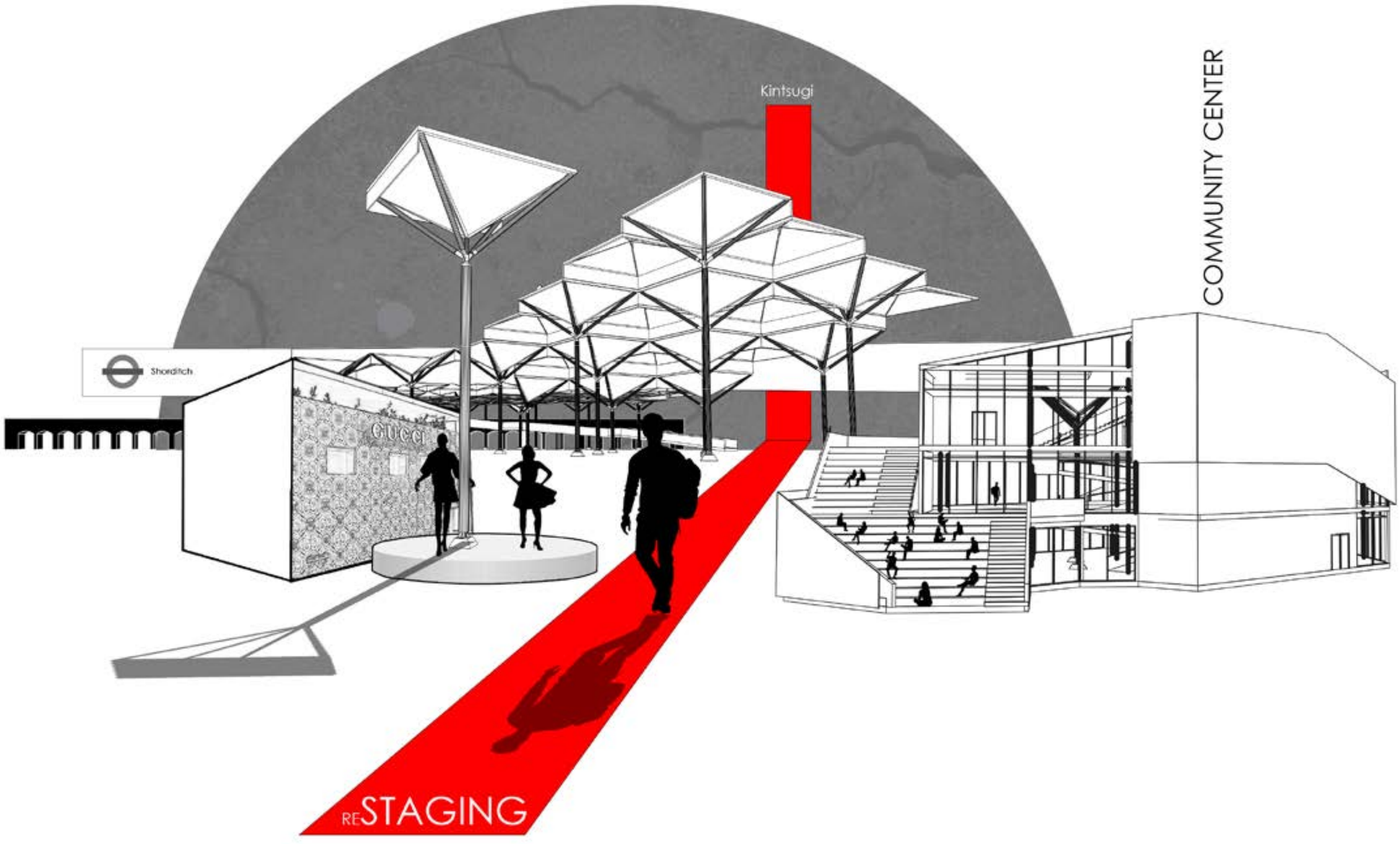
The new proposal



The new proposal

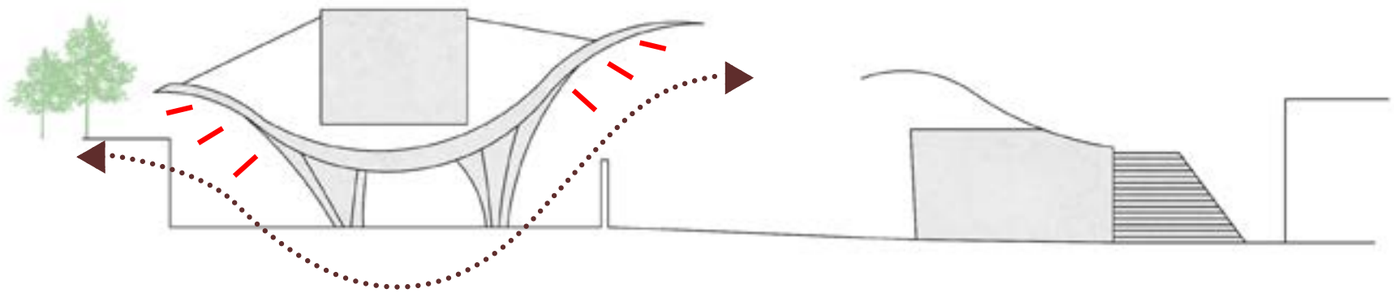


The proposed vision



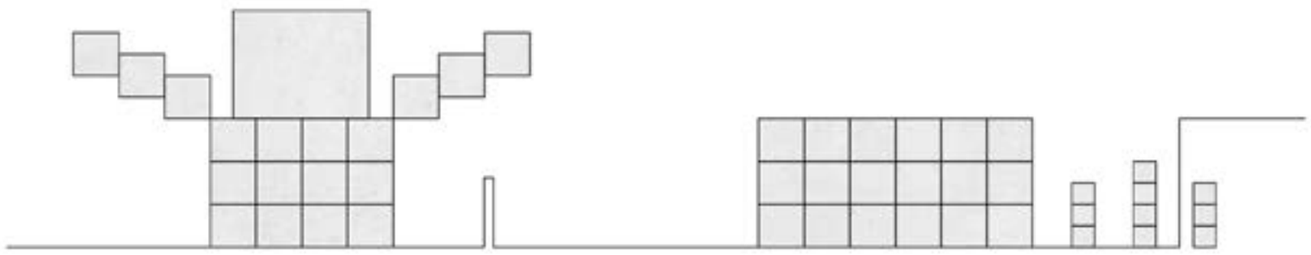
1

Parametric Structure



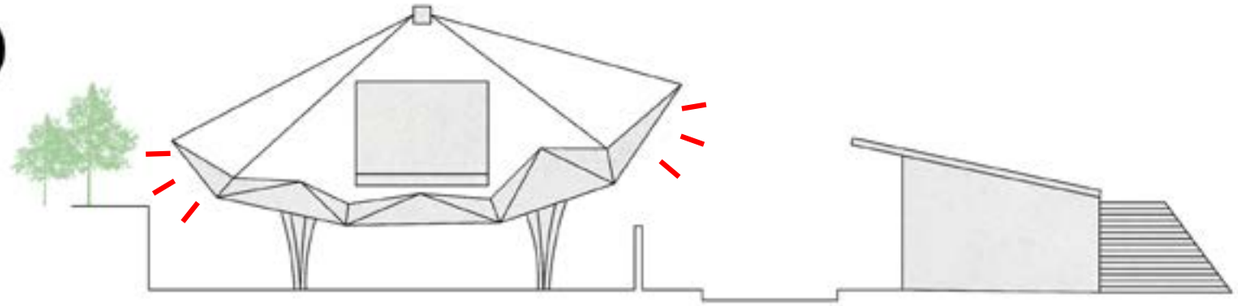
2

Modular system



3

Polygonol structure

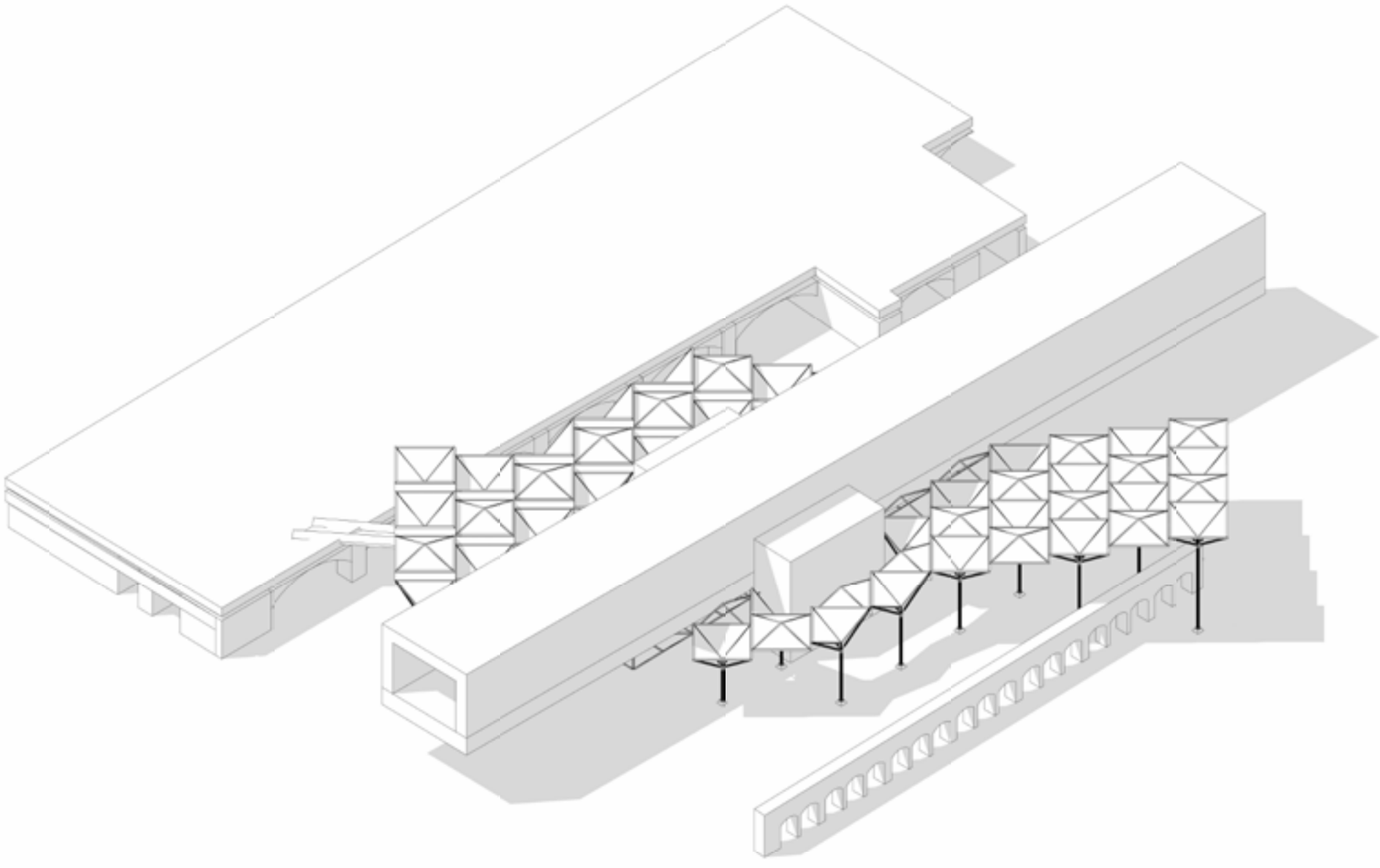


4

Combination

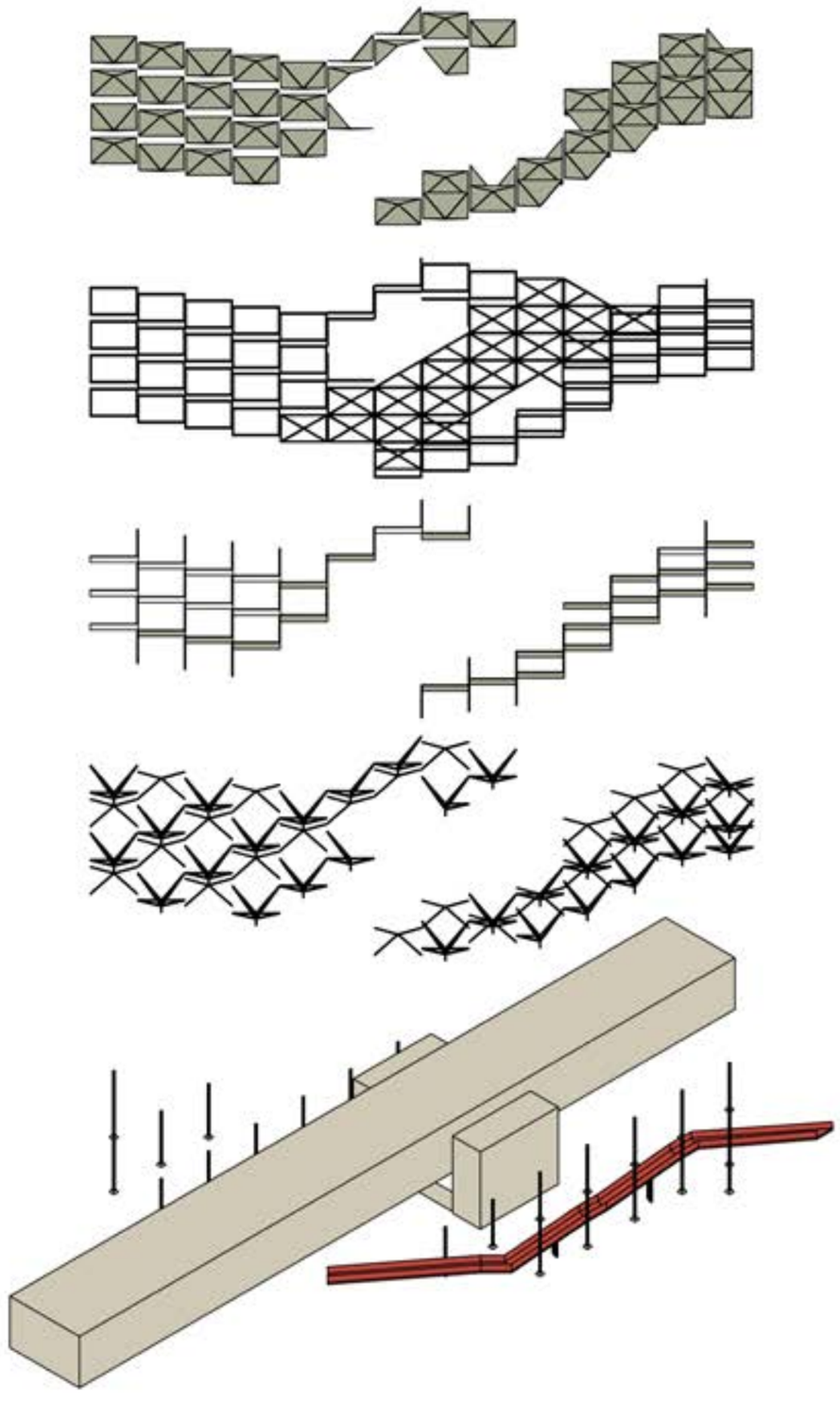
1

The urban canopy



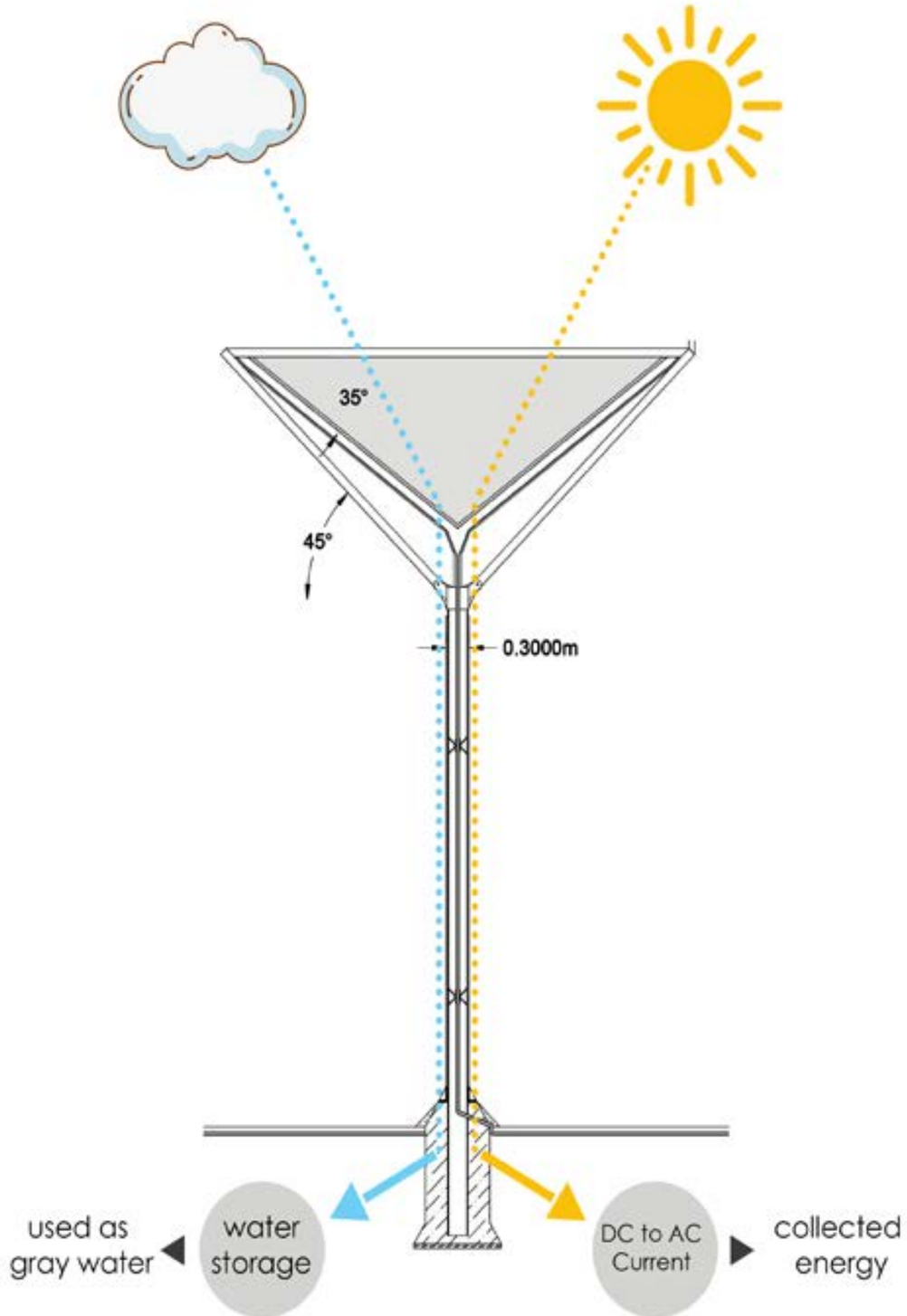
Canopy structure

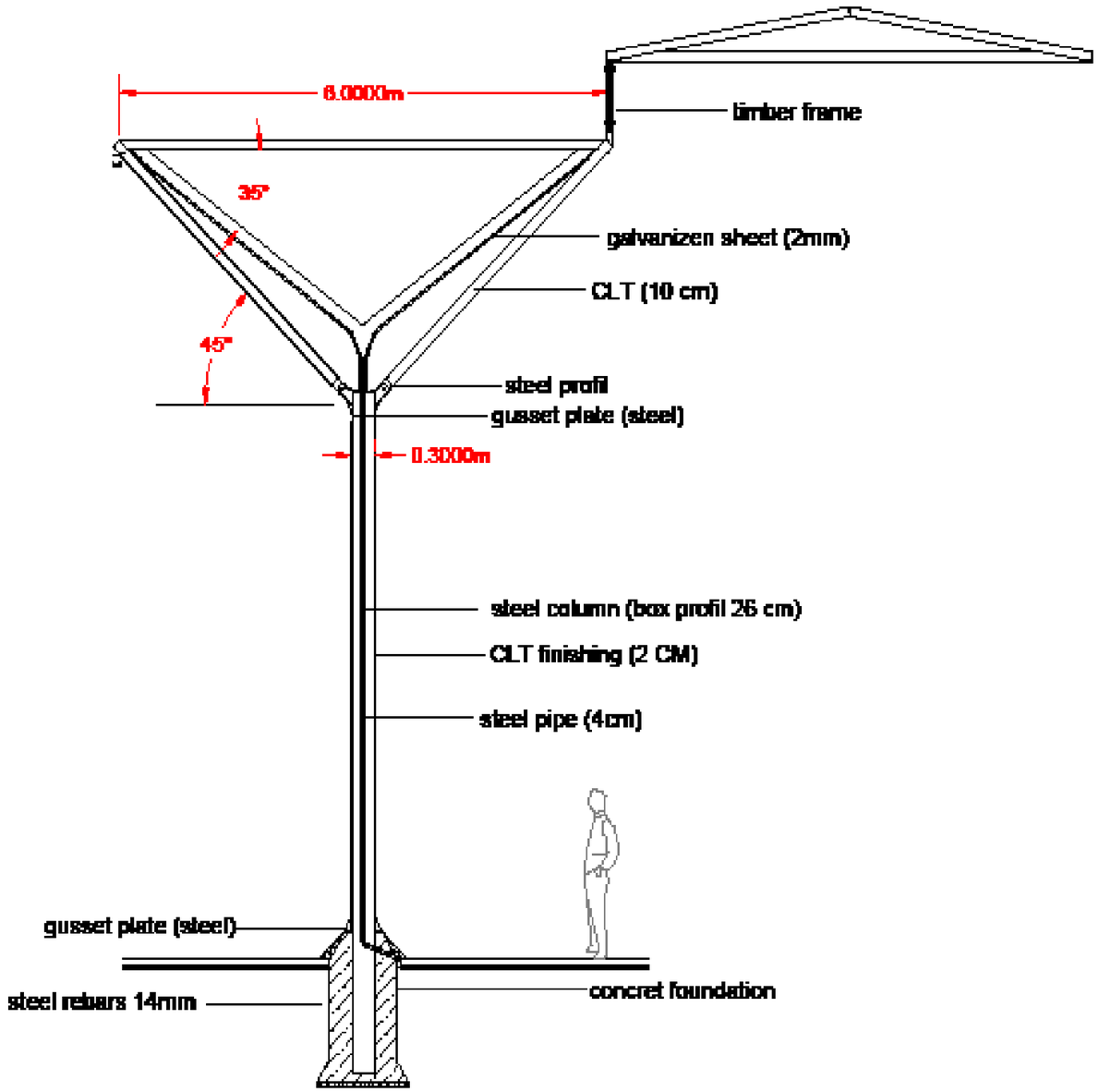
exploded



Canopy structure

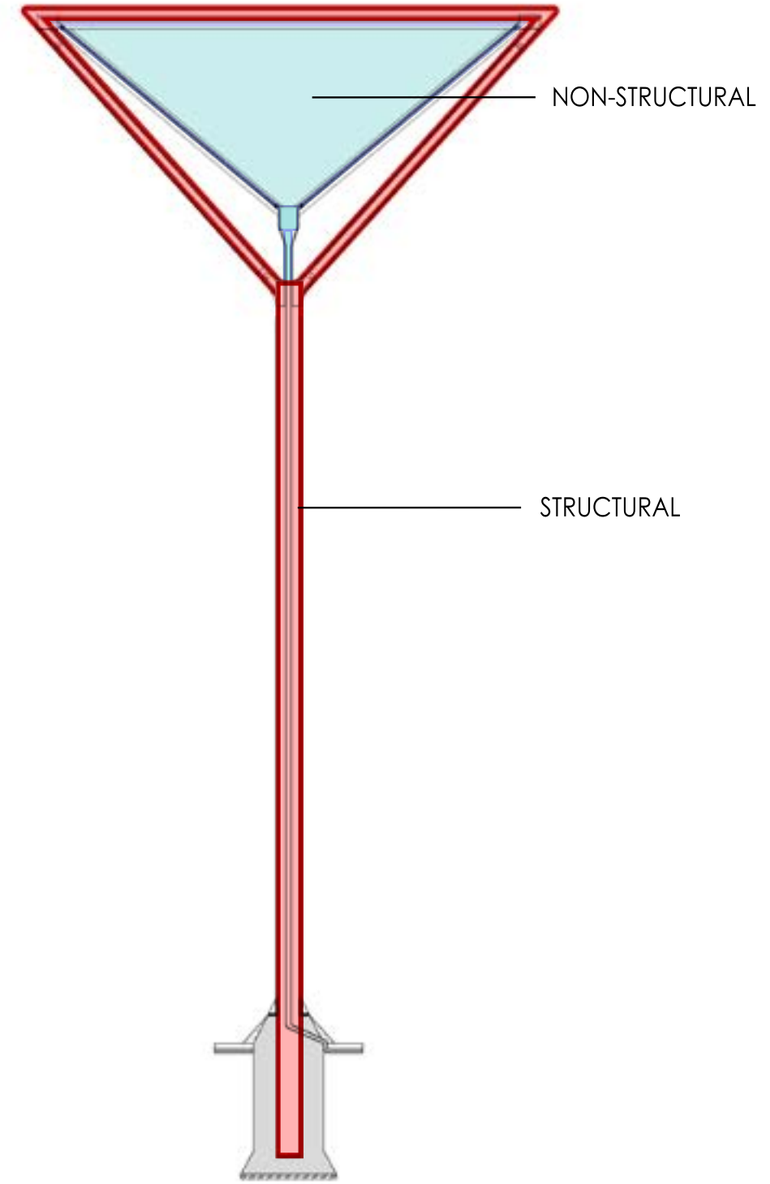
details





Canopy structure

modular design

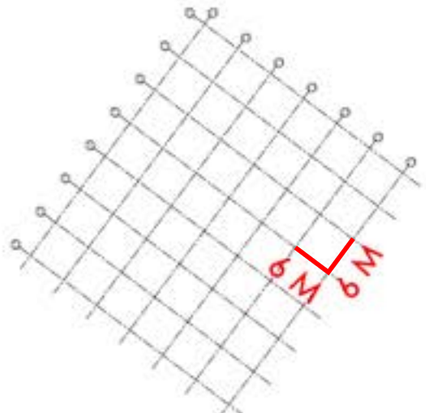


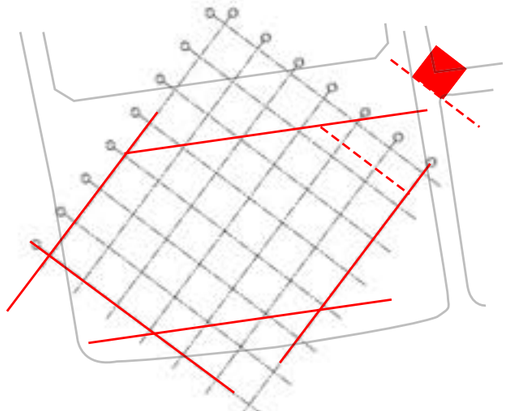
INFOCENTER

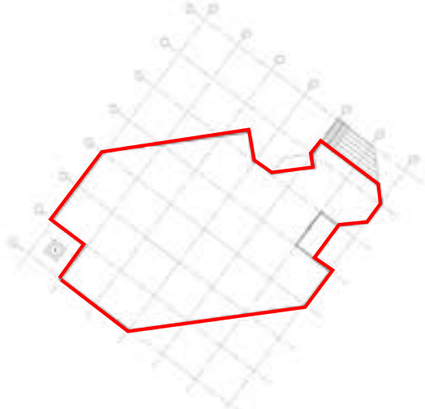
2

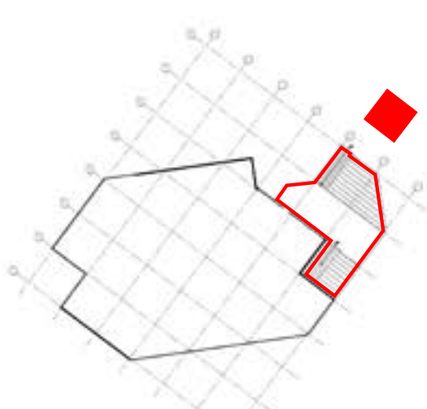
Community center

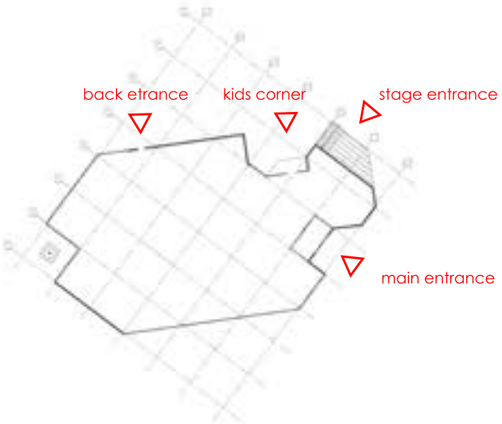
design development

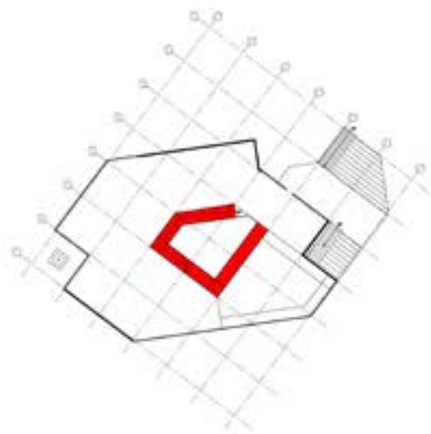


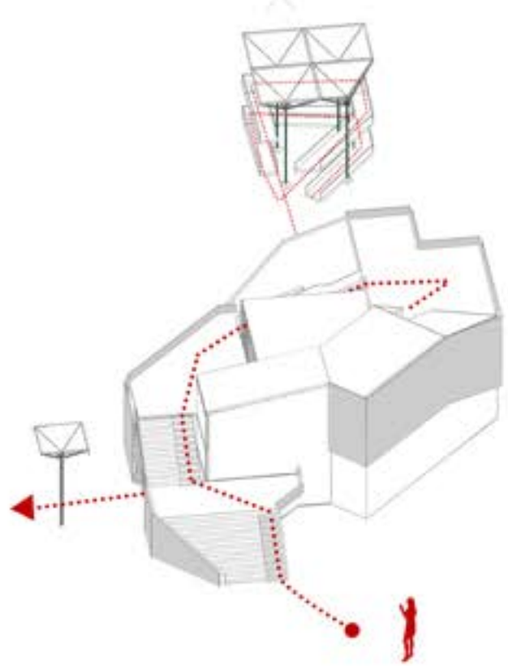


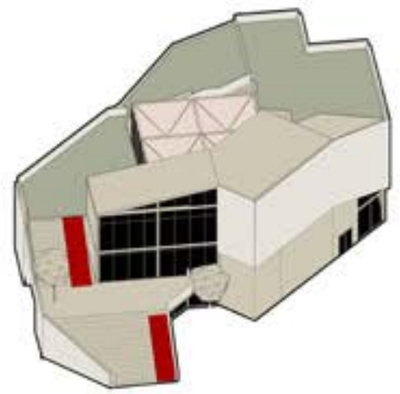




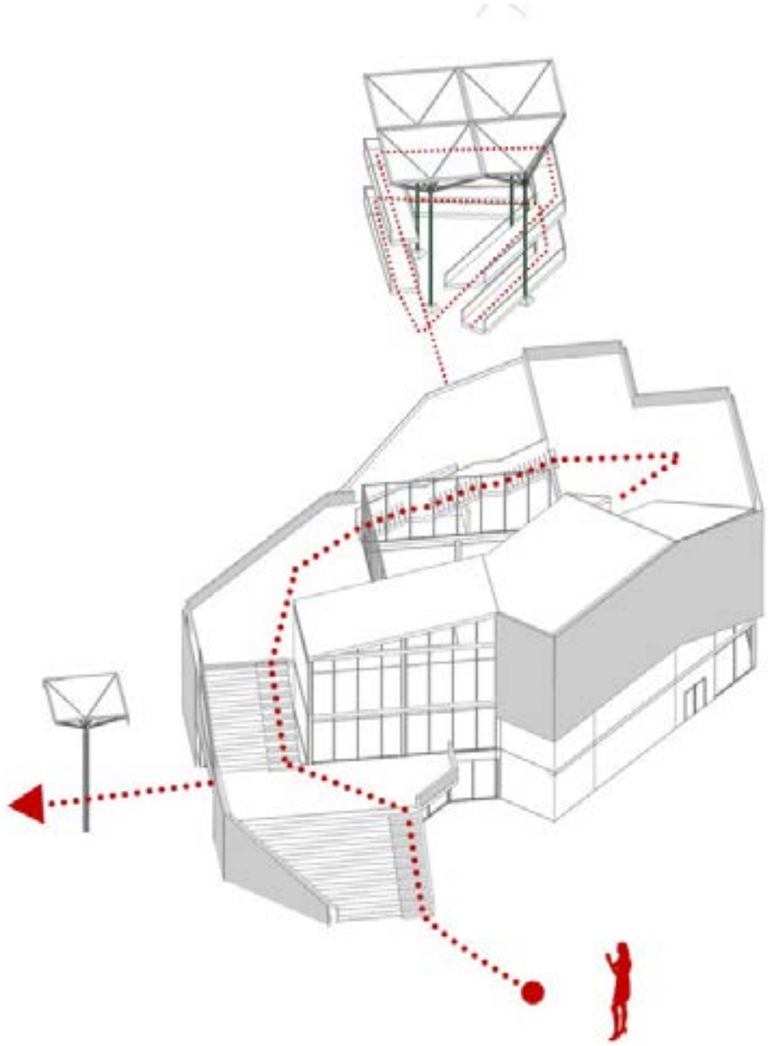




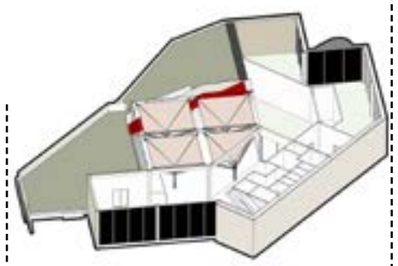




Community center

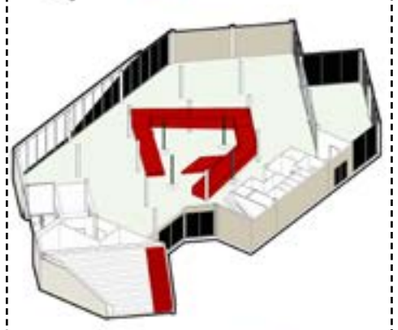


+3 Community garden

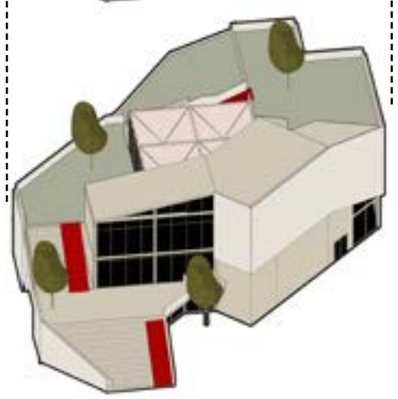


+2 Community Kitchen
Rooftop

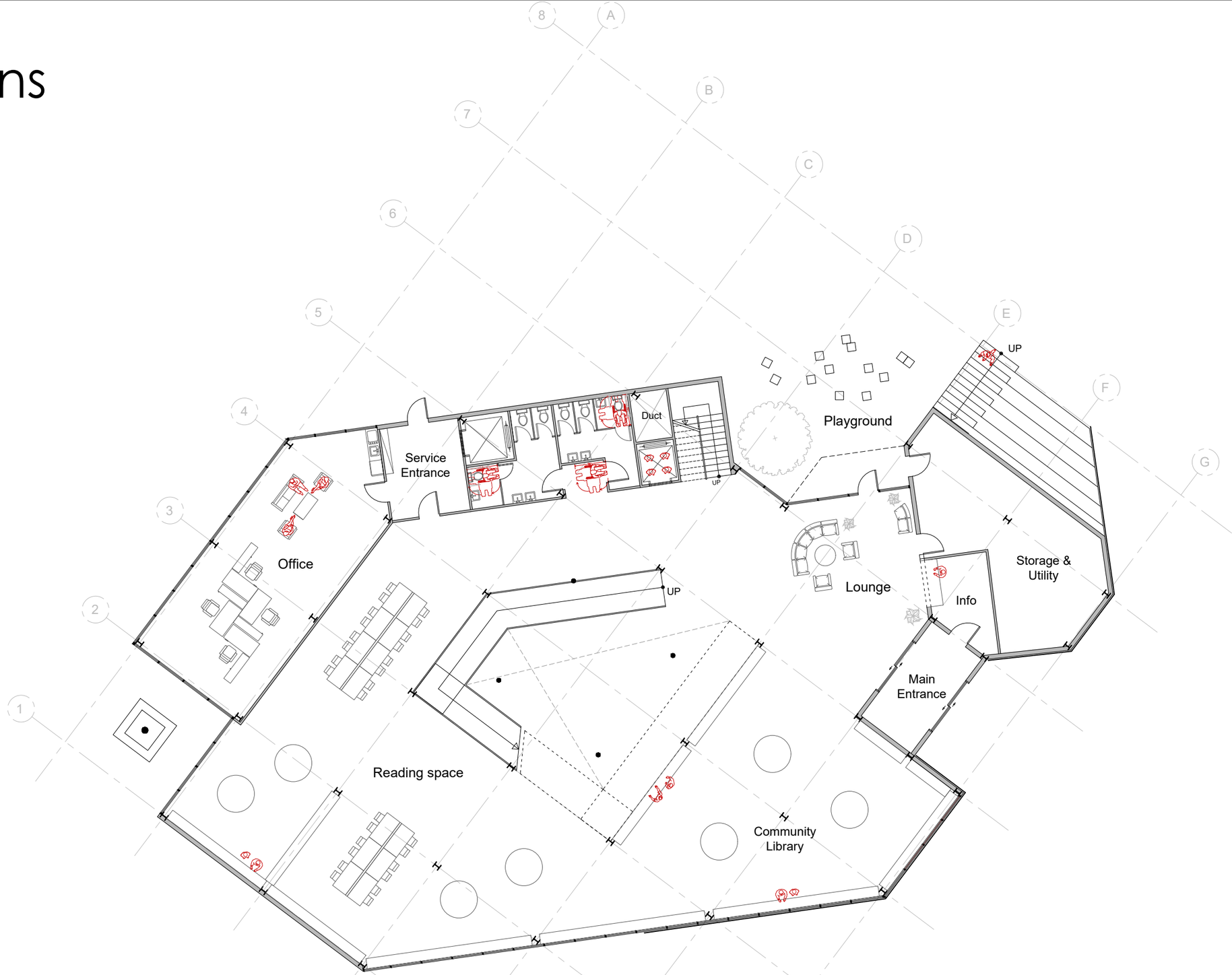
+1 Walking Library
Co-working spaces
Classes and meeting rooms
Stage

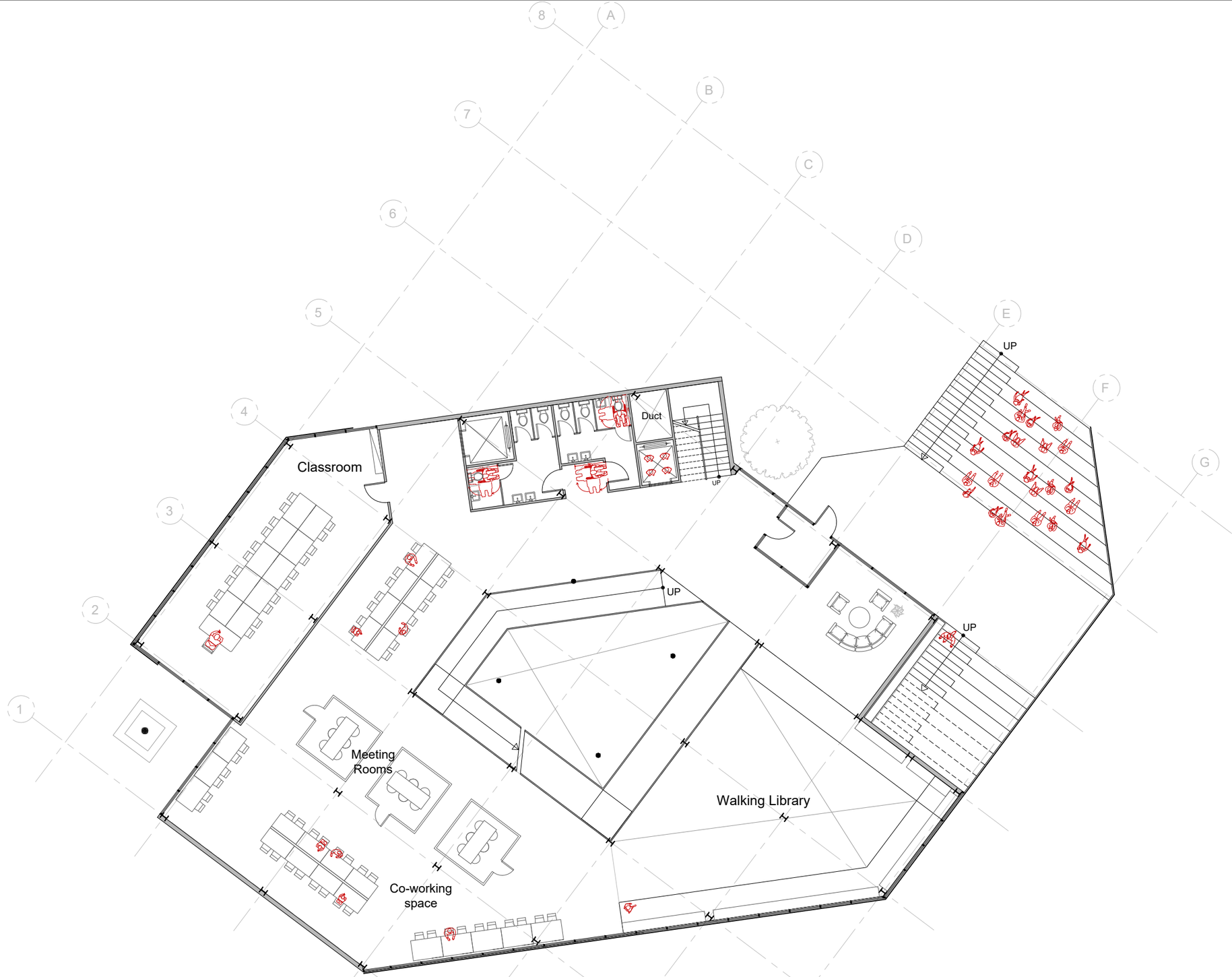


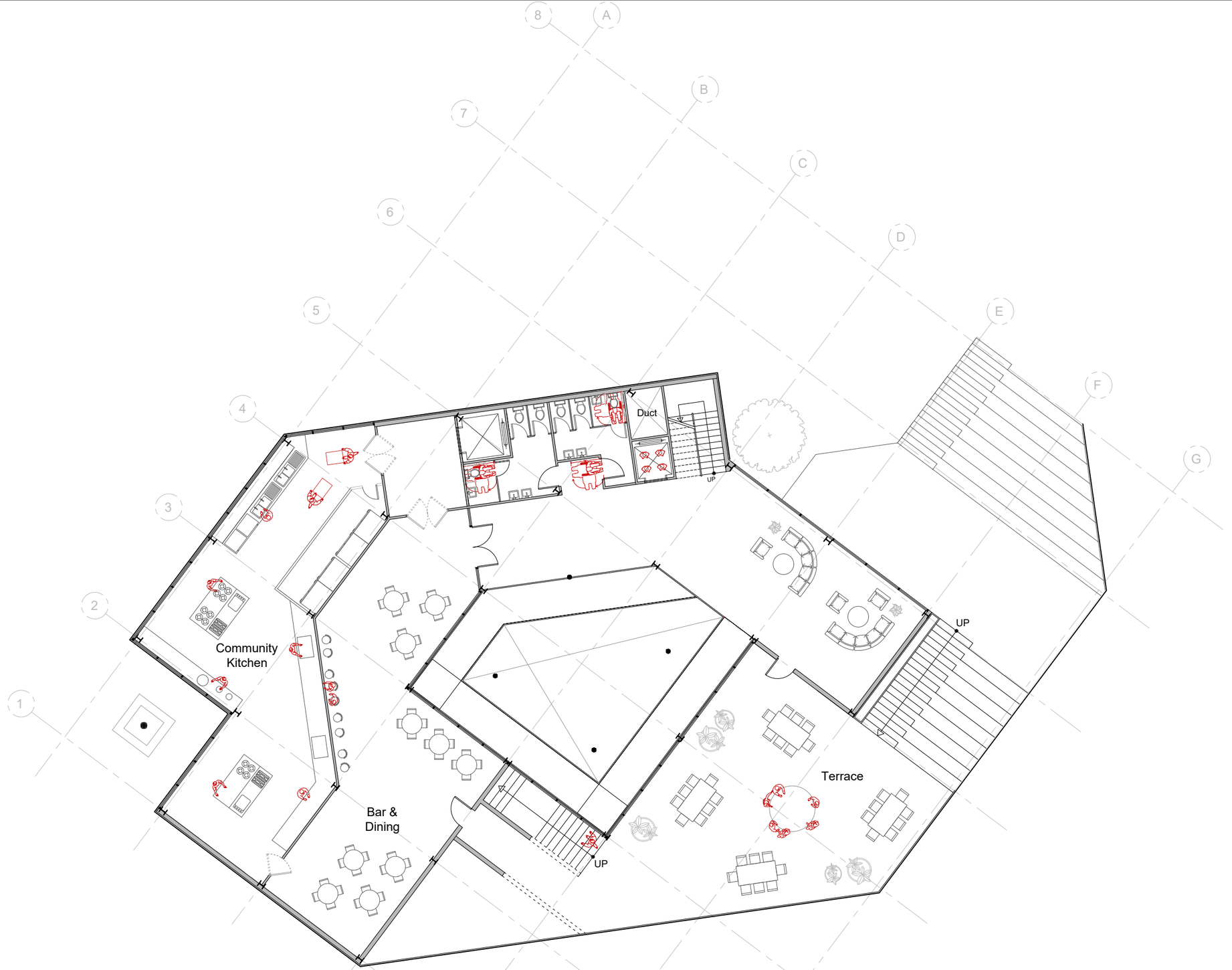
0 Stage
Lounge
Library
Offices
Backyard

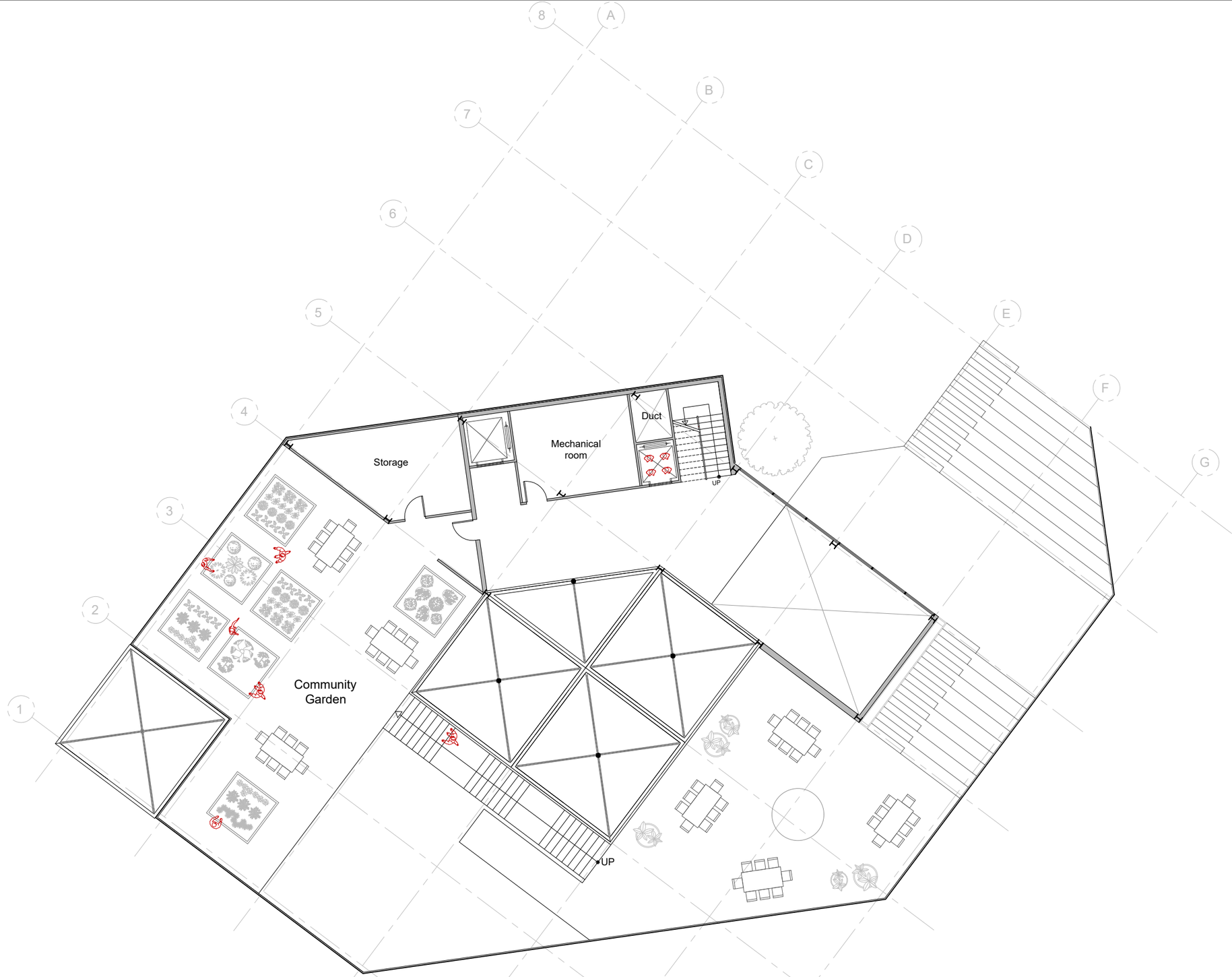


Floor plans


8
A
B
7
C
6
D
5
E
F
4
G
3
2
1
Service Entrance
Duct
UP
Playground
UP
Office
UP
Lounge
Storage & Utility
Info
Main Entrance
Reading space
Community Library

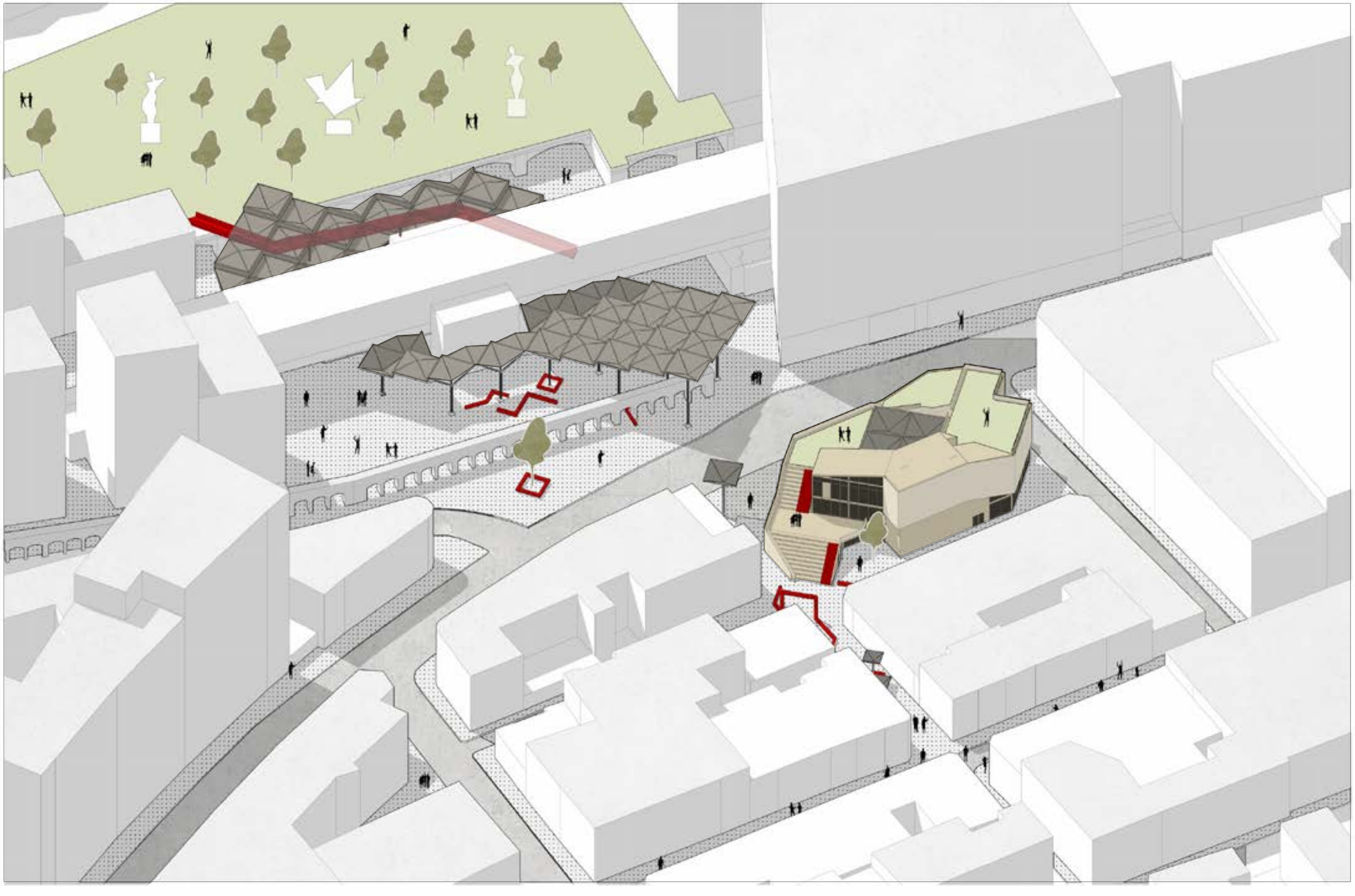

8
A
B
7
C
6
D
5
E
4
F
G
3
2
1
Classroom
Duct
UP
UP
UP
UP
Meeting
Rooms
Co-working
space
Walking Library


8
A
B
7
C
6
D
5
E
F
4
G
3
2
1
Duct
UP
Community
Kitchen
Bar &
Dining
UP
UP
Terrace


8
A
B
7
C
6
D
5
E
F
4
G
3
2
1
Storage
Mechanical room
Duct
UP
Community Garden
UP

REDCHURCH HIGH STREET

Urban section

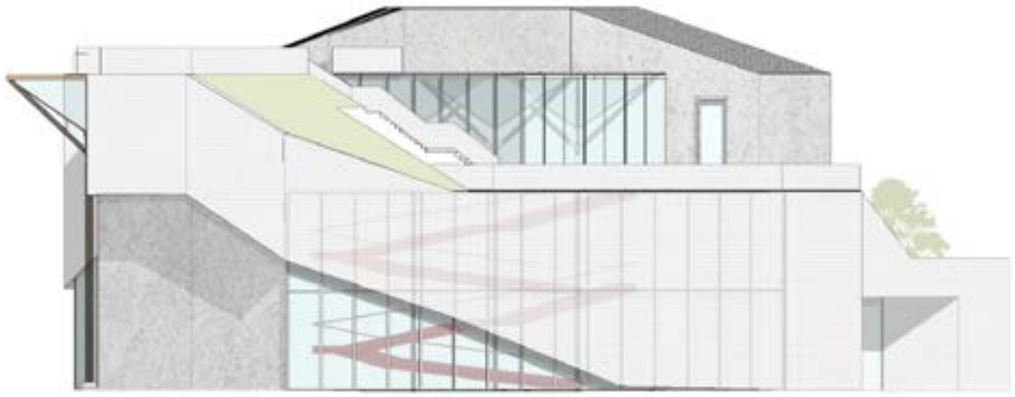


Public spaces

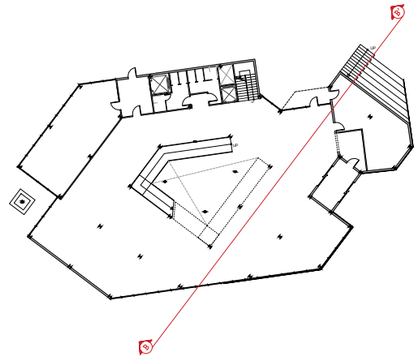
The community stage at night

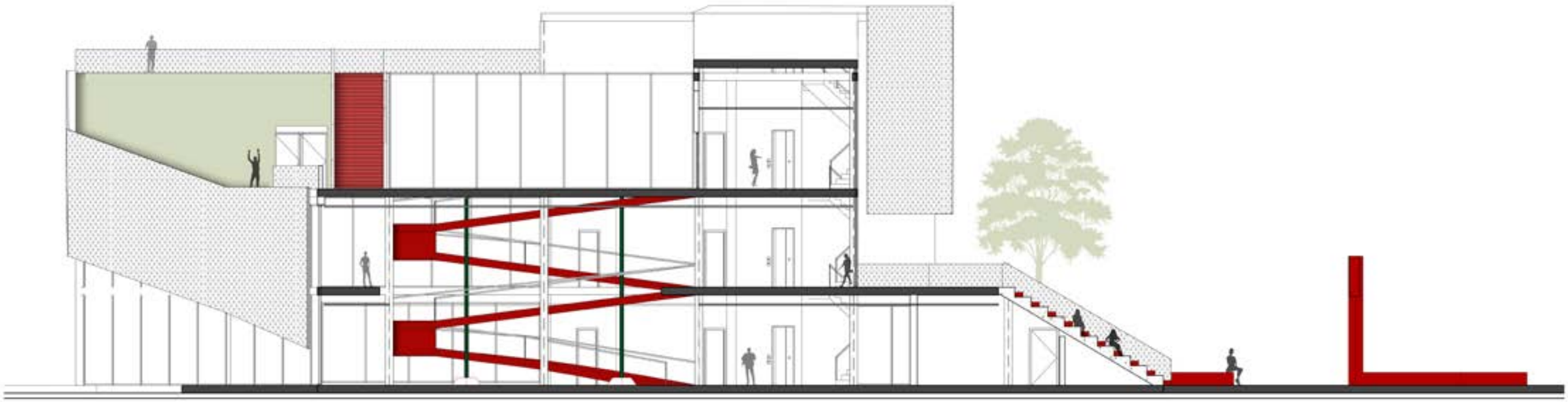
Elevations

North

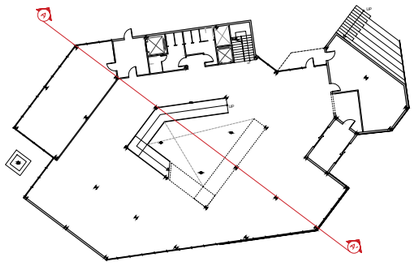


South

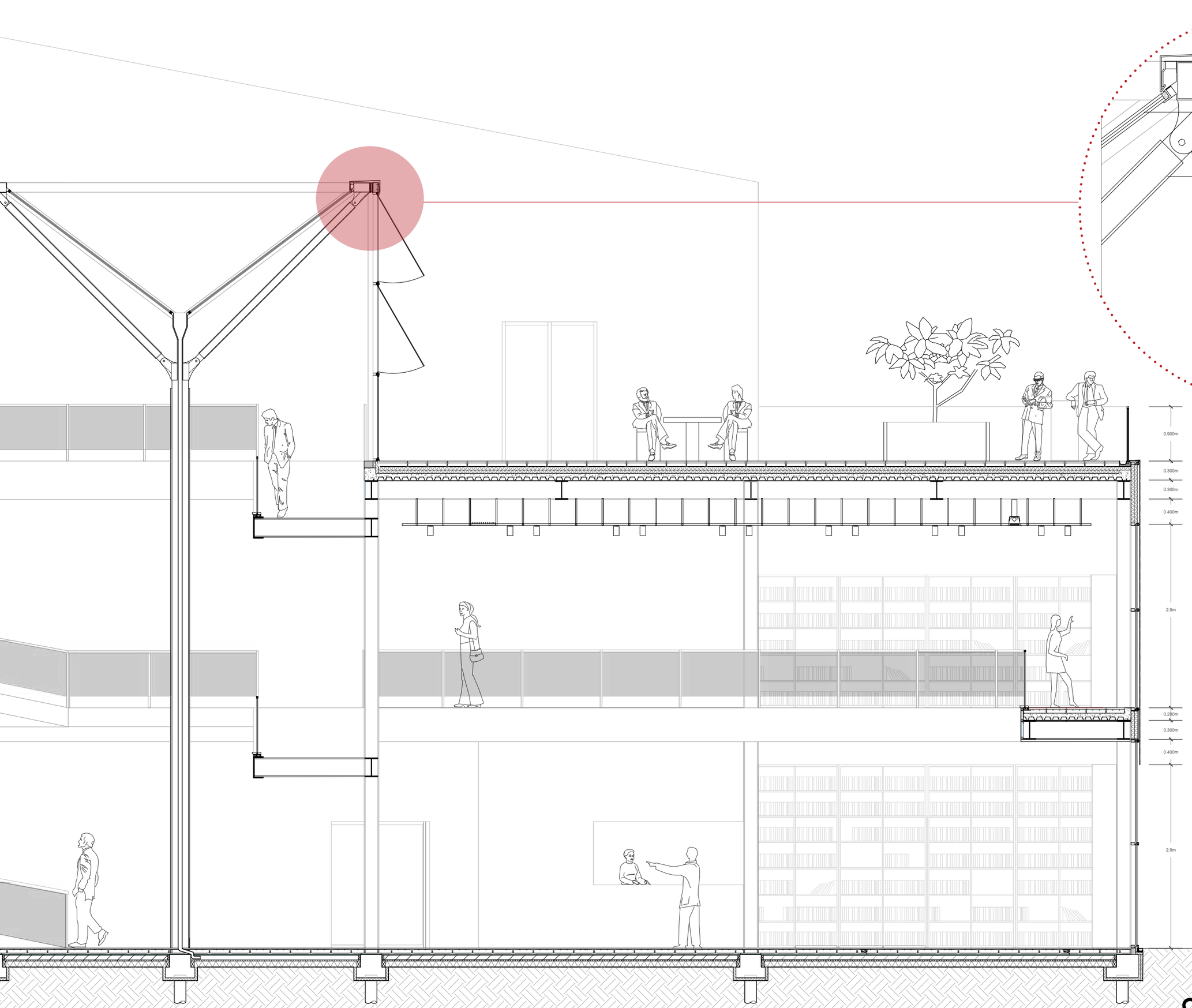




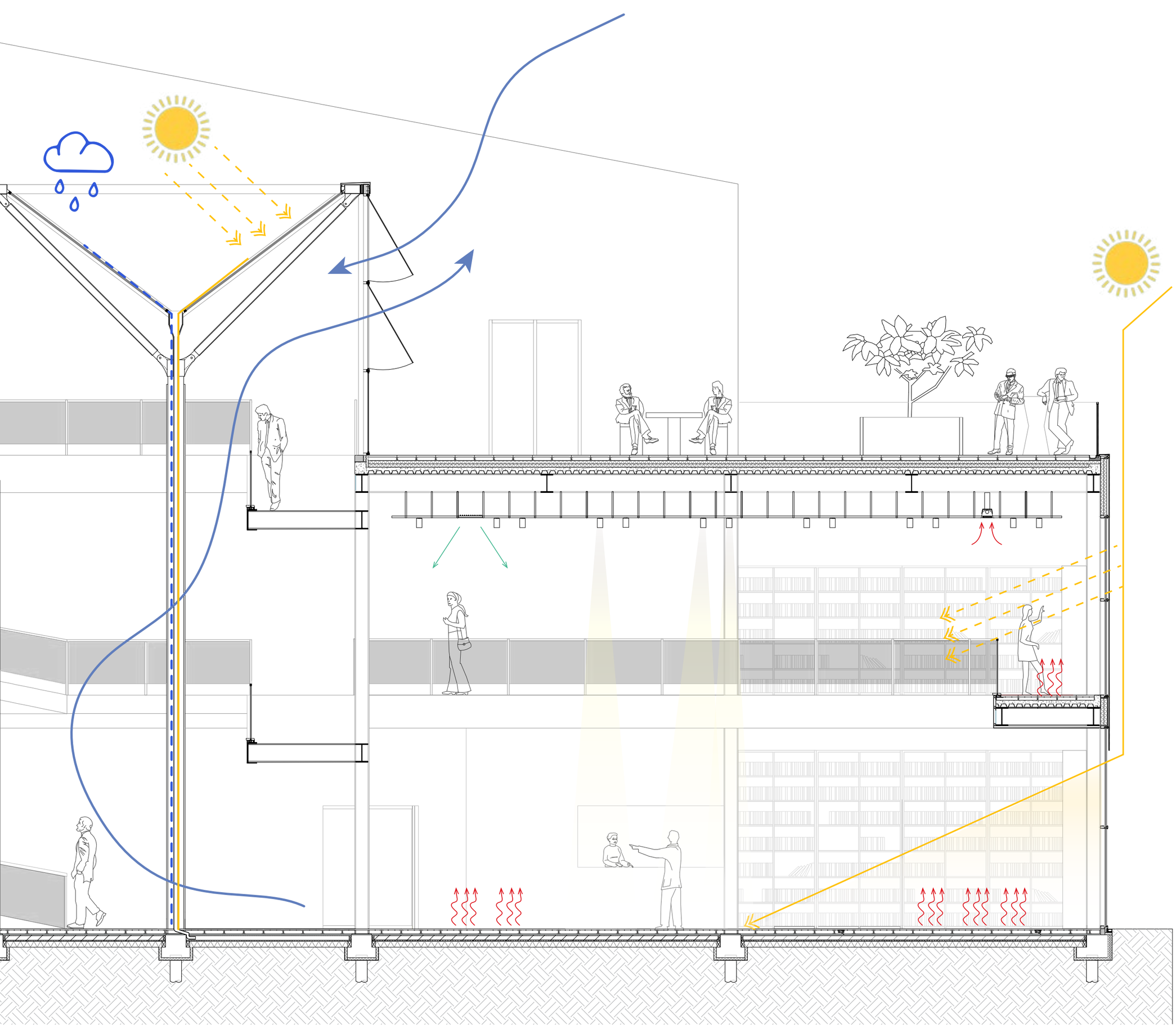
Section BB



Section AA

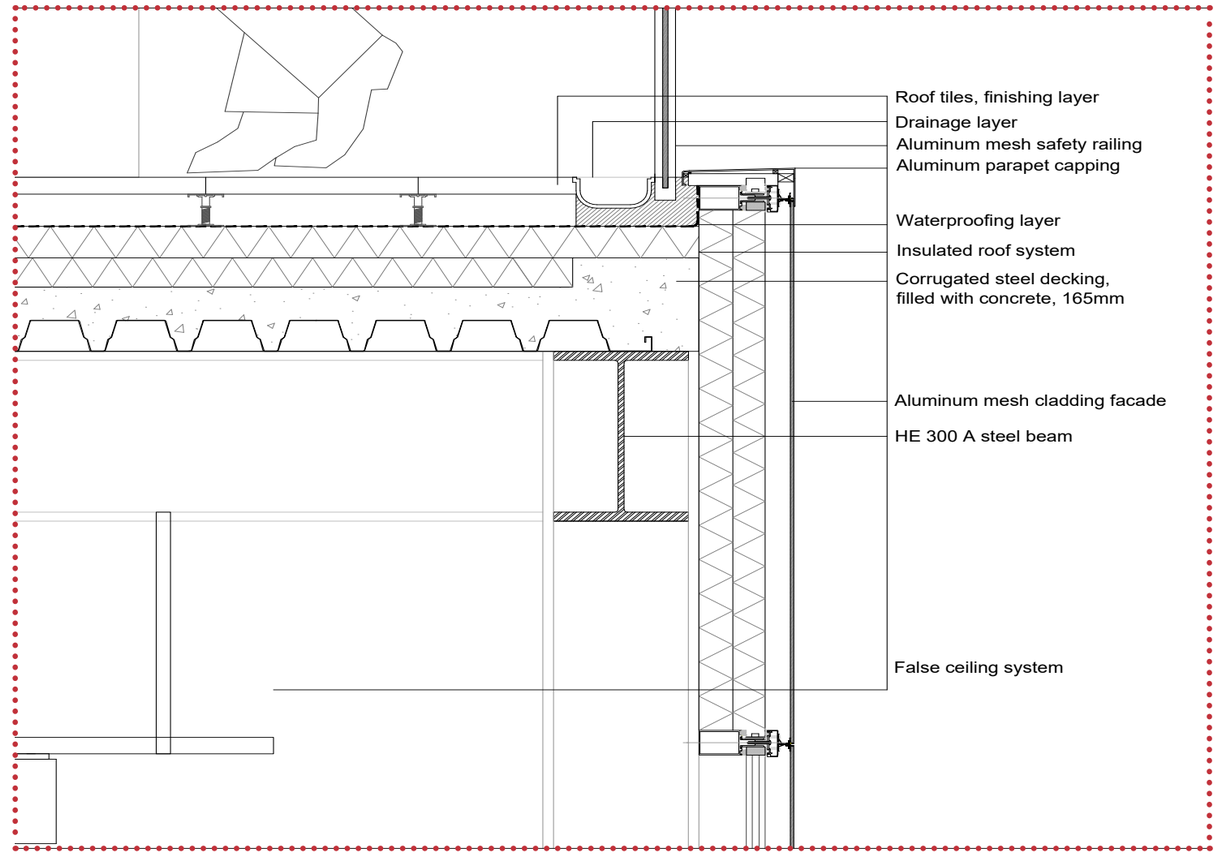


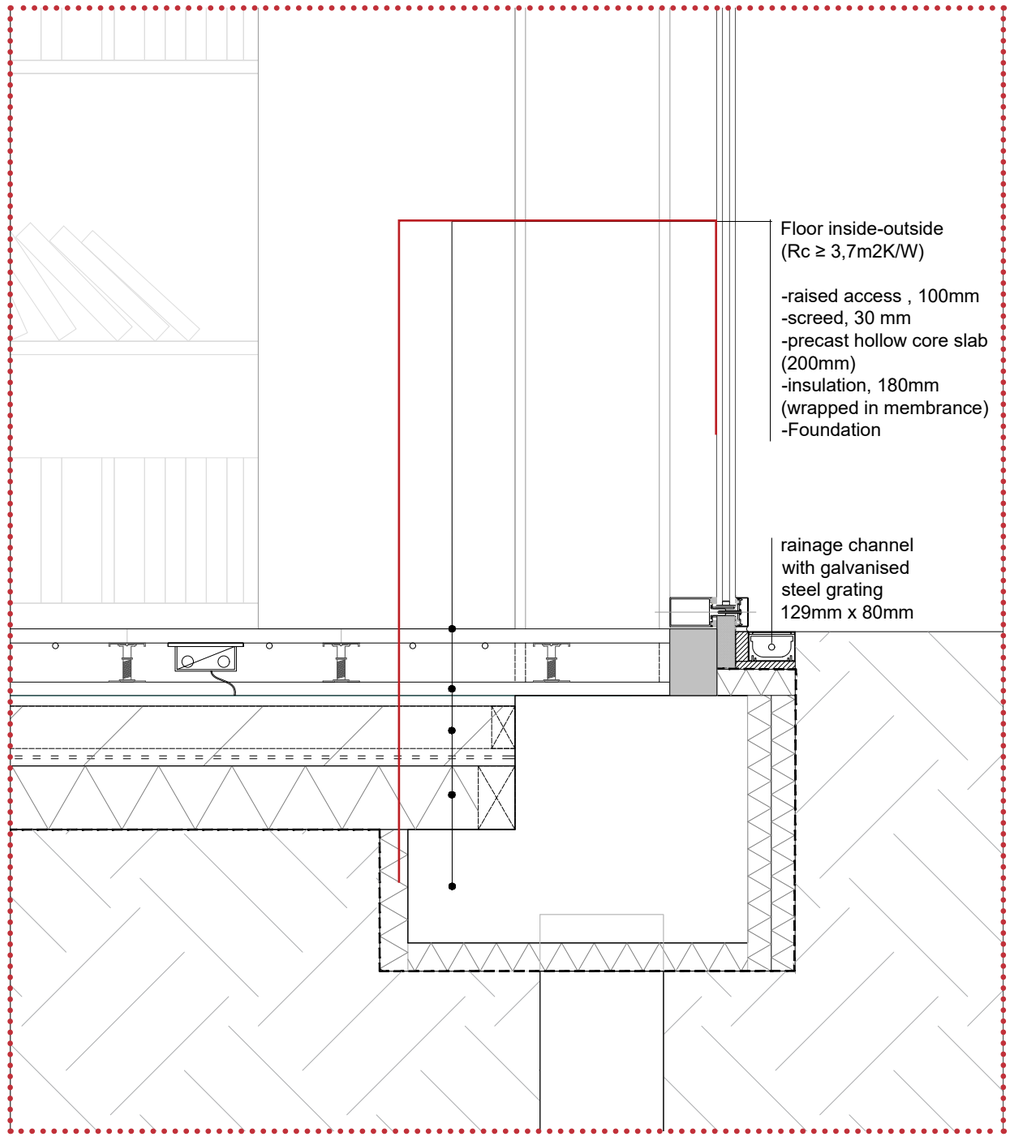
Section Detail

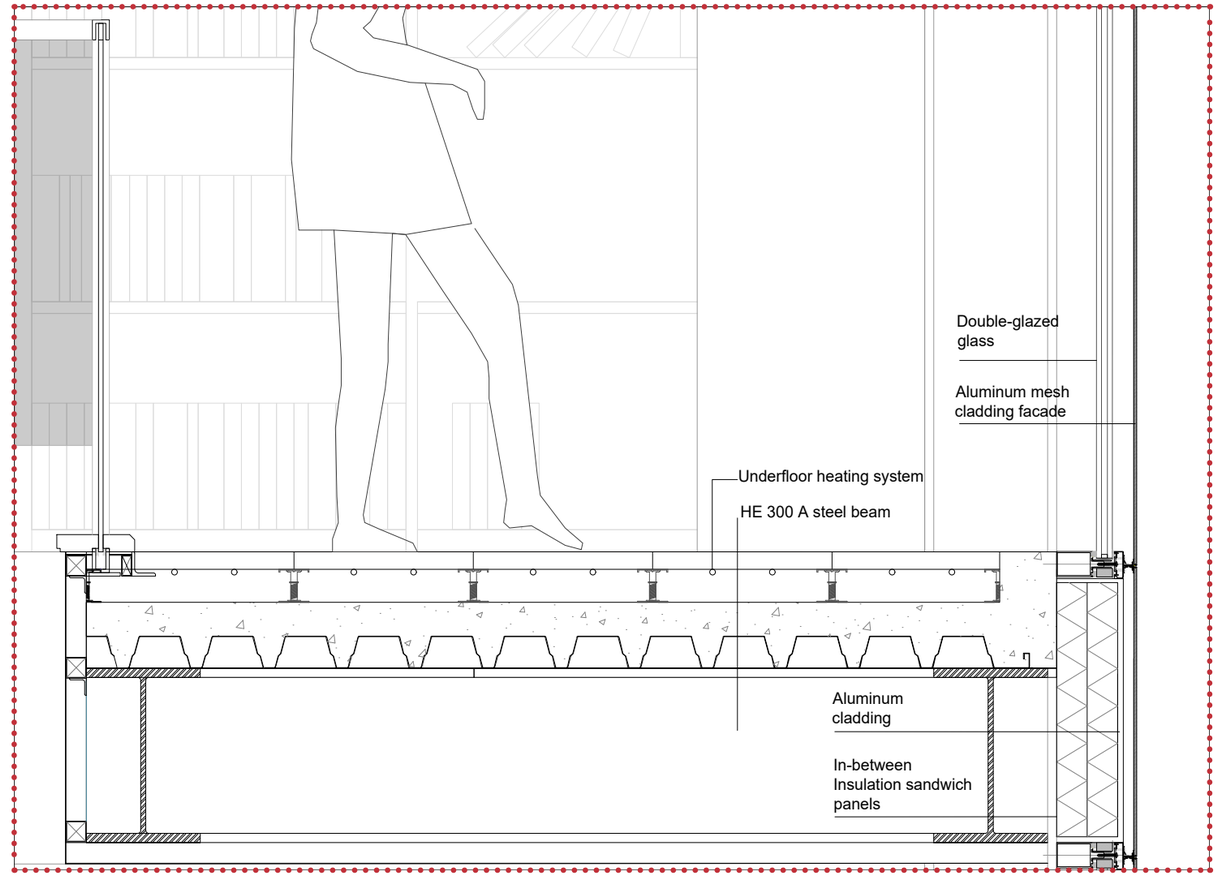


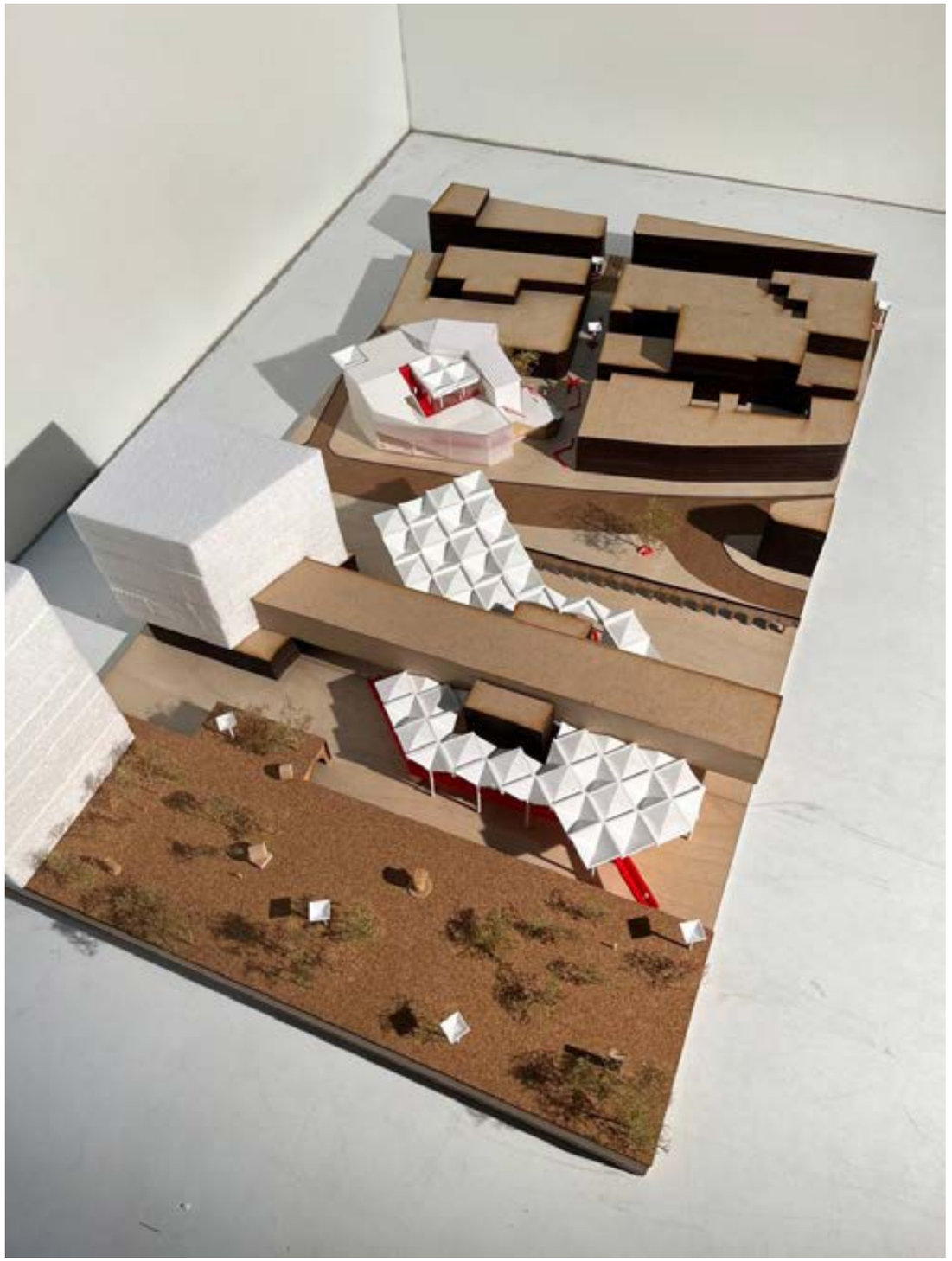
Building Technology Aspects

Details 1:5


Roof tiles, finishing layer
Drainage layer
Aluminum mesh safety railing
Aluminum parapet capping
Waterproofing layer
Insulated roof system
Corrugated steel decking,
filled with concrete, 165mm
Aluminum mesh cladding facade
HE 300 A steel beam
False ceiling system

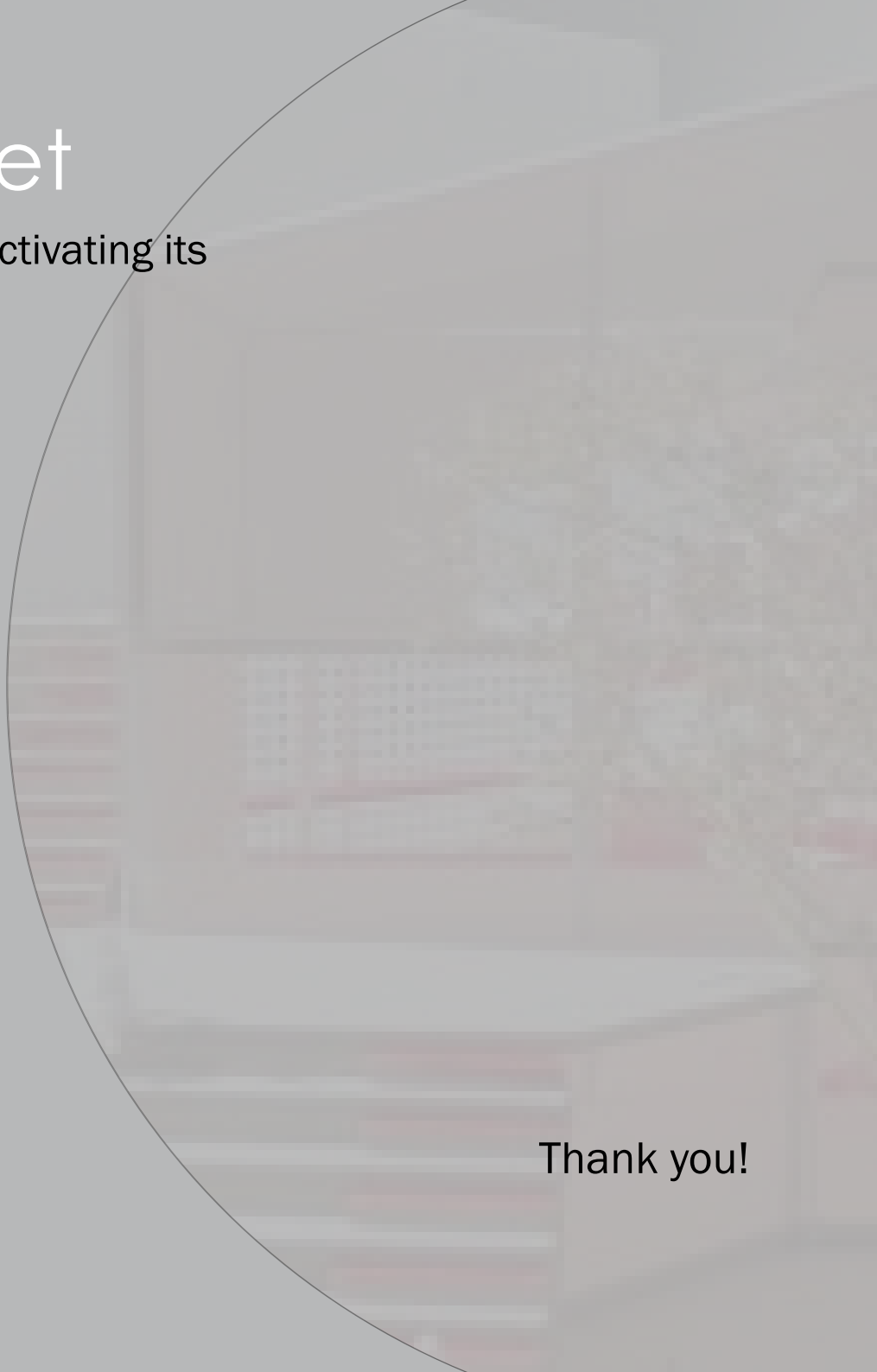

Floor inside-outside
(Rc ≥ 3,7m2K/W)
-raised access , 100mm
-screed, 30 mm
-precast hollow core slab
(200mm)
-insulation, 180mm
(wrapped in membrance)
-Foundation
rainage channel
with galvanised
steel grating
129mm x 80mm


Double-glazed
glass
Aluminum mesh
cladding facade
Underfloor heating system
HE 300 A steel beam
Aluminum
cladding
In-between
Insulation sandwich
panels



Restaging the High Street

A strategy of regeneration for the high street by reactivating its interstices



Thank you!