

LONDON DERELICTS

*HYBRID ENCOUNTERS IN THE INTERSTITIAL SPACES
THROUGH EXPLORATION OF URBAN CONTEMPORARY LEISURE*

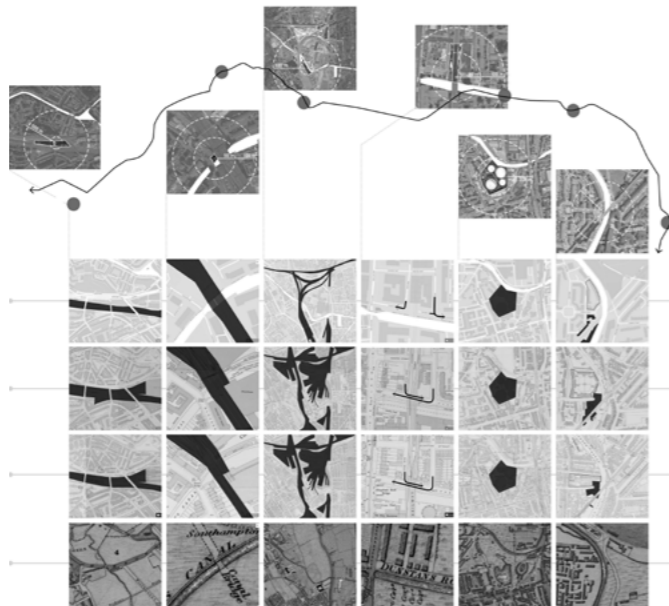
WENDA ANDRYANI

ARCHITECTURAL DESIGN CROSSOVERS STUDIO
FACULTY OF ARCHITECTURE AND BUILT ENVIRONMENT
TU DELFT 2020-2021

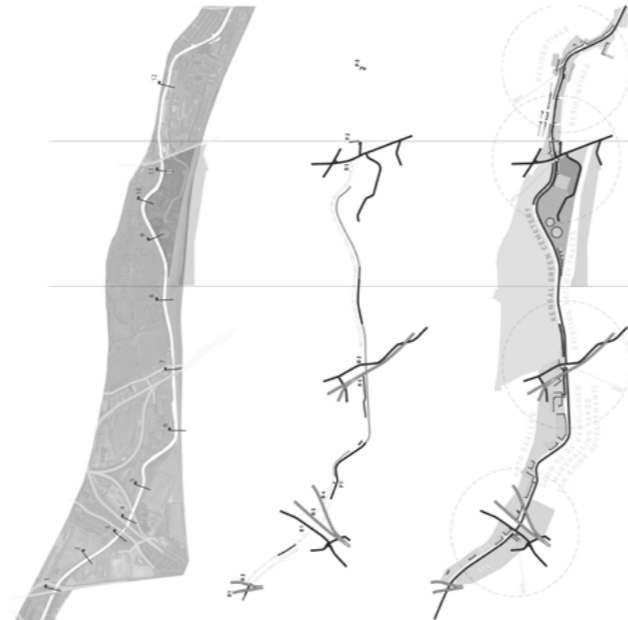
PROLOGUE



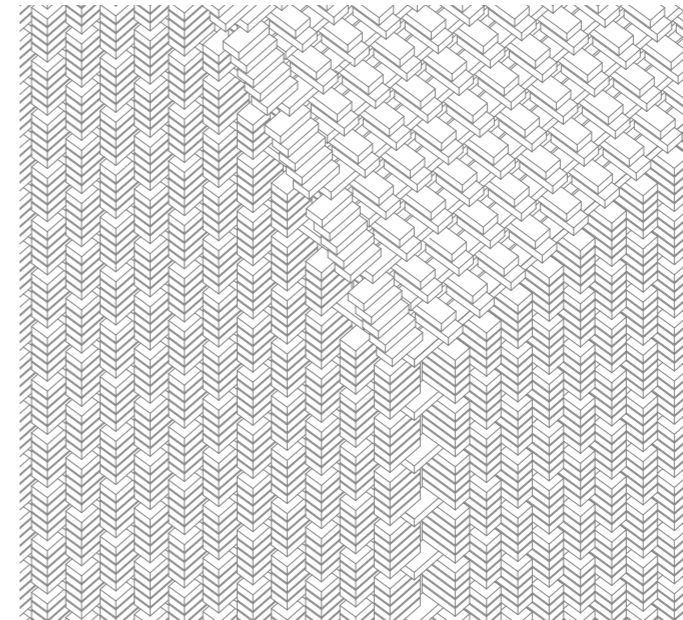
INITIAL INVESTIGATION



SITE ANALYSIS

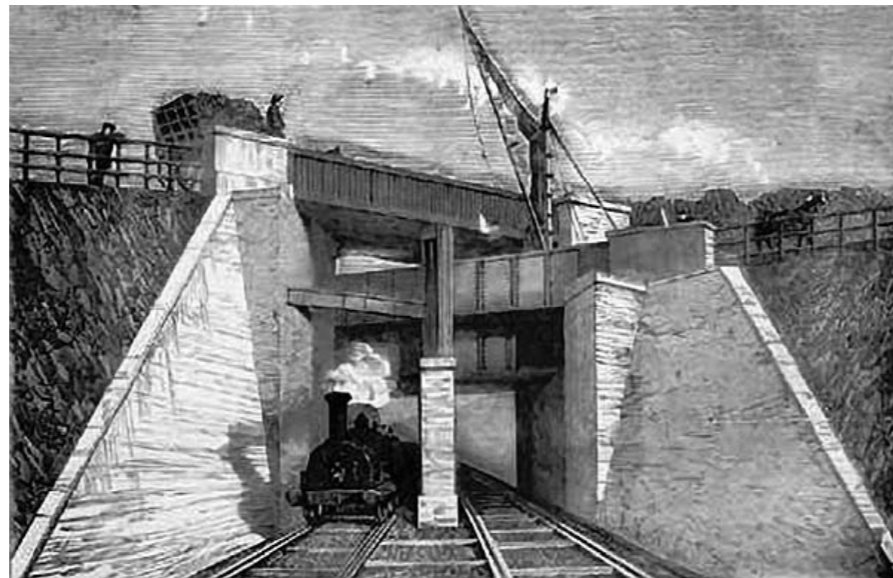
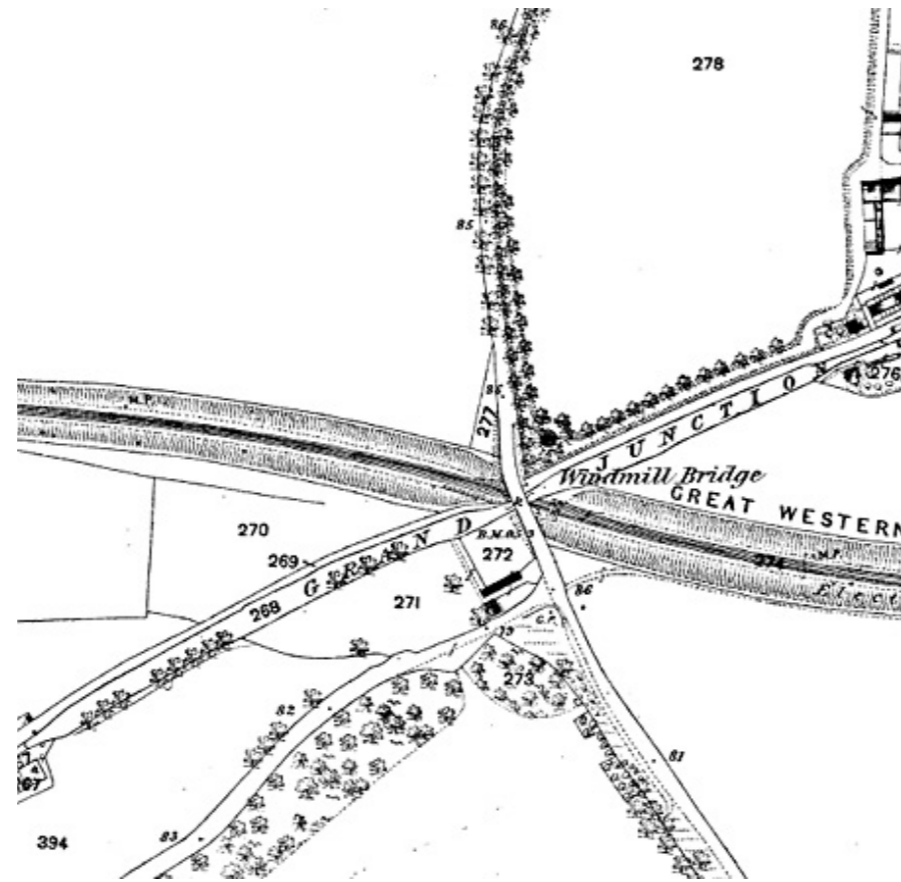


DESIGN

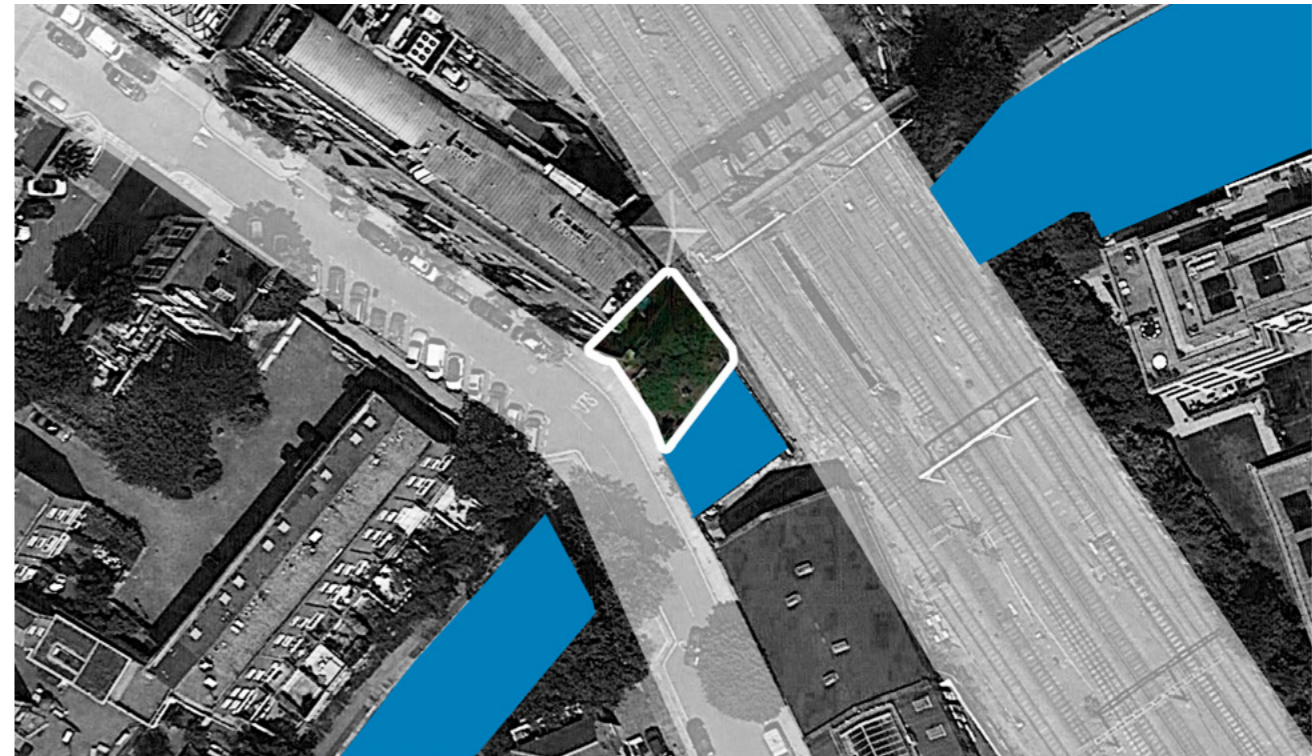


EPILOGUE





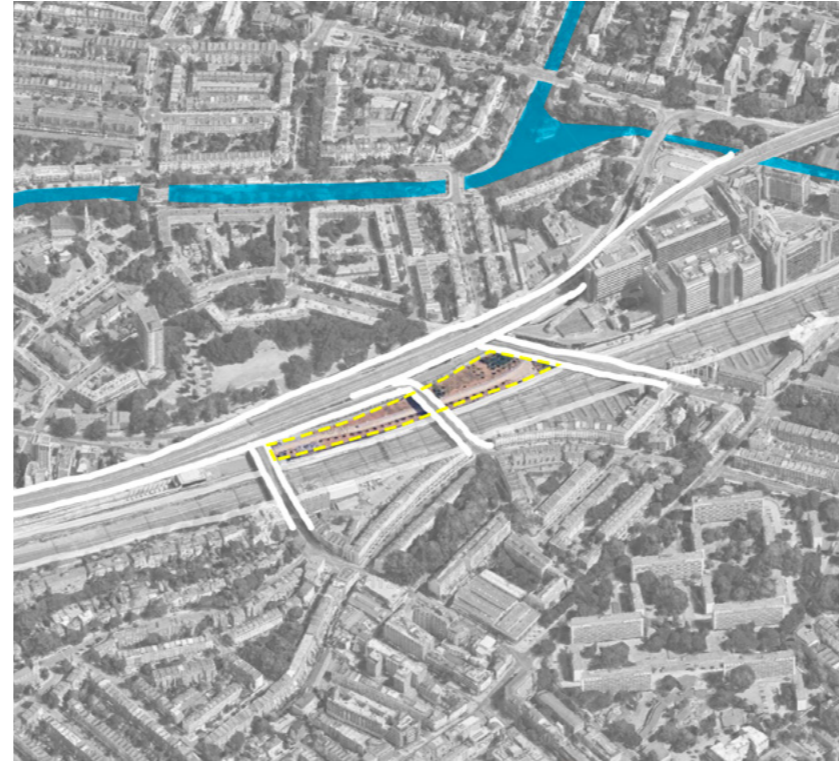
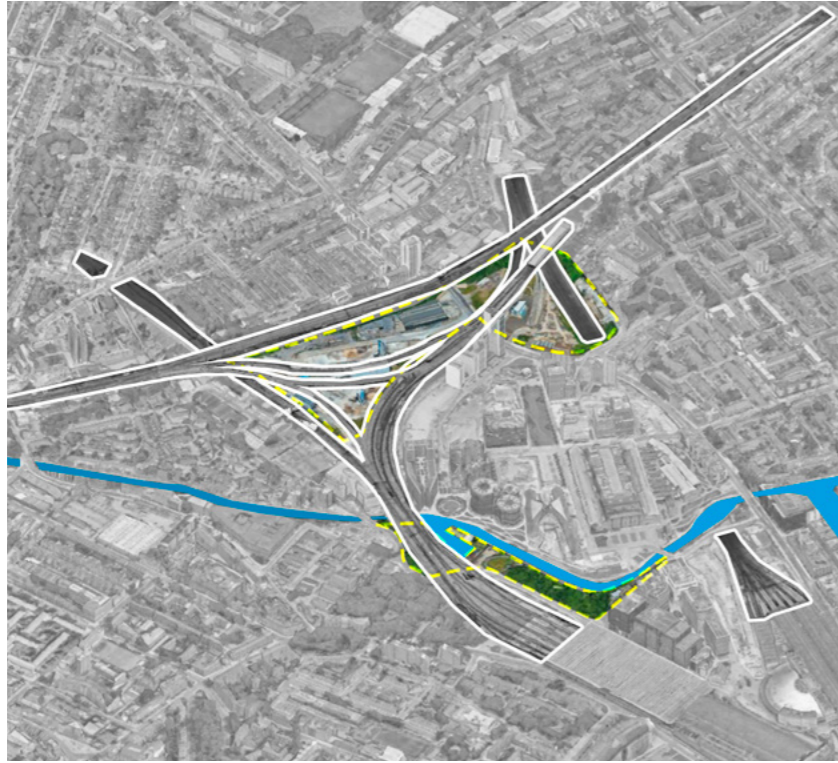
THE THREE BRIDGES, LONDON



BOROUGH MARKET, SOUTHWARK



A SHORTCUT TO THE TOWPATH, CAMDEN



KING'S CROSS

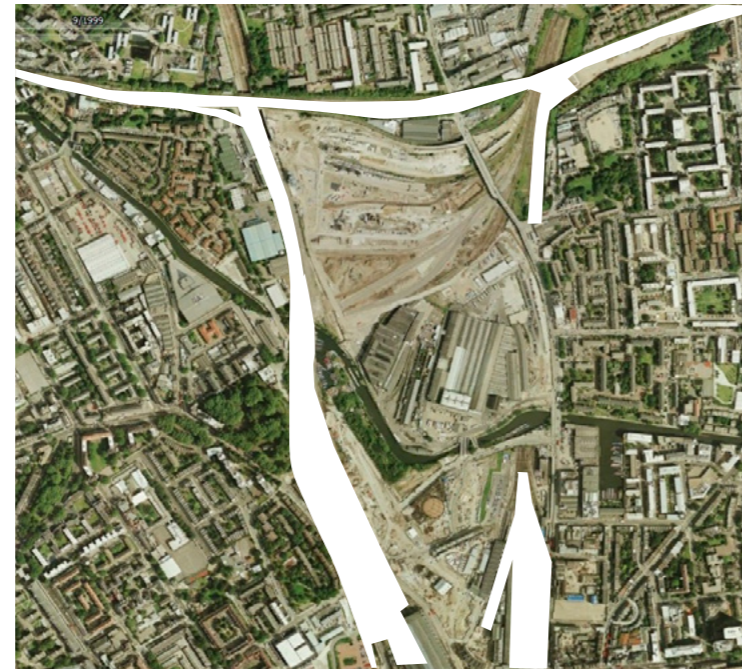


ROYAL OAK

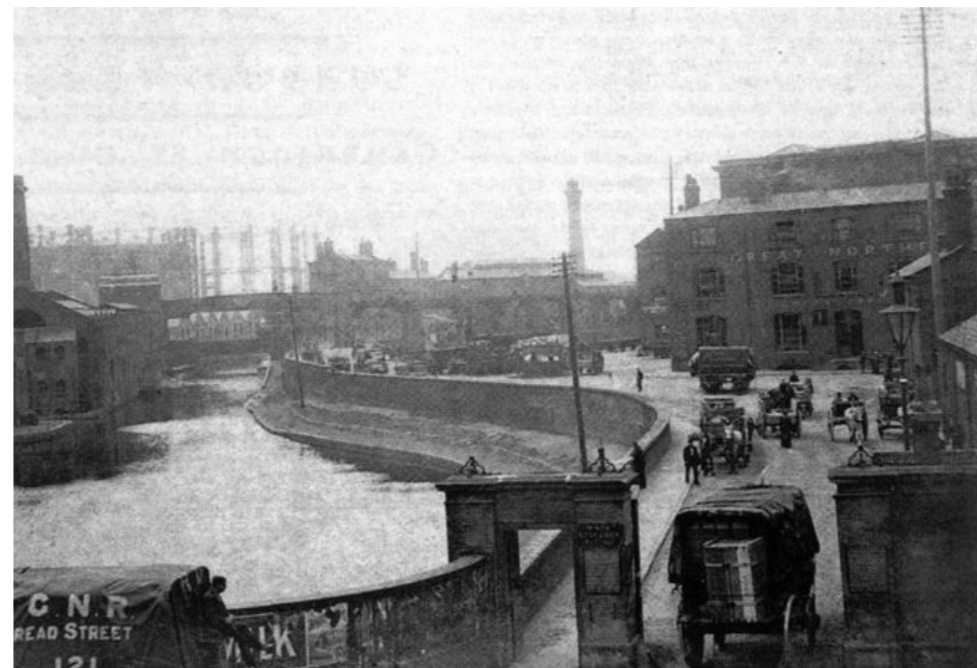


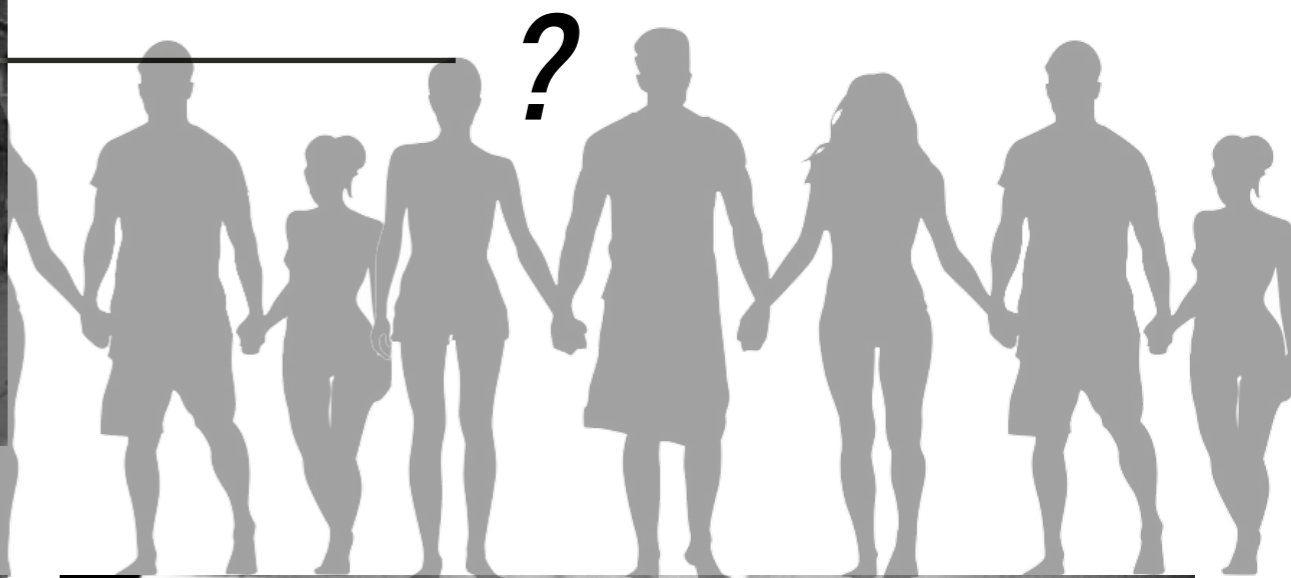
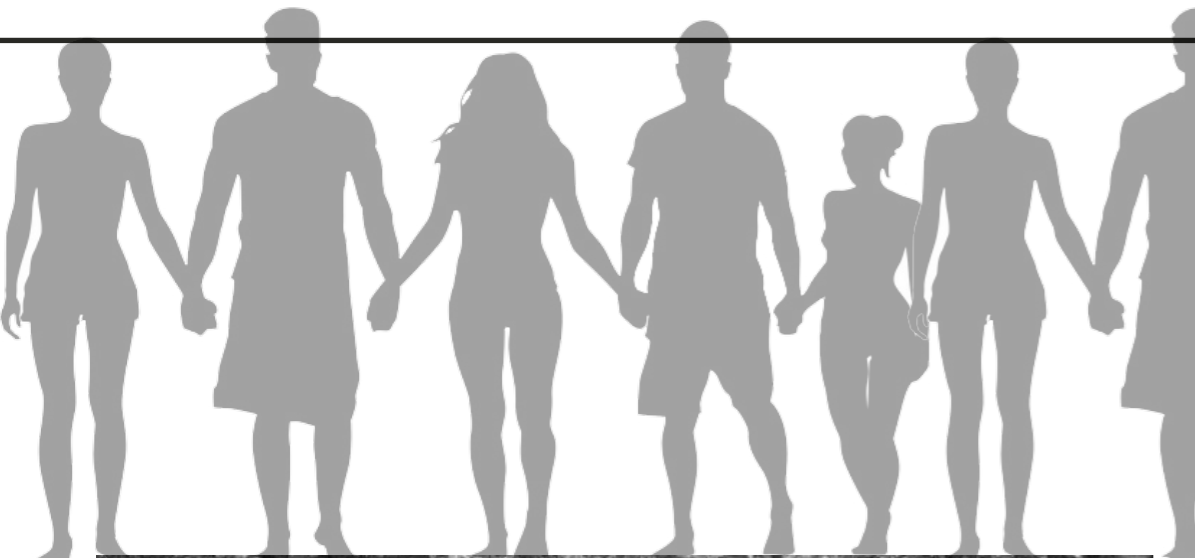
MAROON ST

1990s



1890s





NATURE

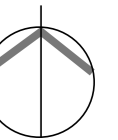
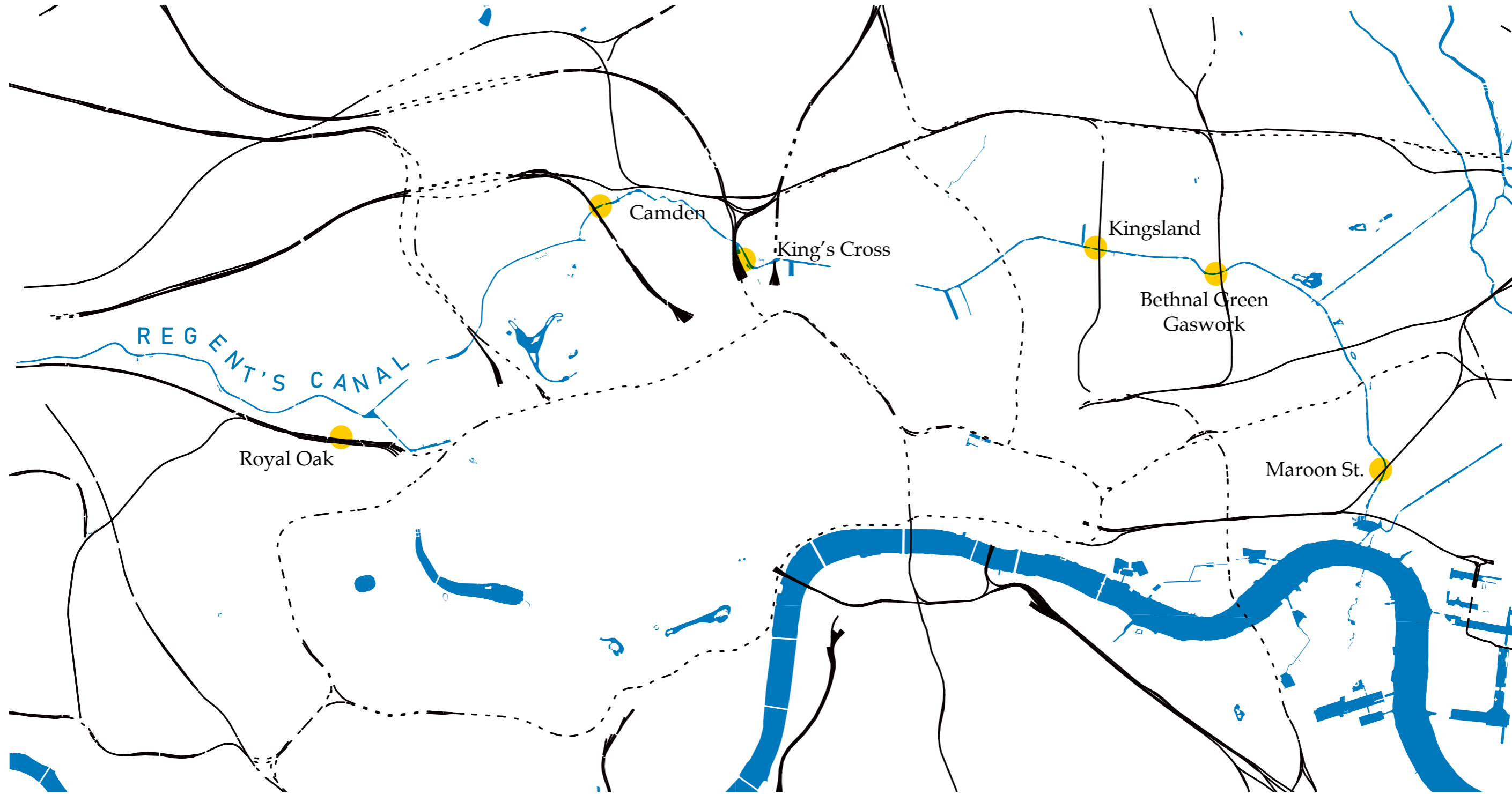
ARTIST'S STUDIOS

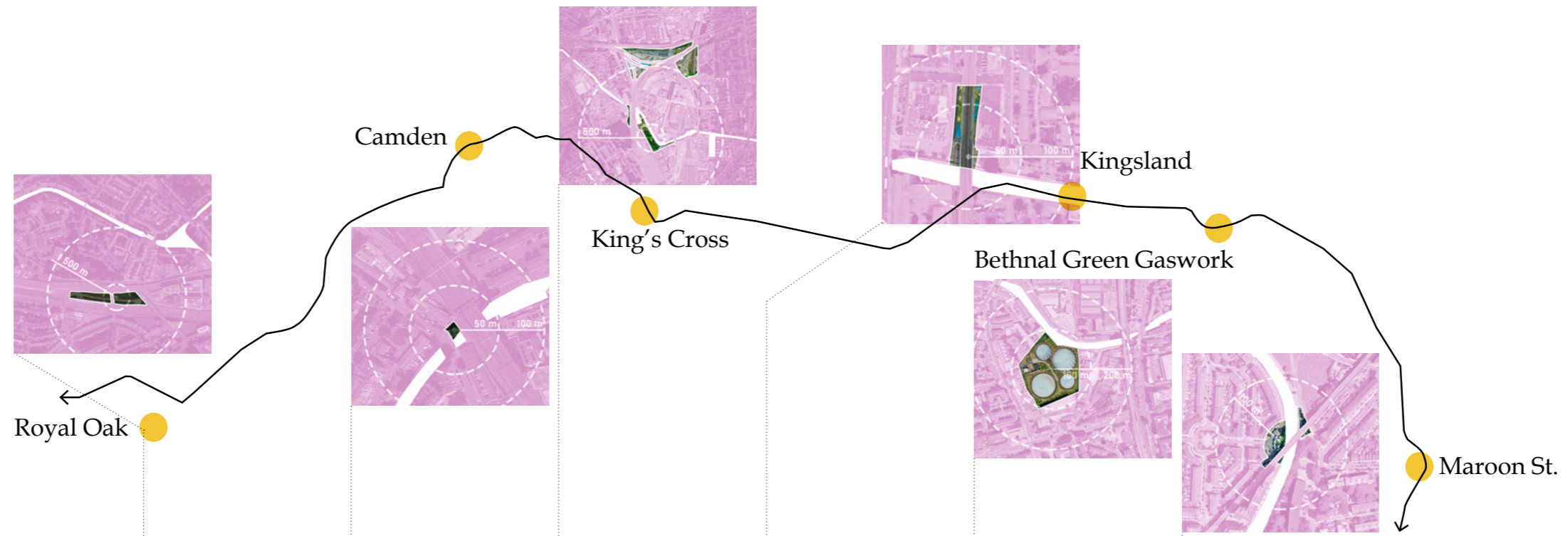
ART PERFORMANCES

MAIN RESEARCH QUESTIONS:

1 *HOW CAN INTERSTITIAL SPACES BE
THE NEW DRIVER OF URBAN TRANSFORMATION
IN LONDON THROUGH ARCHITECTURE STAND-
POINT?*

2 *HOW CAN LEISURE BE THE CATALYST TO OVERT
POTENTIAL DIVERSITY IN FUTURE ACTIVITIES
THAT INTERSTITIAL SPACES MIGHT ENTAIL?*





today							2020
Industrial / Post-war							1940-60
Industrial London							1893
early industrial							1828

removal parts of infrastructure
RESIDUALS

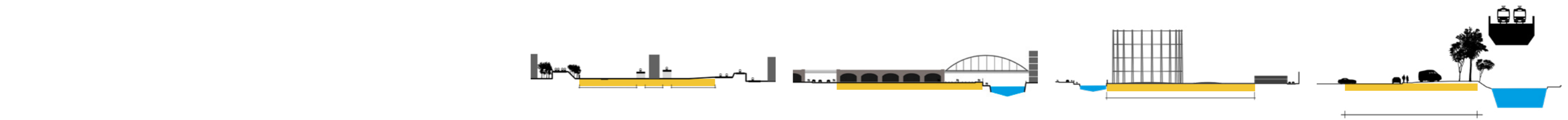
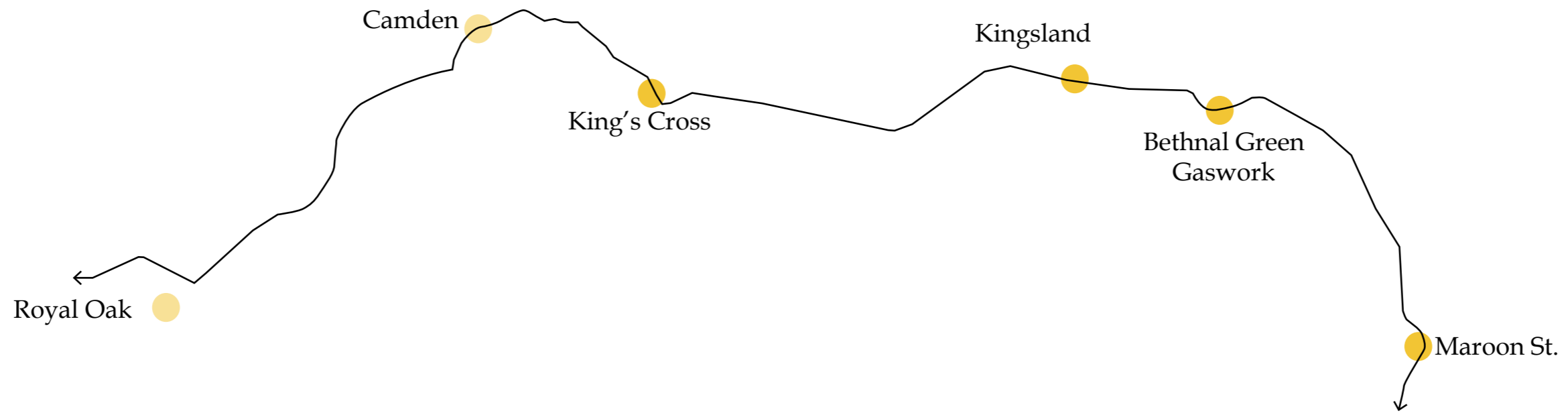
increased size of infrastructure

removal parts of infrastructure

changes in accessibility, space underneath viaduct

vacant space

changes in urban plan
RESIDUALS



Royal Oak

Camden

King's Cross

Kingsland

Bethnal Green Gaswork

Maroon St.

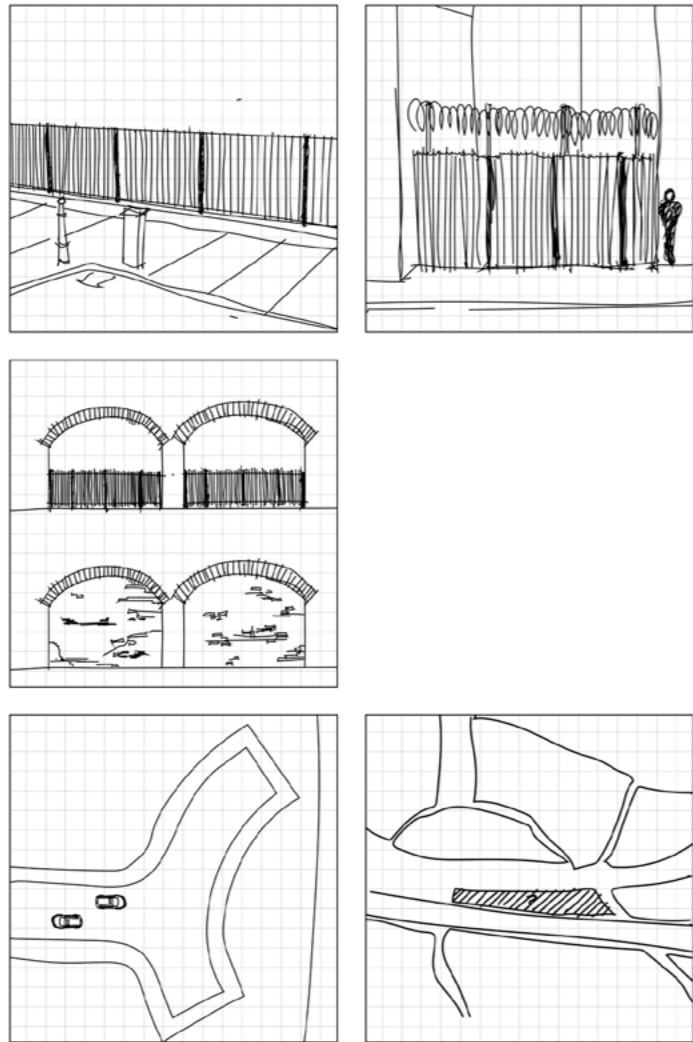
	plan	materiality	existing programs		connection / disconnection		
Kingsland							// rubbish // fences
Camden						[none]	// location // materiality
King's Cross							// single private access // hidden system // wildlife
Maroon St.							// dead-end // fences // rubbish // parking lot
Bethnal Green Gaswork			[none]	[none]			// vacant // inaccessible // rubbish // heritage value
Royal Oak			[none]	[none]			// single private access // vacant

least derelict

most derelict



#FLOW



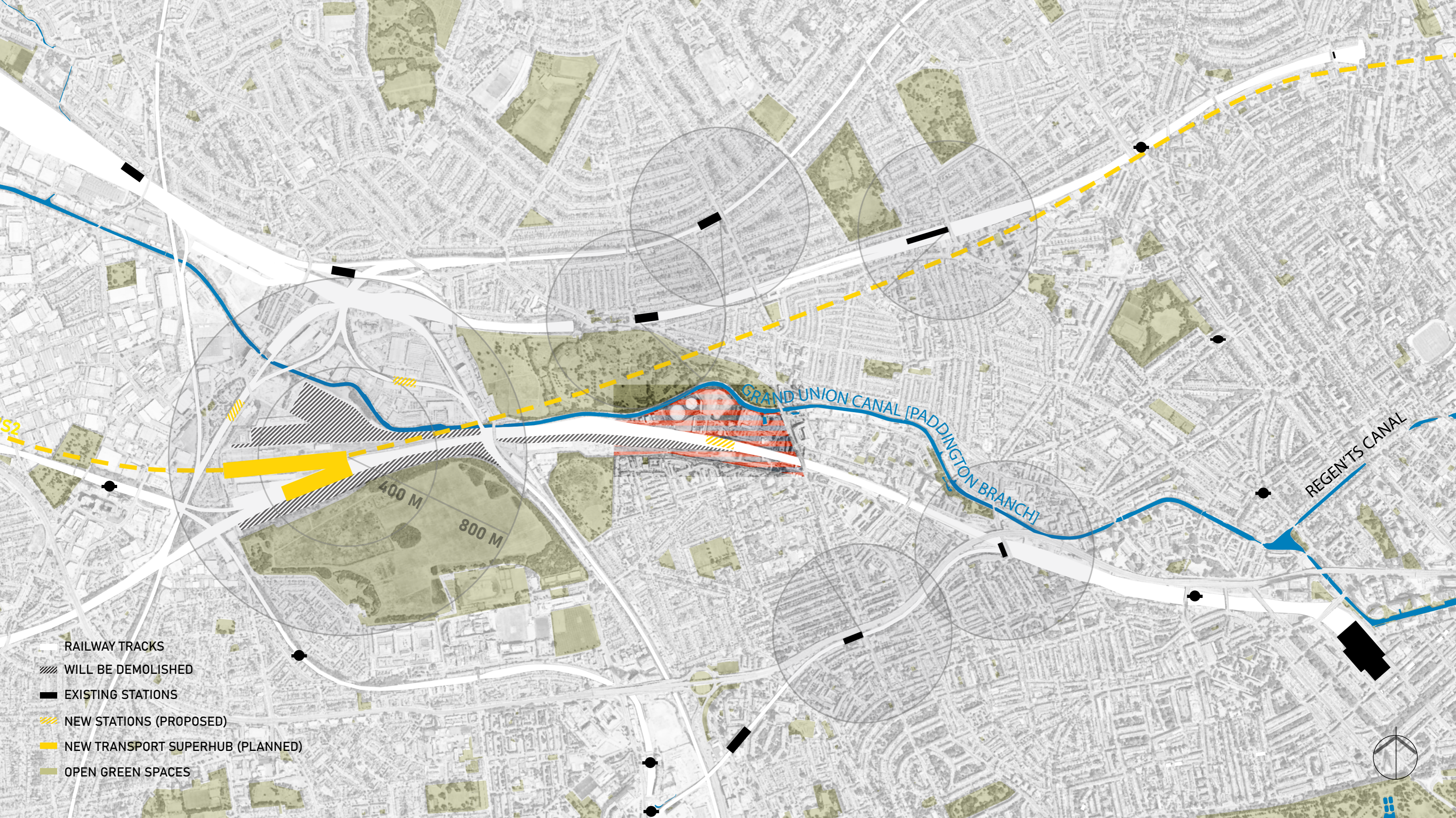
#RELICS



#VAGUENESS







- RAILWAY TRACKS
- WILL BE DEMOLISHED
- EXISTING STATIONS
- NEW STATIONS (PROPOSED)
- NEW TRANSPORT SUPERHUB (PLANNED)
- OPEN GREEN SPACES

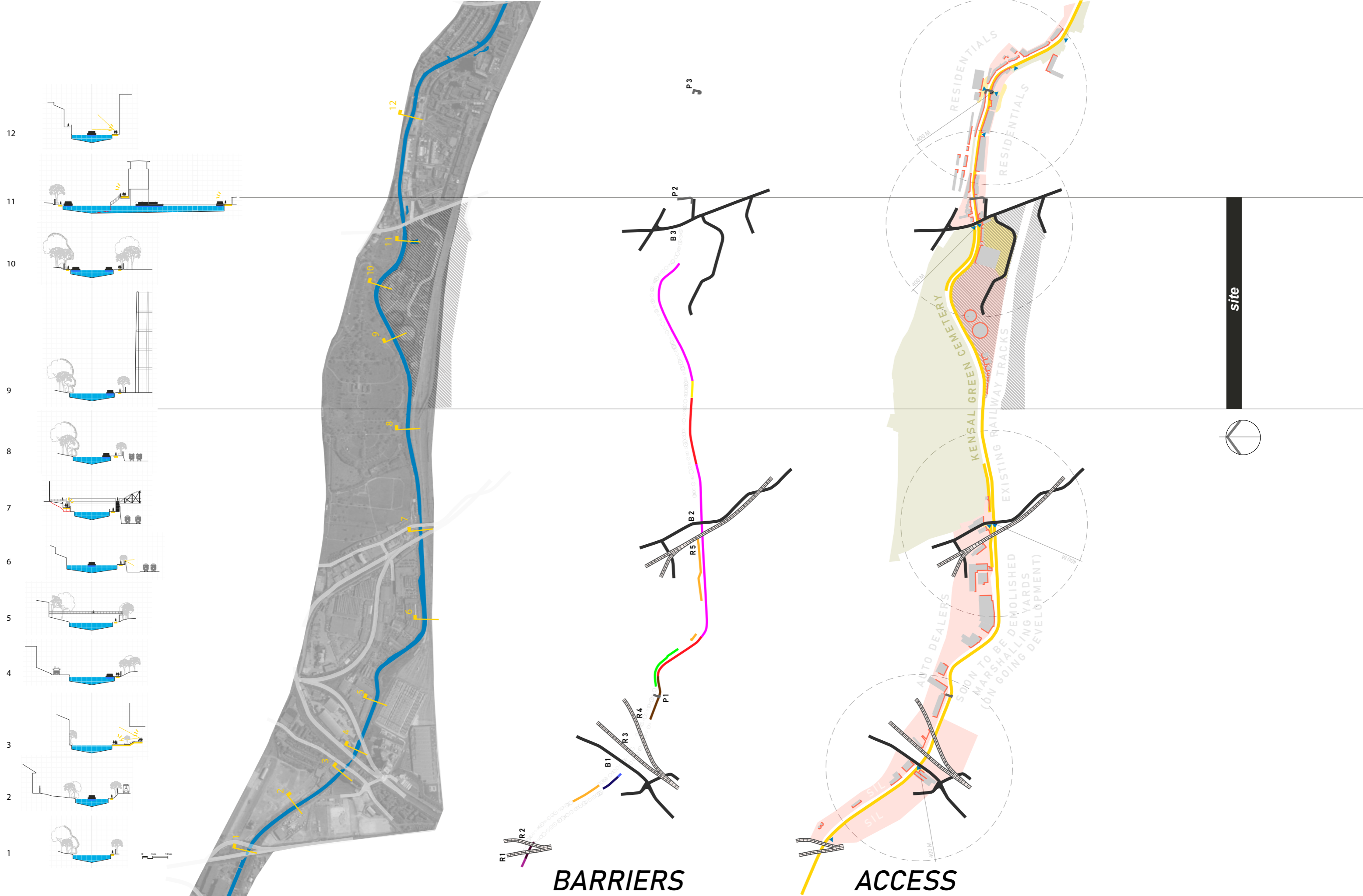
GRAND UNION CANAL [PADDINGTON BRANCH]

REGENT'S CANAL

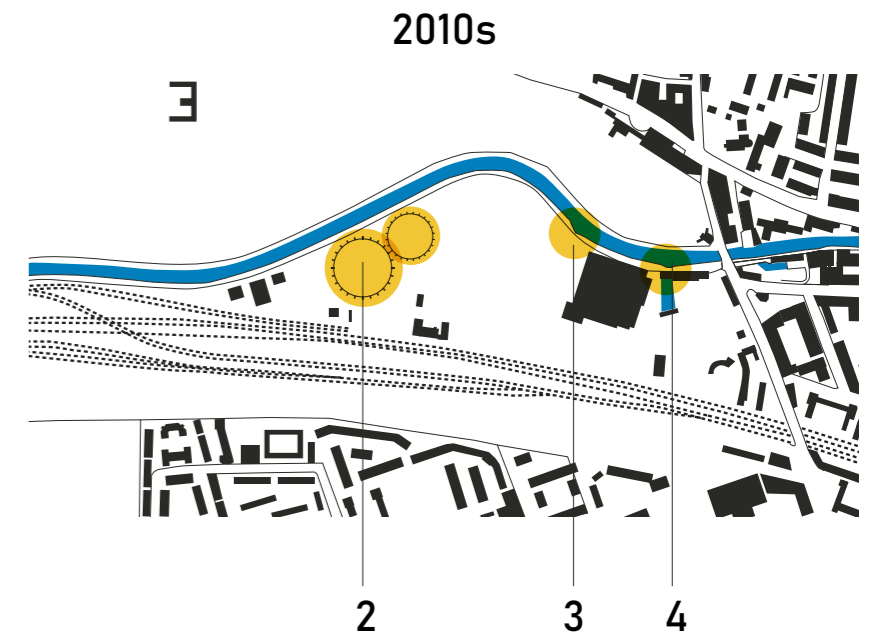
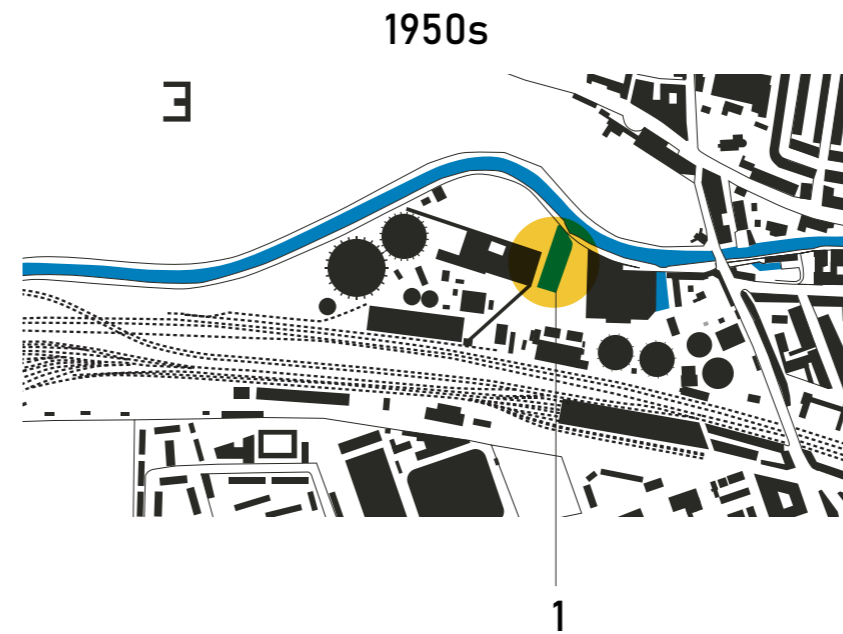
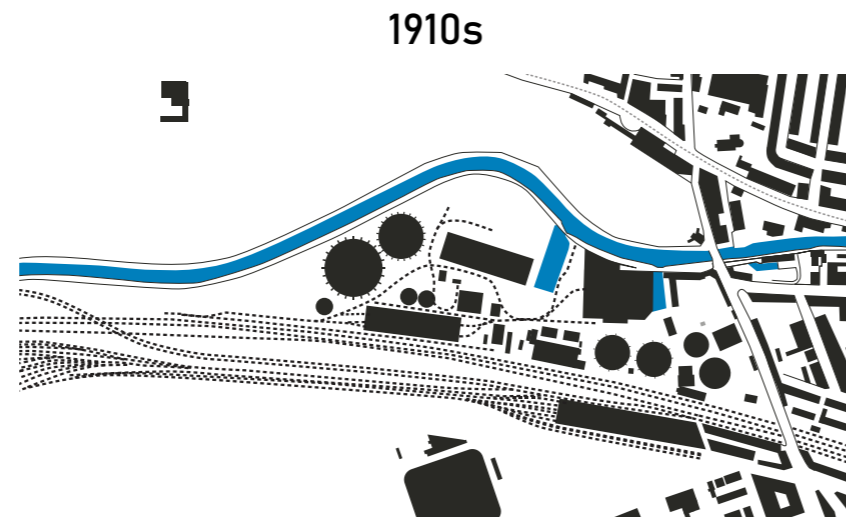
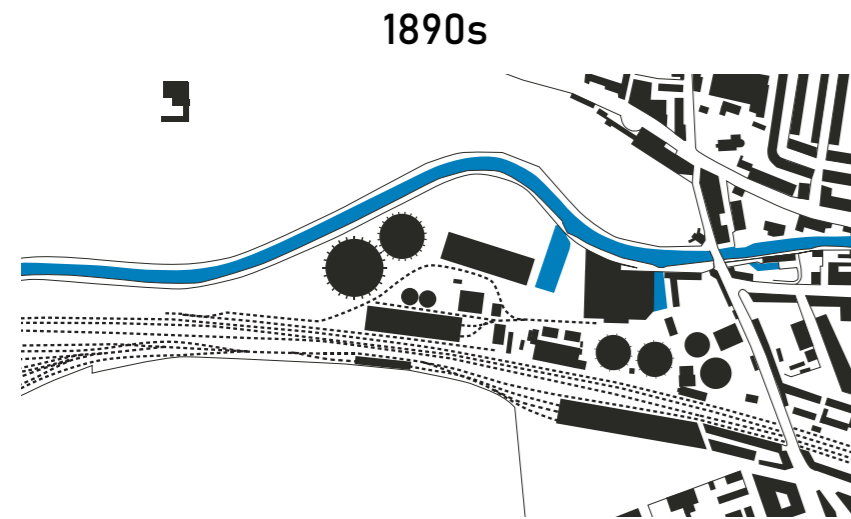
400 M
800 M

S2

#FLOW



#RELICS



LADBROKE BASIN



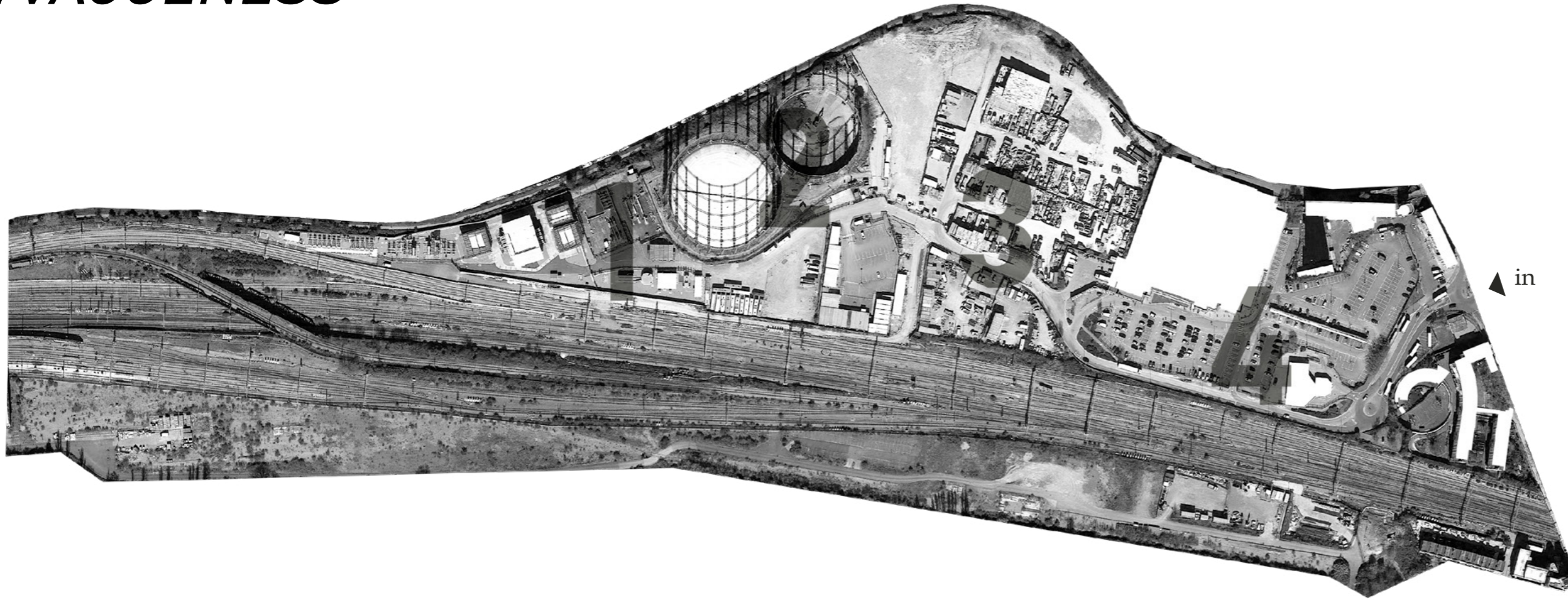
GASHOLDER



HUMP-BACKED BRIDGES



#VAGUENESS



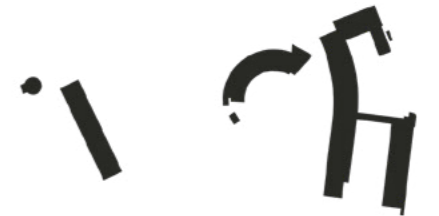
SUPERMARKET



PETROL STATION



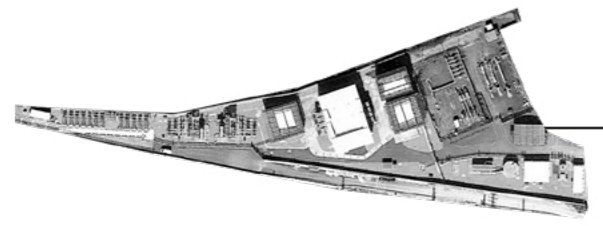
BOATHOUSE CENTRE



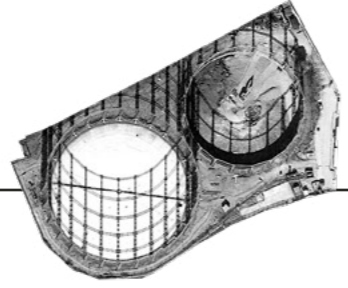
RESIDENTIALS



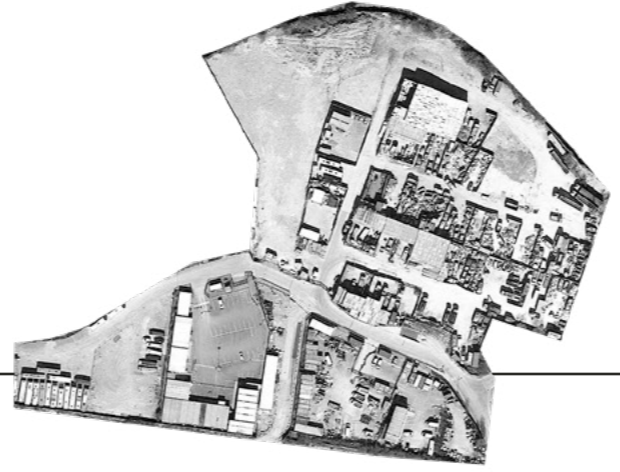
in



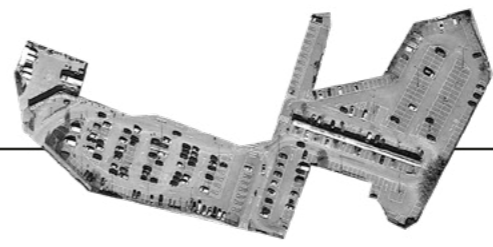
NATIONAL GRID



DISUSED GASHOLDER

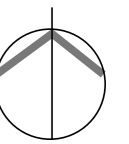


BROWNFIELD



PARKING SPACE FOR 300 CARS

?



ACTORS



CREATIVE INDIVIDUALS



SURROUNDING LOCALS



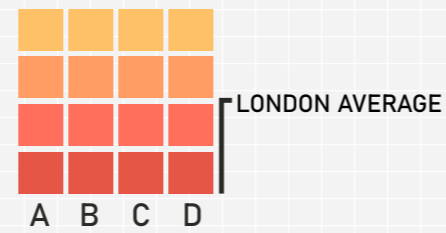
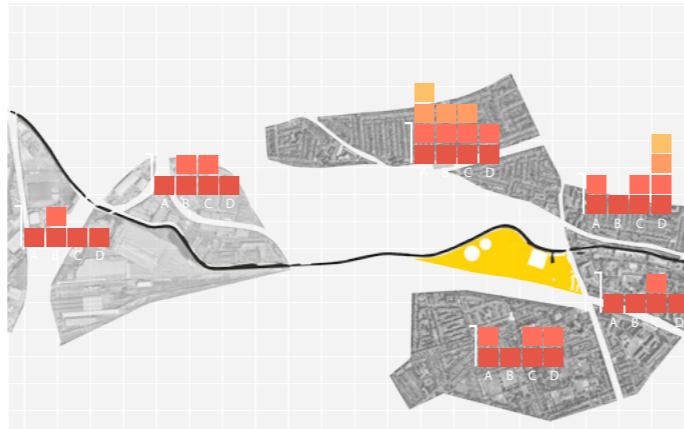
VISITORS



BOAT USERS



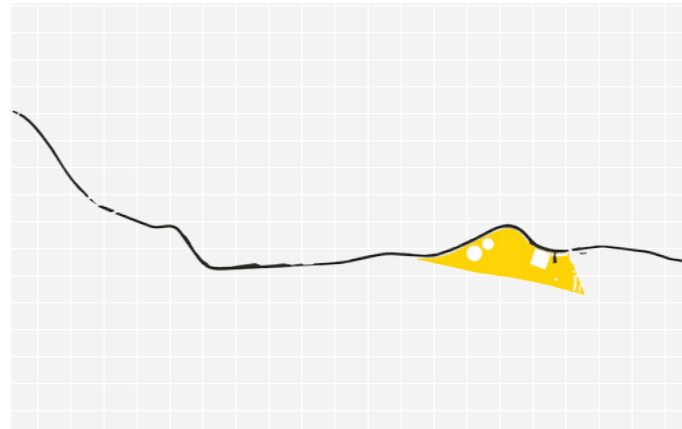
ART AND CREATIVE FUNCTIONS



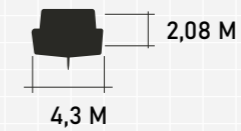
- A MEDIAN HOUSEHOLD INCOME 2012/2013
- B % OF LONG-TERM UNEMPLOYMENT (2011)
- C INDEX OF DEPRIVATION OF CHILDREN AND YOUNG PEOPLE (2015)
- D NUMBER OF CRIMES PER 1000 PEOPLE 2014/2015



PLACES OF WORSHIPS, FOOD & BEVERAGES, HEALTH & FITNESS FUNCTIONS



MAX WIDTH AND HEADROOM



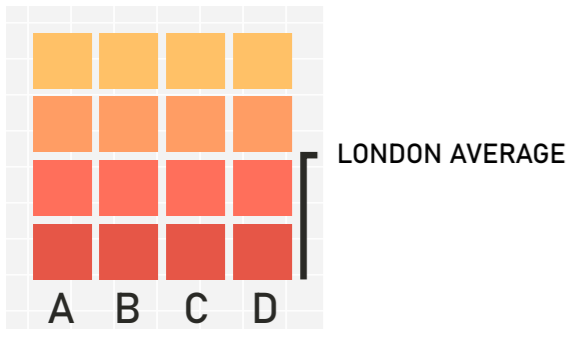
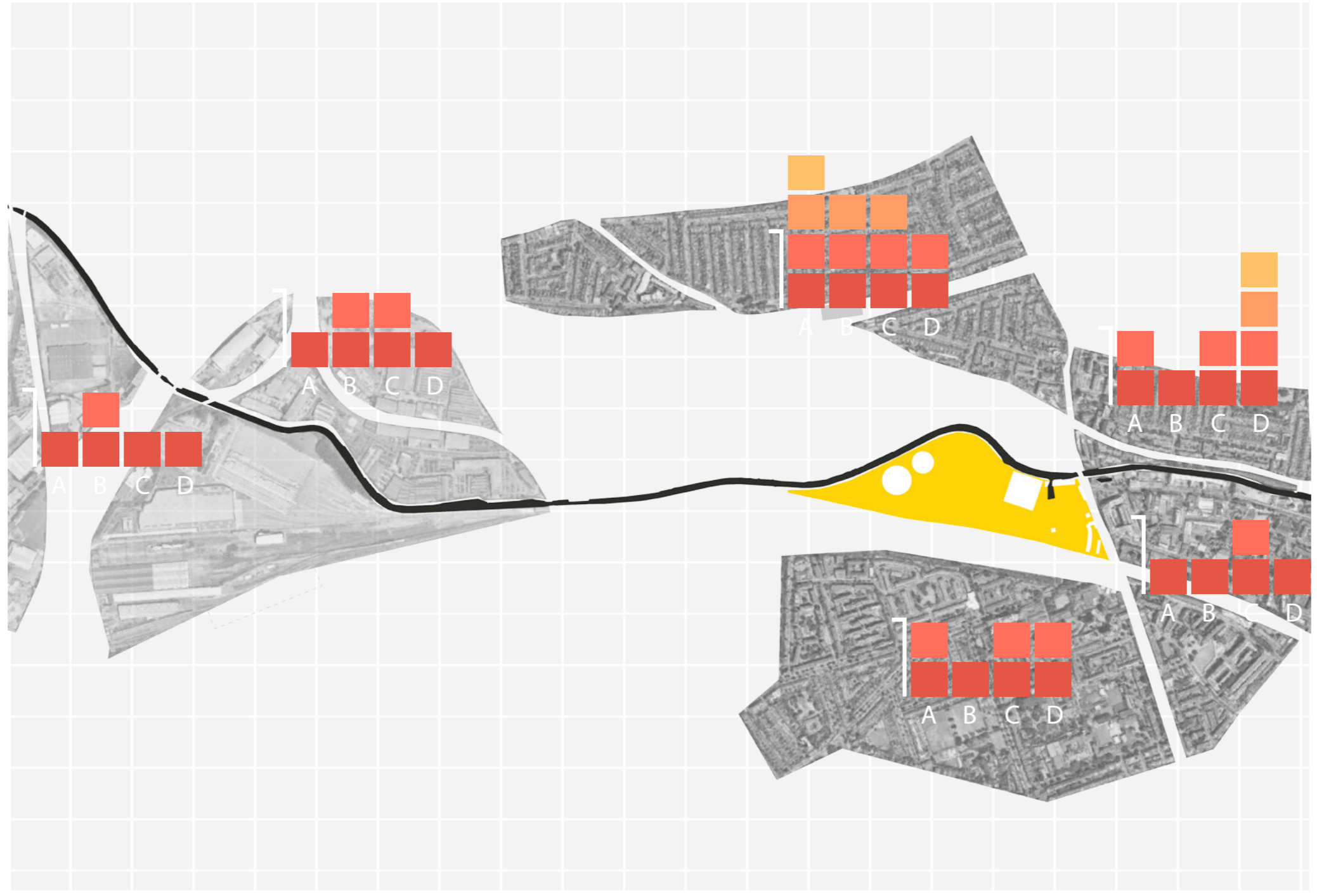
NARROWBOATS



DUTCH BARGES

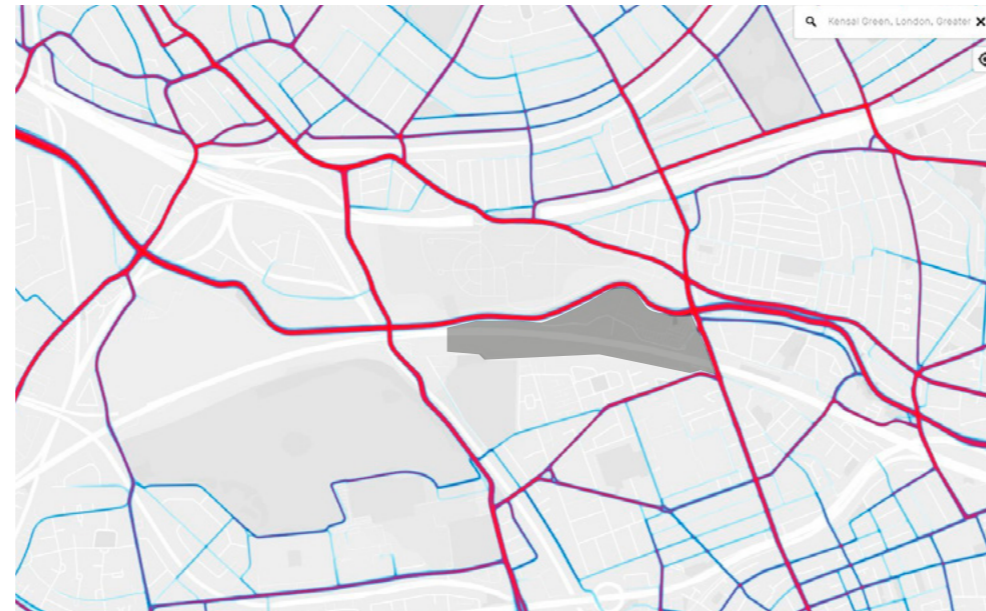


CREATIVE ONES

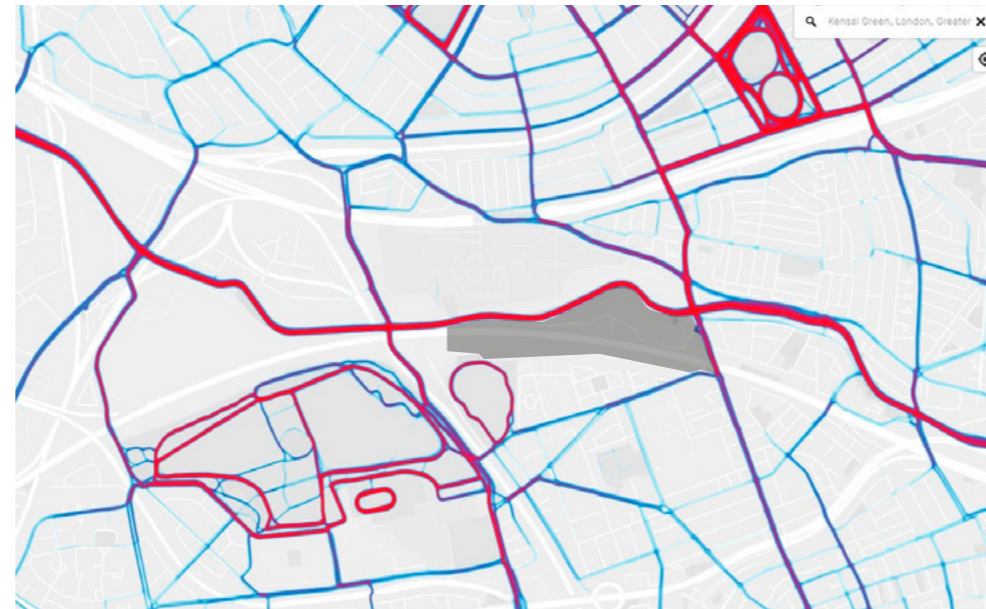


- A MEDIAN HOUSEHOLD INCOME 2012/2013
- B % OF LONG-TERM UNEMPLOYMENT (2011)
- C INDEX OF DEPRIVATION OF CHILDREN AND YOUNG PEOPLE (2015)
- D NUMBER OF CRIMES PER 1000 PEOPLE 2014/2015

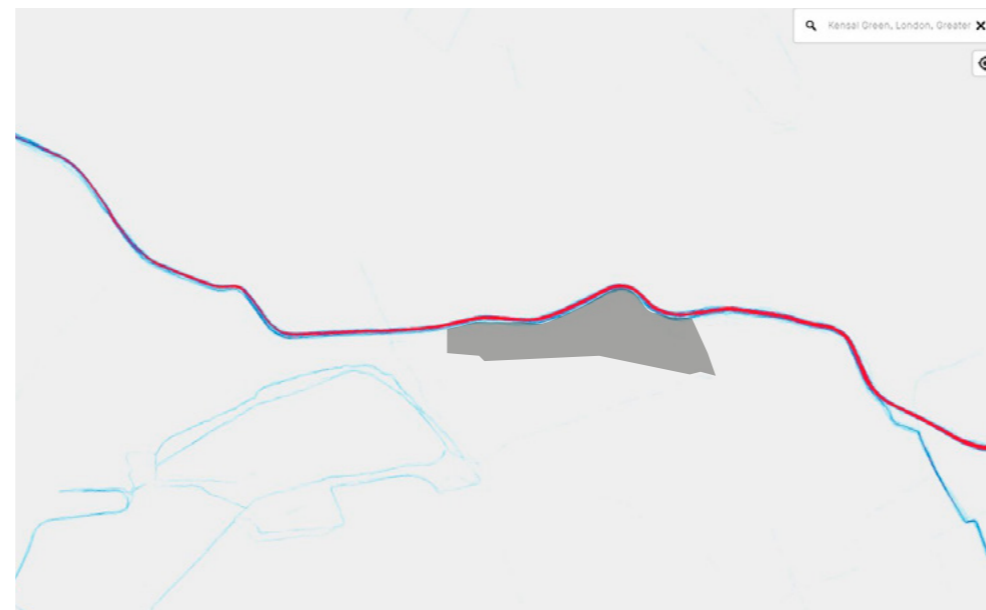
CYCLING



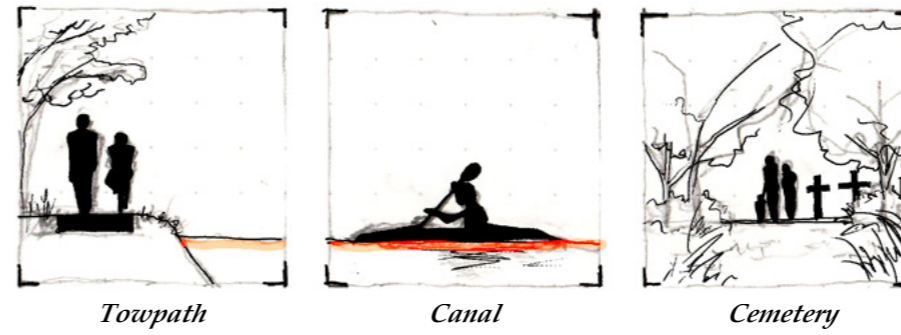
RUNNING



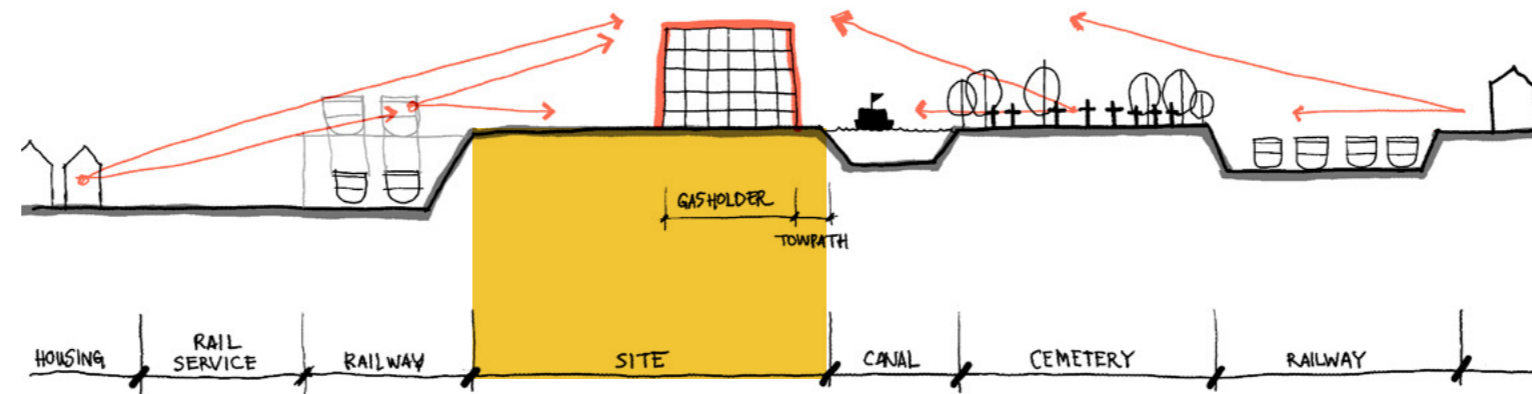
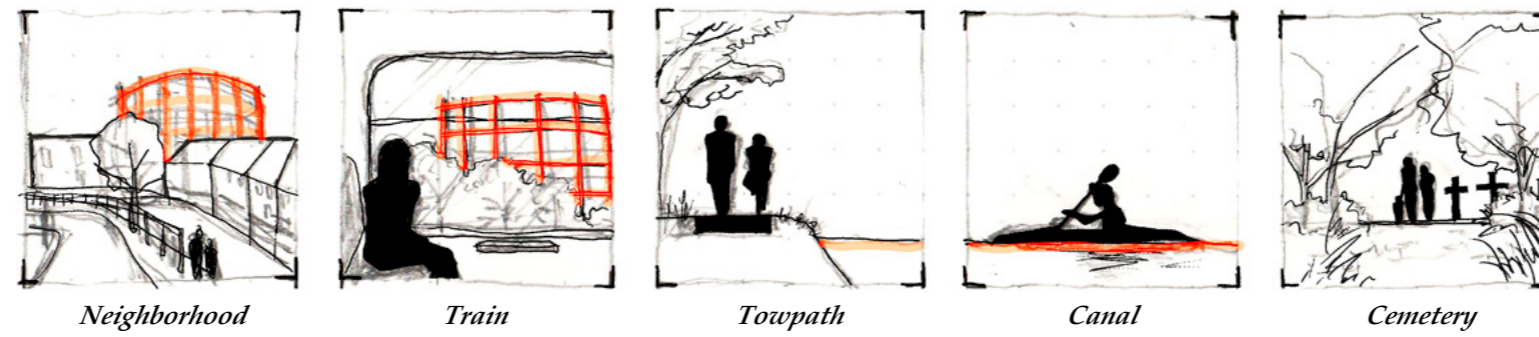
***WATER
ACTIVITITES***



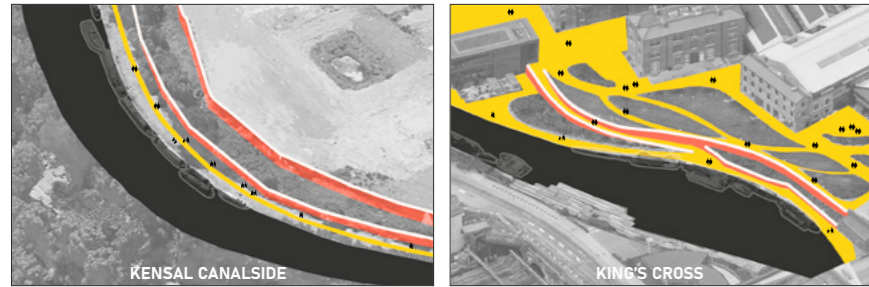
**WHERE DOES LEISURE
TOOK PLACE?**



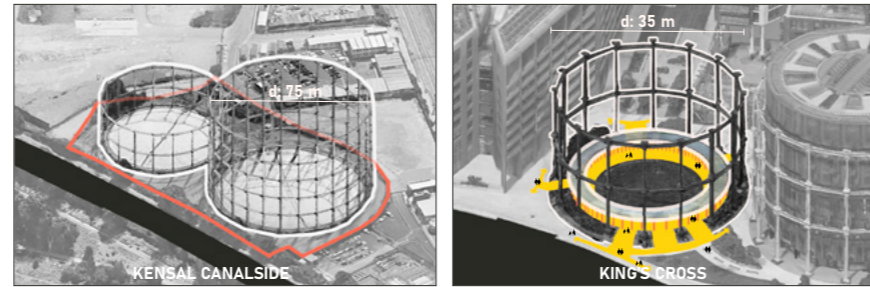
**WHERE DO PEOPLE
'NOTICE' LEISURE?**



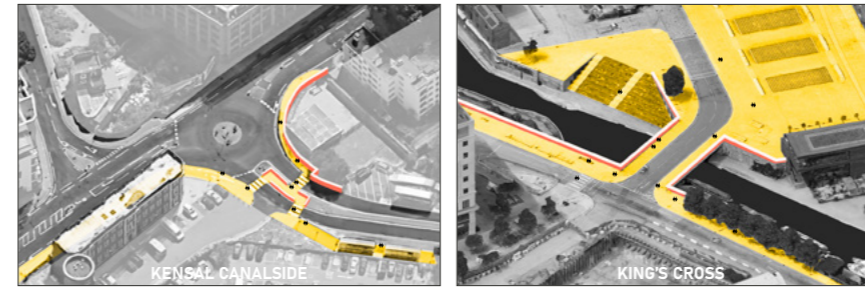
WATER & TOWPATH



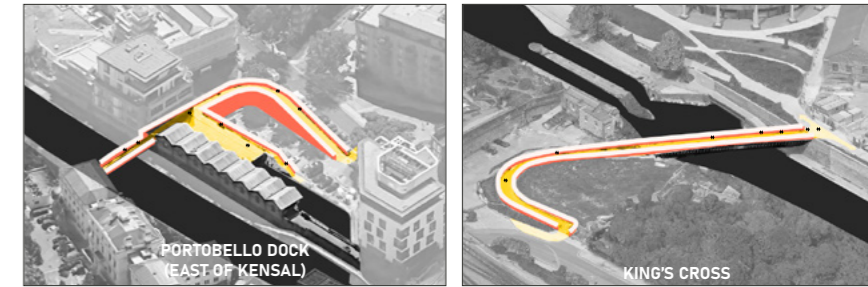
GASHOLDERS



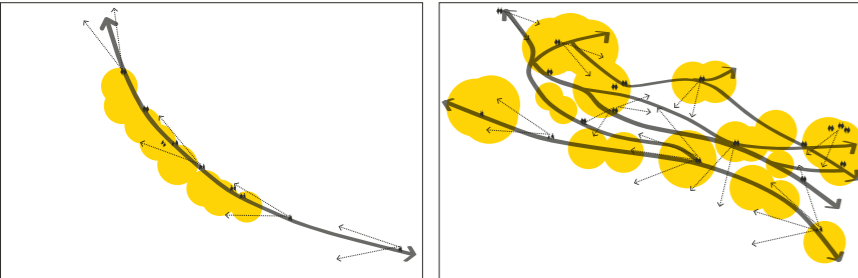
MAIN ACCESS



PEDESTRIAN BRIDGES



FLOW & ENCOUNTER



FLOW & ENCOUNTER

PROTECTION

PEDESTRIAN LANDSCAPE QUALITIES		
SAFETY AGAINST TRAFFIC & ACCIDENTS	SECURE AGAINST CRIME	AGAINST UNPLEASANT SENSORY EXPERIENCES

PEDESTRIAN LANDSCAPE QUALITIES		
SAFETY AGAINST TRAFFIC & ACCIDENTS	SECURE AGAINST CRIME	AGAINST UNPLEASANT SENSORY EXPERIENCES

PEDESTRIAN LANDSCAPE QUALITIES		
SAFETY AGAINST TRAFFIC & ACCIDENTS	SECURE AGAINST CRIME	AGAINST UNPLEASANT SENSORY EXPERIENCES

PEDESTRIAN LANDSCAPE QUALITIES		
SAFETY AGAINST TRAFFIC & ACCIDENTS	SECURE AGAINST CRIME	AGAINST UNPLEASANT SENSORY EXPERIENCES

PROTECTION

COMFORT

	WALKABLE	
	TO STAY / STAND	
	TO SIT	
	TO TALK & LISTEN	
	TO PLAY & EXERCISE	

	WALKABLE	
	TO STAY / STAND	
	TO SIT	
	TO TALK & LISTEN	
	TO PLAY & EXERCISE	

	WALKABLE	
	TO STAY / STAND	
	TO SIT	
	TO TALK & LISTEN	
	TO PLAY & EXERCISE	

	WALKABLE	
	TO STAY / STAND	
	TO SIT	
	TO TALK & LISTEN	
	TO PLAY & EXERCISE	

COMFORT

DELIGHT

	SCALE	
	ENJOY POSITIVE ASPECT OF CLIMATE	
	POSITIVE SENSORY EXPERIENCES	

	SCALE	
	ENJOY POSITIVE ASPECT OF CLIMATE	
	POSITIVE SENSORY EXPERIENCES	

	SCALE	
	ENJOY POSITIVE ASPECT OF CLIMATE	
	POSITIVE SENSORY EXPERIENCES	

	SCALE	
	ENJOY POSITIVE ASPECT OF CLIMATE	
	POSITIVE SENSORY EXPERIENCES	

DELIGHT

LEISURE

PROGRAMS		
	EXERCISE	
	SIGHTSEEING	
	THEATRE ON BOAT	
	EATING / DRINKING OUT	
	ENJOY OUTDOORS	
	BOATS ON WATER	

PROGRAMS		
	EXERCISE	
	ENJOYING OUTDOOR	

PROGRAMS		
	SIGHTSEEING	
	ENJOY OUTDOORS	
	EXERCISE	

PROGRAMS		
	EATING / DRINKING OUT	
	WATER ACTIVITIES	
	EXERCISE	
	SIGHTSEEING	
	SHOPPING TO RETAIL PARK	

LEISURE

OTHER

	DOCK FOR BOATS	
	OFFICE / TOUR AGENCY	
	CO-WORKING SPACE	
	ART INSTITUTE / UNIVERSITY	

	TEMPORAL EVENTS	
--	-----------------	--

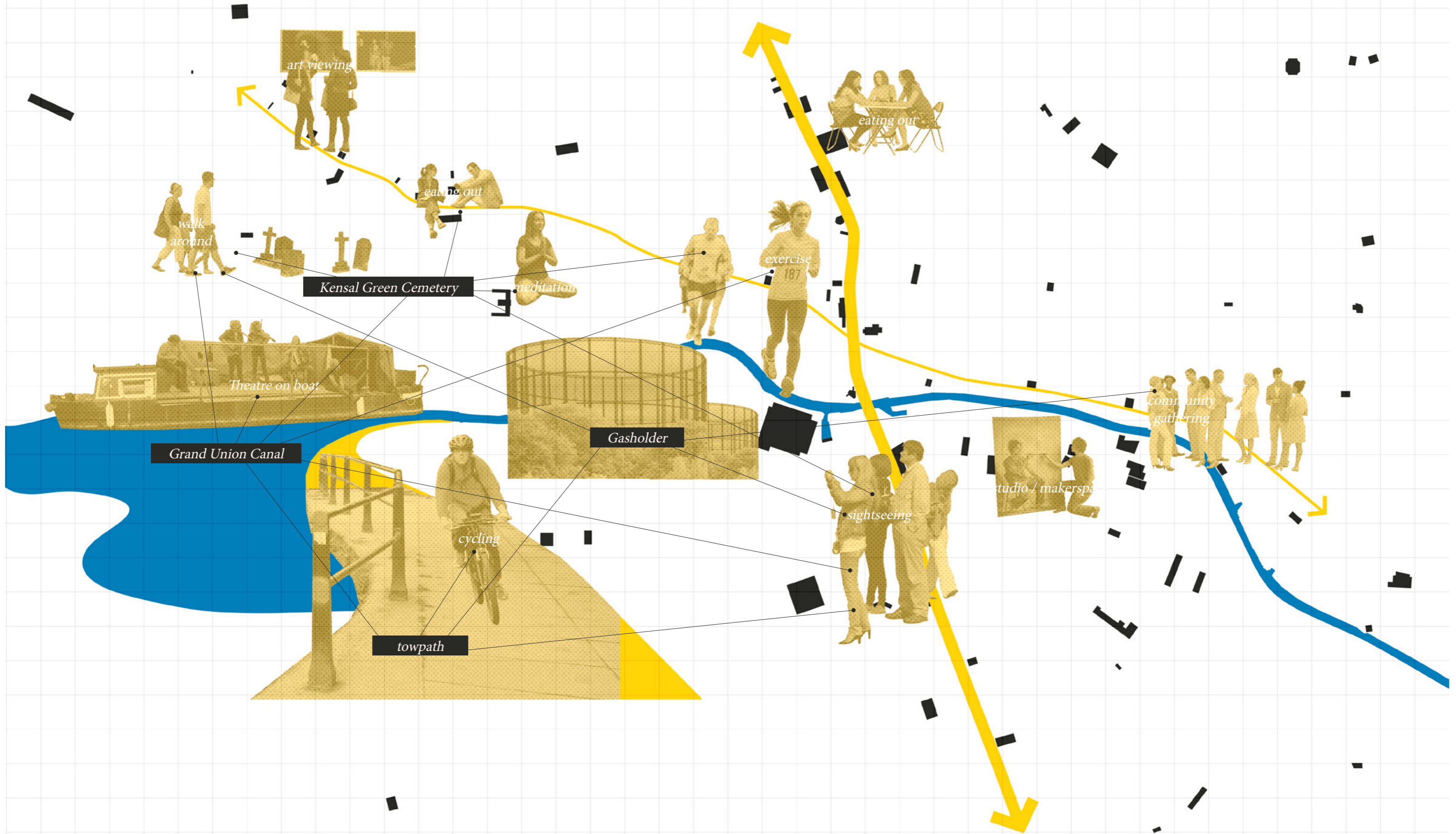
	BUS STOP	
	STATION	
	OFFICES	

	CO-WORKING SPACE	
	PARKING SPACE	
	DOCK FOR BOATS	
	CANAL LOCK KEEPERS	

OTHER



INFORMAL USES ON THE WATER AND CANALSIDE



GOALS

THE NEW URBAN CORRIDOR

HYBRID ENCOUNTERS

INTERVENTION STRATEGY

#FLOW

#RELICS

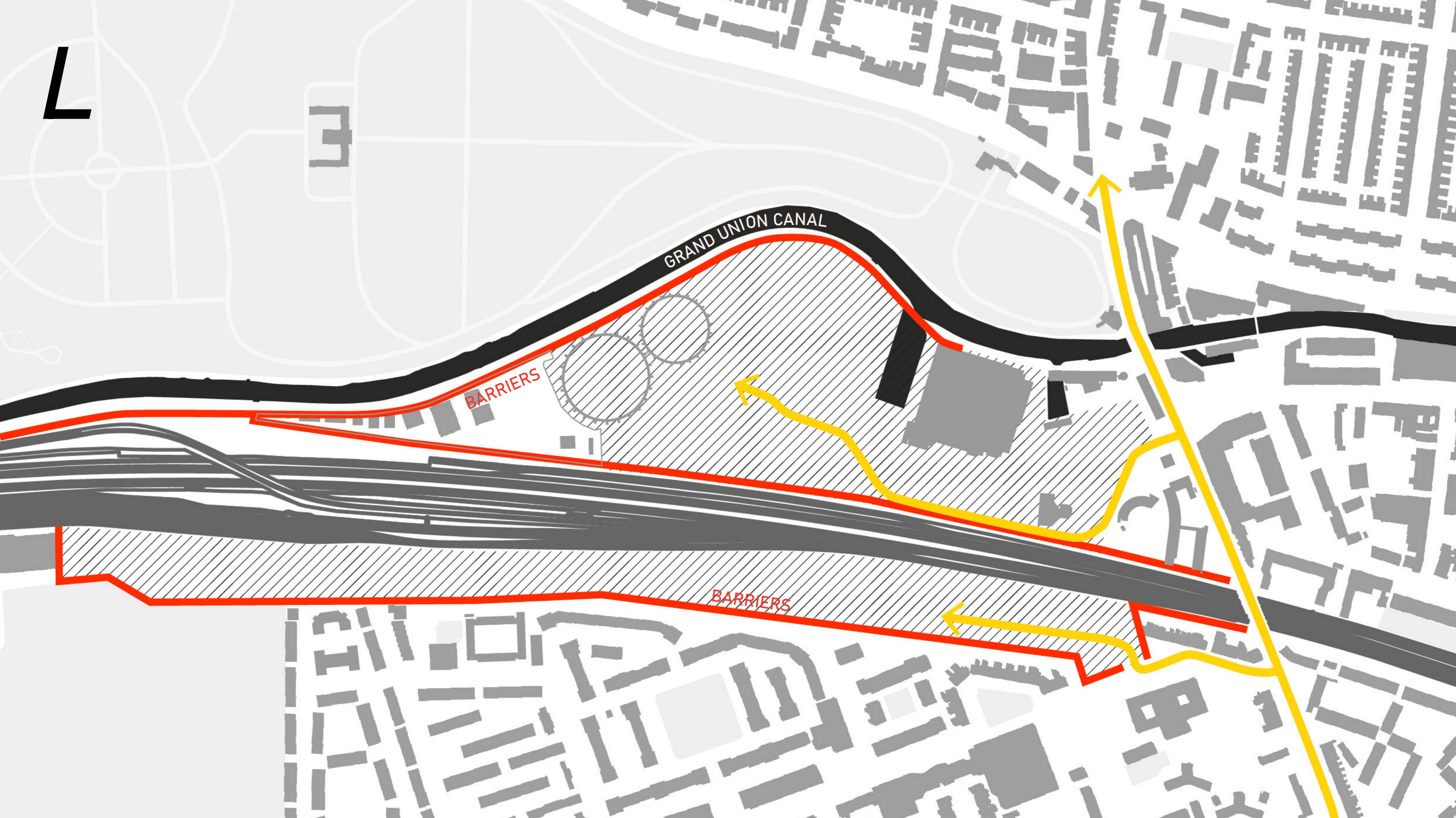
#VAGUENESS

S • *INTIMATE CORRIDORS* — *REFLECTIVE NOSTALGIA* — *DETAILS* •

M • *VISUAL CONNECTION* — *FUNCTION* — *USAGE ADAPTABILITY* •

L • *CANAL AS MAIN URBAN CORRIDOR* — *RECONNECT TO URBAN NETWORK* — *HYBRID ENCOUNTERS* •

L



GRAND UNION CANAL

BARRIERS

BARRIERS

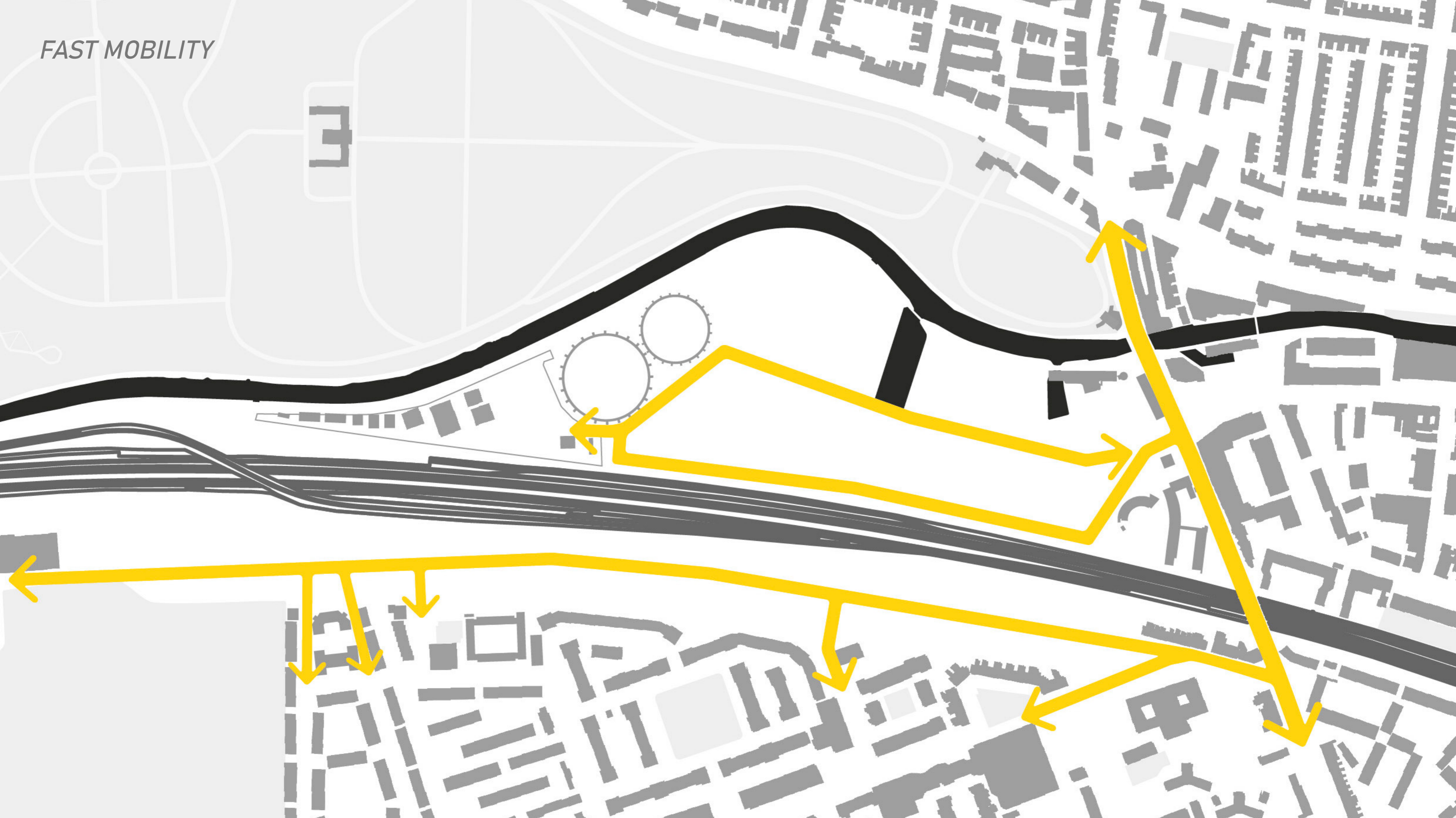
NEW MAIN URBAN CORRIDOR



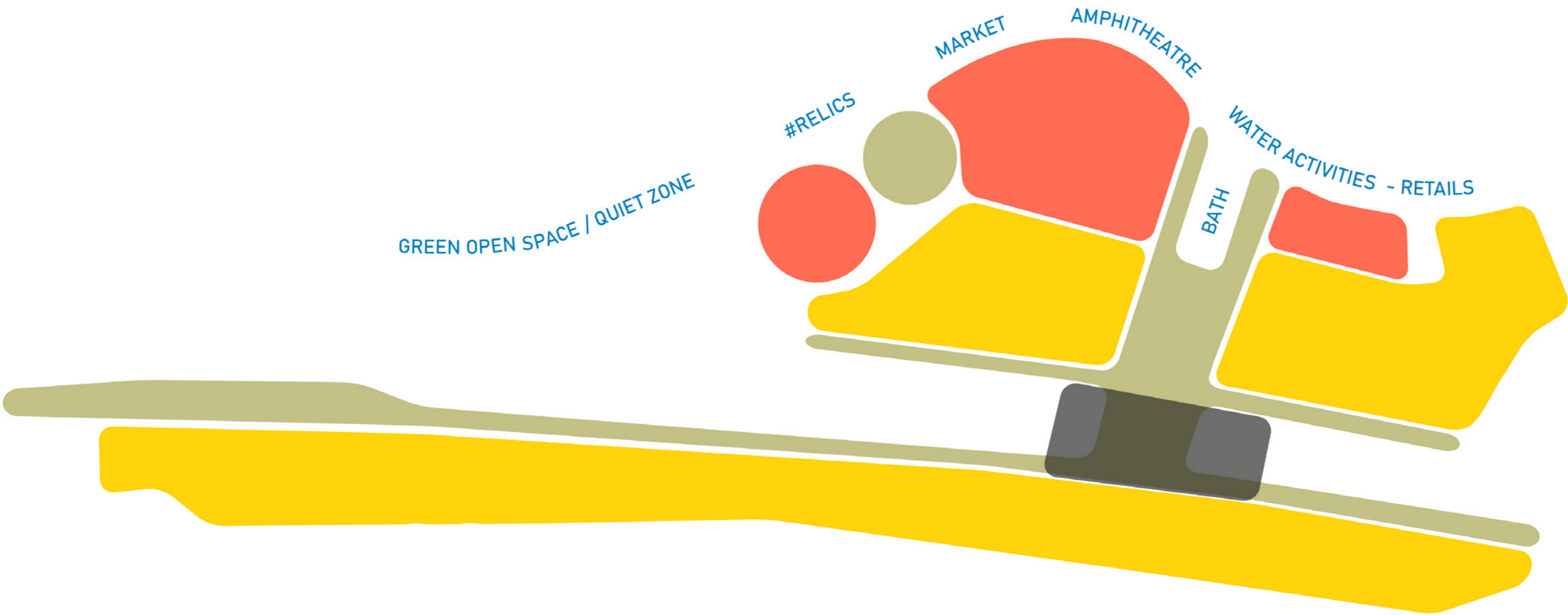
FUTURE POTENTIAL



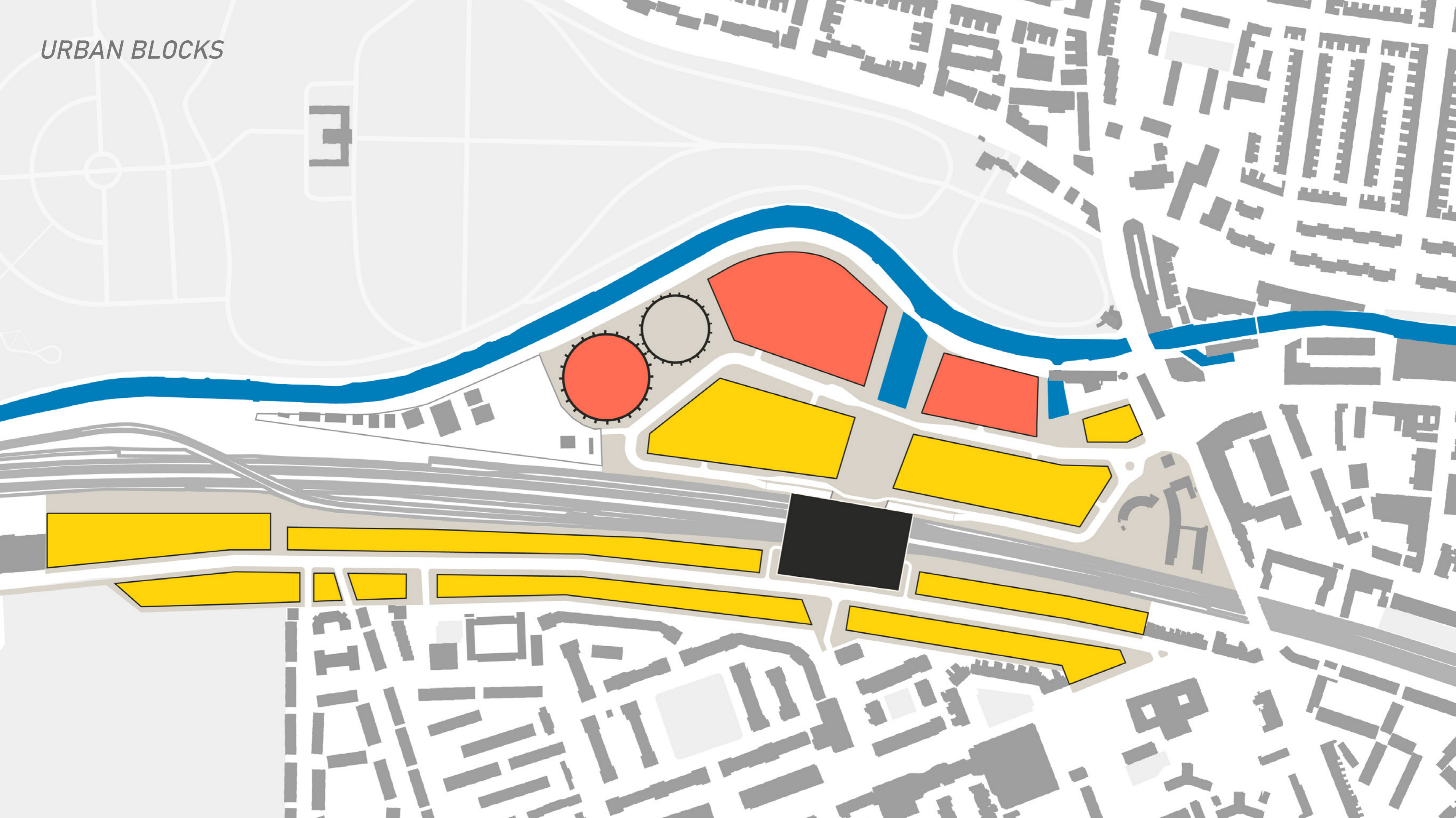
FAST MOBILITY



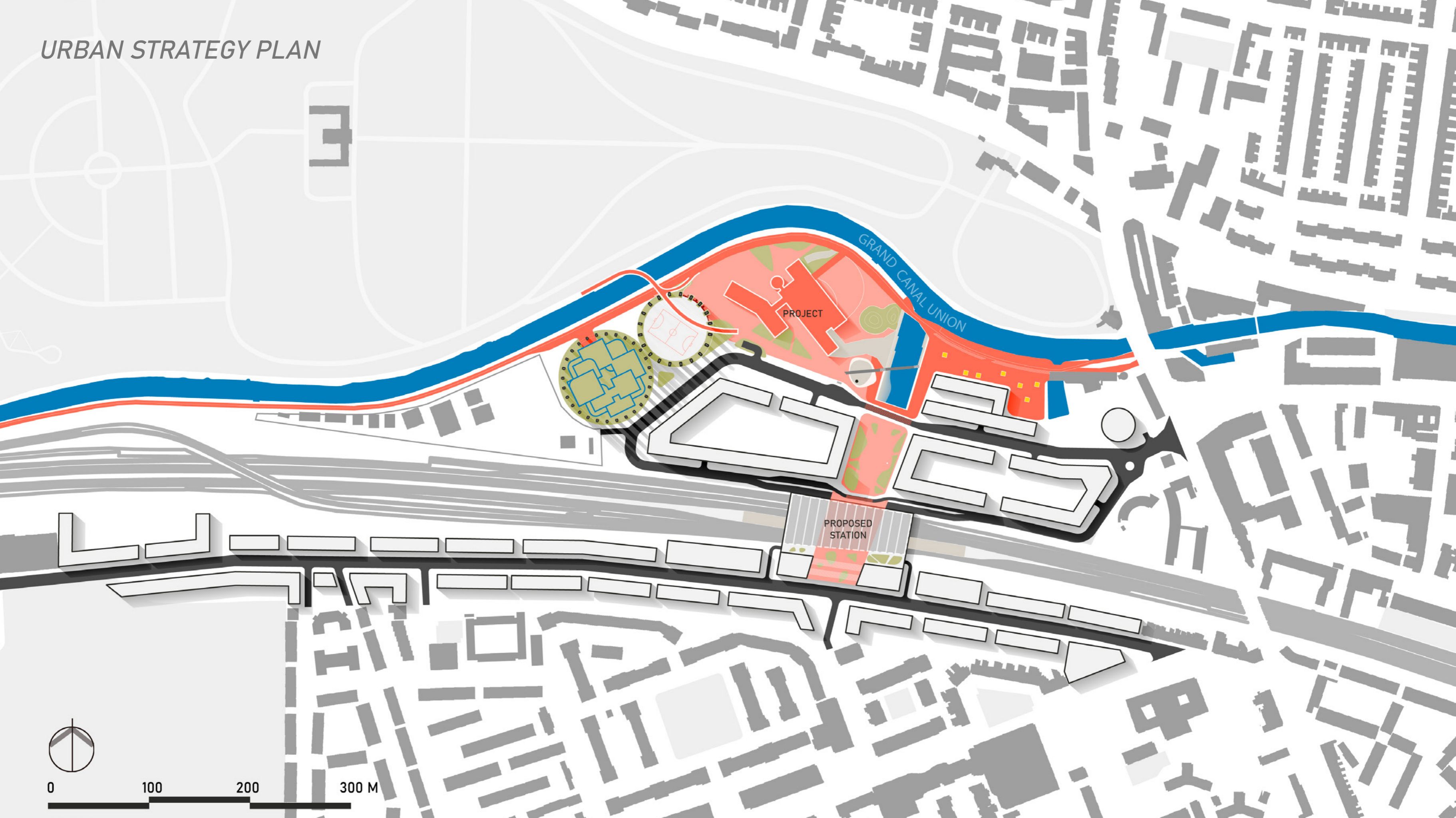
ZONING



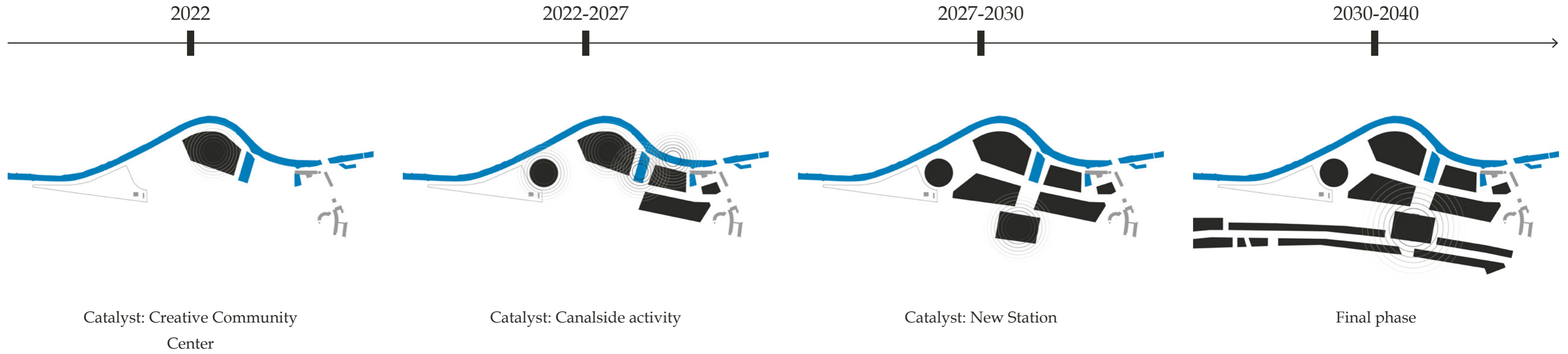
URBAN BLOCKS

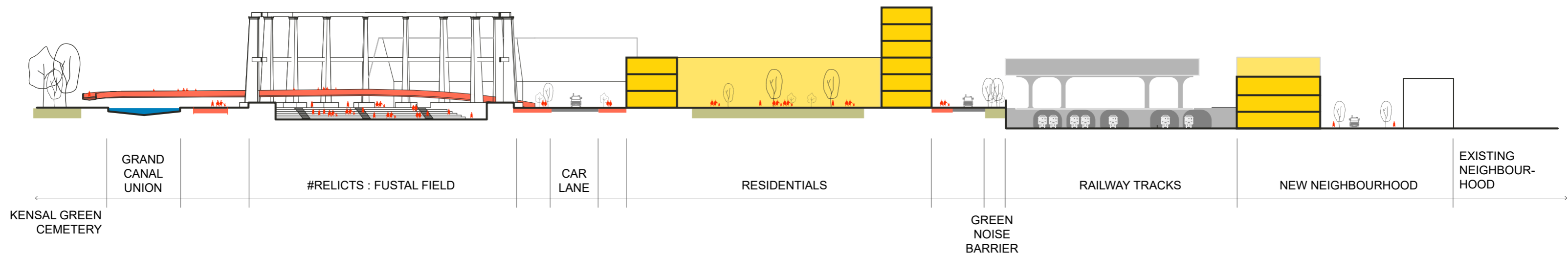
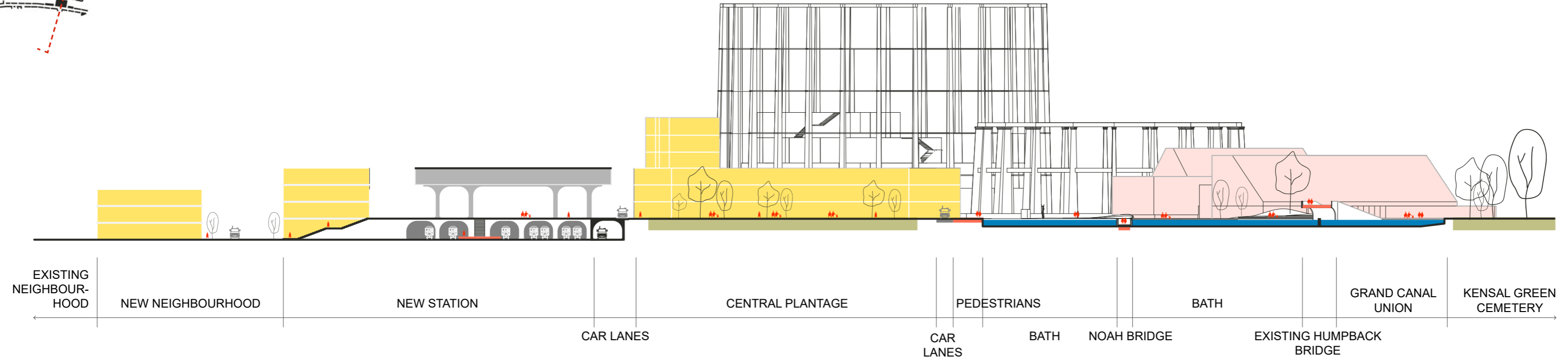


URBAN STRATEGY PLAN



PHASING







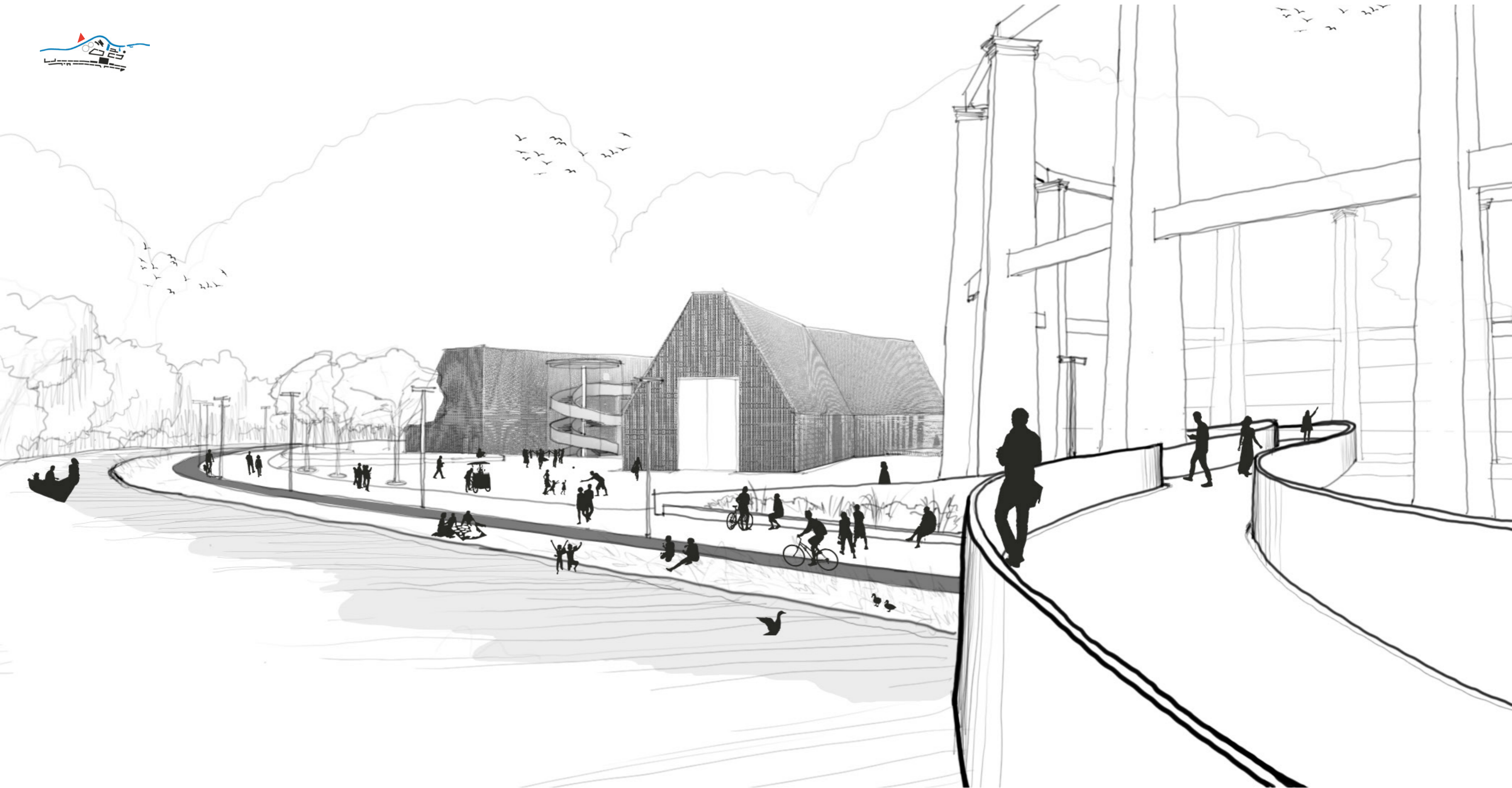
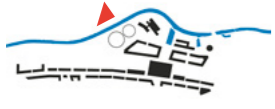
L

CANAL AS MAIN
URBAN CORRIDOR

RECONNECT TO
URBAN NETWORK

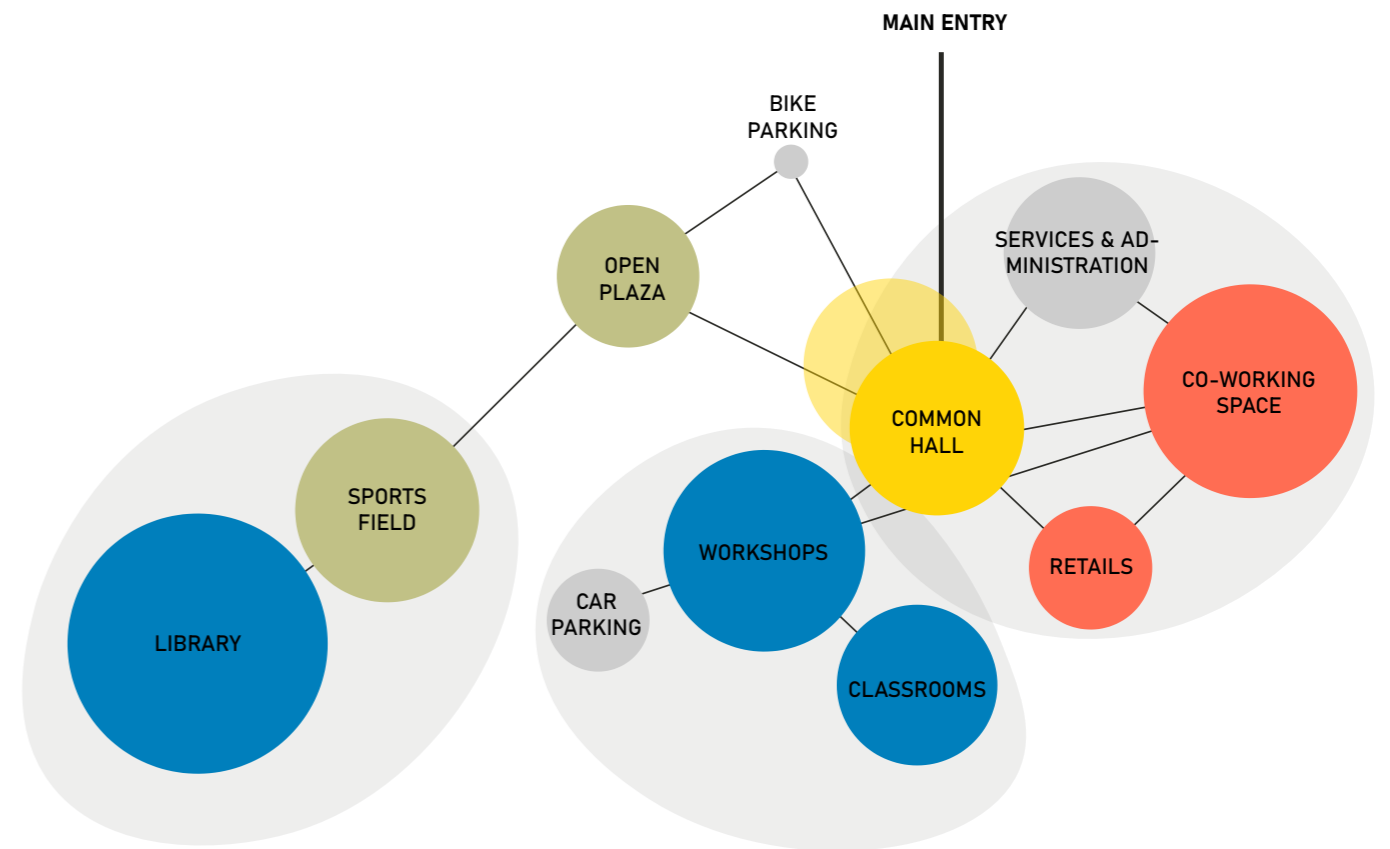
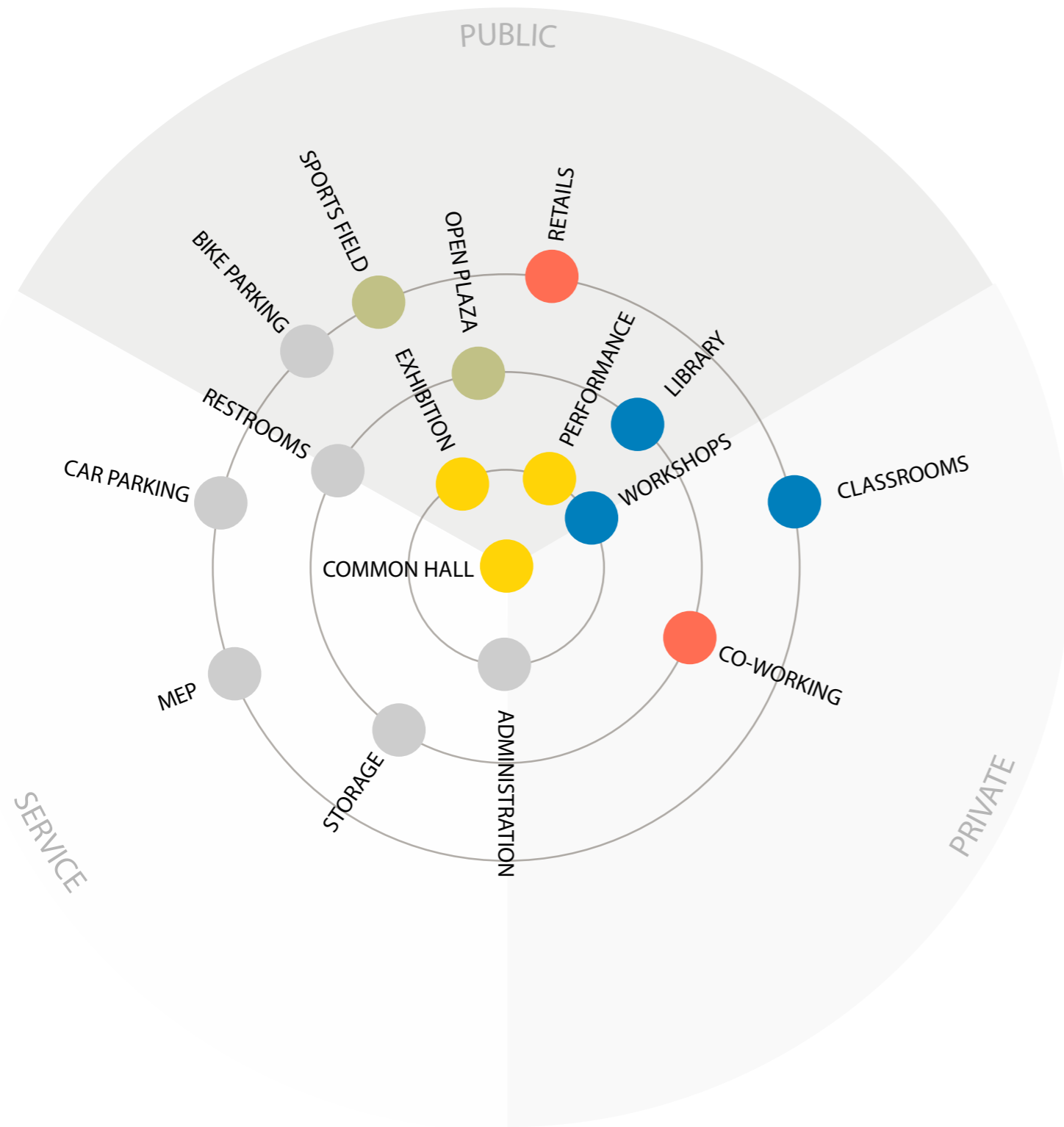
HYBRID ENCOUNTERS

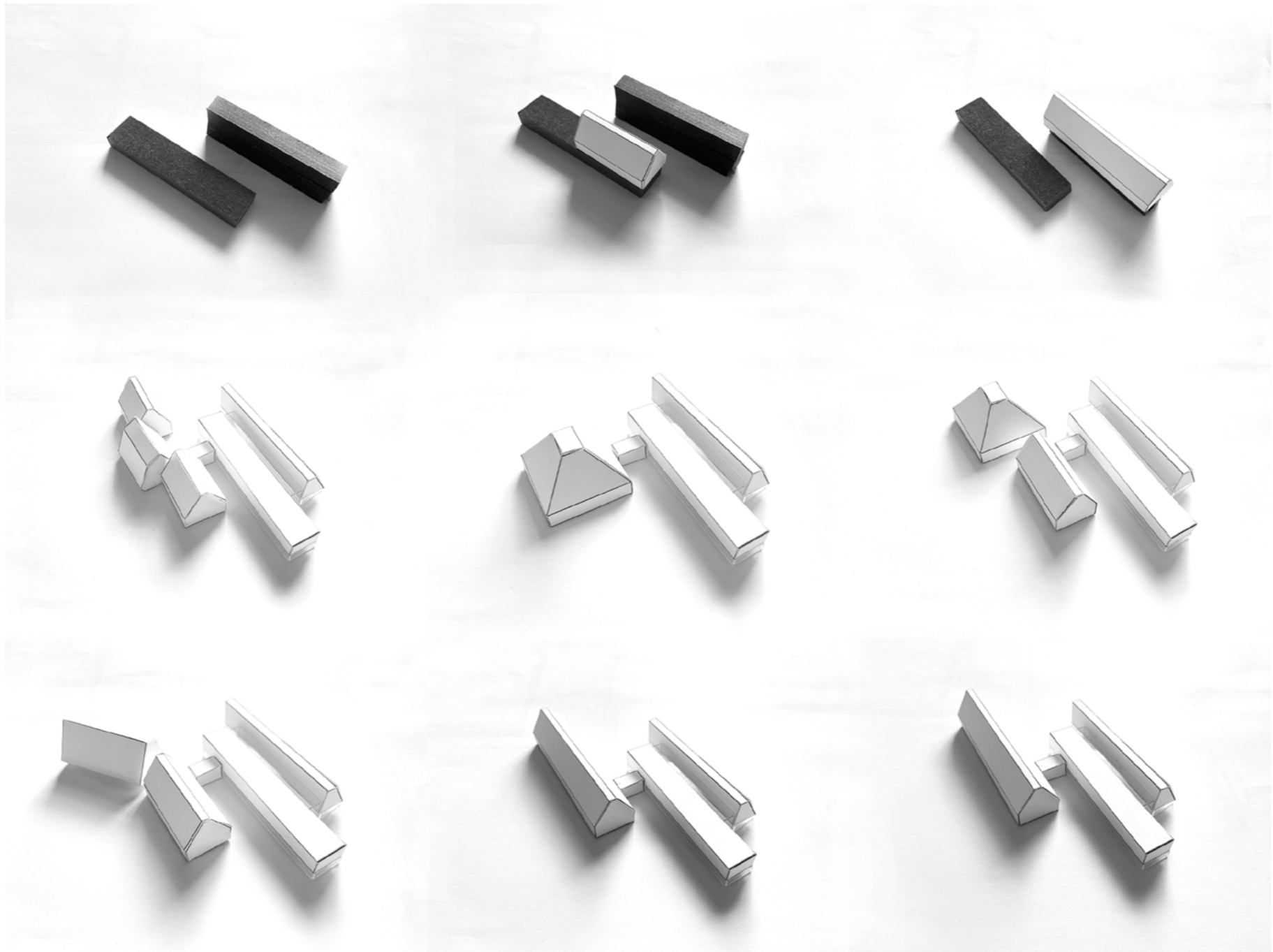


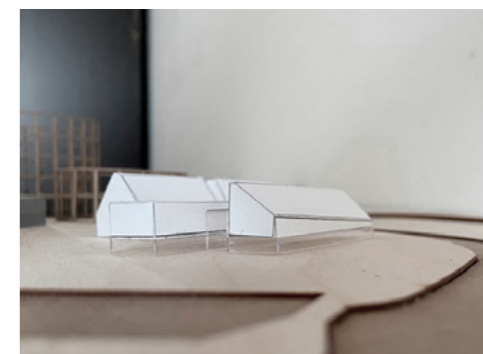
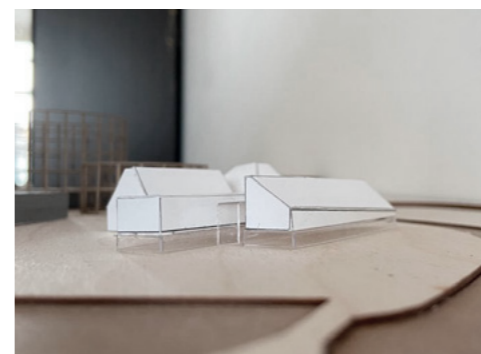
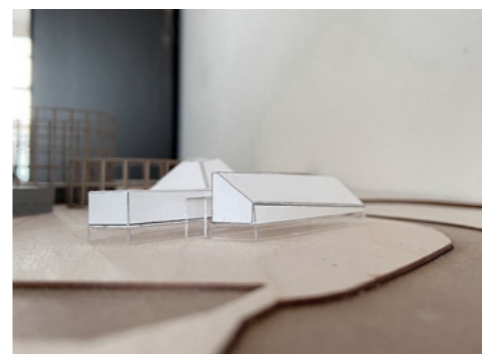
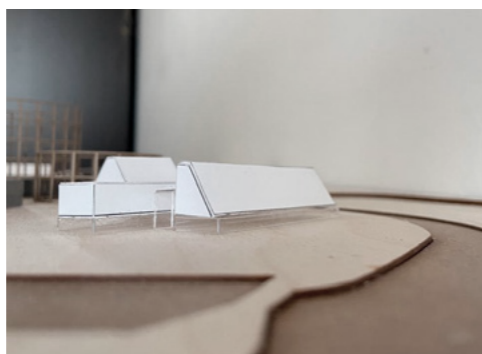
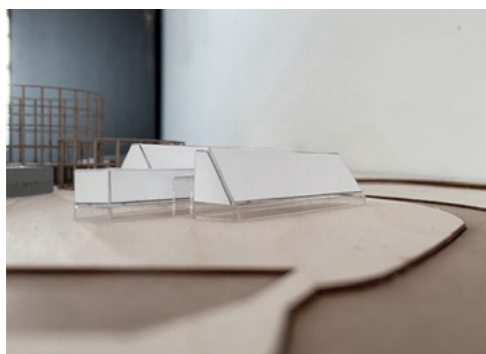
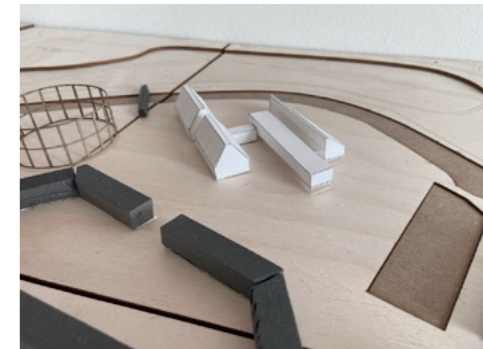
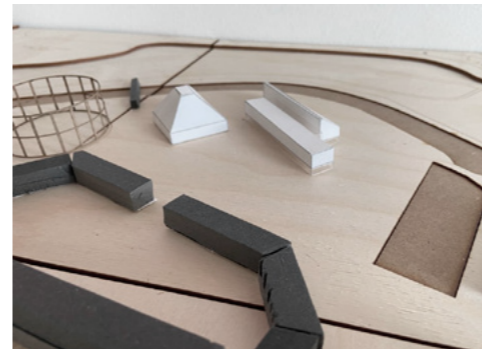
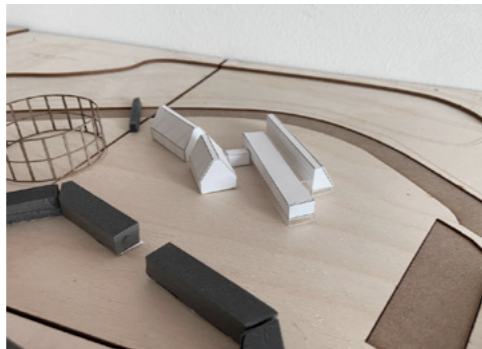
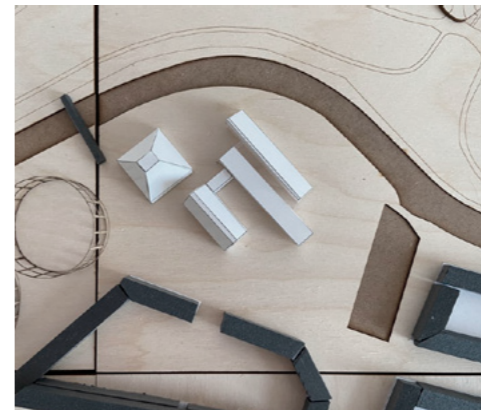
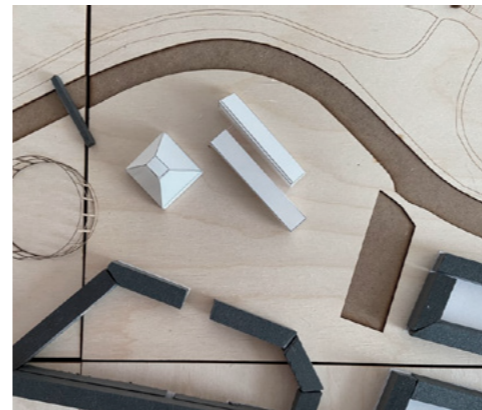


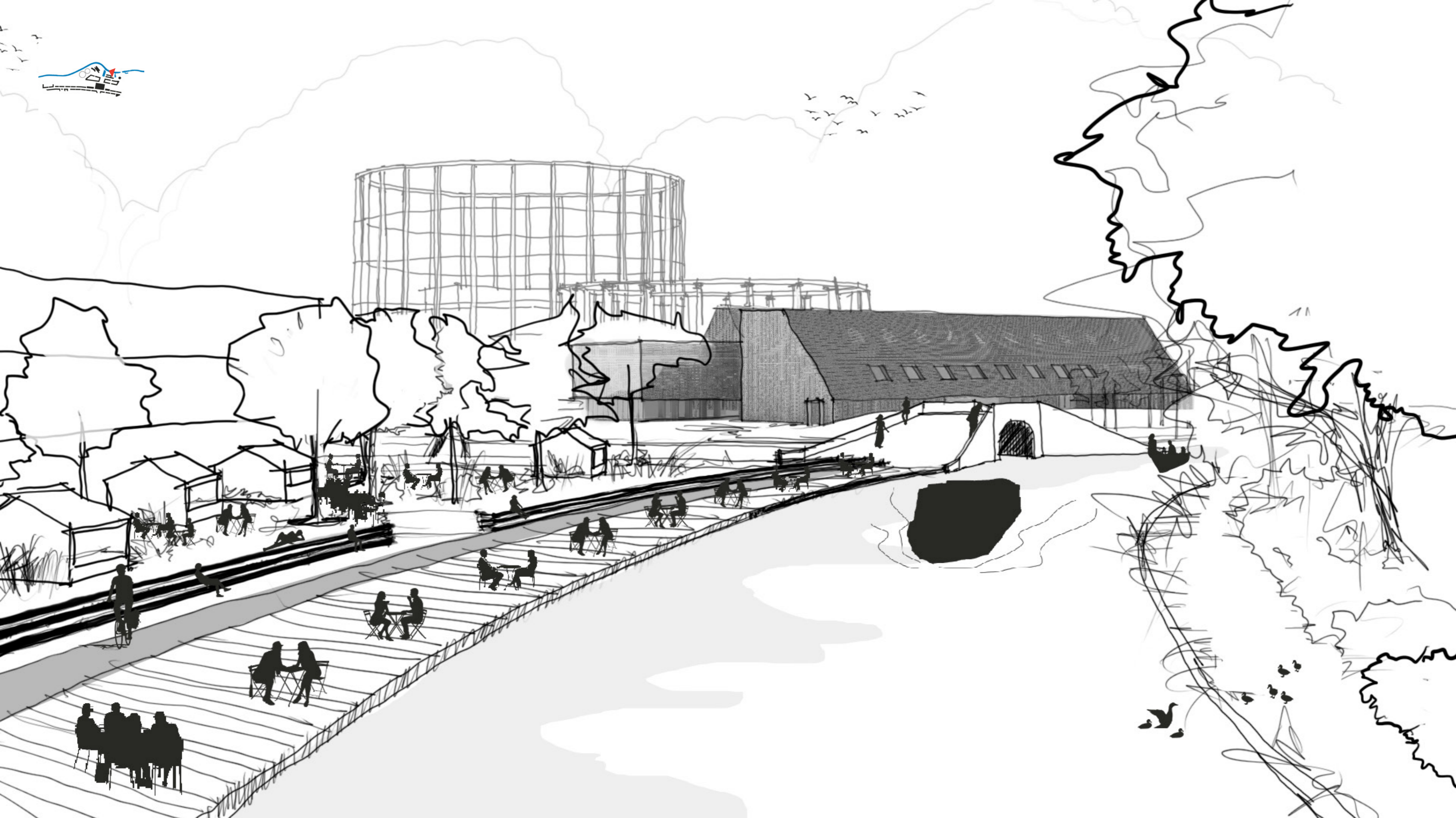
M

CREATIVE COMMUNITY CENTER



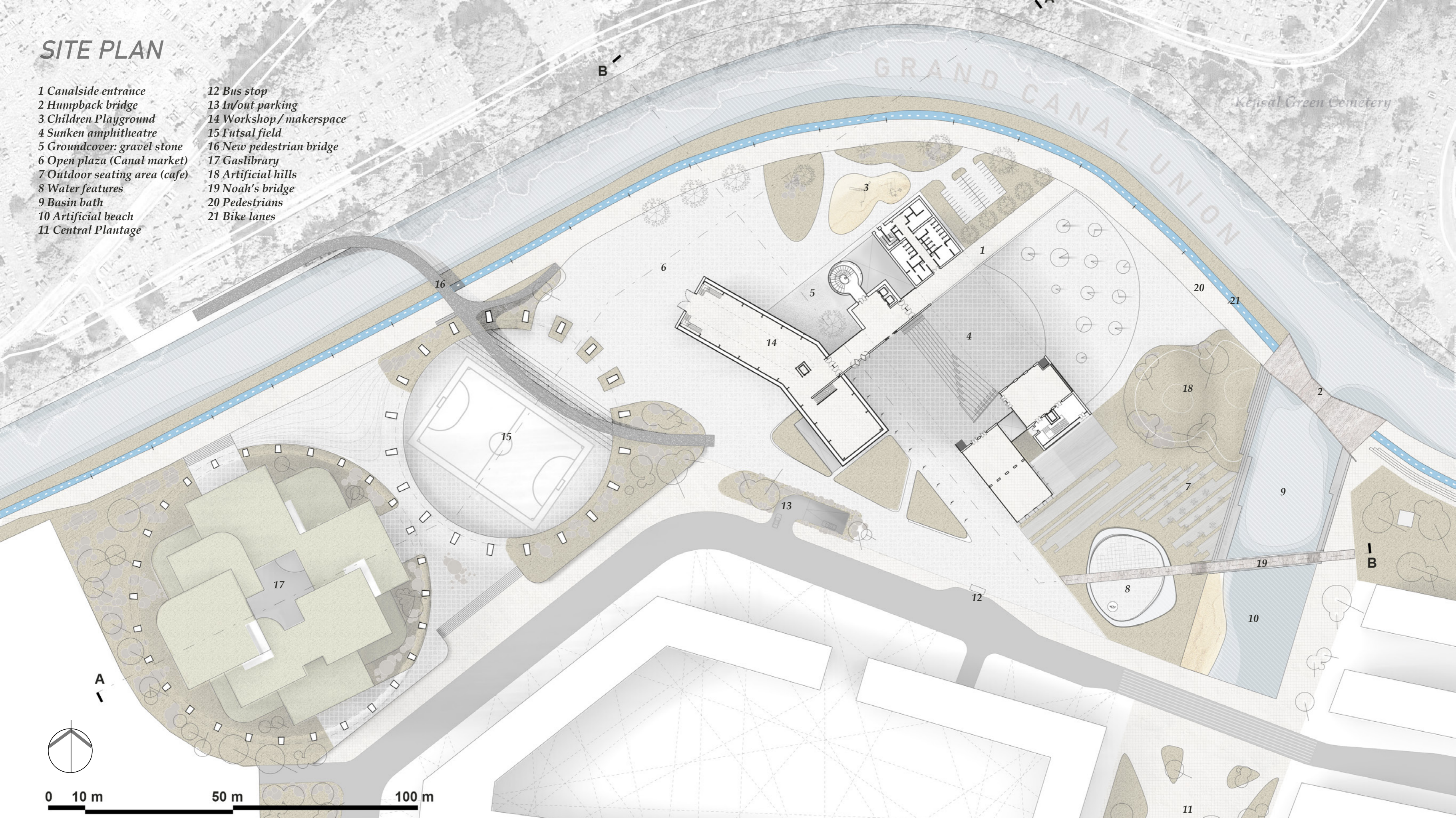






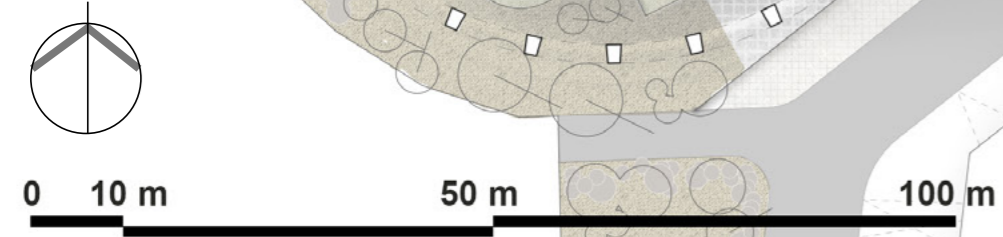
SITE PLAN

- 1 Canalside entrance
- 2 Humpback bridge
- 3 Children Playground
- 4 Sunken amphitheatre
- 5 Groundcover: gravel stone
- 6 Open plaza (Canal market)
- 7 Outdoor seating area (cafe)
- 8 Water features
- 9 Basin bath
- 10 Artificial beach
- 11 Central Plantage
- 12 Bus stop
- 13 In/out parking
- 14 Workshop/ makerspace
- 15 Futsal field
- 16 New pedestrian bridge
- 17 Gaslibrary
- 18 Artificial hills
- 19 Noah's bridge
- 20 Pedestrians
- 21 Bike lanes



Kensal Green Cemetery

GRAND CANAL UNION



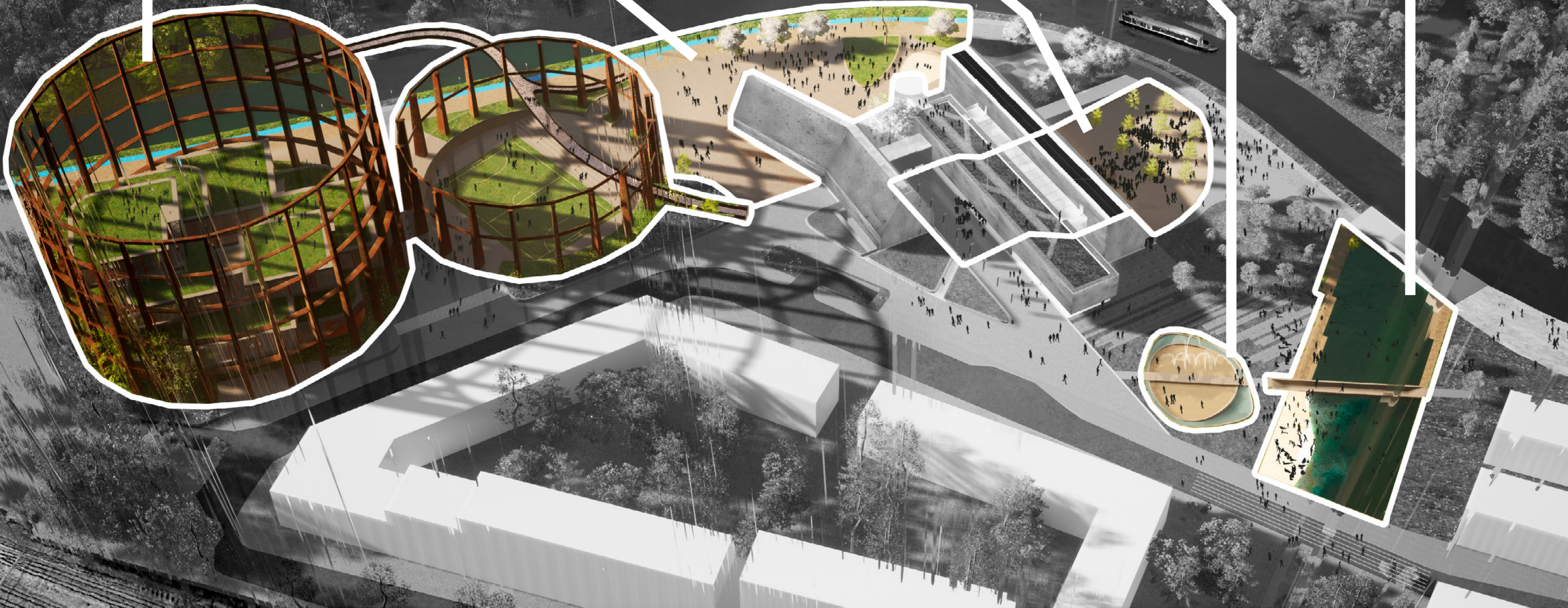
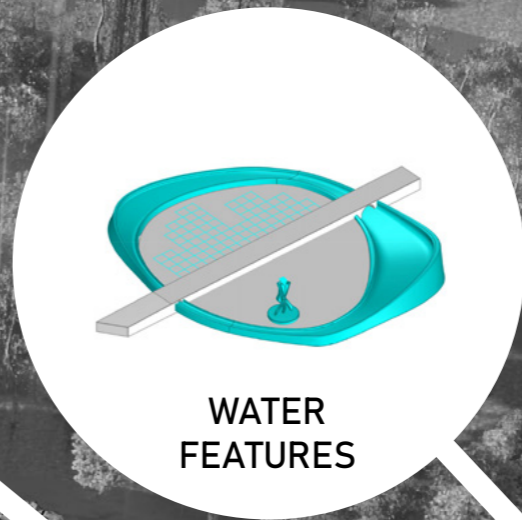
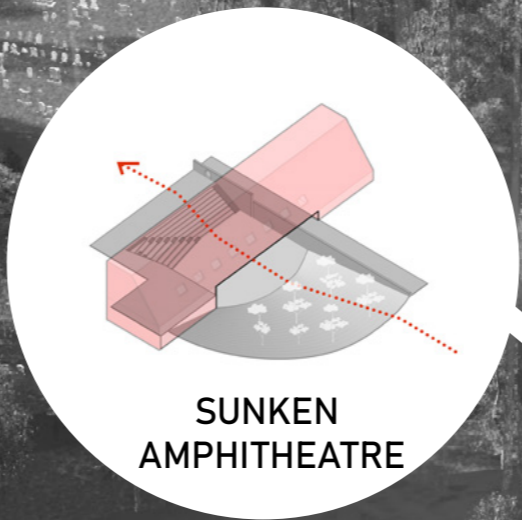
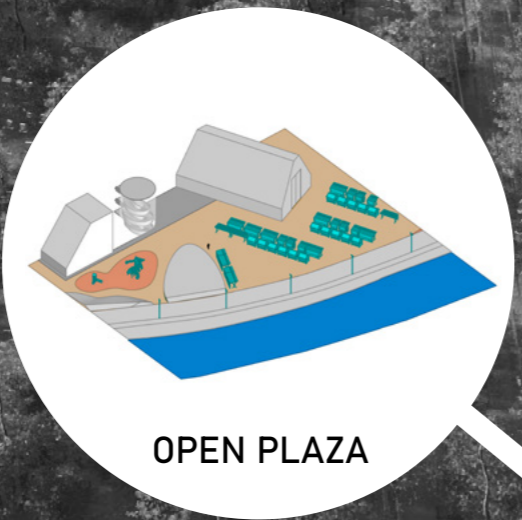
A

B

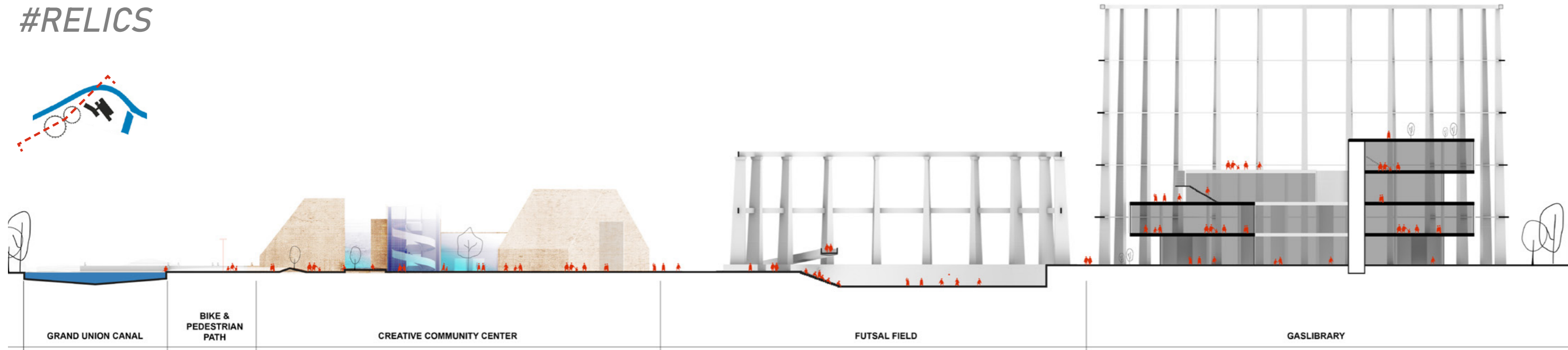
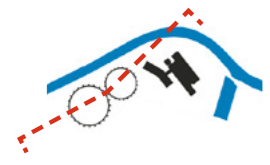
B

11

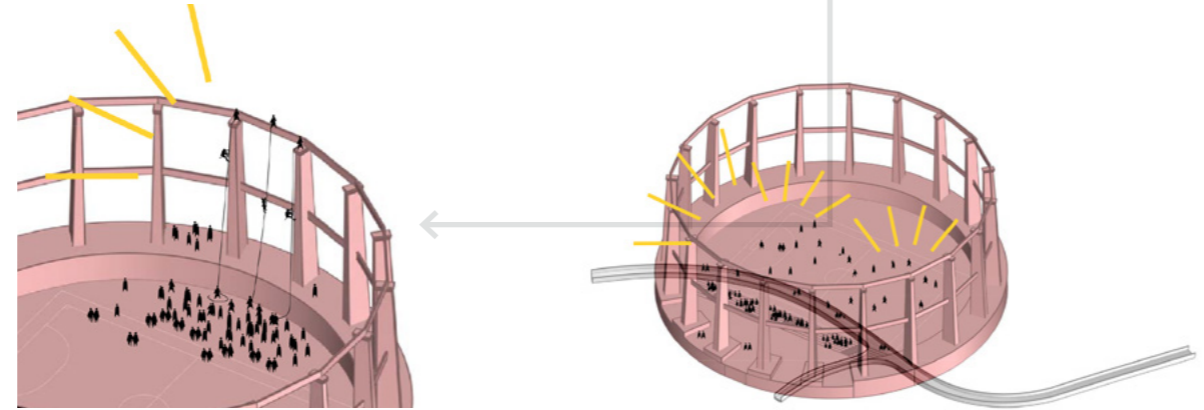




#RELICS

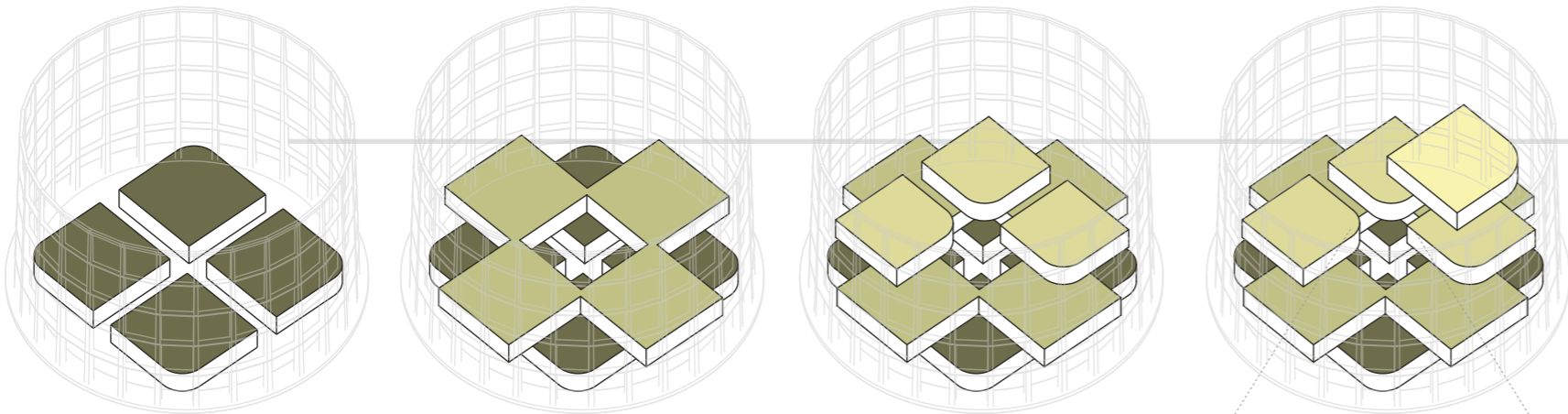


0 10 m 50 m 100 m

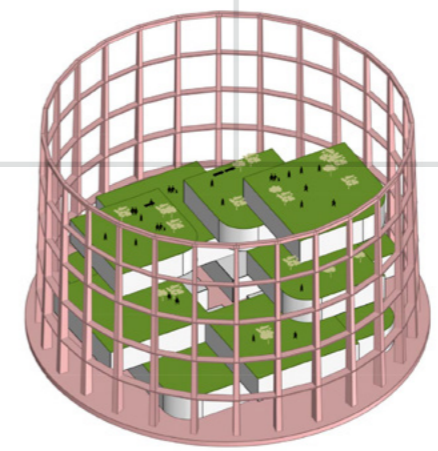


WILD WALL CLIMBING

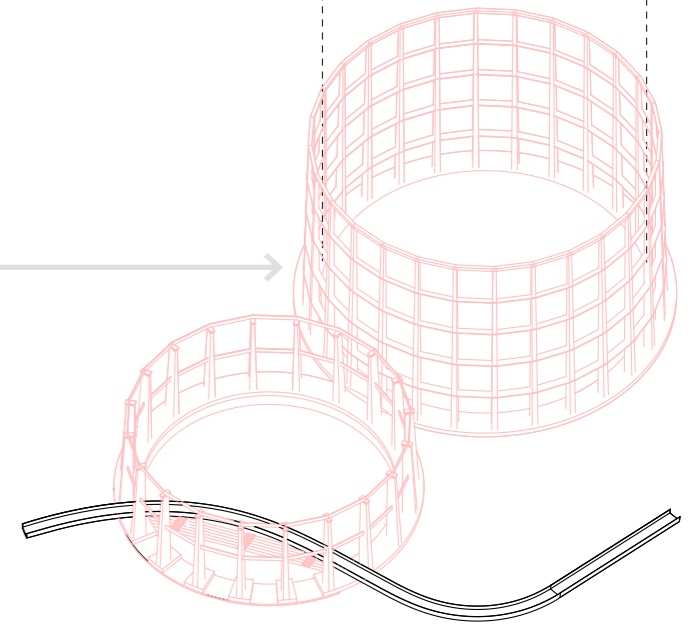
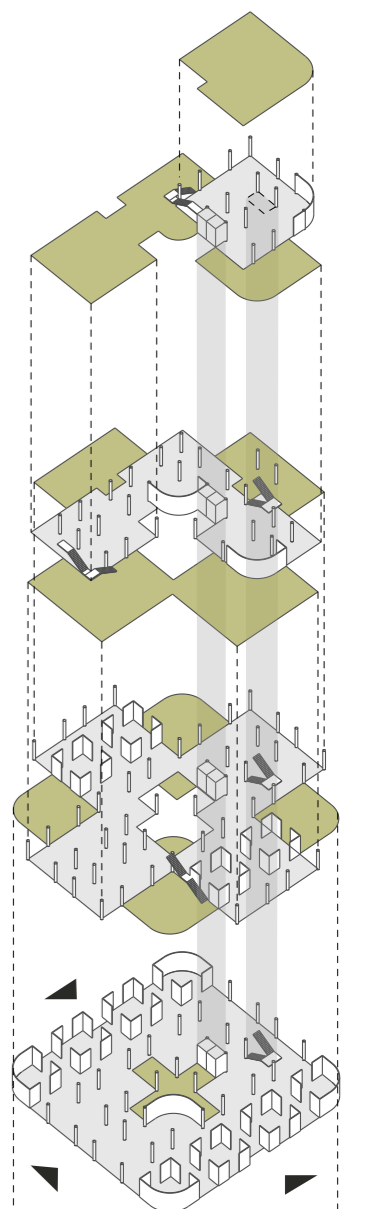
FUTSAL MATCH



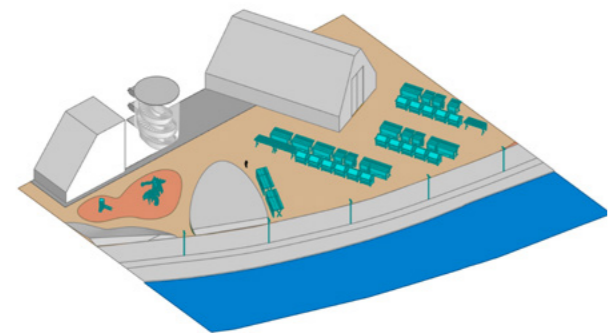
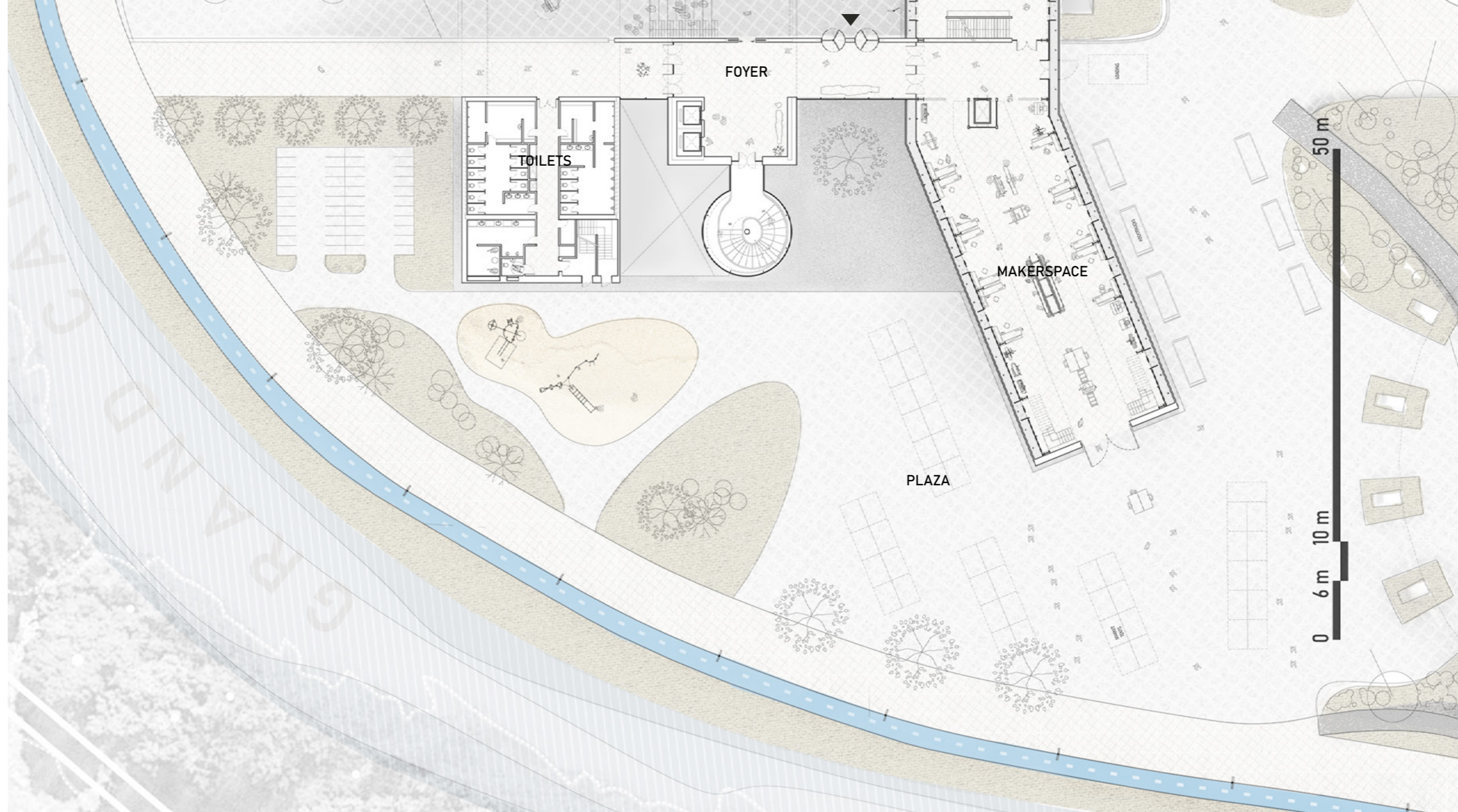
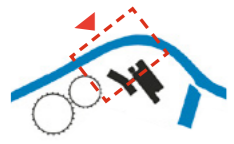
VIEW TO CANAL



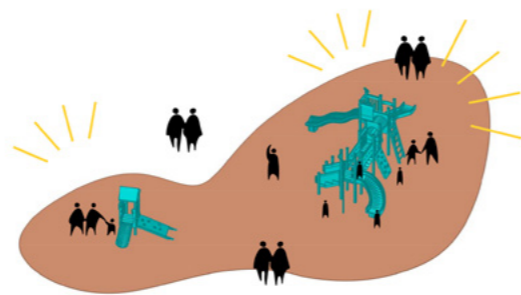
GASLIBRARY



OPEN PLAZA



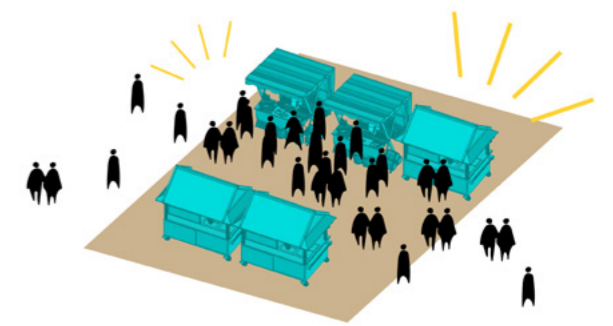
OPEN PLAZA



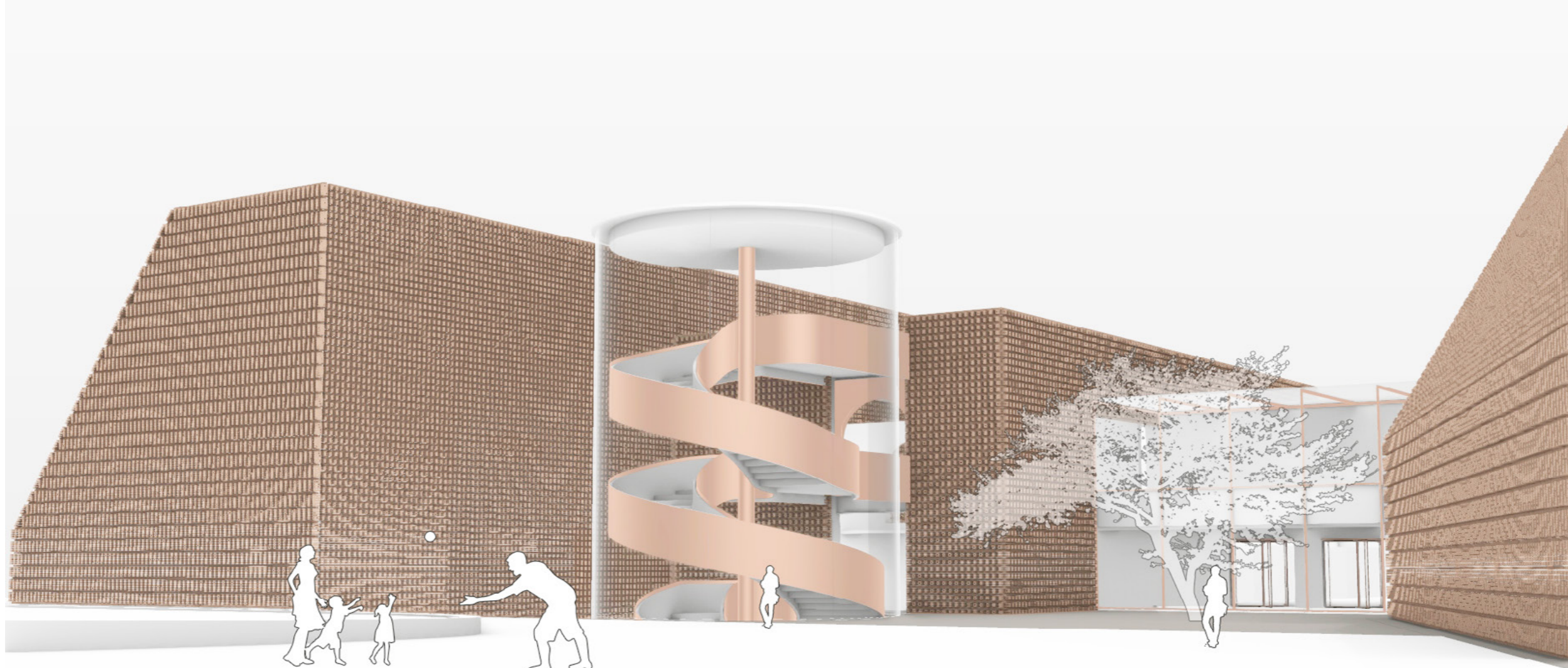
CHILDREN
PLAYGROUND



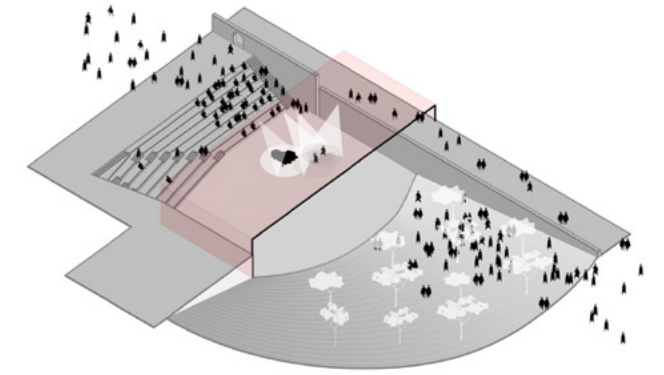
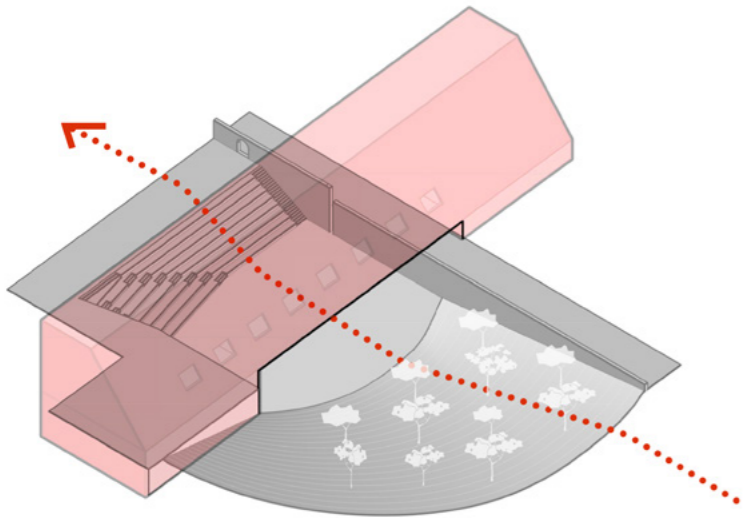
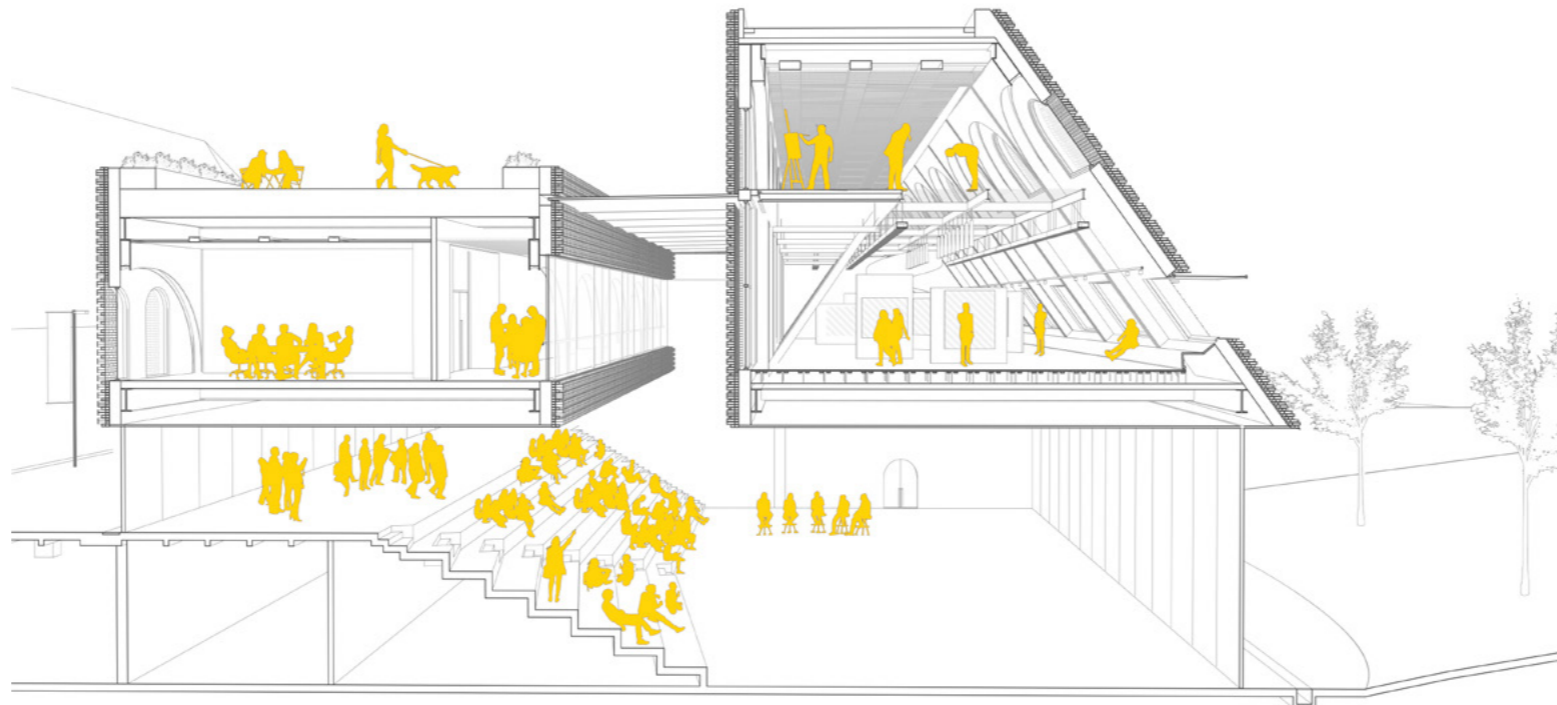
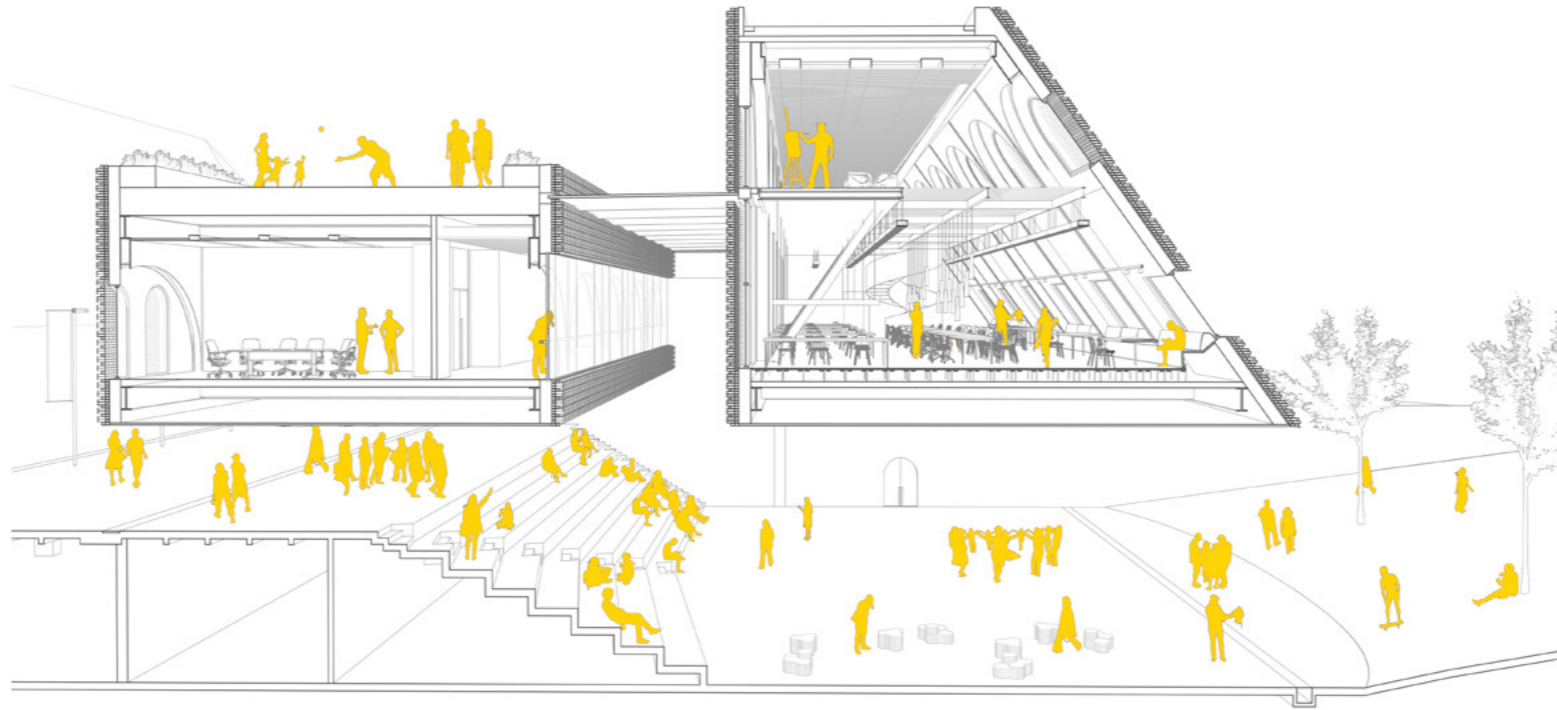
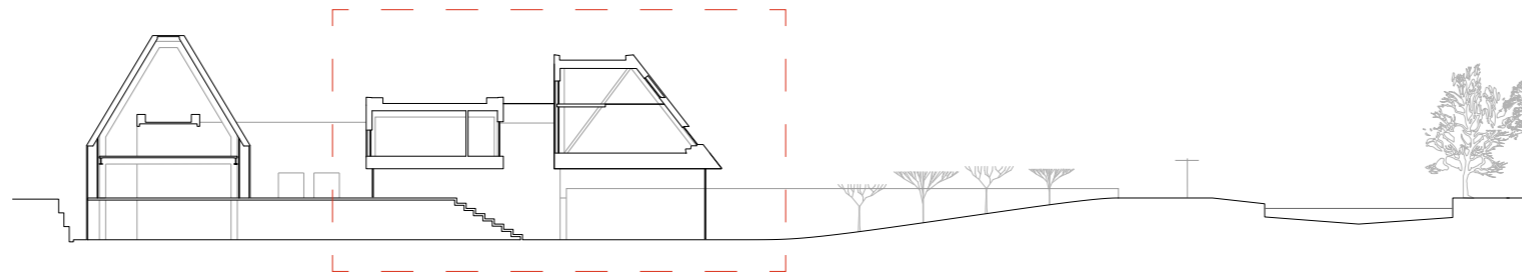
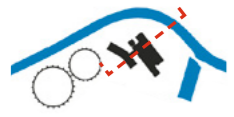
URBAN SCULPTURE



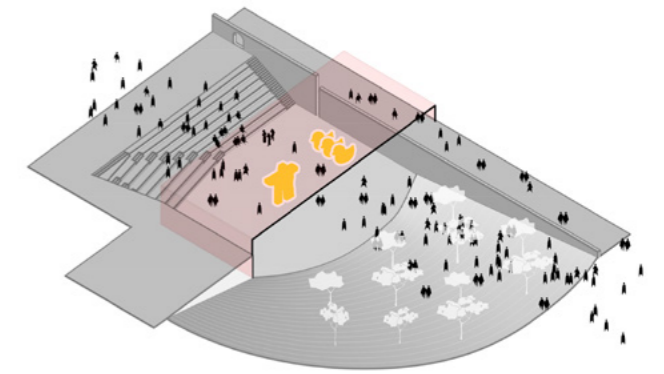
CANALSIDE MARKET



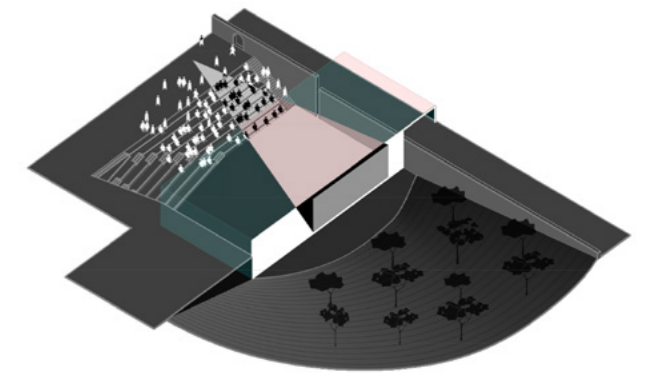
SUNKEN AMPHITHEATRE



IMPROMPTU PERFORMANCES

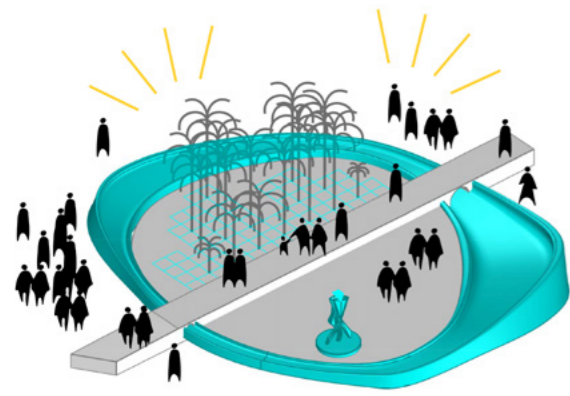


EXHIBITION

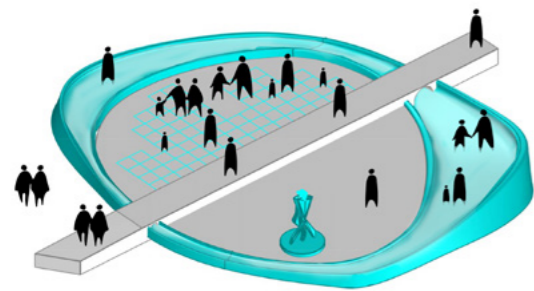


MOVIE NIGHT

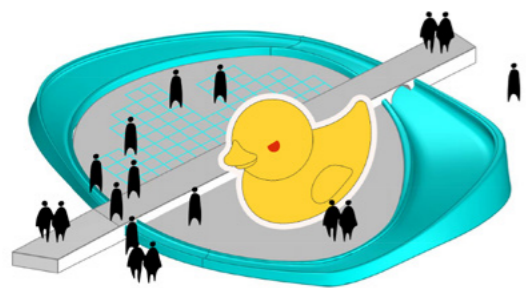
WATER FEATURES & BASIN BATH



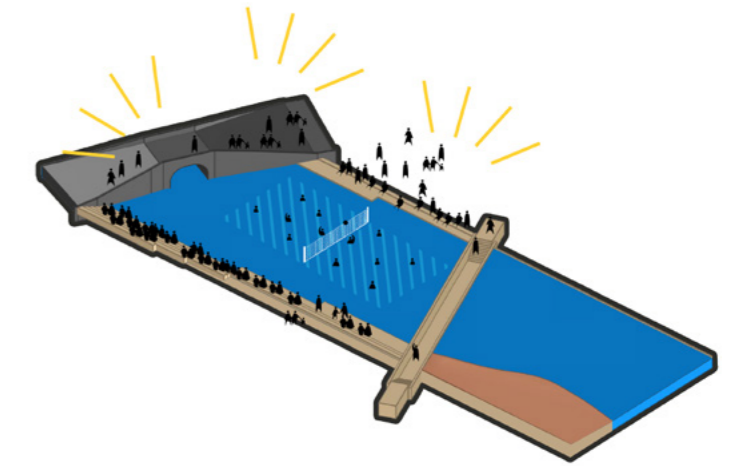
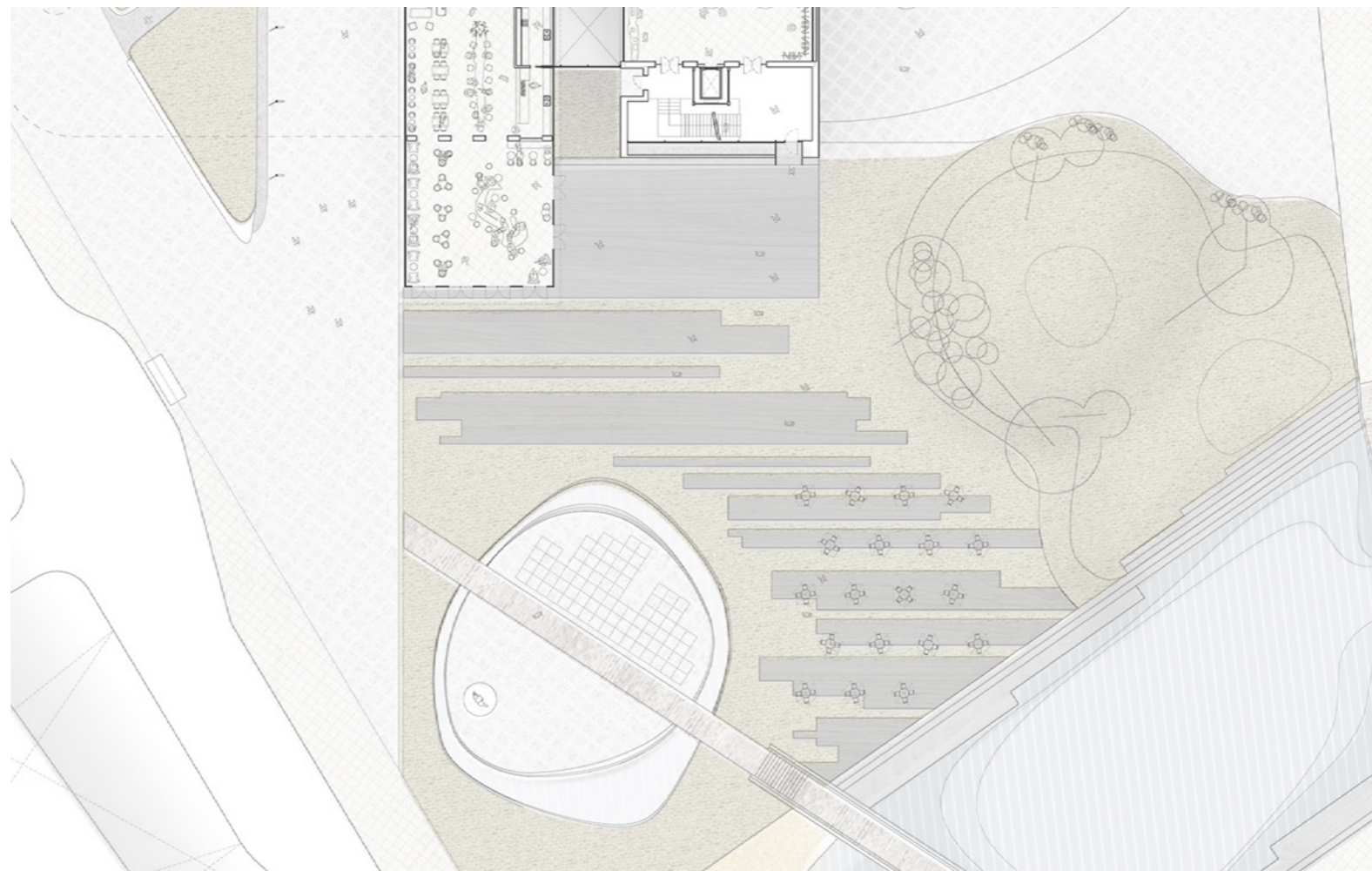
DANCING FOUNTAIN



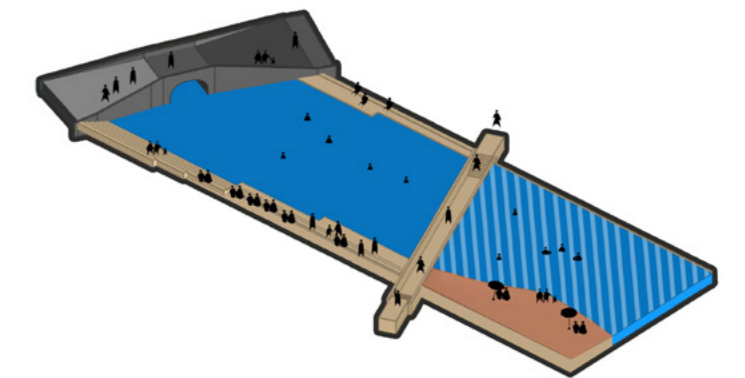
SUMMER PLAYGROUND



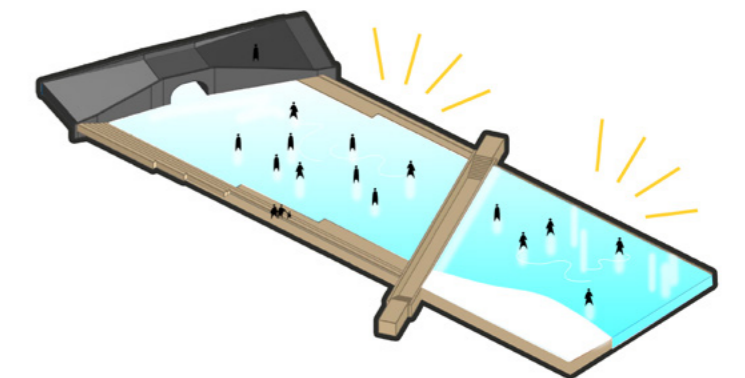
URBAN ART DISPLAY



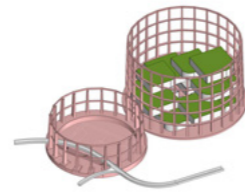
WATER SPORTS COMPETITION



BATH AND ARTIFICIAL BEACH



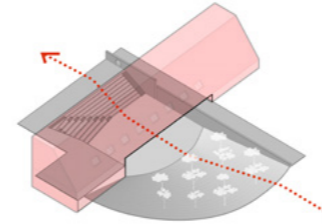
ICE-SKATING ARENA



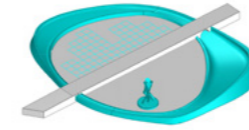
#RELICS



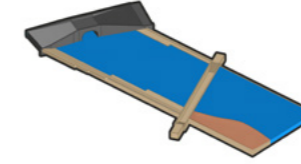
OPEN PLAZA



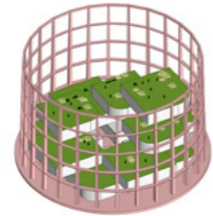
SUNKEN AMPHITHEATRE



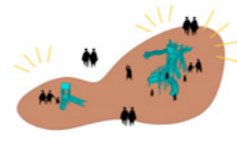
WATER FEATURES



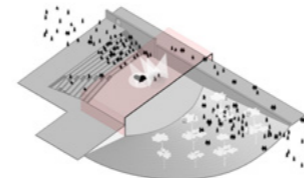
BASIN BATH



GASLIBRARY



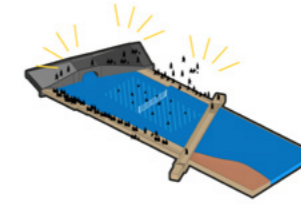
CHILDREN PLAYGROUND



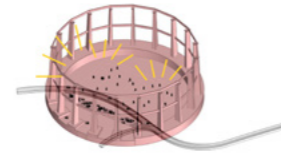
IMPROMPTU PERFORMANCES



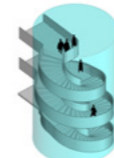
DANCING FOUNTAIN



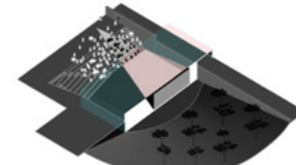
WATER SPORTS COMPETITION



FUTSAL MATCH



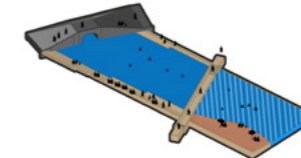
URBAN SCULPTURE



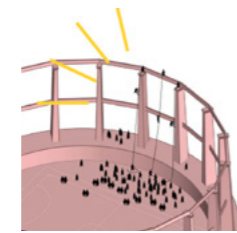
MOVIE NIGHT



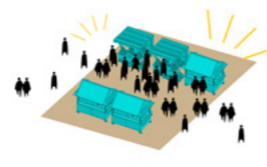
SUMMER WATER PLAYGROUND



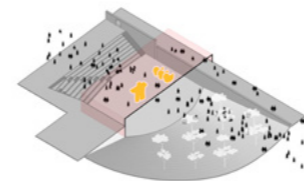
BATH AND ARTIFICIAL BEACH



WILD WALL CLIMBING



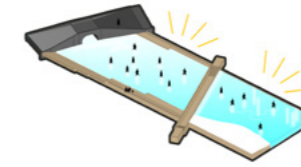
CANALSIDE MARKET



EXHIBITION



URBAN ART DISPLAY



ICE-SKATING ARENA

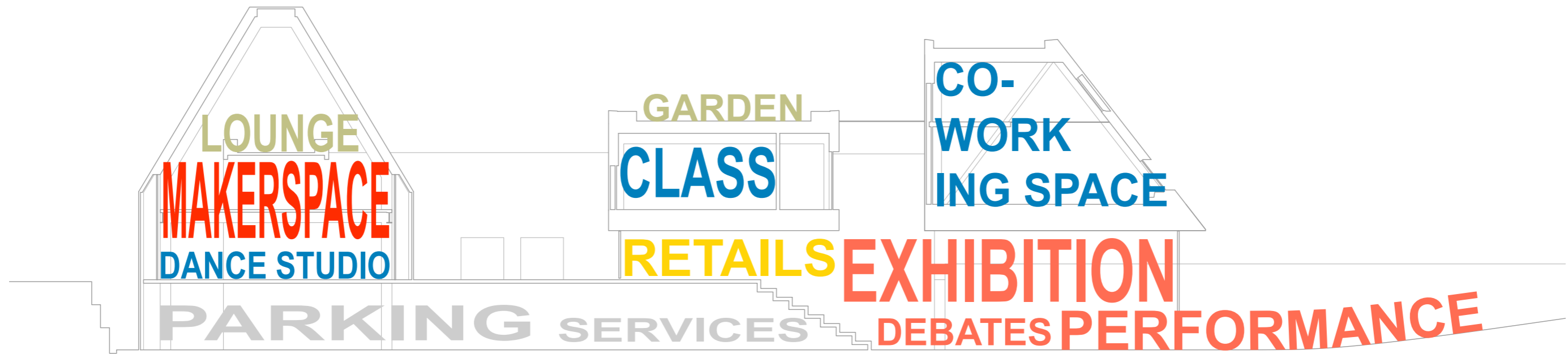
M

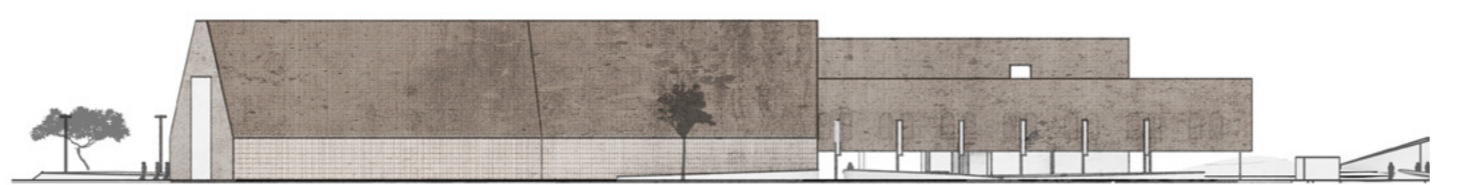
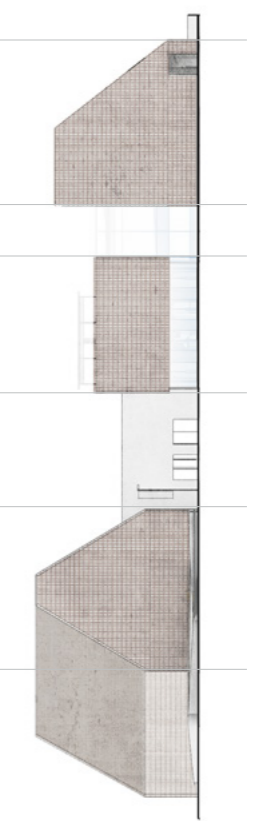
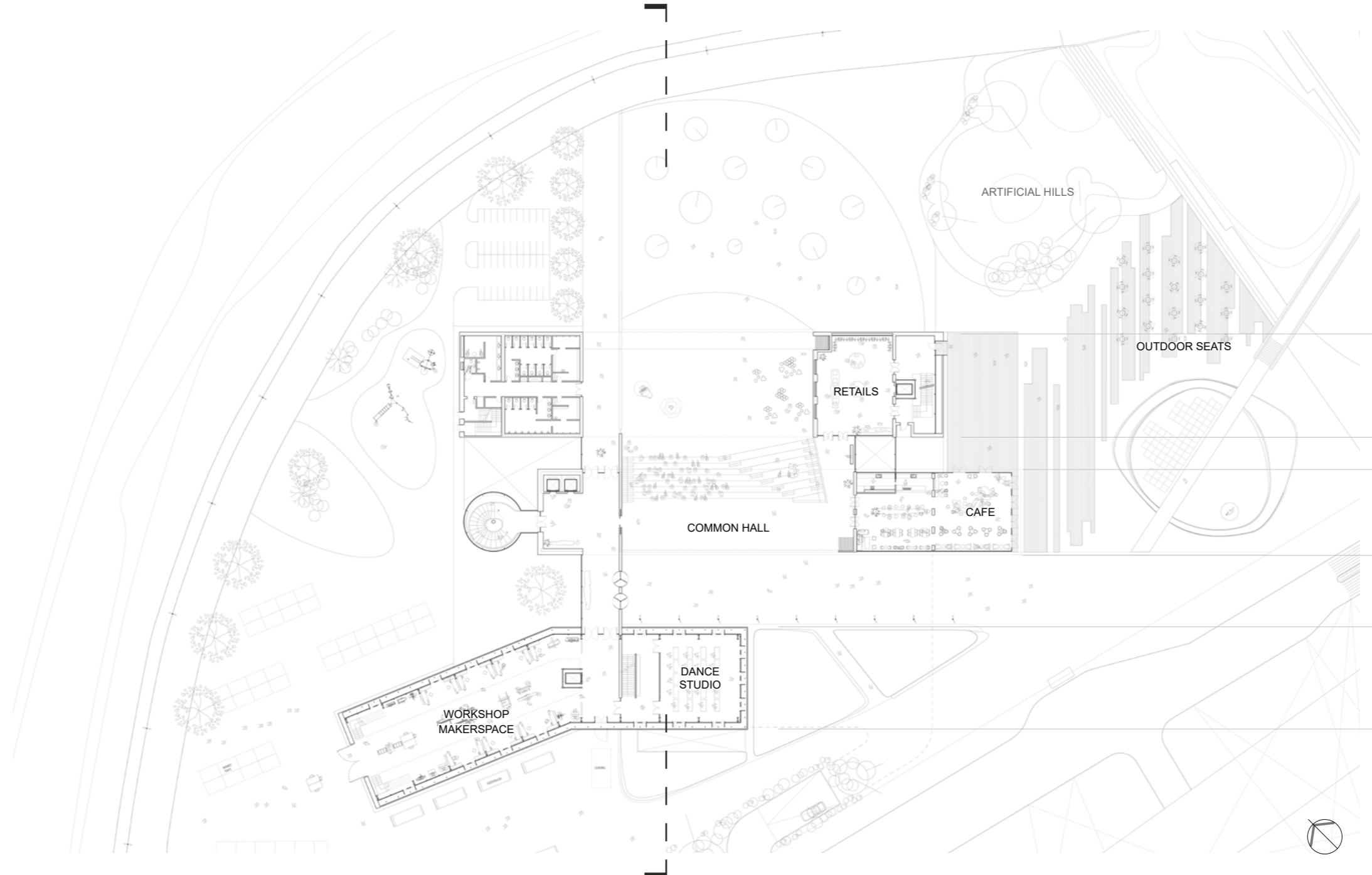
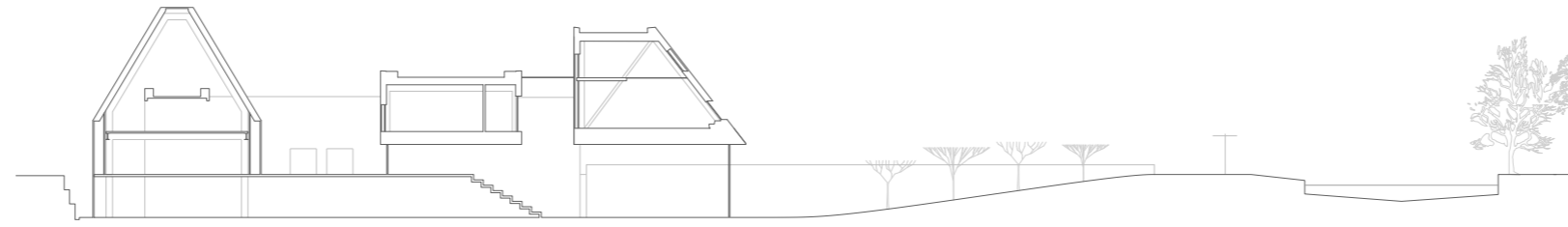
VISUAL CONNECTION

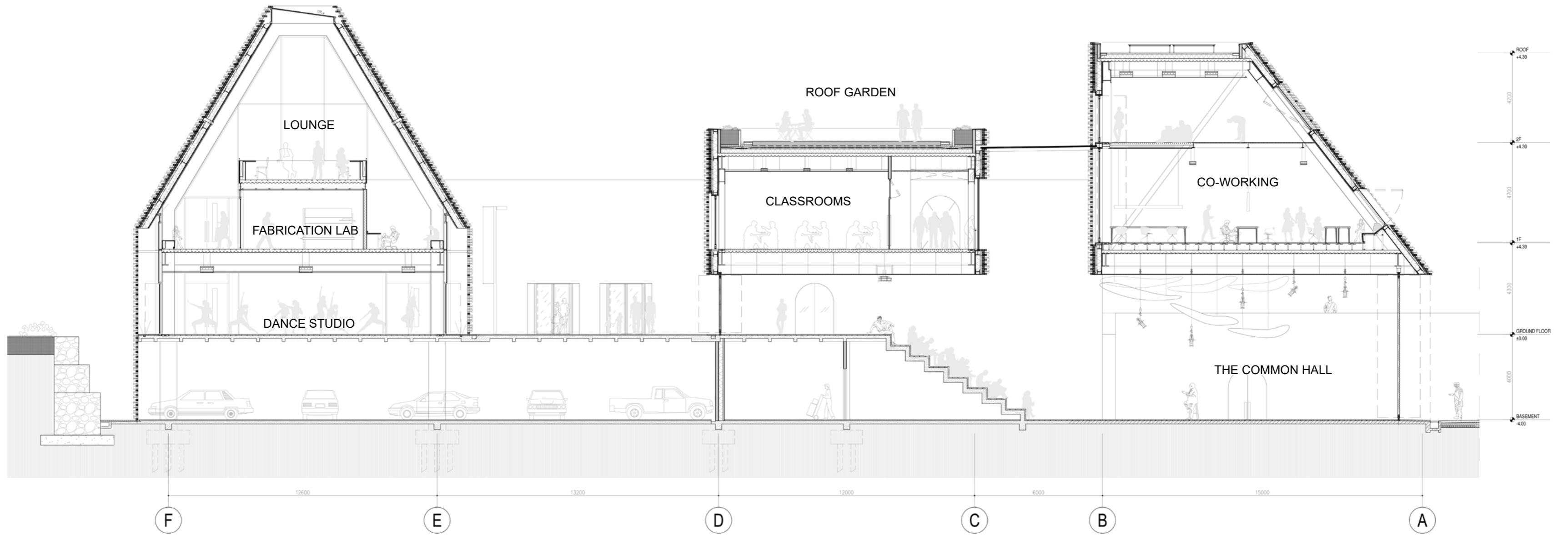
FUNCTION

USAGE ADAPTABILITY

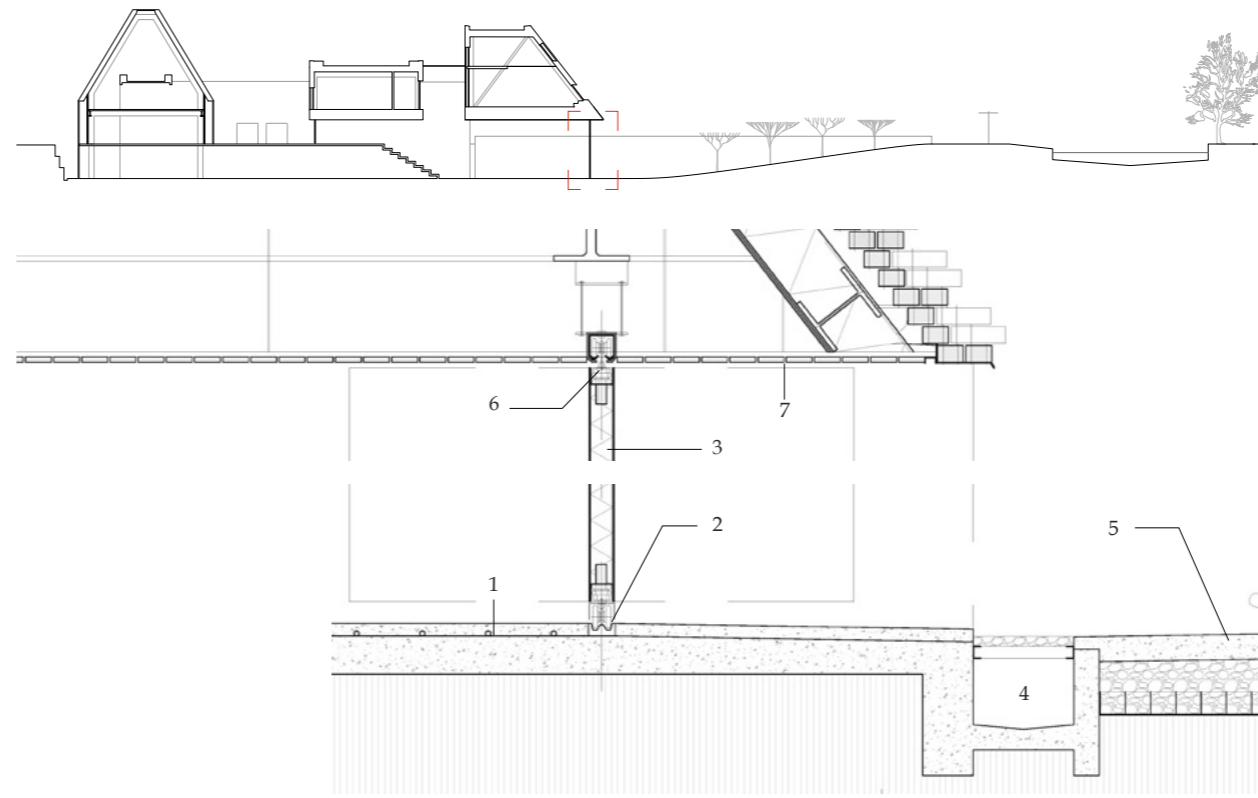
S



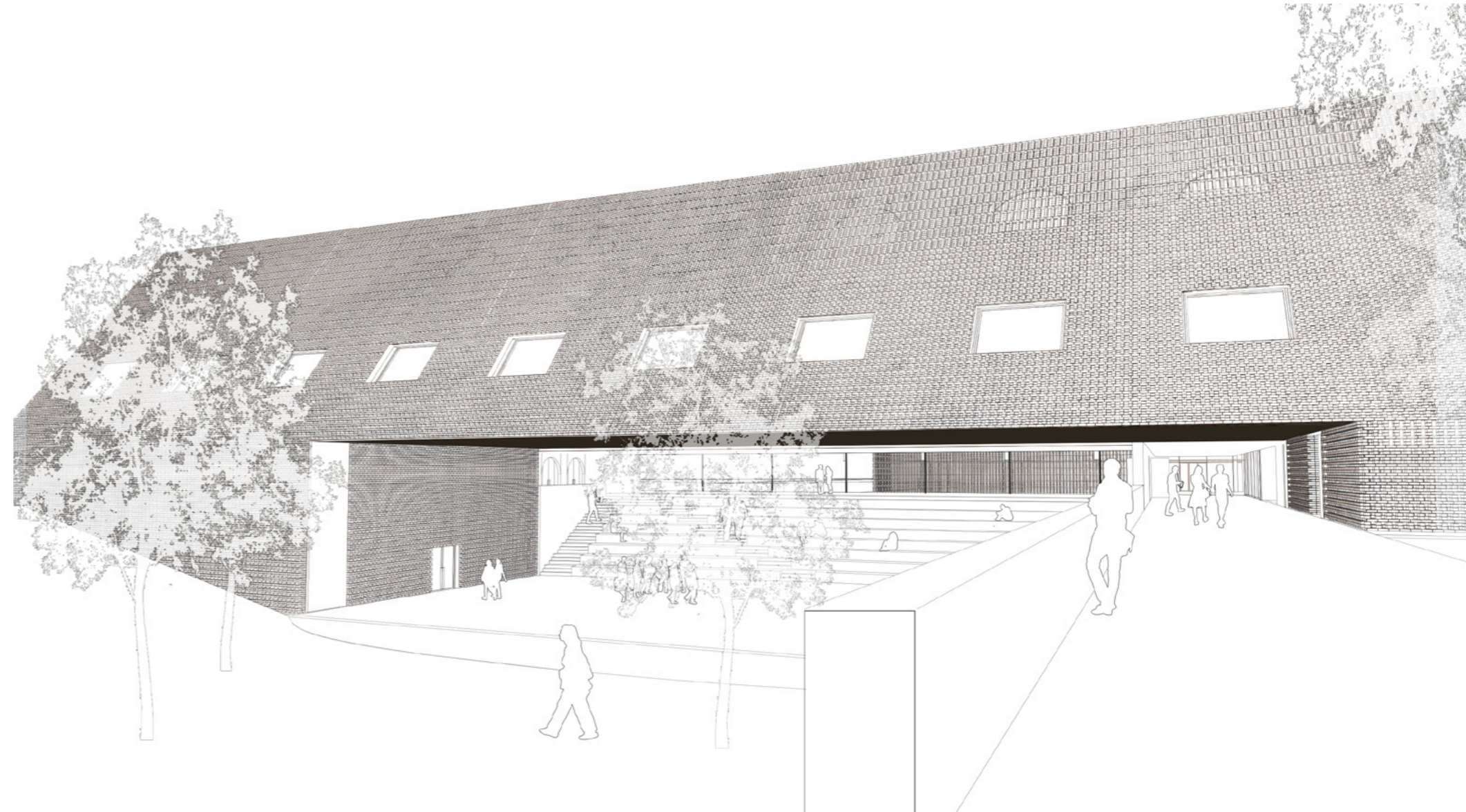
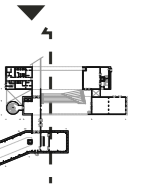




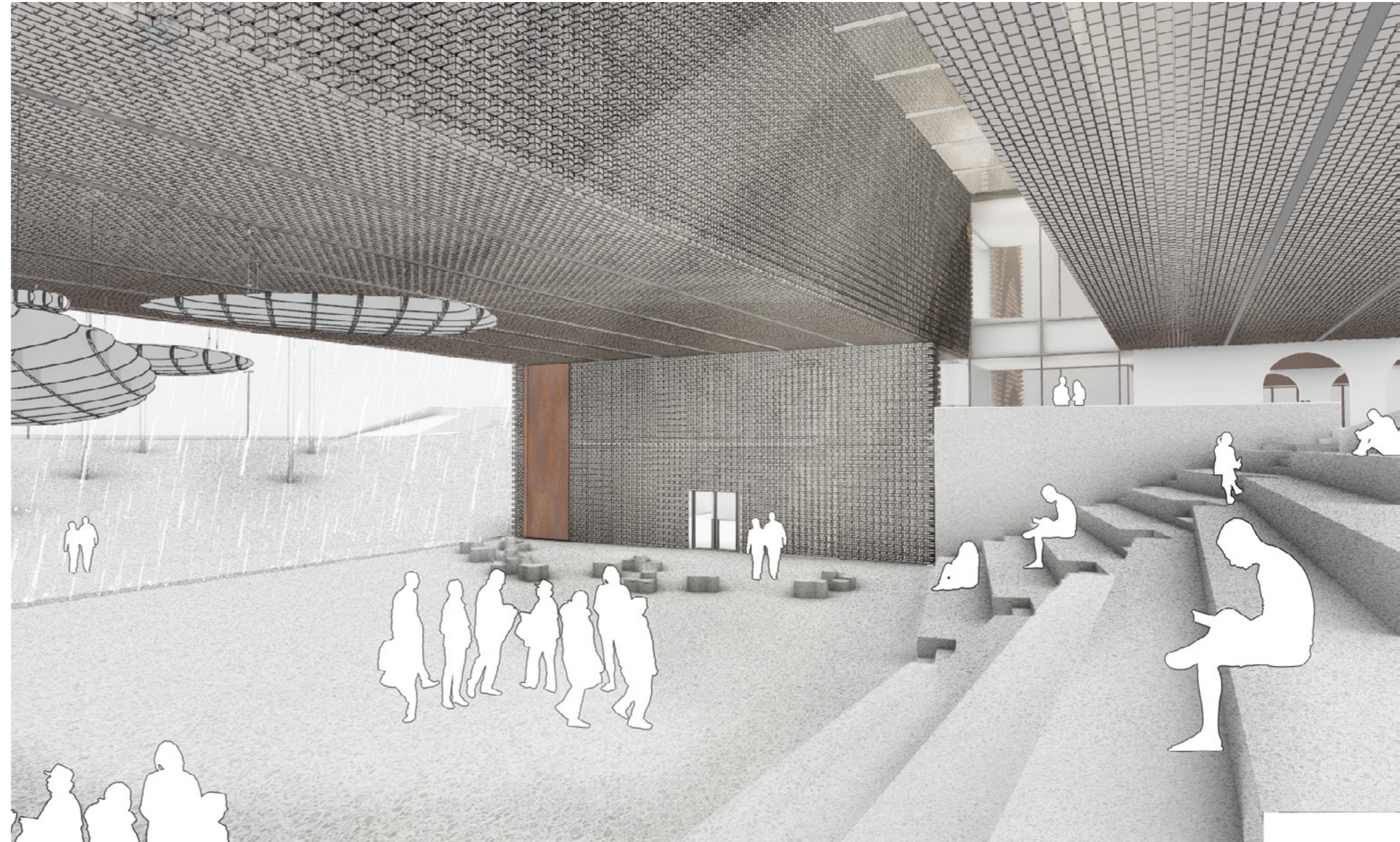
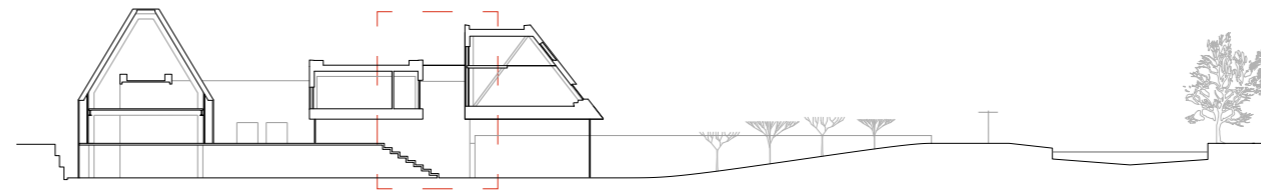
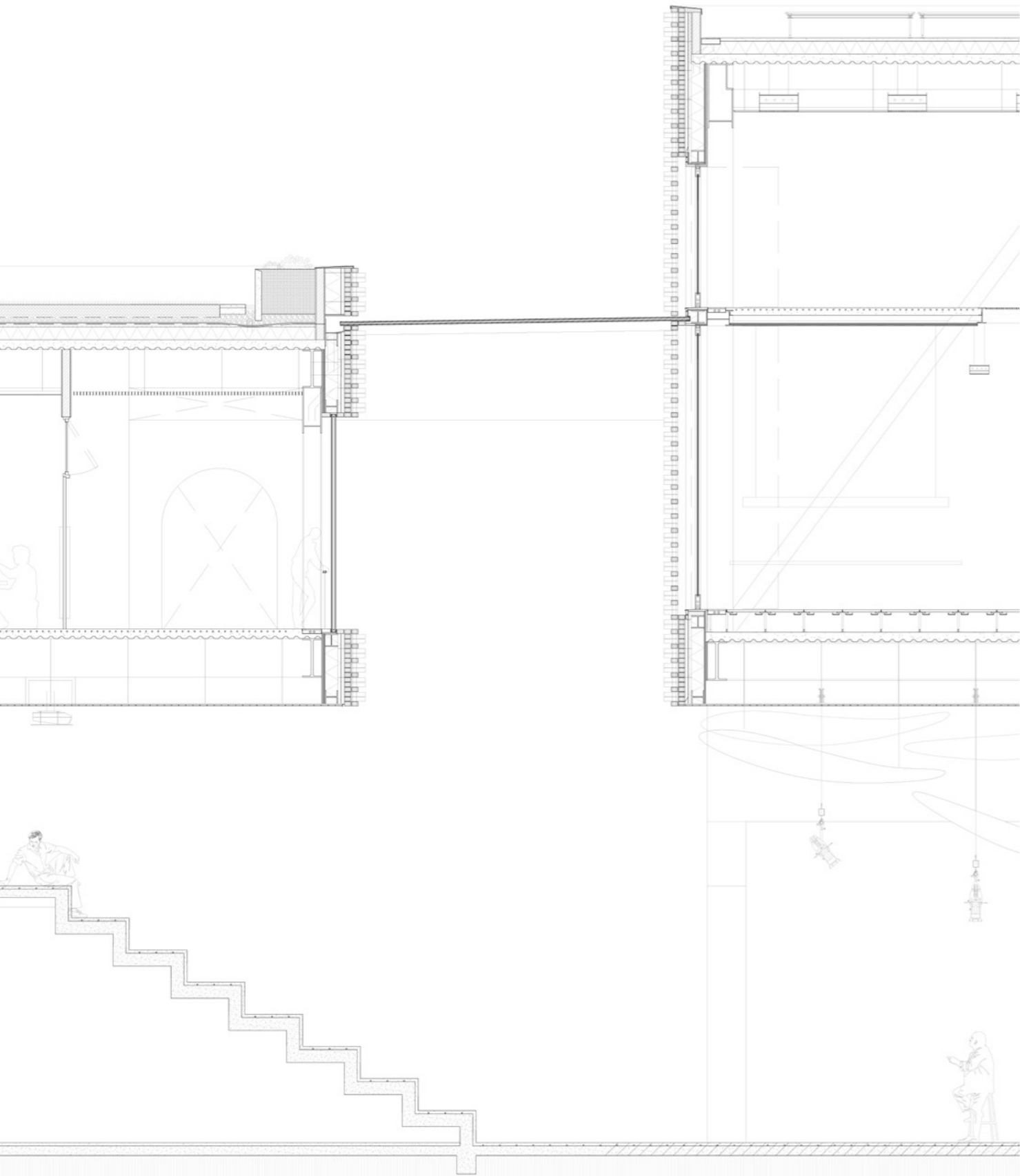
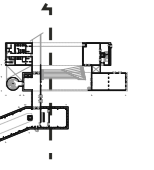
CANAL ENTRANCE

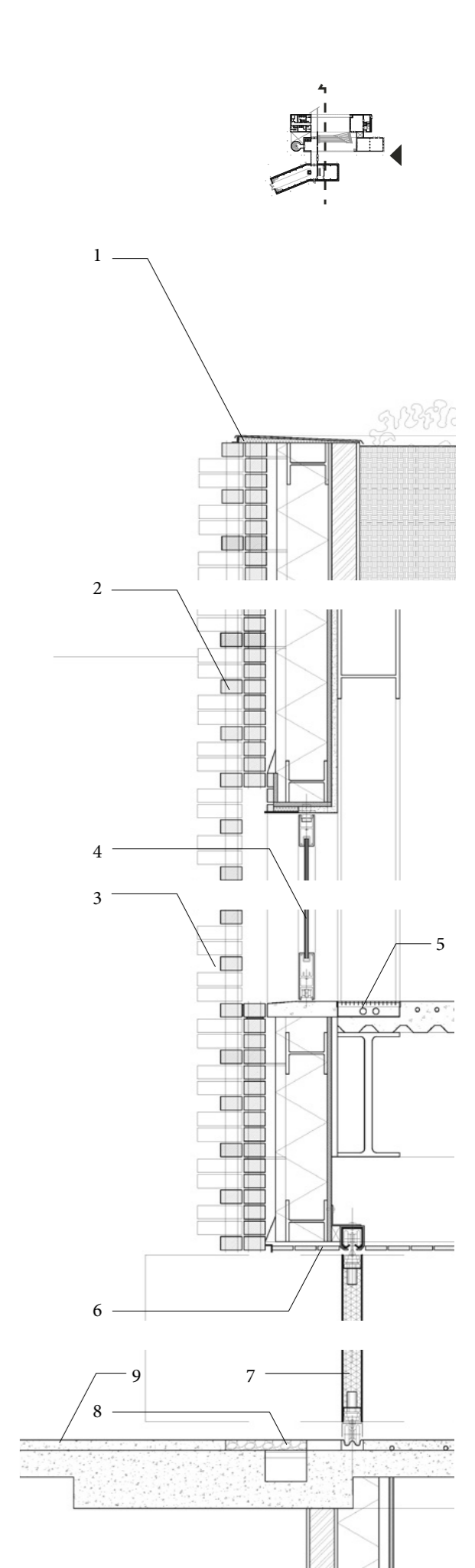
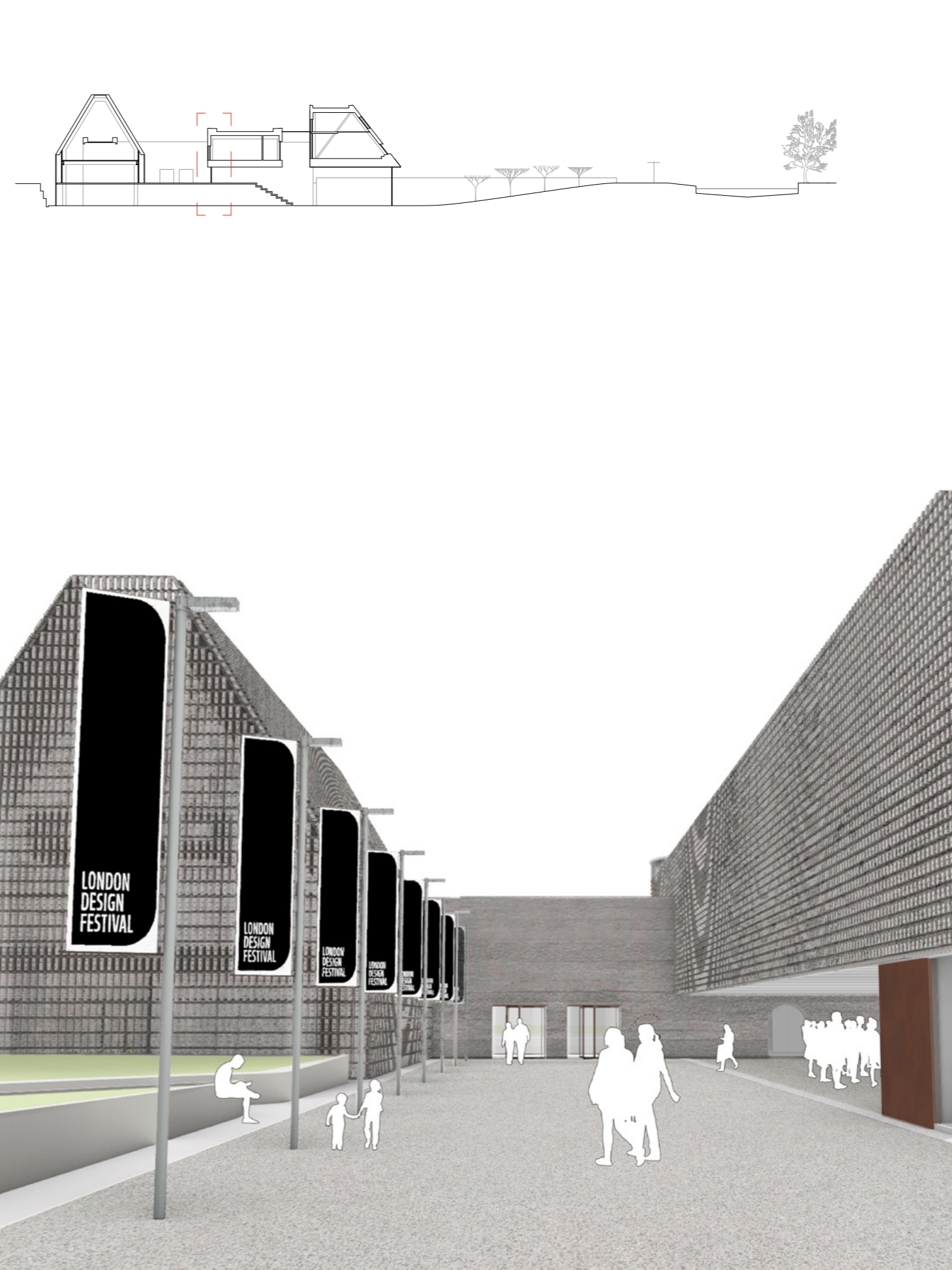
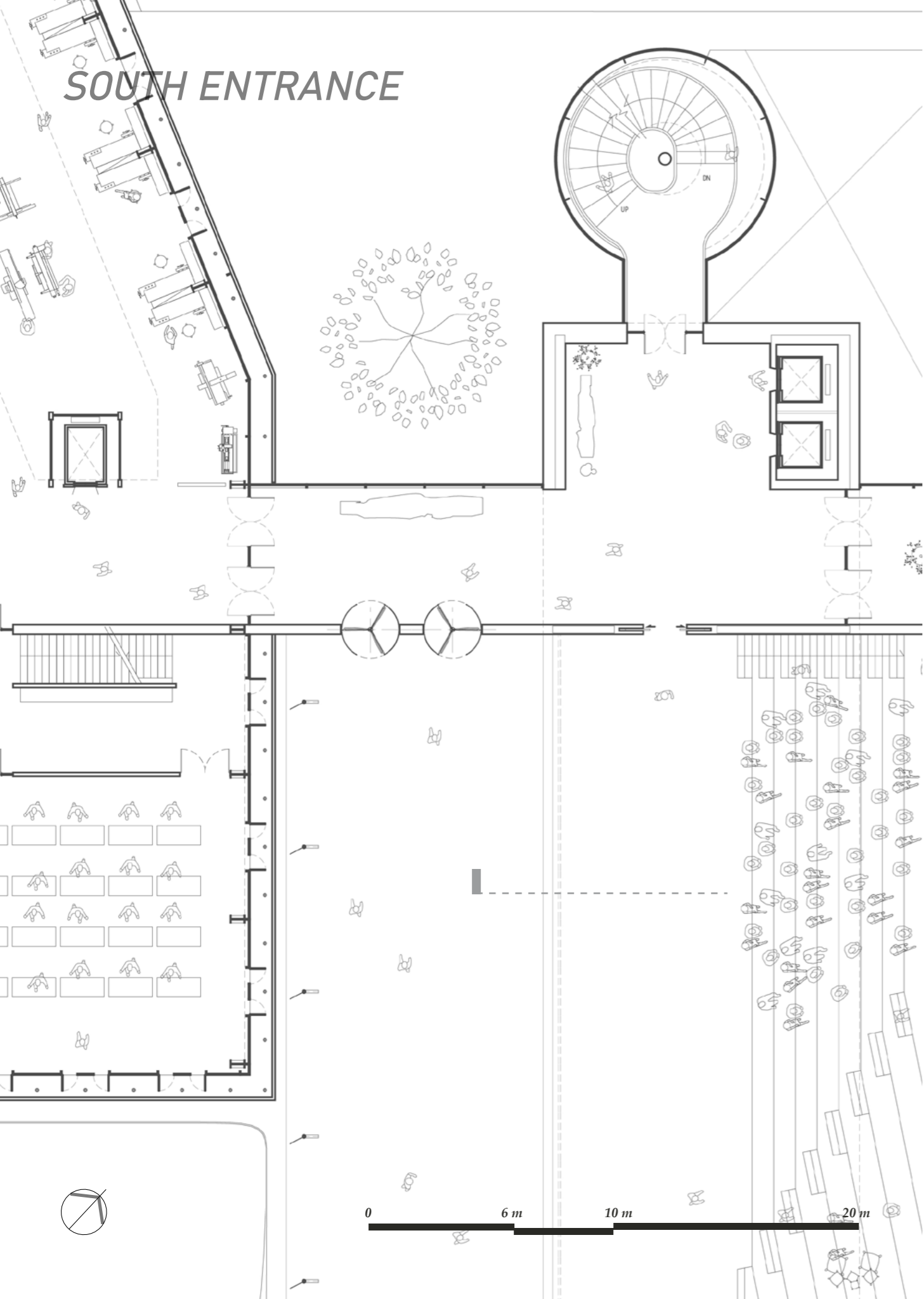


- 1 Floor structure
Concrete Slab 15cm
with exposed aggregate finish 5 cm
- 2 Bottom rail
- 3 Folding door (motorized)
Aluminium frame
Base board 3mm Corten Steel plate
Rockwool Infill
- 4 Drainage with gravel stone on top
- 5 Inclined landscape (outdoor)
Permeable exposed aggregate concrete 12 cm, 15-25% void
Granular subbase 20-40% void, reinforced with 90mm Geocell layer
Soil Subgrade
- 6 Top mount rail (Folding door)
- 7 Ceiling
Brick veneer 25mm, dry installed with steel frame

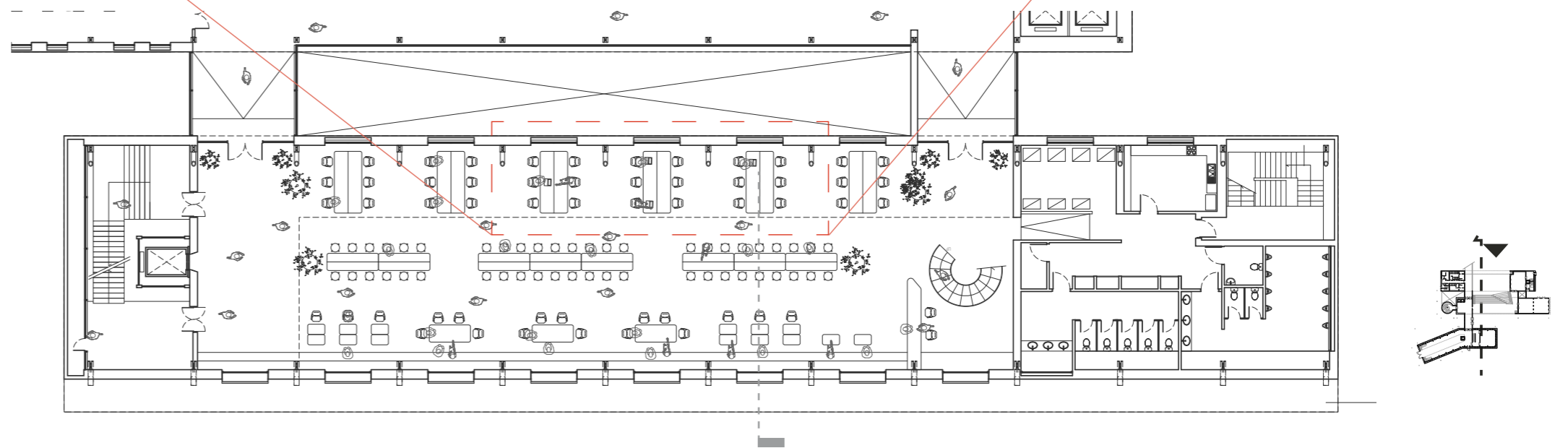
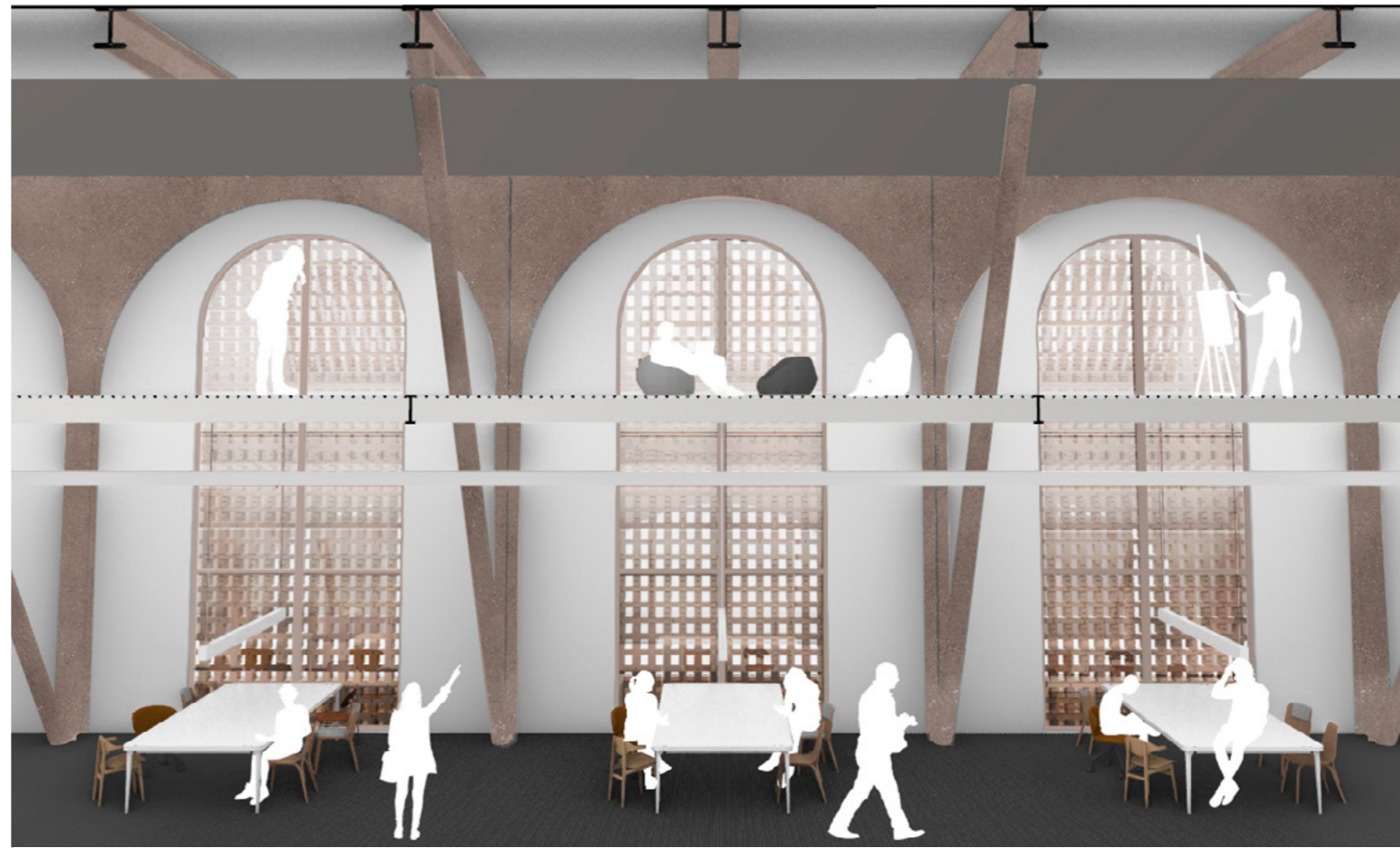
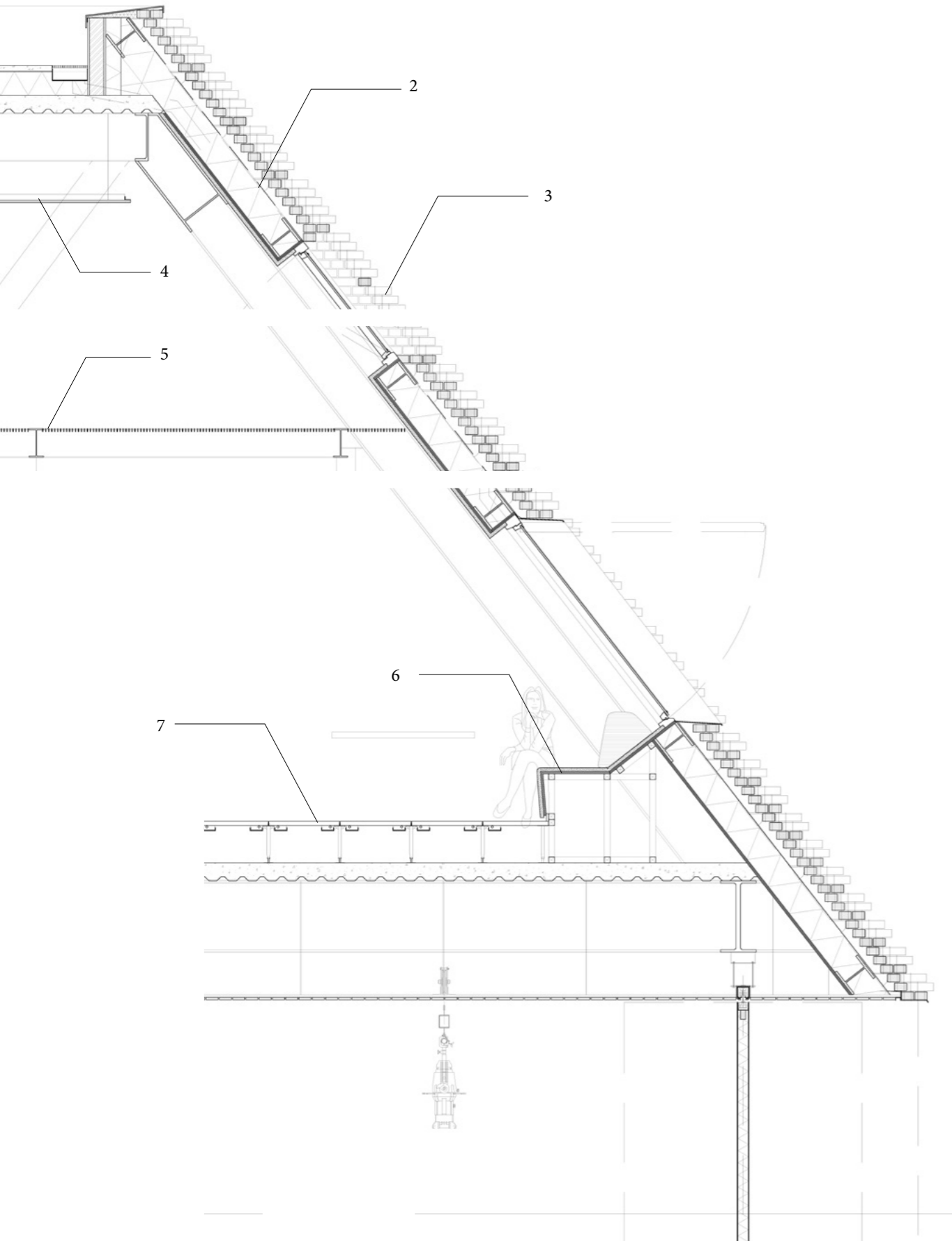


SUNKEN AMPHITHEATRE

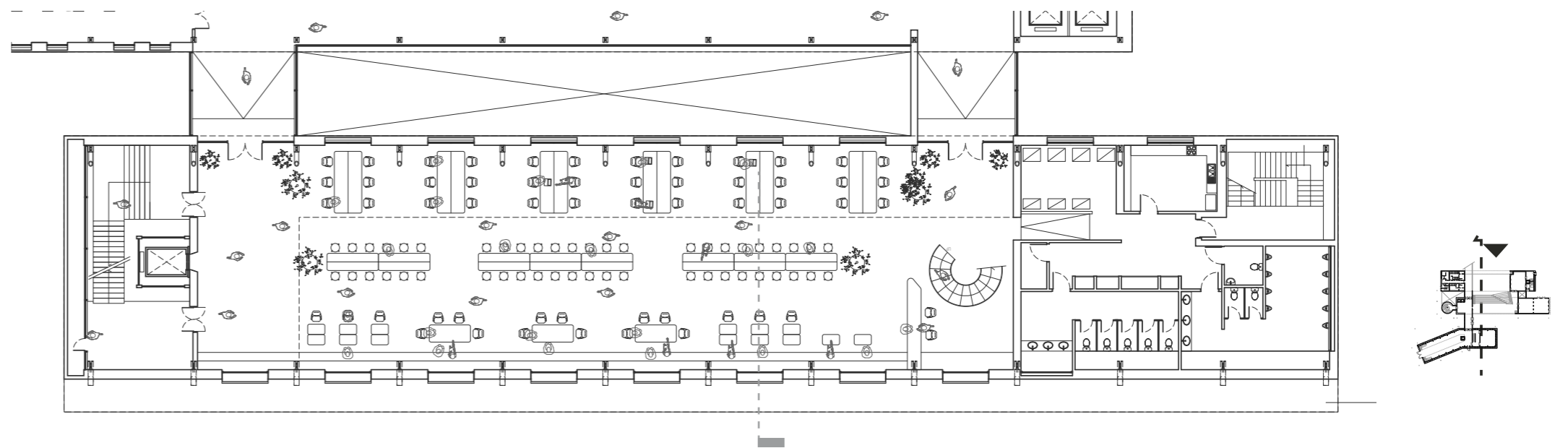
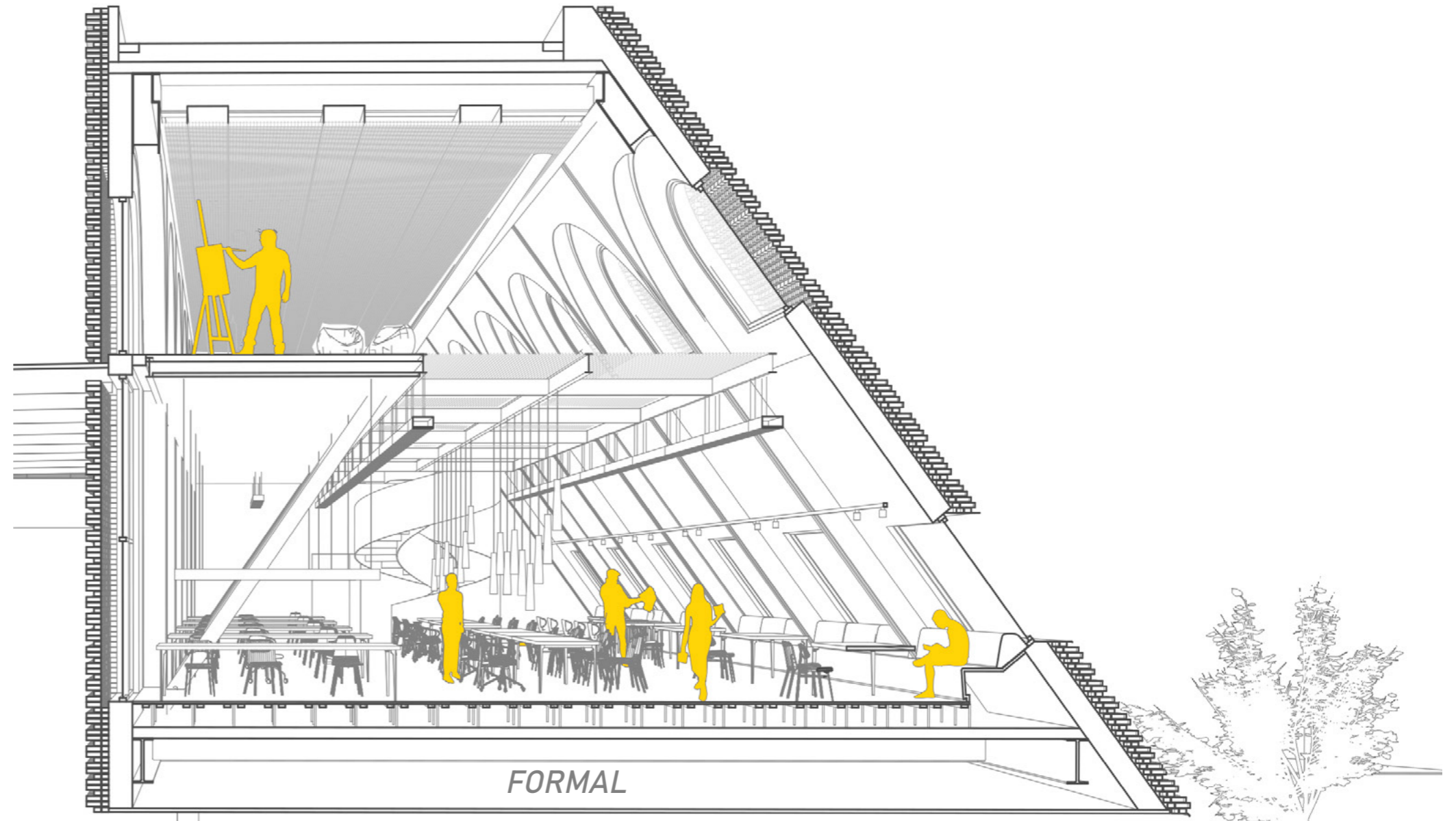
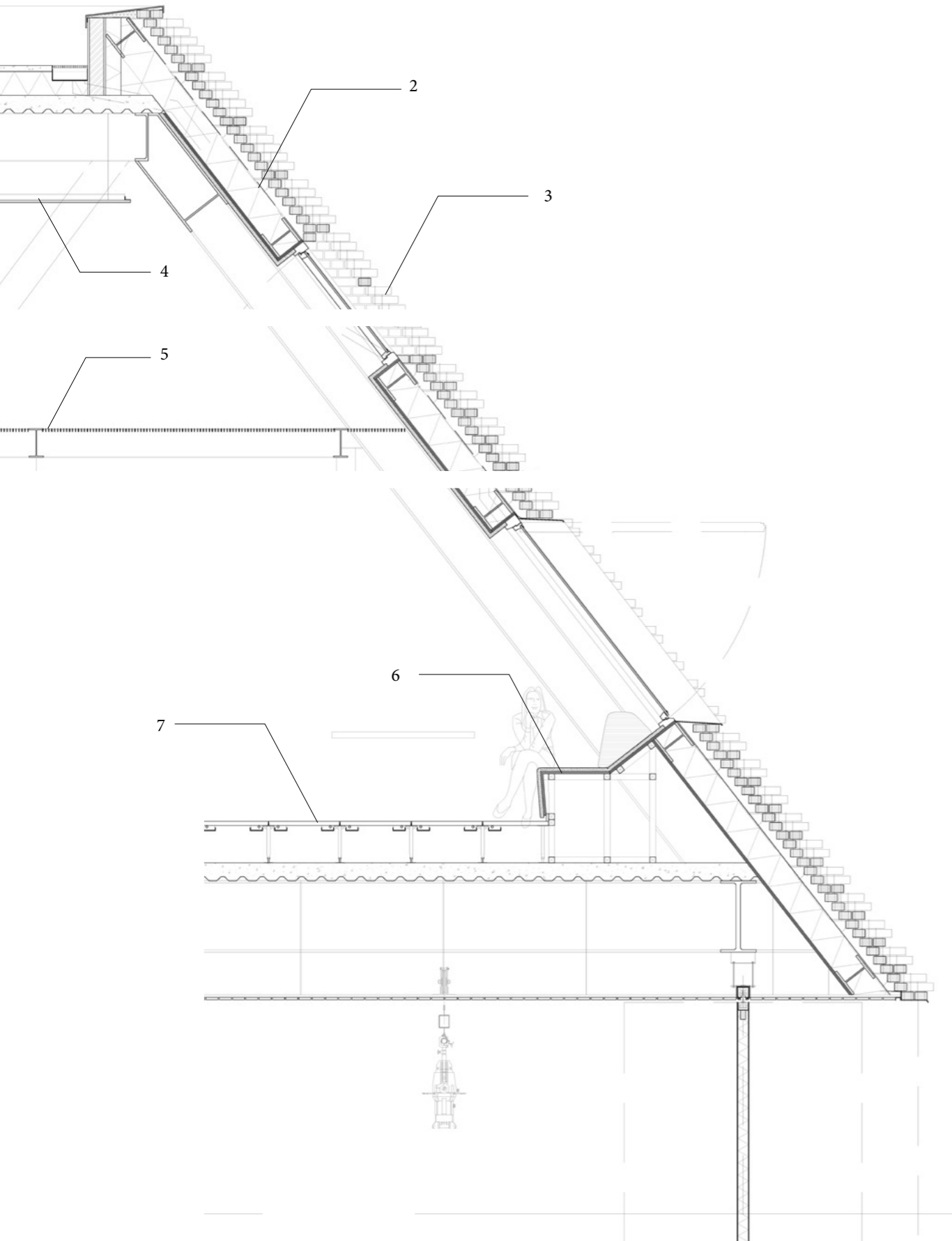




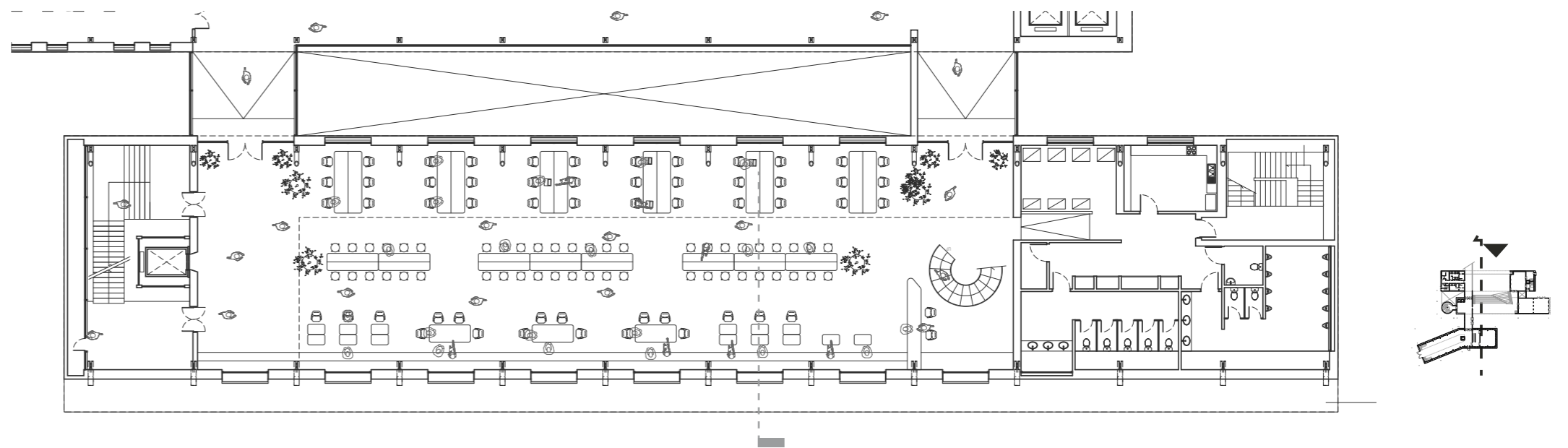
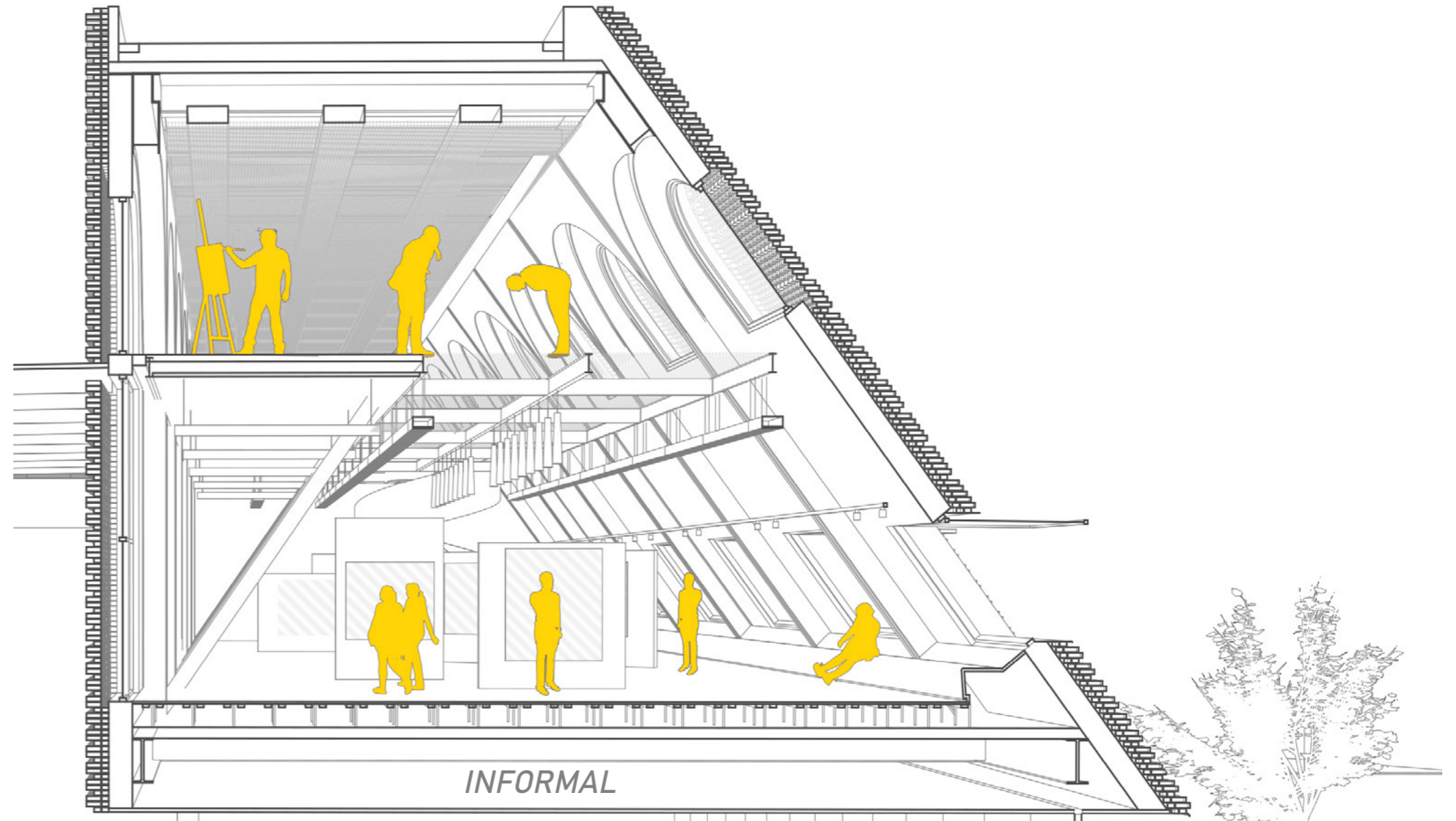
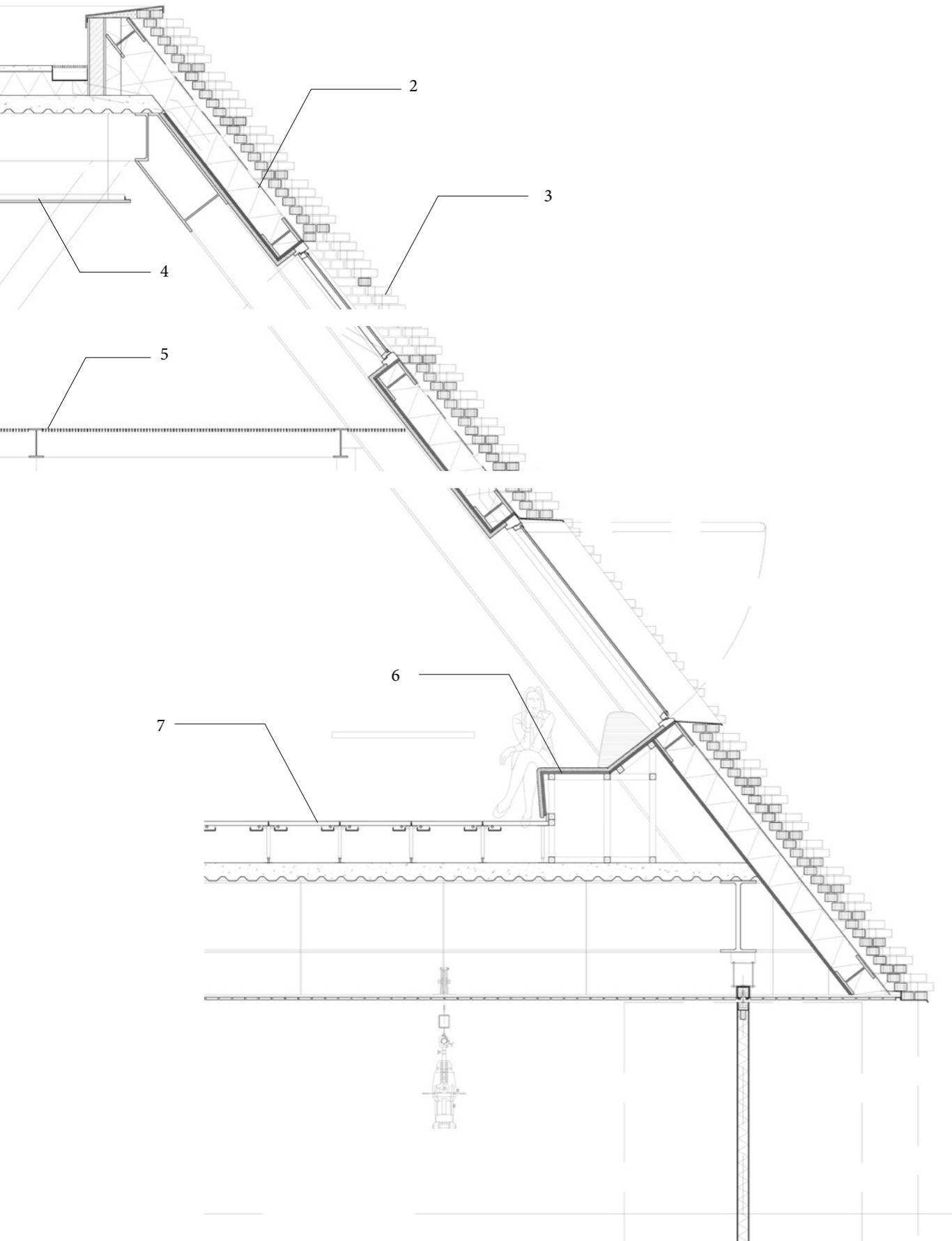
CO-WORKING SPACE



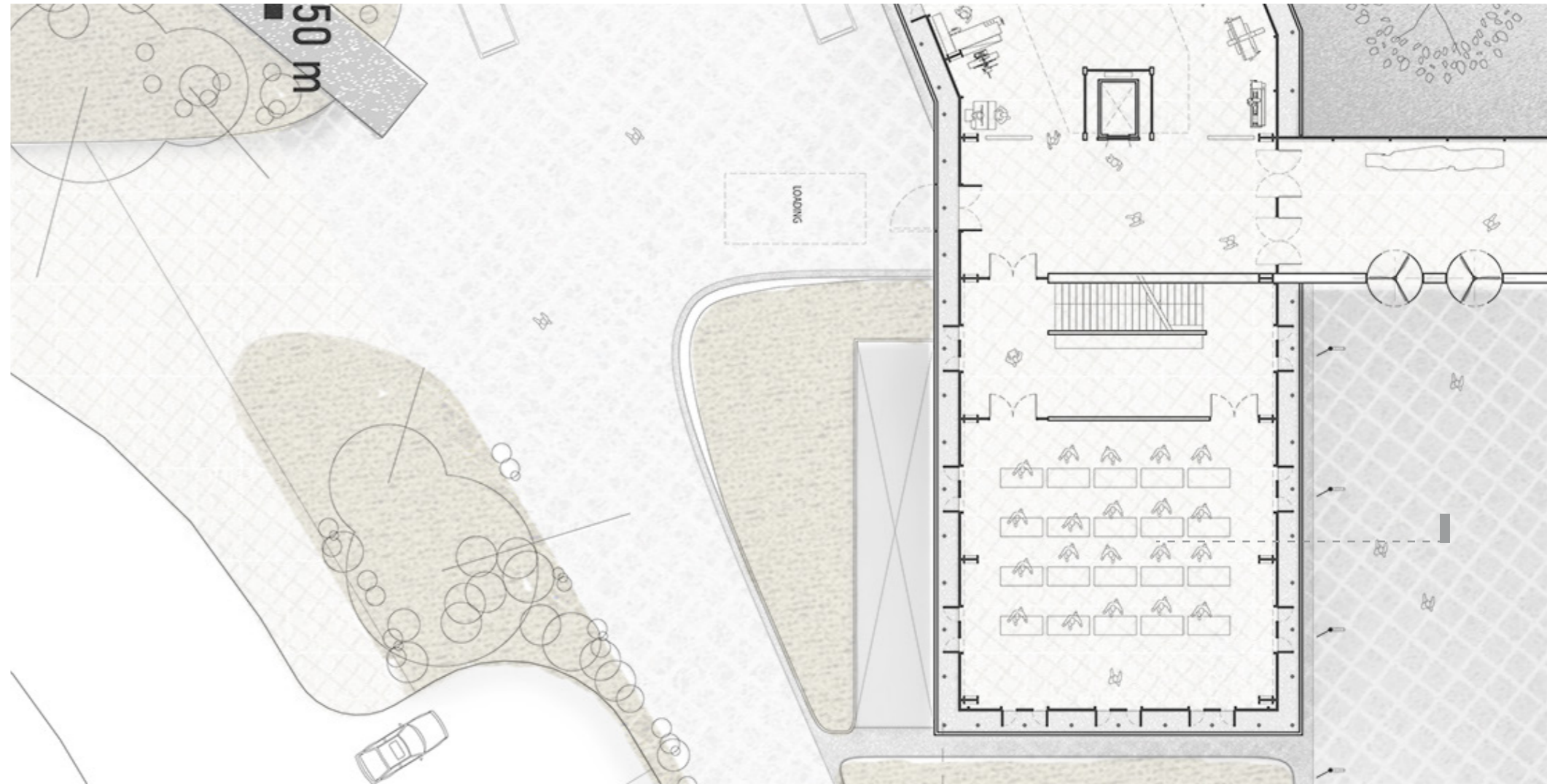
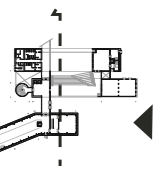
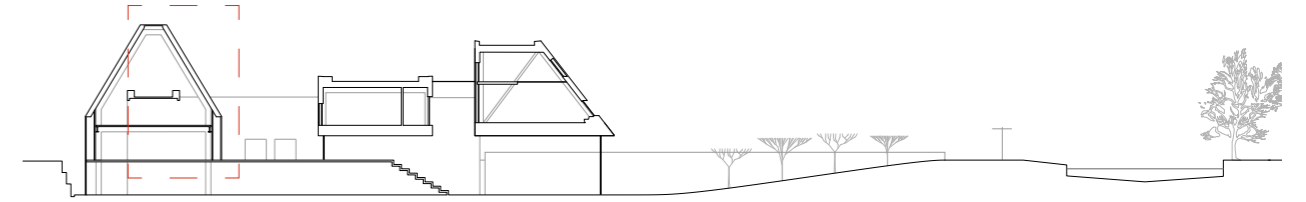
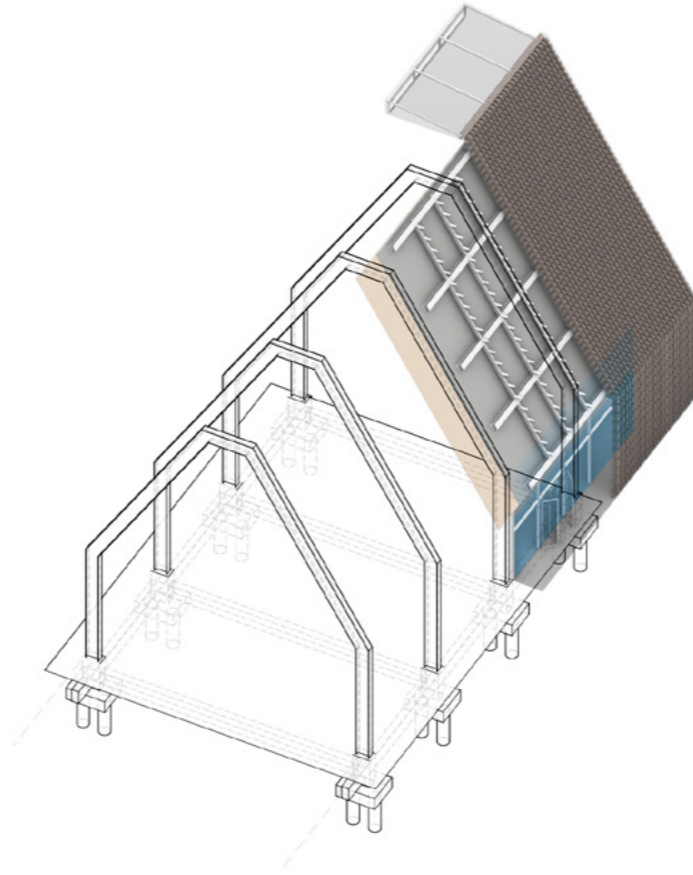
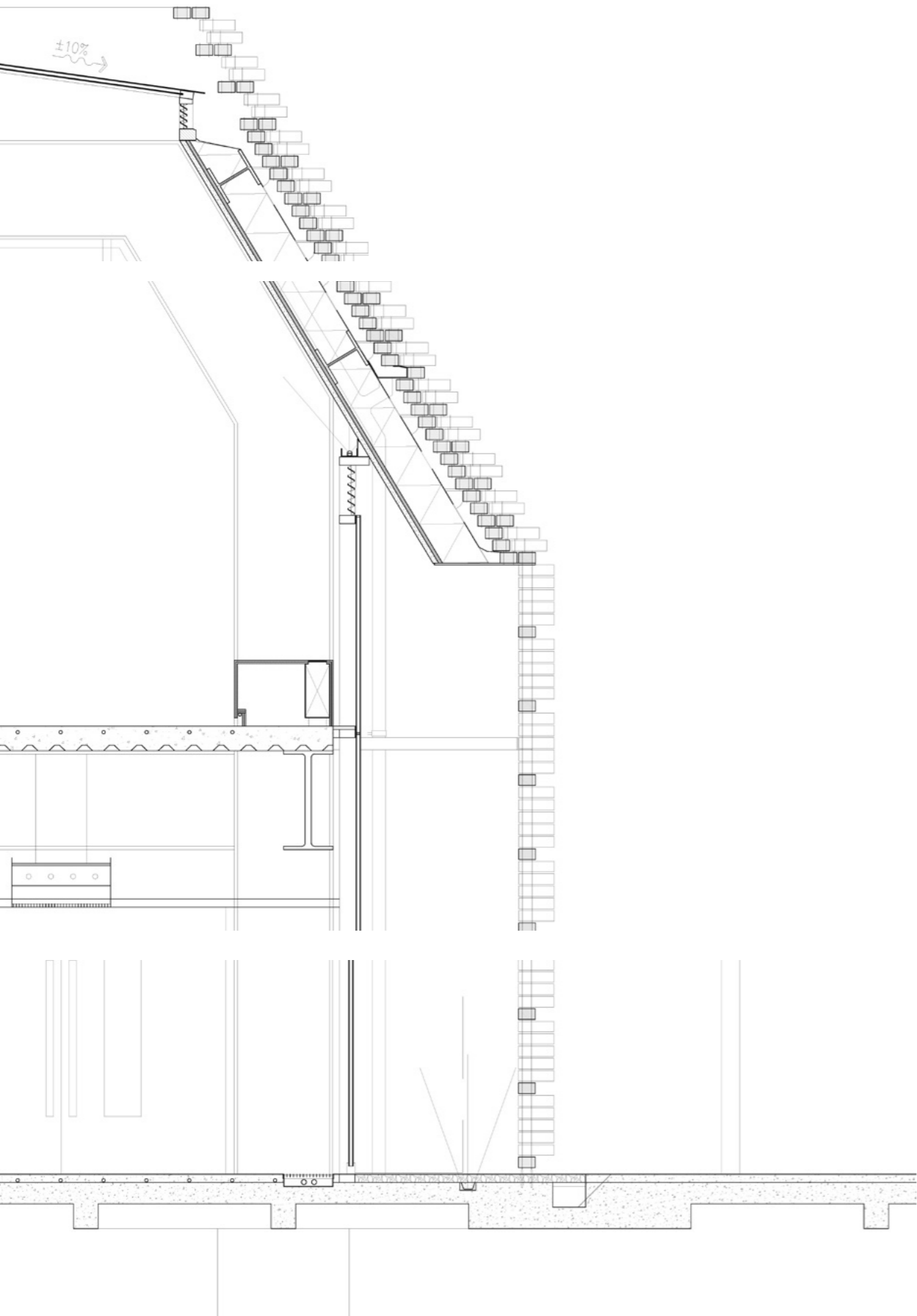
CO-WORKING SPACE



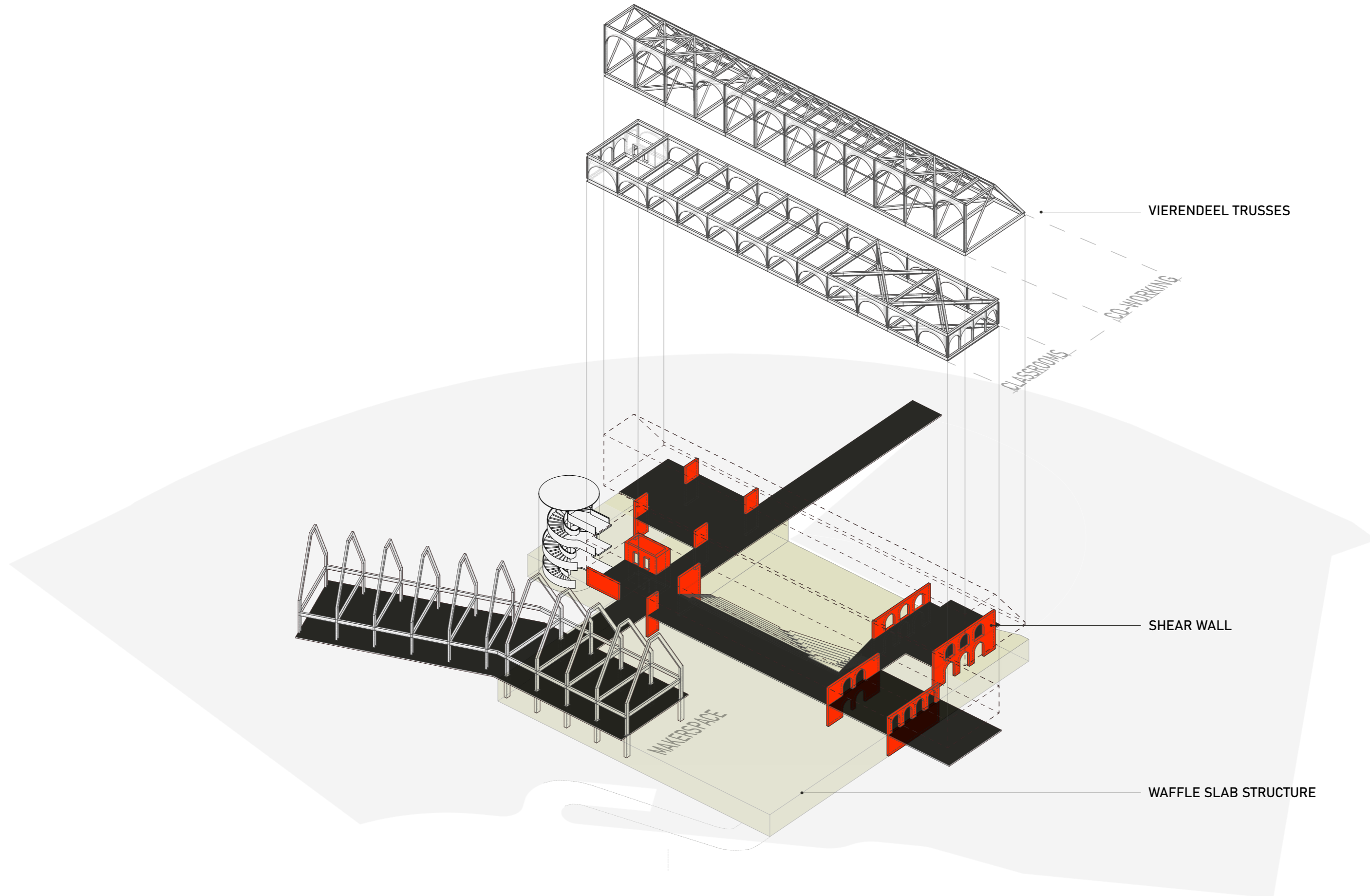
CO-WORKING SPACE



MAKERSPACE



STRUCTURAL CONCEPT



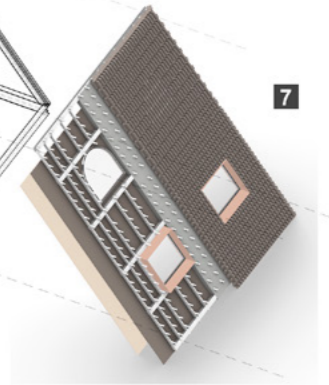
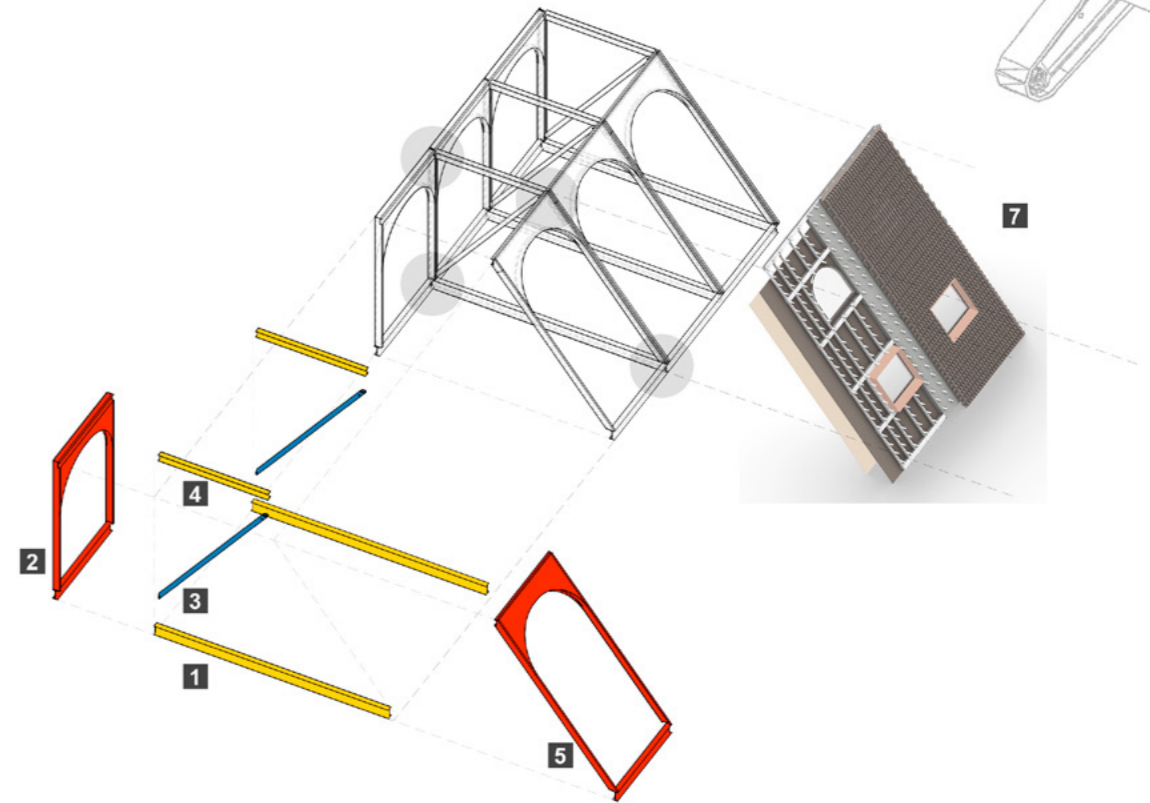
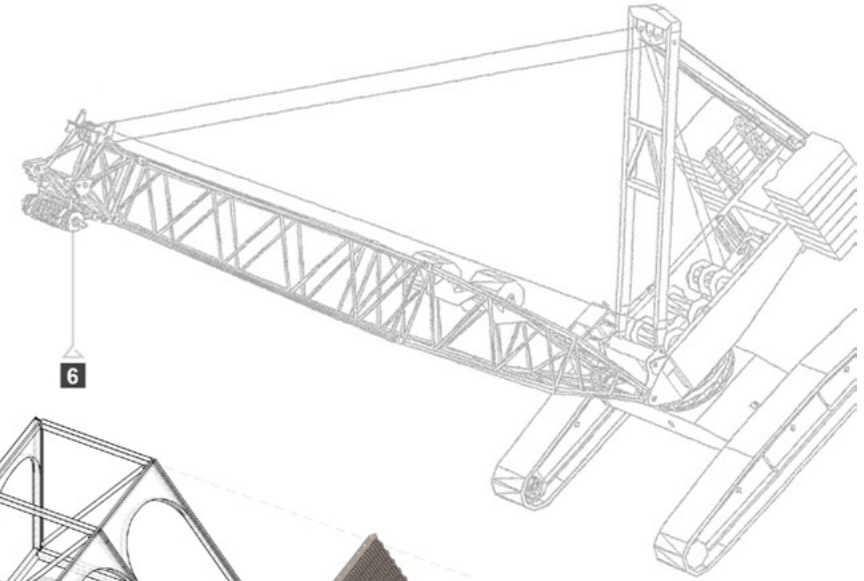
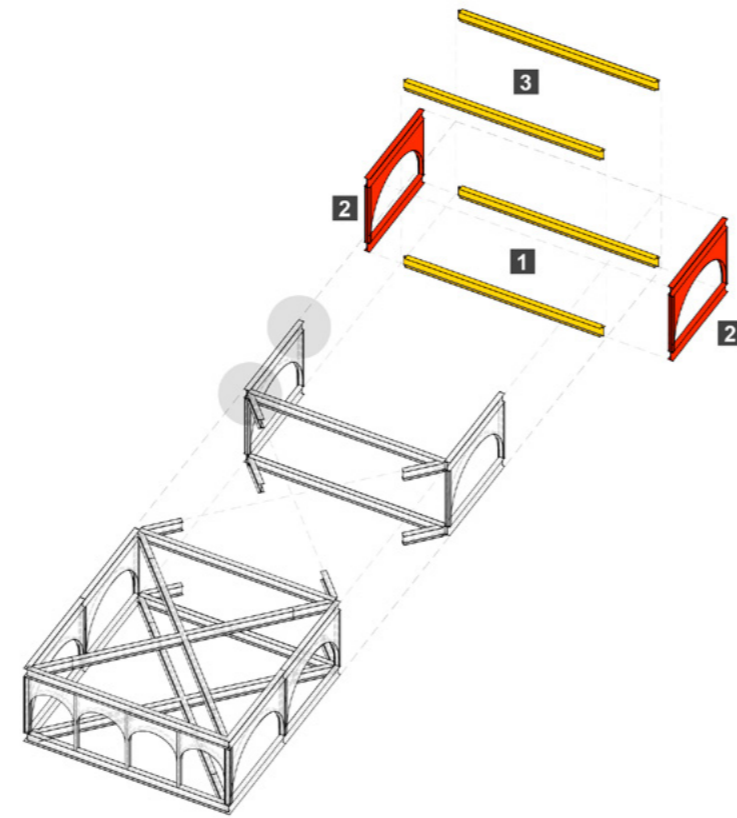
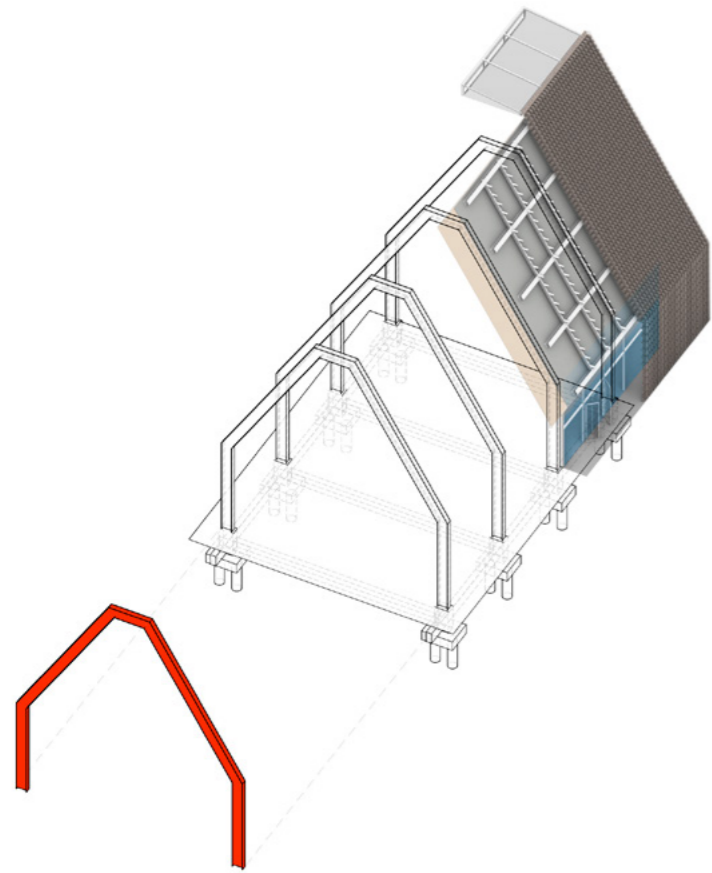
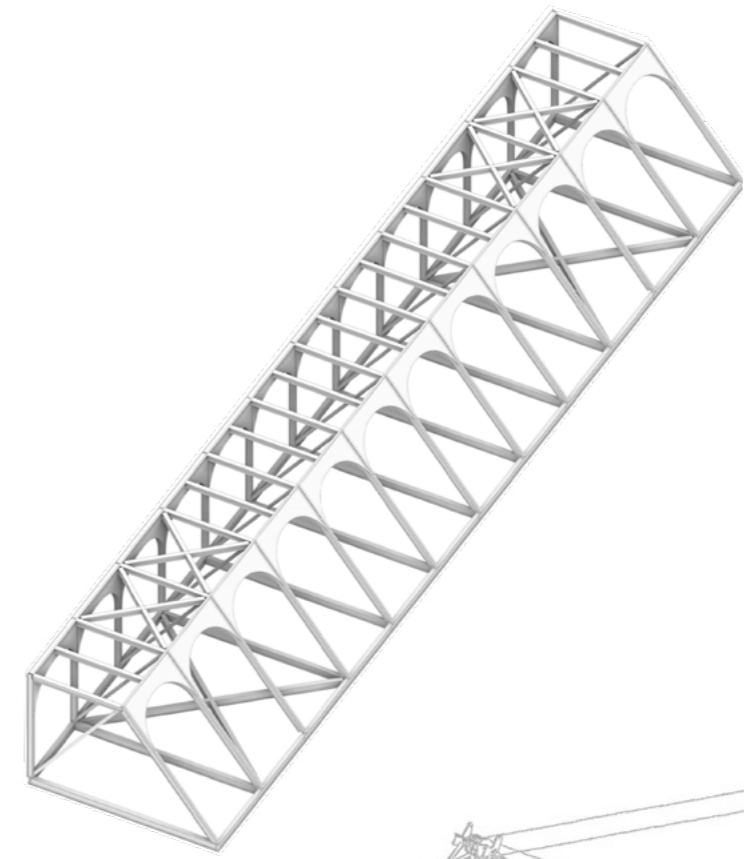
VIERENDEEL TRUSSES

CLASSROOMS
CO-WORKING

SHEAR WALL

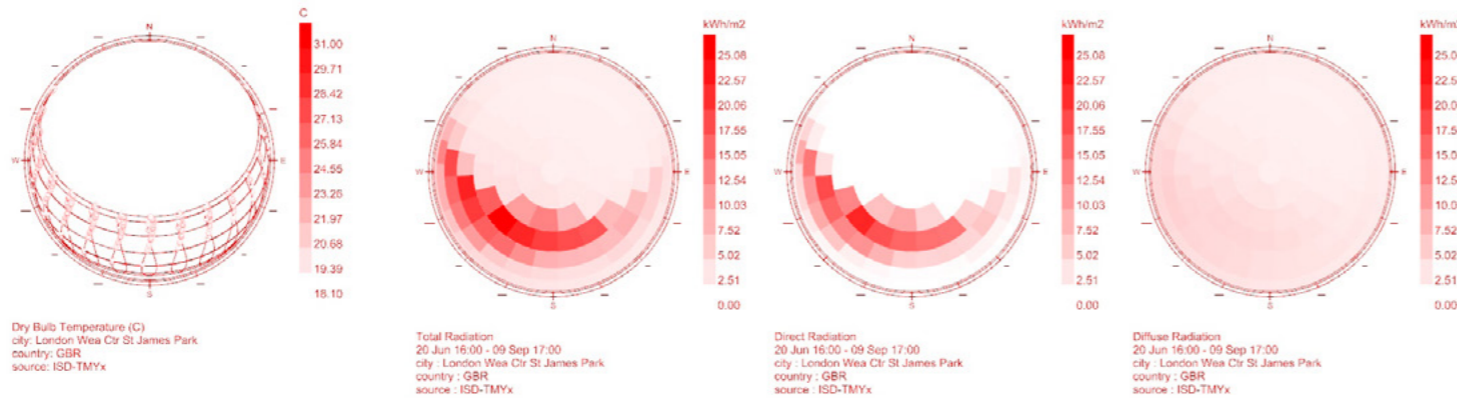
WAFFLE SLAB STRUCTURE

MAKERSPACE

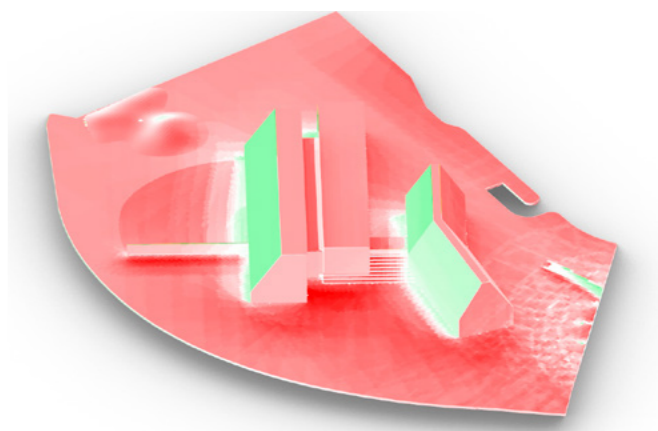
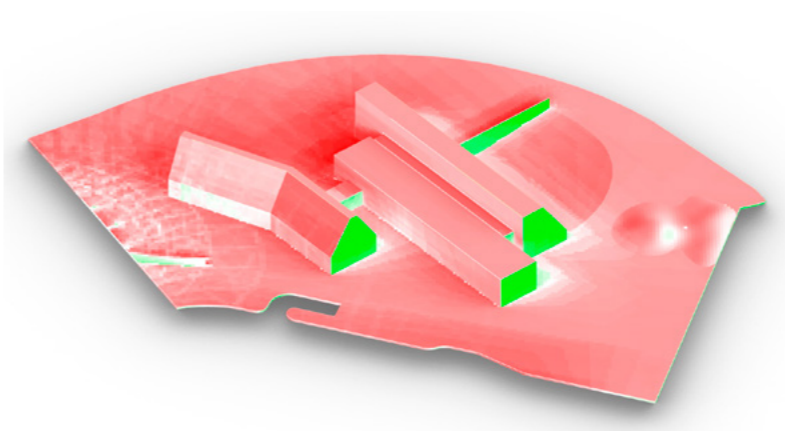
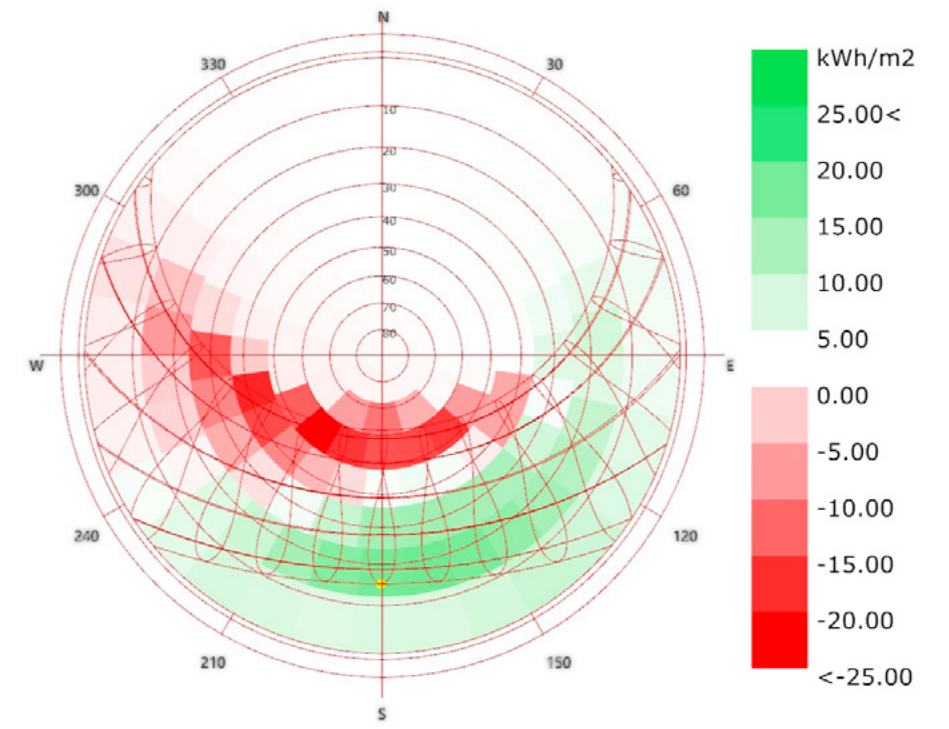
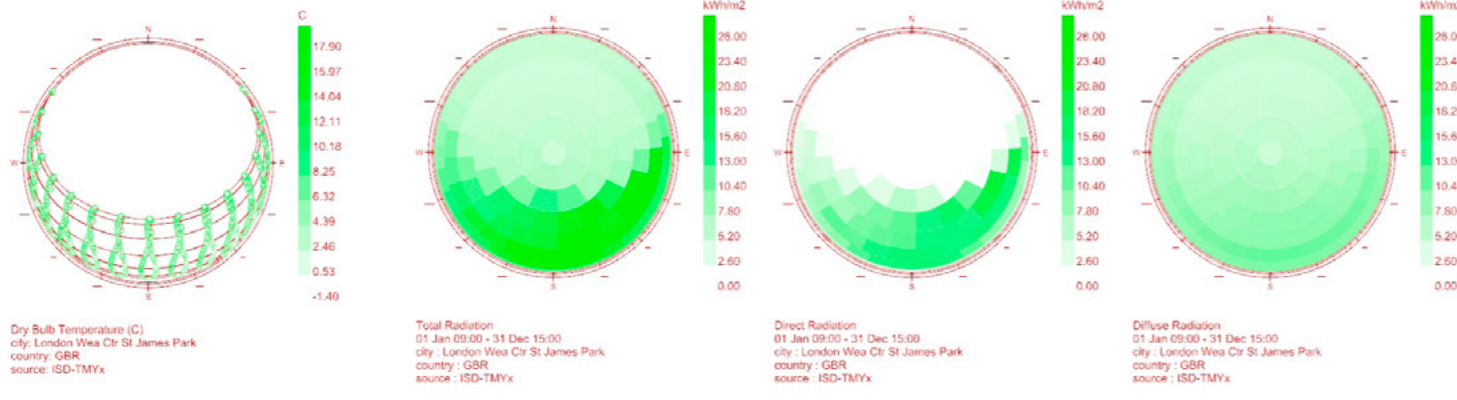


SOLAR RADIATION ANALYSIS

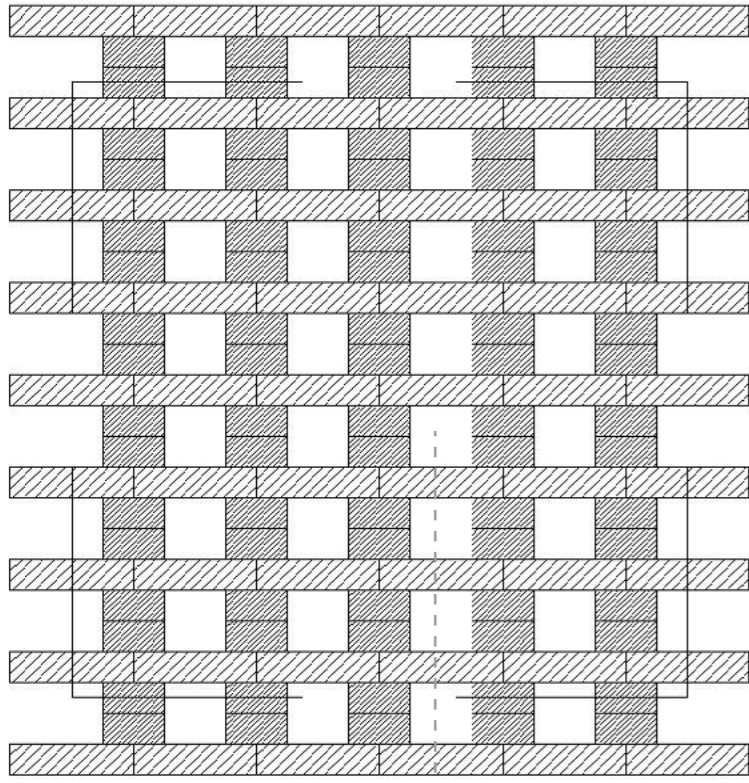
HARMFUL RADIATION



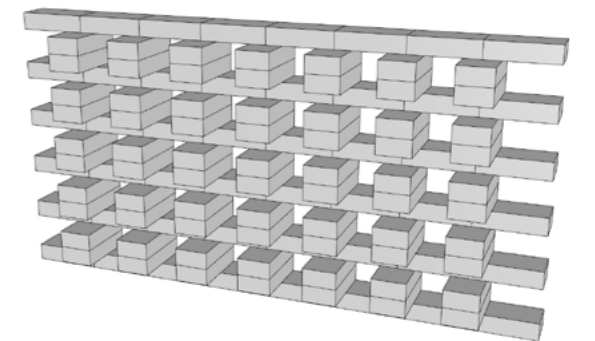
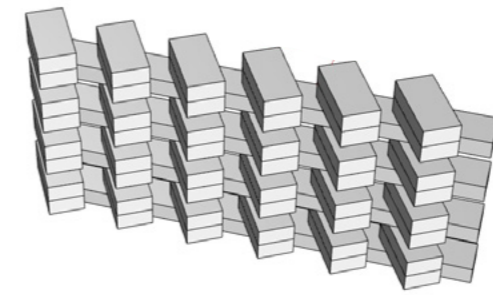
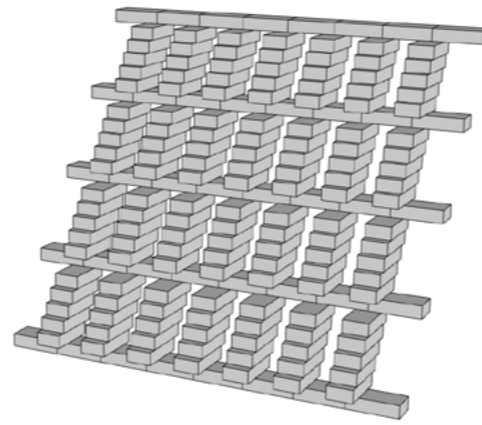
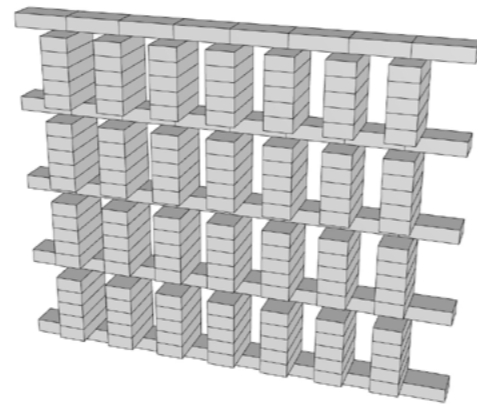
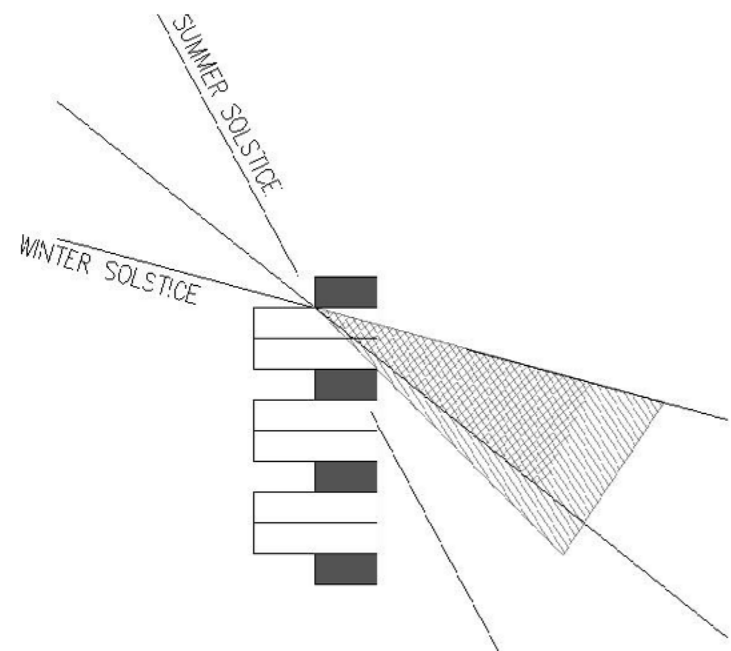
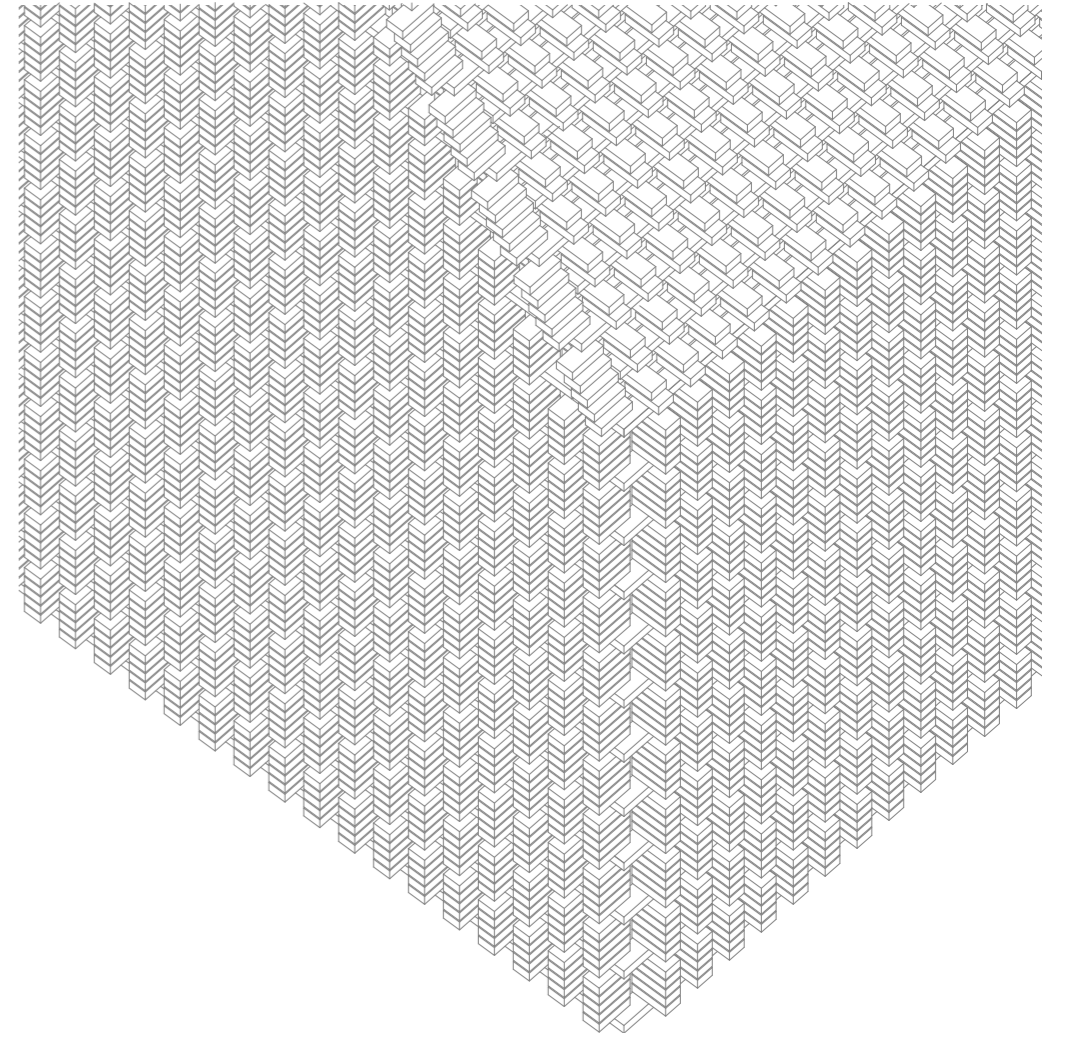
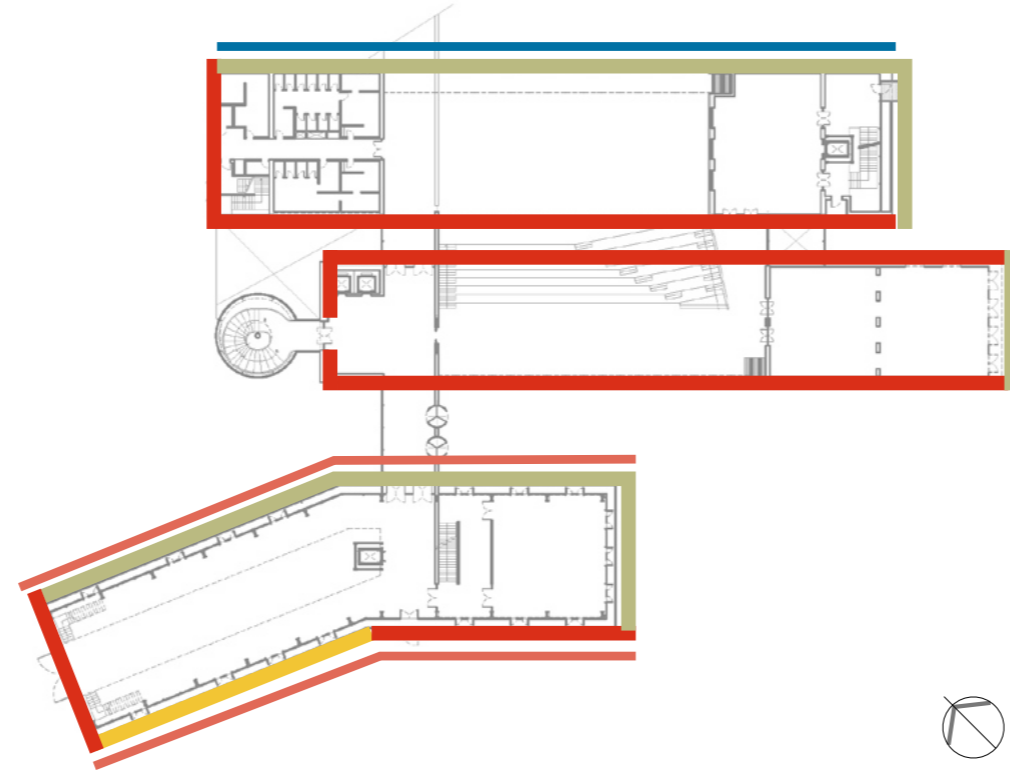
USEFUL RADIATION

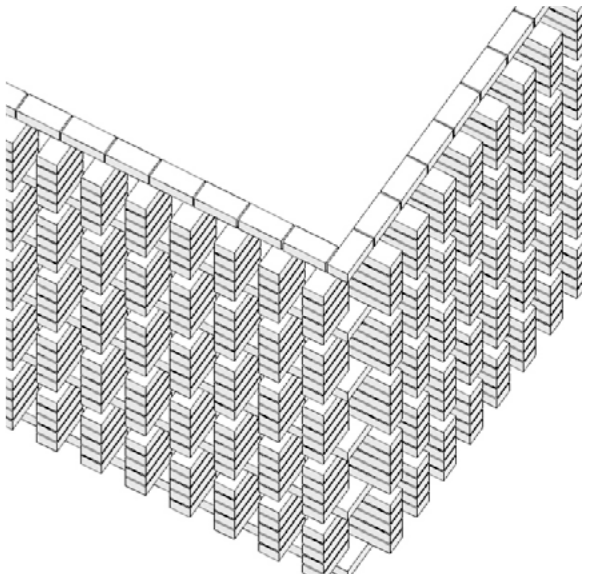
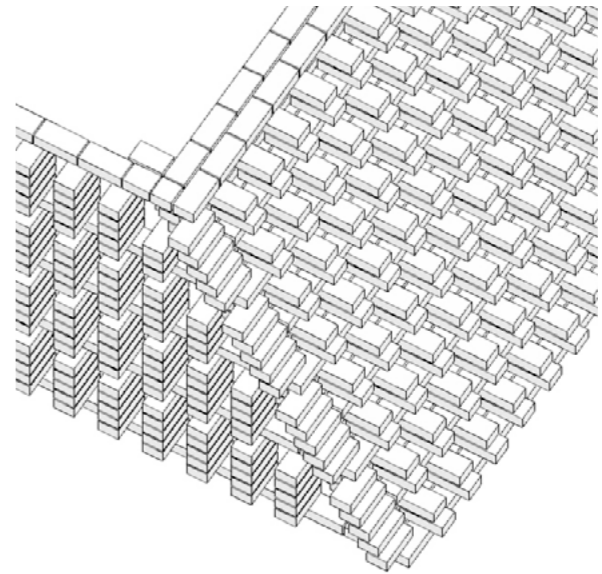
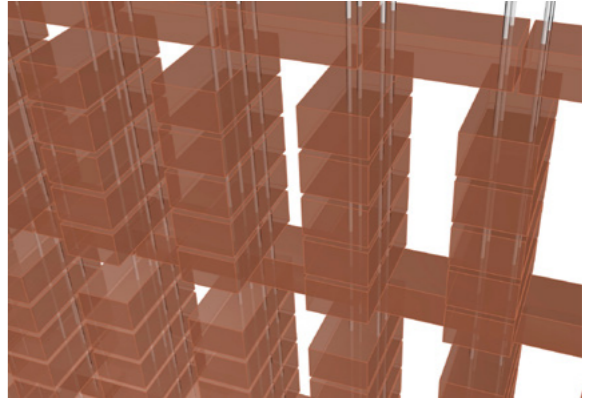
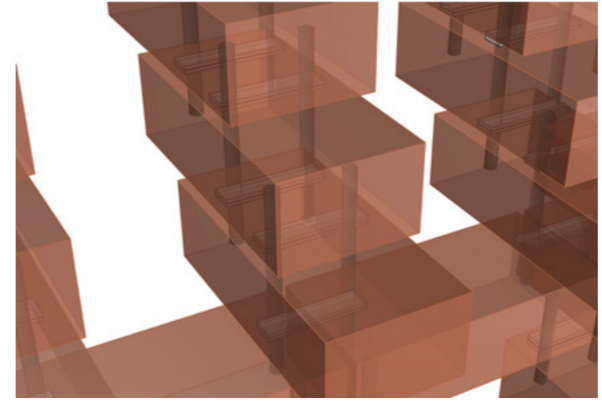
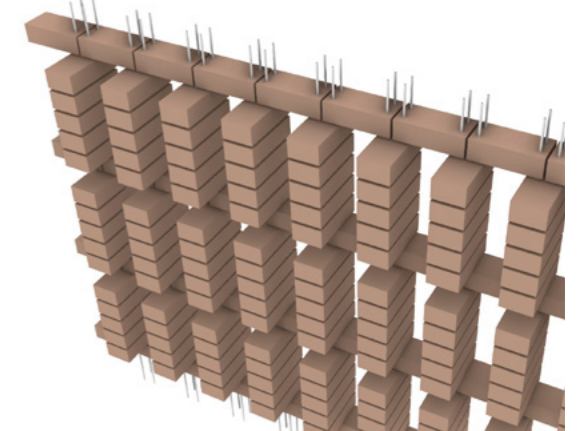
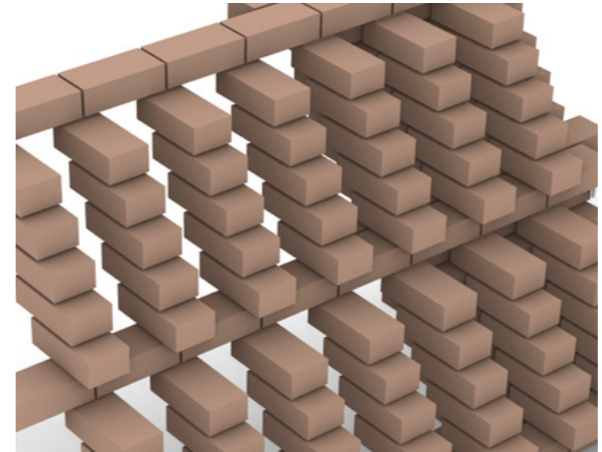
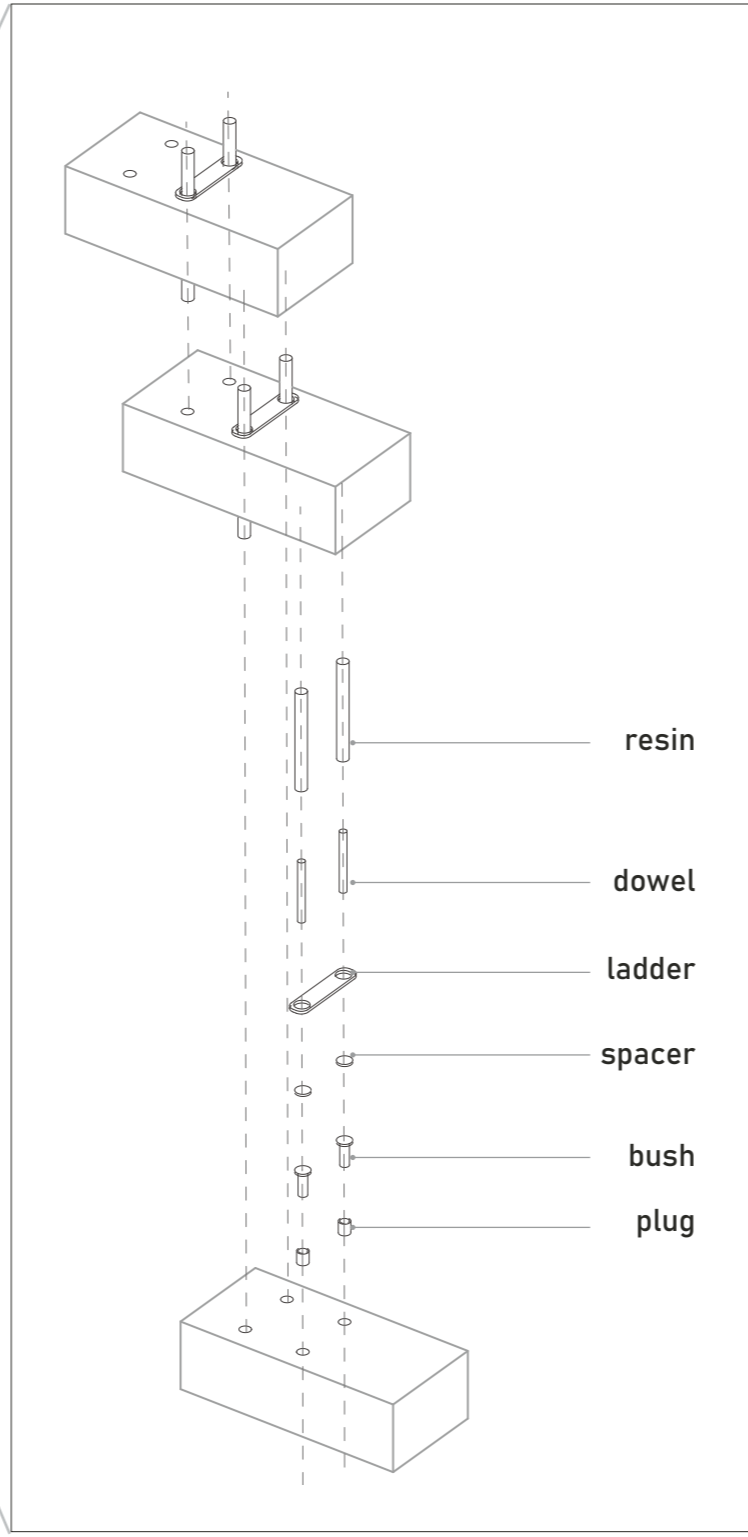
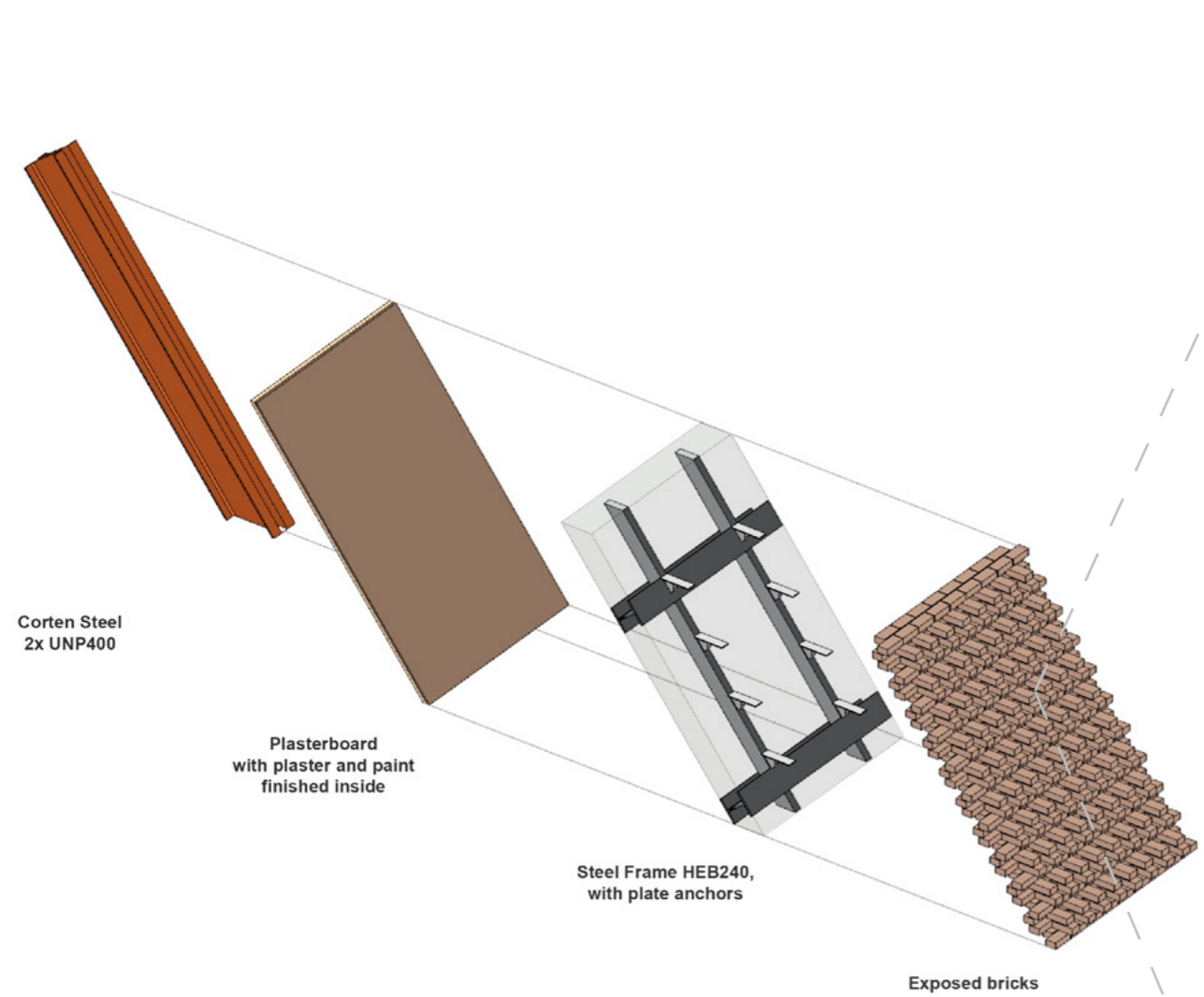


BRICK FACADE

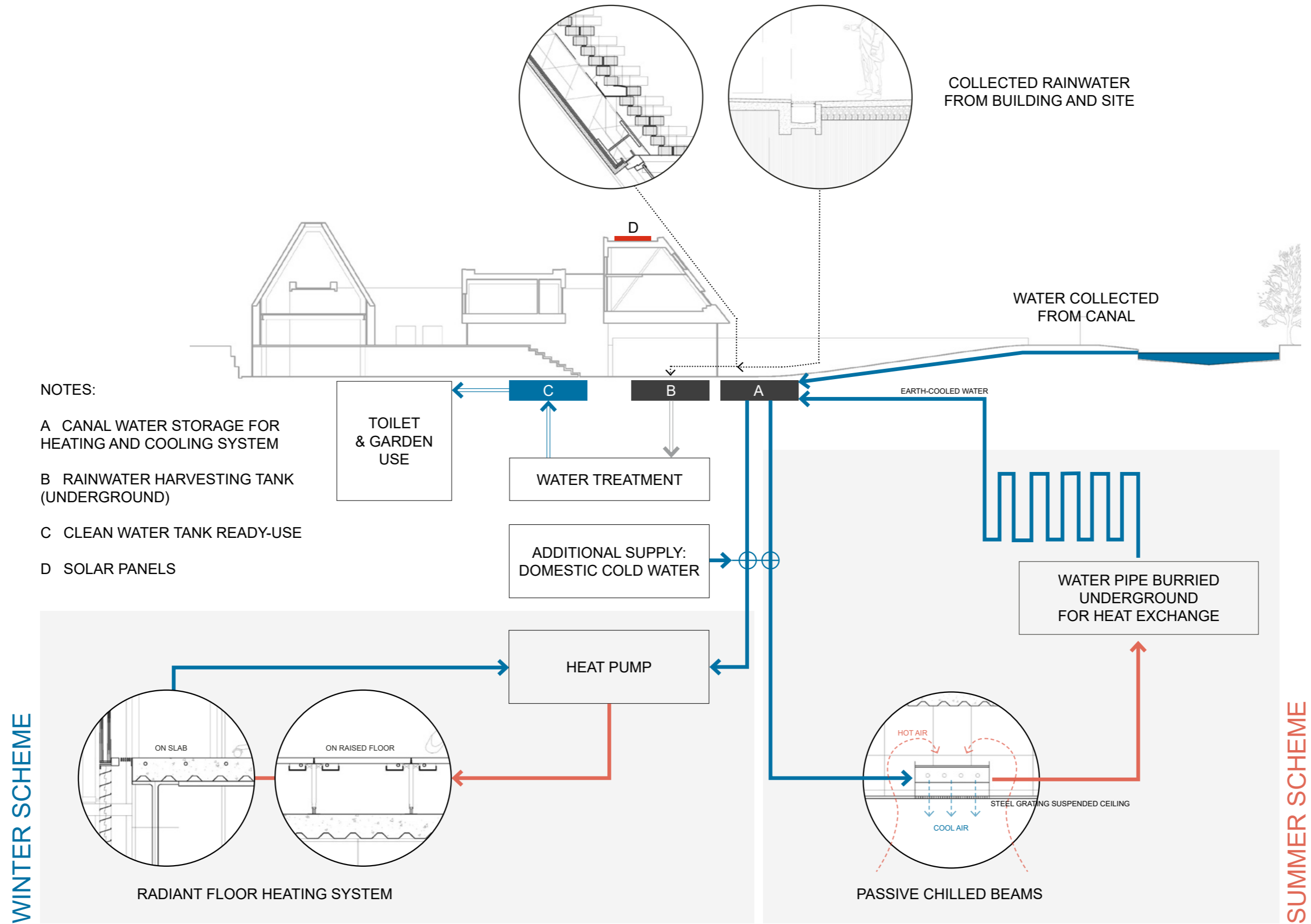


GRAND UNION CANAL

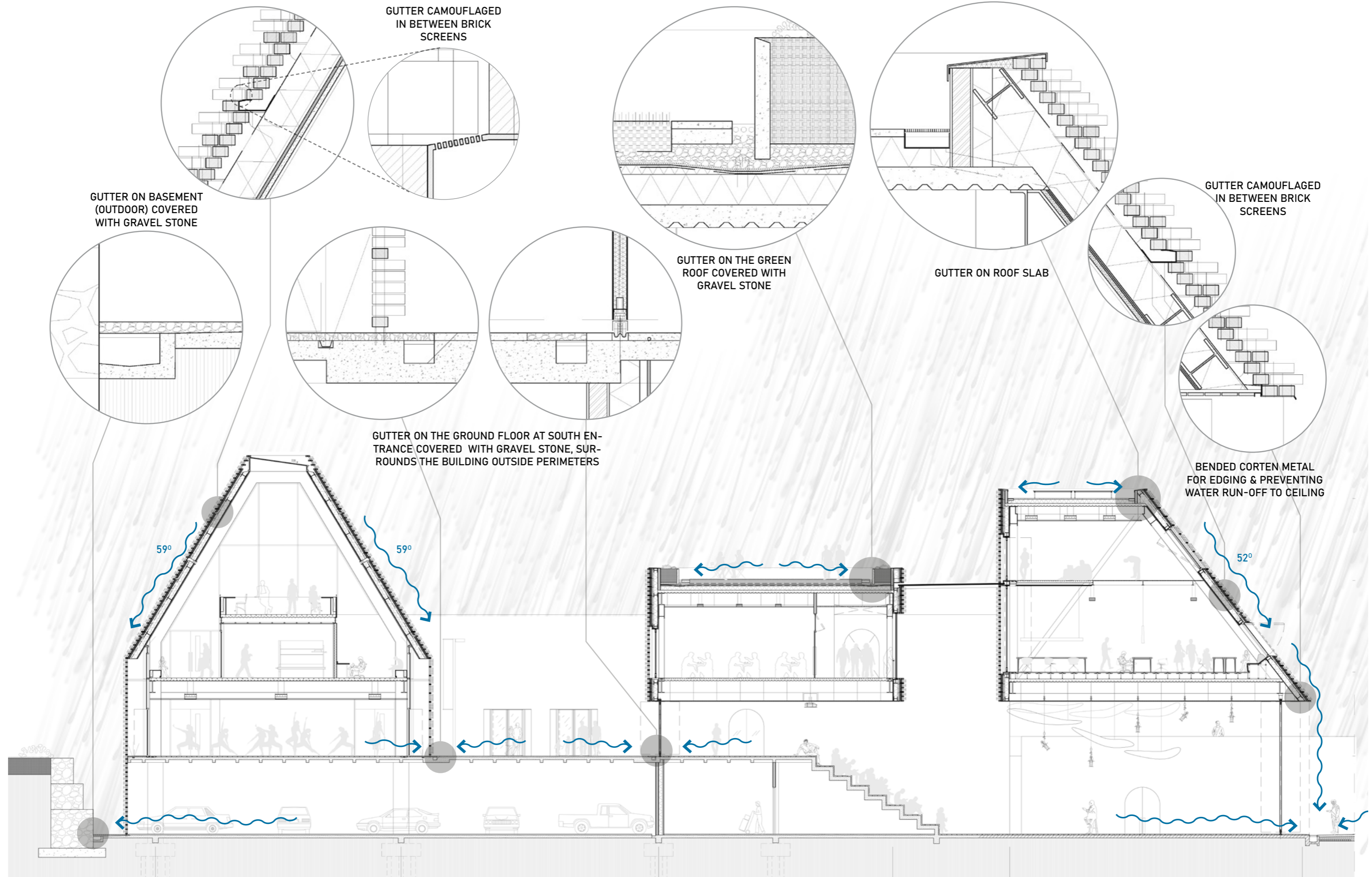




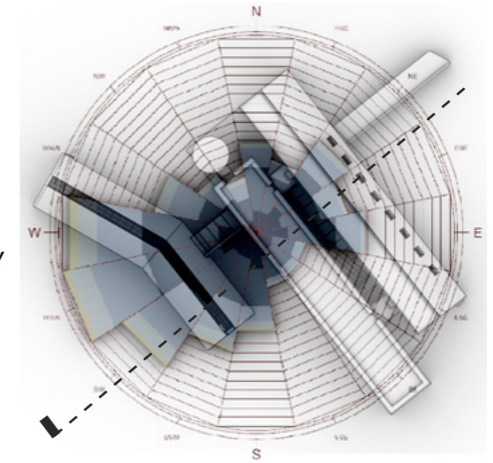
BUILDING PERFORMANCE



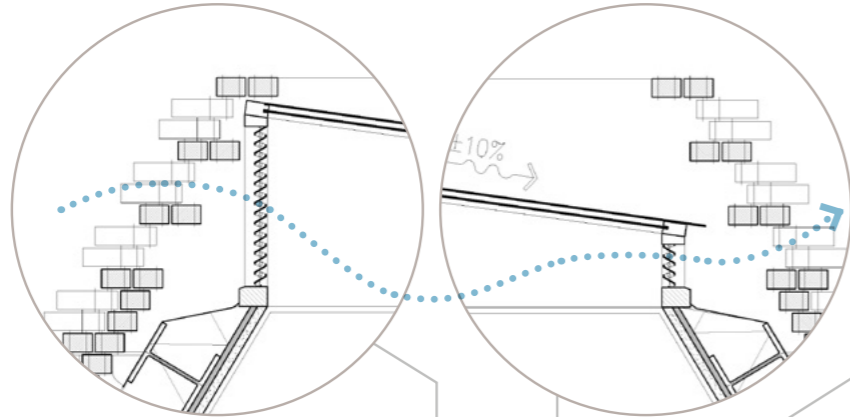
RAINWATER



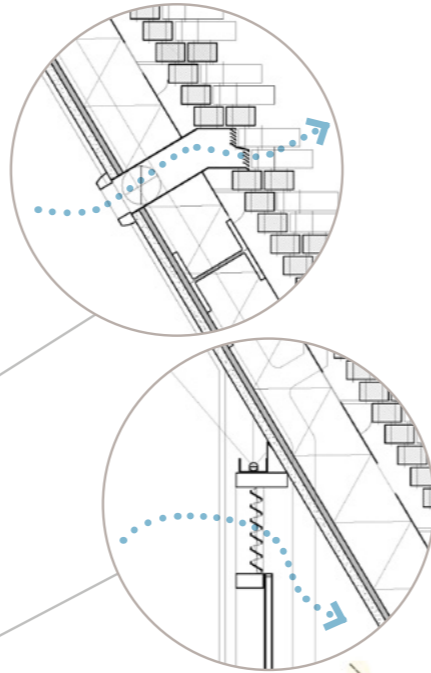
SUMMER SCHEME



SKYLIGHT WITH MOTORIZED VENTILATION GRILL
MAXIMIZE UTILIZATION OF PRIMARILY
SOUTHWEST-NORTHWEST WINDS

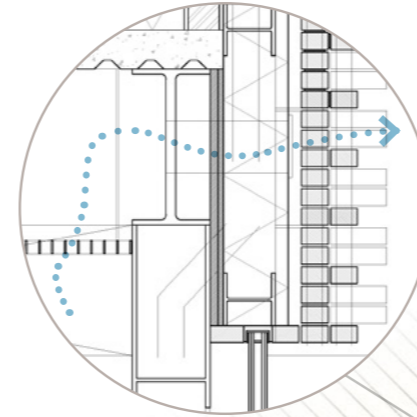


WALL VENT WITH MOTOR-
IZED DAMPER FOR CROSS
VENTILATION

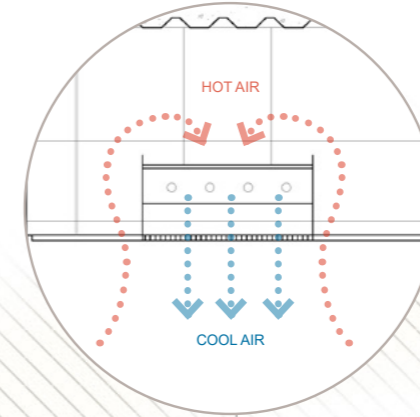


WIND DIRECTION PRIMARILY
FROM SOUTH-WEST

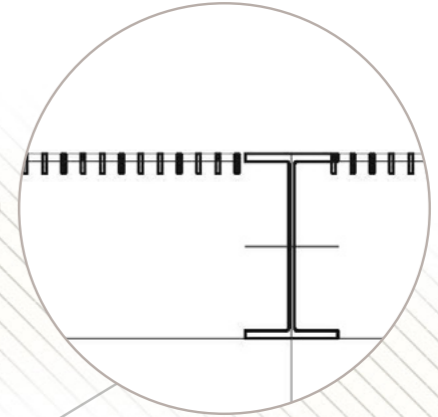
STEEL GRATES CEILING AND
WALL VENTILATION



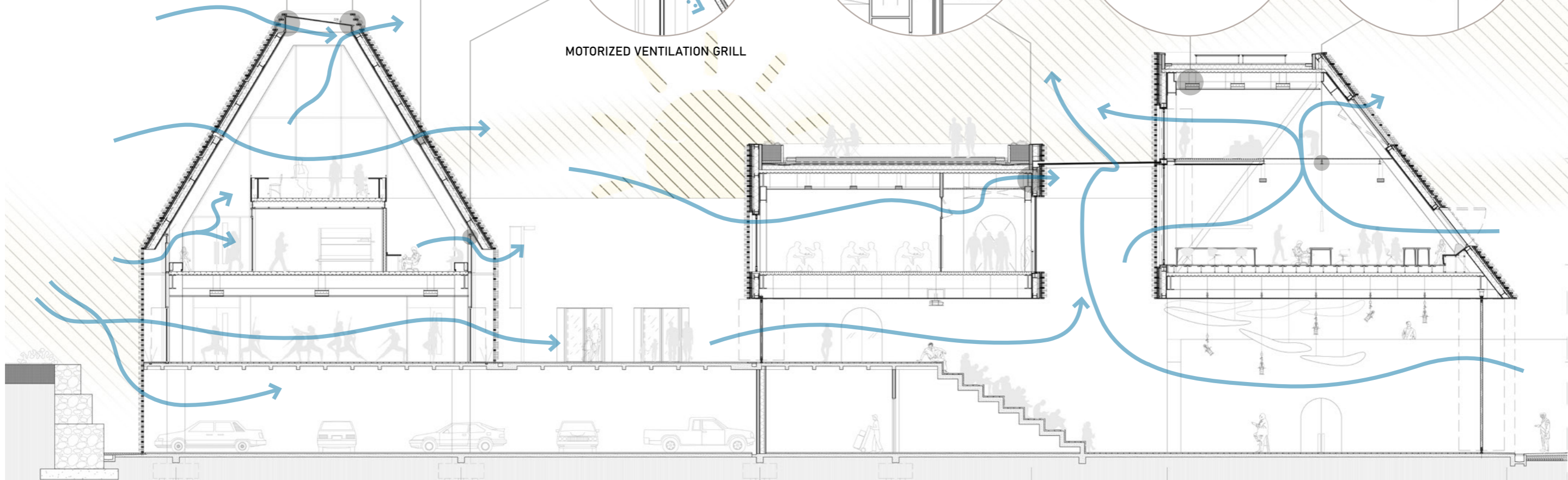
PASSIVE CHILLED BEAMS



STEEL GRATING FLOOR

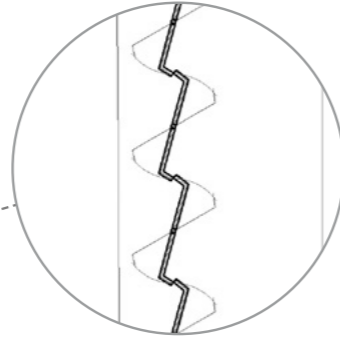


MOTORIZED VENTILATION GRILL

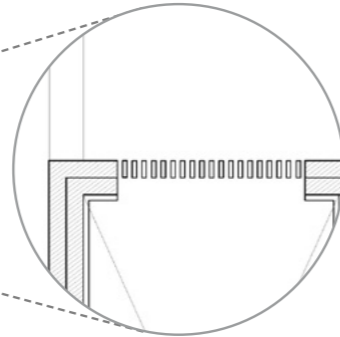
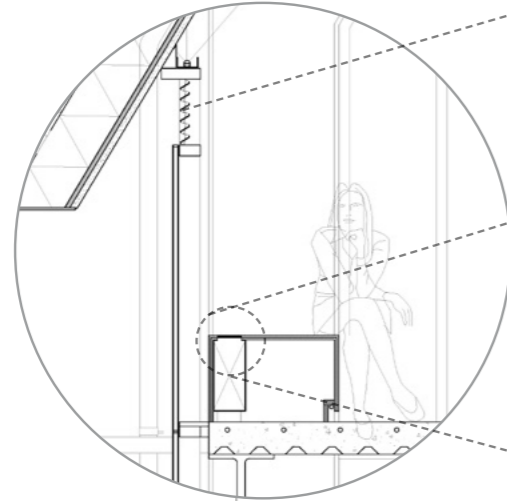


WINTER SCHEME

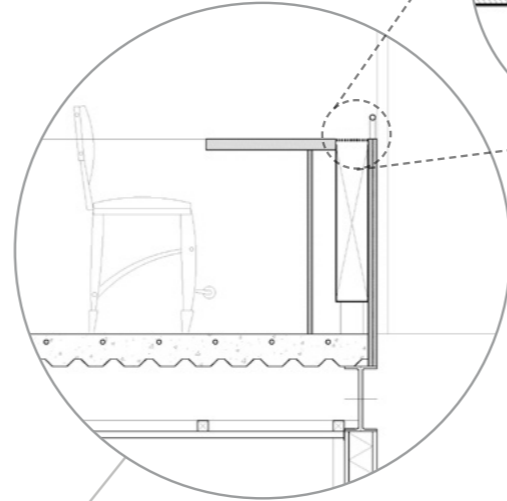
ALL MOTORIZED VENT GRILLS WILL BE CLOSED DURING WINTER TO MINIMIZE HEAT LOSS



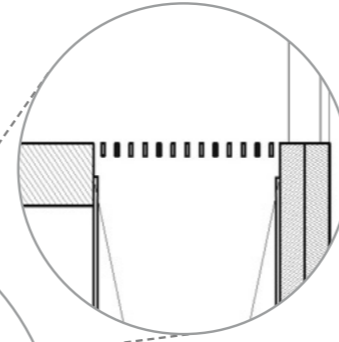
PERIMETER HEATING PLACED INSIDE BUILT-IN FURNITURES, IN ADDITIONAL TO FLOOR RADIANT HEATING ON SLABS.



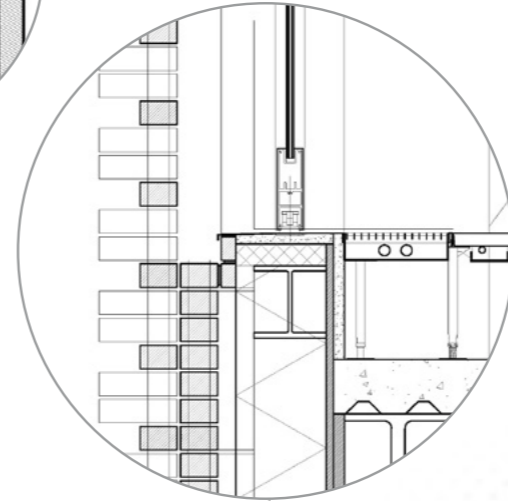
HEATER PLACED INSIDE BUILT-IN FURNITURES



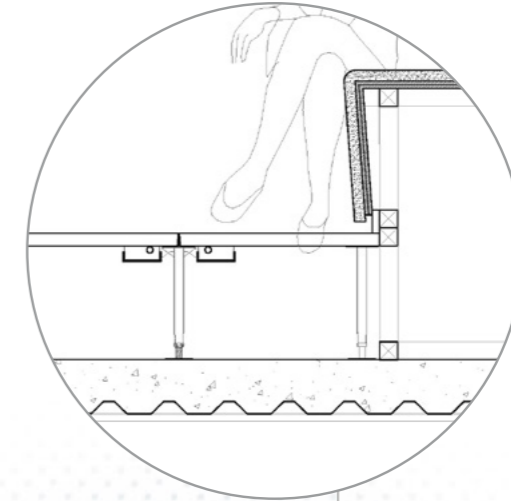
OUTLET DIFFUSER ON BAR TABLE



TRENCH HEATING SYSTEM FOR ALL GLASS PERIMETERS



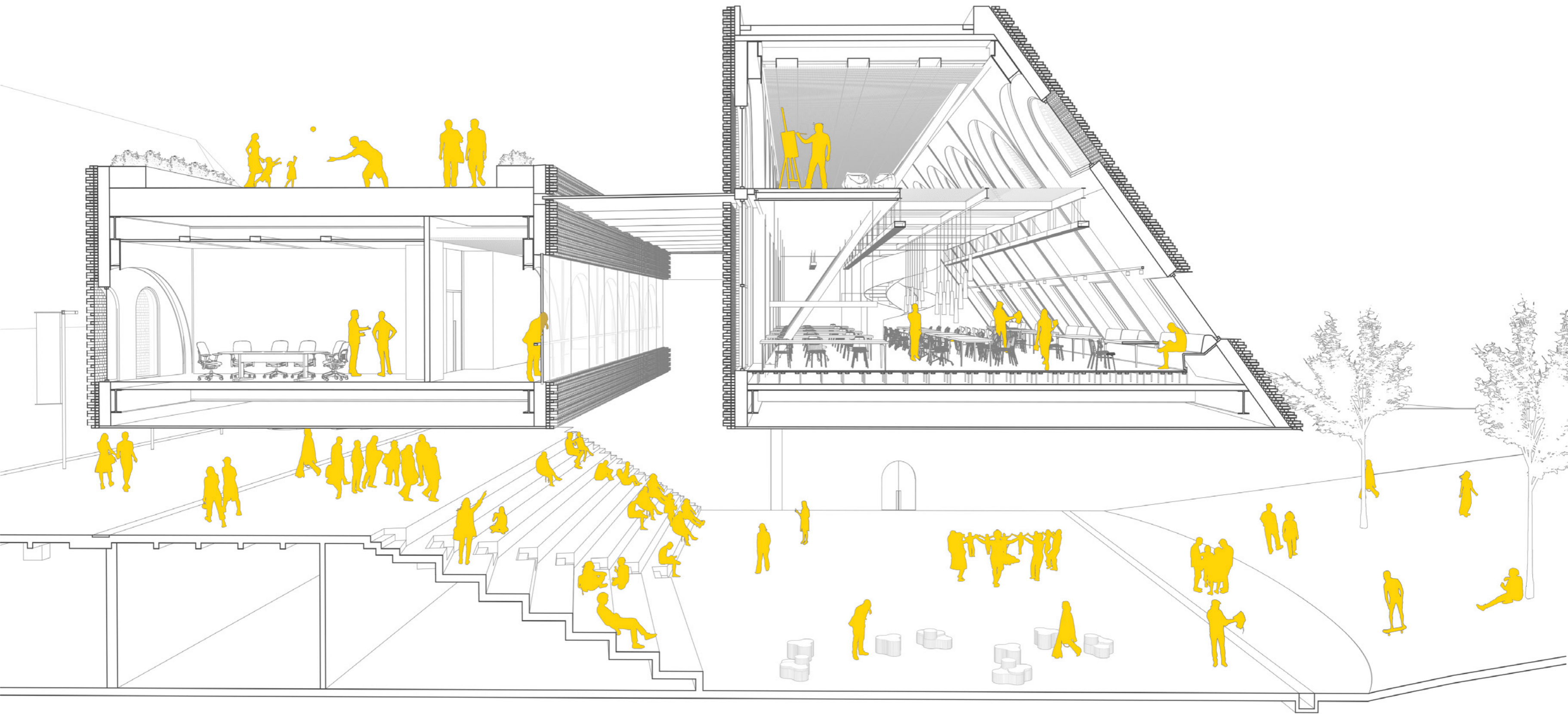
FLOOR RADIANT HEATING ON RAISED FLOORS



OUTLET DIFFUSER ON BENCH FOR HEATING



SOLAR PANELS ON ROOF SLAB



S

INTIMATE CORRIDORS

REFLECTIVE NOSTALGIA

DETAILS



