

PORTFOLIO

EMILY MARZOCCHI - (MA) ID

COMPRESSION ARTEFACT

EXTERNAL SITE REFLECTIONS

Less than 10 minutes walk from tube station. Located right on the main road producing loud & constant noise. No services available to the community other than grocery stores. No restaurants, cafés or public parks/green areas.

From 6th Floor of site, private green areas where visible elevated from the ground & located at 2nd/3rd Floors of private apartment buildings

The private sector (Residential) seems to be affecting the portray of community-based neighbourhood typical of East London

Presence of a branch of the University of Arts London seems to be a sign of expansion or a willingness to create a community again.

Observed abandoned communal vegetable gardens, sign of a "community that once was" in a neighbourhood taken over by the Residential sector.

Access to walk along River Lea is extremely limited to certain areas & branches

INTERNAL SITE REFLECTIONS

2 points of main access: GARAGE (Shutter door connected to possibly removable structure "Void") & GARDEN (Allows for opening towards river + face Grade II listed wall)

Various electrical outlets / functional piping from the different years & uses of the building piled up + uncovered pipes on outer walls

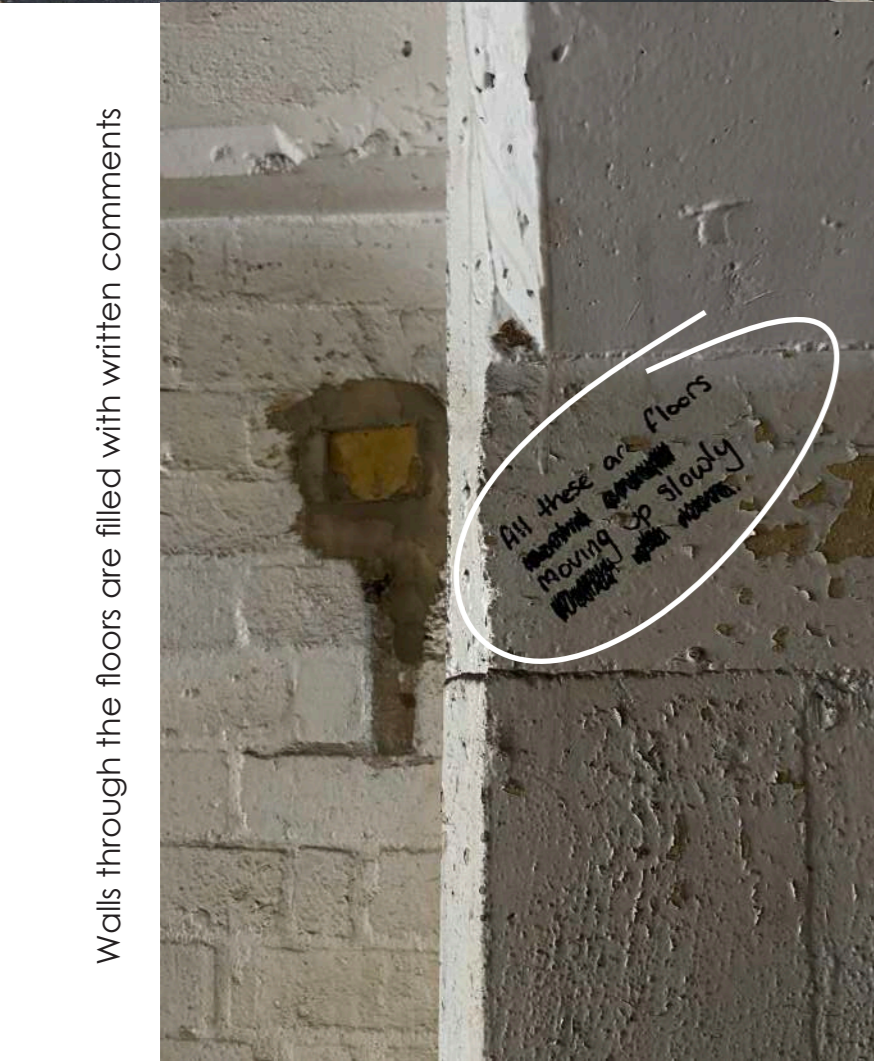
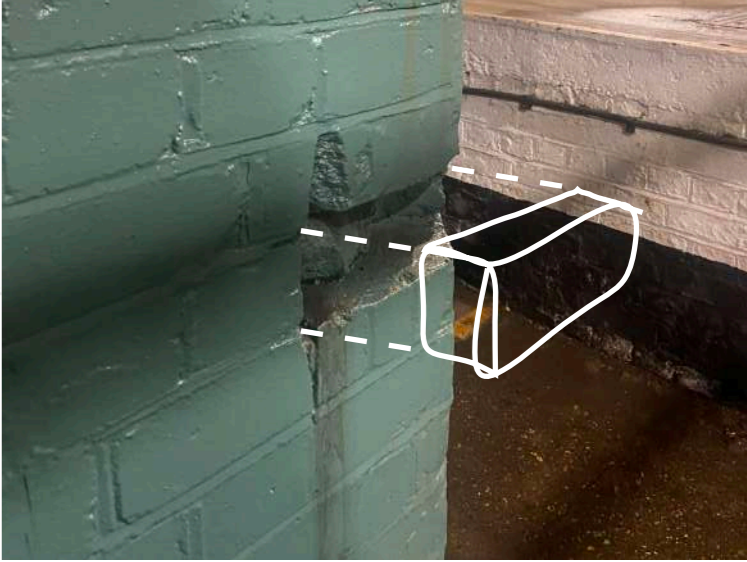
2nd Floor divided by horizontal metal partition creating 4 low ceiling floors

Upper floor (6th) visibly opening over roof augmenting the rough "view" of East London but possibly useful if it can be added to floor space. Closed-off lifts show ducts that can be reopened & reconstituted to their original function.

At what floors do they connect?



GRAFFITI all the way through Facade & Upper Floor interiors.

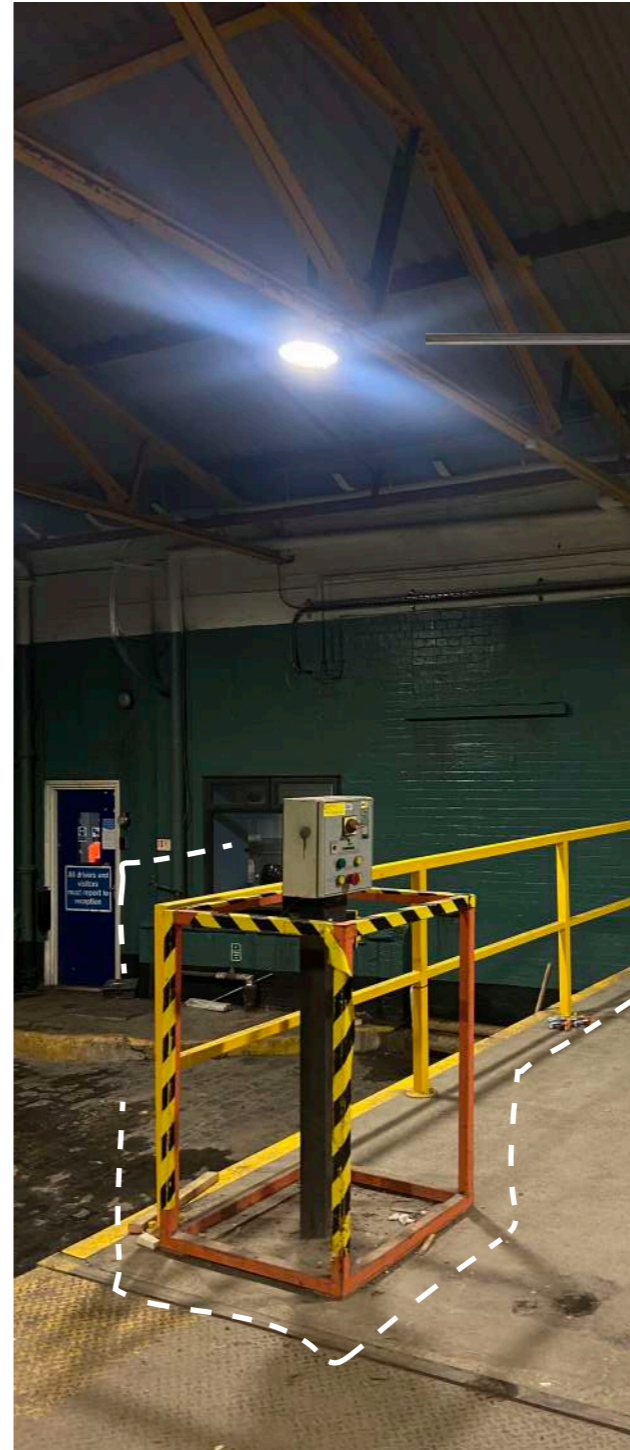
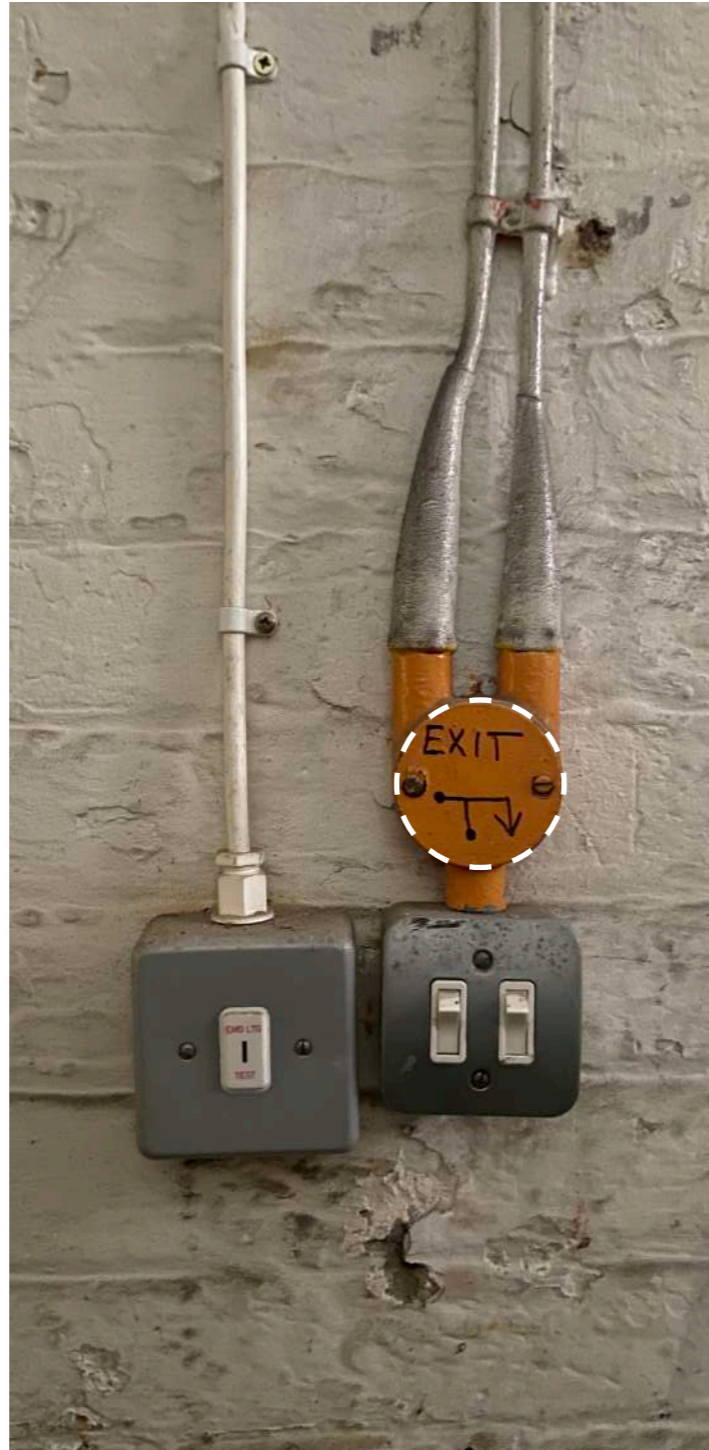
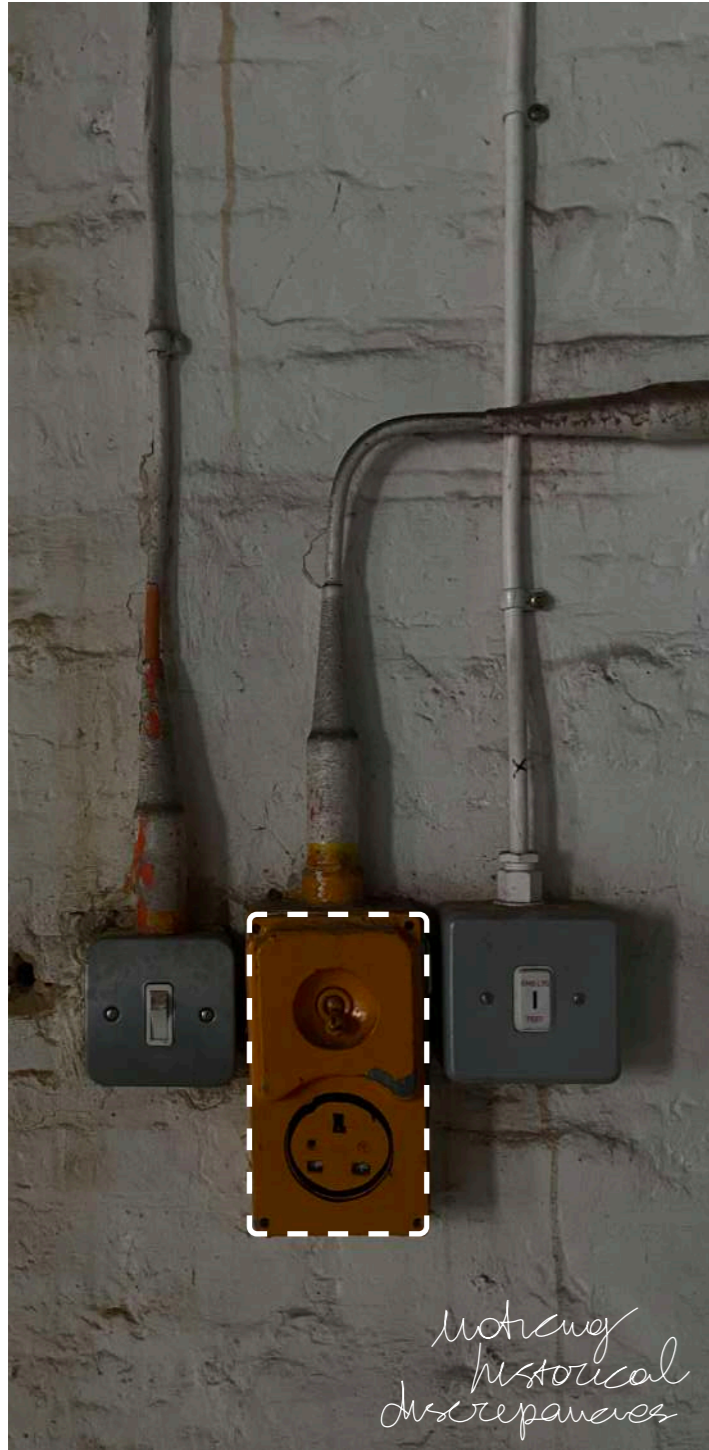


Walls through the floors are filled with written comments

All these are floors moving up slowly

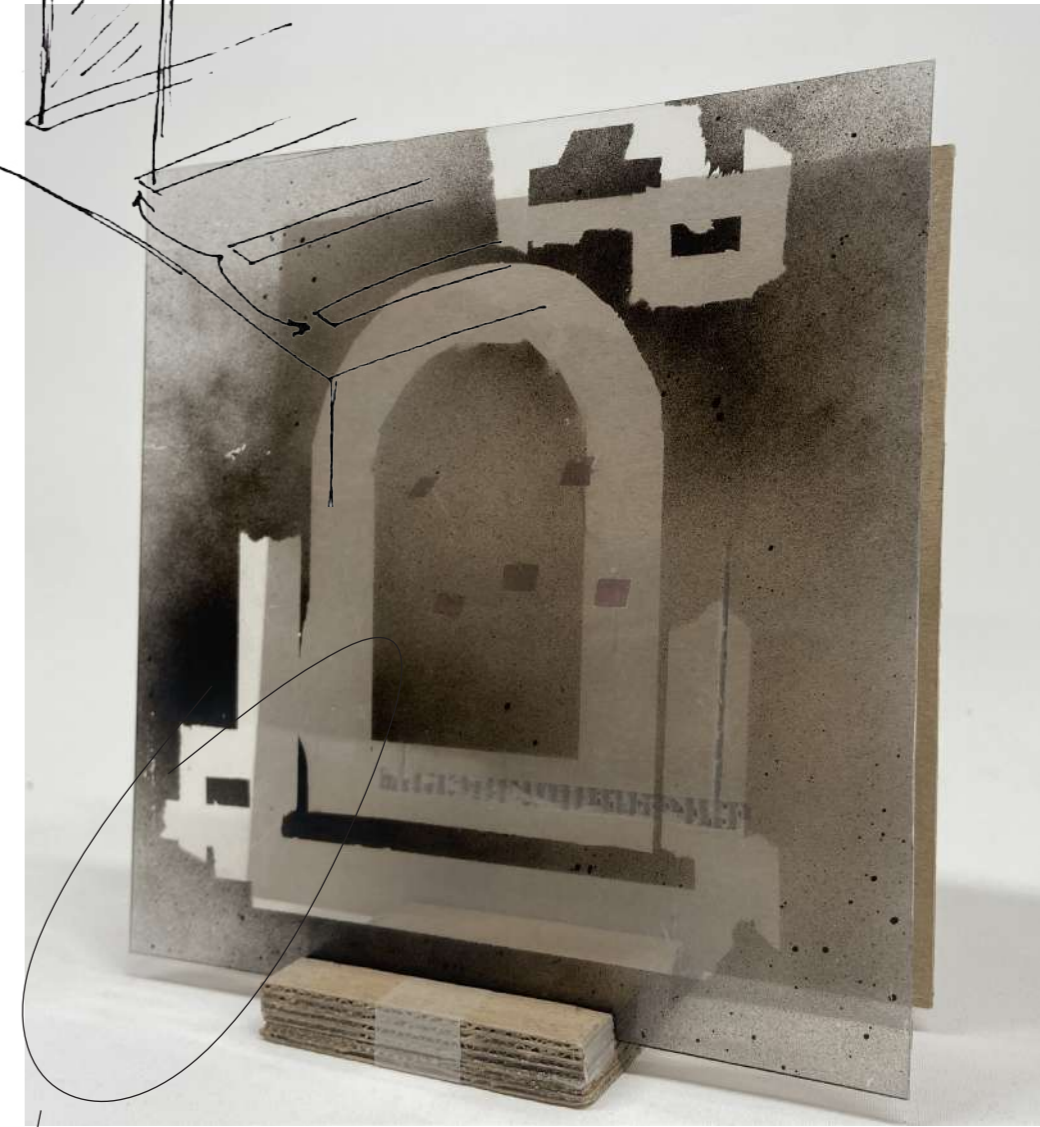
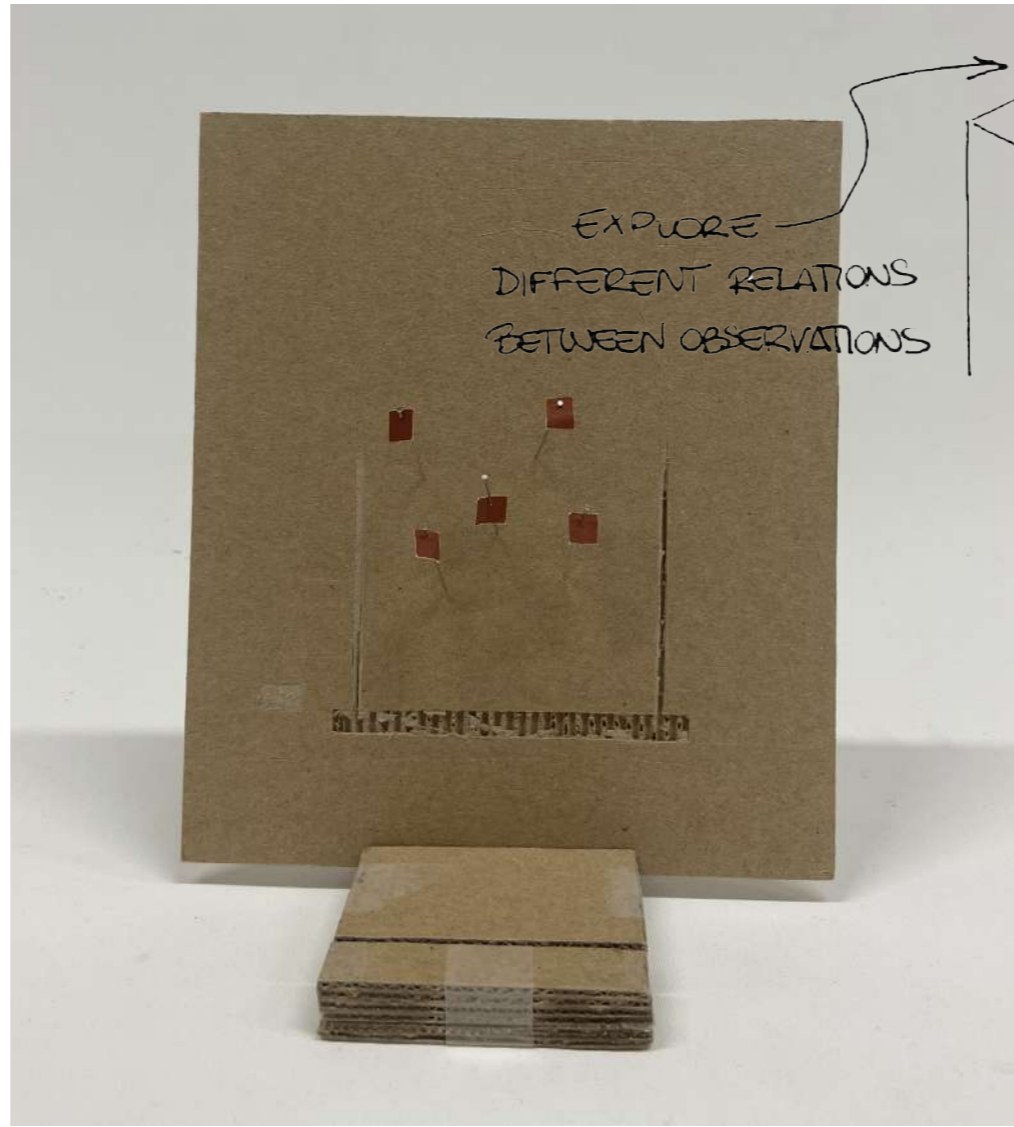
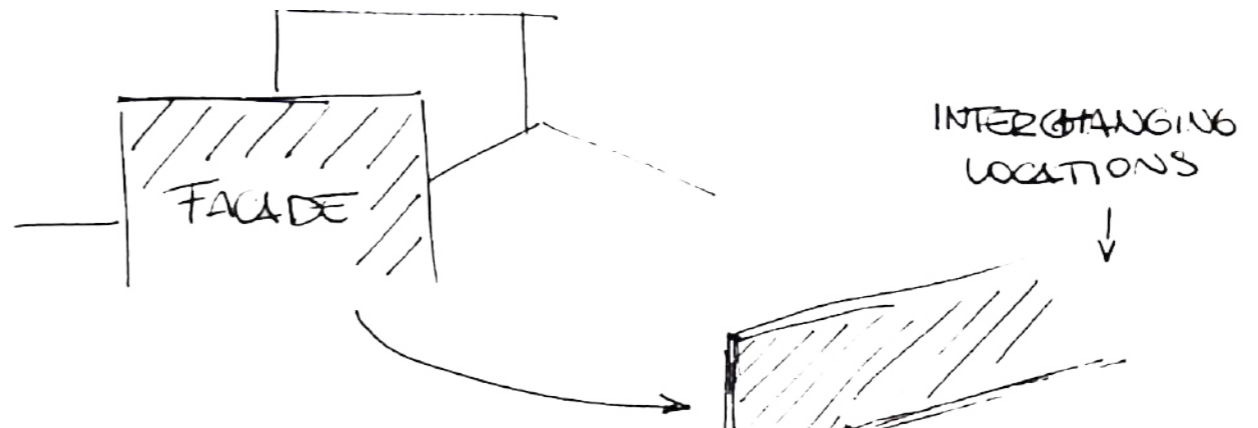
ADDITION & SUBTRACTION

Caution Fork-lift trucks operating

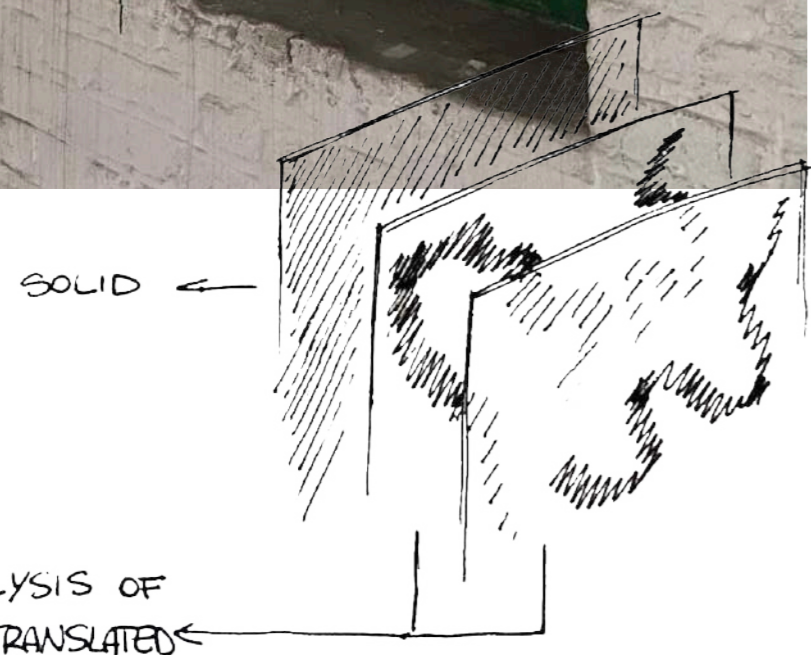


Identification of manual, at times temporary additions to the building such as notes added by the occupants to build up on the original state of the building

PHASE 1



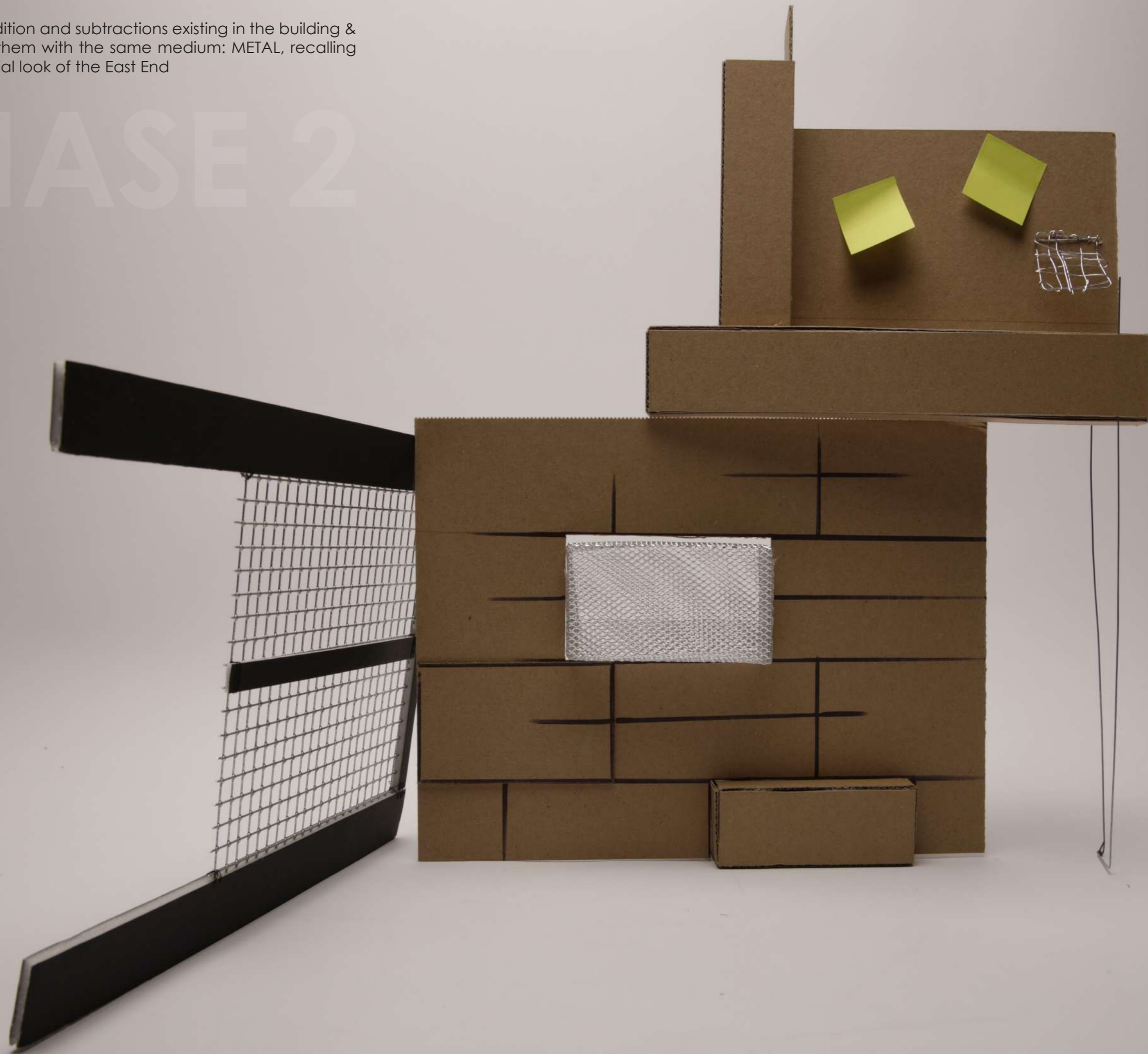
Transparency exploration



ANALYSIS OF SITE TRANSLATED

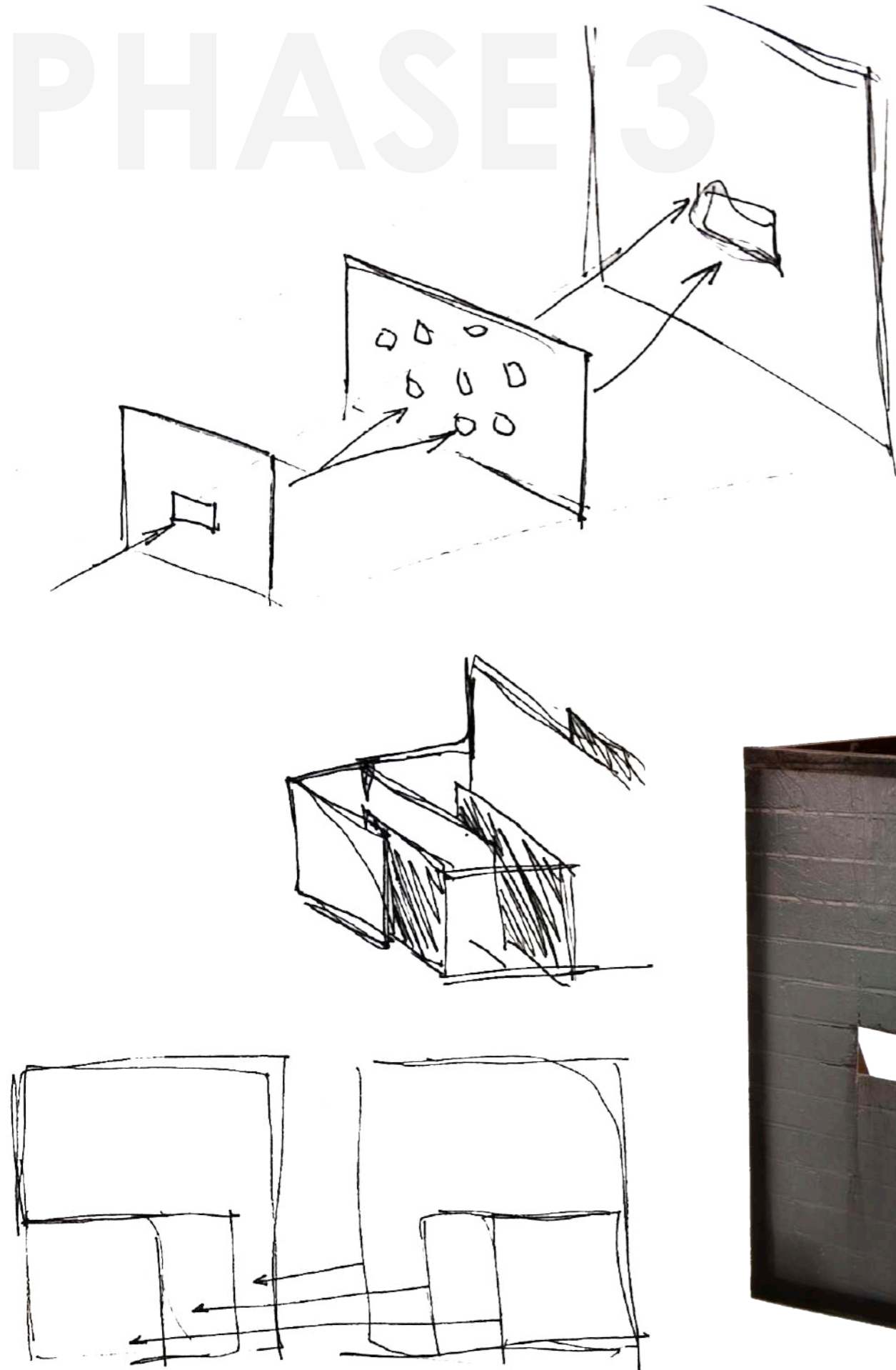
Exploring the addition and subtractions existing in the building & adding to all of them with the same medium: METAL, recalling the rough industrial look of the East End

PHASE 2

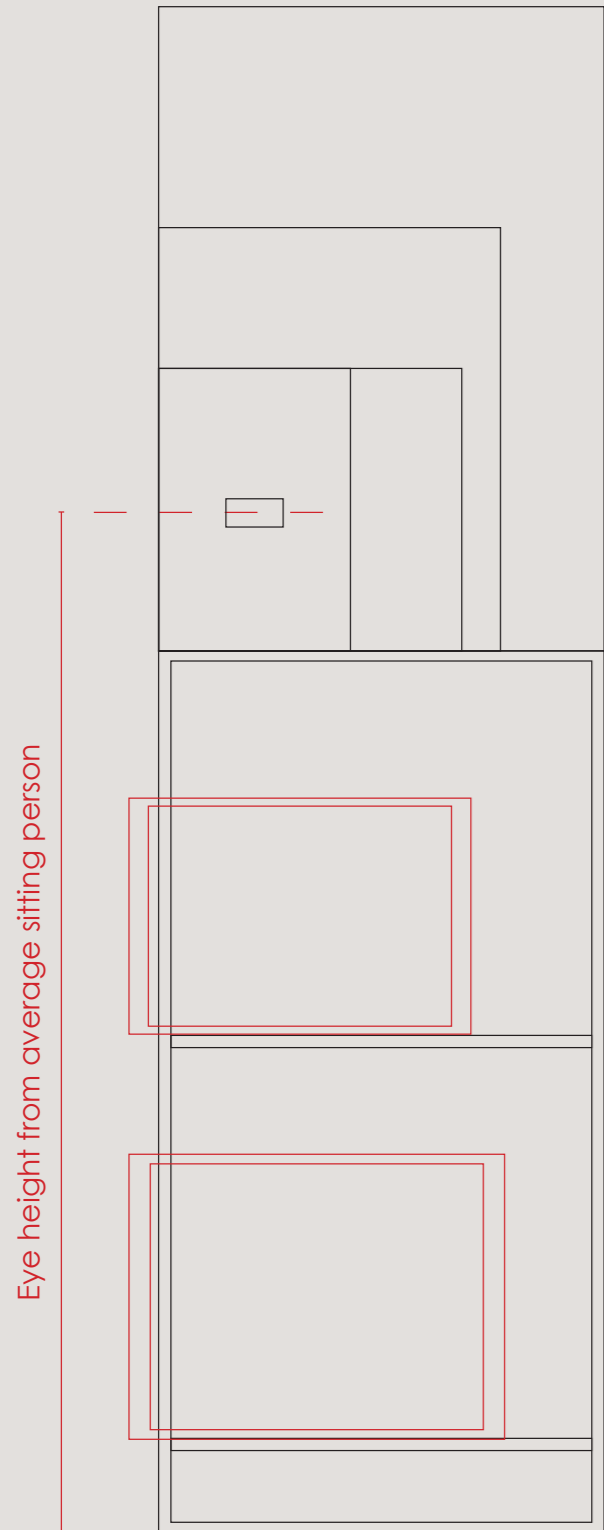


Given the previous unsatisfying exploration, the chosen spaces are now placed to interact with each other in a more meaningful and productive manner with an engaging development

PHASE 3



Providing an instrument for exploration, aiming for the forming of **COMBINED SPECULATIONS**. Breaking the spatial constriction of the chosen elements not able to interact otherwise and allowing for the viewer to draw their own conclusions on the interaction between different pieces, always different based on the positioning.

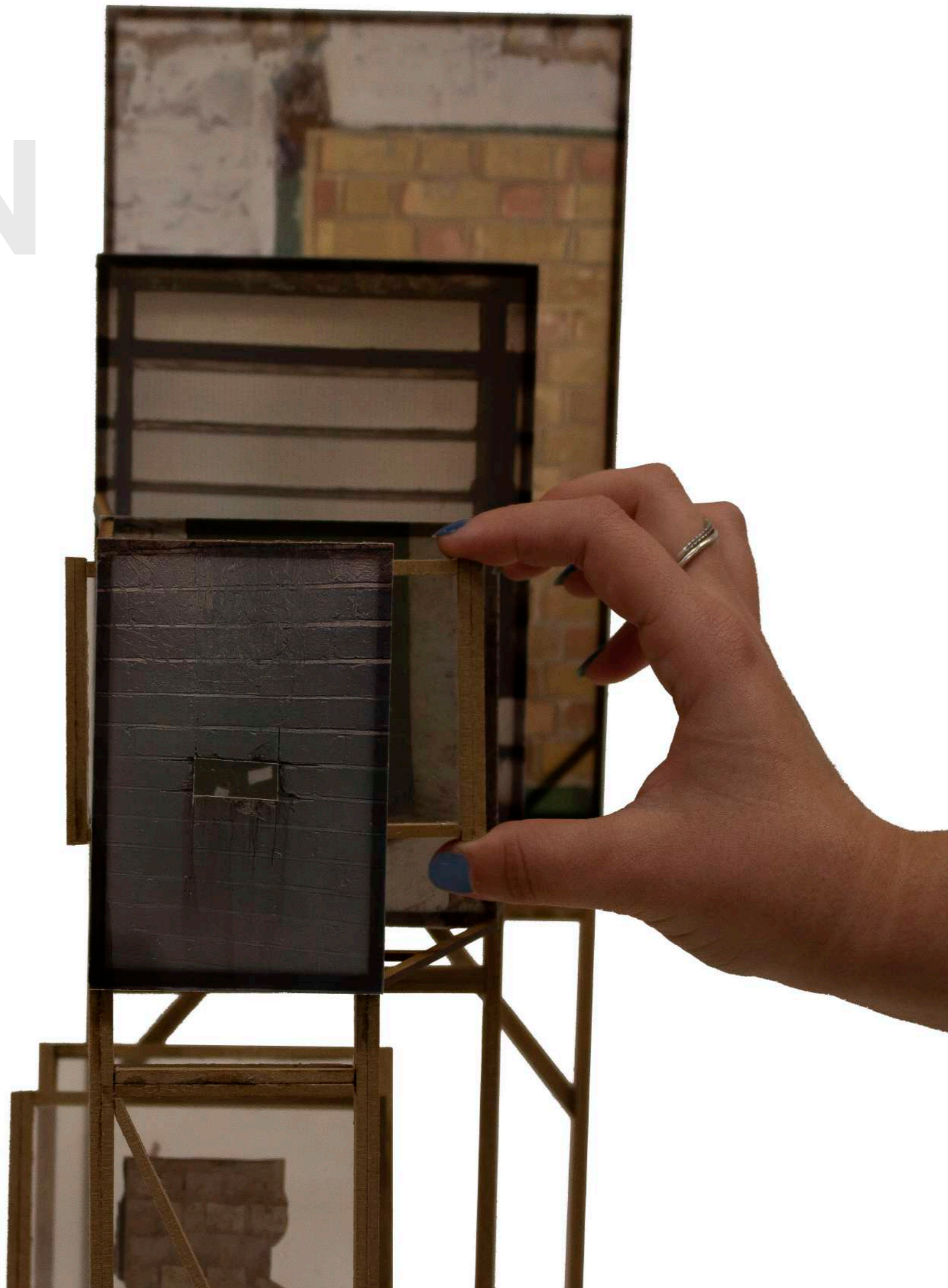


COMBINED SPECULATION



Essential engagement between observer and building provided through movable parts and freedom of assemblage.

The aim is to provide a device that allows for the observer to interact with parts of the building and speculate on the connection that each movable part incorporates when added to one of the existing fixed pieces.



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AUDIENCE STUDY

COMMUNITY CENTRES



Lansbury, Tower Hamlets

Area insights about Makers Yard, London, E3 3YL

Income [View »](#)

Area of average wealth **5/10**

Deprived area [View »](#)

Deprivation level **9/10**

Crime [View »](#)

Average crime rate **4/10**

Demographics [View »](#)

Main ethnic group	White British	35%	37%
Main religion	No Religion	40%	27%
Main age band	Aged 20 to 39	63%	33%
Main household type	Single-family: no children	27%	14%

● Immediate area
● Average for London

Classification

Bangladeshi enclaves (Smaller area)

These neighbourhoods have exceptionally high concentrations of residents of Bangladeshi origin; and also are areas characterised by particularly low levels of use of English as a first language. Families generally have a younger age structure, and a prevalent source of employment is in the accommodation and food services industry. The areas also have higher student populations than are typical for London, and residents who use bicycles to get to and from work or study

High Density and High Rise Flats (Wider area)

Concentrations of this Super Group are found in densely populated areas of flats. Many families have children of school age and many residents are of Bangladeshi origins, along with high numbers of households describing themselves as Black or as coming from Mixed or Other ethnic groups. There is a high incidence of households in which the main spoken language is not English. Levels of highest qualifications are below the London average, although some residents are full-time students living in shared accommodation. Levels of unemployment and part-time working are above the London average, while many of those in employment work in administration, or in accommodation and food services industries.

Noise

Noise issues are identified

- Road Traffic Noise

Transport

Average connectivity to public transport **5/9**

Transport stations 17

- Bromley-by-Bow 0.3 miles
- Devons Road 0.4 miles
- Langdon Park 0.4 miles

Amenities within 0.5 miles

Food stores 10+

- Tesco 0.4 miles Supermarket
- Tesco 0.4 miles Supermarket
- Zap Sweets Limited 166 yards Convenience store

Schools within 1 mile

Primary Schools 20

- Manorfield Primary School 0.2 miles Outstanding
- St Saviour's Church of England Primary School 0.5 miles Outstanding

Secondary Schools 8

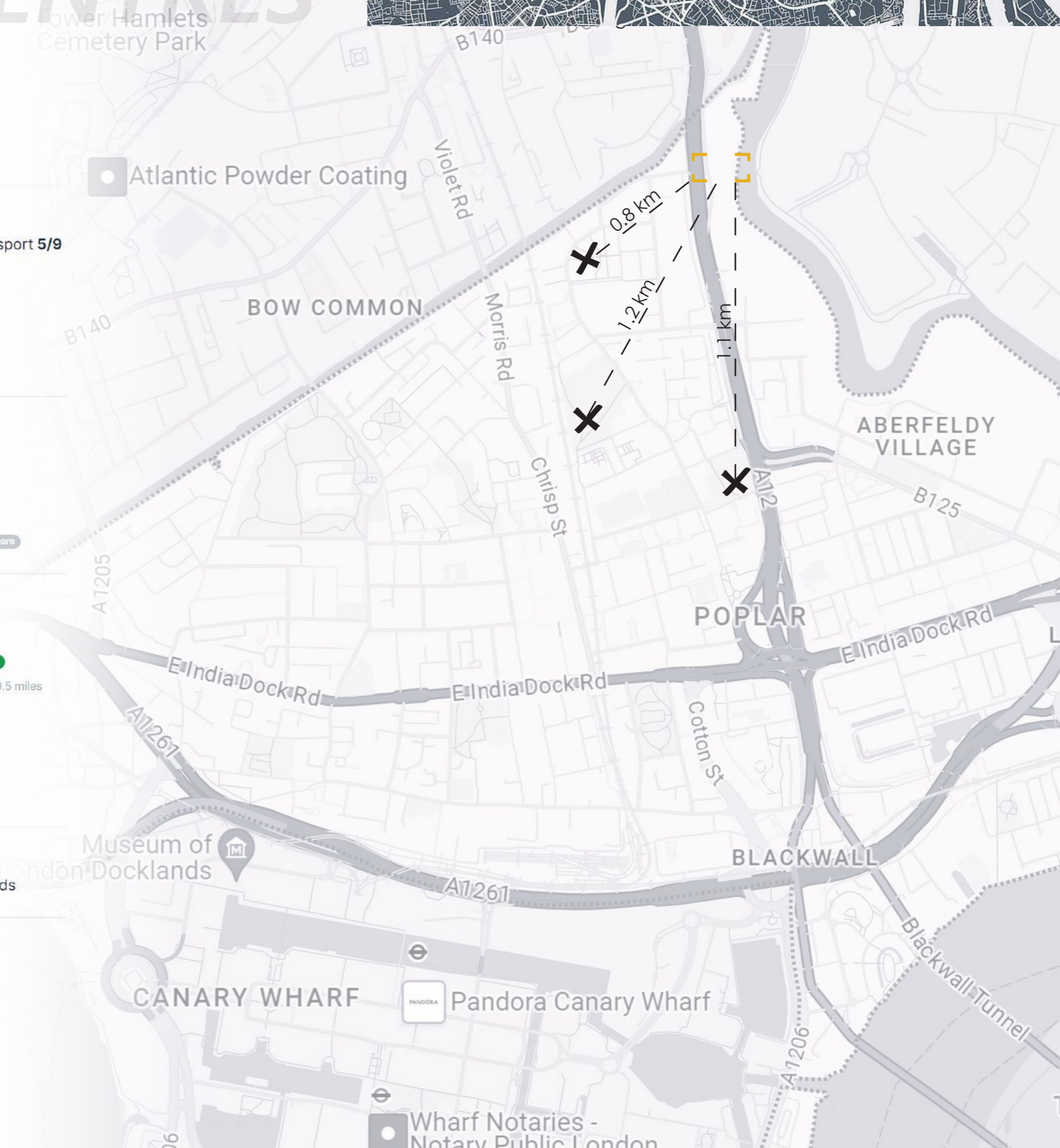
- Bow School 0.2 miles Good
- Ian Mikardo School 0.3 miles Good

Air quality

Air quality doesn't meet EU standards

Flood risk

Flood risk is identified



1. POPLAR RIVERSIDE



Riverbank development for community access

Entertainment facilities internal to residential buildings and not accessible for the community, forcing the residents inside the establishment instead of occupying the neighborhood

2. MAKERS YARD E3



Use of the riverbank as well as the different levels of the building to create green spaces at different levels of accessibility

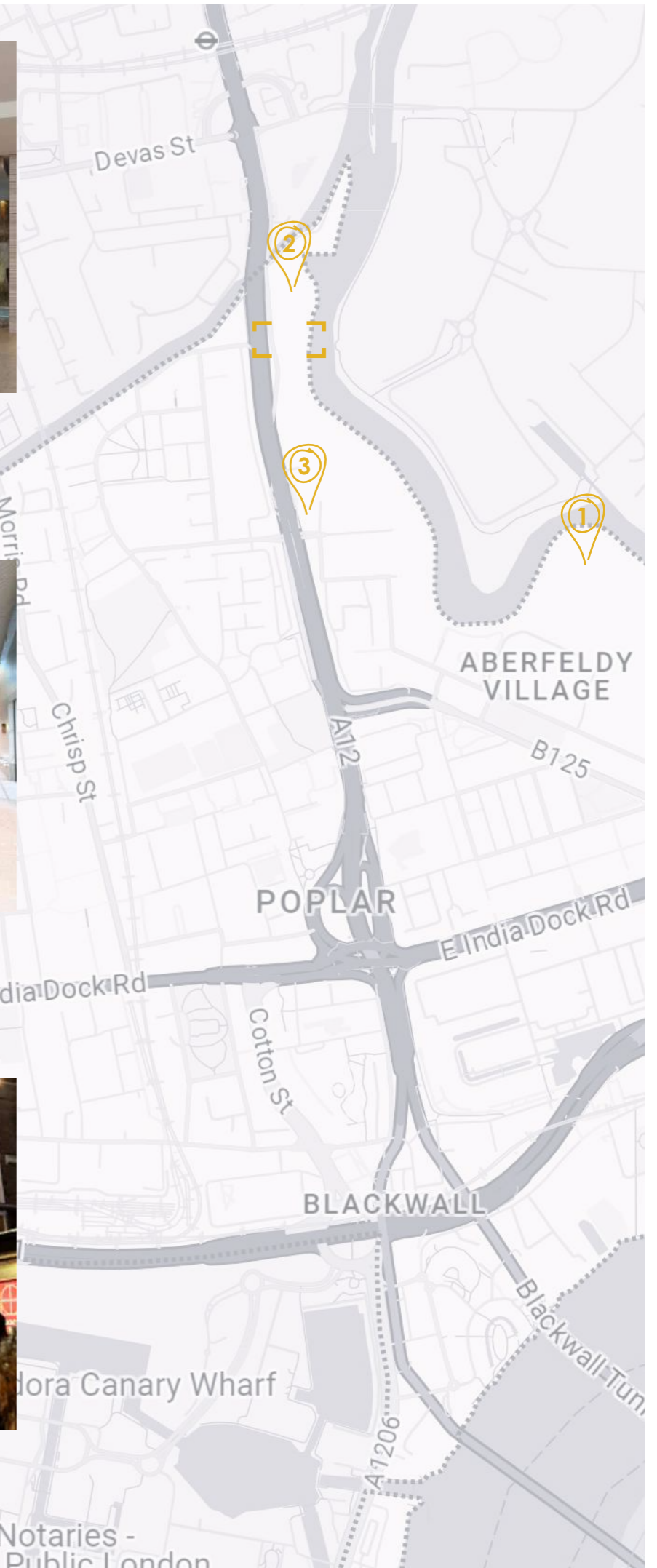
Entertainment facilities standardized at a level of privacy that forces the building blocks to create communities within themselves instead of expanding within the neighborhood on the Eastern-end of Bow

3. THE BOILER HOUSE E14 6RH



Covered spaces used for community based events

Internal gardens used for community events meaning that the activities are totally covered and undiscoverable for non-community involved people

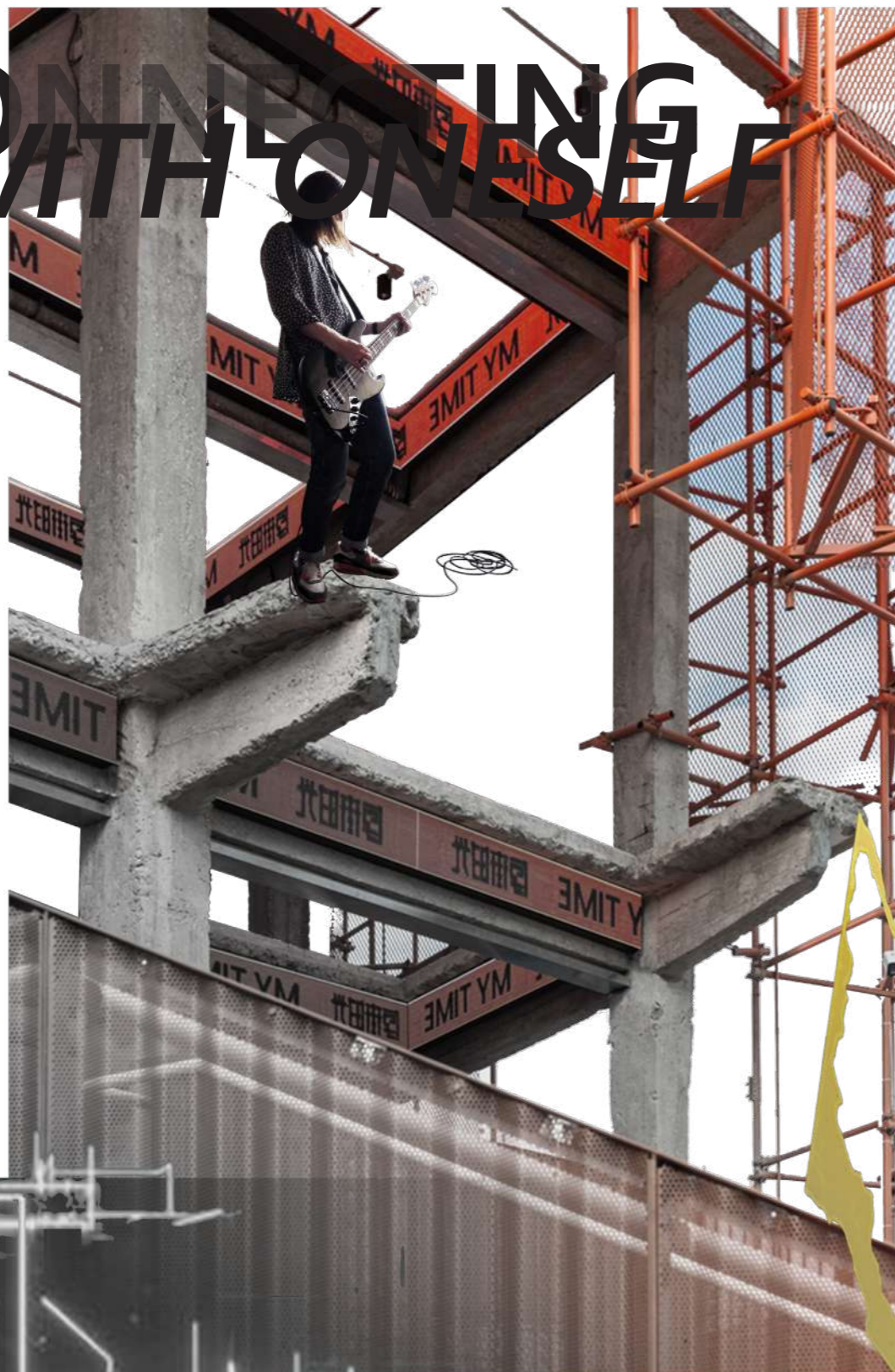


Wharf Notaries - Notary Public London

RECONNECTING WITH ONESELF

Semi-technological tasks

Starting to strip down from usual addiction guided by the building stripping down from lush detailing



REUNITE WITH NATURE

Completely manual tasks

Building completely stripped from its unessential details and complete reintroduction of human-scale details



RECONNECTING WITH ONE ANOTHER

Social semi-manual tasks

Introduction of human scale details / objects / materiality to create a smooth an inoffensive transition to the final totally manual phase



Individualistic technological

Lush detailing and materials to fit with the changing building standard currently utilised by the surrounding developments



DISCONNECTION

PROGRESSIVE DIGITAL ILLITERIZATION

DYNAMIC REGRESSION TOWARDS DE-DIGITALIZATION



SPECULATE ON THE FUTURE ISSUES OF THE LOCATION/ SOCIETY TO CATER FOR YEAR 2050

In a world of increasing pressure from technology and social media, we can only speculate for an increase in the technological pressure in our daily lives.

Yeah 2050, the adaptations to binary programming limits the actions and building & planning mentality to the technological advancements at the "given time".

The reliance on technology will become essential, making it increasingly difficult to function without it and emphasizing the need for spaces that cater to human needs. A space functioning according to their human needs... a **HUMAN SPACE**.

Creating a space that transitions from the established 'norm' towards a more analogue direction in a non-threatening manner will incentivize the use of the body and foster a sense of community. Considering the growing business mentality where people engage only in tasks that are lucrative, the space aims to maintain a connection with the "given reality" by establishing a **distribution centre** at the core of the building.

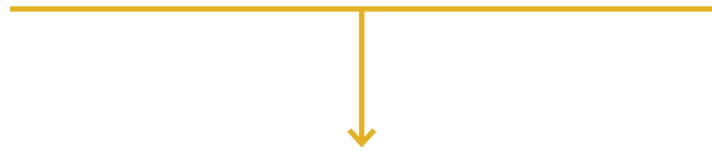
In essence this project will aim to reconnect East London to its original roots leveraging its unique community activism, and even earlier with transport and distribution advancements to elevate it back to its former glory.

FRAGMENTATION

LONDON 2050

LONDON YEAR 2050

+15% Rainfall in winter / -18% Rainfall in summer



1. Increase of surface river floodings

"Bow Creek" branch of River Lea might need to be re-opened

2. "Urban heat island" Effect

Due to high urbanisation these areas get warmer and take more time to cool down.

1. Increase of surface river floodings

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COLLECTION POINT that allows for customers to buy online and collect at any point of the night from the emerging businesses

CENTRALISED HUMANITY IN HIGHLY INDUSTRIALIZED REALITY



HERITAGE

1930s modernist warehouse on the former site of the Four Mills Distillery



LANDMARK

Iconic multi-level warehouse with 53m road frontage and river frontage



SIZE

20,000 sq ft adaptable floor plates



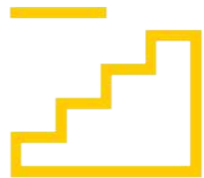
CONNECTIVITY

Direct access to the A12 and an 8 minute walk to Bromley-by-Bow Underground



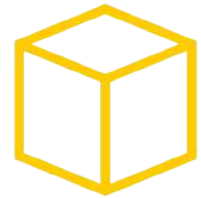
CATCHMENT

A dense and growing population in Tower Hamlets



MEZZANINES

Existing storage mezzanine levels on three floors



VOLUME

5m clear height without mezzanines and 2.3m clear height with mezzanines



YARD

Self-contained secured yard space



FLEXIBILITY

Suitable for a range of occupiers



POWER

1.5 MVA (up to 5 MVA)



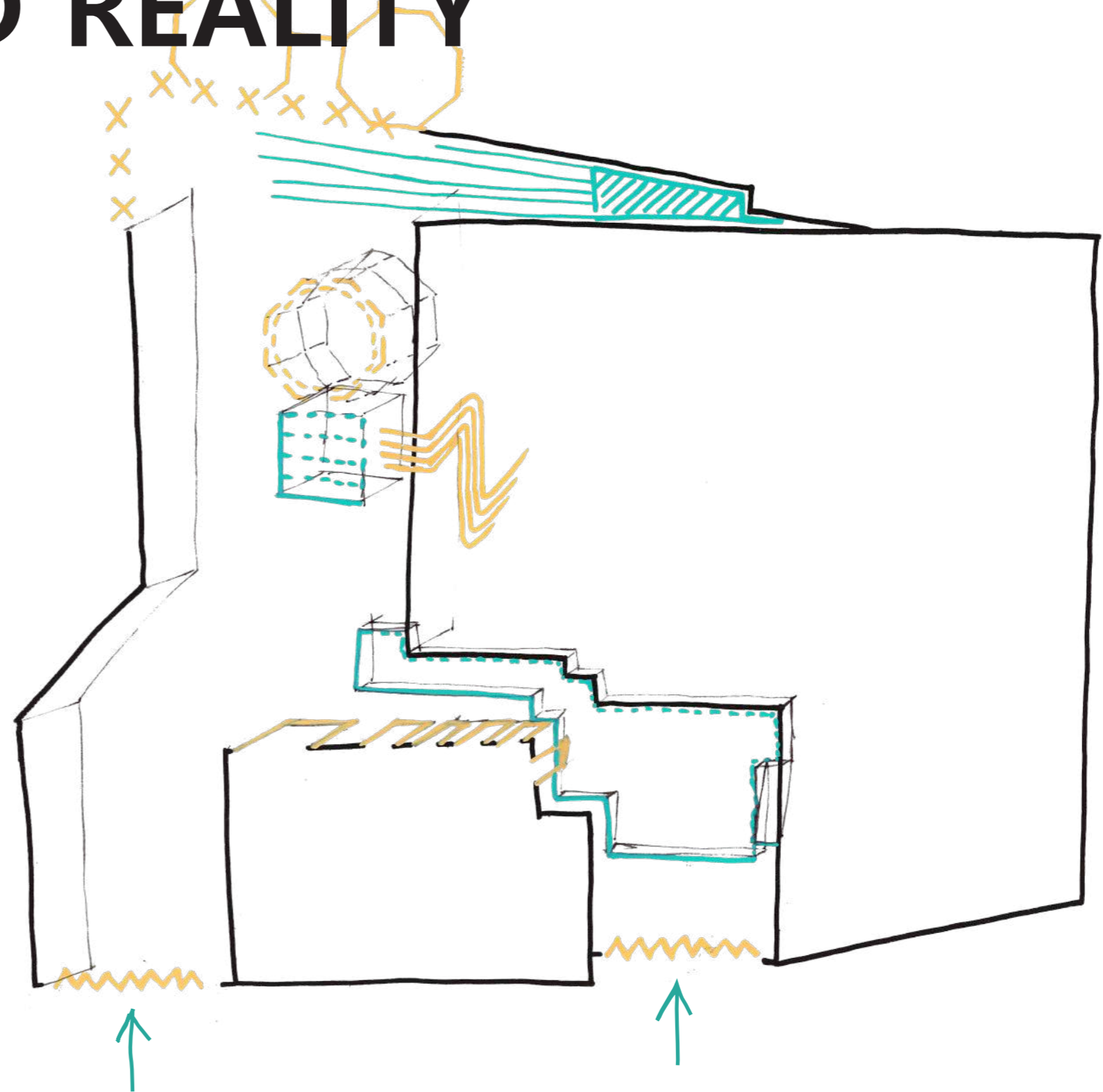
LOADING

2 existing loading bays (potential for more STP)



LIFTS

3 Goods lifts up to 2700 kg (additional lifts available STP)



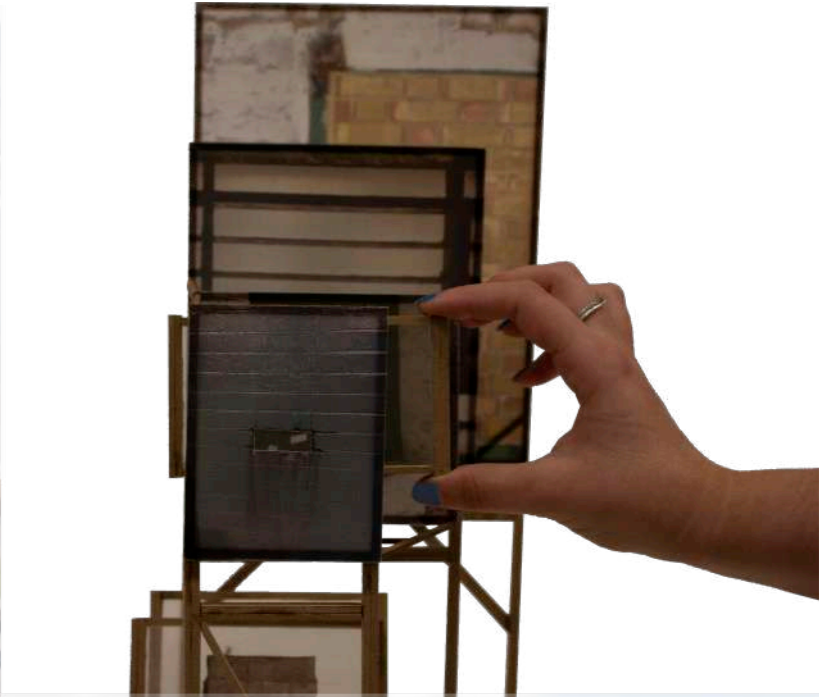
COMBINED SPECULATIONS



REMOVE / CUT



SPLIT / DUPLICATE



**COMBINED
SPECULATIONS**



Given the current socio-political direction the location has been taking in the past few decades, the project arises from a direct speculation of the site's positioning in Year 2050.

The speculative increase of utilisation of technology for manual tasks & increased remote office work, sets financial locations adjacent to the site (such as Canary Wharf), to be repurposed into residential spaces, increasing the annihilation of the private space coming from small/high-rise/repurposed buildings, in a world where every sq/m is highly priced.

Smaller private spaced and unachievable workspace rents force the new generation to abandon entrepreneurial manual crafts activities, resorting to video games and AR/VR as means for "human" interaction.

The council resorts to aiding this generation by repurposing the given building into "Gig economy"/based rentable spaces for manual craft production and small scale distribution.

Combined Speculations is a game-like approach that resonated with the brief introduction & applied to the site, aiming to deconstruct parts of the given building in a playful way to create a space that fits the humans instead of the increasingly-seen opposite.

COMBINED SPECULATIONS



The house sinks and at the same time becomes the space where everything is done with the implementation of full WFH-mode. Small scale manufacturing in private property is not applicable anymore since land equals money, every square metre of private spaces is sublet.



Rise of Capitalism & Increase of land prices forced people to move to high rise buildings. The complete switch to WFH allowed for old high-rise office buildings to be transformed into small flats.



Mass-production and delivery hubs made their way through the least developed areas of the world and monopolised the market. Small craft businesses cannot afford work spaces and are overthrown by machines which have been perfected to imitate and reproduce "craft" objects at lower costs.

The council tries to aid the younger generations offering exchange-based rentable spaces for craft, a dying art, to reactivate neighborhoods and offering spaces & low-radius delivery options.

dezeen Next story

Creativity "isn't welcome" in UK universities, [The Guardian](#)

London | 14 February 2014 | 7 comments

News: universities "aren't interested in the type of education that is needed for creatives," says Neil Austin, head of the UK's leading furniture design course, which is being closed down.

Bucks New University in High Wycombe will cease recruitment for furniture design and there will be no replacement courses.

West of London, announced last month it will cease recruitment for undergraduate programmes in September 2014.

THE PROGRESS NETWORK

English poet Samuel Taylor Coleridge once said, "What comes from the heart, goes to the heart." That means if you want your work to be taken seriously, give people something to be serious about: Timeless work must first be meaningful to you before it is worthwhile or inspiring for anyone else. Be genuine with your creative intentions and become a craftsman in a sea of idols producing content as a means to an end.

Medium

Membership Write Sign in Get started

Unveiling The Mini Trends Of 2050: A Adventure Into The Future Of Shopping

Fahri Karakas · Follow
Published in DataDrivenInvestor · 16 min read · Jul 7, 2023

1. Virtual Reality Shopping: In 2050, we can expect retail to be highly immersive and gamified, with the advent of virtual reality (VR) technology. Imagine putting on a VR headset and stepping into a virtual mall, where you can browse and purchase products just as you would in a physical store. With realistic graphics and interactive features, this shopping experience will revolutionize how we shop.

K2 space

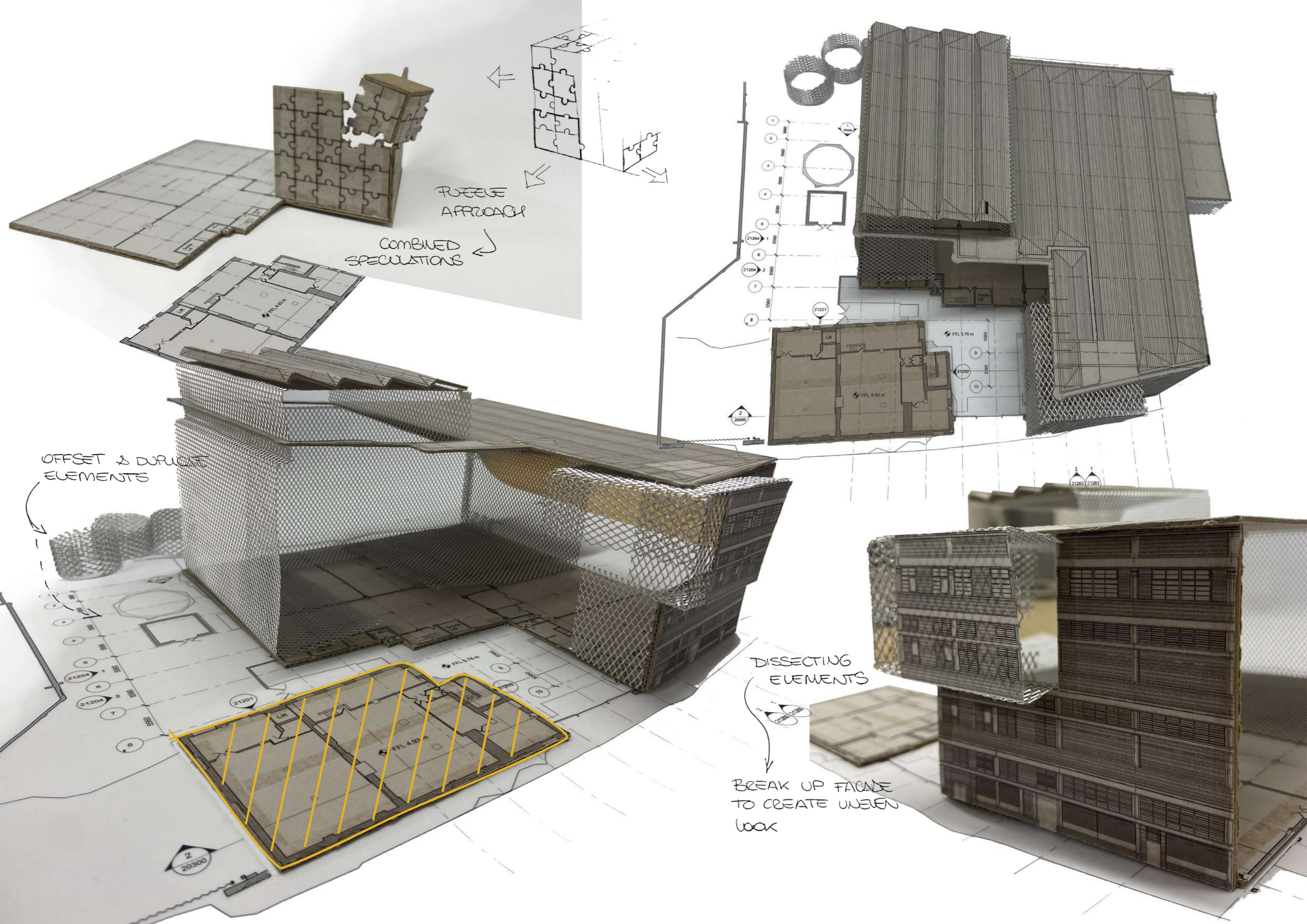
About Knowledge Cont

Office Rent in London: A Guide for 2024

5 January 2024

1. A Turn Toward "Uber-Luxurious" Office Spaces

A recent Economist article writes on a significant and ongoing trend in the demand for prime space in London, with rates rising to £135.00 per sq ft in the West End Core. Before the pandemic, workstations accounted for about 60% of office space. Now, refurbished and new offices are dedicating half that space to workstations, increasing the share for amenities from 5% to 20%. In London, properties like 105 Victoria Street expanded their amenities spaces, adding up to 30,000 square feet of amenities like urban farms and "walk-and-talk" tracks. This, there is a surge in luxury features like meditation rooms, bike storage, showers, or rooftop bars, all aimed at making life as comfortable as possible for employees. This trend is not only making the office more attractive but also aiding recruitment in a competitive market.



PUZZLE APPROACH

COMBINED SPECULATIONS

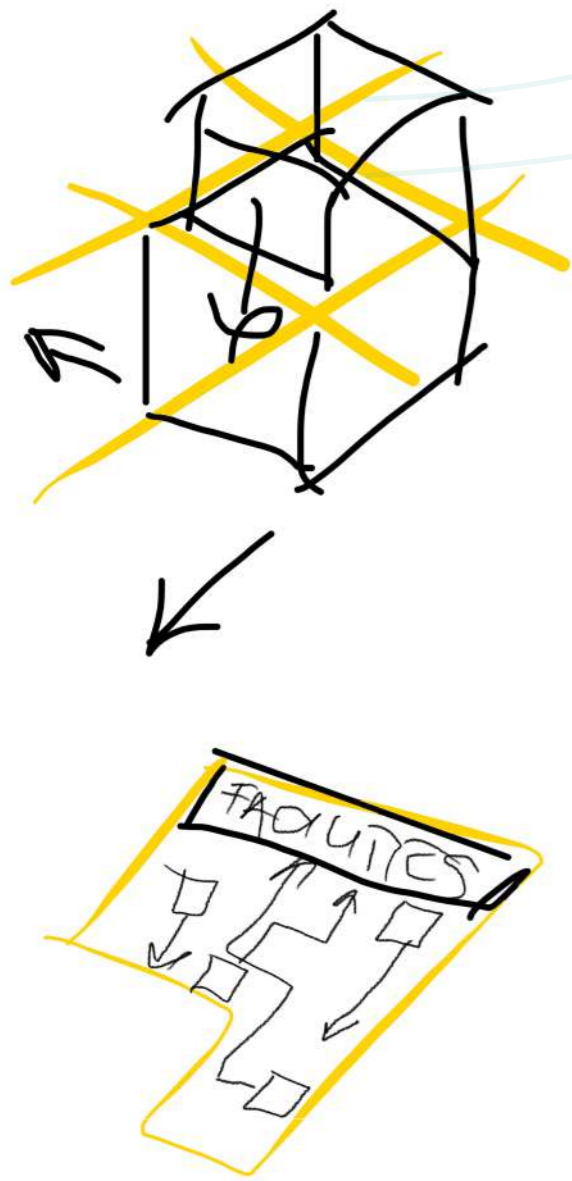
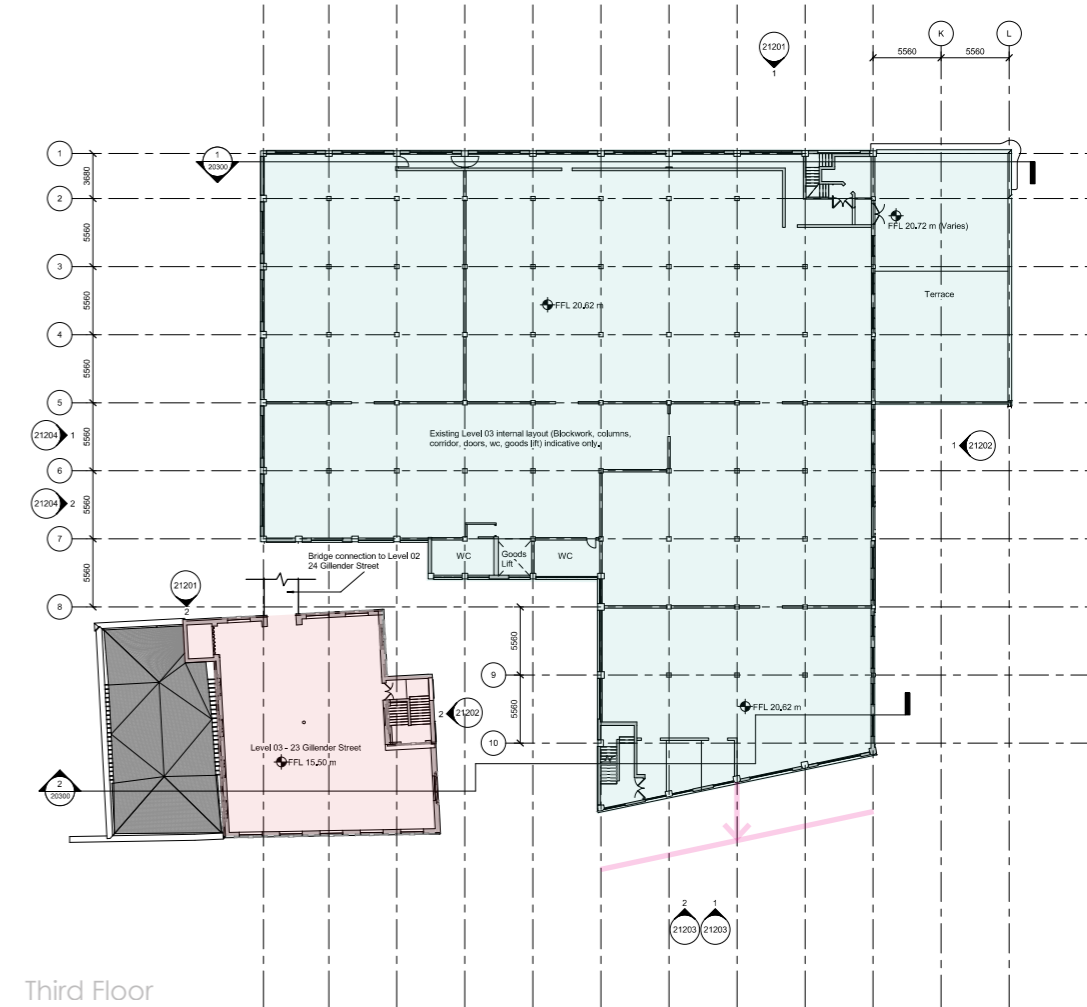
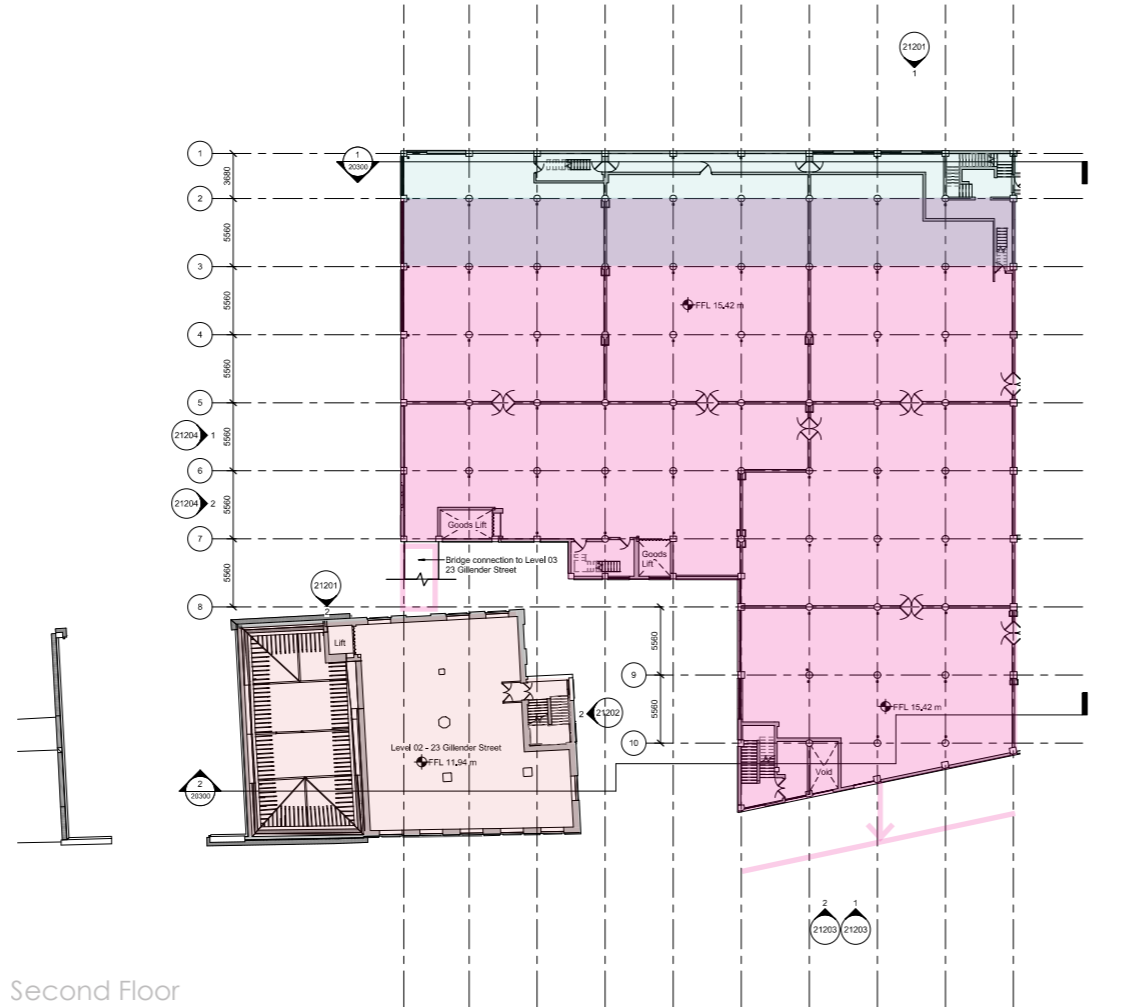
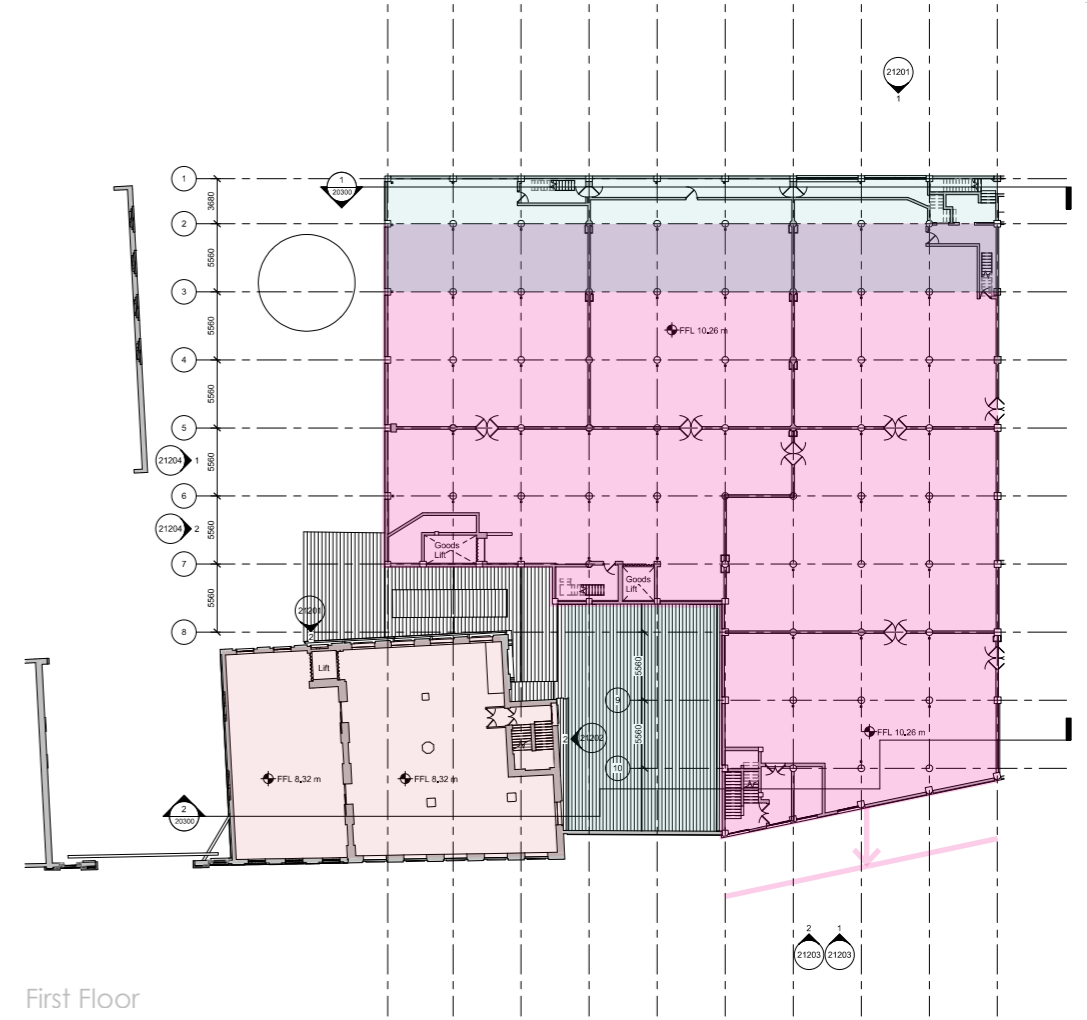
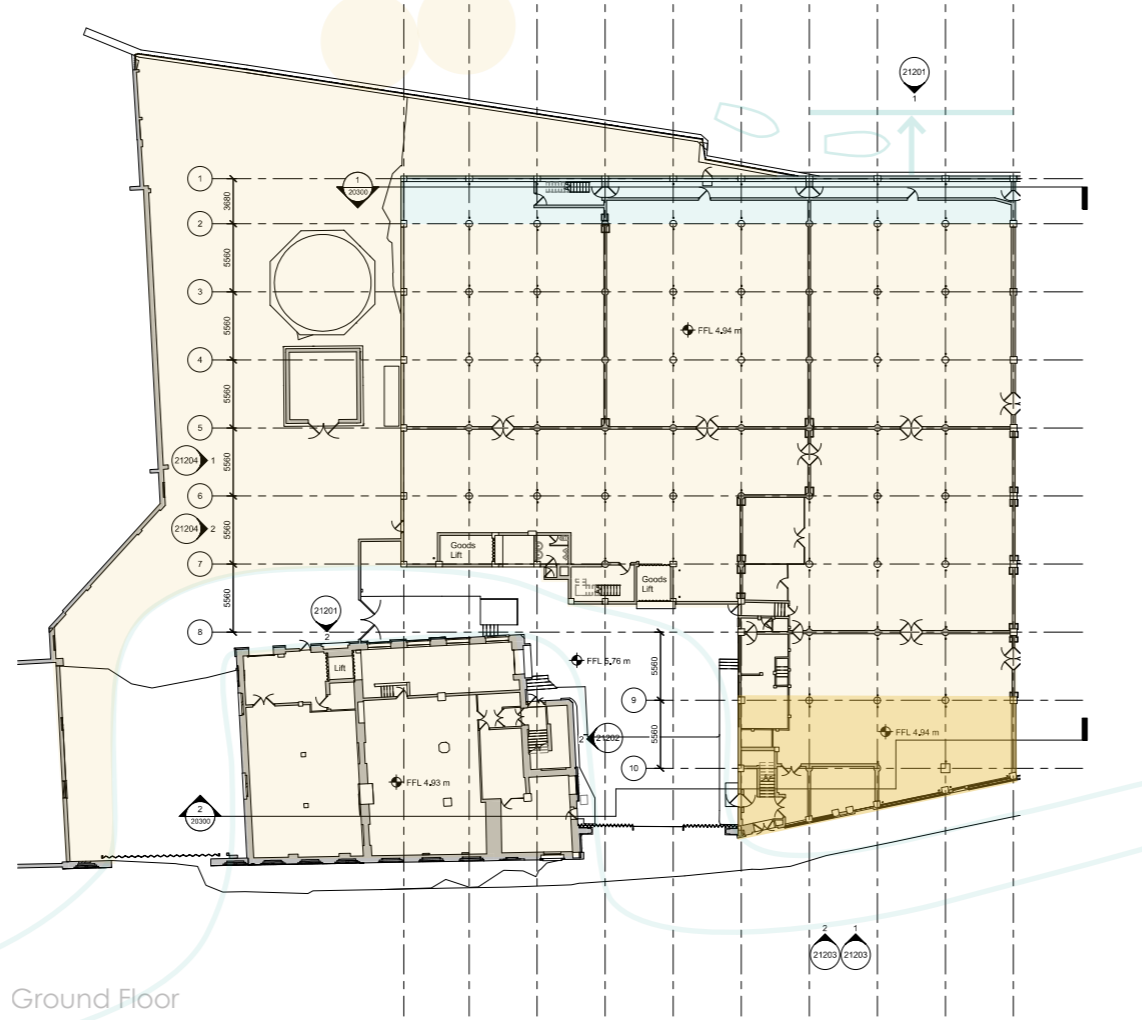
OFFSET & DUPLICATE ELEMENTS

DISSECTING ELEMENTS

BREAK UP FACADE TO CREATE UNEVEN LOOK

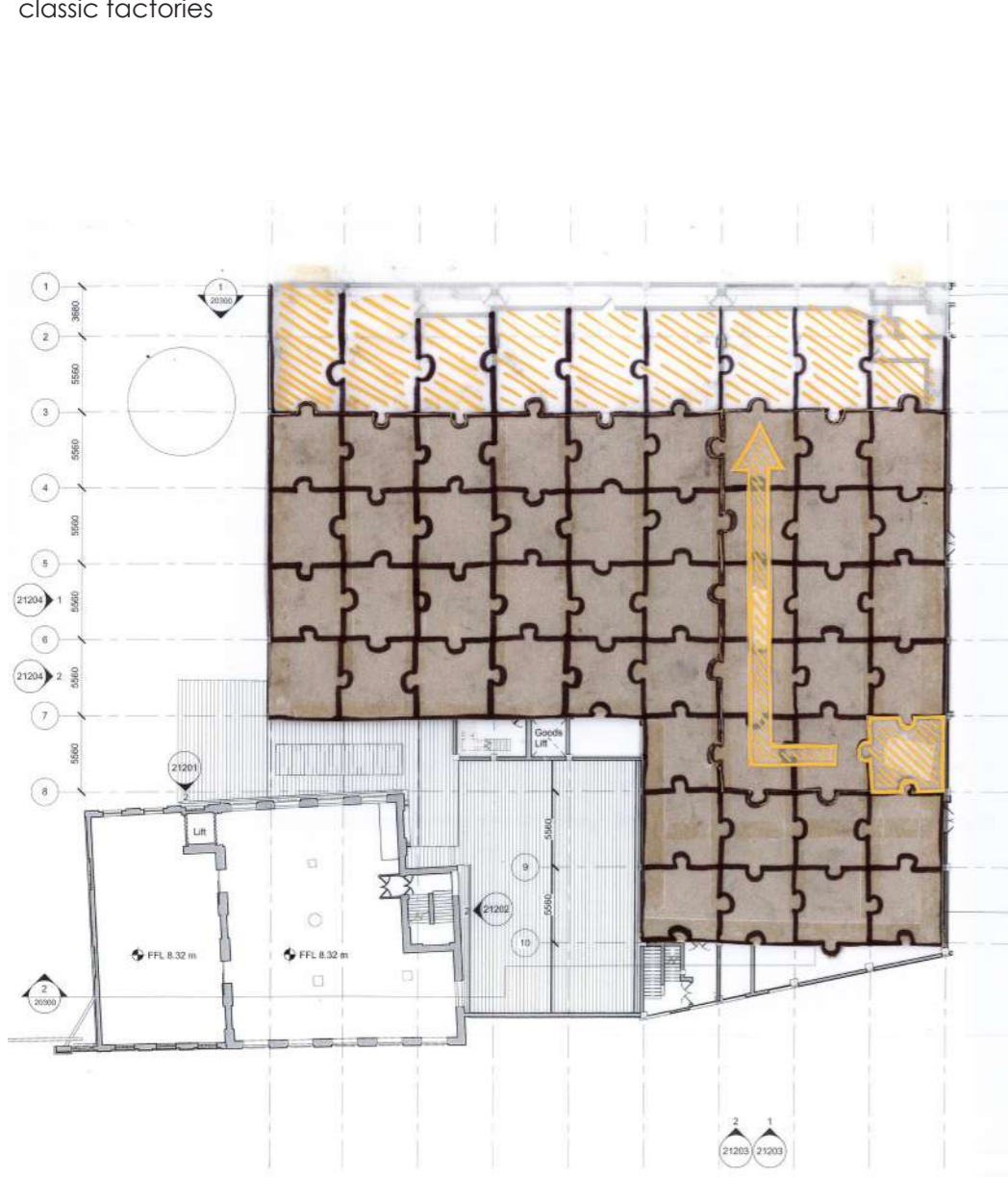
SCHEDULE OF ACCOMMODATION

- Exhibition & Public space
- Waste material drop off
- Production
- Organisation & Logistics
- Transport
- Storage



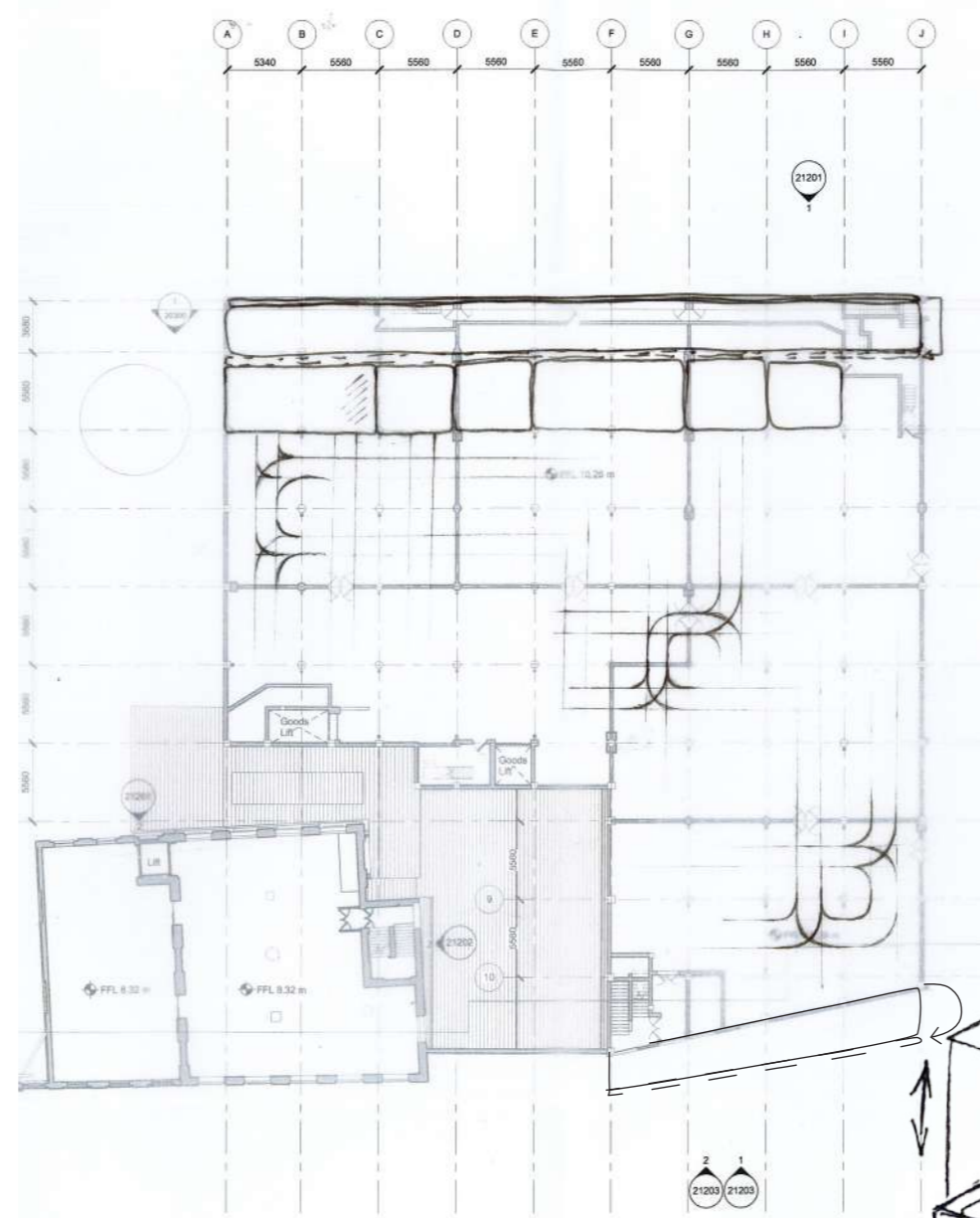
CRAFT PRODUCTION

Playful approach to the general arrangement and functioning of the Craft Production floors. Creation of dynamic workspaces utilising technologies of classic factories



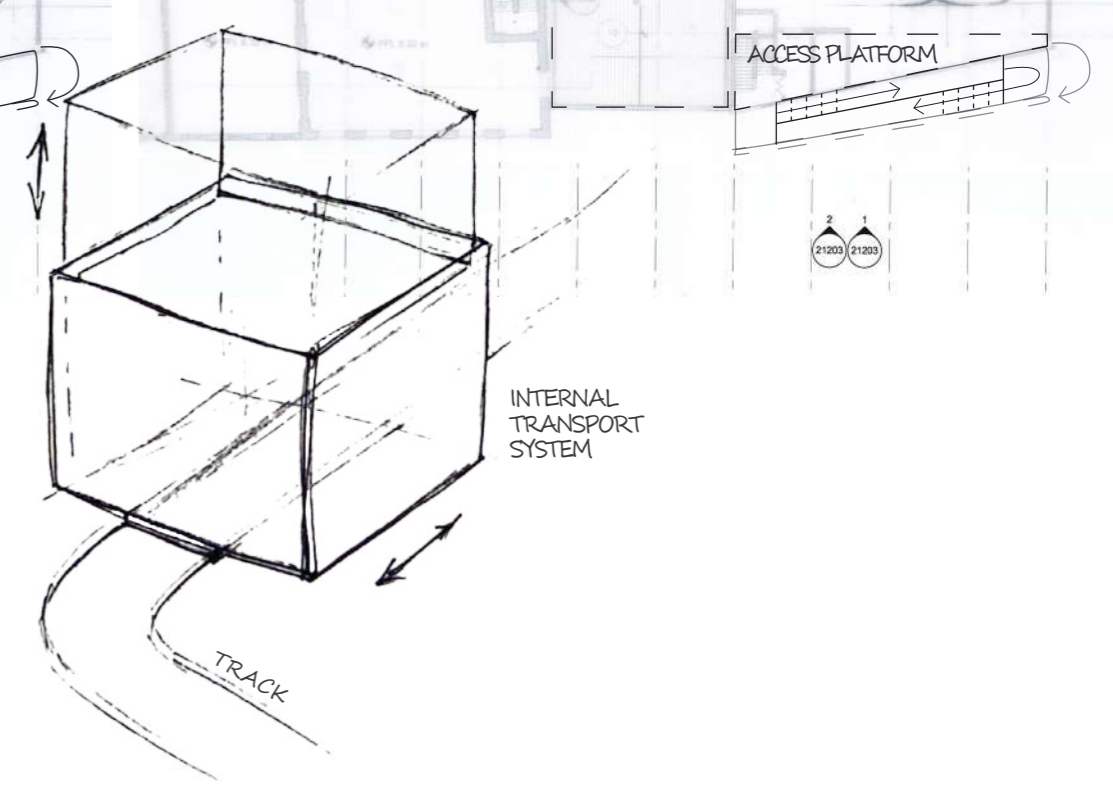
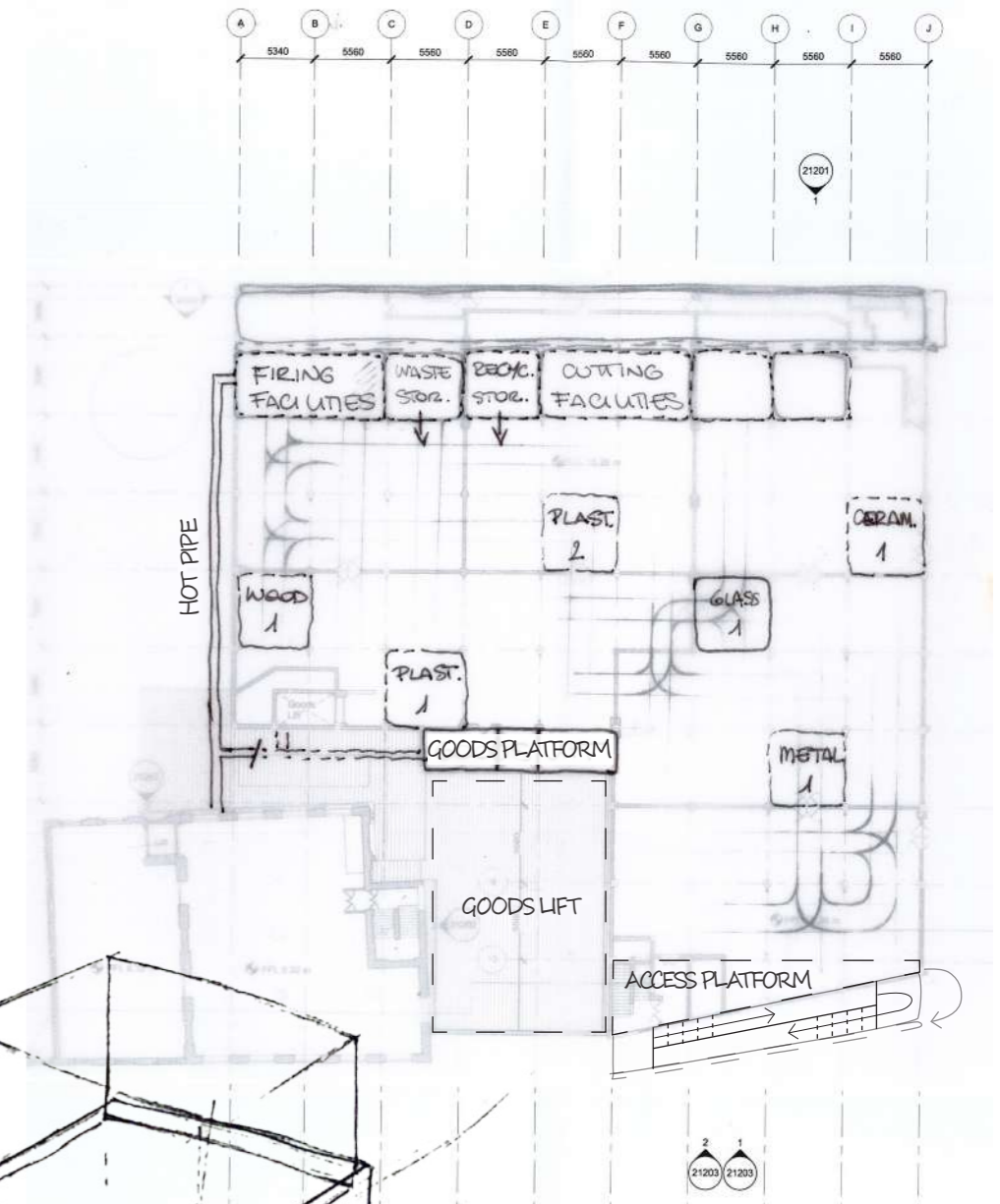
1st Floor

Wood, Metal, Glass, Ceramics & Plastics Workshops
Firing, Cutting, Recycling & Waste storage facilities



2nd Floor

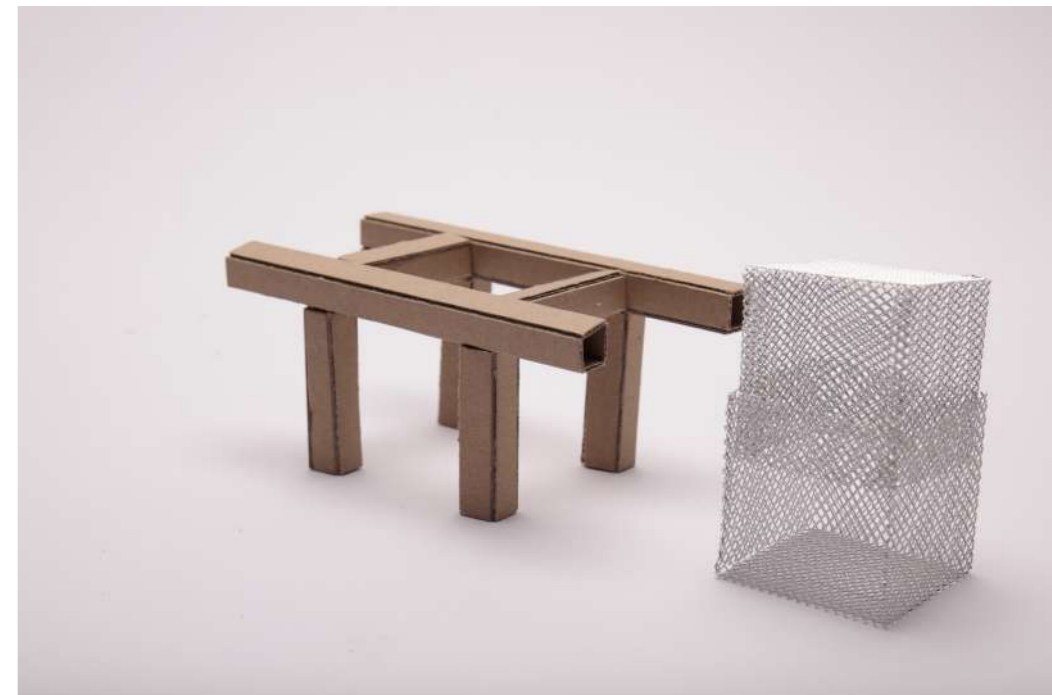
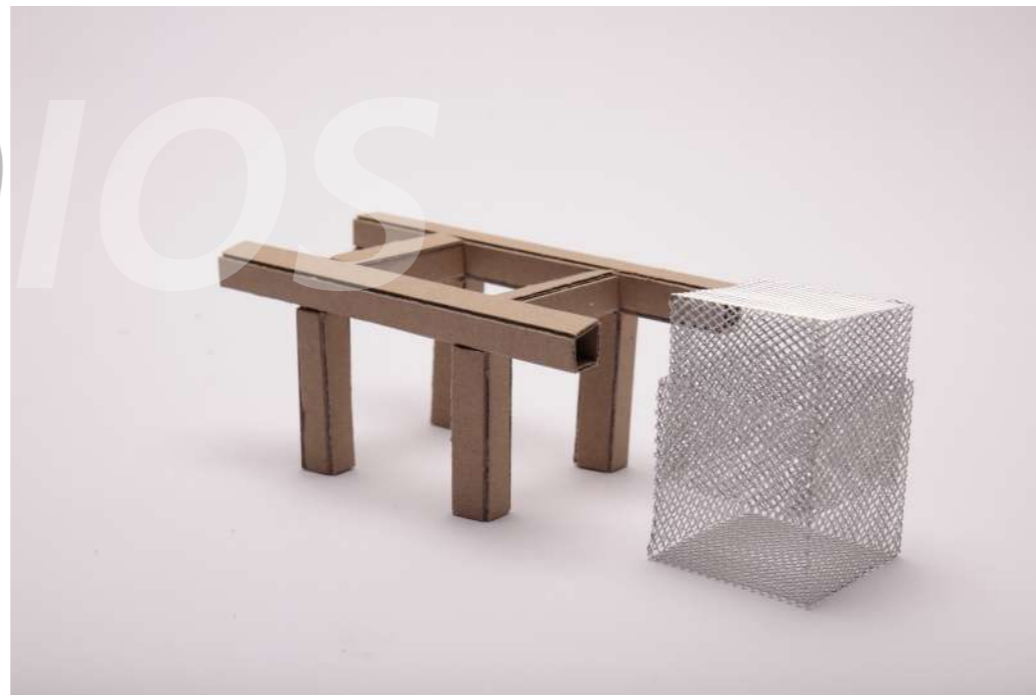
Small Plastics, Greenery treatment, Clothes repurpose, glasswork, large furniture Workshops
Firing, Cutting, Recycling & Waste storage facilities

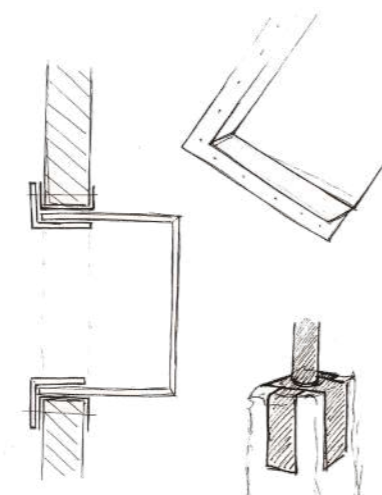
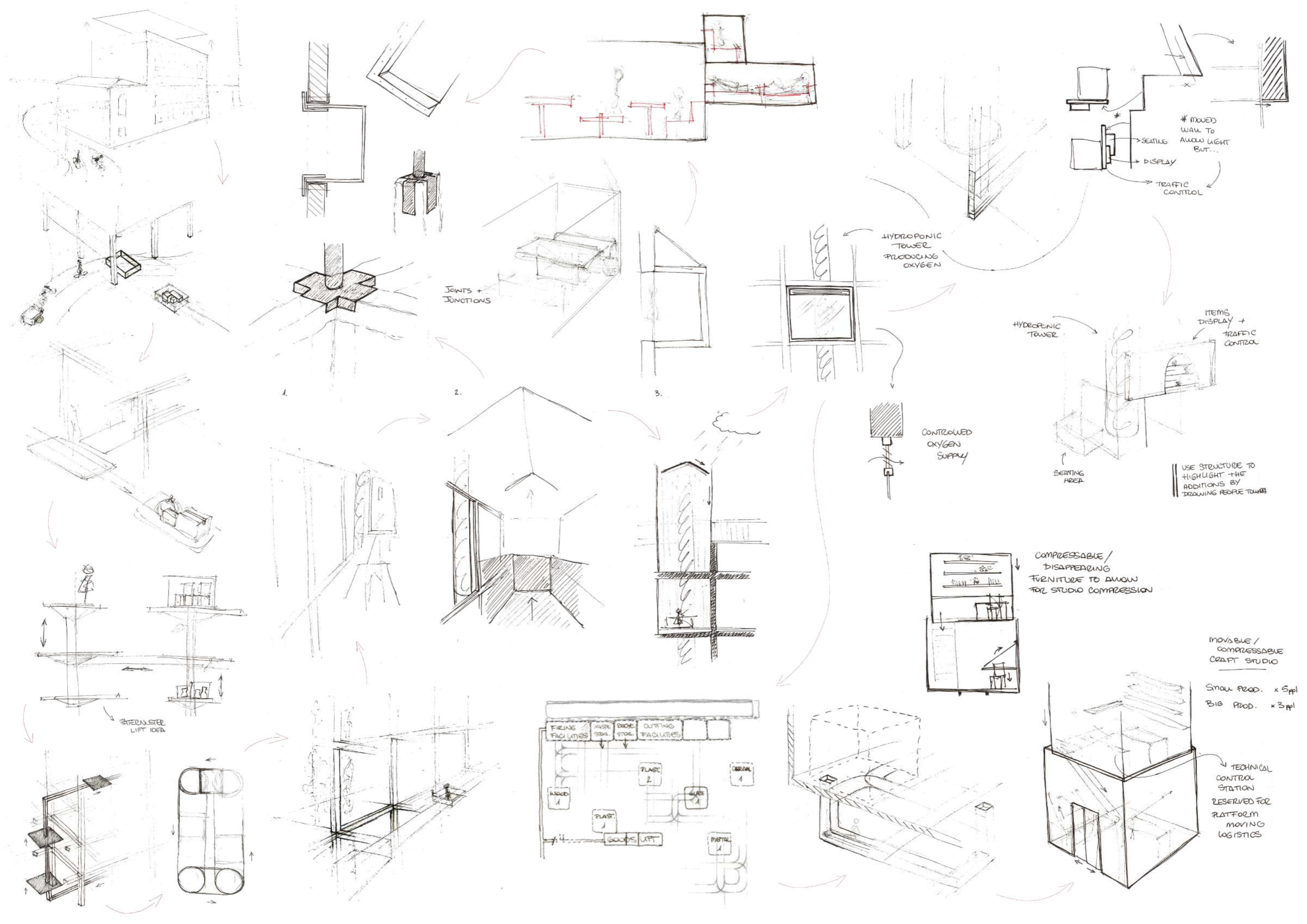




CRAFT STUDIOS

Compressable studio spaces allowing for platforms to move around the building enforcing communication between people on Craft Production floor spaces





JOINTS + JUNCTIONS

1.

2.

3.

HYDROPONIC TOWER PRODUCING OXYGEN

CONTROLLED OXYGEN SUPPLY

* MOVED WAY TO ALLOW LIGHT BUT...
SEATING
DISPLAY
TRAFFIC CONTROL

HYDROPONIC TOWER

ITEMS DISPLAY + TRAFFIC CONTROL

SEATING AREA

USE STRUCTURE TO HIGHLIGHT THE ADDITIONS BY DRAWING PEOPLE TOWARDS

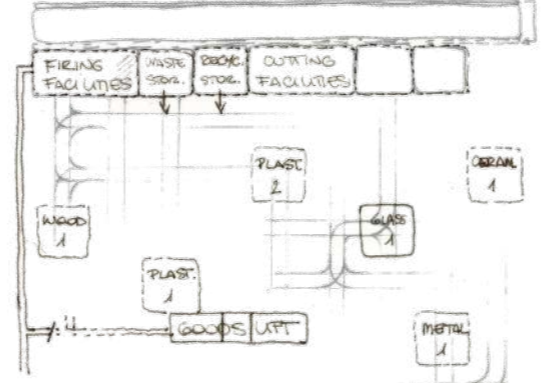
COMPRESSABLE / DISAPPEARING FURNITURE TO ALLOW FOR STUDIO COMPRESSION

MOVABLE / COMPRESSABLE CRAFT STUDIO

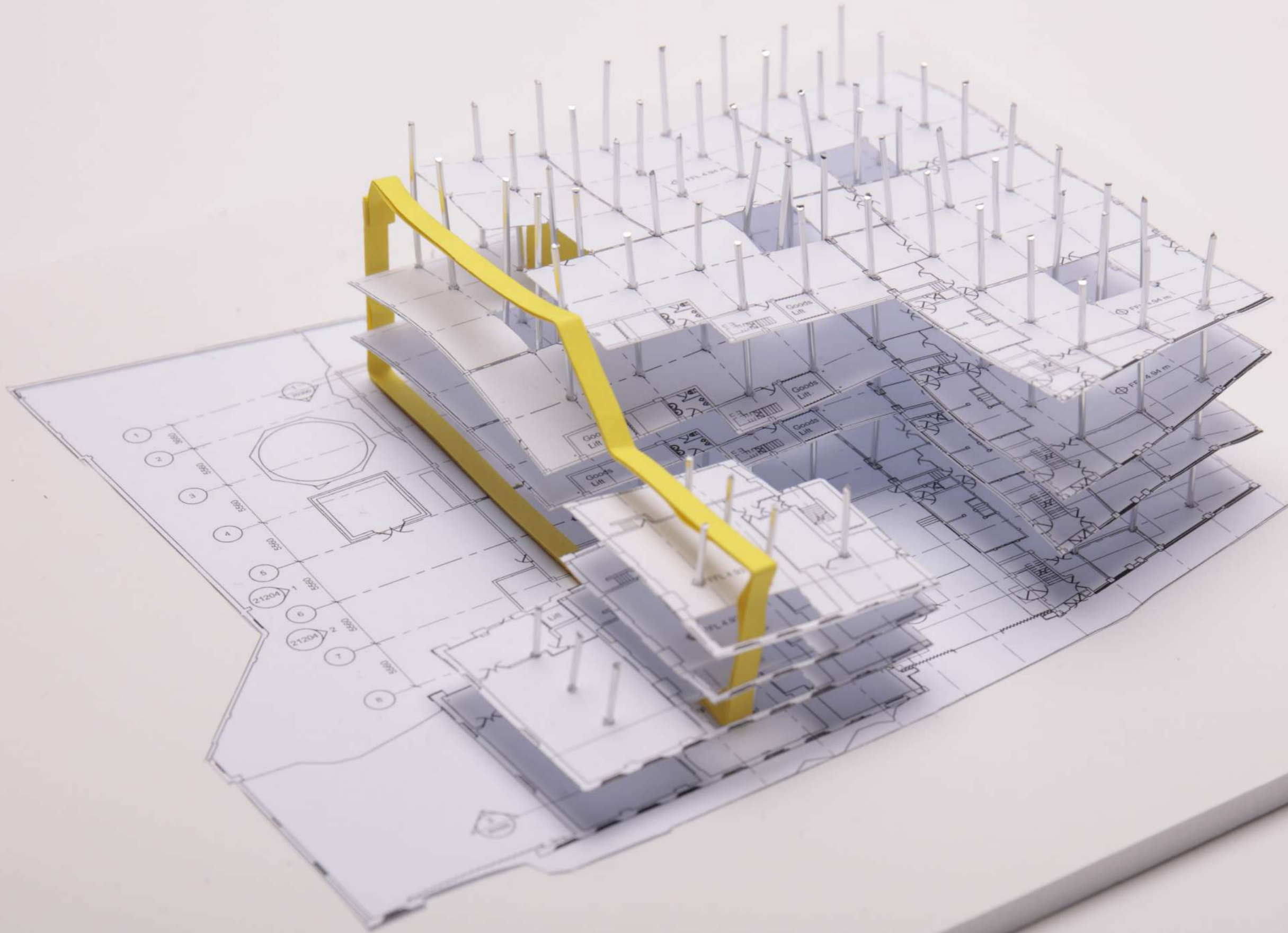
Small PROD. x 5 ppl
Big PROD. x 3 ppl

TECHNICAL CONTROL STATION RESERVED FOR PLATFORM MOVING LOGISTICS

PATERNUSTER LIFT IDEA

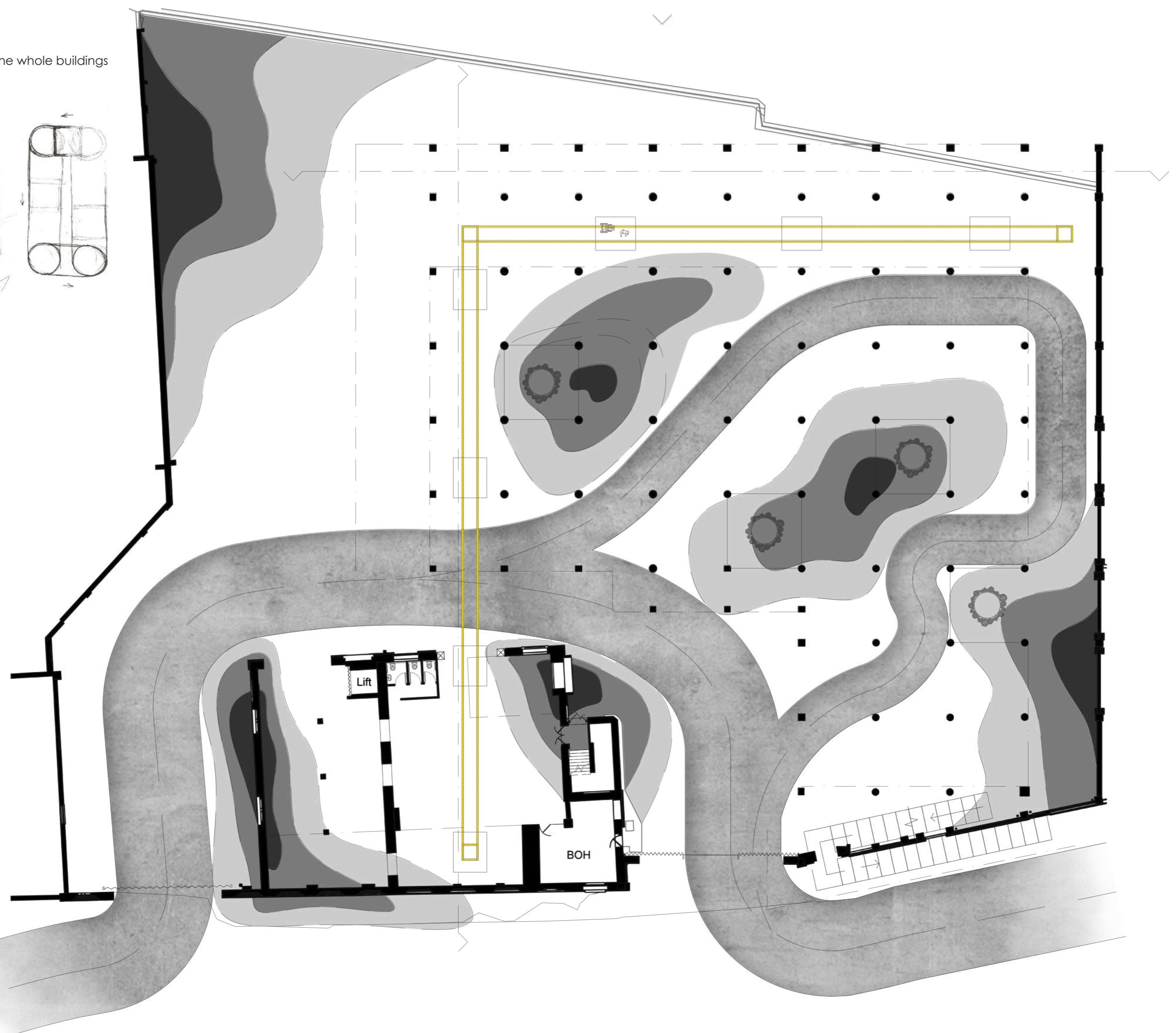
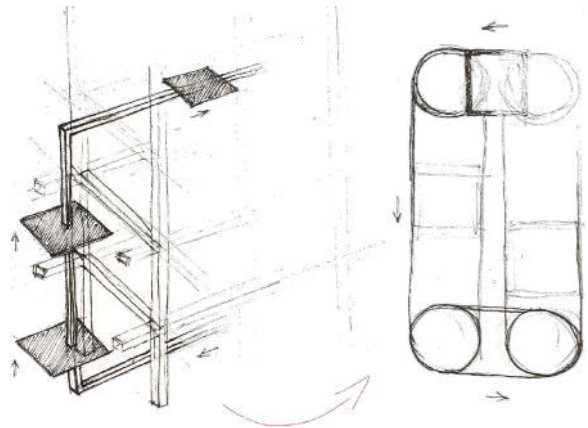


MOVING PLATFORMS



GROUND FLOOR

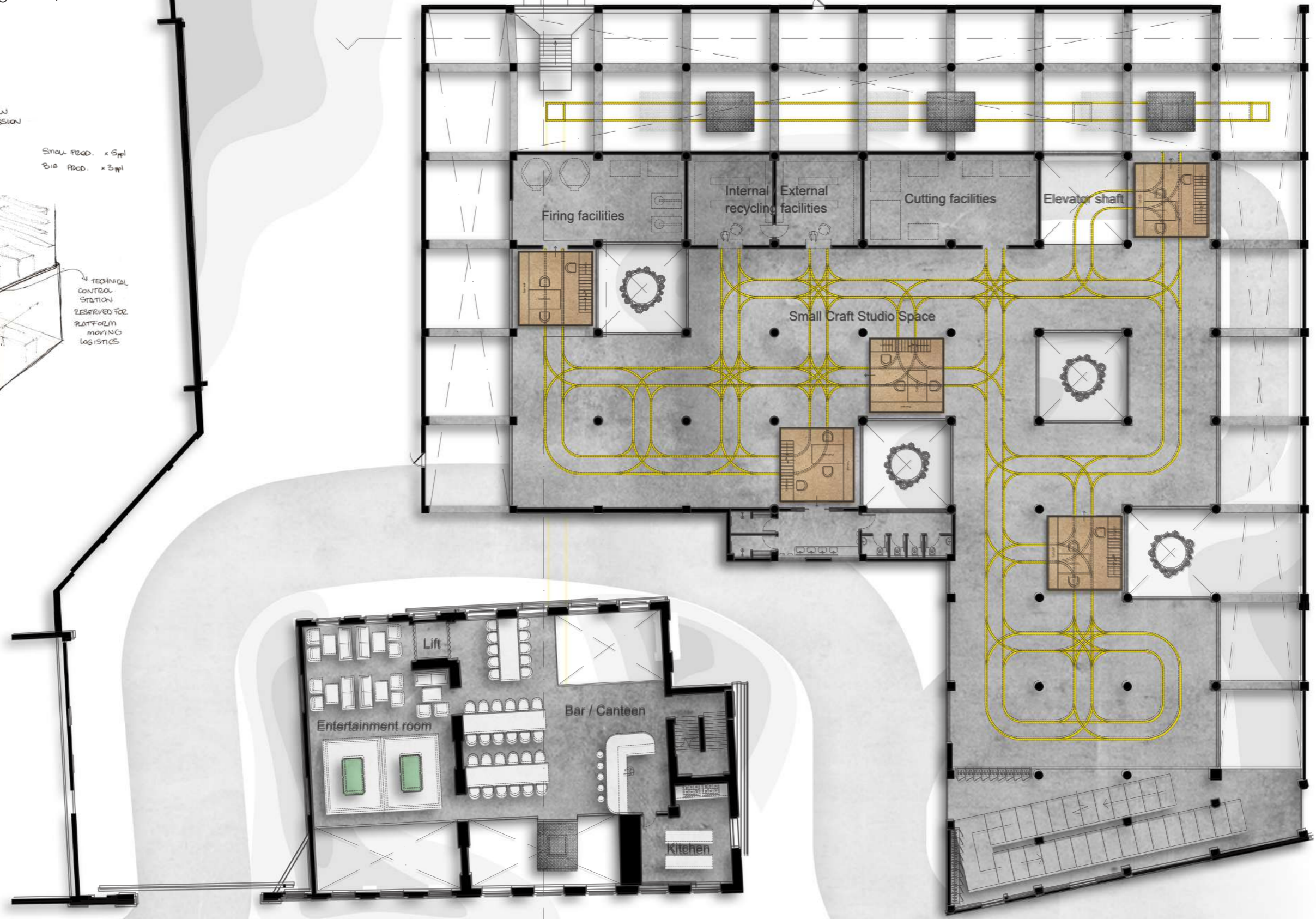
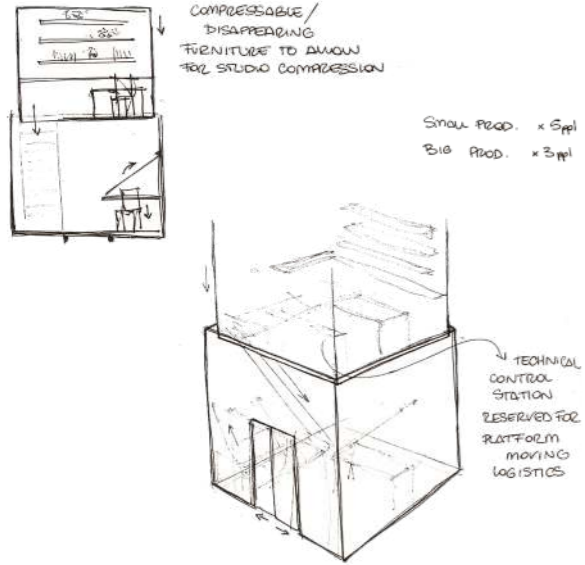
Landscape approach to the whole buildings with topographic levels



FIRST FLOOR

SMALL CRAFT PRODUCTION: moving studios, joint facilities, shared public restrooms & cupboard spaces

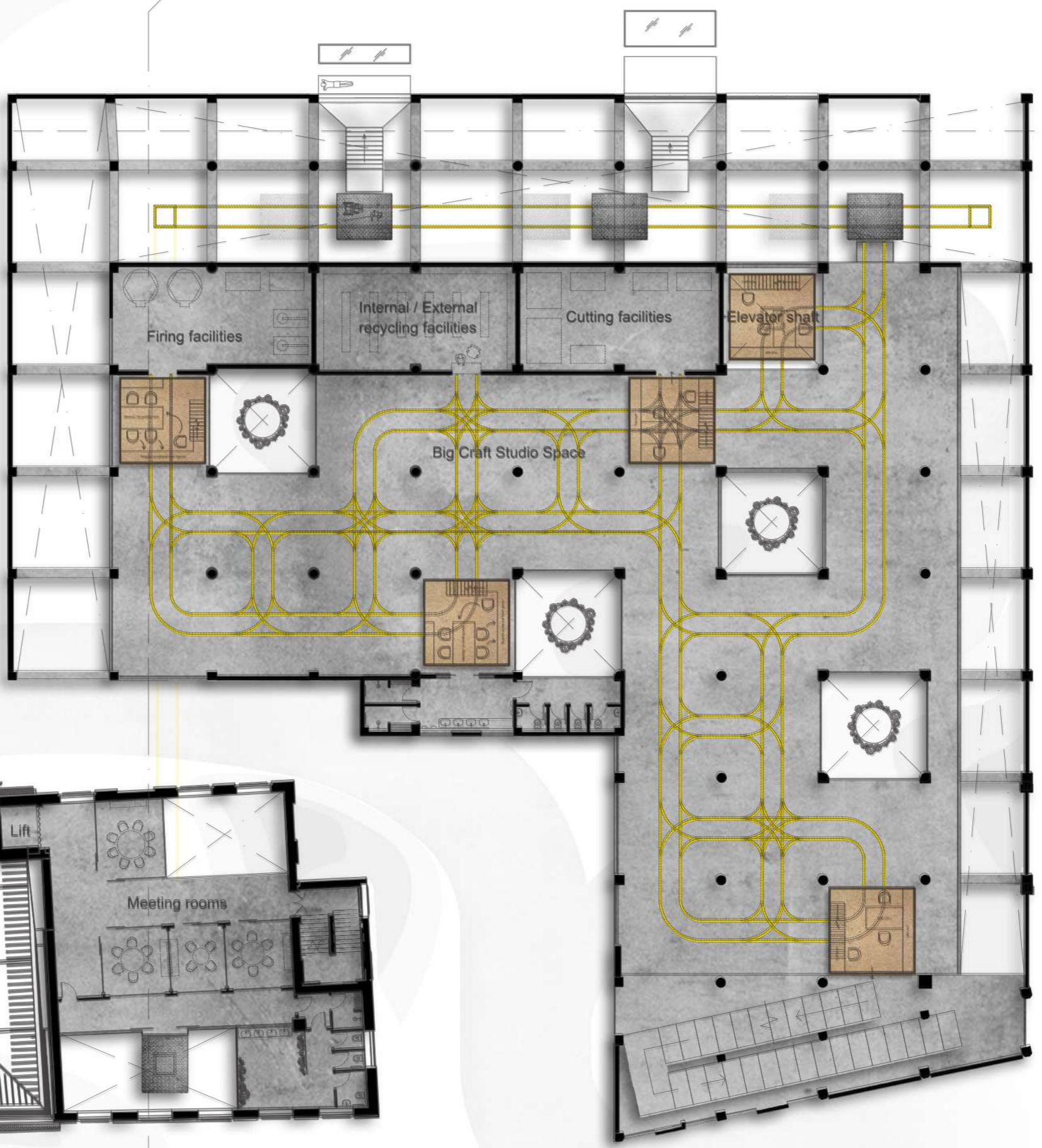
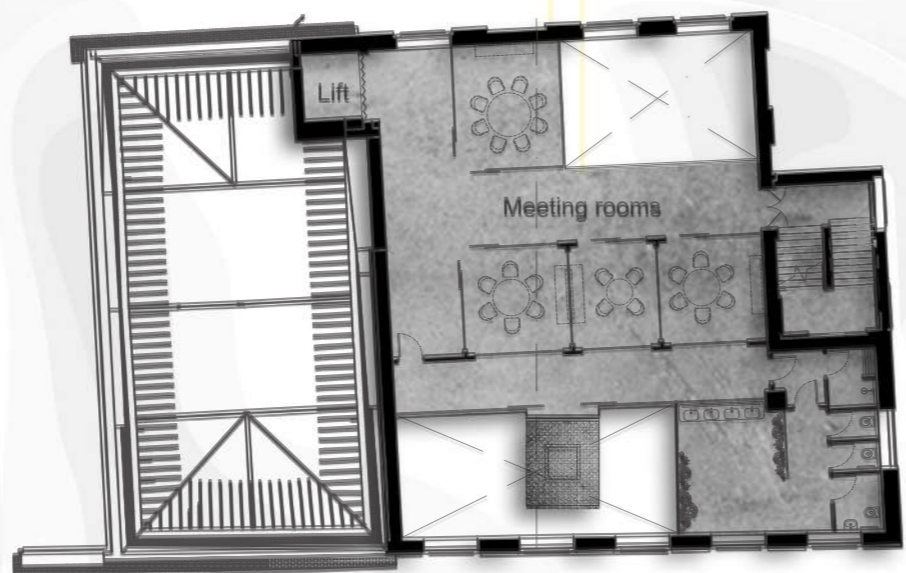
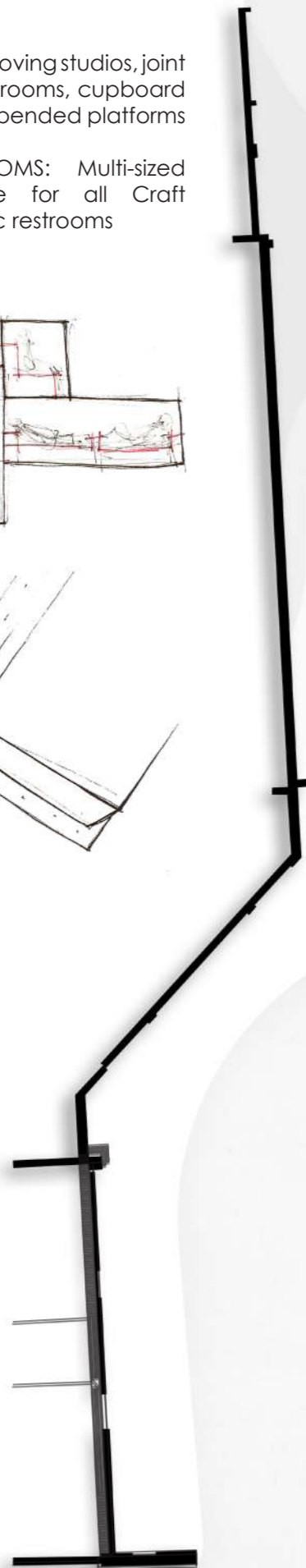
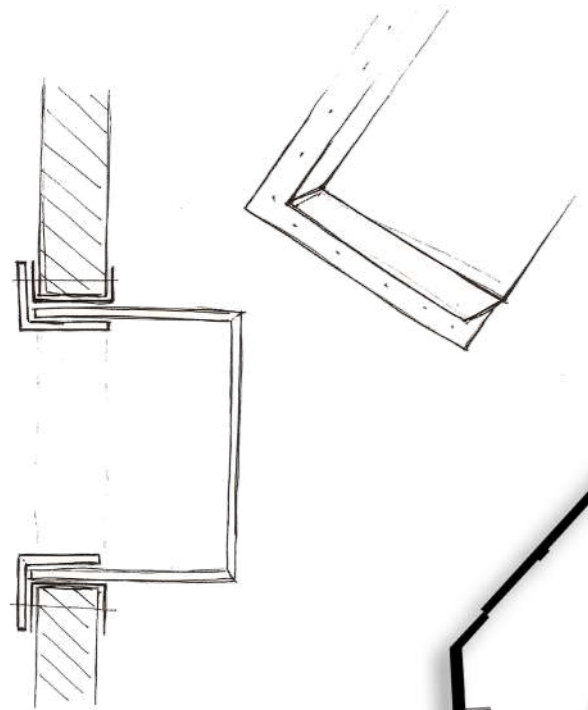
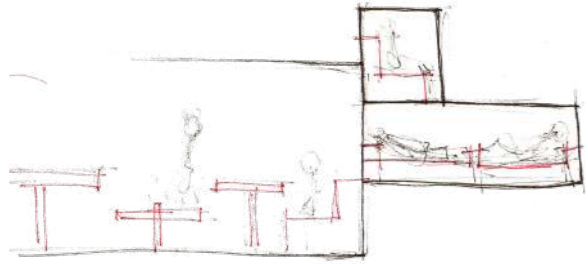
PUBLIC CAFÈ & ENTERTAINMENT ROOM: Kitchen, bar counter, lounge area, canteen with communal tables



SECOND FLOOR

BIG CRAFT PRODUCTION: moving studios, joint facilities, shared public restrooms, cupboard spaces, connections to suspended platforms

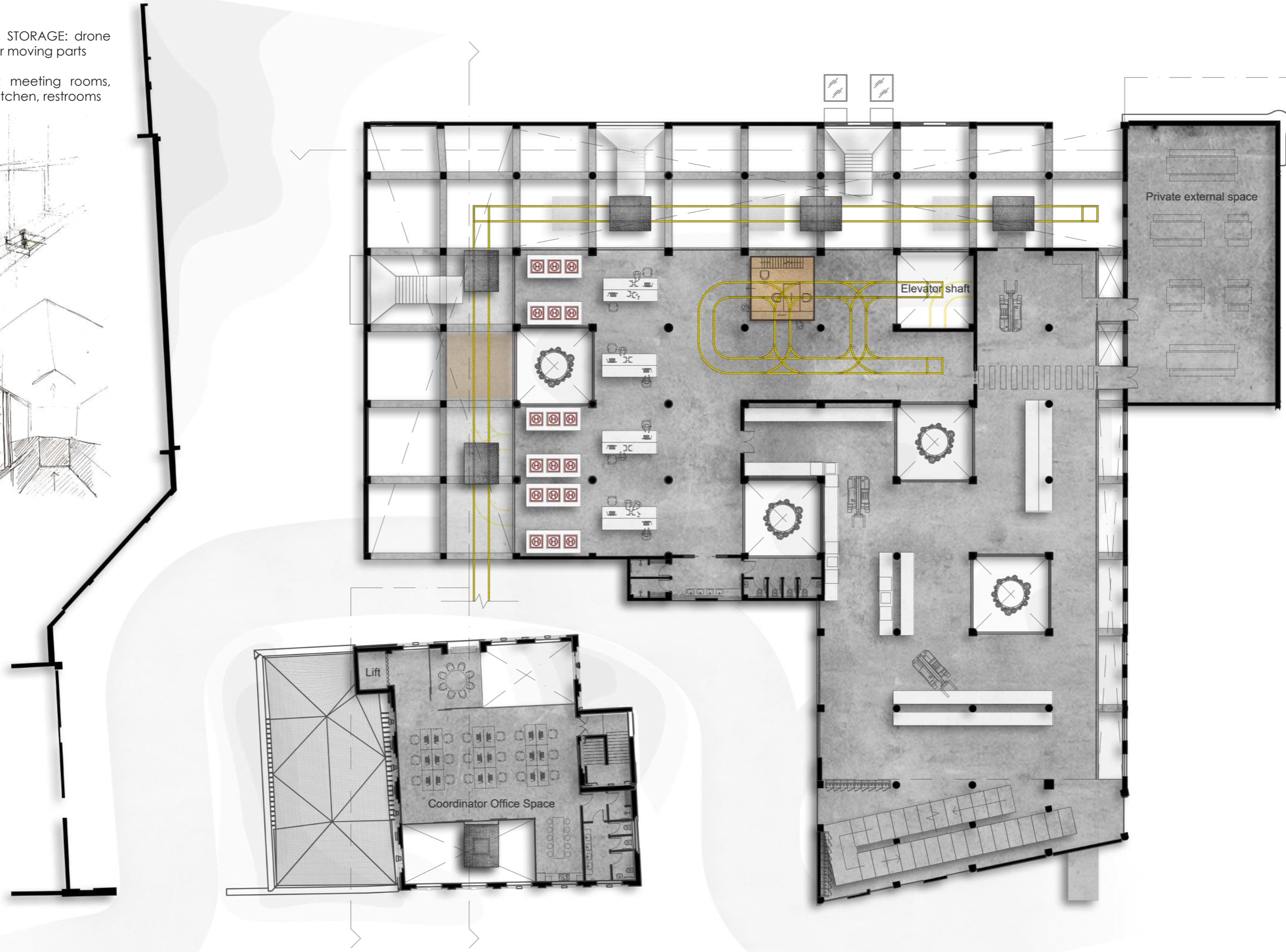
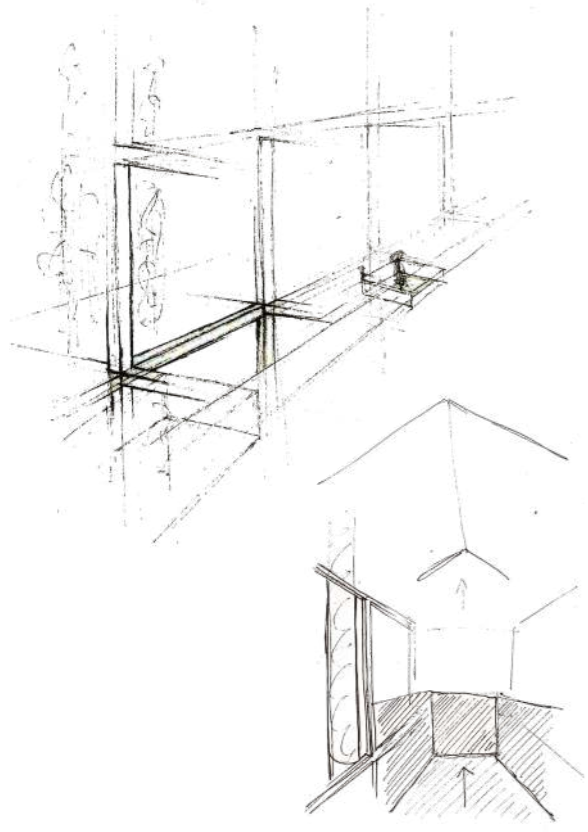
RENTABLE MEETING ROOMS: Multi-sized meeting rooms rentable for all Craft Production spaces & public restrooms



THIRD FLOOR

REPAIR, DRONE DELIVERY, STORAGE: drone delivery and body shop for moving parts

COORDINATION OFFICES: meeting rooms, desk spaces, communal kitchen, restrooms

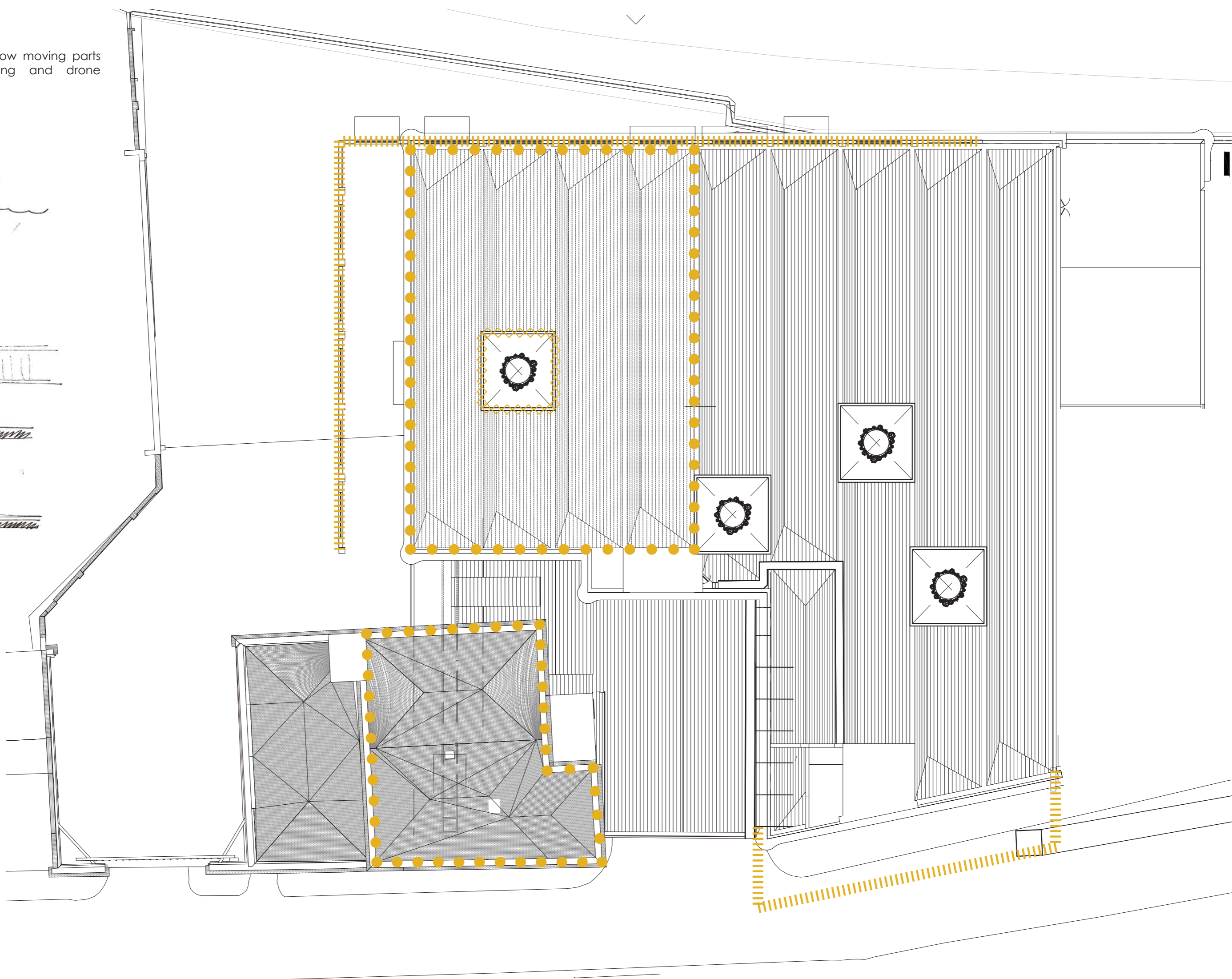
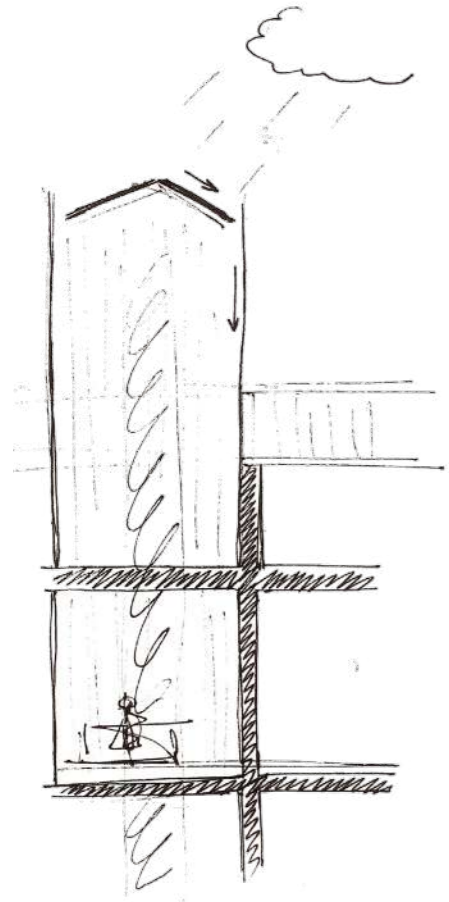


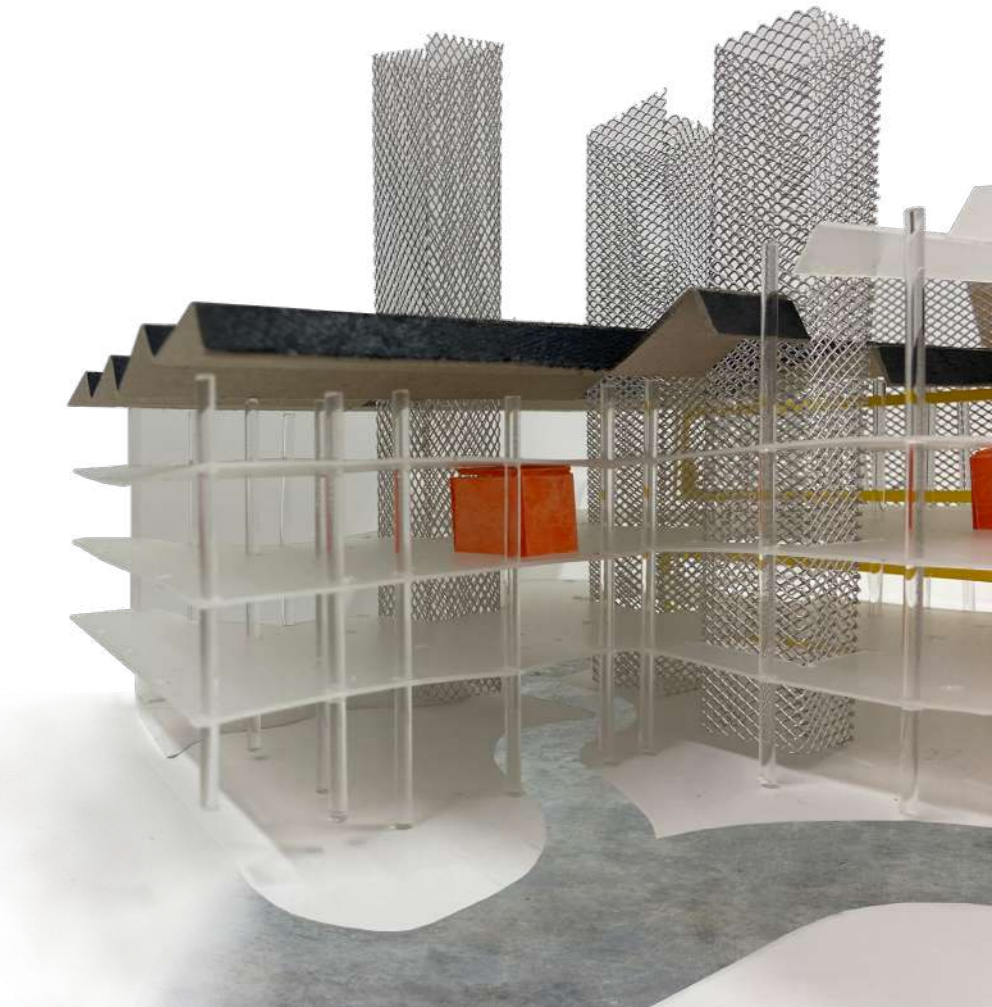
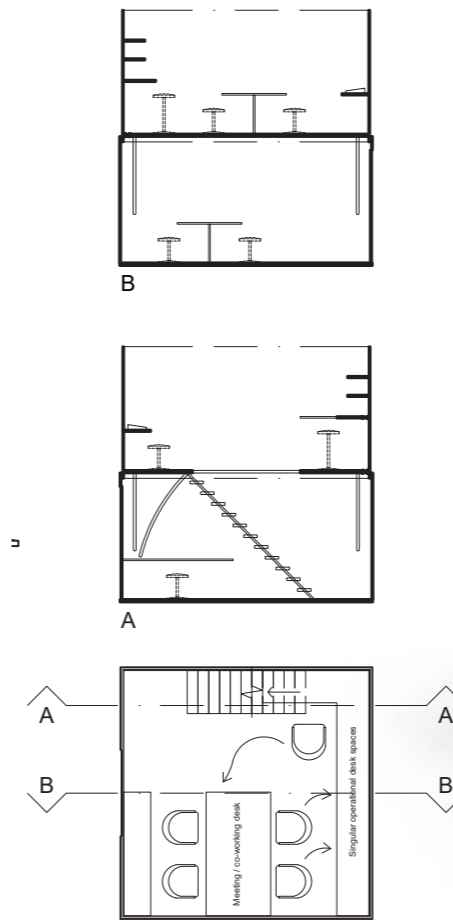
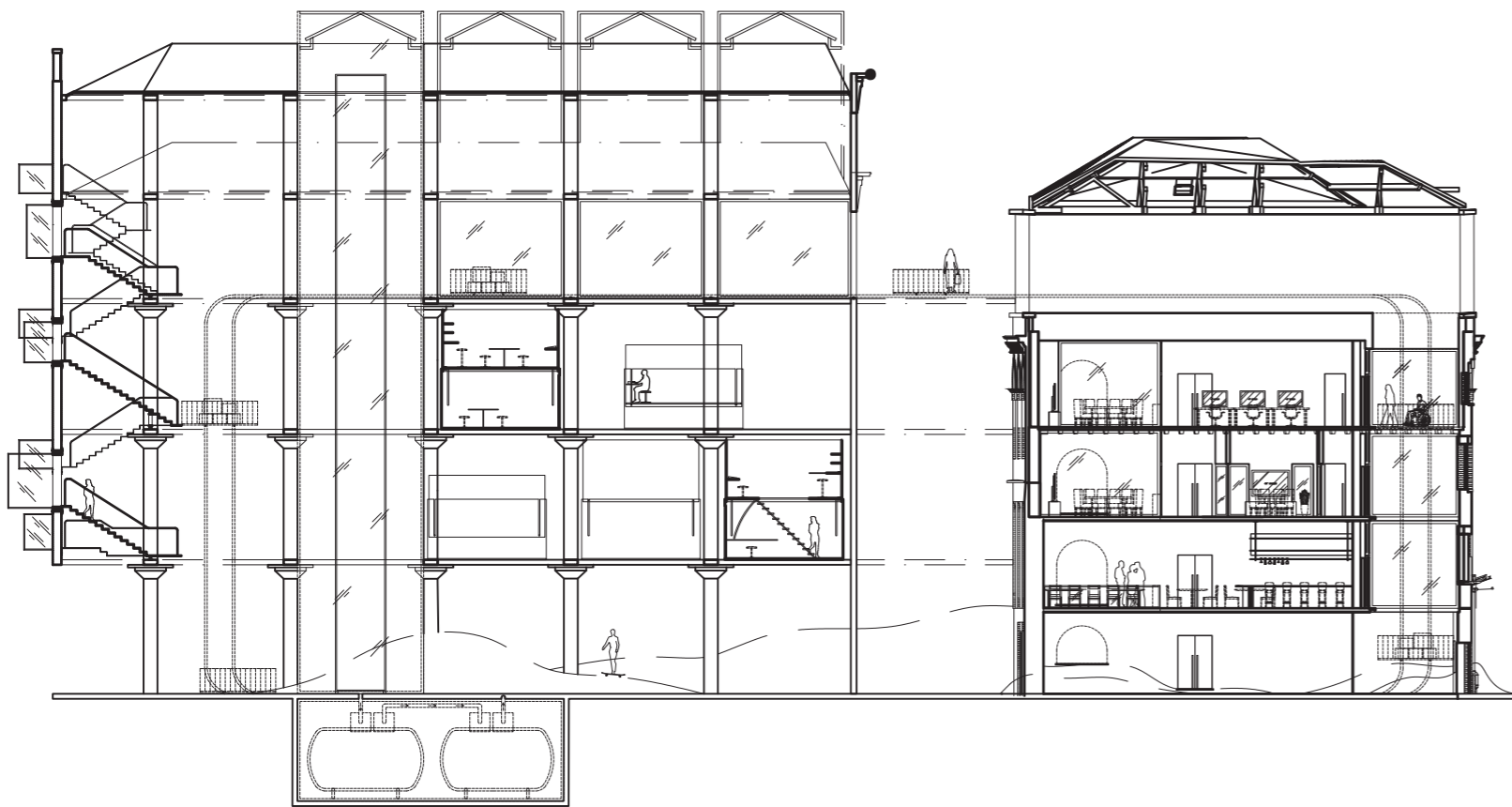
ROOF PLAN

● Elevated roof for allow moving parts through the building and drone delivery

||||| Offset facades

◇ Hydroponic towers





HYDROPONIC TOWERS

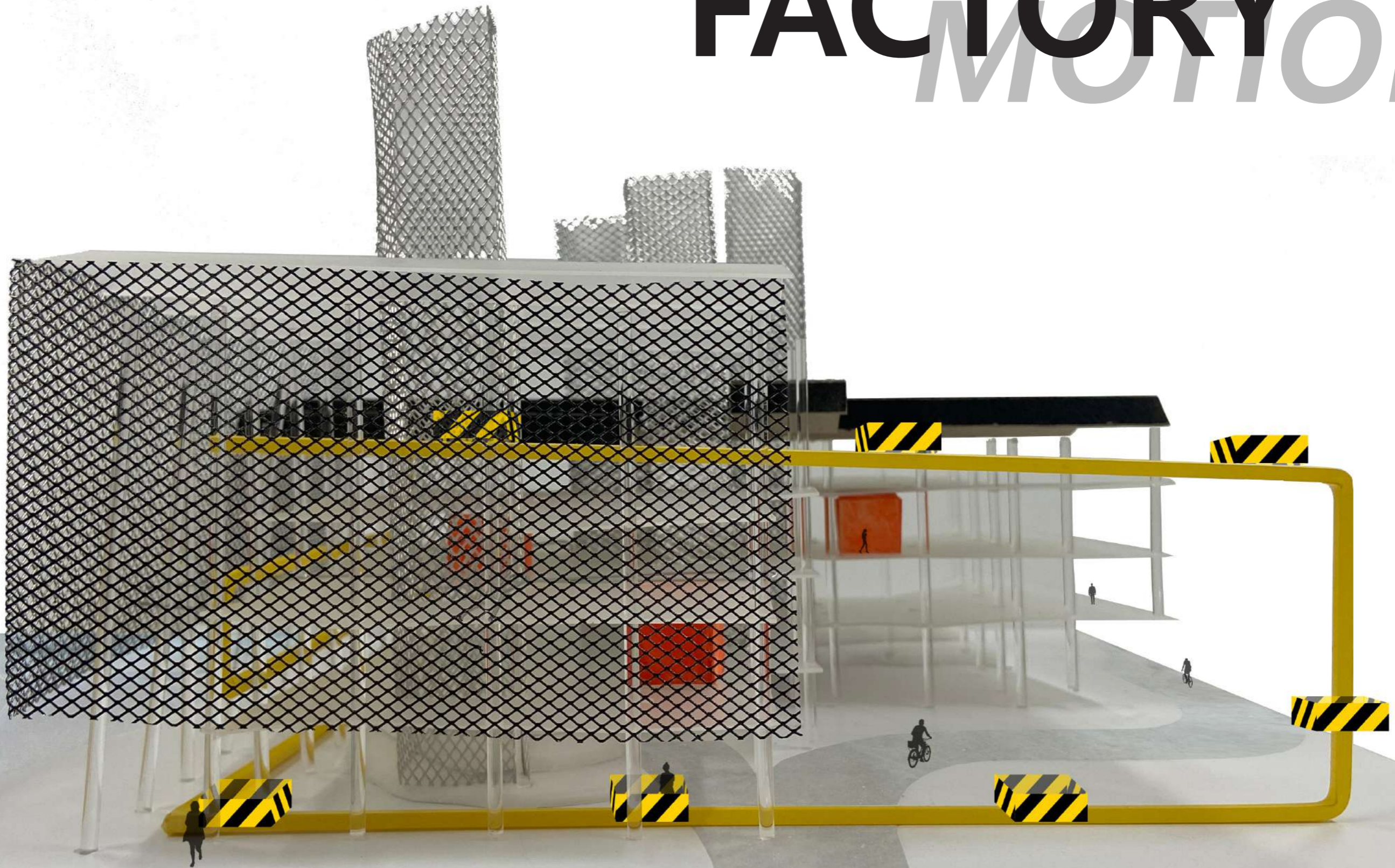
Hydroponic towers travelling through the floors encased in glass containers bringing light into the central part of the building.

The excess water gets stored below the hydroponic towers and allow for a grey water purification system to reutilise the water.



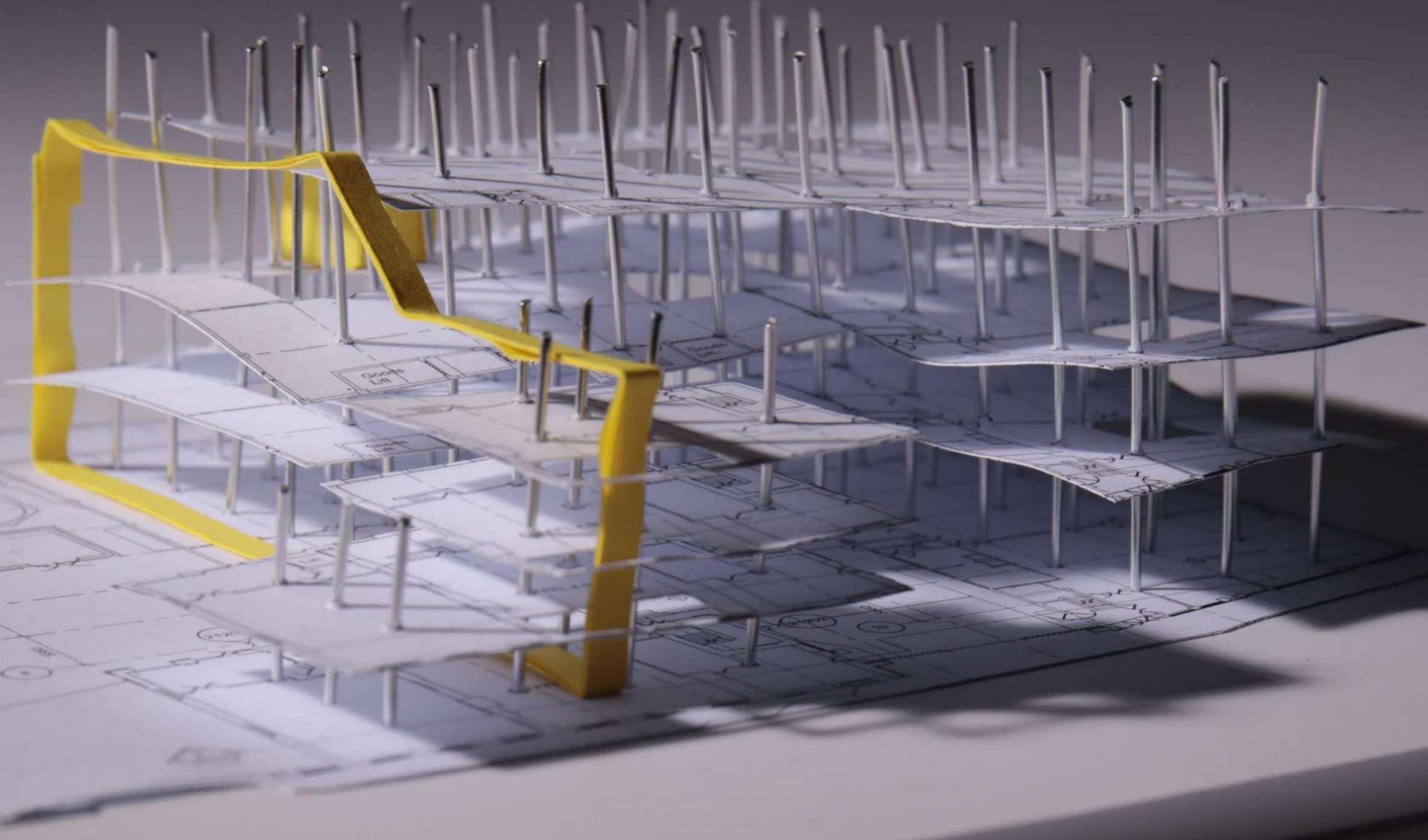
FACTORY

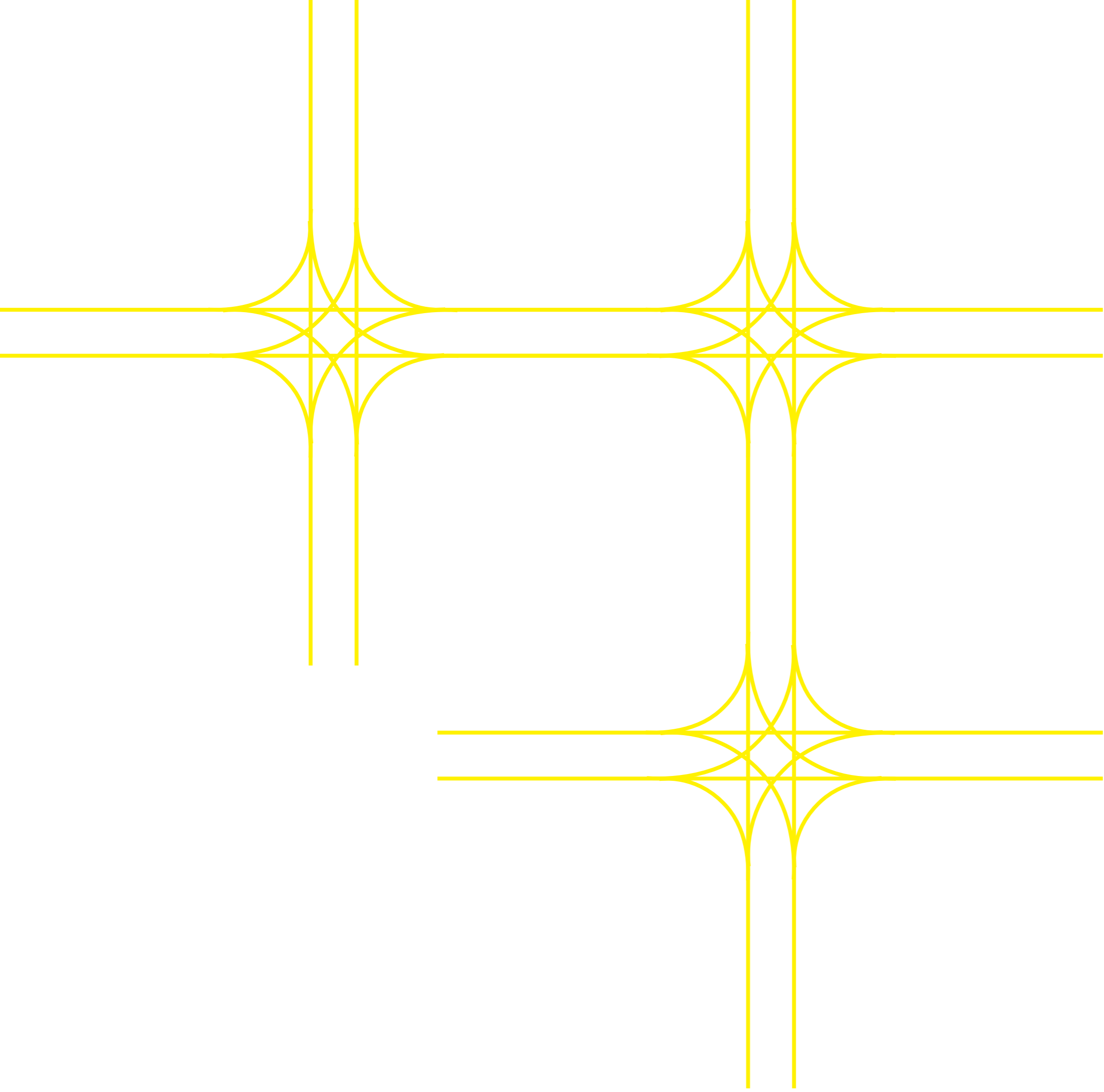
MOTION

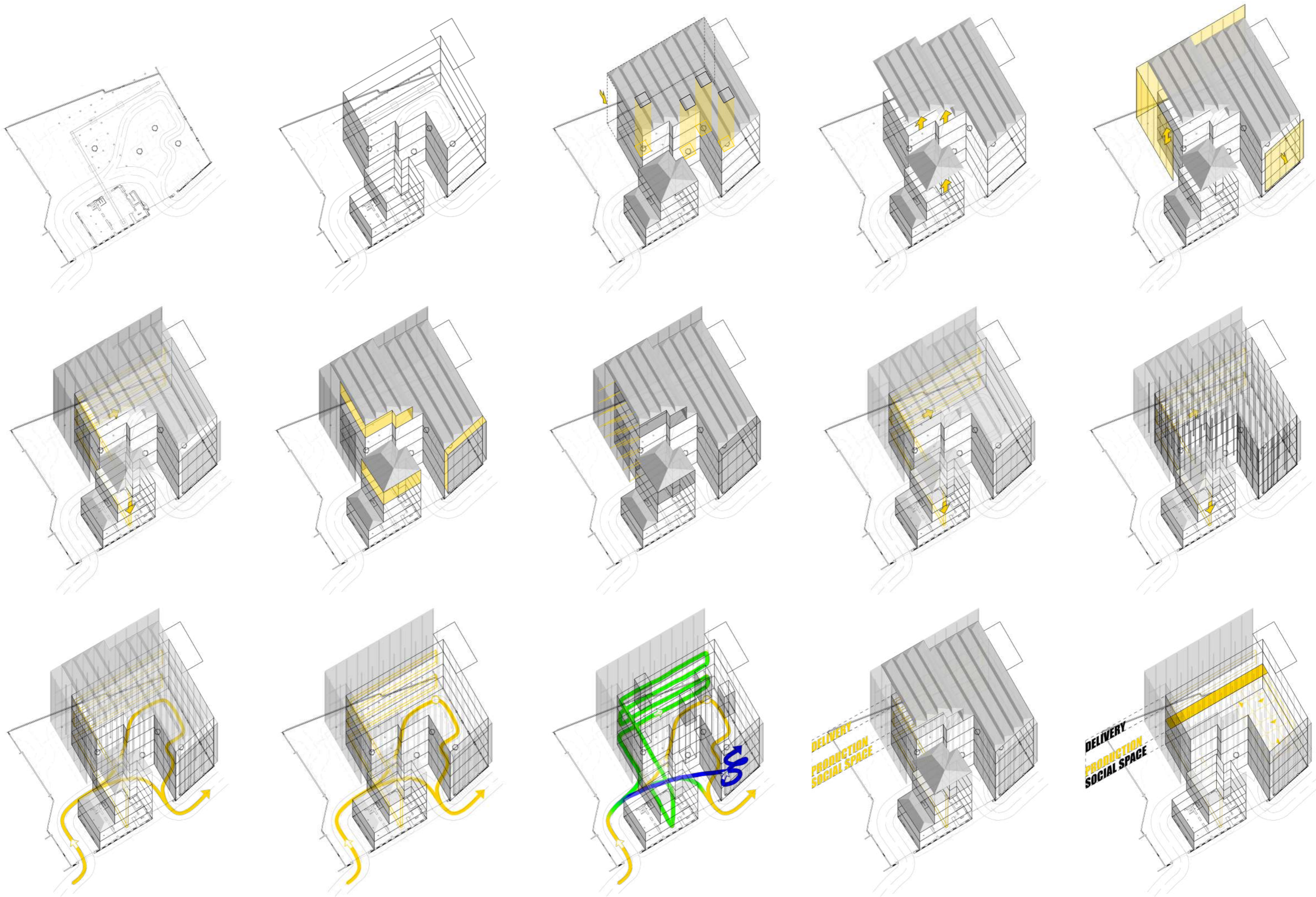


PORTFOLIO

EMILY MARZOCCHI - (MA) ID

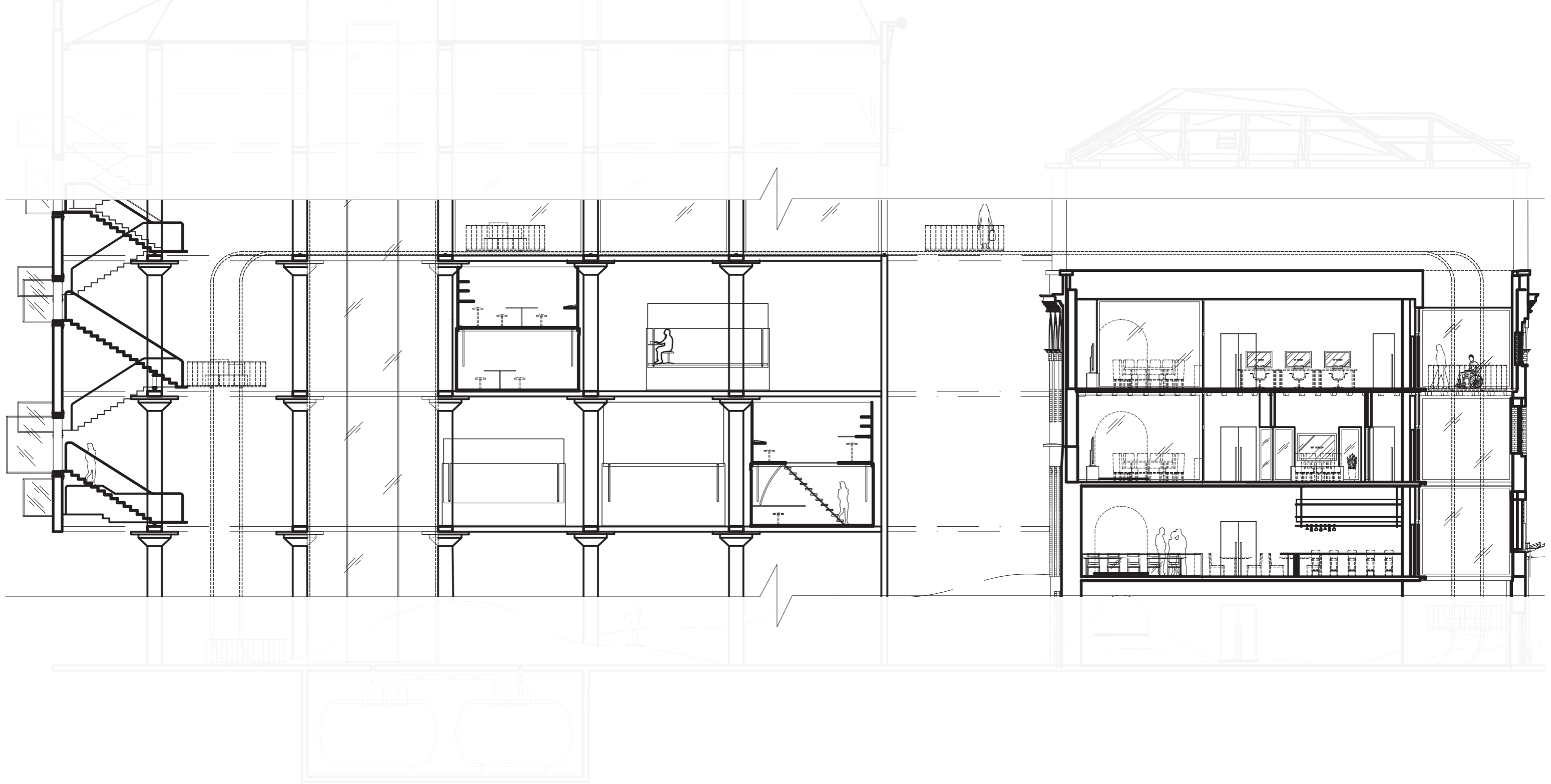
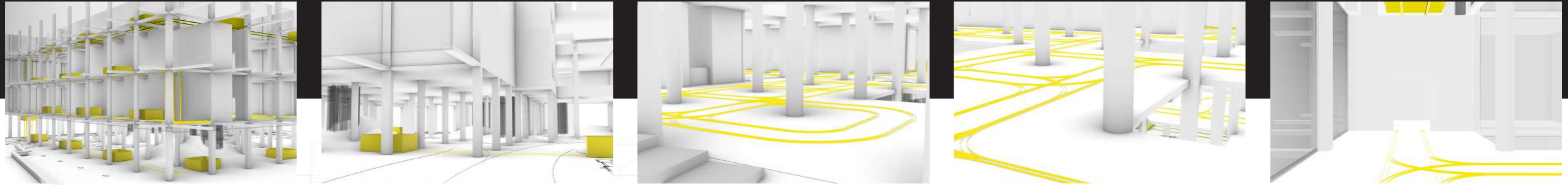






CRAFT ROUTE

VIDEO PLANNING





CRAFT PRODUCTION - 1ST/2ND FLOOR

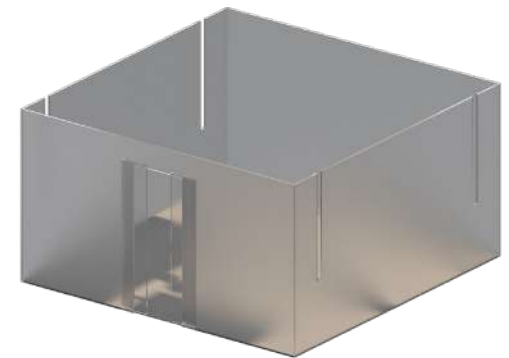
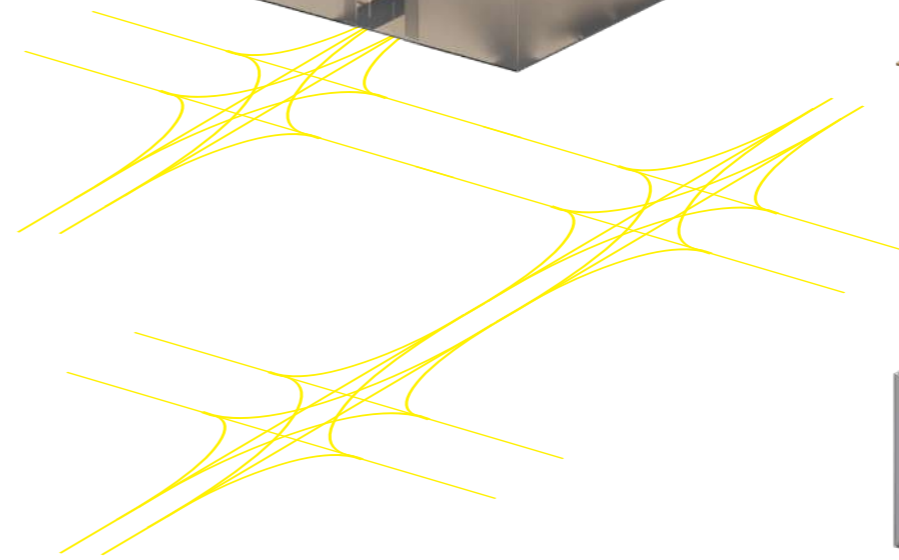
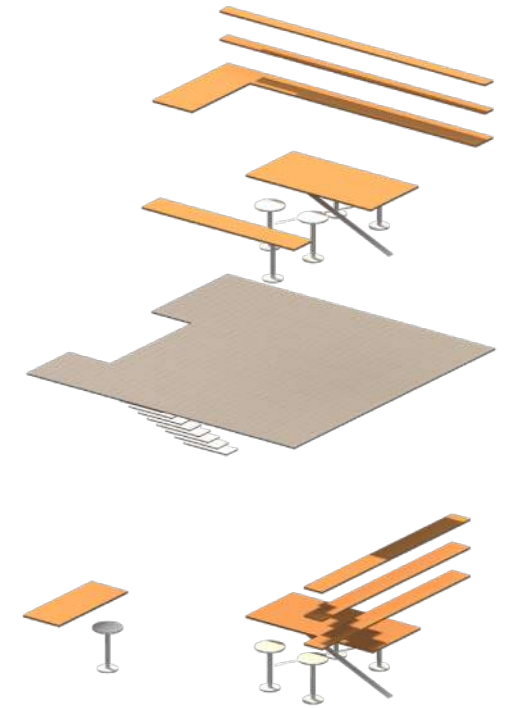
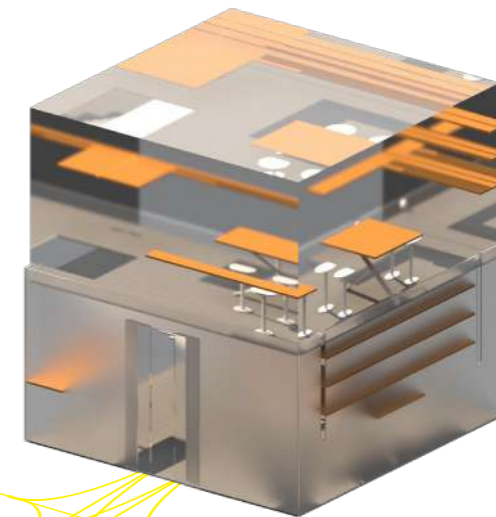
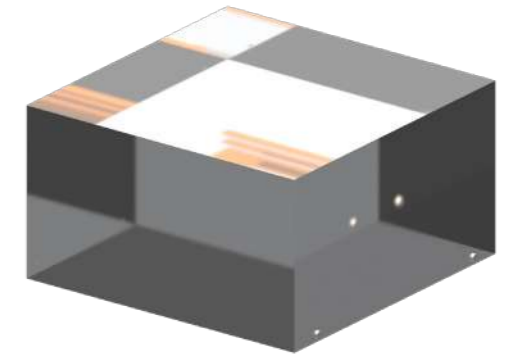
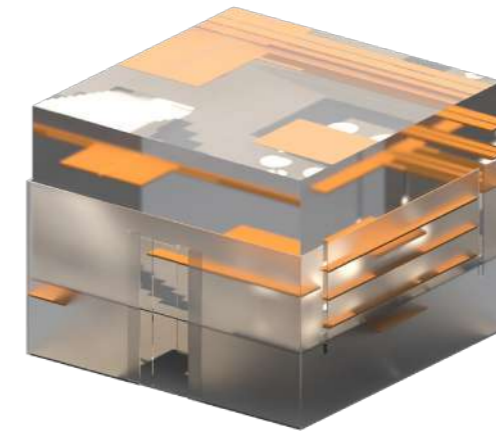
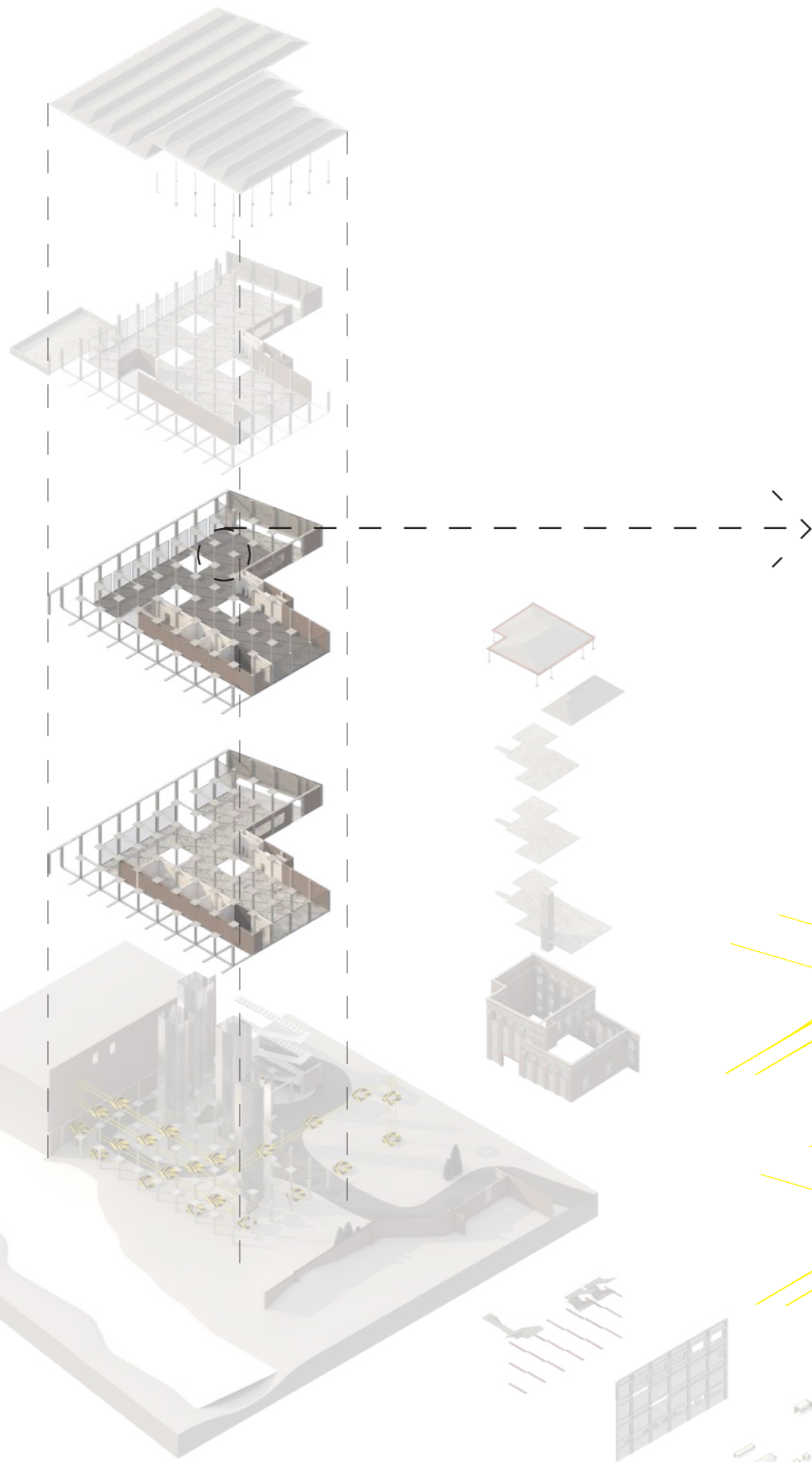
Hydroponic towers ensuring natural light, and supply of oxygen in the deeper parts of the building.

Tracks clearly identified around the space to ensure safety and visibility as well as highlighting the connection with traditional and historical factories.

COMPRESSABLE CRAFT STUDIO - 1ST/2ND FLOOR

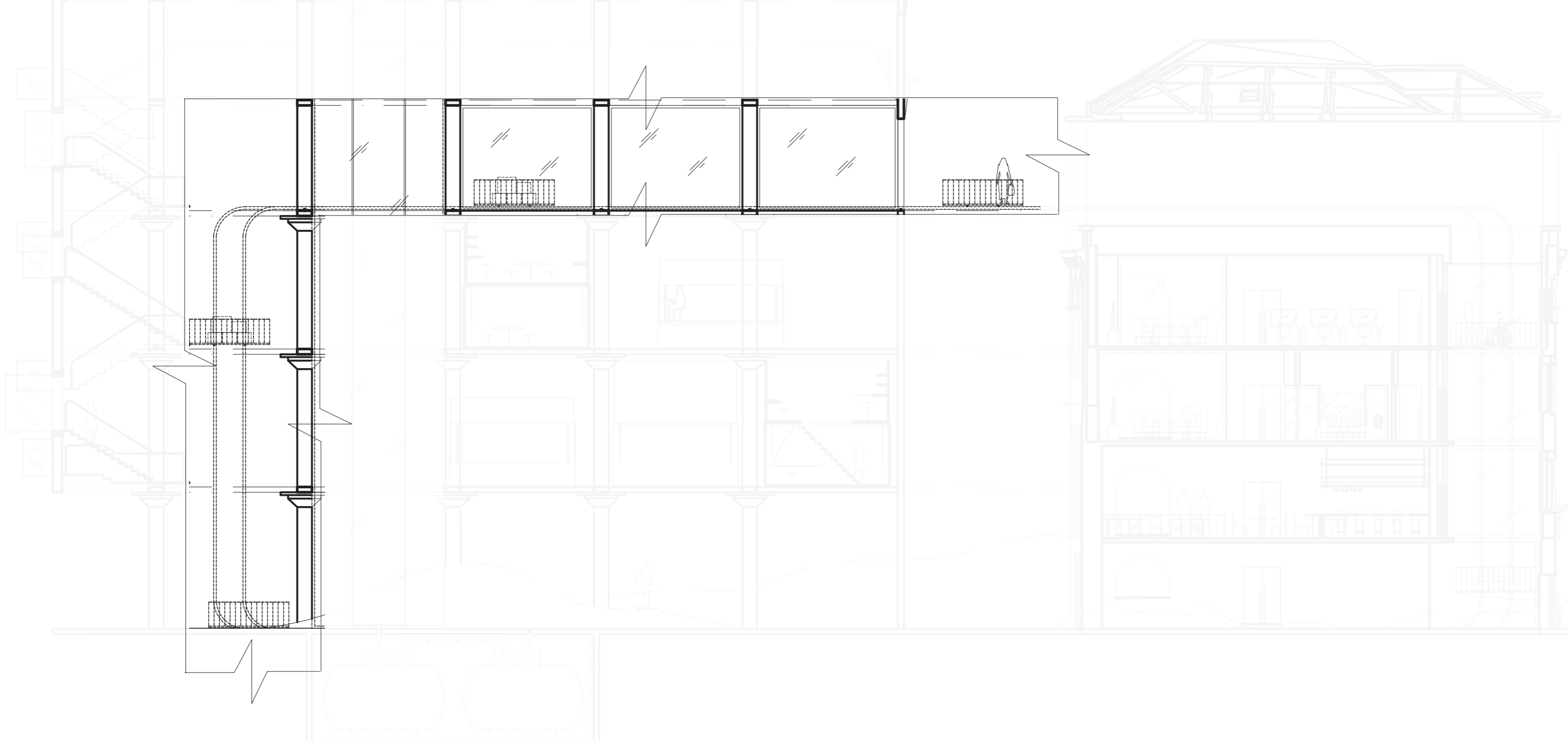
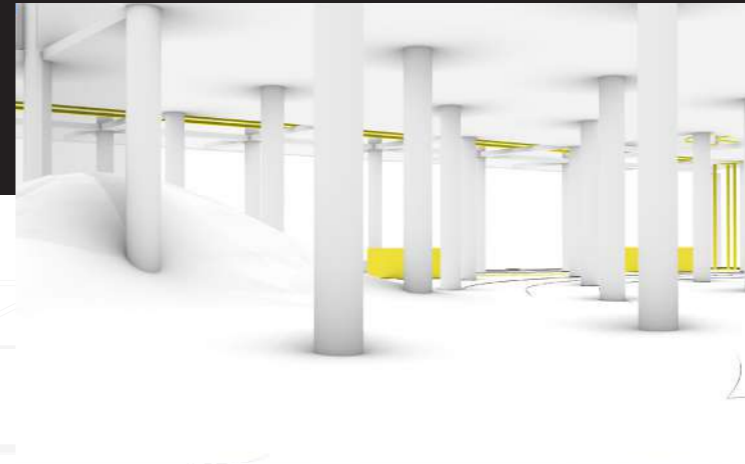
Movable box spaces hosting up to 6 workers per studio. Mechanism to allow the compression of the studios and movement along the tracks and within the building.

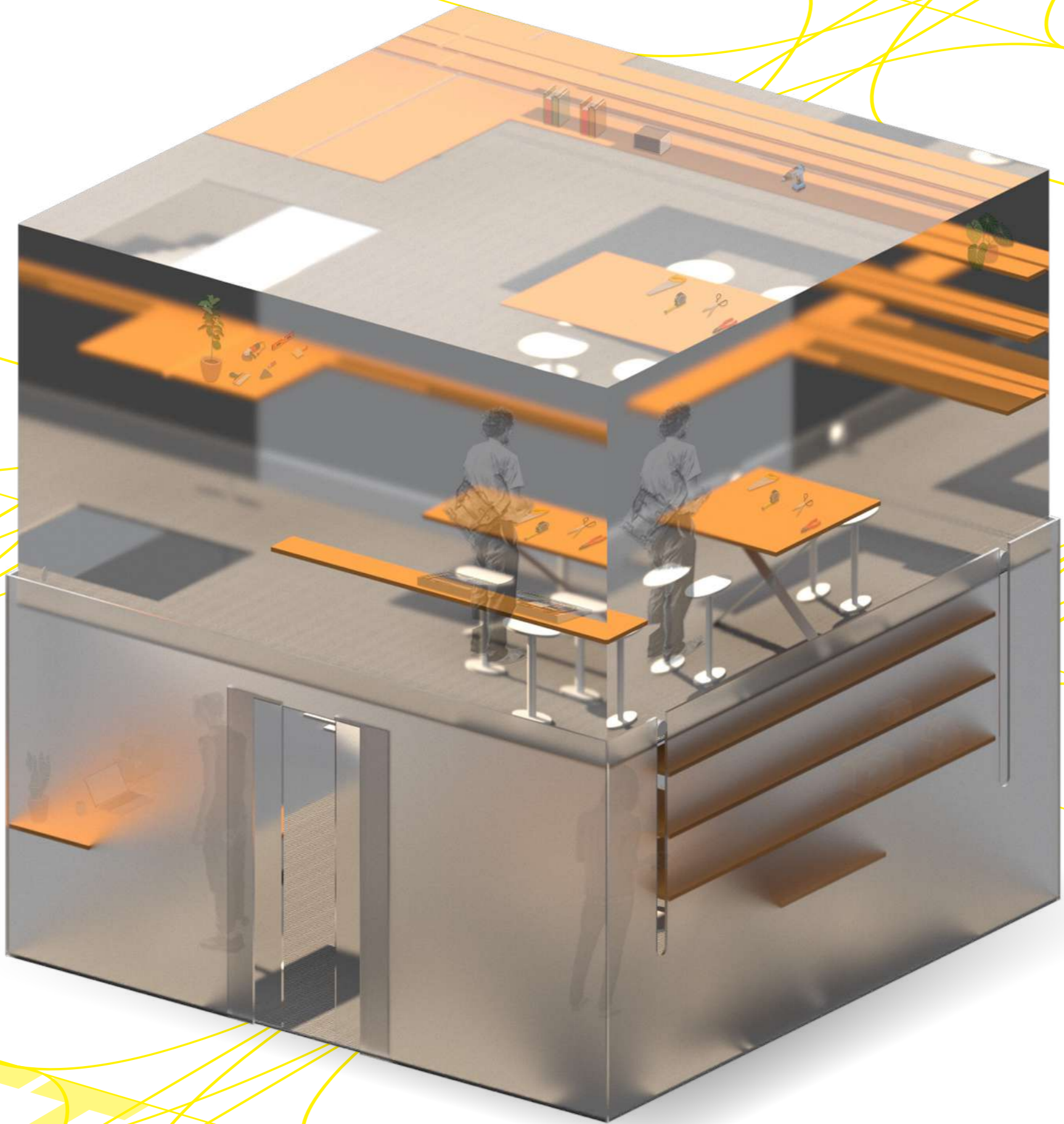
Allowance for different levels of privacy with gradient frosted-to-clear glass from Ground to First Floor of the Craft Studio Space itself.



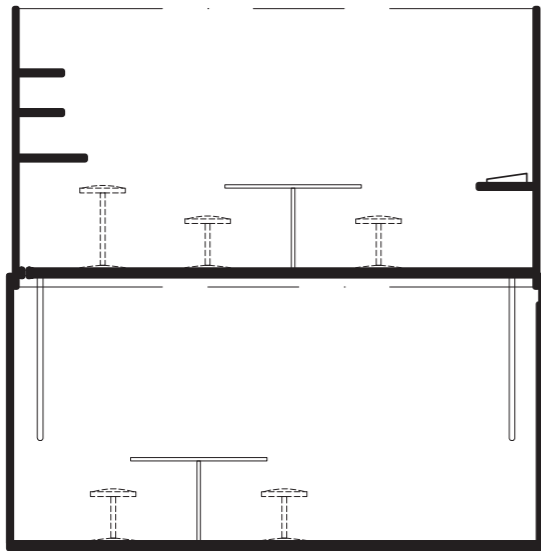
DELIVERY ROUTE

VIDEO PLANNING

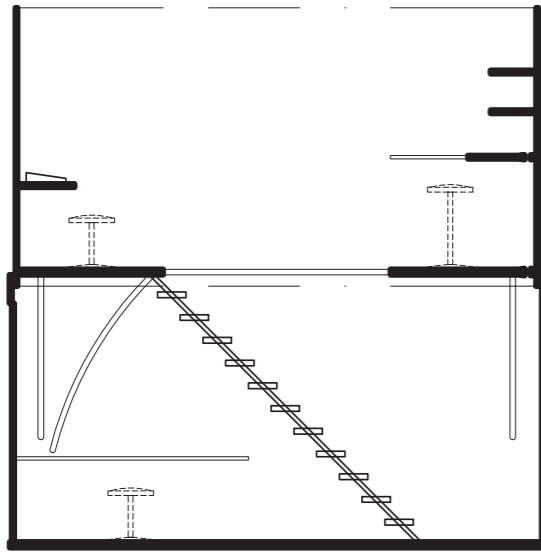




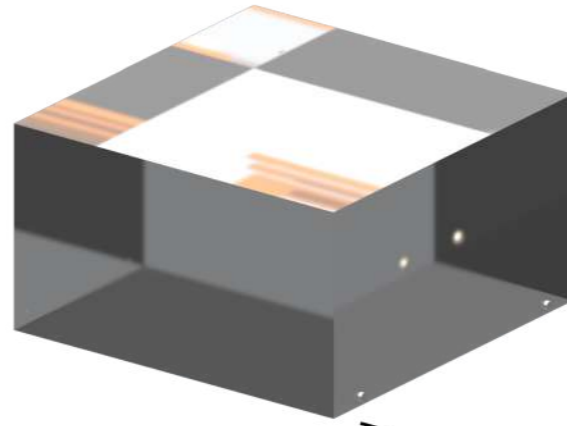
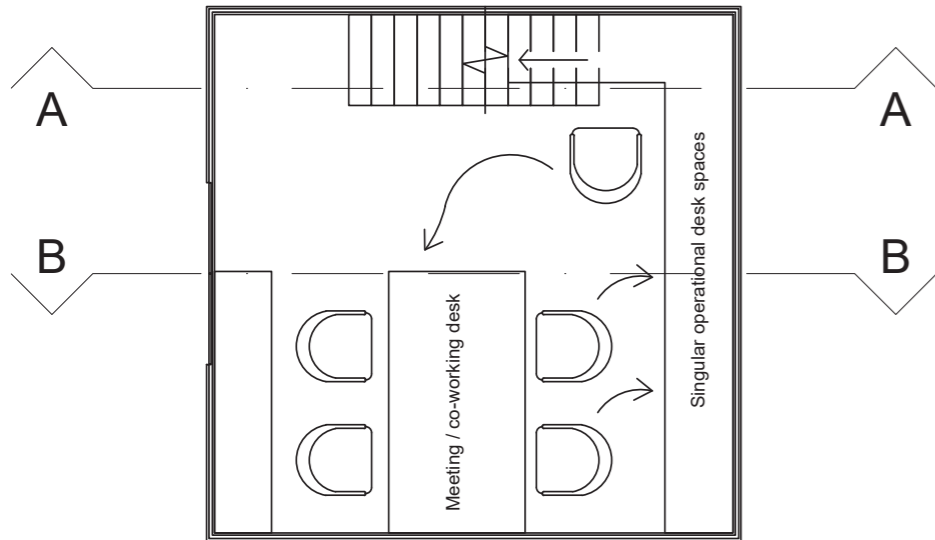
CRAFTS STUDIO



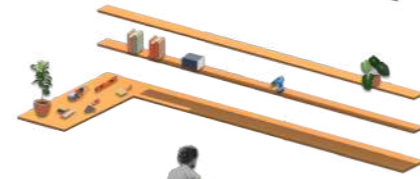
B



A



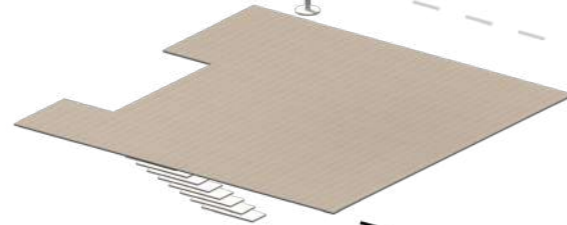
Translucent glass box



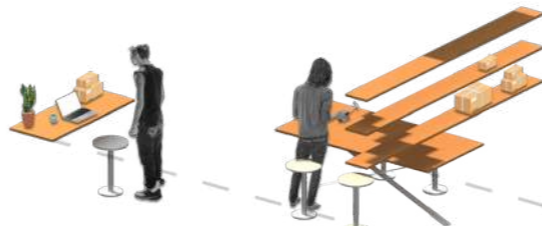
Making space



Control panel

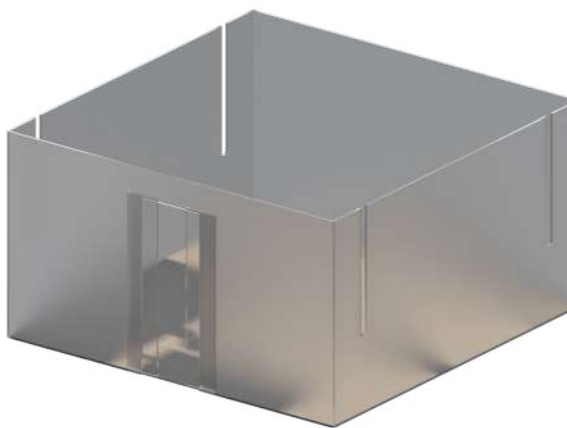


Perforated metal floor

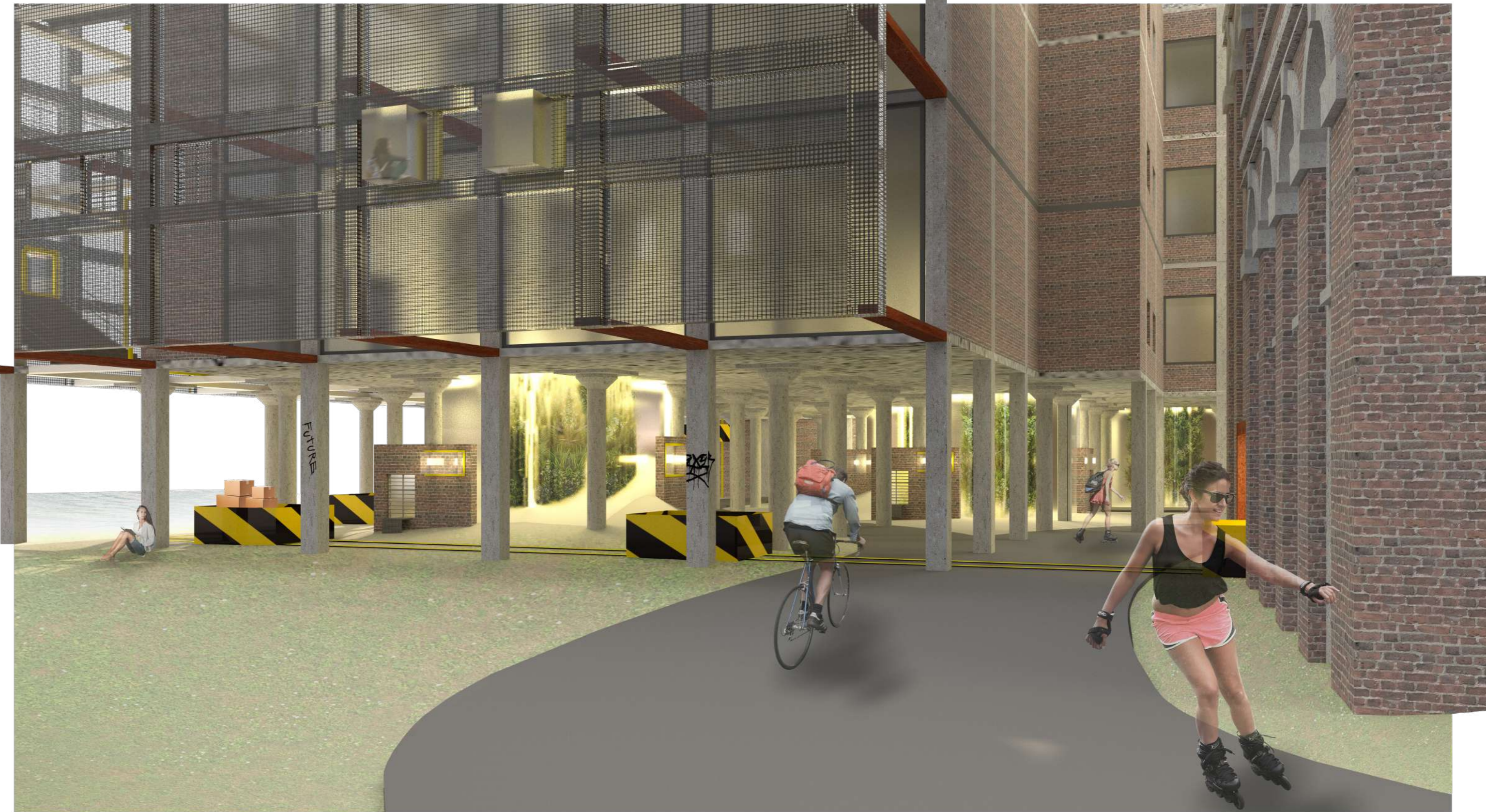


Storage & Packing

Admin space

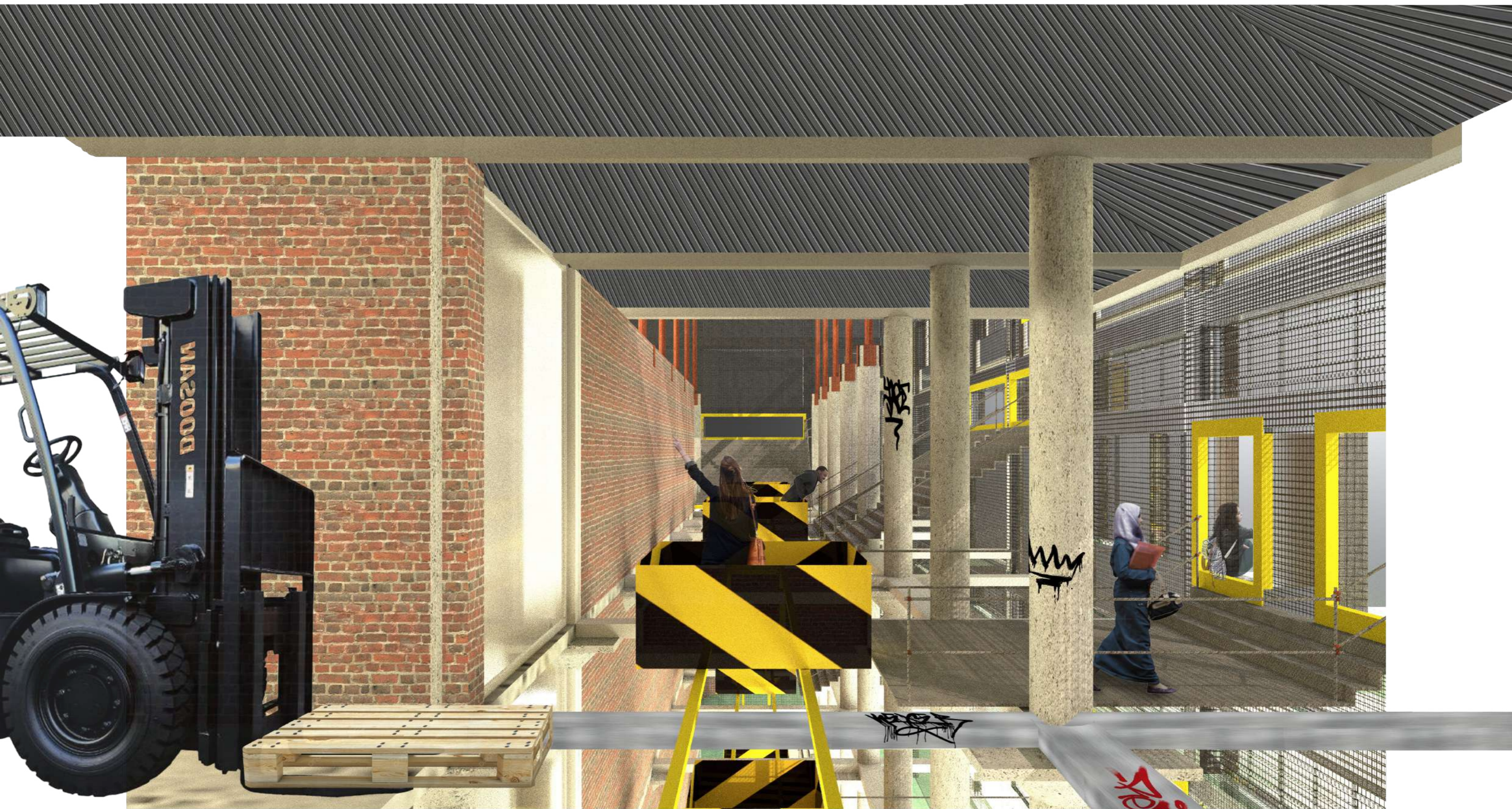


Fixed frosted glass box



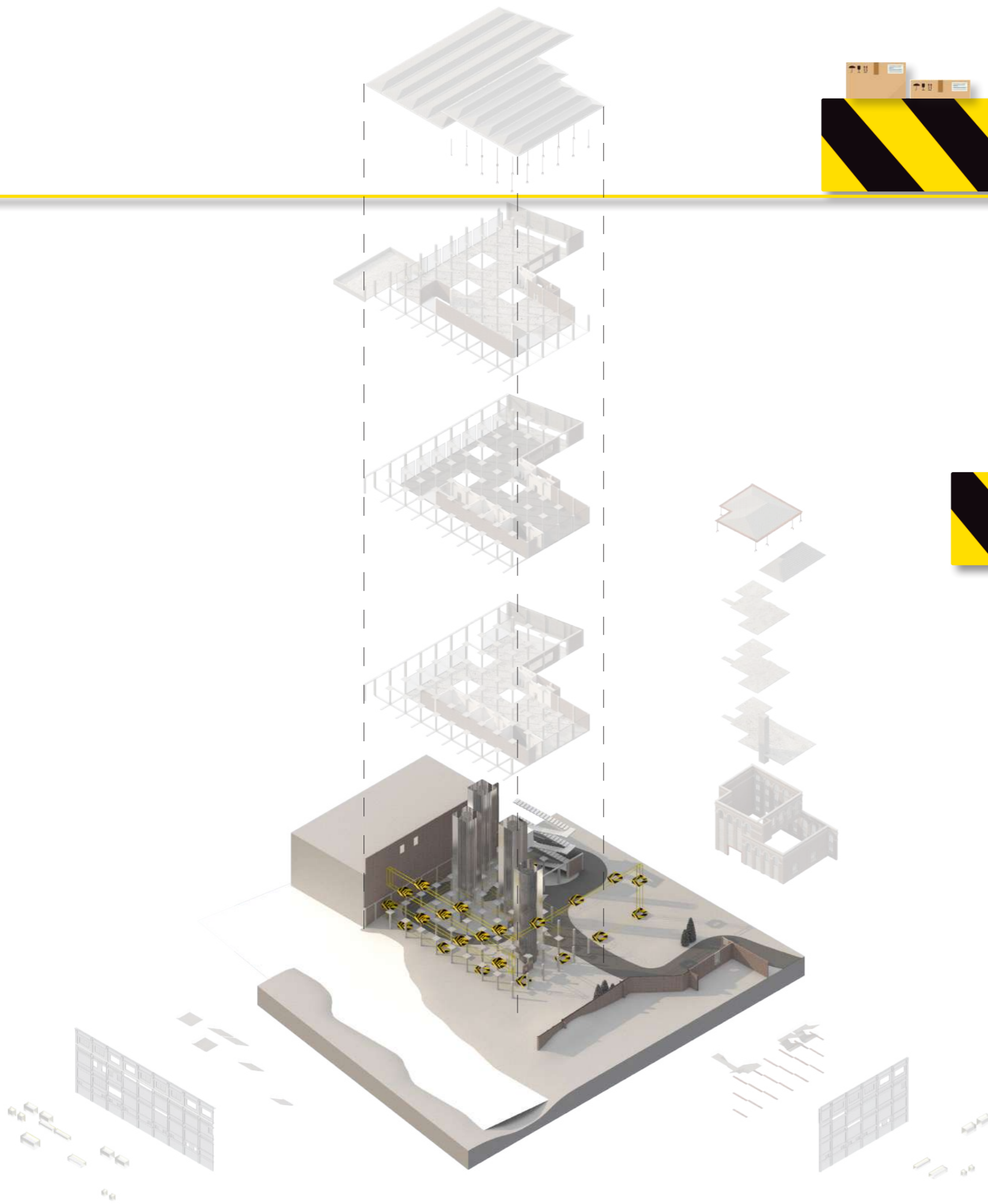
ACCESS TO THE 2050 REBORN FACTORY - GROUND FLOOR

Diverted road forcing constant flow to the building and separation of routes between Visitor & Delivery. Visual opening towards the River Lea & light accessing the inner part of the building to create a less visually threatening look for the user.



LOADING BAY - 3RD FLOOR

The Moving Platforms travel through the building transporting people and goods equally guaranteeing movement through the building 24/7. The 3rd Floor is partially used as warehouse, connected to the Moving Platforms to allow for the delivery process.

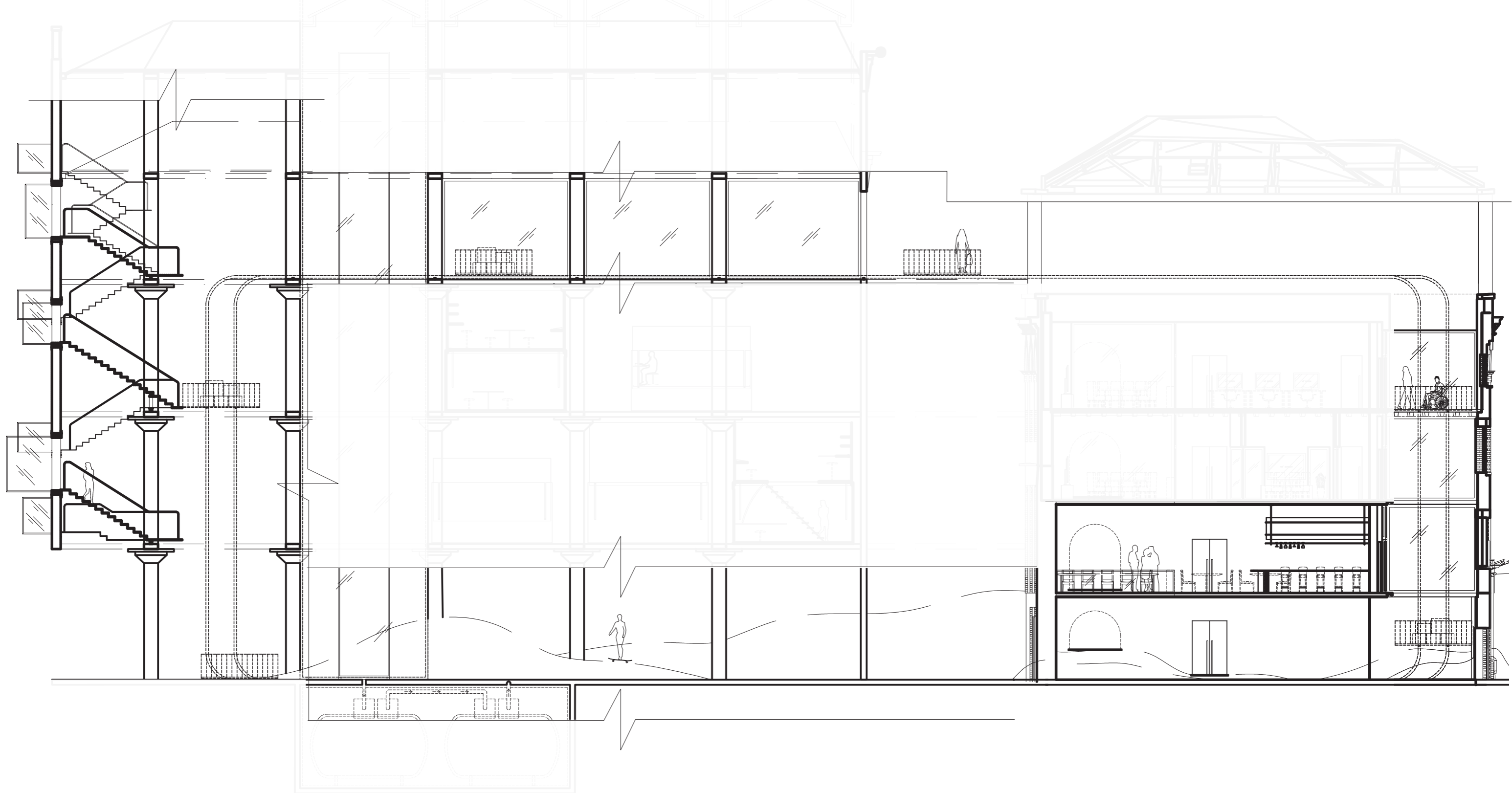
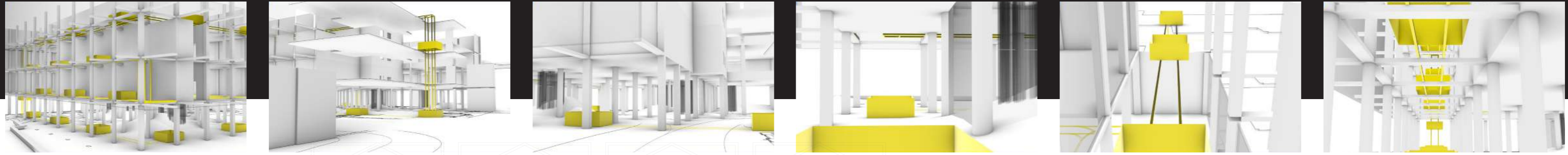


MOVING PLATFORMS - THROUGHOUT

Utilising a fusion of magnets, and Paternoster Elevator techniques, the Moving Platforms create a flow from the street, branching onto the building horizontally & vertically. Each Moving Platform is locked when people and goods are in it ensuring the separation between the two, automatically open when empty, ready for a new load.

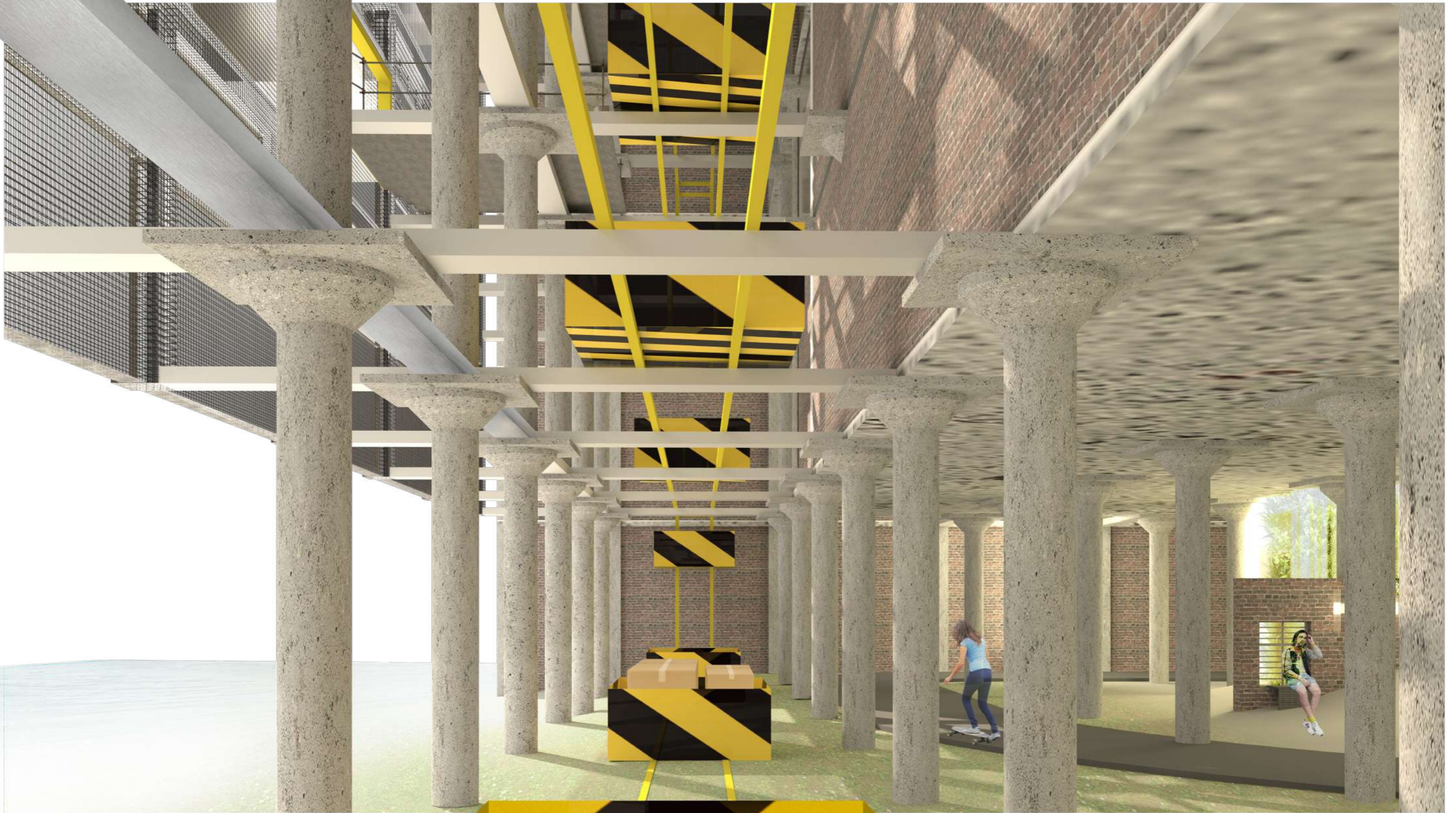
VISITOR ROUTE

VIDEO PLANNING



JOURNEY THROUGHOUT - GROUND FLOOR

The topographic approach to the Ground Floor allows for the visitor to have a guided journey through the space. The Moving Platform tracks define the flat areas and connect the Visitor with the Delivery route at the beginning of the journey.





EXTRUDED FACADE PLATFORMS - THROUGHOUT

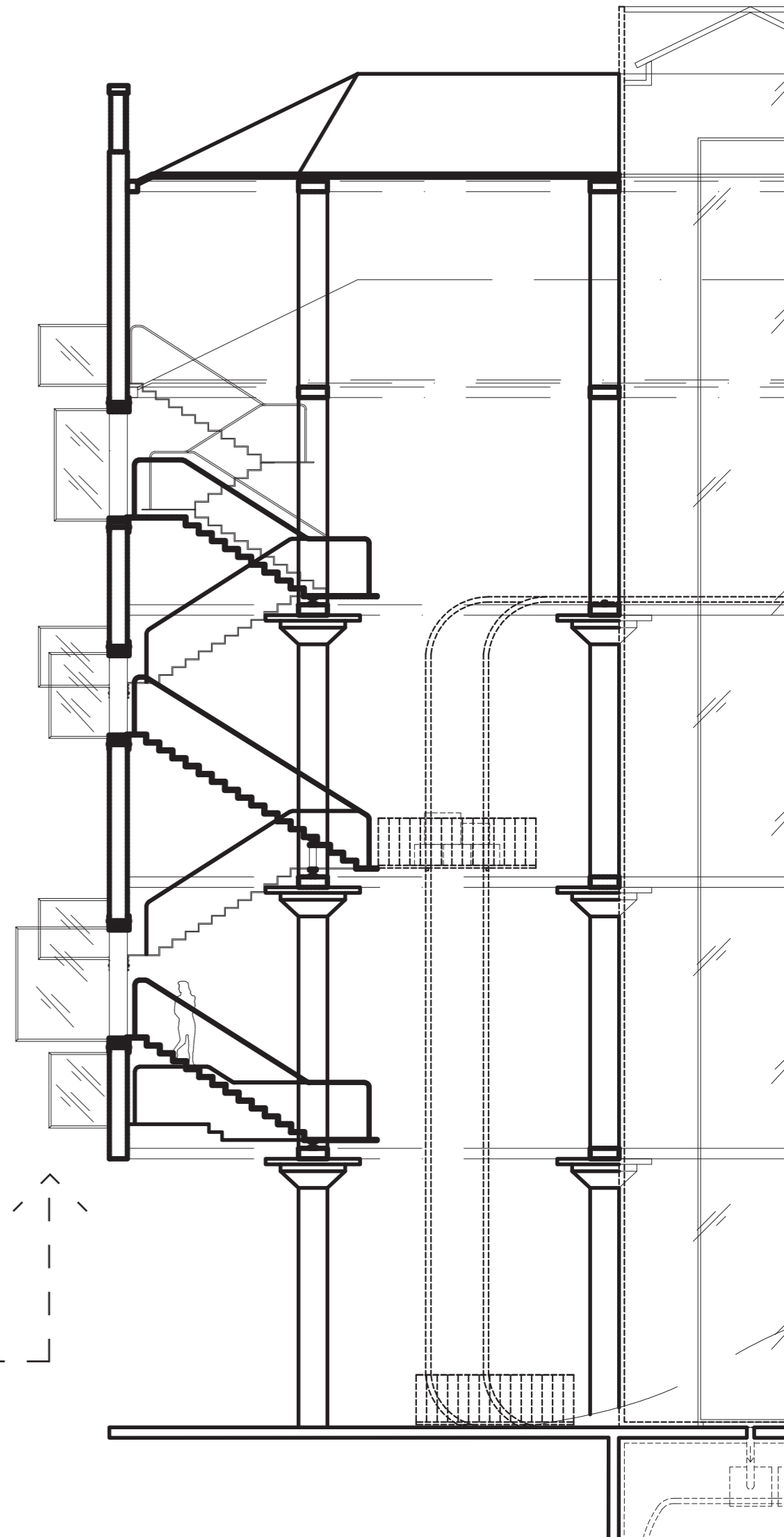
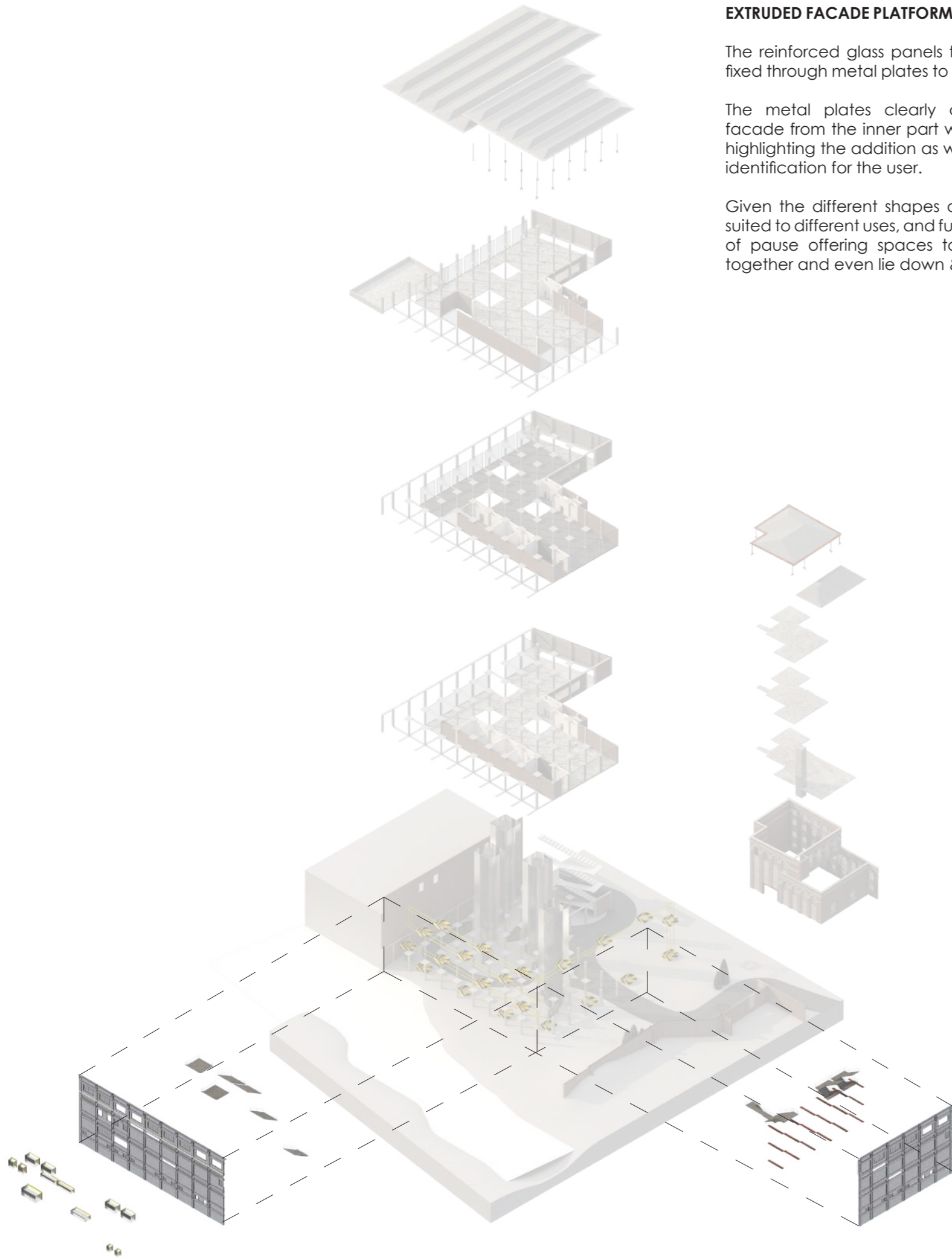
Extending on the intention to build a deeper connection with the River Lea, the opening of some of the original windows of the building have been occupied by the extruded platforms overhanging on the facade.

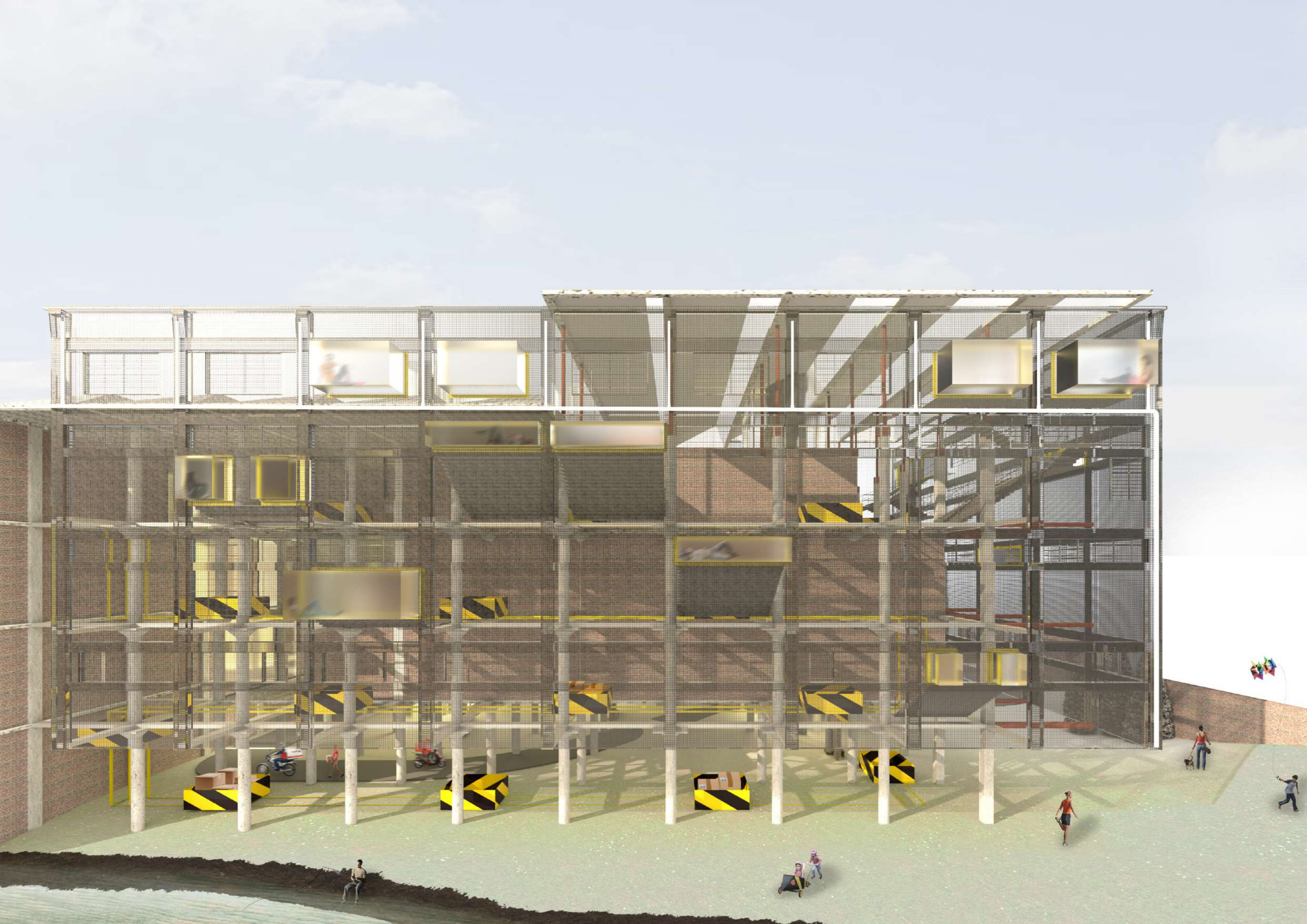
EXTRUDED FACADE PLATFORMS - DETAILS THROUGHOUT

The reinforced glass panels form different size boxes fixed through metal plates to the inside of the facade.

The metal plates clearly distinguishable from the facade from the inner part with the scope of visually highlighting the addition as well as creating an easier identification for the user.

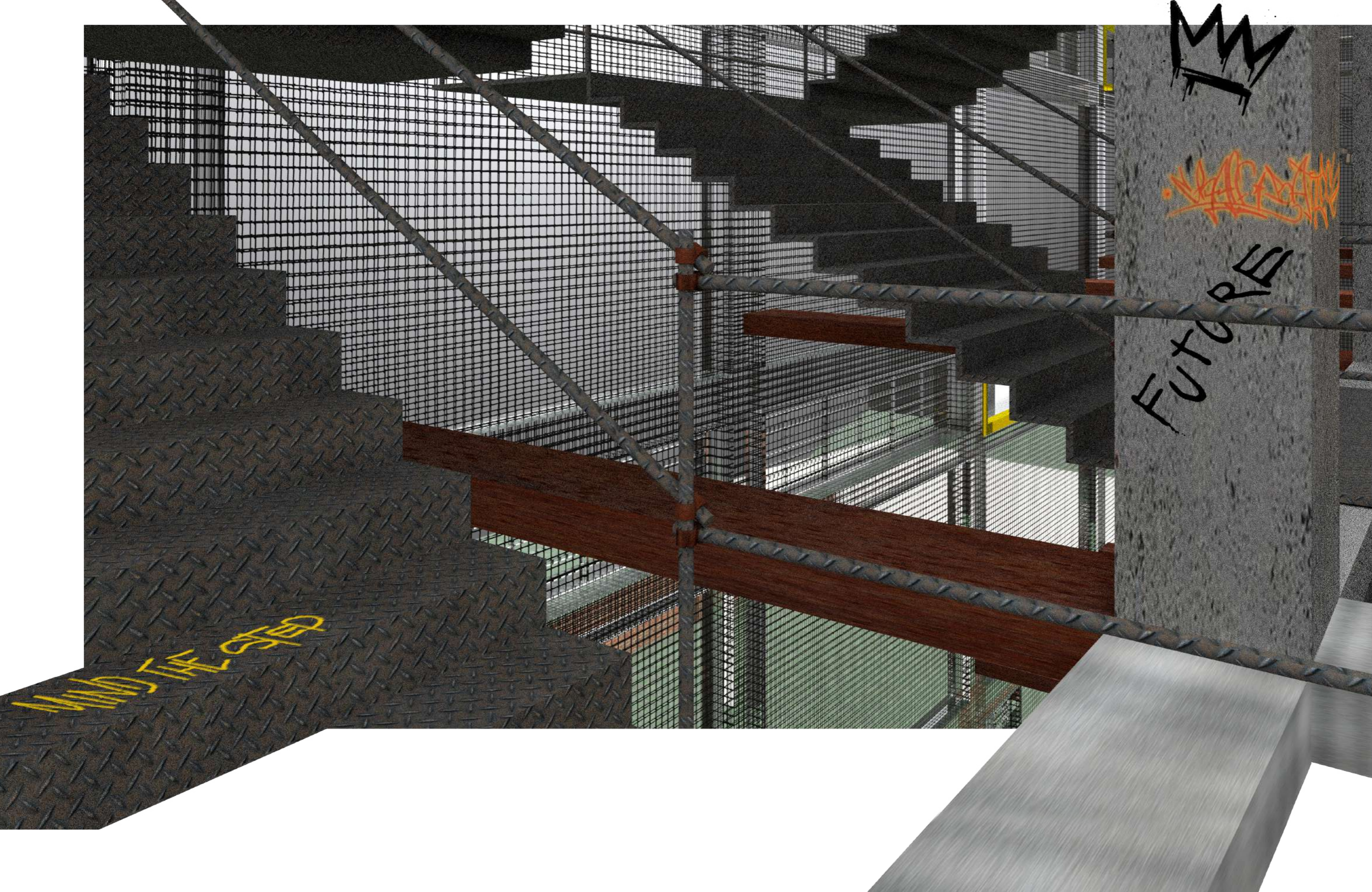
Given the different shapes and sizes, the boxes are suited to different uses, and function to create moments of pause offering spaces to sit alone, have lunch together and even lie down & take a nap.





MATERIAL DETAILING - THROUGHOUT

The key elements at the historical core of the Western factories look & fee, such as corrugated metal, rusted metal details & industrial welded mesh have been retained. Speculating on the 24/7 availability, the building will endure modifications made by people inhabiting the space, for example graffiti.



ROOF
L03
L02
L01
L00



PORTFOLIO

EMILY MARZOCCHI - (MA) ID

