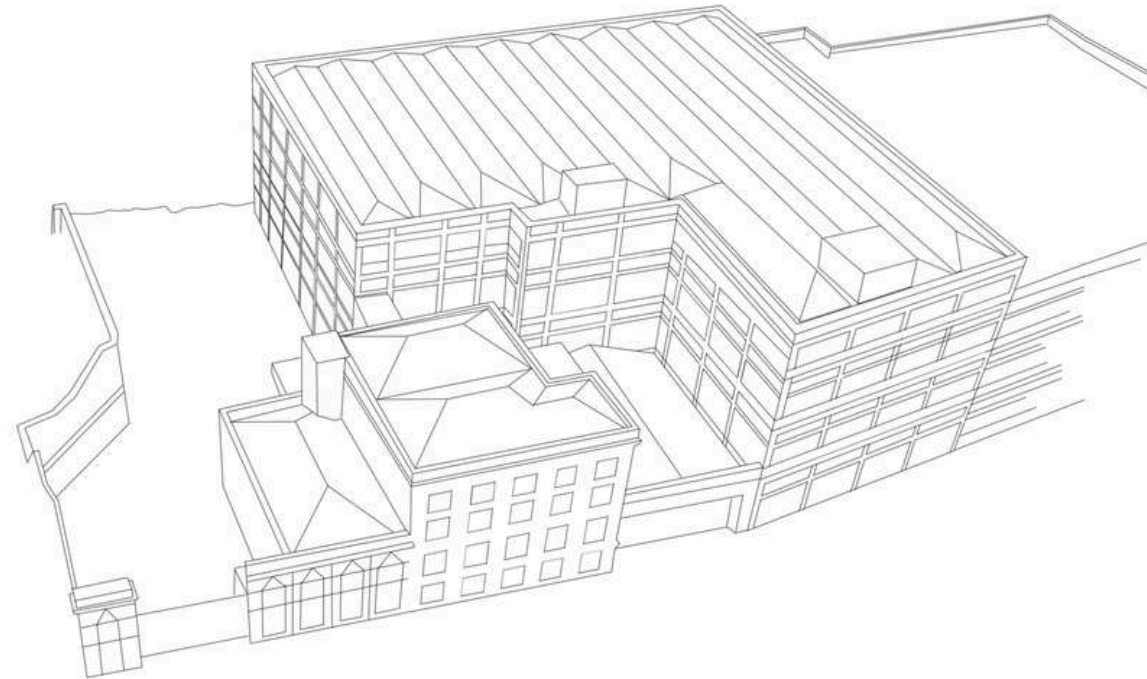


ROYAL COLLEGE OF ART
2023 / 2024

REUSE
PROJECT

HACKERS HUB - CO WORKING BASE



Julia Margolina 10029085

TABLE OF CONTENTS



1

SITE



2

USERS



3

DIAGRAMS



4

*SECTIONS
PLANS*



5

MATERIAL



6

ELEVATIONS

SIE
23-26 Gillender
Street, London

23-26 GILLENDER STREET, LONDON

AIR QUALITY DOES NOT MEET EU
TRAFFIC NOISE

A12 ROAD

170 000 SQF

Bromley

5KM (N) - FINANCIAL DISTRICT

FLOOD RISK

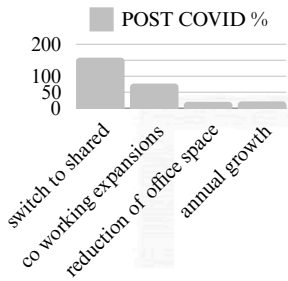
RIVER FRONT SIDE
(RIVER LEA)

BROOMLEY-BY-BOW
UNDERGROUND 300M AWAY

LARGE VOLUME, HIGH CEILINGS, COLUMN STRUCTURE
VICTORIAN AND 1930 MODERNIST ARCHITECTURE

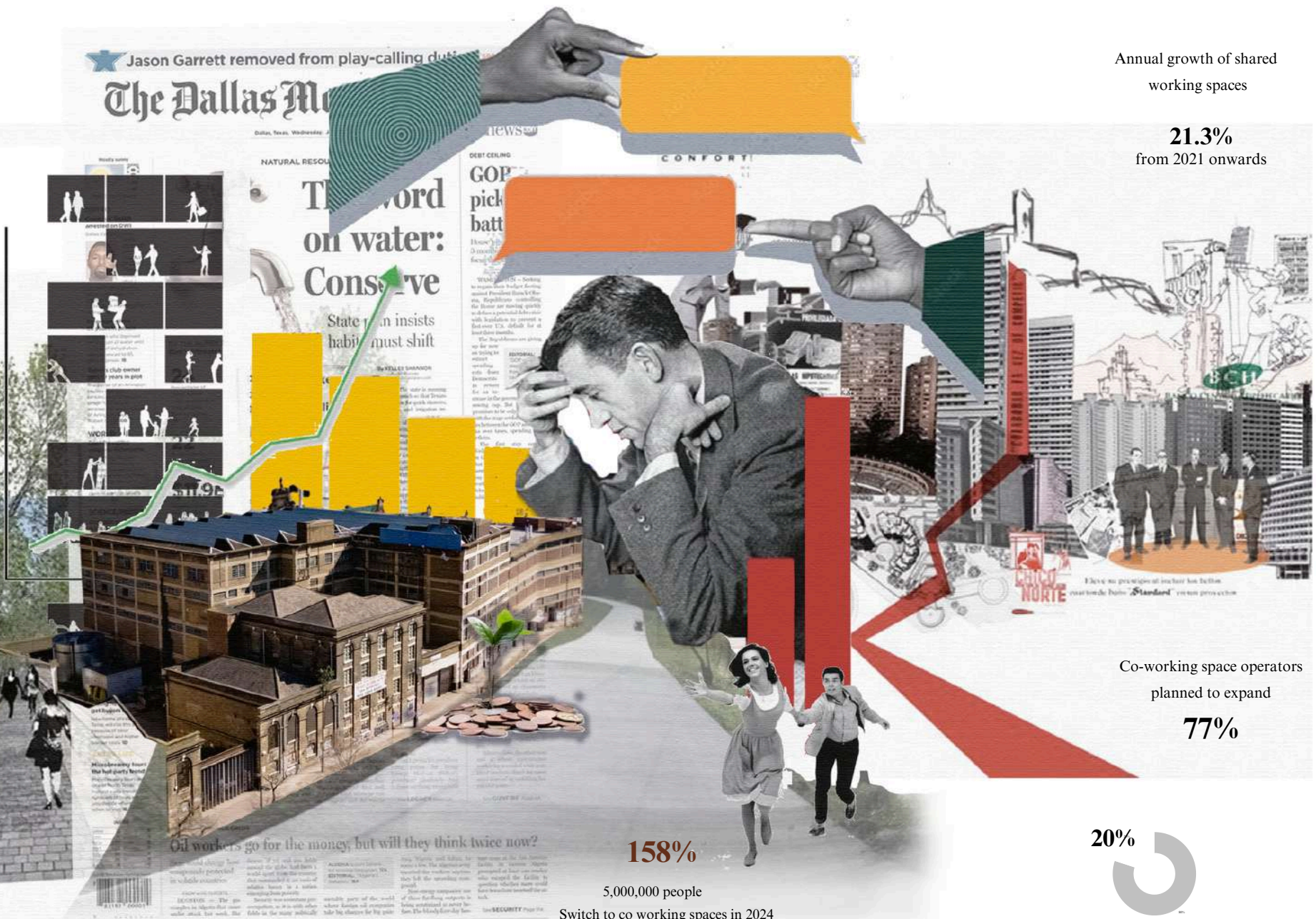


STATISTICS



Annual growth of shared working spaces

21.3%
from 2021 onwards



Co-working space operators planned to expand

77%

158%

5,000,000 people
Switch to co working spaces in 2024

20%



Reduction in the office space needed by businesses

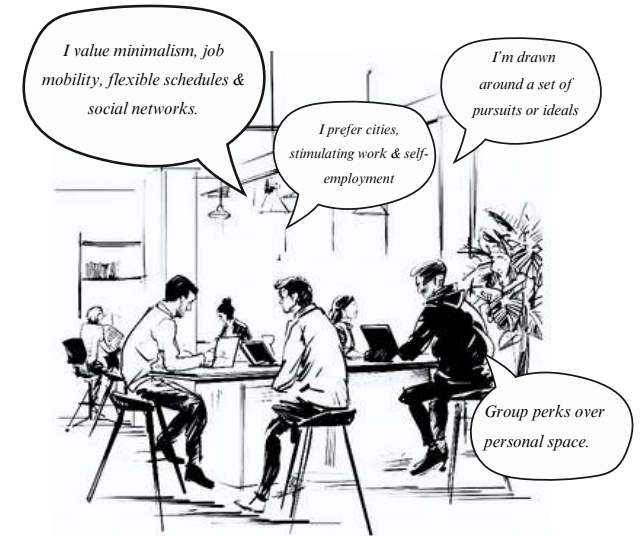
PRECEDENT

Google offices in Tel Aviv and San Francisco



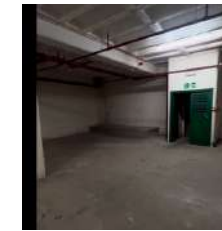
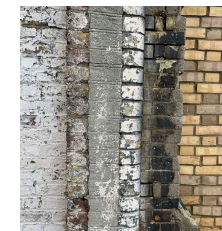
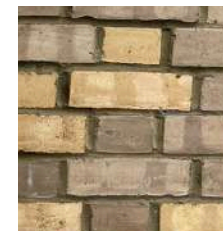
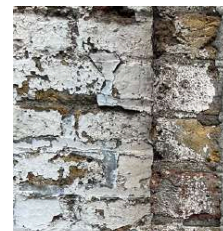
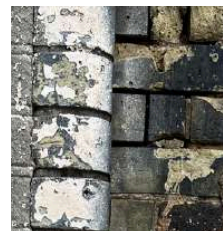
SIE

Potential Users



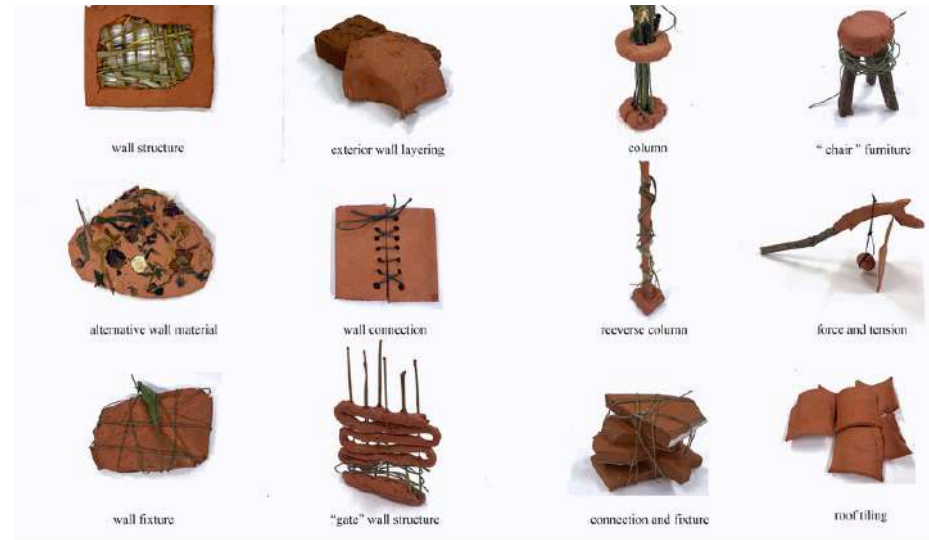
SIE

Documentation



INSPIRATION

Previous Experience



AMEND

“Healing Past with Present”

Past - Lifeless pieces

Present - Broken Frame

Future - New Meaning

JOINTS AND JUNCTIONS

Joining and reusing materials

PRIMER

How does a user perceive a sense of the space and how does he/she see it?

What is the focus point and a journey?

LAYERING AND HIGHLIGHTING

23-26 Gillender
Street, London

1



2



3



LAYERING AND CREATING A PATH

23-26 Gillender
Street, London

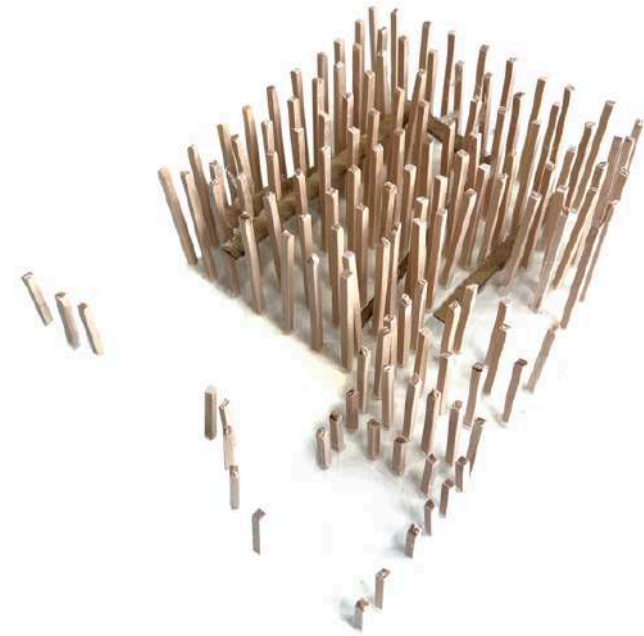


FRAME

Reuse of the existing structure



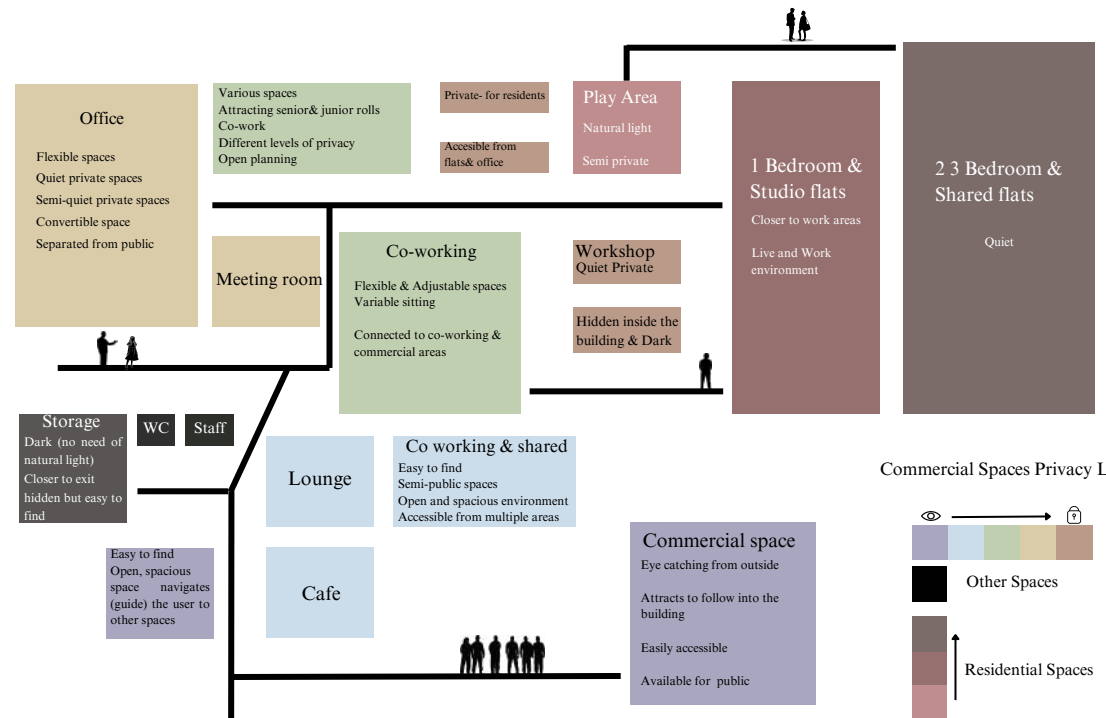
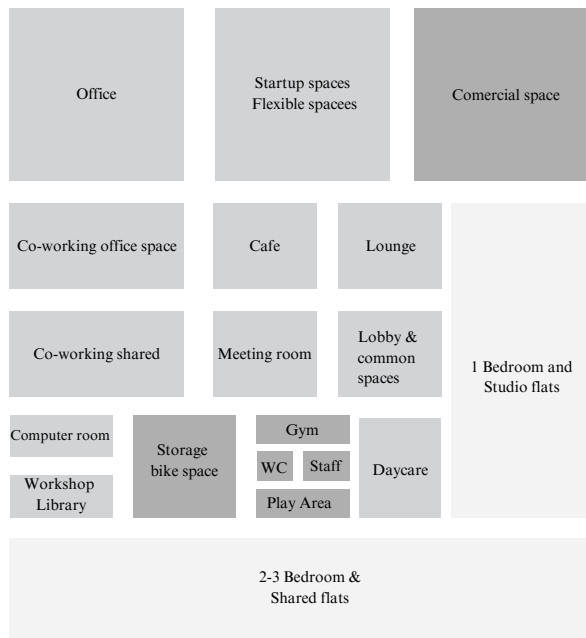
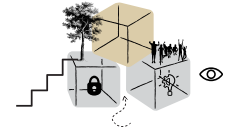
FACADE FRAME



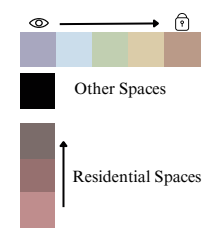
COLUMN STRUCTURE

ZONNING

Program "Nesting"

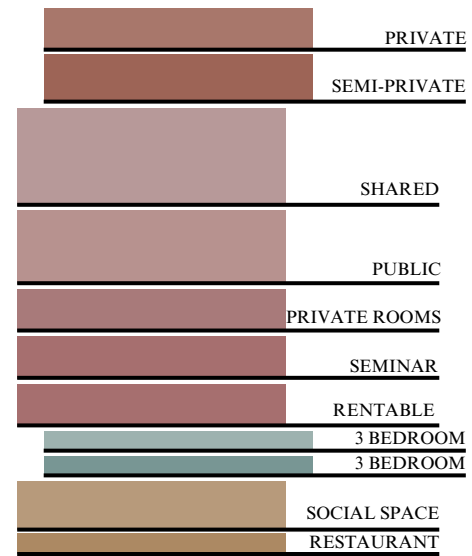
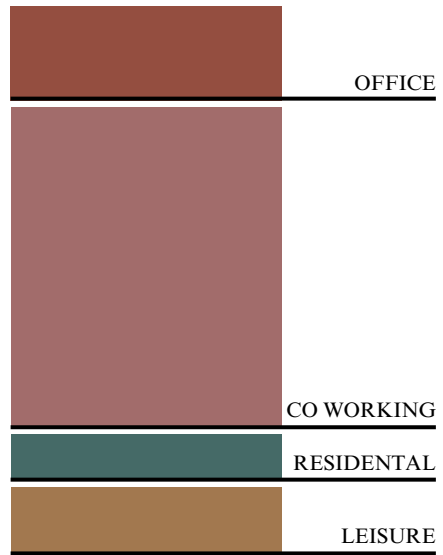


Commercial Spaces Privacy Levels

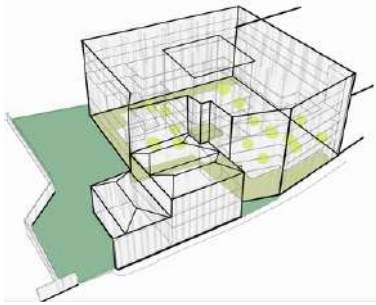


ZONNING

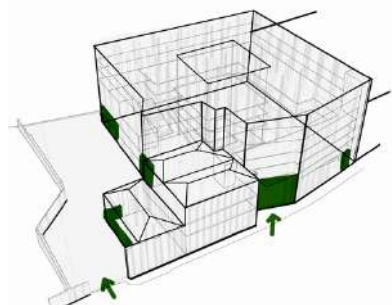
Volumes and propotion



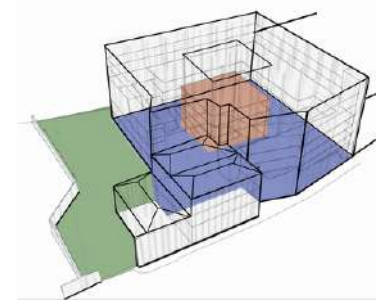
MODEL
process



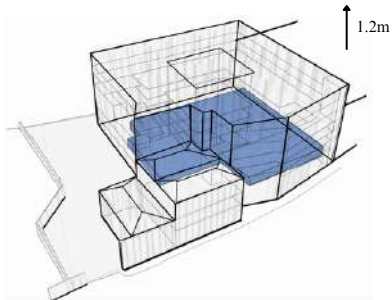
GREENERY EXTENSION



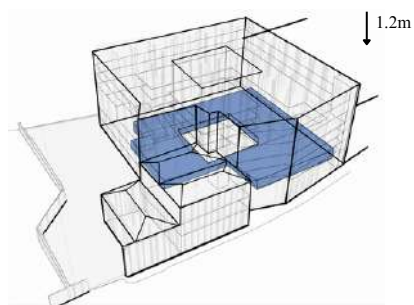
NEW ENTRANCES



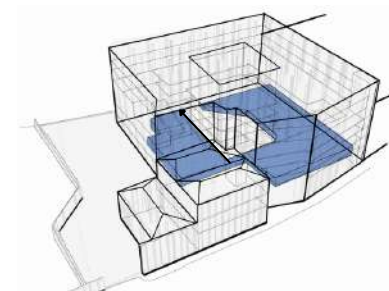
CONTINUOUS PUBLIC SPACES



PLATFORM RISE



COURTYARD



CONNECTION TO THE RIVERSIDE

GROUND FLOOR PLAN

1:200



SECTION 1
River View



smith in bar
visions on blo.

Major reassured over
side war threats

Remer.

the story in the war
eer in television and
for places where mo
ght of be needed.

the story in the war
eer in television and
for places where mo
ght of be needed.

the story in the war
eer in television and
for places where mo
ght of be needed.

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for places where mo
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for places where mo
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the story in the war
eer in television and
for places where mo
ght of be needed.

the story in the war
eer in television and
for places where mo
ght of be needed.

for beshrew me, if there be not as good a flag-
not) on of wine to be had there as ever made a dull
its weakness."

ENTRY GROUP

Visualisations



ENTRY GROUP

Visualisations



SECTION 2
River Front



Smith in bay
unions on bloc.

Major reassured over
\$ trade war threats

an
Reme.



LECTURE THEATER

Visualisations

...entire pay
...e. Evening
...weekend hours available. Fax
...tion Attn: HR Dept.
Apply Today!

TRAIN FOR

Information
program
today's
additional
may be r
certain p
Call Tod...

WE

Are y
We ar
for su
team
Great
Start

★ N'

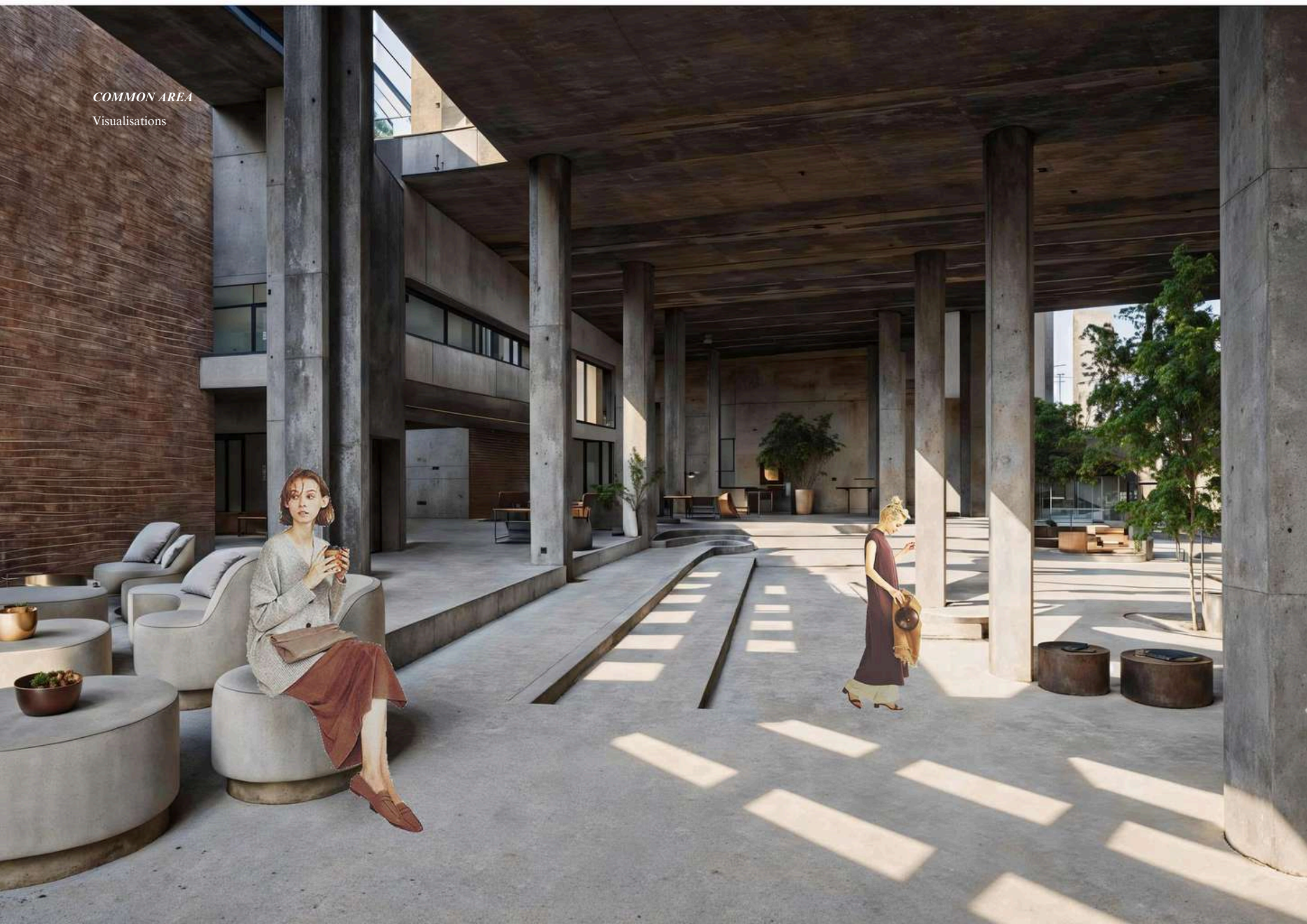
Caree
Exciti
oppo
now
ide

Sales Reps Wanted

...ter with 3 Yr. Sales Exp.
...ry! Must have commercial
...ce with the ability to



COMMON AREA
Visualisations



COMMON AREA

Visualisations



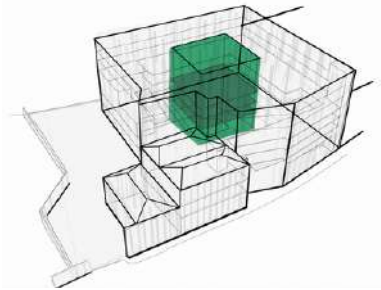
COMMON AREA

Visualisations

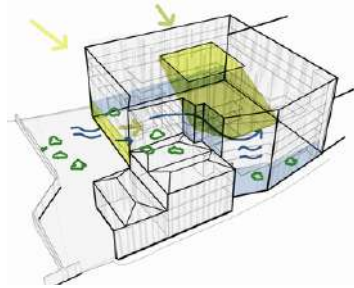


MODEL
process

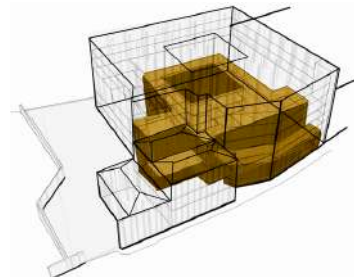
1



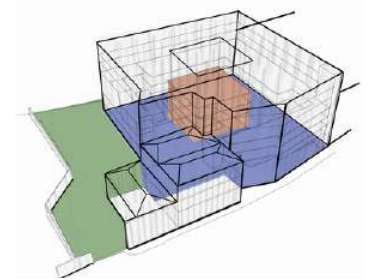
CENTRAL CORE



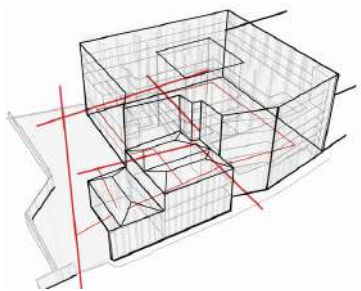
PASSIVE CLIMATE MIGRATION



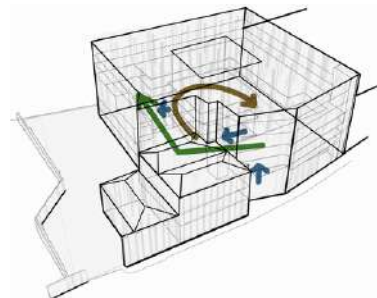
AIR



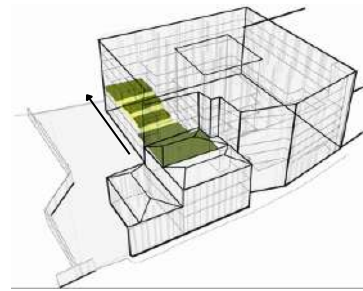
CONTINUOUS PUBLIC SPACES



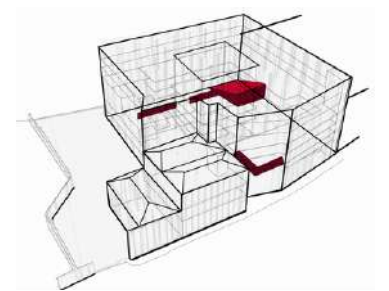
NEW CONNECTIONS



VERTICAL ELEVATIONS



GRADUAL ELEVATION



HIGHLIGHTING VIEWING POINTS

A B C D E F G H I J K

3.8809 5.4160 5.5798 5.5758 5.7196 5.4892 5.5849 5.5760 5.6681 5.5780

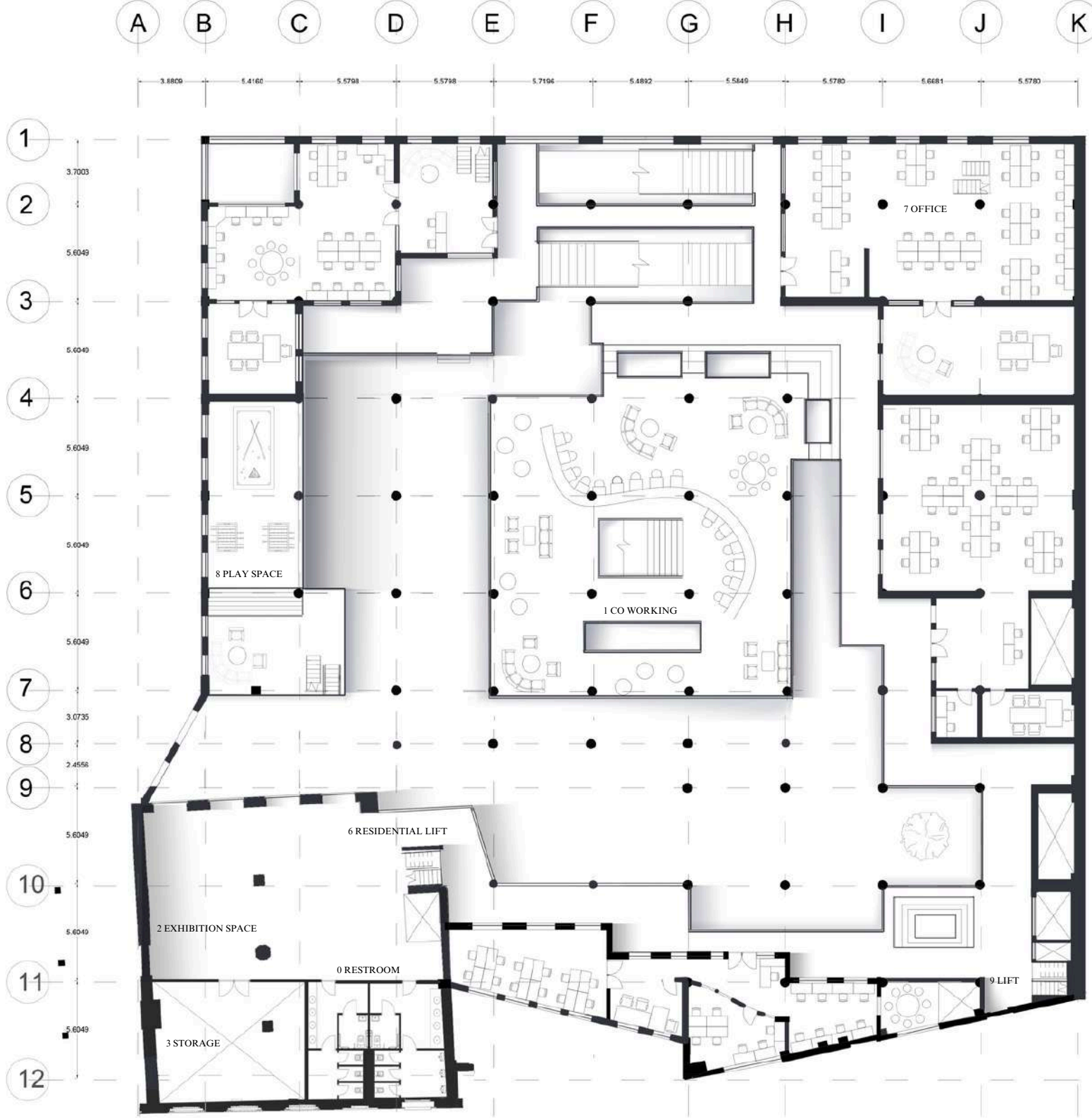
FIRST FLOOR PLAN

1:200



SECOND FLOOR PLAN

1:200



SECTION 3

Sid View



Smith in bat unions on bloc...

Major reassured of...
's trade war thro...

Adresseavisen
koster forsendt aaavel in-
den- som udenbya
Kr. 2.50 pr. Kvartal
0.85 * Maaned.
Forsendit til Udiandet
Kr. 6.00 pr. Kvartal.
Abonnement tegnes fra
1ste og lode i hver Ma-
ned.

30 Aarg. No. 139.

Udva...

St...

af 200...

St...

1000...

70...

73...

23...

in 6...

er 16...

ring...

St...

er a...

VERTICAL LANDSCAPE - LAYERING

Visualisations



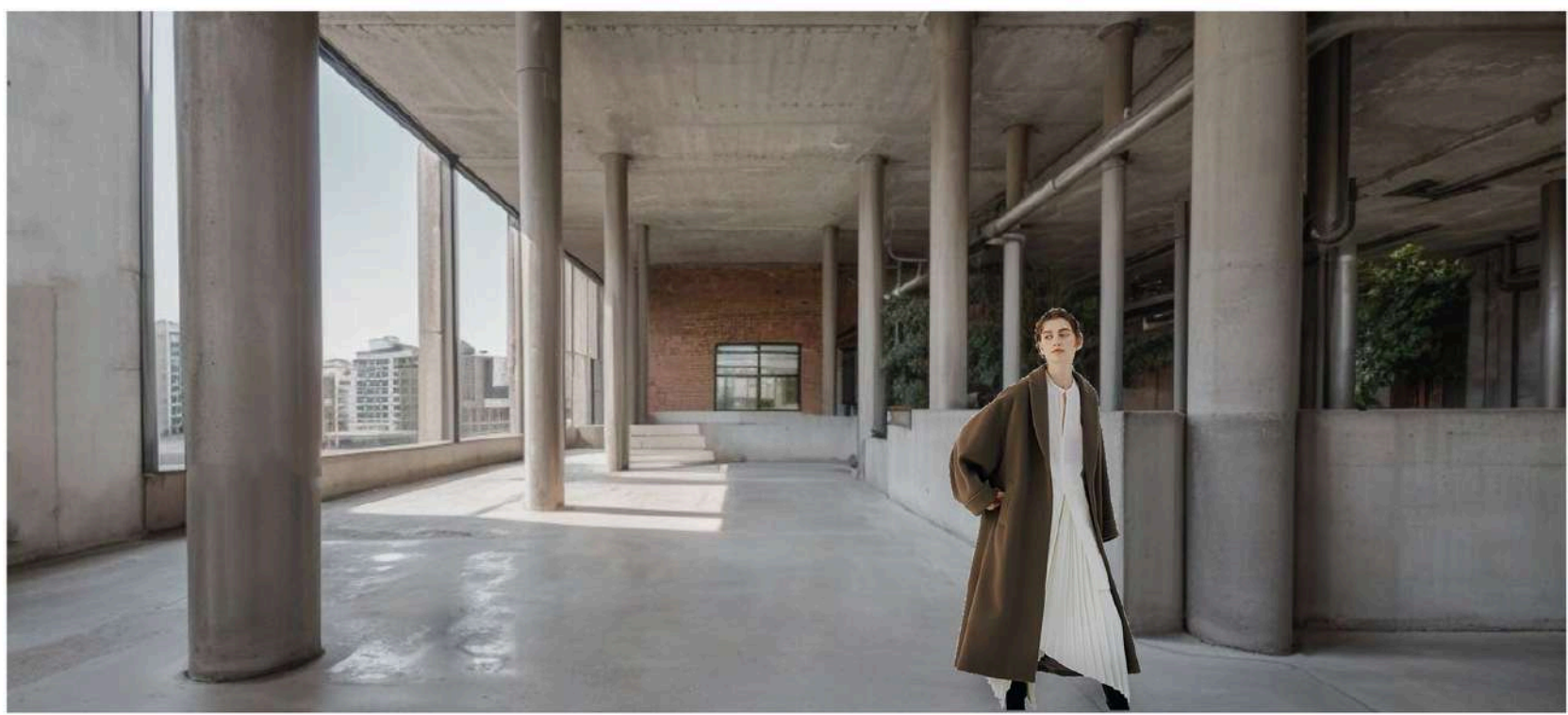
VERTICAL LANDSCAPE

Visualisations



VERTICAL LANDSCAPE

Visualisations

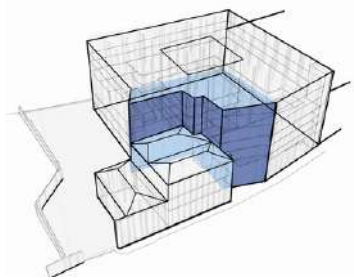


VERTICAL LANDSCAPE

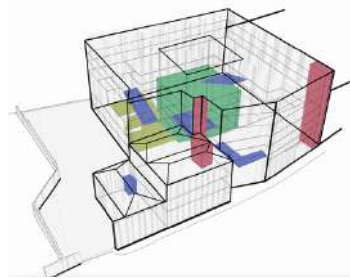
Visualisations



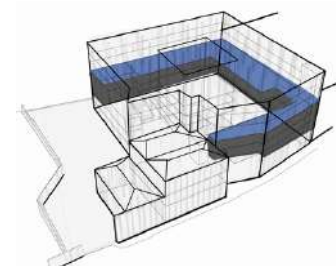
MODEL
process



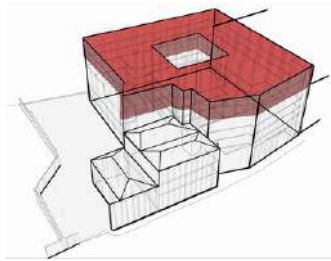
CONNECTION OF THE STRUCTURES



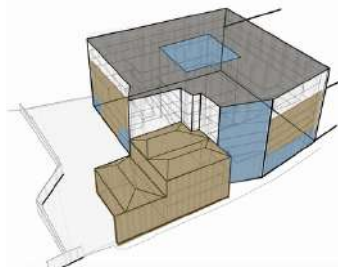
VERTICAL CONNECTIONS



OFFICE SPACE



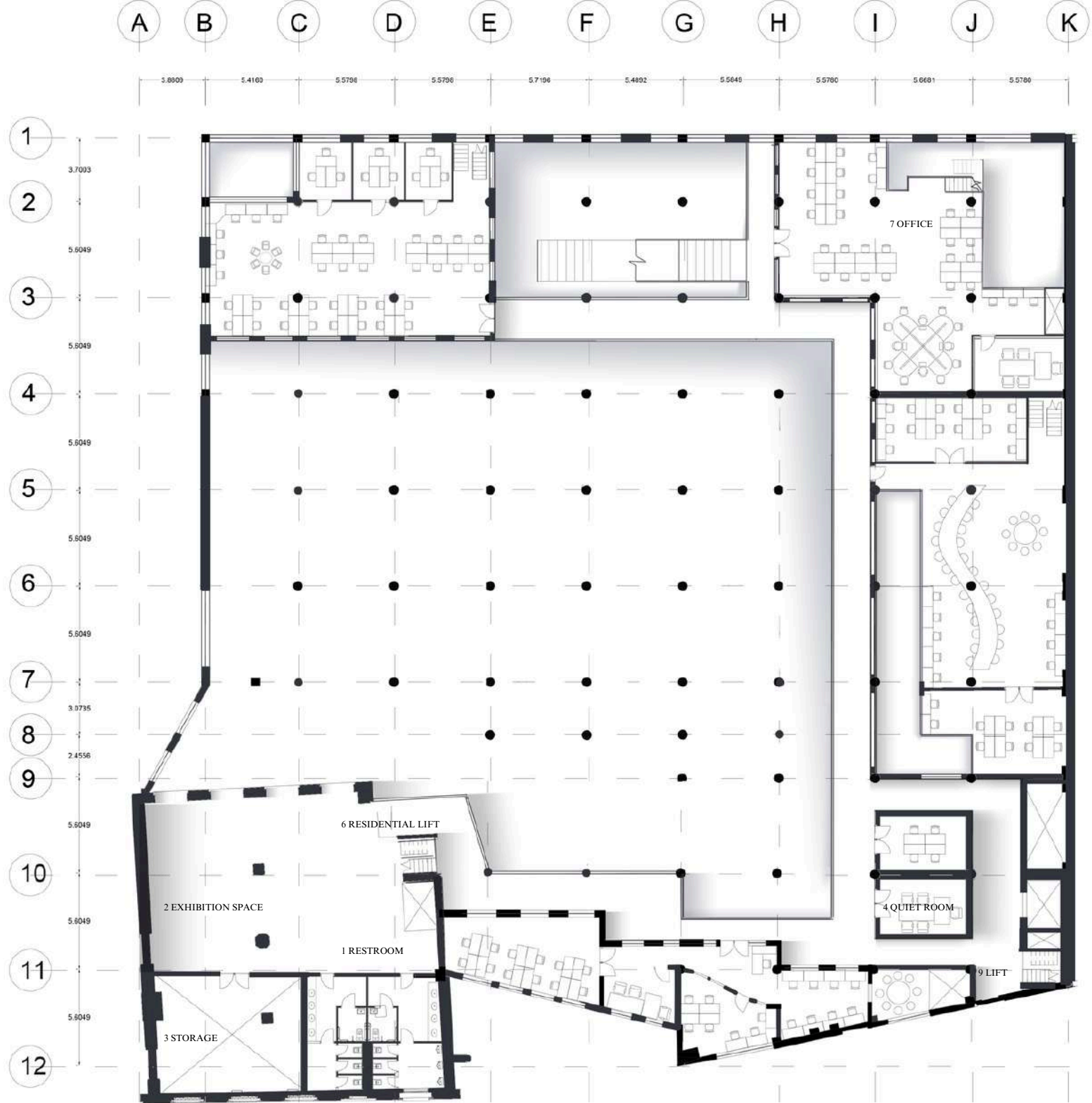
RESIDENTIAL SEGMENT



NEW AND OLD FACADES

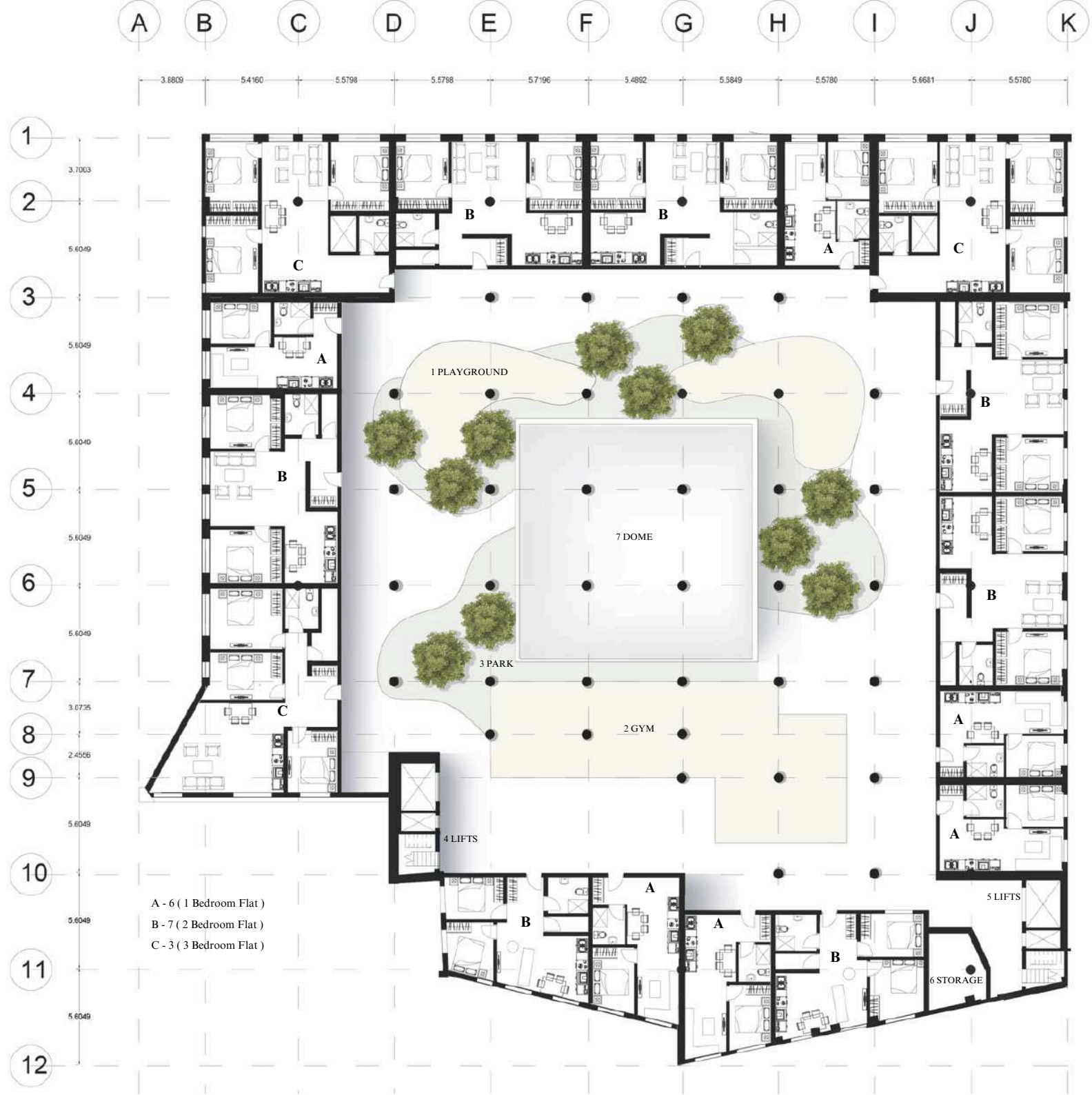
THIRD FLOOR PLAN

1:200



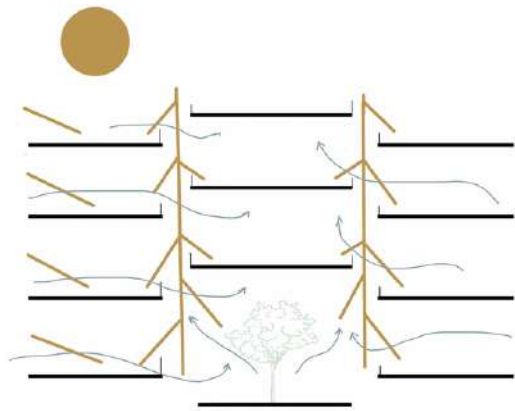
FORTH FLOOR PLAN

1:200

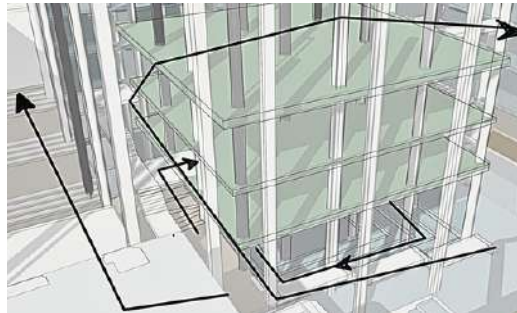


MODEL

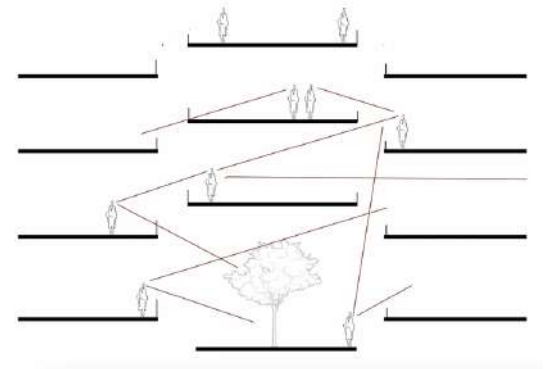
Central core



GREEN WORK ENVIRONMENT

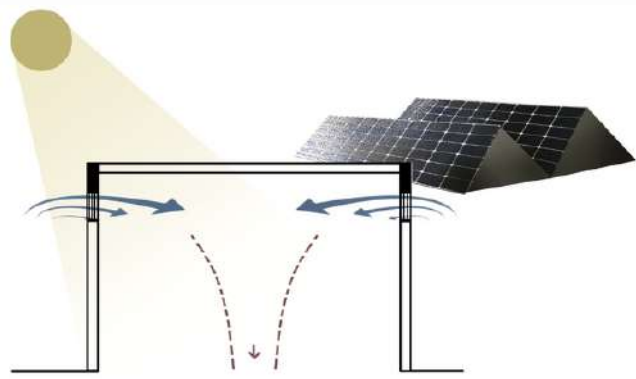


"HEART" OF THE BUILDING



INCLUSIVE ENVIRONMENT

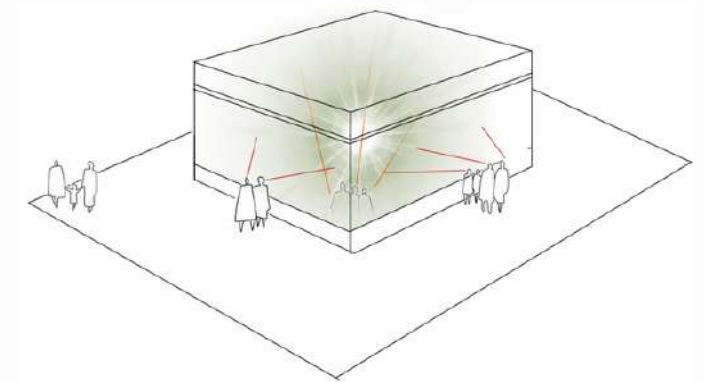
MODEL
Sky dome



GREEN WORK ENVIRONMENT



"HEART" OF THE BUILDING



INCLUSIVE ENVIRONMENT

RESIDENTIAL ZONE

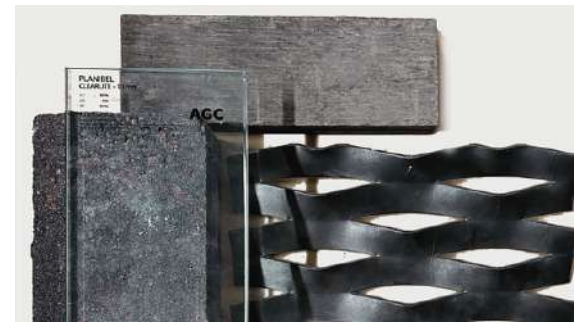
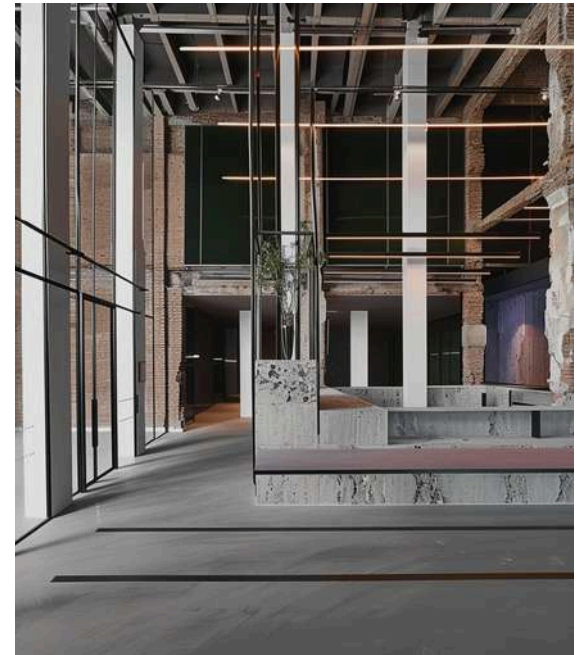
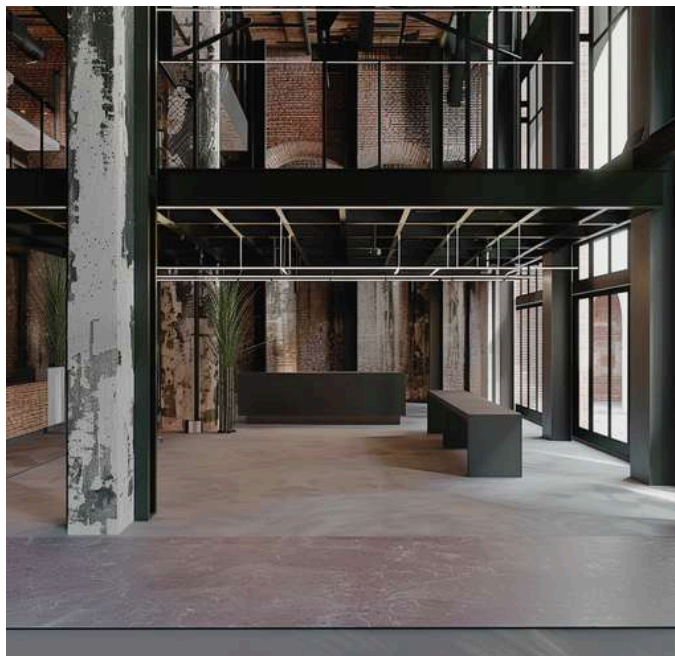
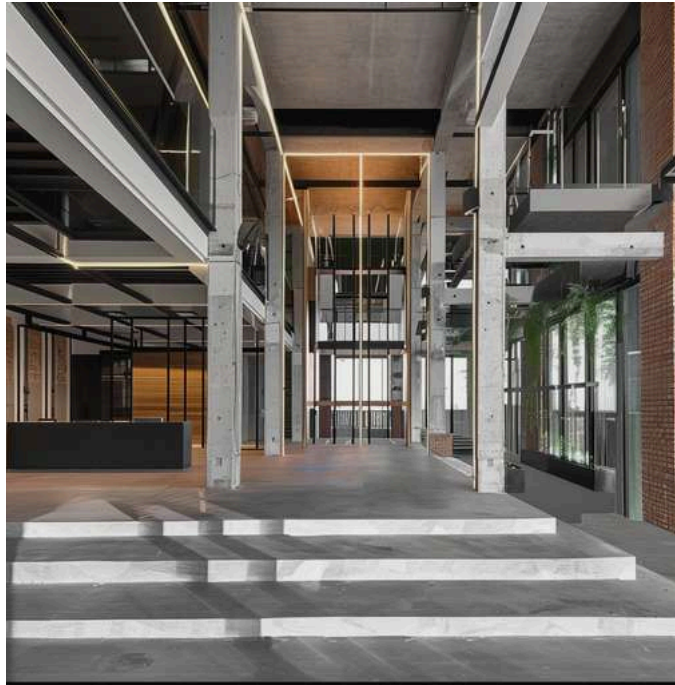
Visualisations



RESIDENTIAL ZONE

Visualisations





SECTION 4
Sid View





LOEWE
THE LOEWE SHOW HAS BEEN CANCELLED
FASHION TURNS A PAGE

...d
...as
...oes
...ilk-
...poul-
...ne be-
He pre-
ads him by
ollow as needs
in danger than a
a clear any thing, but
...s forms himself prospere-
...ogs. He delights
...es care not to
... discretion, but
... tag than a
... as he can.
... and then goes to earth, and never again at his
shores, for he never wore any thing but boots.
[Hood's comic Annual.

...nureth wit," cried
... as beans bear beans, or
... prey by St. Mary, sir
... well met, and by thy good we'll
... a chirping-cup together.
... stands an hostelry, where
... the night and a track to be
... we a
... not pre
... A page
... purpose

Indian Eloquence. A writer
... gives this lament of an In-
... of the Yamasee tribe of
... fathers and the recollections of



DETAILS

Furniture Precedent



FACADE

Outer and intershell



ELEVATION 1

Front Facad



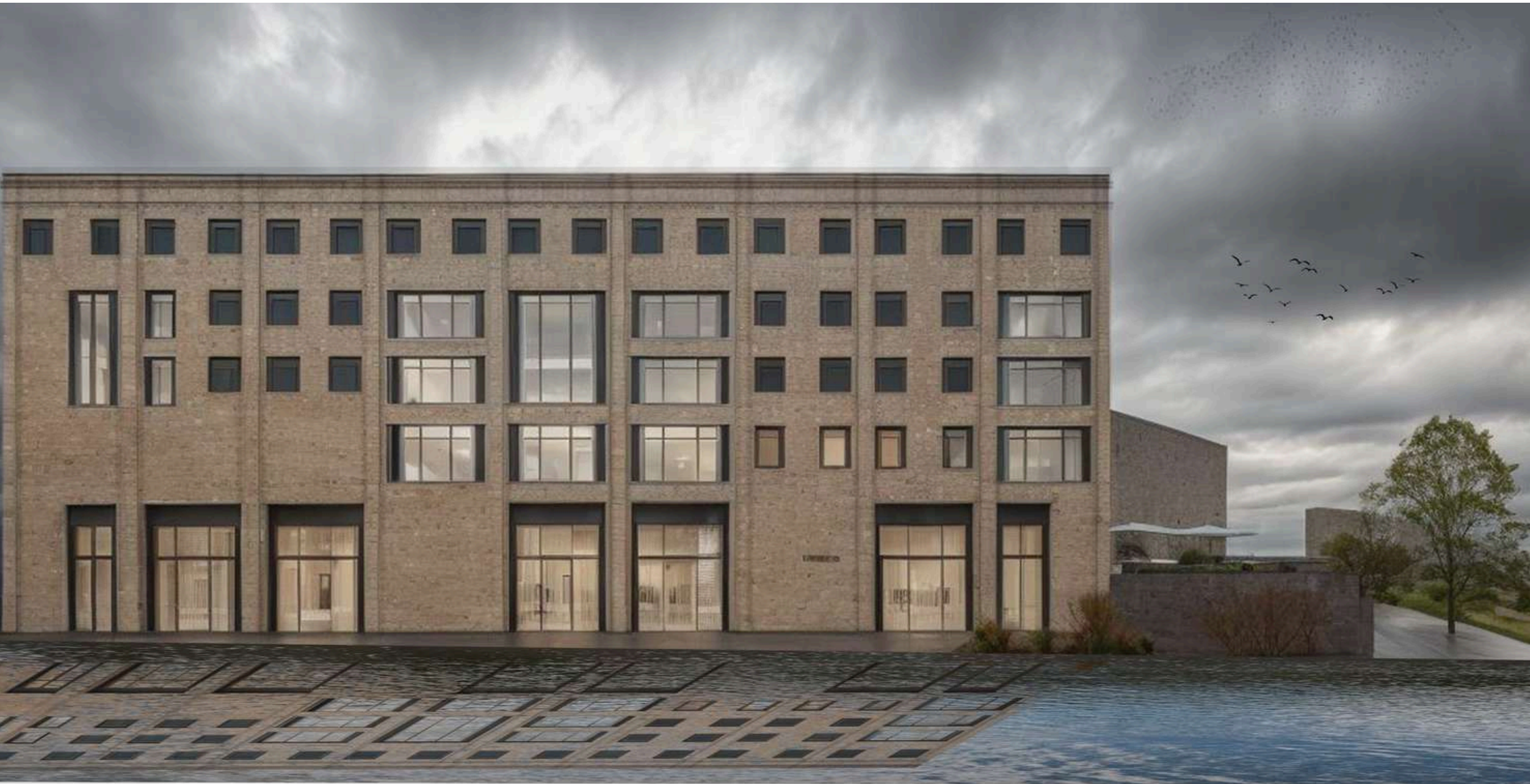
ELEVATION 1

Road View



ELEVATION 2

River side Facade



Heart's resolve.
Heart's resolve.
Heart's resolve.
How's

HACKERS HUB EAST LONDON

23-26 Gillender Street, London

*Proposed Intervention

23

24

25



1 ●

WAR ENDS
The State Department
Made the Announcement
2:45
MAY BE SEEN
Terms include Withdrawal from
Navy, and Occupation
Naval and Air
WASHINGTON
The
United
clock
The

PRINCE ST
ONE WAY
LEFT LINE
MUST
TURN LEFT