



DESIGN: SYNTHESIS & RESOLUTION

UNIT 6.5

By Zara bentsen Jordsjø

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Introduction of Design synthesis & resoltion

The art of translating data into actionable guidance is crucial in design. When tackling a project, the mind often leaps to conclusions and solutions, which can result in undesirable outcomes and unresolved issues. Unit 6.5 emphasizes the importance of gathering knowledge, identifying opportunities and constraints, and using these insights to inform and shape strategic decisions through careful interpretation and evaluation.

The goal is to design with the client, user, and site in mind, crafting a project that honors, reflects, and benefits all involved. By deeply understanding these elements, we can create spaces that resonate with purpose and empathy, ensuring each project is not only functional but also meaningful and respectful to those it serves.

For this project, I aim to further develop my interest and showcase my skills by designing a hotel. This endeavor provides an opportunity to create a commercial space while also working on bedrooms and bathrooms, which serves as excellent practice for future residential work.

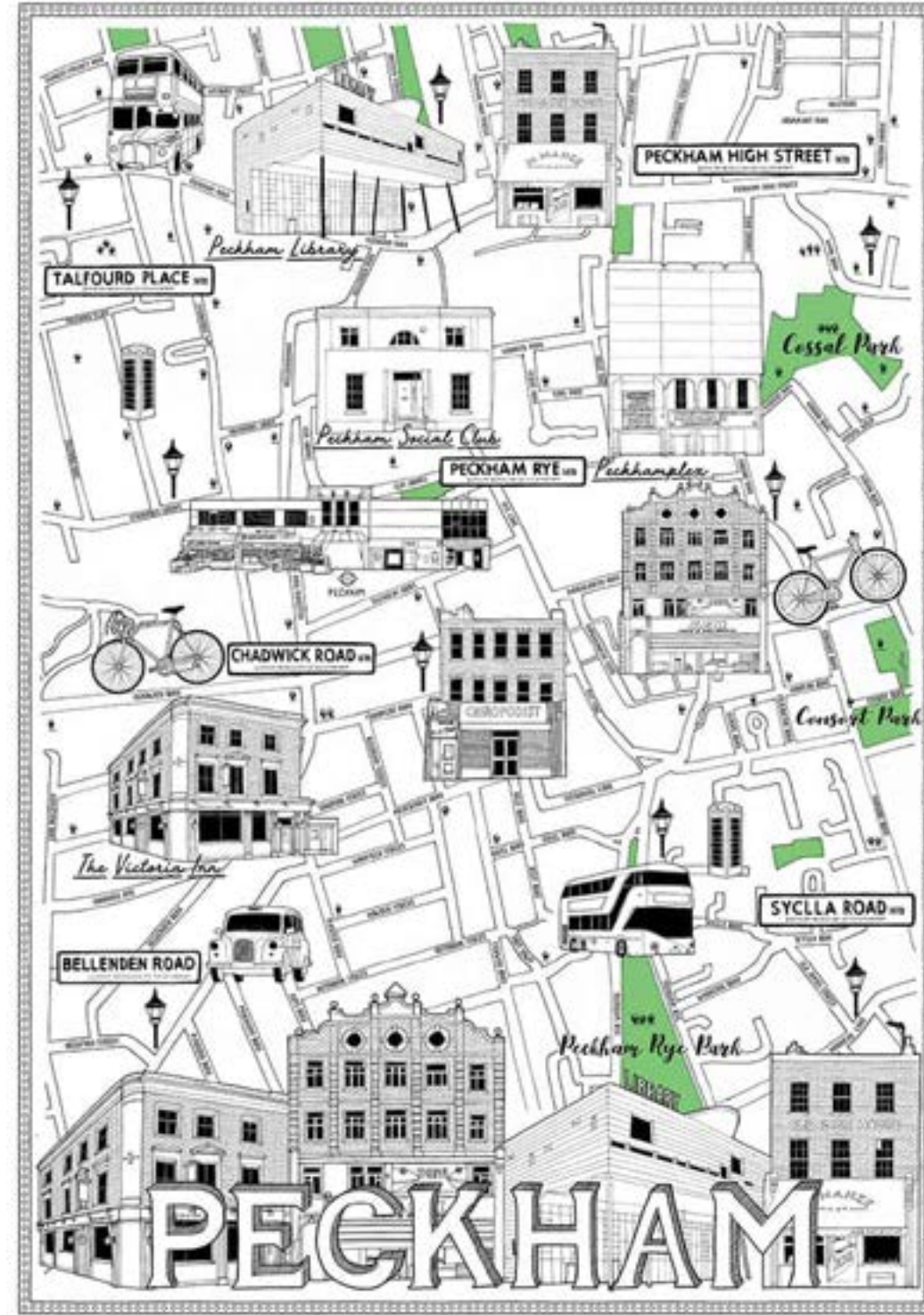
When designing a hotel it presents an intriguing challenge in creating a functional space that not only meets regulatory requirements but also aligns with the client's vision and caters to the needs of its customers.

Brief

Unit 6.5 Design: Synthesis & Resolution aims to identify an **existing client** based on their **particular interest in design** and propose an appropriate **adaptive re-use strategy** grounded in thorough **site and contextual research**. The design proposal should showcase the skills developed throughout the course, demonstrating a high level of **design, methodology, and rationale** conducive to professional practice and further studies.

In order to achieve this, a **comprehensive and professional portfolio** needs to be developed comprising a **critical spatial exploration** leading to the **development and presentation** of a **cohesive design proposal**.

This process will be executed through **critical evaluation, interpretation, and analysis** of the **site and building**. A **program of occupation** will then be defined, encouraging a clear understanding of the design's intended audience. This will inspire a **creative response**, which will be adapted to **suit the space, client, and users**. The aim is to create a functional space that aligns with the client's needs and the site's context, specifically focusing on the Asylum Chapel in Peckham.



Location

NOW

Located south of the Thames River, we find Southwark Council. It is home to 306,400 residents and some of London's most iconic attractions, including London Bridge, The Shard, Tate Modern, Shakespeare's Globe, Borough Market, and the new cultural hubs in Peckham and Bermondsey.

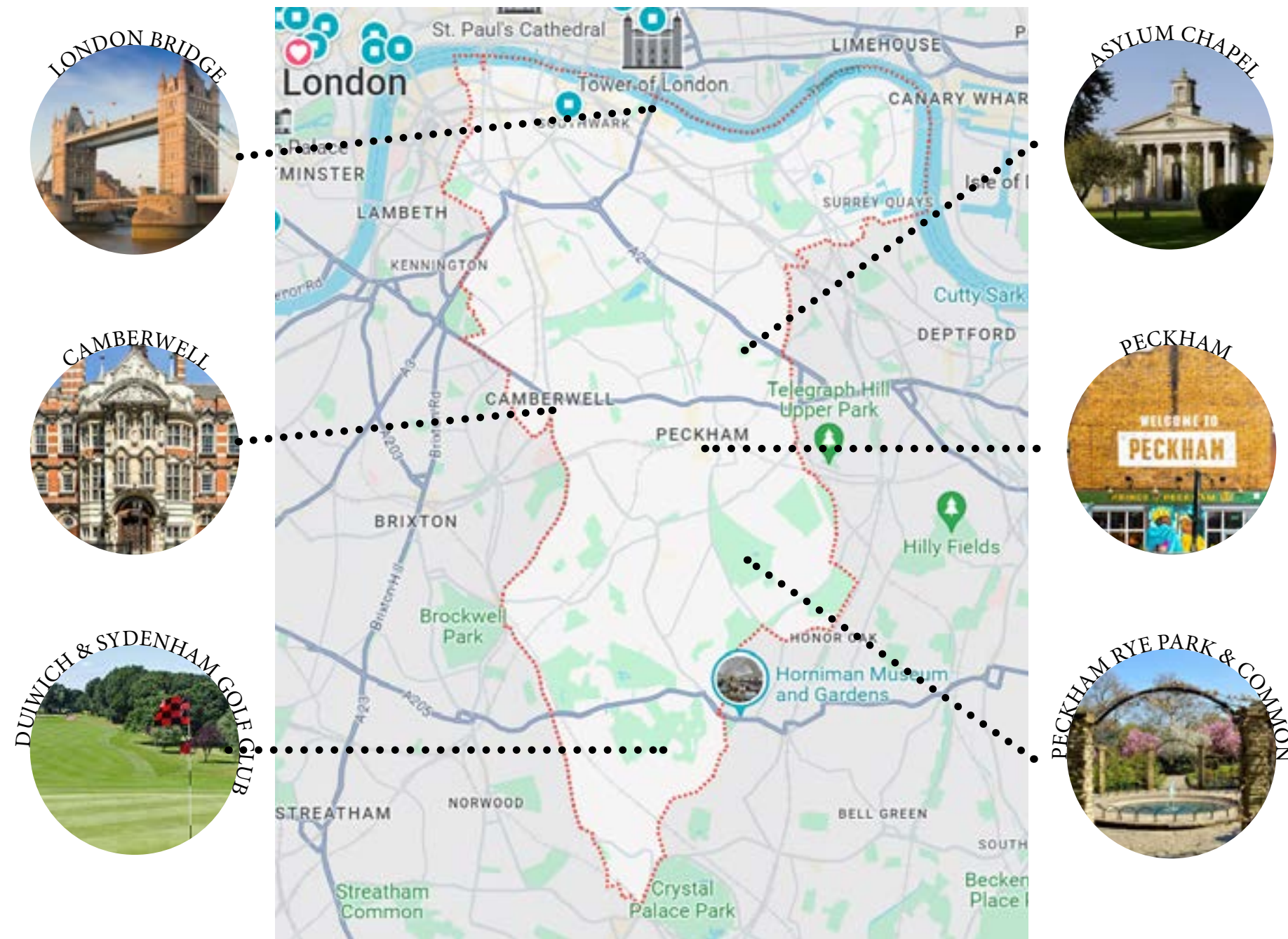
THEN

From the 15th century onwards, Southwark was known for its inns, theatres, spas, country resorts, and other places of entertainment and recreation. However, it also gained notoriety for its poorer, run-down districts.

FUTURE

After the pandemic the council has recognized the cultural sector has been damaged and therefore has started a cultural recovery plan. The strategy used is "creative growth" the aim is to meet the cultural needs of both existing and new communities by retaining viable cultural organizations and strategically developing cultural venues and creative workspaces.

OVERVIEW OF SOUTHWARK



What goes on in Peckham



Location

Peckham is a district in South London. Like many **urban areas**, Peckham's reputation has evolved over time, and perceptions can vary. In the past, Peckham faced challenges related to crime and deprivation, contributing to a negative reputation. However, in recent years, there has been significant **regeneration** and **community-driven** initiatives in the area.

Peckham has become known for its **diverse population**, **vibrant cultural scene**, and a growing number of independent shops, cafes, and art spaces. The area has also been featured positively in popular media, contributing to a **changing perception**. Additionally, the influx of **creative industries** and **young professionals** has played a role in the area's revitalization.

While there may still be some concerns and challenges, many people now view Peckham as a **dynamic** and **culturally rich** community.



MOUNTVIEW

Mountview is a renowned drama school in London, known for its high-quality training in the performing arts. Established in 1945, Mountview offers a range of undergraduate and postgraduate courses in acting, musical theatre, theatre production, and related fields.



PECKHAM LEVELS

Peckham Levels is a vibrant community hub located in a multi-story car park in Peckham. It has been transformed into a dynamic space that hosts a wide range of activities and attracts a diverse crowd.



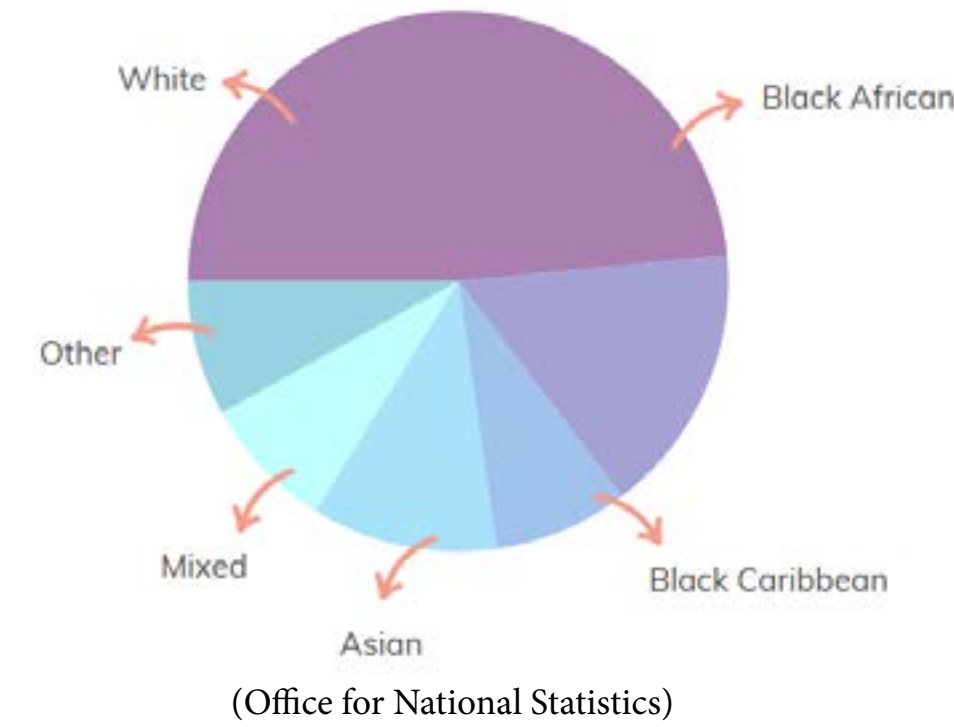
The CLF Art Lounge & Roof Garden

The CLF Art Lounge & Roof Garden is a vibrant cultural venue located in Peckham. It offers a unique blend of art, music, food, and community events in a relaxed and creative atmosphere. Here's what you can expect at The CLF Art Lounge & Roof Garden

Location- Demographic

Southwark

Nationality:



Age:

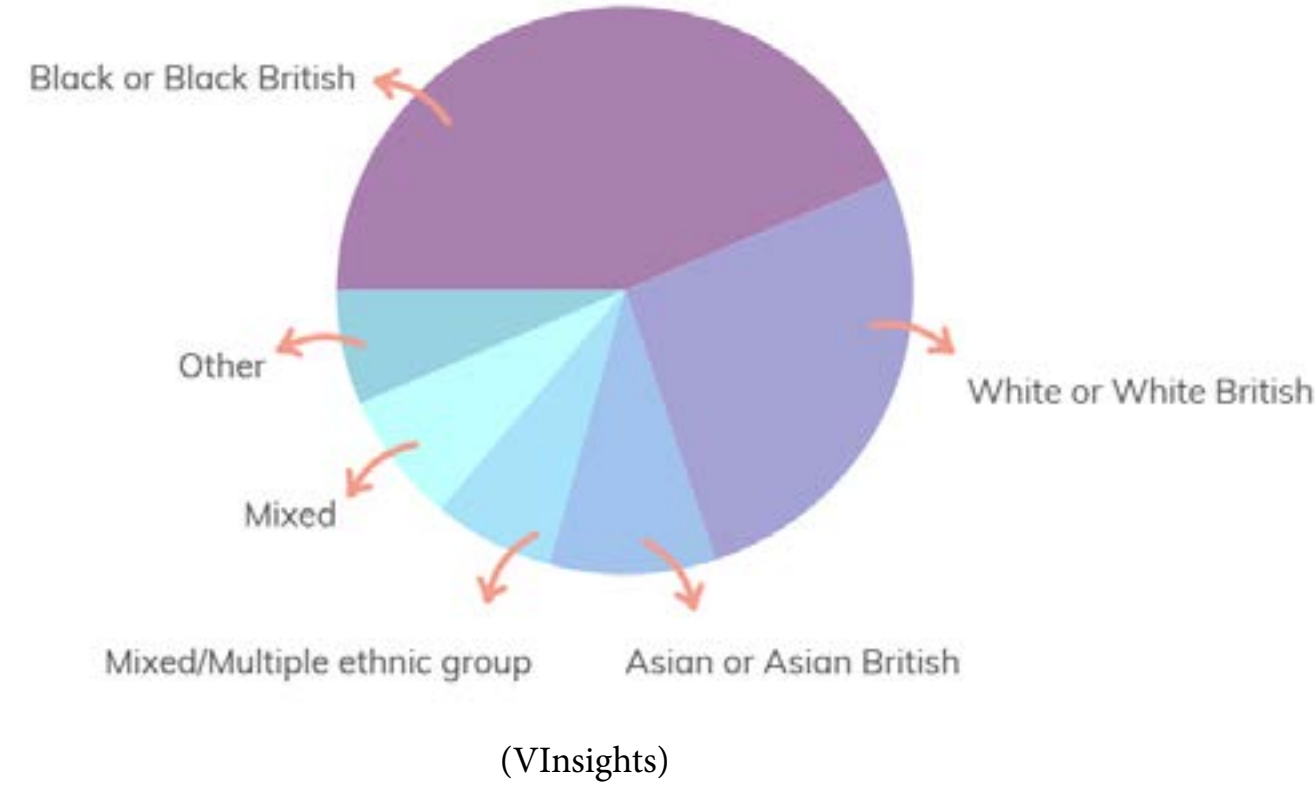
Southwark has a **young population**, with a significant proportion of residents aged between 20 and 40. The median age is around 34 years. (Southwark Council)

Occupation:

The borough has a **mix of occupations**, with many residents employed in professional, technical, and administrative roles. Key sectors include finance, information and communication, health and social work, and education. There is also a significant number of people working in retail, hospitality, and the **creative industries**, given Southwark's proximity to central London and its cultural attractions. (Office for National Statistics) (Southwark Council)

Peckham

Nationality:



Age:

Peckham has a relatively **young population**, with many residents in their **20s and 30s**. The area is popular with **young professionals, artists, and students**, contributing to its **vibrant and dynamic atmosphere**. (VInsights)

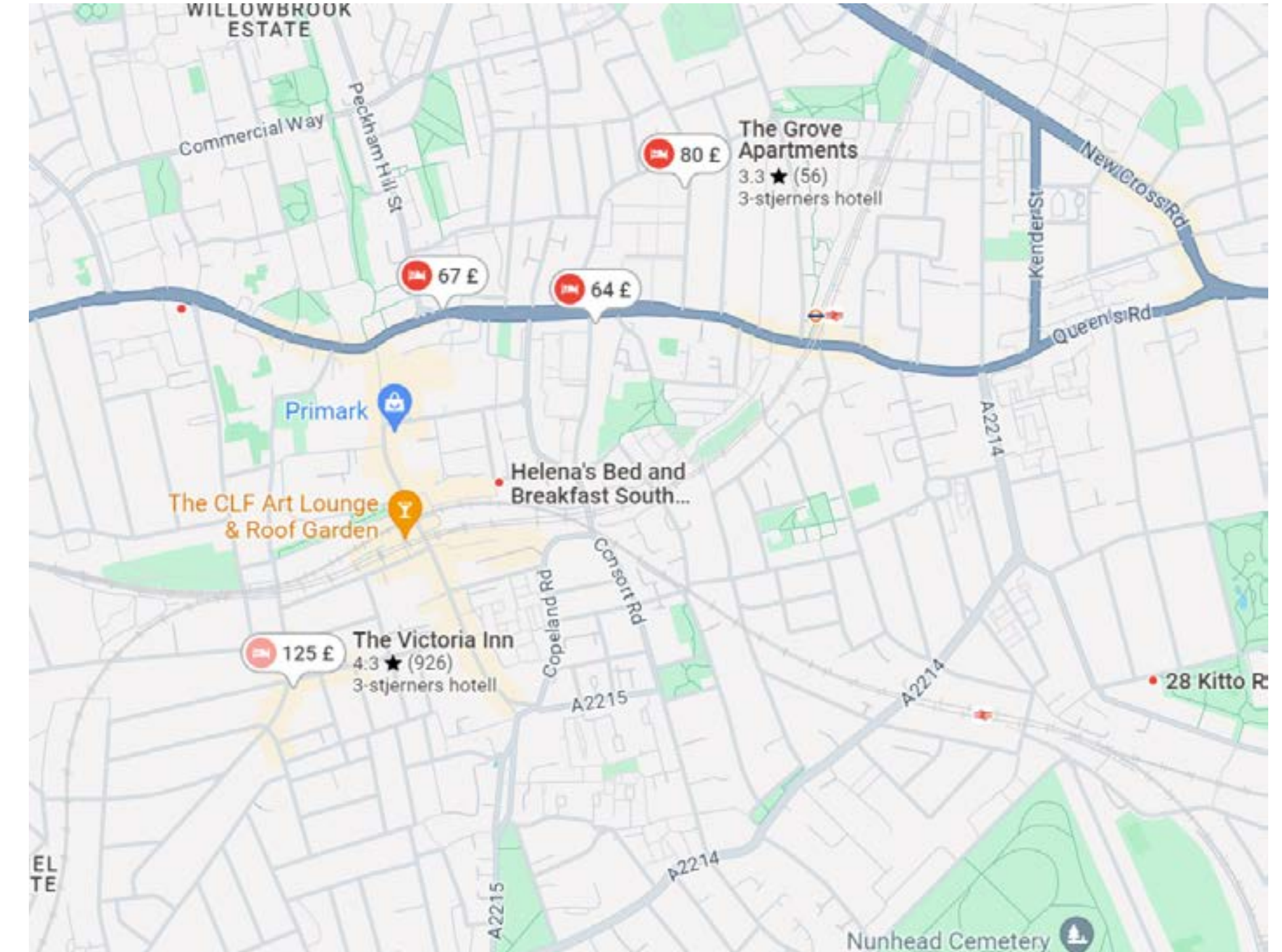
Occupation:

The occupational profile of Peckham is varied. Many residents work in **creative industries, including art, design, music, and media**. There is also a significant number of people employed in retail, healthcare, education, and public services. Both **Southwark and Peckham are characterized** by their **cultural richness, youthful populations**, and **diverse occupational landscapes**, making them **vibrant and dynamic** parts of London. (VInsights)

Hotels in the area

Hotels in Peckham are rather limited, presenting a clear opportunity for a boutique hotel to thrive as a destination in itself. With the government investing in the train station and boosting local infrastructure, the area is poised for economic growth and job creation, further enhancing its reputation.

Research into the existing boutique hotel in Peckham reveals frequent full bookings, indicating strong demand and a market ripe for additional boutique accommodations. Capitalizing on this demand, a new boutique hotel could attract visitors who choose Peckham as their destination, benefiting from the area's improving amenities and growing appeal.



Hotels in the area

Research into the hotel business and performance in South London indicates strong performance, with an average annual revenue of £43.1k per room. This suggests that the average daily rate is approximately £186.8, which aligns with market conditions. Even hotels in poorer condition charge between £60 and £120 per night, supporting the feasibility of this rate. This data highlights the potential for a new boutique hotel to succeed in Peckham, leveraging the area's economic growth and increasing attractiveness.

Market Overview: London

Market Performance 55 Submarkets 103.1K Active STR Listings

How is this market performing?



Market Score ⓘ

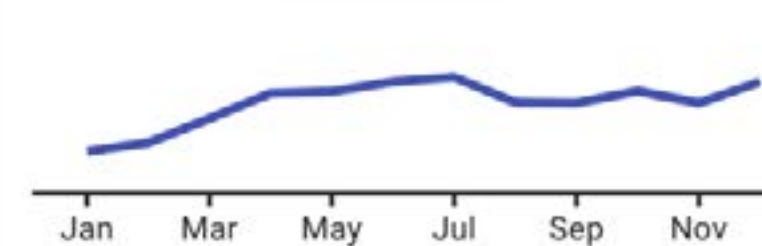
Market score sub-metrics



[Upgrade to Basic Plan](#)

Annual Revenue ⓘ

£43.1K +5% past year



Occupancy Rate ⓘ

63%



[Upgrade to Basic Plan](#)

Average Daily Rate ⓘ

£186.8



[Upgrade to Basic Plan](#)

RevPAR ⓘ

£127.9



[Upgrade to Basic Plan](#)

Primary research

What defines a boutique hotel?

Boutique hotels are characterized by their limited capacity, offering a more personalized and intimate guest experience compared to conventional hotels. With typically fewer than a hundred rooms, these establishments are renowned for their trendsetting appeal, often nestled in urban locales that contribute to their chic ambiance.

Distinguished by their emphasis on individuality, boutique hotels may adopt specific themes, drawing inspiration from nature, the environment, cuisine, history, community, cultural immersion, attentive service, or well-being. This thematic approach contributes to the unique and immersive atmosphere that sets boutique hotels apart, creating a distinct allure for guests seeking a more curated and memorable stay.



President studie I

40 WINKS

The house was built in 1717, making it one of the oldest privately owned properties in London. It has a very glamorous history. For more than a decade, it was one of the country's most popular fashion and celebrity locations, playing host to hundreds of major advertising campaigns and high profile editorial shoots. So many photographers, stylists and models kept asking if they could stay there that they came up with the idea of '40 Winks'.

Staying here is about much more than having a comfortable bed to sleep in or a place to store your luggage, it is an immersive experience, an invitation to lose yourself in another more fabulous, more magical world.



The images illustrate a perfect blend of old and new elements merging seamlessly. The limited yet effective color palette creates a sense of calm. The chapel, as an old building, demonstrates how small, funky elements can be integrated into a traditional space without compromising its integrity. This approach shows that modern touches can enhance rather than detract from the historic charm.

Even though accent colors are present, they do not dominate due to the strategic use of complementary colors in other areas. Designing with a few key colors and utilizing their tones and tints can effectively create a similar harmonious and

President studiell

Number One Bruton

Number One Bruton is an elegant Georgian townhouse, medieval forge and row of cottages carefully converted in to a twelve-bedroom hotel set around a pretty private courtyard. At the heart of the project is a devotion to Somerset's craft heritage, artistry and culture.

The workshop history of the cottages is reflected in exposed beams, warm oaks and quarry-tiled floors. Robust finishes are softened by jute and wool rugs and heavily patterned Morris textiles which evoke the arts and crafts movement and a return to nature.



Using elements from the original building to inspire the new design has been executed beautifully, as seen in the flooring. The bedroom floor appears to be a slightly different shade compared to the image on the left, possibly due to lighting. This subtle variation blends seamlessly, creating a cohesive look that maintains the building's character while introducing a fresh, updated feel.



Client - The twenty two

Who are the twenty two?

The Twenty Two is a **boutique hotel** nestled in the heart of Mayfair. It features 31 luxurious bedrooms, alongside a **restaurant, bar,** and social club. Opened in April 2022, the hotel is **housed in a historic Edwardian manor house**, offering a blend of **contemporary** elegance and timeless charm.

Who are their customers?

The cultural space was designed for the “*curious and creative*” with an aim of bringing people from **different culture** and **background** together. In an article by financial times it becomes evident that “*While it is very much in Mayfair, in attitude and spirit The Twenty Two is decidedly – strategically – not of Mayfair.*” (Sinclair, 2022).

It is not Navid Mirtorabi’s first time opening a hotel as he is the old hoteleer of the successful Blakes. “*In the past 20 years it’s become all super-high-end restaurants, super-high-end members’ clubs, and the atmosphere changed. It’s not a place where young people go out.*” (Sinclair, 2022).

Ethos and Intent

The twenty two is a was a new beginning where you are invited to “*come as you are*” (Sinclair, 2022). Mirtorabi goes on to inform the Financial Times that **the twenty two is meant to be particularly for a yonger generation.** A **meeting point** and a **hang out place.** It is meant to be a **home away from home.** The people that goes there are **regulars** and **familiar** with the place and eachother.



Why the twenty two?

Since its opening, The Twenty Two has developed a **distinct identity.** However, it appears to have **attracted** a somewhat **different crowd than originally intended.** The luxurious hotel has become a magnet for the **extremely wealthy,** which **contrasts** with its **aim to appeal** to London’s most **creative, diverse, and young cultural audience.**

The Asylum Chapel in Peckham, a beautiful **historic building** surrounded by **young, creative professionals,** **aligns** perfectly with **The Twenty Two’s original vision.** This **venue** not only achieves the desired blend of **creativity** and **diversity** but also promises to be a **valuable addition** to the **local community** and its **surroundings.**

Client brief

The brief for the twenty one is to design a **boutiqe hotel** with the **same outline of activites** that exists at the twenty two but with a **different approach** to **suit** the **younger generation.**

The Twenty Two was designed by Natalia Miyar under the direction of Navid Mirtorabi, who was 41 years old at the time. Although his **intent** was to create a space for the **younger generation,** the design drew heavily from 18th-century French aesthetics, blending classical French elements with modern touches. The incorporation of rich textures and vibrant colors resulted in a beautifully maximalist space. However, **this style translates into a somewhat rigid and formal approach, which may appeal more to an older generation with a particular tastes.**

In contrast, the **aim for The Twenty One** is to develop a look that still **showcases wealth and exclusivity** but is **more appealing to a younger audience.** By incorporating harder materials, the design will achieve a **modern yet timeless approach** that **resonates** with **users, clients,** and the **site.** The Twenty One seeks to **create an aesthetic** that **appeals to a broader audience** in order to **cater to a larger demographic.**

Like The Twenty Two, the boutique hotel **The Twenty One** will **feature hotel rooms, a dining space, and a cocktail bar,** all accessible to the public. Additionally, the venue can be hired for weddings and events, with the space designed to adapt to various occasions upon request.



SPATIAL RESPONDS:

INTERIOR

General site details and response

With a ceiling height of over 7000mm allows for input of mezzanine for an increase in square metres. In addition to a basement.
 Poor instalation could be improved with double glazing on all windows and an improved roof.
 As well as good lighting, materials can help lighting up the space.

Entrances

The two entrances can be used for different purpose. (Potentially main entrance is for guests whilst the back is for staff)

Accessibility

Back entrance will be used to make the site as accessible as possible. A ramp can be used outside.
 Floor level will be even on all levels
 Re-location and additions of WC and accessible WC

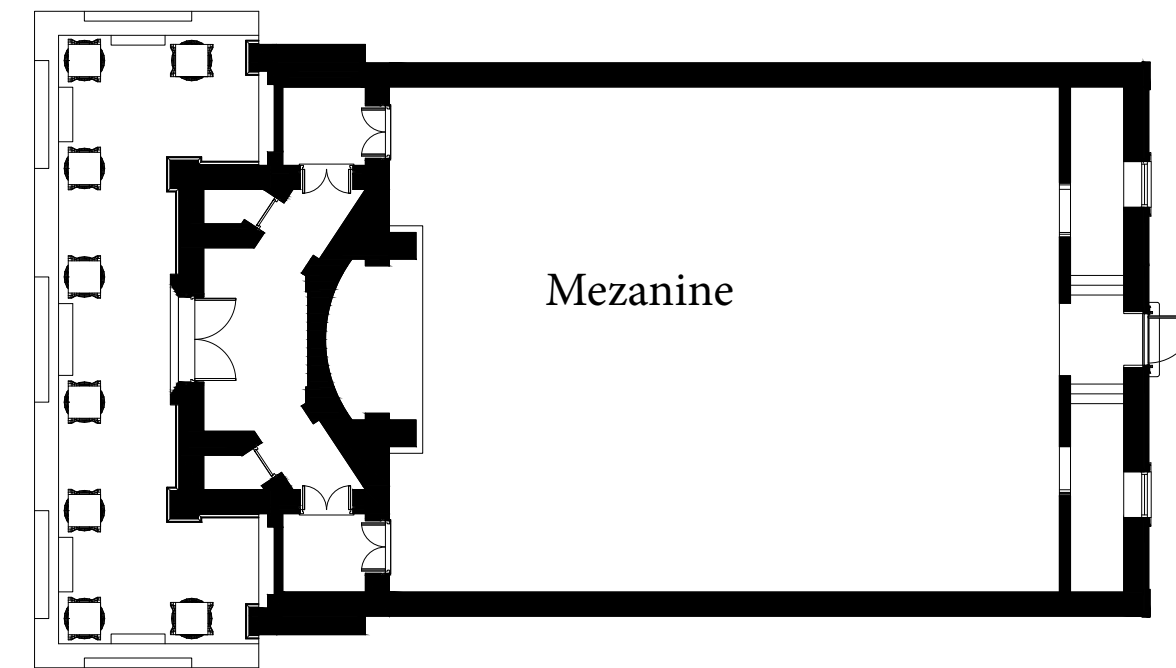
Windows

All windows needs double glazing.
 The window on the bottom right and left on the west elevation are partly covered by the wall. This will be moved in order to utilize the whole window.

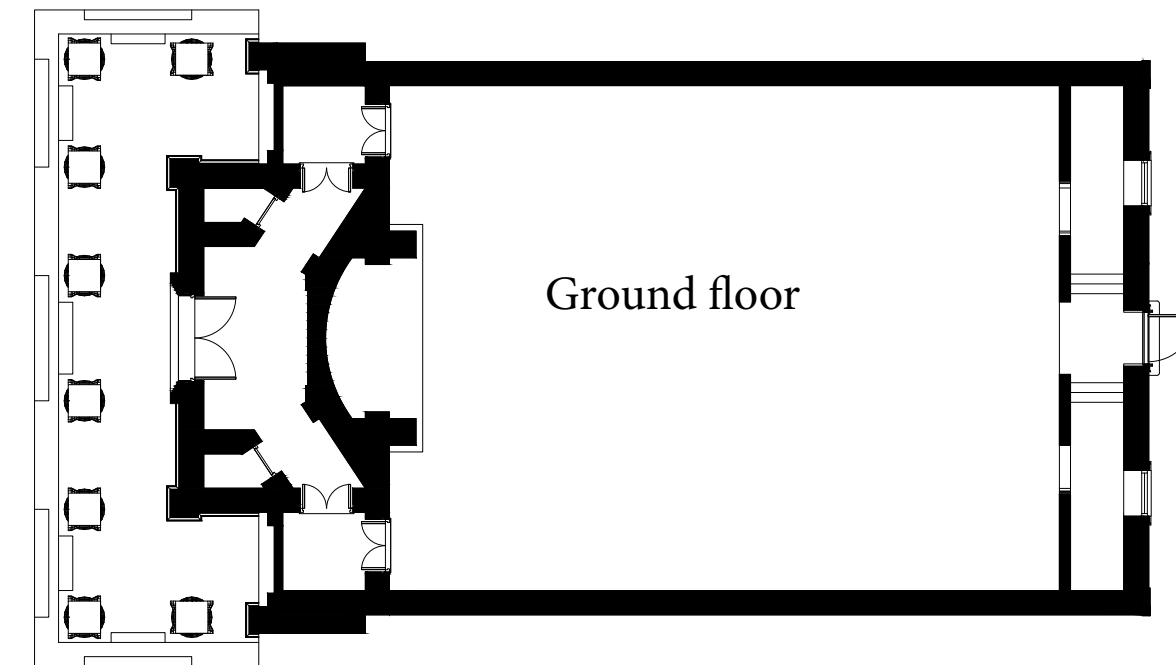
Alter

Lower platform to ground level and leave pillars.

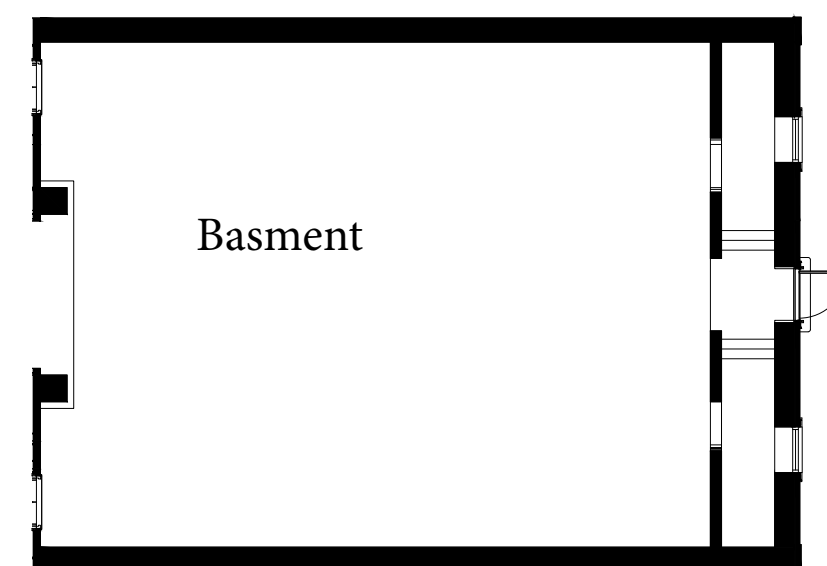
Self supporting Mezzanine that does not interrupt the original structure.



Mezzanine will get support from ground floor



Basement will not follow the full structure of the building only rectangle from the ground floor space.



SPATIAL ANALYSIS:

Exterior

Site details and considerations

Surroundings

The north and south elevation exist of accommodation for elderly people.

View

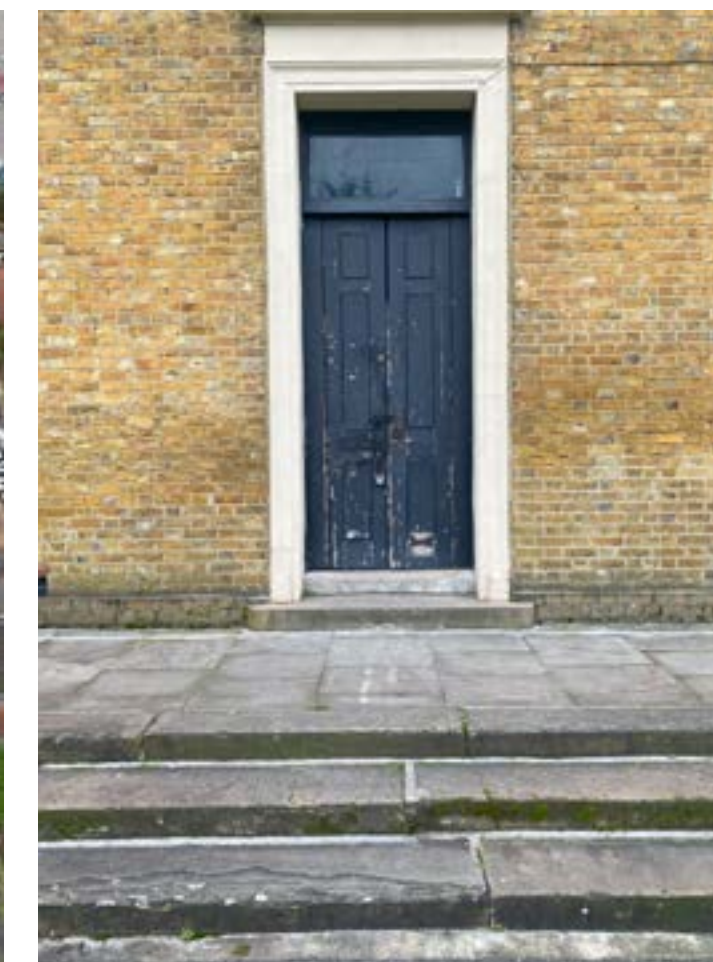
Front looks on to Asylum Road with greenery infront
 Back looks on to Caroline Gardens

Accessibility

Both entrances are easily accessible by car
 Bus stops just outside the premises
 15 minutes walk to Queens Road Peckham train and over-ground station



Front entrance



Back entrance

Grade II listed limitations:

Considerations:

Grade 2 listing- lowest grade
(An application to the local authority needs to be made)

Can not be touched:

Conservation area for the exterior- Will remain
Retained stained glass and memorial parts can not be touched because of the significance.

If everything changes the concil will not approve, this will remain:

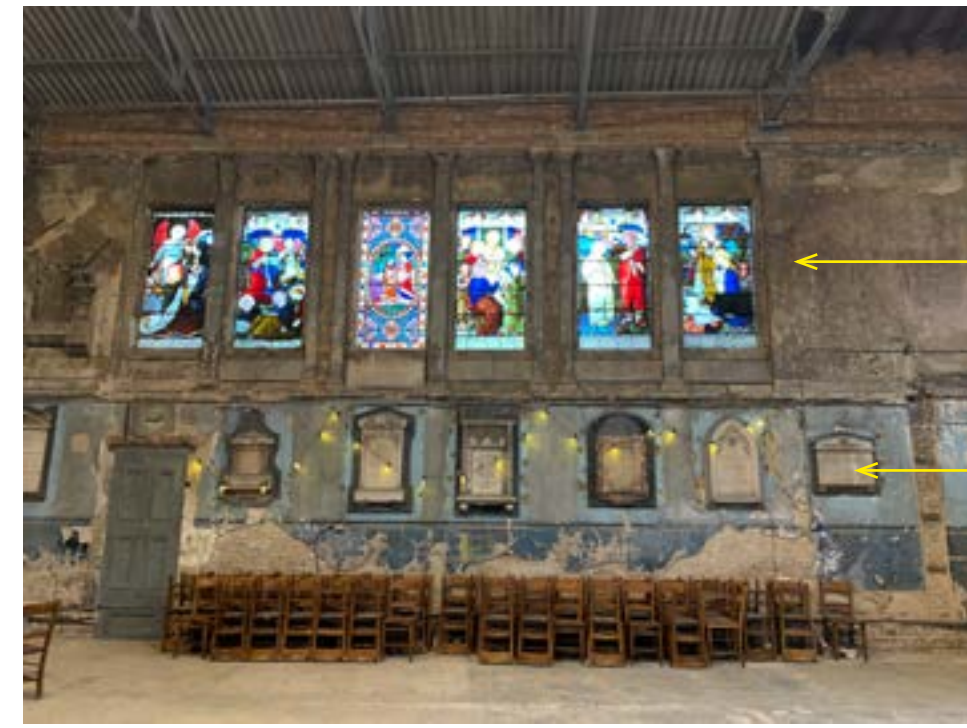
Outline of alter

Stained windows

New structure needs to be self supporting so it can be considered temporary.

Plaques will be preserved and shown in the space

There is one stained window that is missing and will have to be replaced



Remain stained windows



Change roof

Negative space



Remain pillars on either side of the alter

Internal wall will be moved up to uncover windows and let more natural light in



Ramp will be replaced with stairs as this entrance point is not accessible regardless



Interior wall is currently covering windows



These do not contain significant value and will therefore be

Uneven floor level will be evened out

Re-use strategy

The Twenty Two is a luxurious boutique hotel featuring a welcoming reception area, a basement bar with live music, and a formal dining space that includes an additional bar. A commercial kitchen serves the dining area, ensuring top-tier culinary offerings. The guest rooms are situated on the upper floors, providing an exclusive and comfortable retreat for visitors.

Proposed re-use: The Twenty One, the little sister. The design will take inspiration from The Twenty Two, but will be modified to suit The Chapel. The restaurant will be **less formal** than the one at The Twenty Two, so that people feel more **comfortable and can come as they are**. The bar will be moved down stairs to the basement as the restaurant can then focus on maximising covers. The basement will then both have a central point of a **bar and cater for live music**. The commercial kitchen will also be located here to not take away from the ground floor and mezzanine.

Historical building:

With a historically listed Grade II building, the challenge lies in seamlessly integrating its original structure with modern functionalities.

Inclusivity and Accessibility:

Despite its listed status and inherent accessibility limitations, ensuring inclusivity wherever feasible is paramount. This entails making all levels accessible through the installation of a suitable lift. Additionally, providing an accessible toilet within the same area as others ensures uniform accessibility. The goal is to ensure that the experience and usability of the space remain consistent, regardless of whether individuals have disabilities or not.

Acoustic considerations:

The building will house a cocktail bar in the basement and a restaurant on the ground floor. Given the restaurant's double-height ceiling, effective sound absorption will be essential to maintain a comfortable dining atmosphere. Additionally, the walls surrounding the bedrooms must be soundproofed to ensure that guests are not disturbed by the activities elsewhere in the building.



Program of occupation

PROPOSED RESTAURANT

07:00-10:30 BREAKFAST

11:00-10:00 LUNCH & DINNER

BAR HOURS

16:00-11:00 BAR

HOTEL

15:00-16:00 CHECK-IN

11:00-12:00 CHECK-OUT

OVERVIEW

Type of premises: Small premises

Purpose: Boutique Hotel, dining, cocktailbar

Category: Assembly & recreation

Current capacity: 120 seated

Compliant capacity for small premises: 100 maximum

Compliant ground floor capacity: 68

Compliant ground floor capacity: 32

Number of staff required for efficiency: 4 staff members per 100 capacity

Program of occupation

INITIAL SPATIAL PROGRAM

BASEMENT 100%

60% Bar
15% Commercial kitchen
15% WC
10% Access/staircase

GROUND FLOOR 100%

70% Restaurant
20% Hotel rooms
5% Accessible WC?
5% Storage

MEZZANINE 100%

Hotel rooms
(Keep as much double height ceiling as possible for the guests in restaurant to see them)

INITIAL THOUGHTS OF ARRANGMENT

To ensure stained glass windows are appreciated by daytime visitors, avoid using them exclusively for bedrooms. The ground floor can accommodate only two hotel rooms with windows (located on the west facing elevation). Consequently, the additional hotel rooms should be located on the mezzanine. This design prevents restaurant patrons from needing to ascend a floor and effectively separates daytime visitors from overnight guests.

The Twenty Two currently features a cocktail bar with live music performances, which resonates well with the location and target demographic of The Twenty One. Since the cocktail bar operates in the evening, it does not require natural light. Instead, it will be illuminated with a layered lighting design, incorporating general, decorative, and task lighting. The commercial kitchen will also be located downstairs along with the WC as these does not need to take away space from the prime locations in the space.

In need of resolving:

The front entrance provides two separate access points: one on the right and one on the left. This design allows for a distinct pathway to the basement and another to the restaurant and mezzanine. However, it implies the need for a separate staircase from the ground floor to the mezzanine. Having two staircases is not only a waste of space but also compromises the accessibility of the area.

INITIAL CONSIDERATIONS OF ACTIVITES

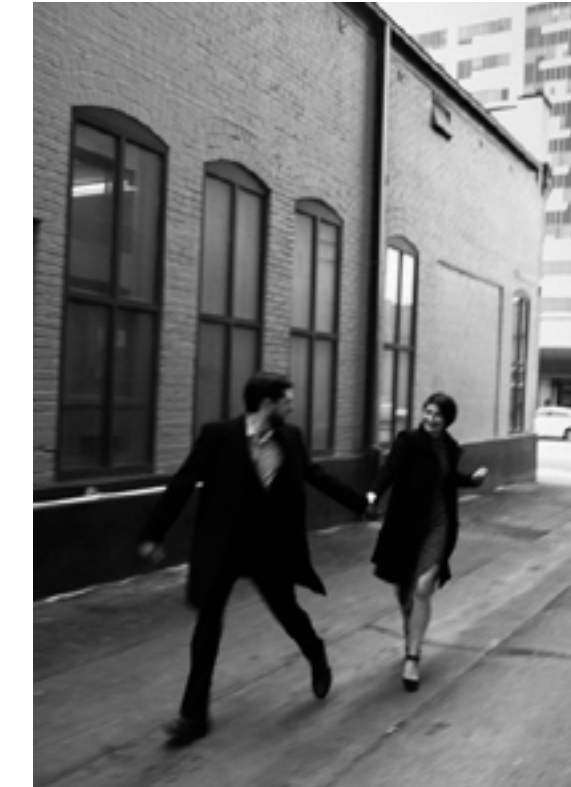
Hotel rooms with ensuite x 4-6?
Dining/restaurant
Bar
Storage for staff/function
Distrubution of windows/view
What is the effective division of space?

SPATIAL REQUIERNMENTS

Welcome stand
Bedrooms with bathrooms, preferably at least one accessible.
Restaurant: tables and chairs
Space for commercial kitchen
Seperate Bar from restaurant with tables and chairs
Staff area
Minimal storage (use a cleaning company that work off-site)
4 a-gendered WC & 1 accessible

User profiles

The Twenty One primarily **targets a younger generation** but welcomes guests of all ages. During the day, **the restaurant and bar attract** the curious and **creative members of the local community**, providing a cultural space for like-minded individuals to gather. Additionally, **there are four en-suite rooms** available, catering to those traveling to London for work or to experience the area's eclectic and vibrant community. The goal is to create a space where like-minded people can gather, share experiences, and connect with the surrounding community.



Mark (32) & Sophie (28)



Traveling (26)



Jaden (30)



Tita & James (23)



Venessa (25)

We live on the outskirts of London, and for Sophies birthday, I want to plan a special weekend in the heart of the city. Our goal is to immerse ourselves in the local community, meet new people, and explore the unique events that London has to offer. We're not interested in the extravagant, high-end restaurants; instead, we want to find places where we can feel a genuine sense of belonging and truly experience the vibrant local culture.

My friends and I live in Spain and are planning a trip to explore various cities across Europe. While our budget doesn't allow us to stay in the most expensive hotels, we still want to experience the best of what London has to offer. Our interests include visiting art galleries, enjoying live music, and socialising. We are very outgoing and love sharing experiences and meeting new people.

I recently moved to Peckham from Paris to pursue my dream of becoming a DJ. In the creative industry, it's crucial to be surrounded by other open and creative individuals for mutual inspiration and collaboration. Community is very important to me, and I've made so many friends here at The Twenty One.

We are from Brighton, and our friend Ben recently moved to Peckham to pursue his dream of becoming an actor at Mountview Academy. The Twenty Two is perfect for our visits because we all stay here when we come to see him. Despite Ben having his own flat, we spend most of our time at The Twenty Two since it's where all his new friends gather. It has become a central meeting point for all of us.

I live in Peckham and work a 9-5 job as a creative director for various startups in the area. My role involves a lot of travel between different companies, and The Twenty One is perfect for my needs. It's an ideal spot to meet with clients to discuss future plans over lunch and dinner, and in the evenings, we can unwind and have a drink together.

Distortion

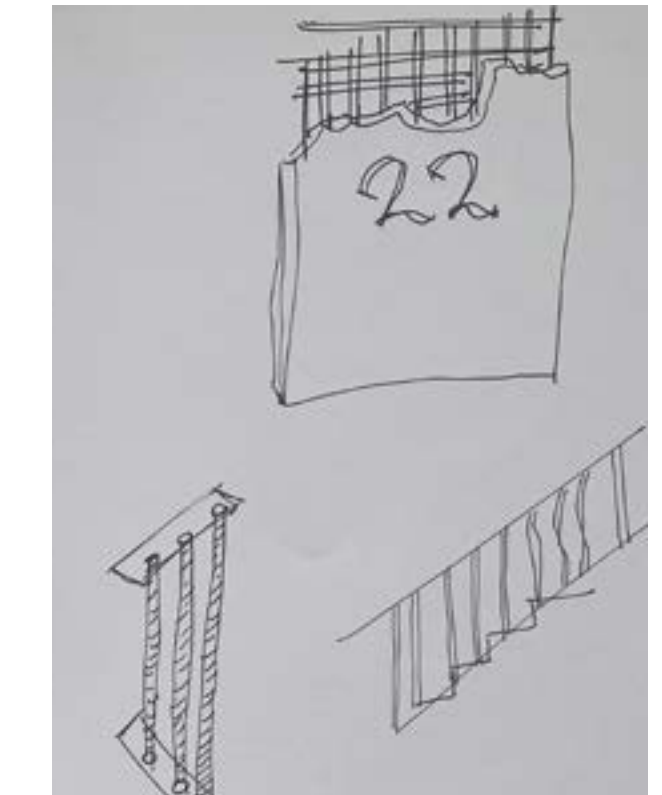
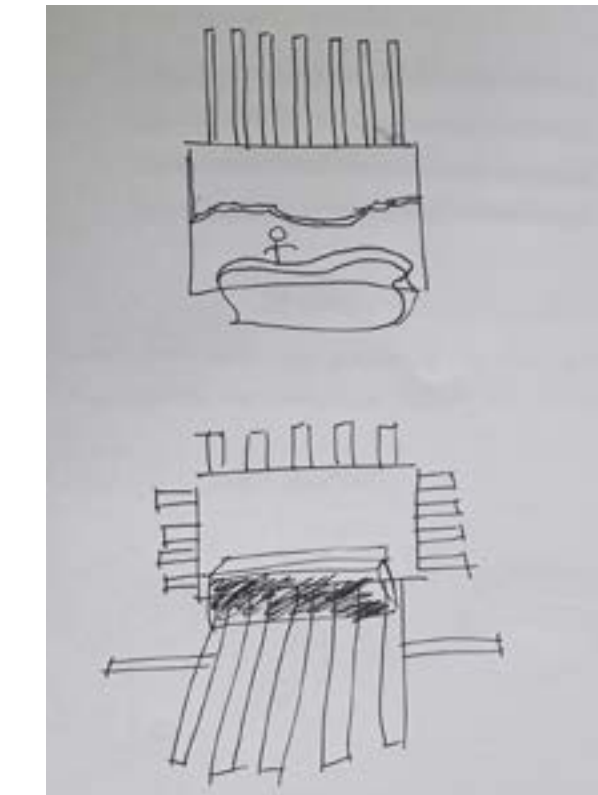
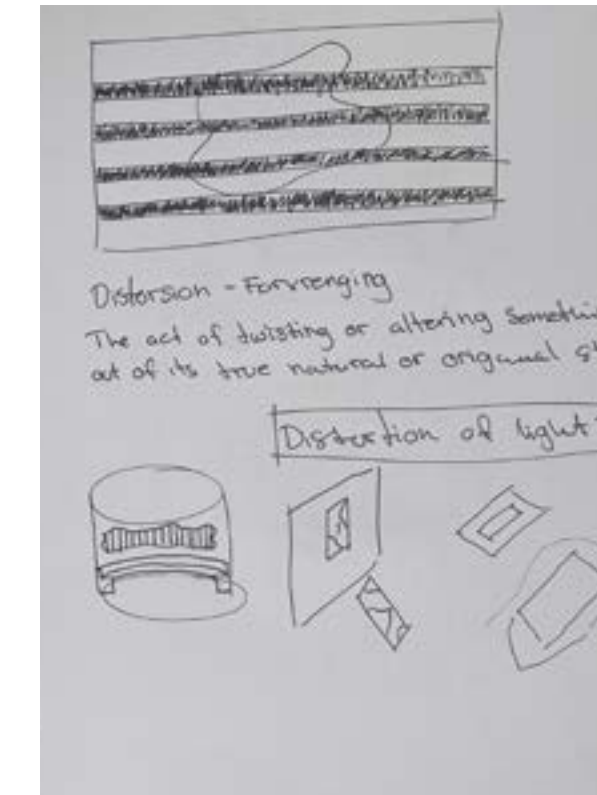
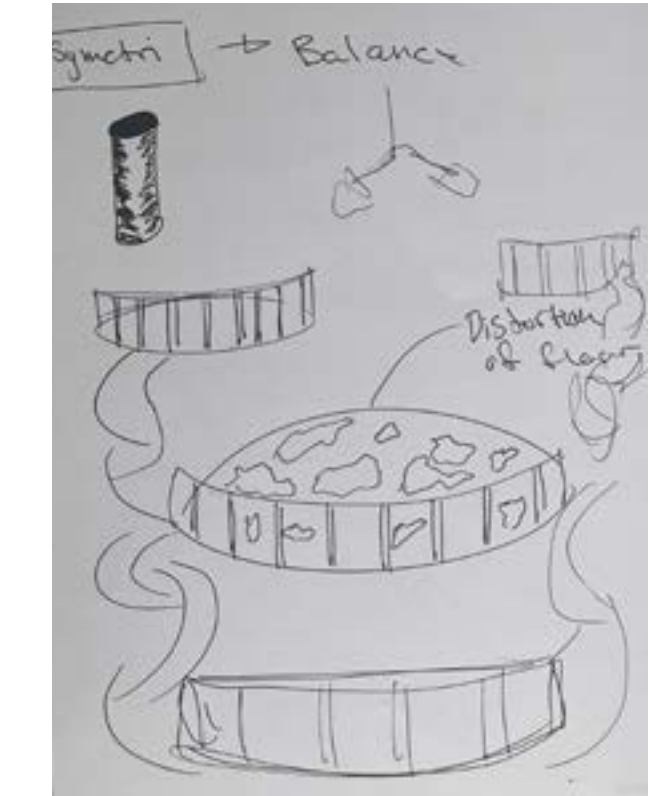
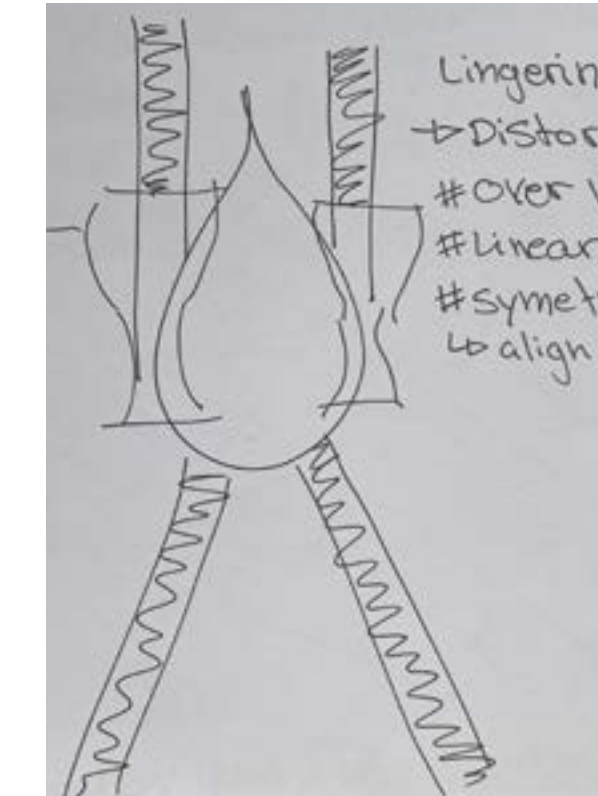
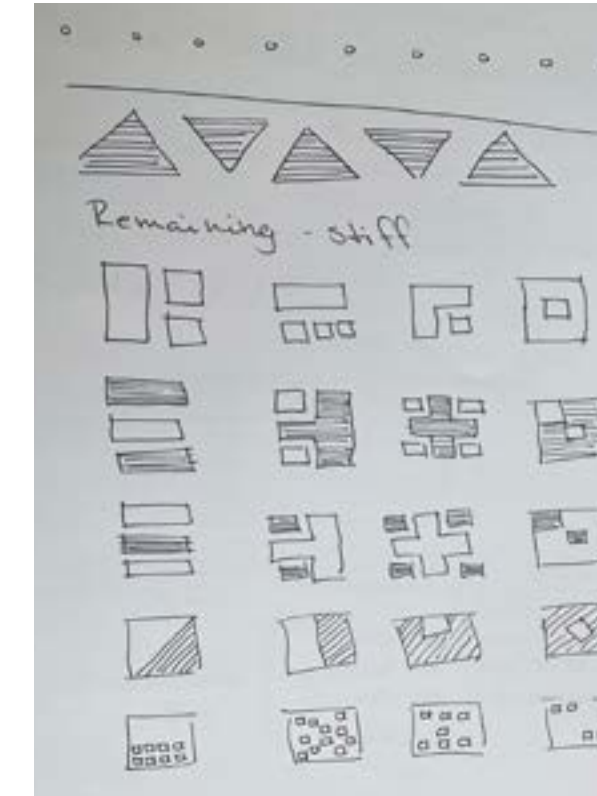
“The act of twisting or altering something out of its true, natural, or original state” (Huziej, 2023)

The original concept for The Twenty Two was to gather young creative professionals in a space primarily designed for an older generation. However, Mirtorabi’s vision became somewhat lost in translation. To address this, we introduced The Twenty One with the concept of “distortion”—altering and twisting his original idea to better achieve his goals. This involves taking the same pieces and rebuilding them with a distorted approach, using an A4 volume whilst using shapes and angles that contrast with the building’s original design. This creates a juxtaposition between the existing site and Mirtorabi’s vision.

The forefront of The Twenty One’s design is to create a welcoming space where you can come as you are, be goofy, and break down the original stiffness. The inspiration for this approach, illustrated by the image on their website, emphasizes goofiness and comfort, reflecting how clients should feel in the space.

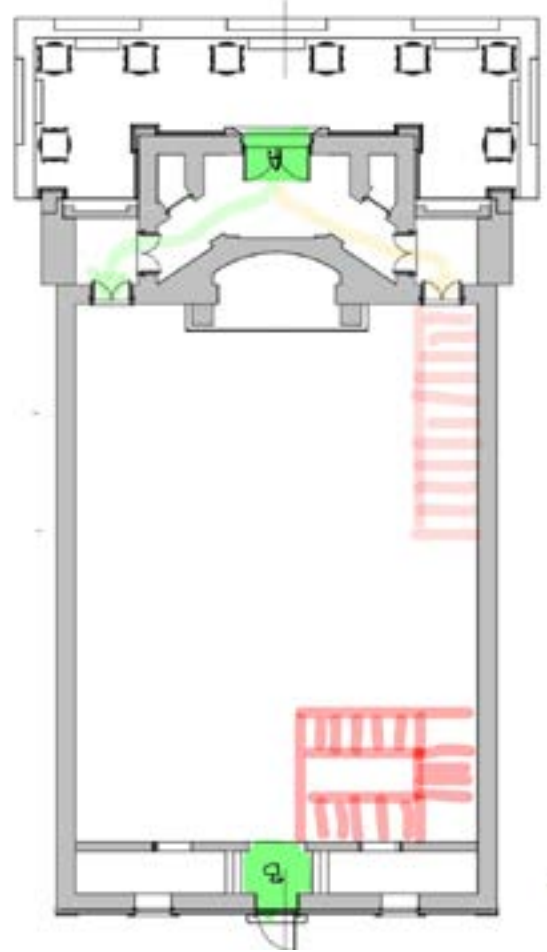


Initial sketches



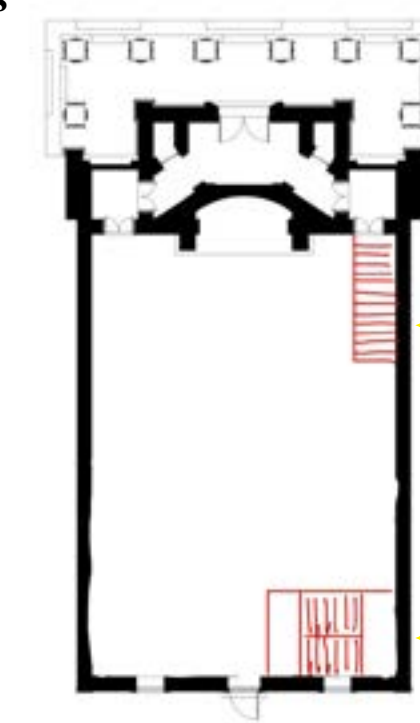
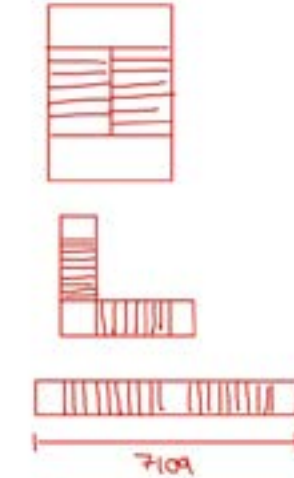
Space planning

Before diving into the actual planning of the space, we explored the location of a staircase between the ground floor and the mezzanine to identify potential possibilities and constraints. The initial thoughts around the staircase focused on determining the best approach for the premises.

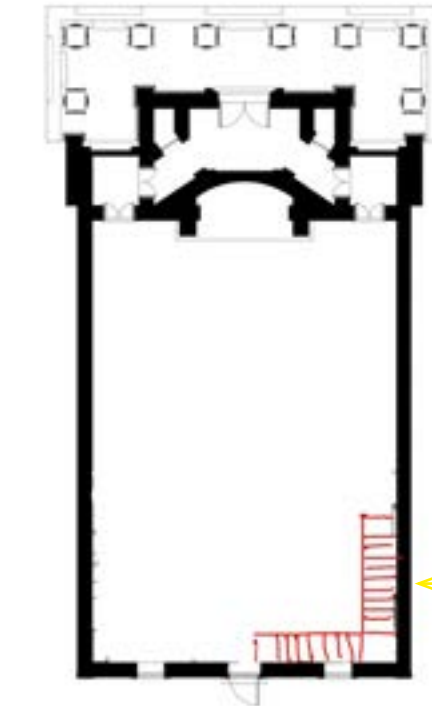


Space planning

Some different options of a staircase layout:

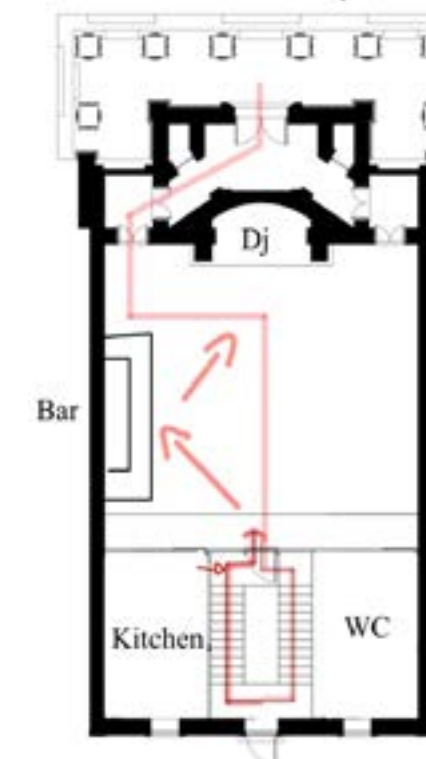


Staircase going down to basement with its own entrance point. (Not accessible)

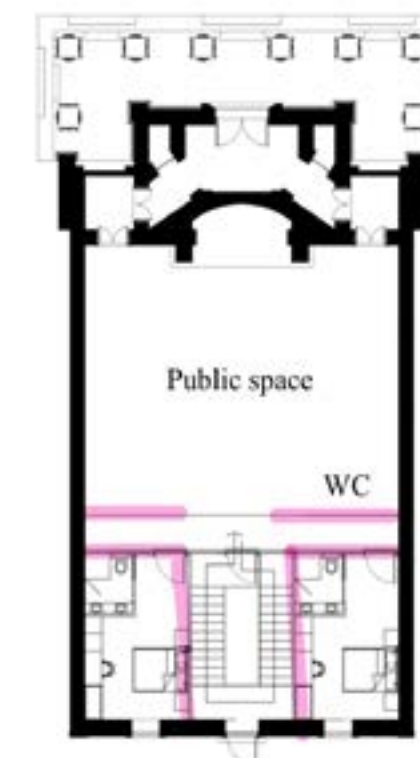


Staircase going up to mezzanine and down to basement under one another

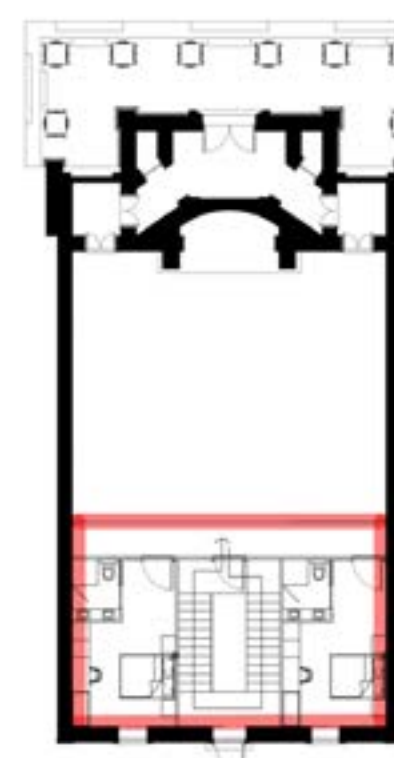
Organizing different levels and zones:



Lower ground floor



Ground floor



Mezzanine

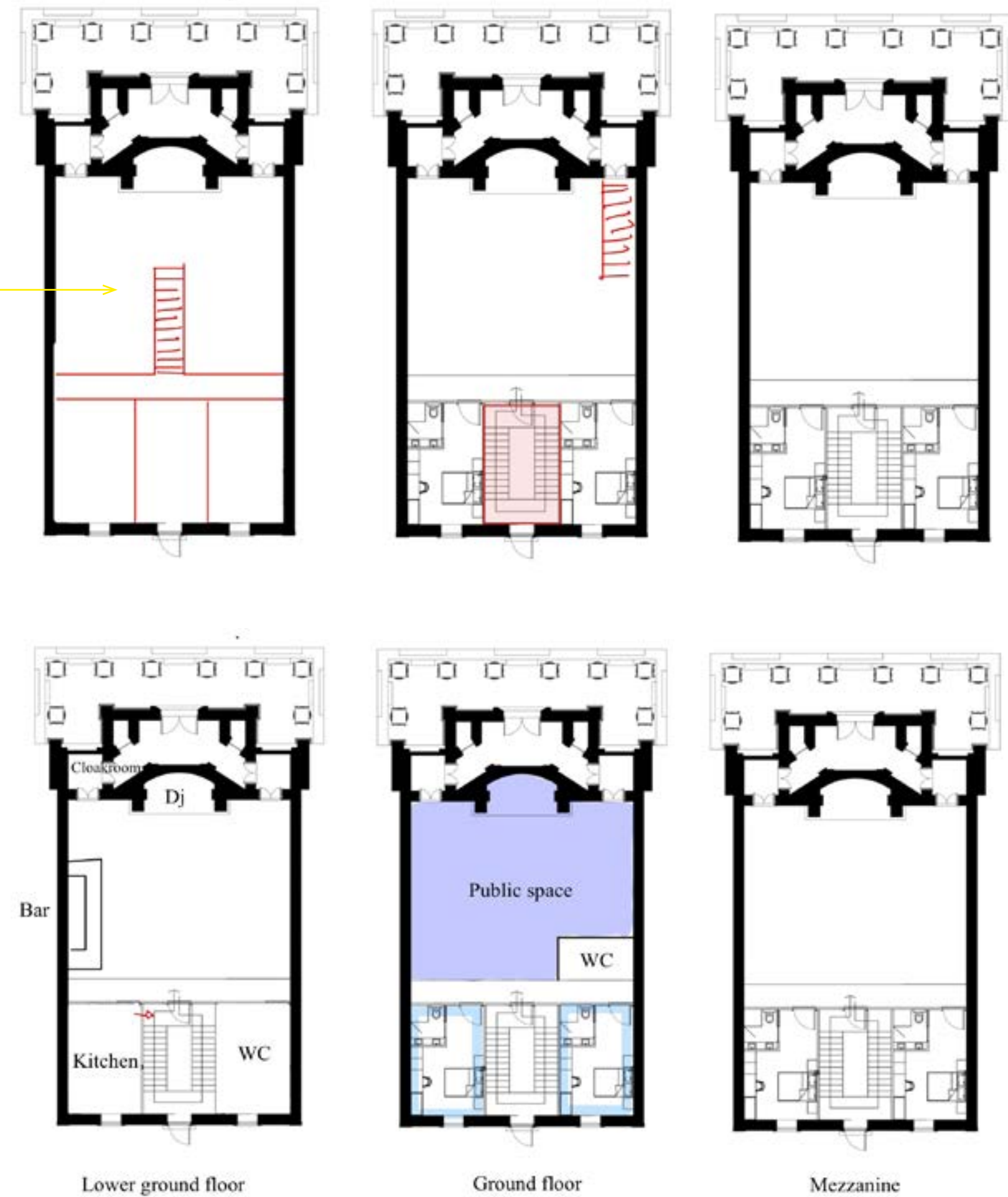
If there are only bedrooms upstairs, an enclosed staircase is unnecessary, implying no additional dining or service areas on the upper floor. This would eliminate the possibility of sitting upstairs and enjoying the beautiful windows overlooking the center of the space.

Space planning

Initial idea was creating a staircase going up in the middle of the room. The length of the staircase would be over 7 metres which would not give an opportunity of the look that we were hoping for

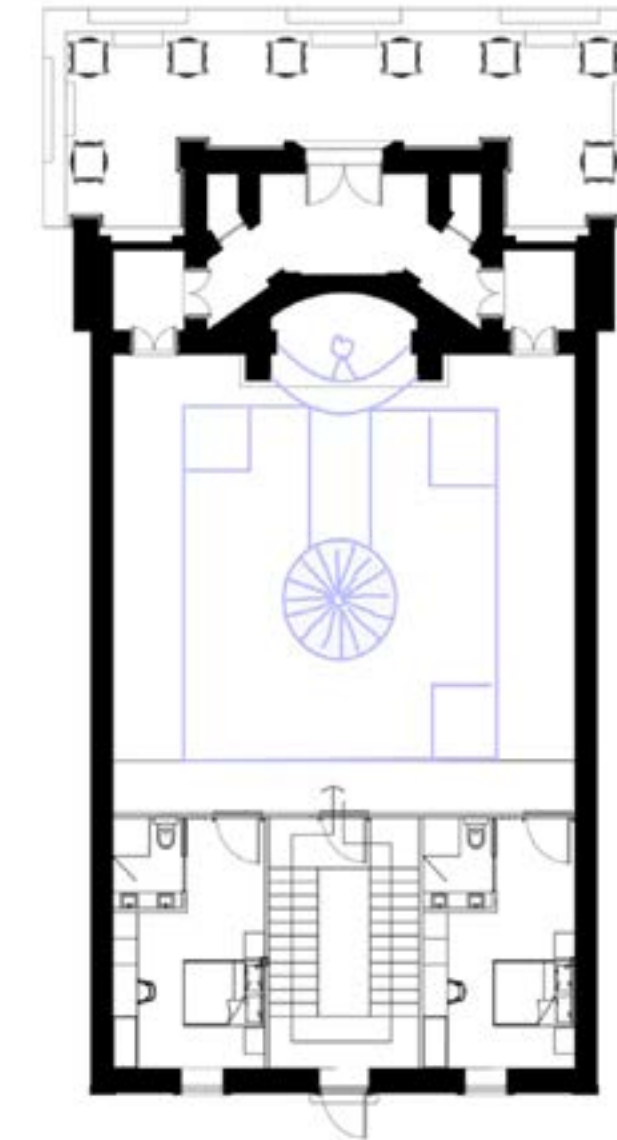


Additionally, the staircase from the basement to the ground floor must be enclosed to meet fire regulations. As a result, the space would need two staircases and an accessible lift, occupying a significant portion of the area that could otherwise be used for seating and bedrooms, thereby limiting the overall experience of the space.



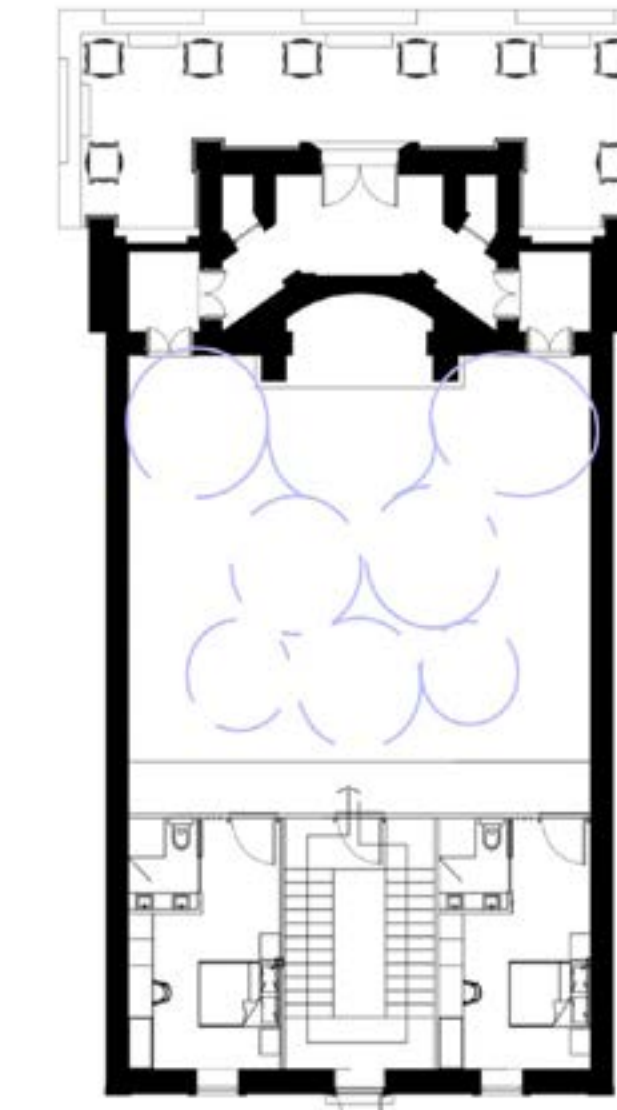
Space planning

Identifying opportunities and limitations and further effect the rest of the space:



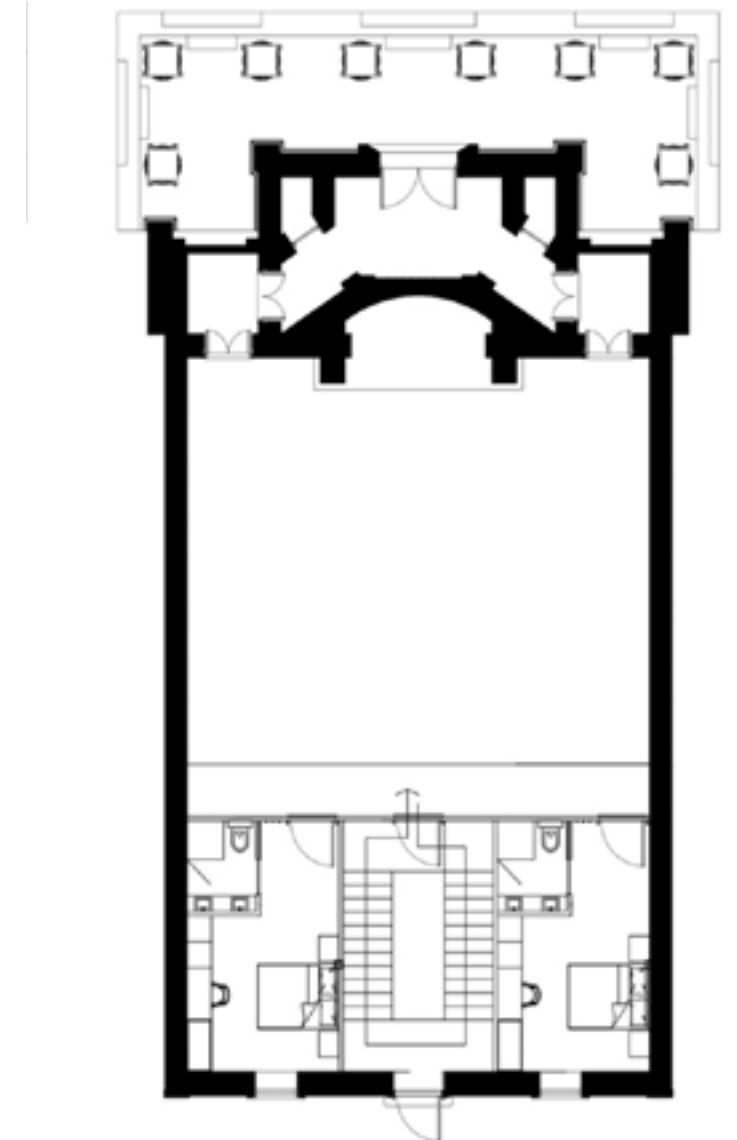
Incorporating two staircases provides the opportunity for one non-fire-regulated staircase that could serve as a centerpiece and highlight of the space.

Concern: This centerpiece staircase might block a significant portion of the open area and increase traffic flow, potentially detracting from the calm atmosphere of the surrounding dining area.



If a spiral staircase were incorporated, ideally, its shape would be reflected in the upstairs seating arrangement to enhance the continuity of the design.

Consideration: Implementing round banquet seating on the mezzanine. However, this would obstruct the view of the ground floor, which is not ideal, especially since the mezzanine seating lacks its own windows.



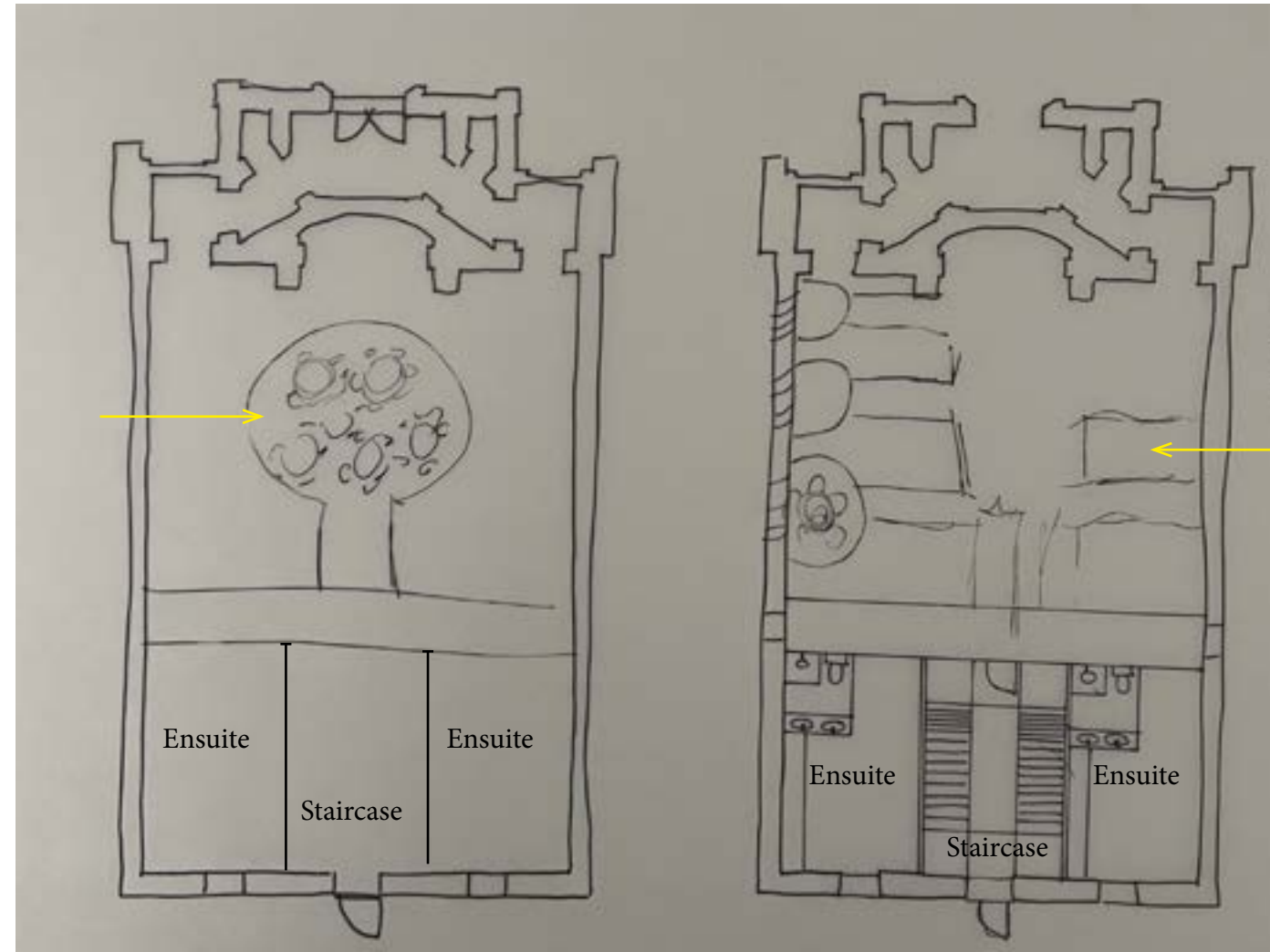
In terms of traffic flow, having two separate staircases would suggest two distinct paths: one for hotel guests and one for restaurant visitors.

Pro: This separation allows for dedicated traffic flows, effectively zoning the space for different purposes.

Con: If the more visually appealing staircase is designated for day visitors, hotel guests might feel undervalued by having to use a less attractive fire escape staircase.

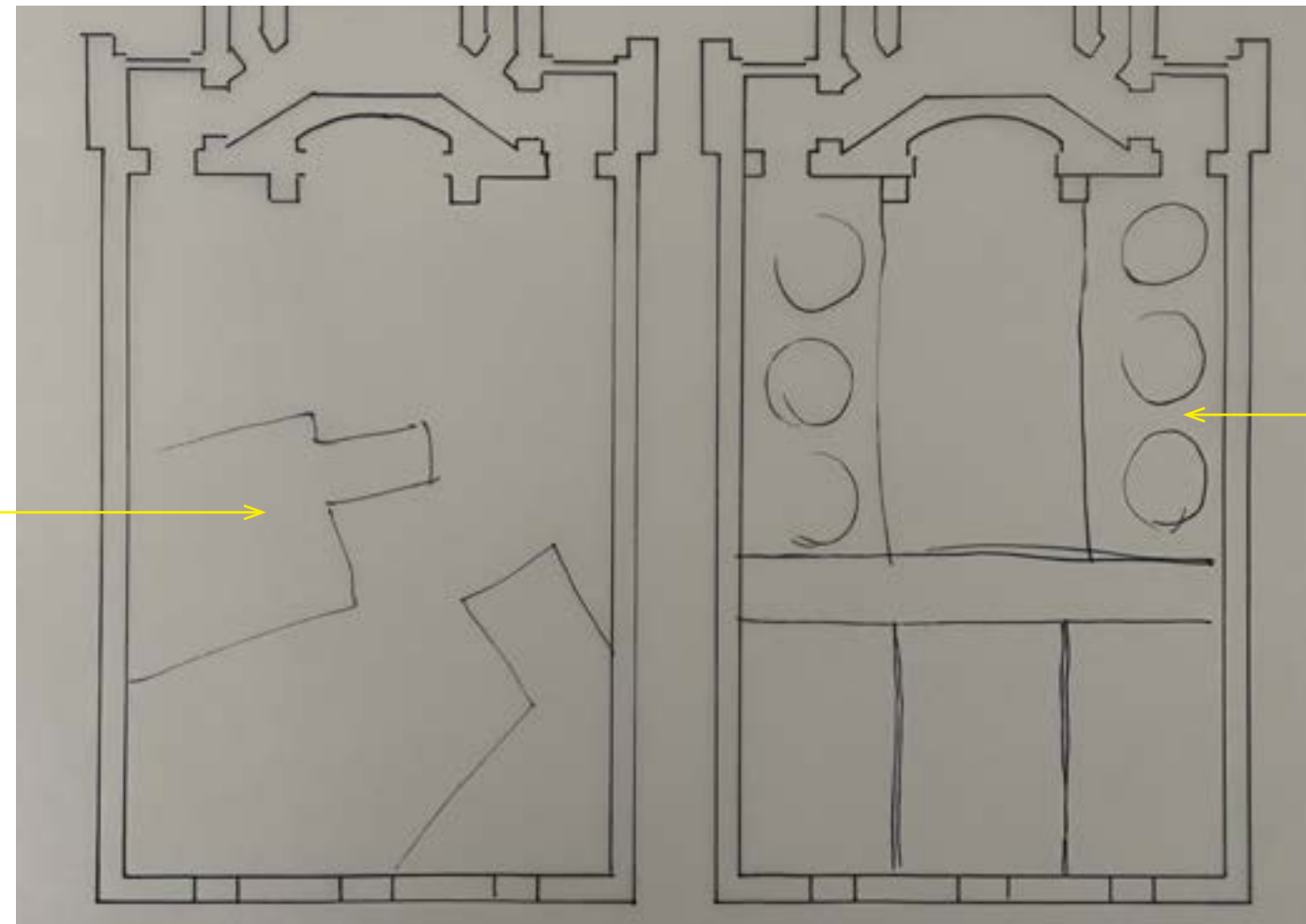
Space planning

Extention of mezzanine



Placing the tables in front of the windows creates a pathway in the middle, which detracts from the view and the sense of openness provided by the double-height ceiling.

We are beginning to believe that the concept should be reflected throughout the entire space. We are exploring ways to incorporate distorted rooms that contrast with the existing square layout.



The mezzanine could be moved to the sides, but accessing the tables would then require a pathway along the inside, making guests walk past everyone. This arrangement would offer views both down to the ground floor and out through the beautiful windows. However, the distance from the furthest point on the mezzanine to the fire staircase must be under 18 meters to layout.

Space planning

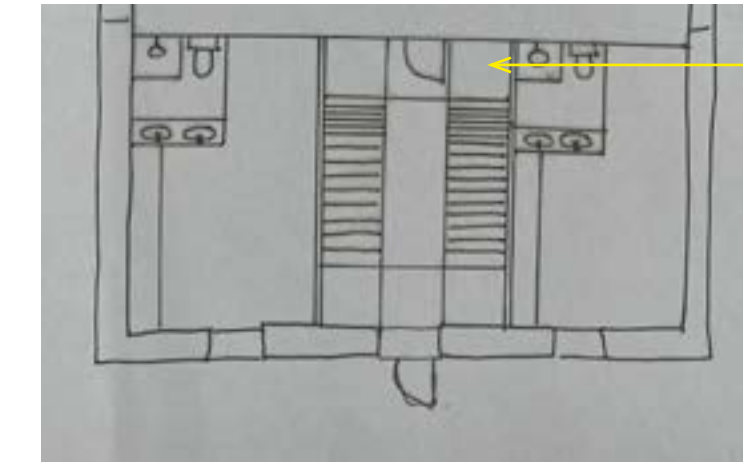


Fig 1

If the staircase to the mezzanine begins with a step to the left, this step must serve not only as the first step but also as a landing. This design maximizes headroom, ensuring that people don't hit their heads when passing underneath the staircase to exit the building (see Fig. 2).

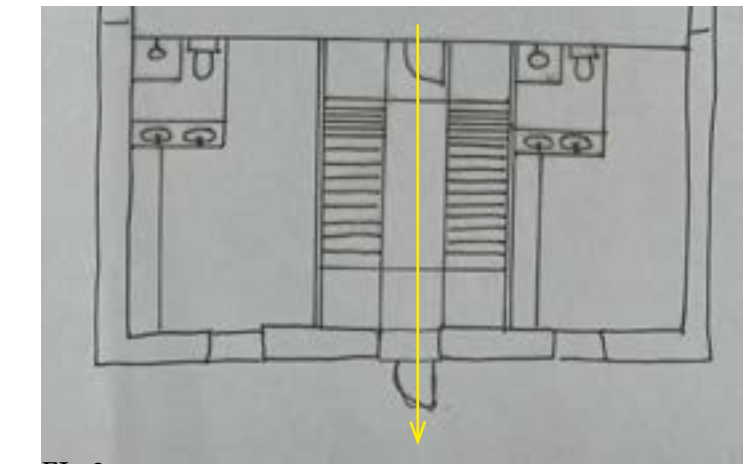


Fig 2

If the staircase to the mezzanine starts with a step to the left, this step must also function as a landing. This design maximizes headroom, ensuring people don't hit their heads when walking underneath the staircase to exit the building (see Fig. 2).

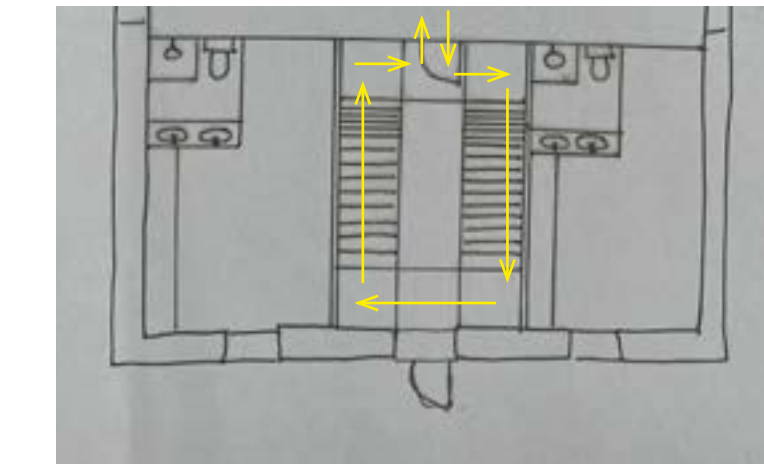


Fig 4

Initially, locating the staircase by the back entrance seemed to be the best solution as it occupied the least amount of space. This allowed us to consider potential dining opportunities before addressing traffic flow and legal requirements.

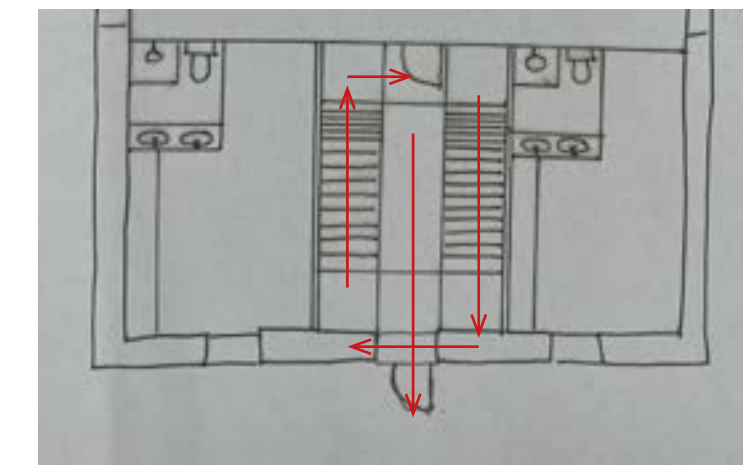


Fig 3

If a mezzanine were added, the maximum capacity would be limited to 30 people. The windows could be divided to accommodate five tables, each seating one table.

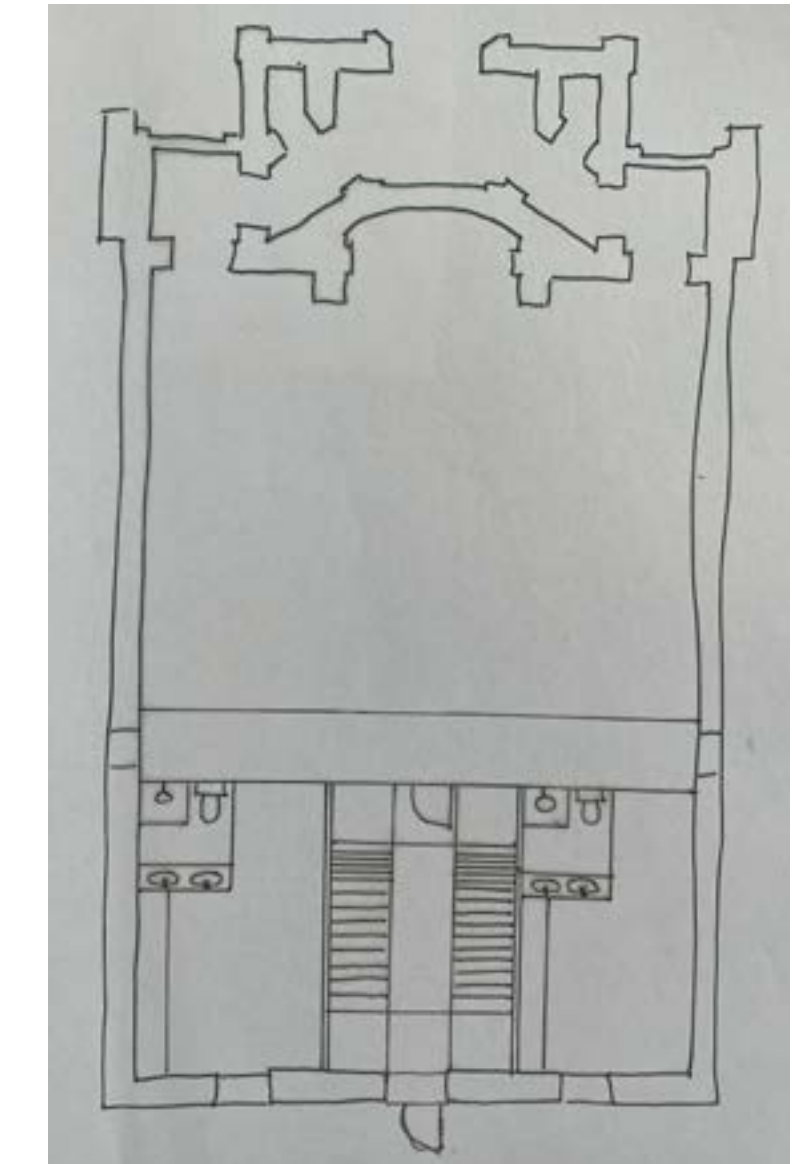


Fig 5

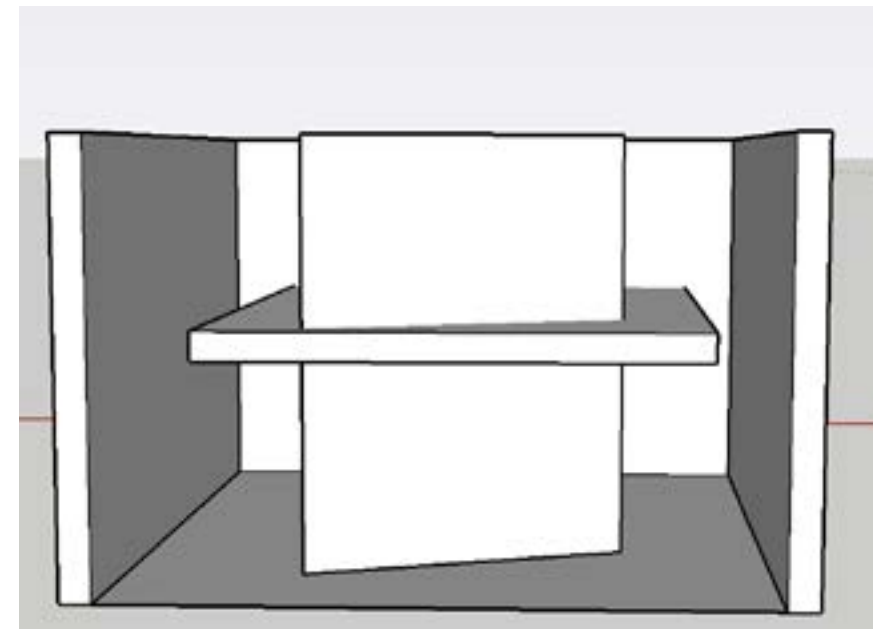
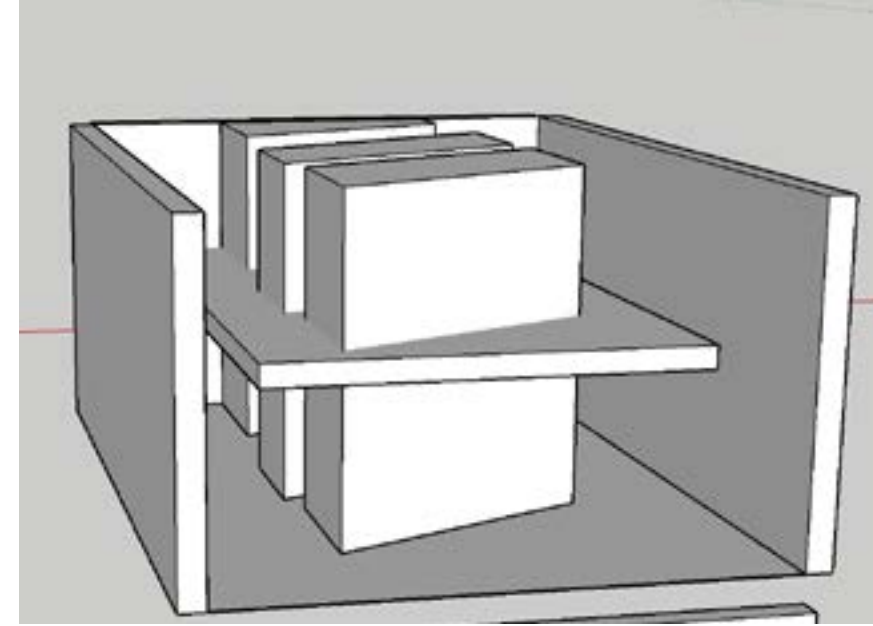
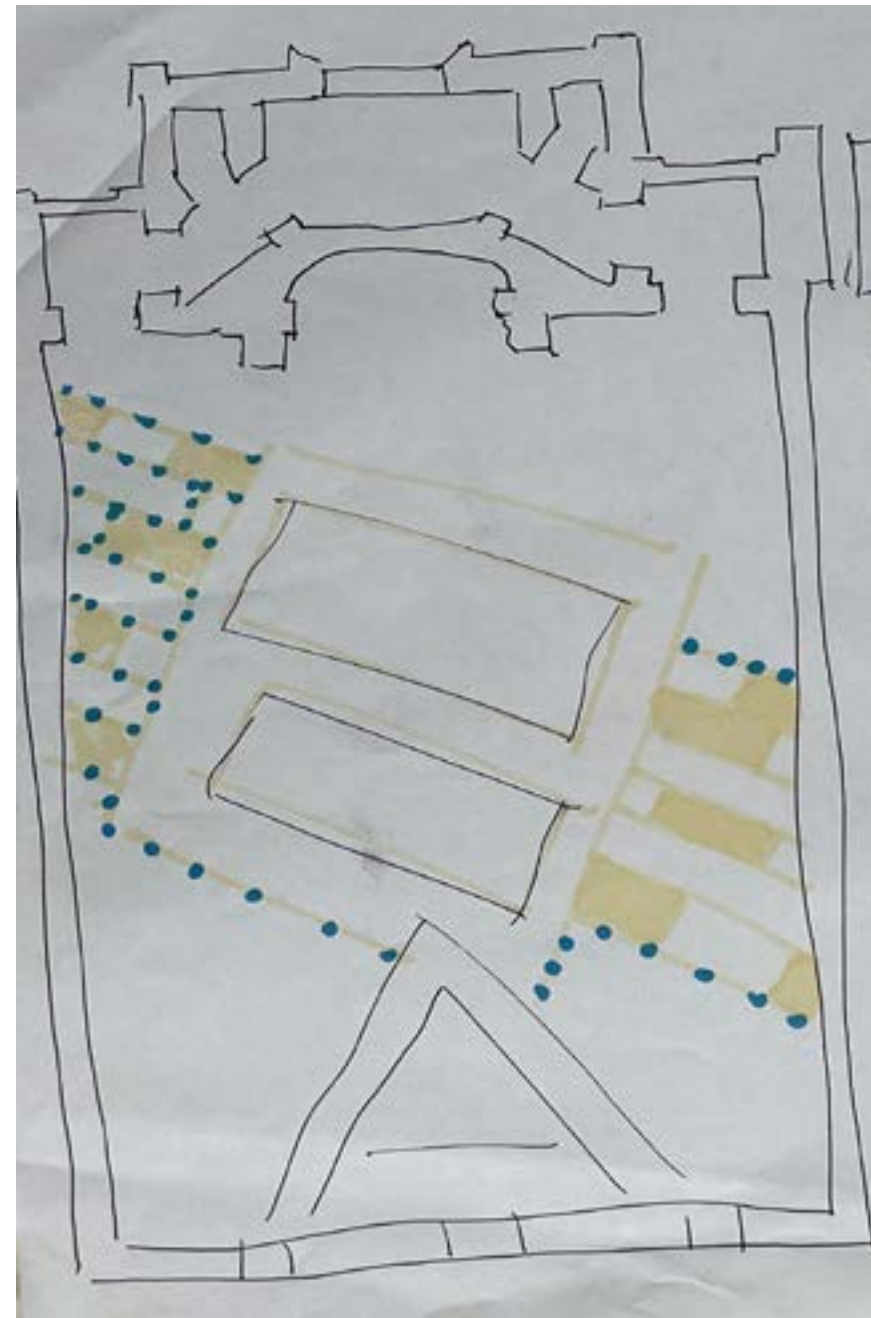
If the basement is used for a cocktail bar, the staircase leading up must not only be enclosed but also provide an enclosed pathway that leads directly out of the premises. If positioned by the back entrance, the staircase could extend from the basement all the way to the mezzanine.

The main issue here is how could there be a combined pathway leading both from the staircase and from the lift.

Space planning

Exploring different ways to support the mezzanine to create a floating sensation. However, placing bedrooms on the ground floor would negate this effect.

This encourages exploration, which can be beneficial in some contexts, but does not align with the concept behind this space. It contradicts the functional requirements, as the space is divided into multiple areas that encourage zones lacking functionality.



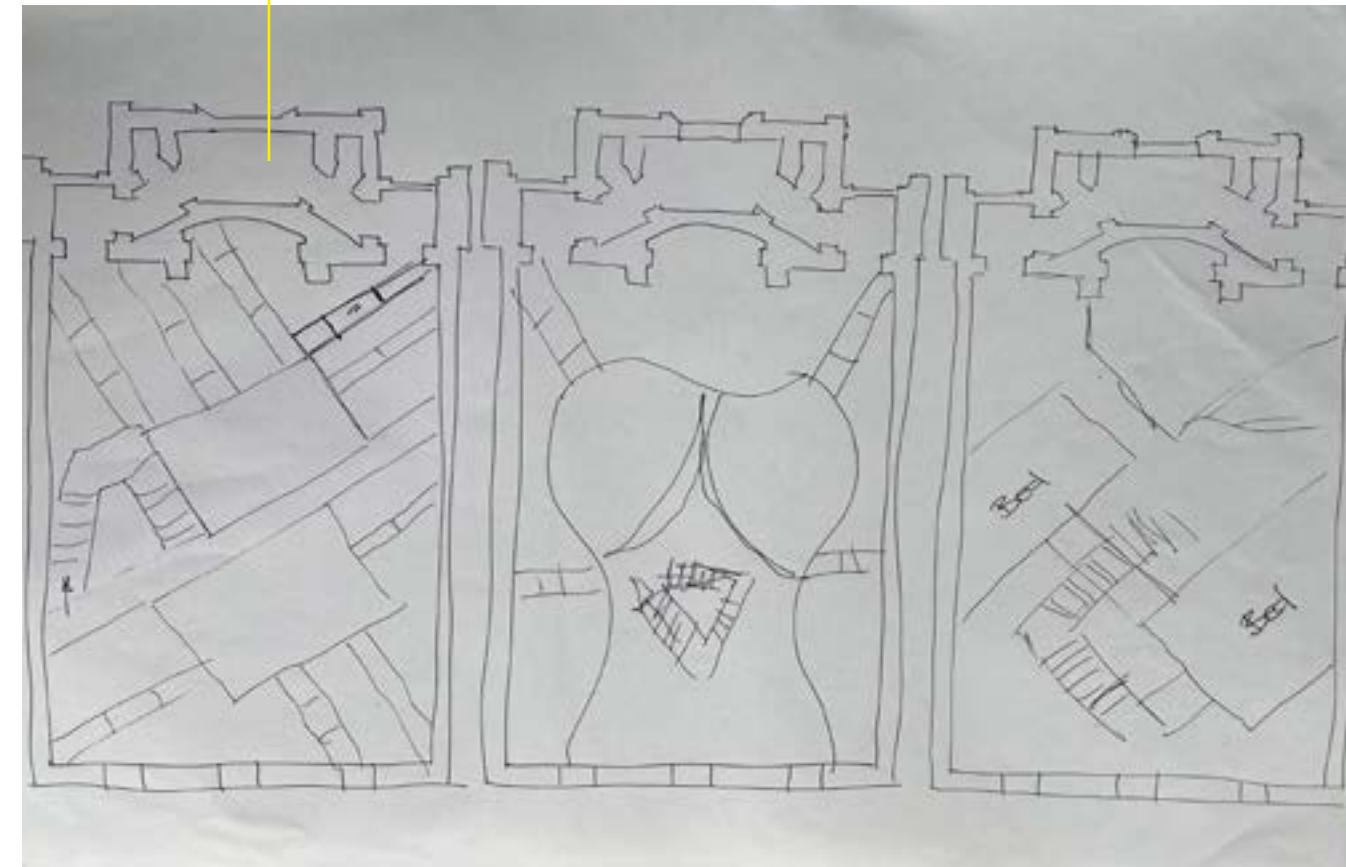
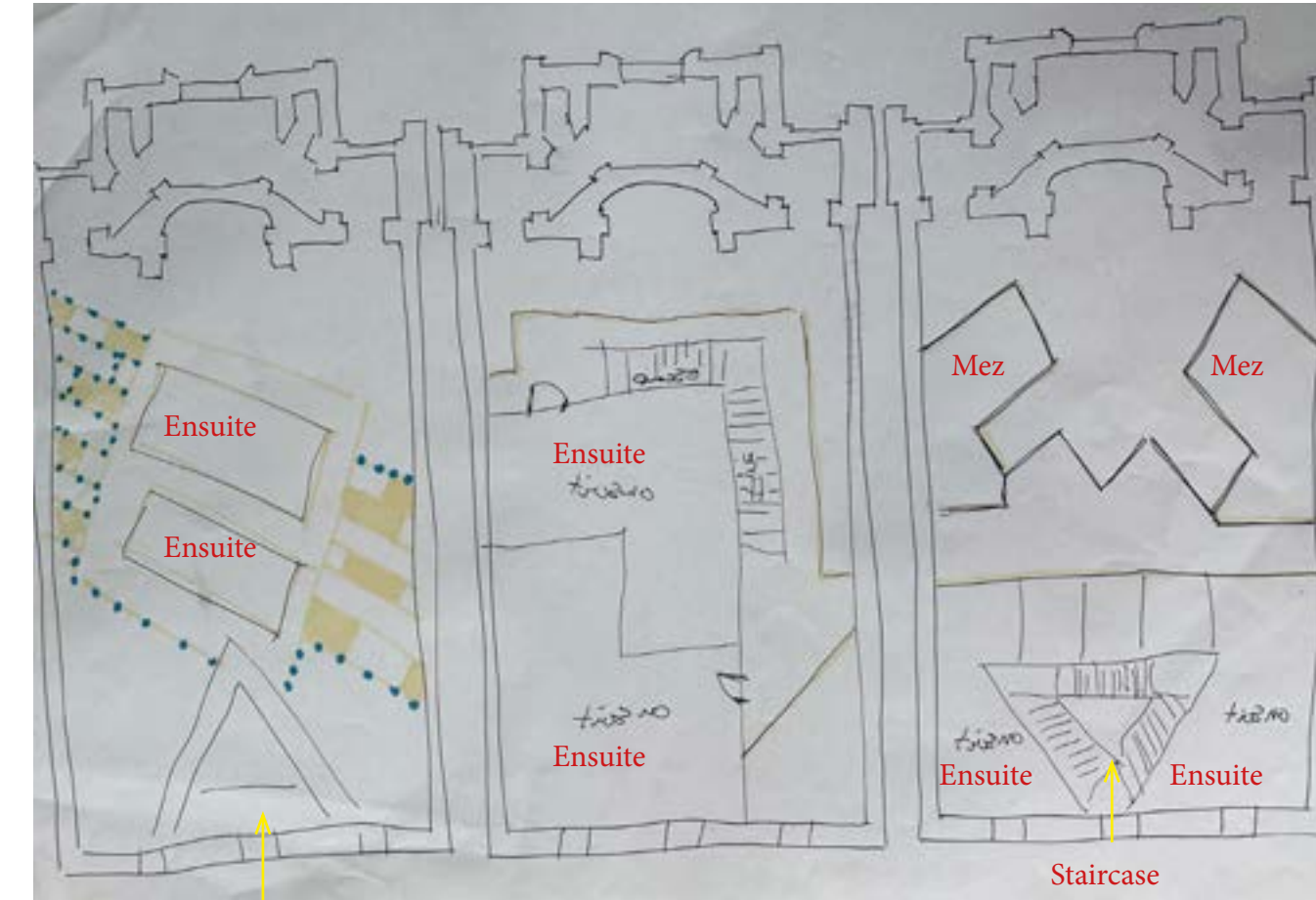
Space planning

Thoughts:

If the bedrooms are positioned in the center of the room, the restaurant would lose its unity. Seating customers around the structure would leave them feeling disoriented and out of place.

Functionality:

Waitstaff would have to cover a much larger area instead of serving everyone in a centralized location. This would make it challenging for them to efficiently cater to customers, who would be scattered in awkward spots throughout the space.



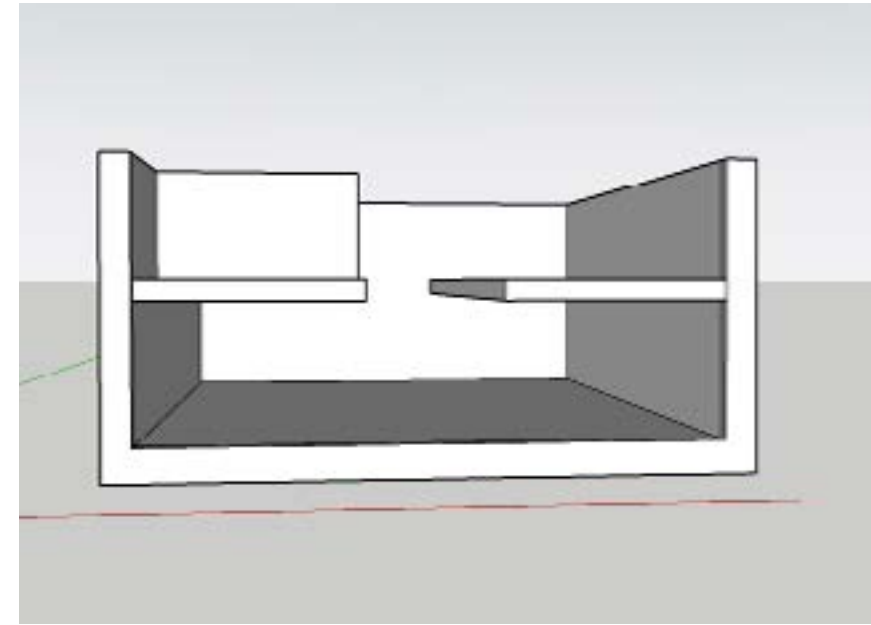
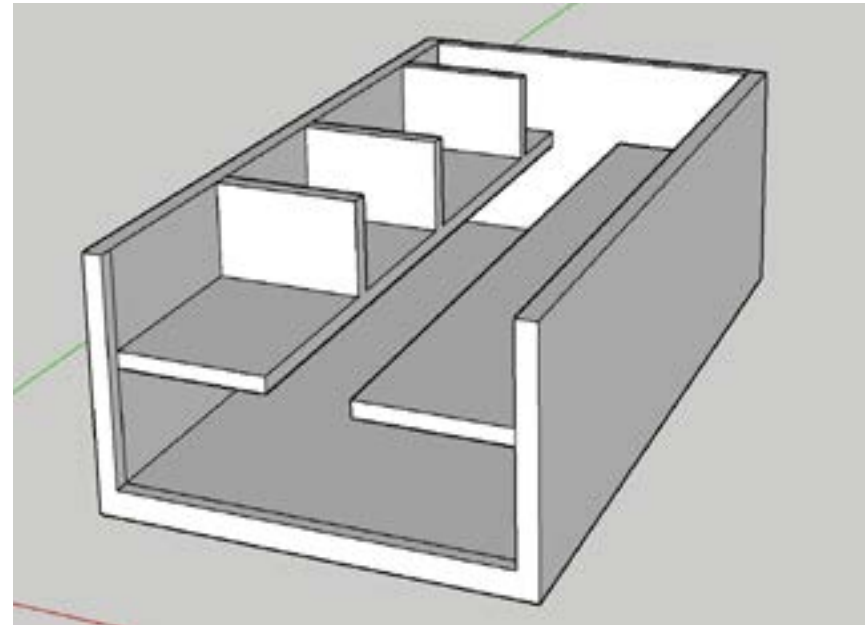
This led to the exploration of a more balanced outcome that supports dedicated zones for optimal function and comfort.

Separating the restaurant on the ground floor from the bedrooms is essential for the space to function optimally.

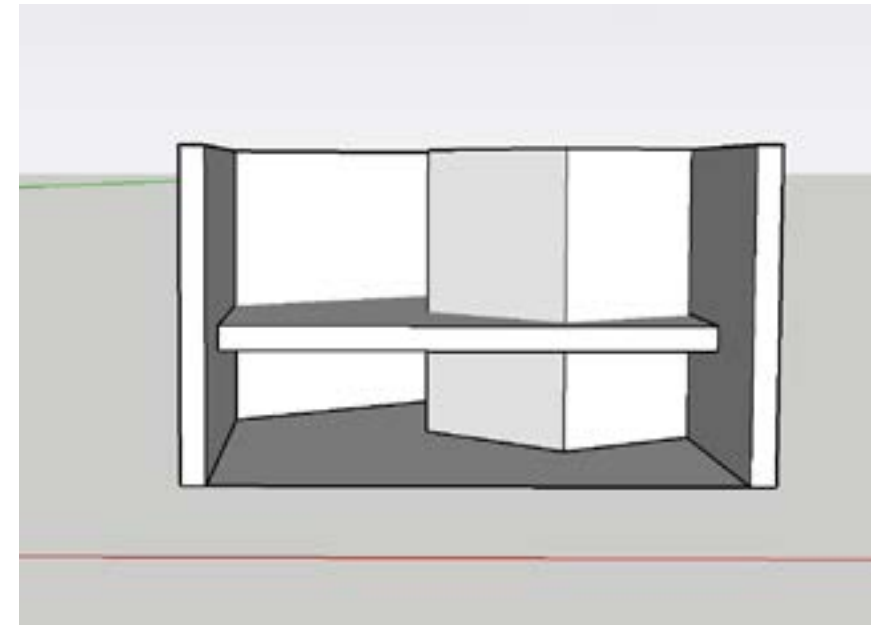
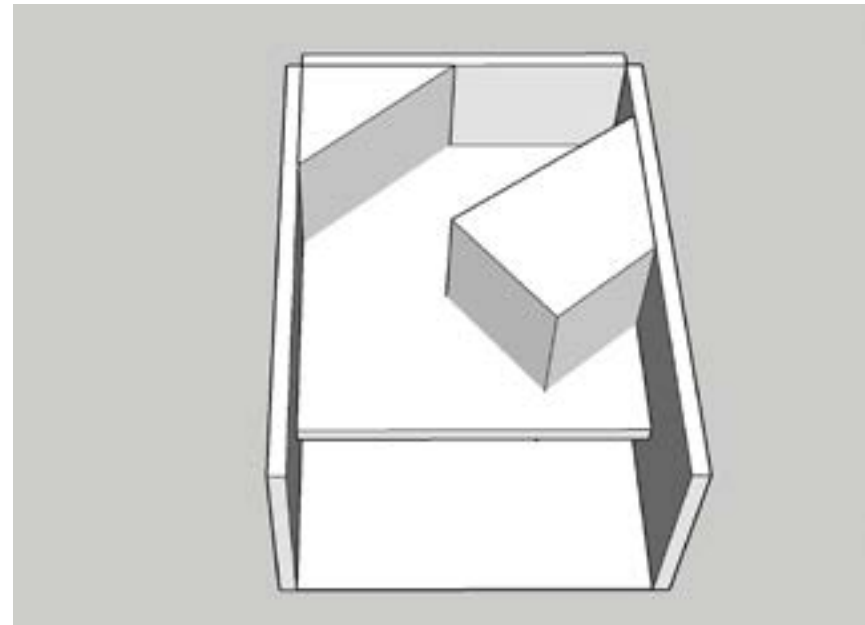
Incorporating a single staircase at the back to meet fire regulations could serve as a natural room divider for the ensuites. However, working with a strong triangular angle would limit the functionality of the space and create dead corners, leading to potential problems.

Design development

Exploring the option of moving all the bedrooms to the mezzanine reveals several issues. This arrangement would block the downstairs view and prevent natural light from entering the space. Additionally, the mezzanine would obstruct the open feeling, which is crucial for representing and emphasizing the importance of the space.

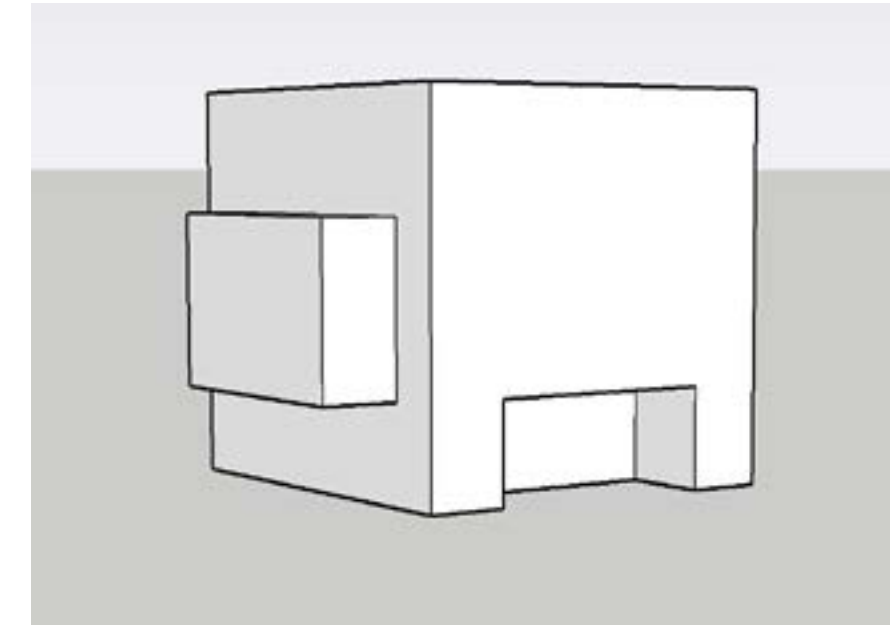
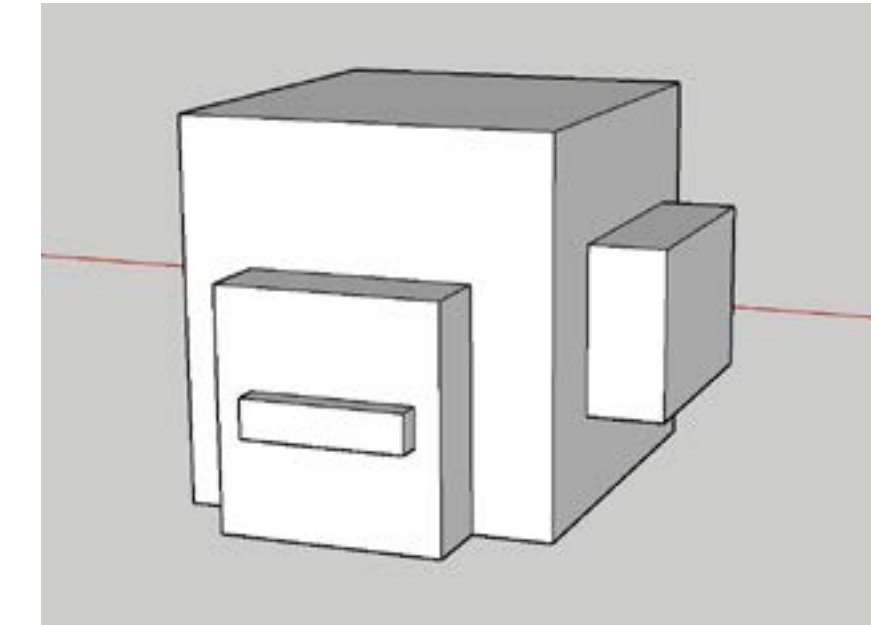
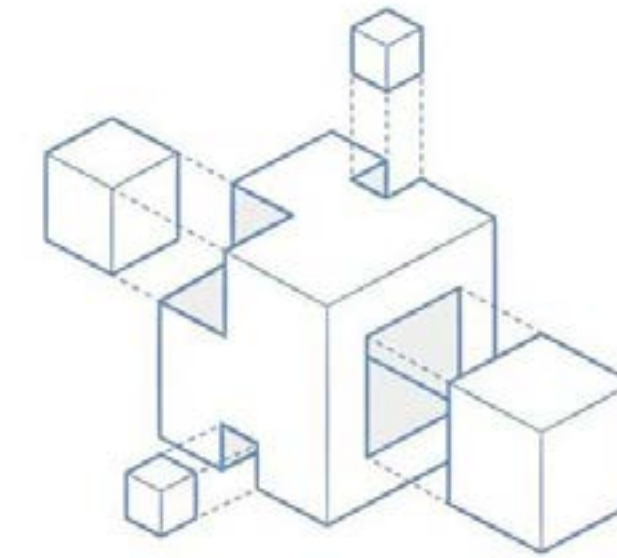


Incorporating angled ensuites was explored to see how they could navigate the paths of the space. However, in this arrangement, the room in the top left corner would not be large enough to accommodate both a bedroom and a bathroom.

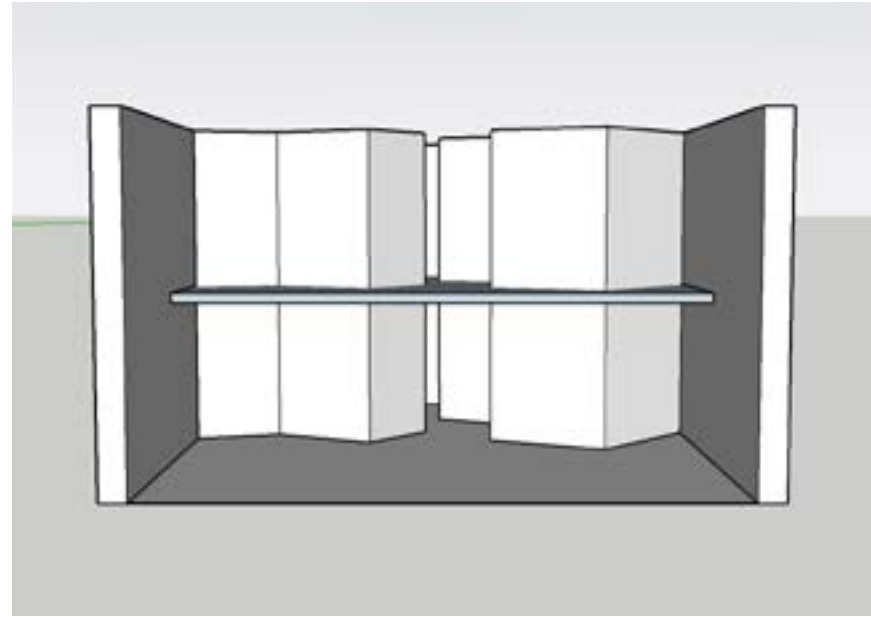
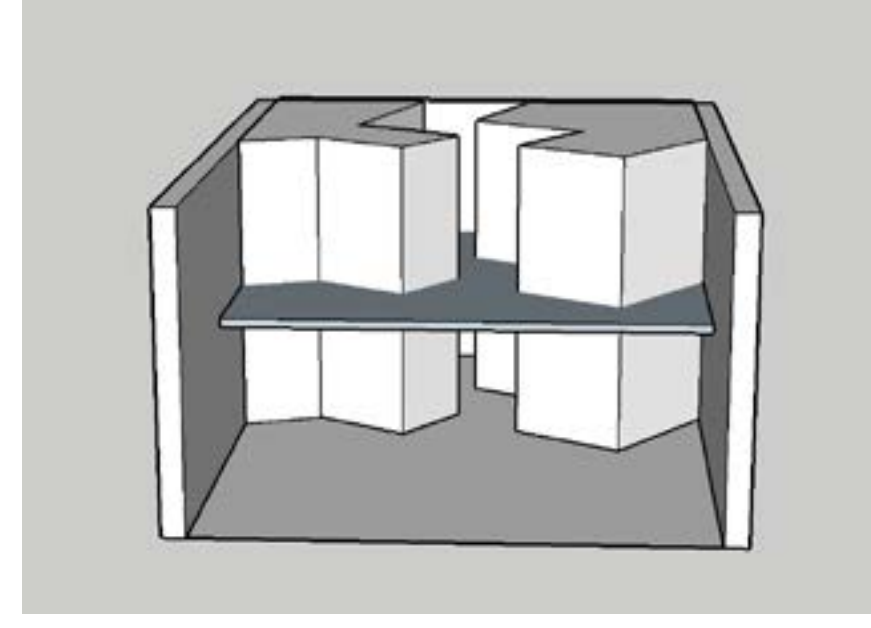
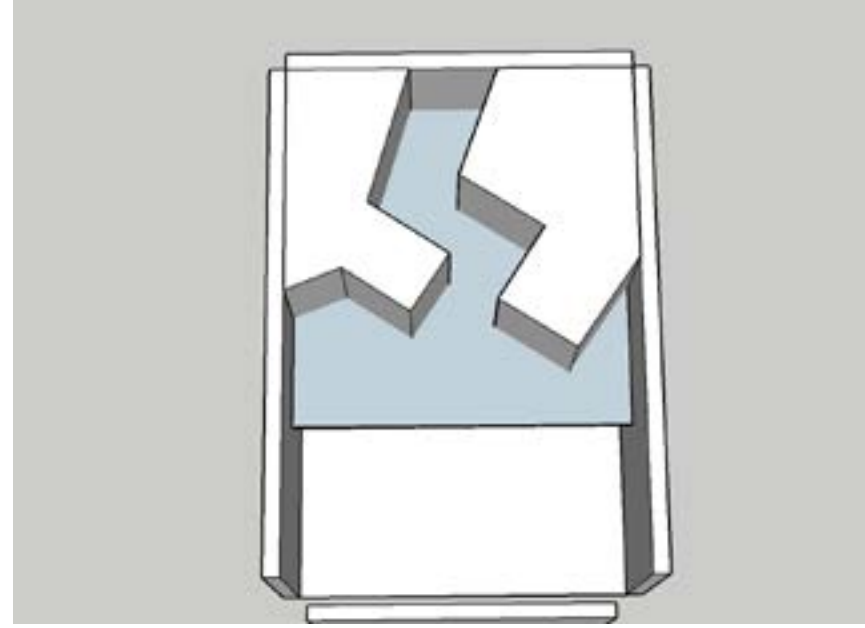


Design development

This idea was developed from the concept of designing rooms where one function benefits another. For example, a bed pushed through the wall could create a shelf on the other side, or a bench in a shower could serve as storage on the opposite side. However, this approach of extruding and contracting elements from a room, as explored here, created more problems than benefits. It led to reconsidering the incorporation of elements that were not essential for the space in the first place.



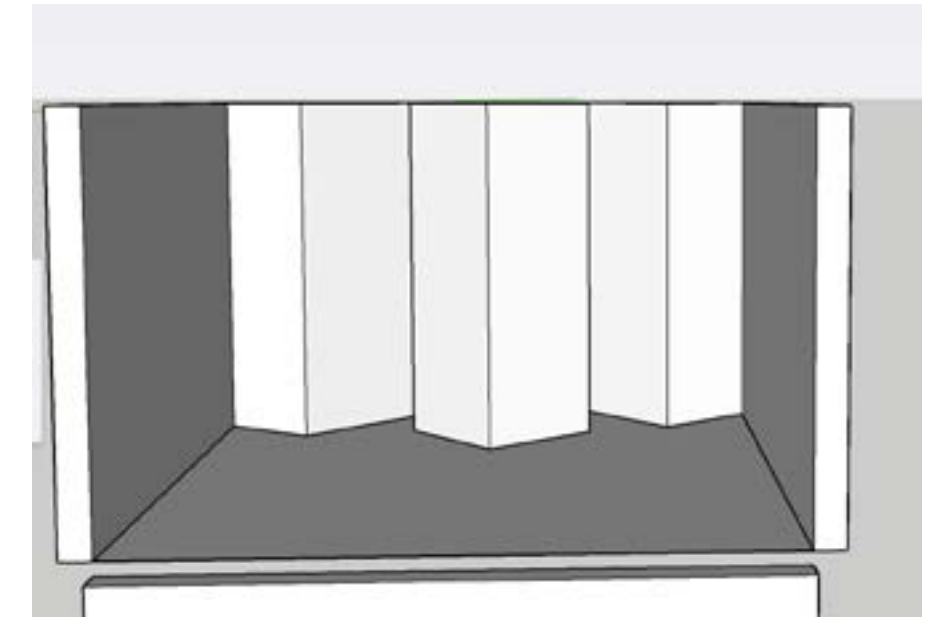
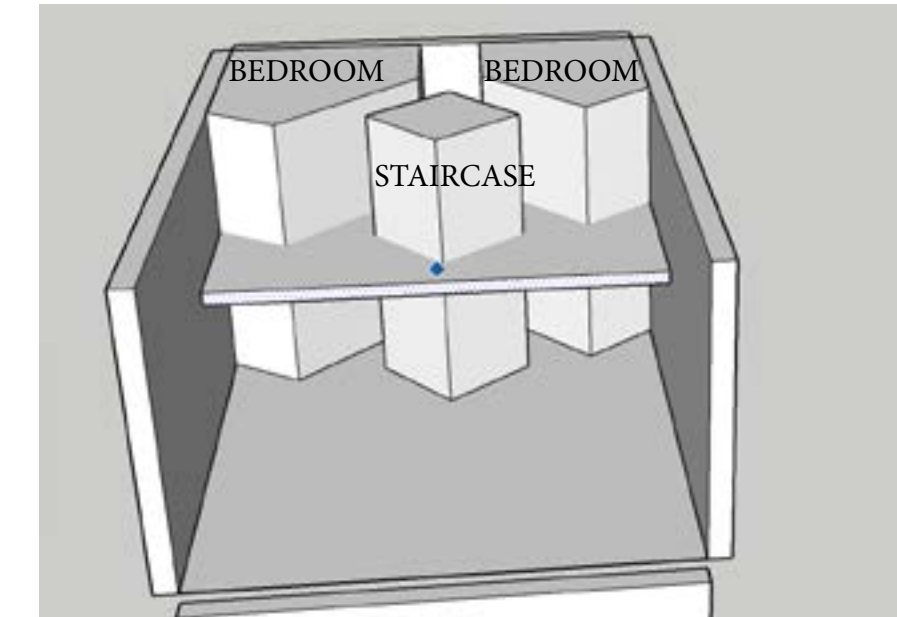
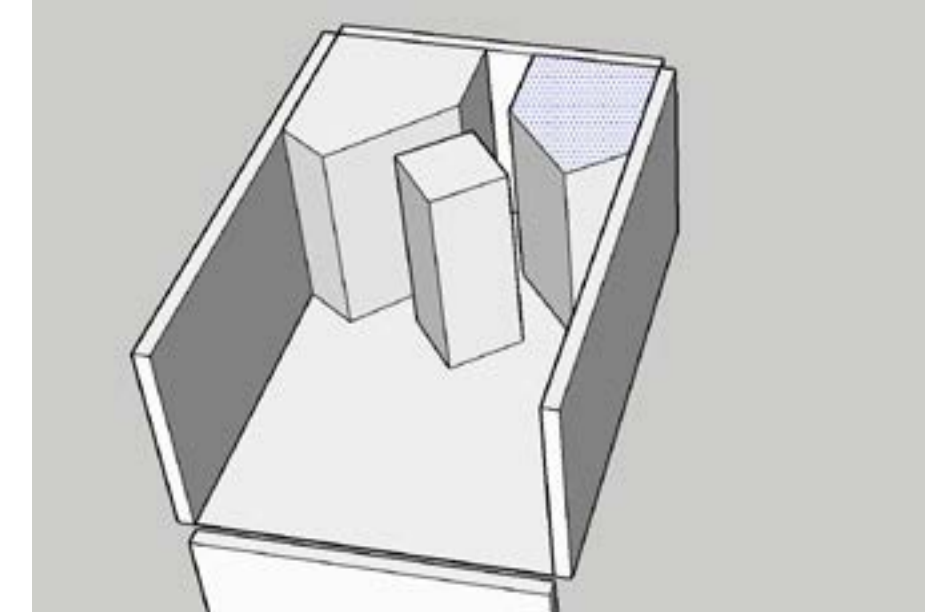
Design development



Further exploration into the concept of distortion occurred, not only concerning the functional and business aspects of space, but also regarding zones and separations. This involved taking a solid object and intentionally dividing it from its natural form, allowing natural cracks and divisions to shape the space. This approach goes beyond mere planning, revealing the structure from the mezzanine level down to the ground floor.

Design development

Exploring the zones on a rough scale helps determine if this layout could be a viable solution. The two compact areas on either side represent bedrooms, while the square in the middle currently serves as a lift. This layout enhances a clear separation between day visitors and overnight guests. The restaurant remains fairly open, allowing easy communication with waiters and staff members. The bedroom areas create an intriguing structure that piques curiosity about what lies behind them. This might spark conversations among day visitors, who may wonder if these areas are private dining rooms or club rooms, thereby adding an element of mystery and interest.



Design development

A rough concept for the restaurant's layout was established, but several issues which still needed resolution. Initially, efforts were made to use some of the distorted lines to create seating arrangements. However, this approach only led to more complications. Ultimately, it was decided to confine the distortion to the right side of the space, allowing the left side to remain simple, yet appealing and interesting as shown in the final resolution.



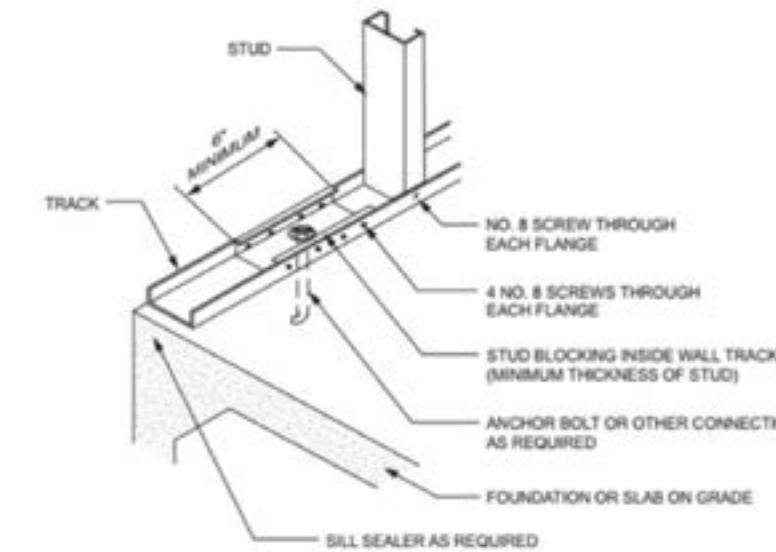
Application of interior construction technology

For the construction part of the project, it's essential to bring attention to the original building's historic heritage and propose a method to preserve its original walls. When a building holds such significant historical value, it would be a shame to cover up the elements that embody its legacy. However, there needs to be a balance between showcasing certain features for public appreciation and ensuring the space is functional, even if some aspects might need to be temporarily concealed.

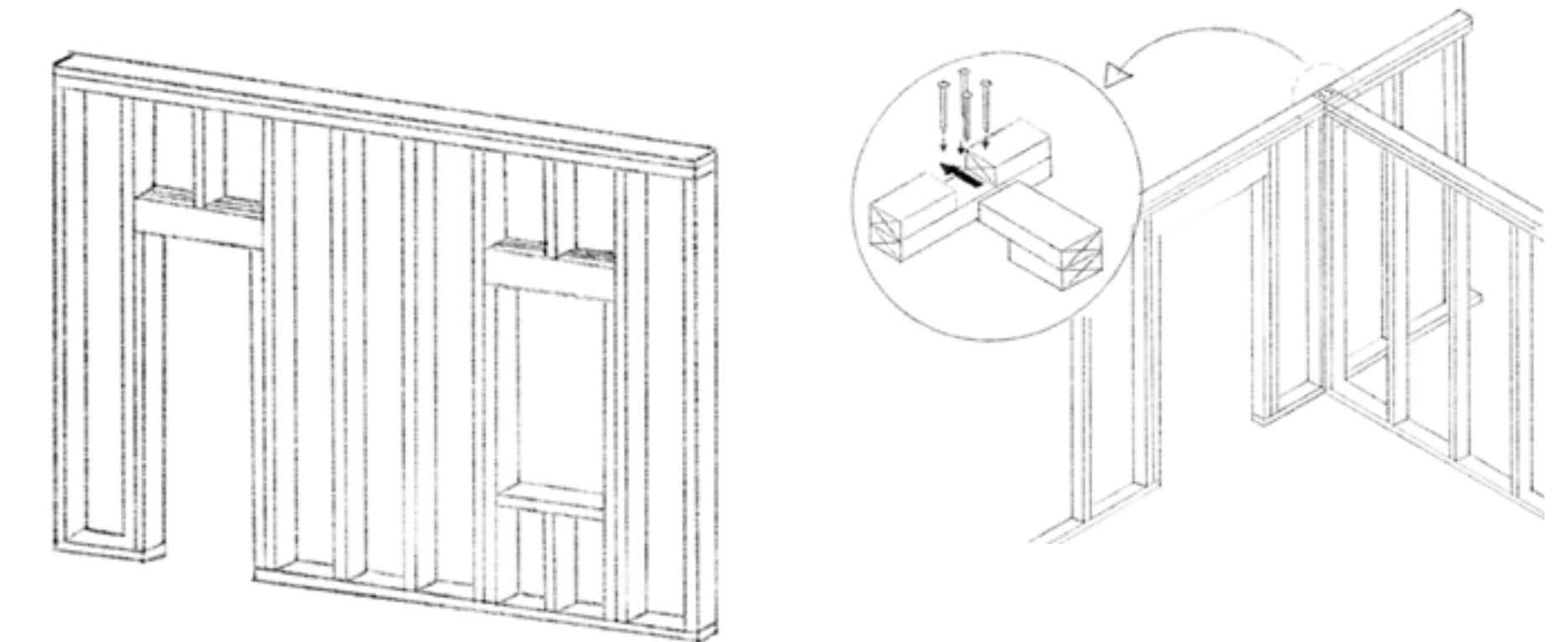
The motif will remain on display in the restaurant for everyone to appreciate. Regarding the mezzanine, an additional wall will be constructed in front of the original, providing a structural base for the mezzanine to rest on. This approach ensures that the historical elements are preserved and visible while meeting the functional requirements of the space.

The walls would then be connected to the existing concrete floor with an anchor bolt to secure the walls.

WALL TO FLOOR CONNECTION

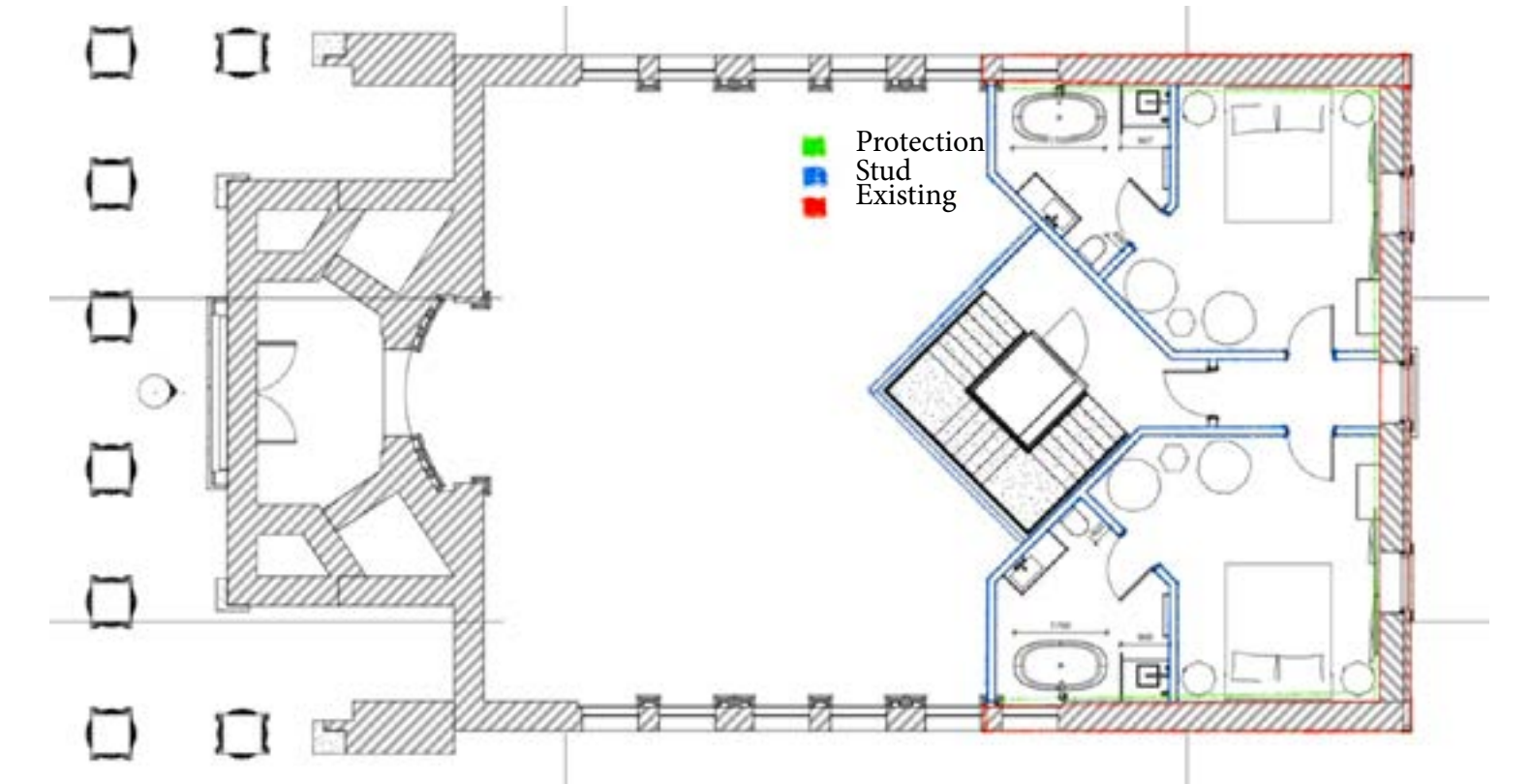


WALL FRAMING



Stud wall with ability to carry a mezzanine will be applied where marked in blue

Here is a proposed way to connect intertwined walls.



Application of interior construction technology

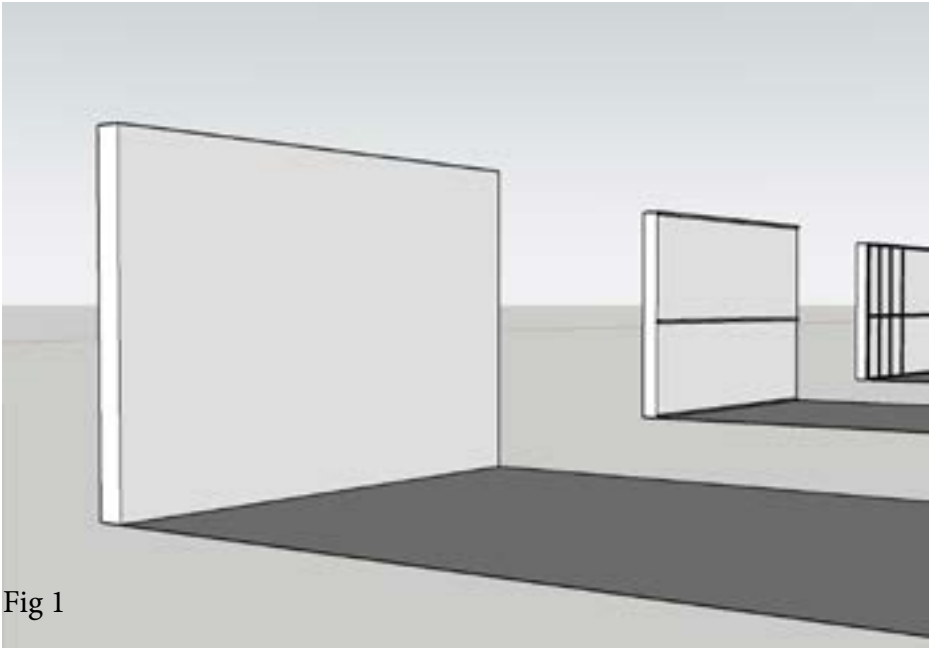


Fig 1

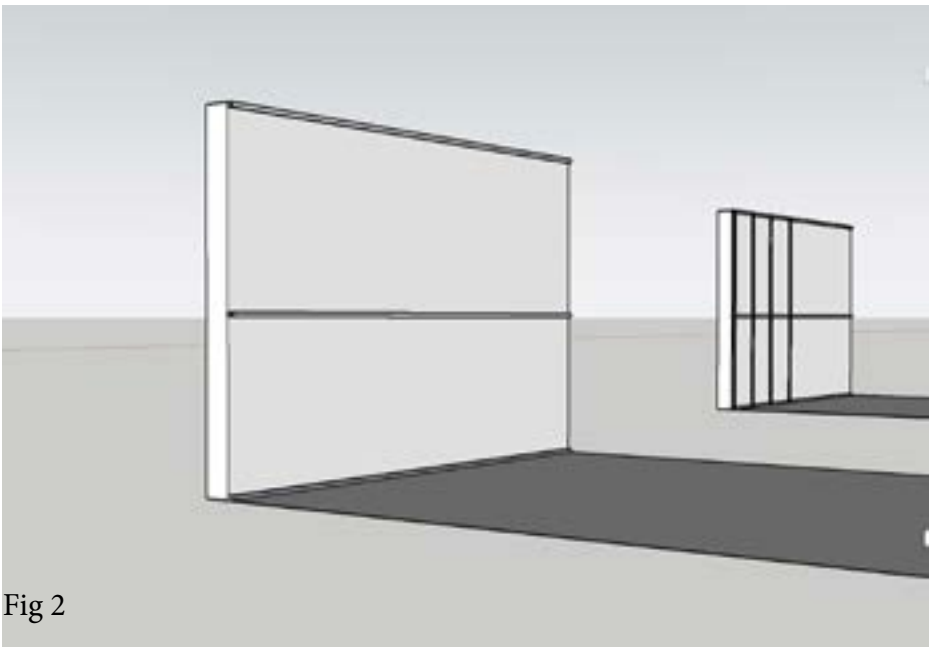


Fig 2

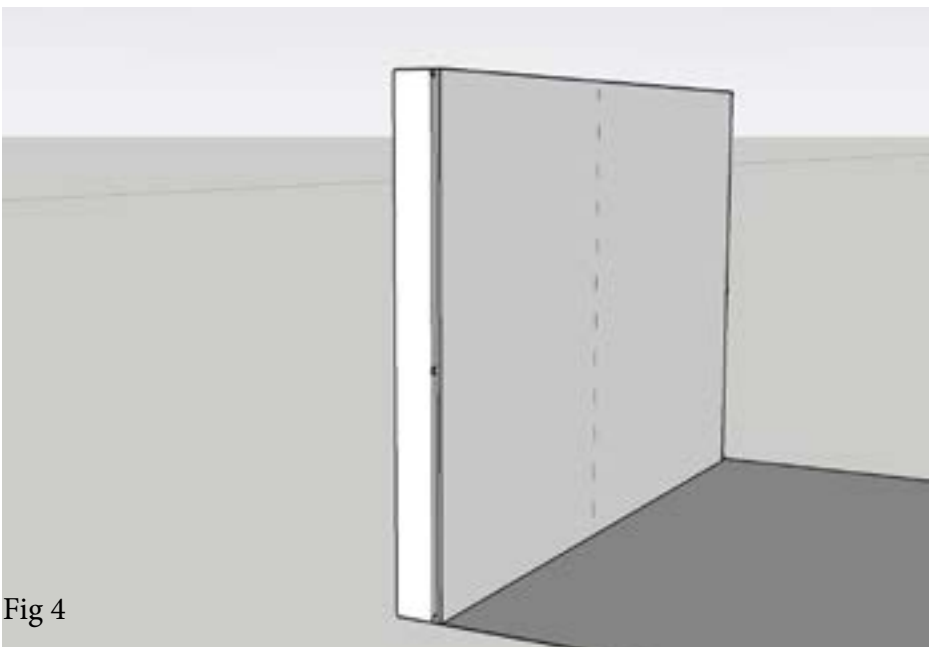


Fig 4

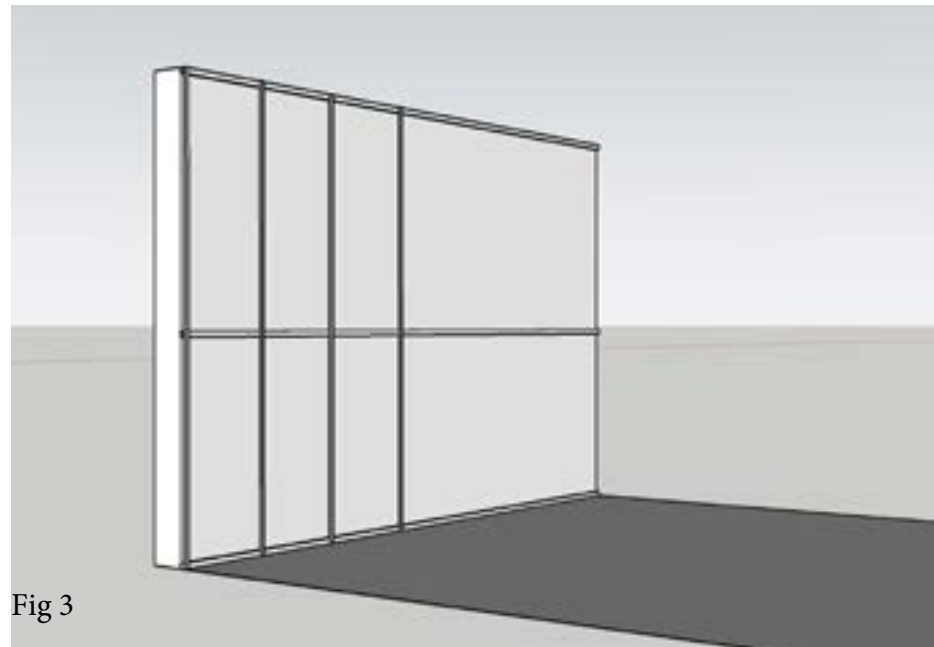


Fig 3

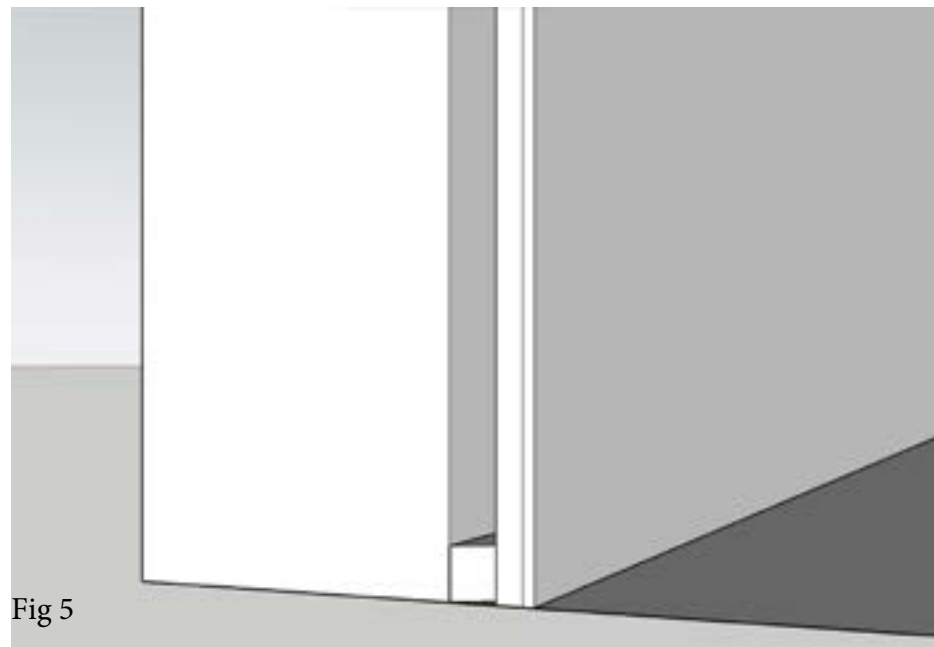


Fig 5

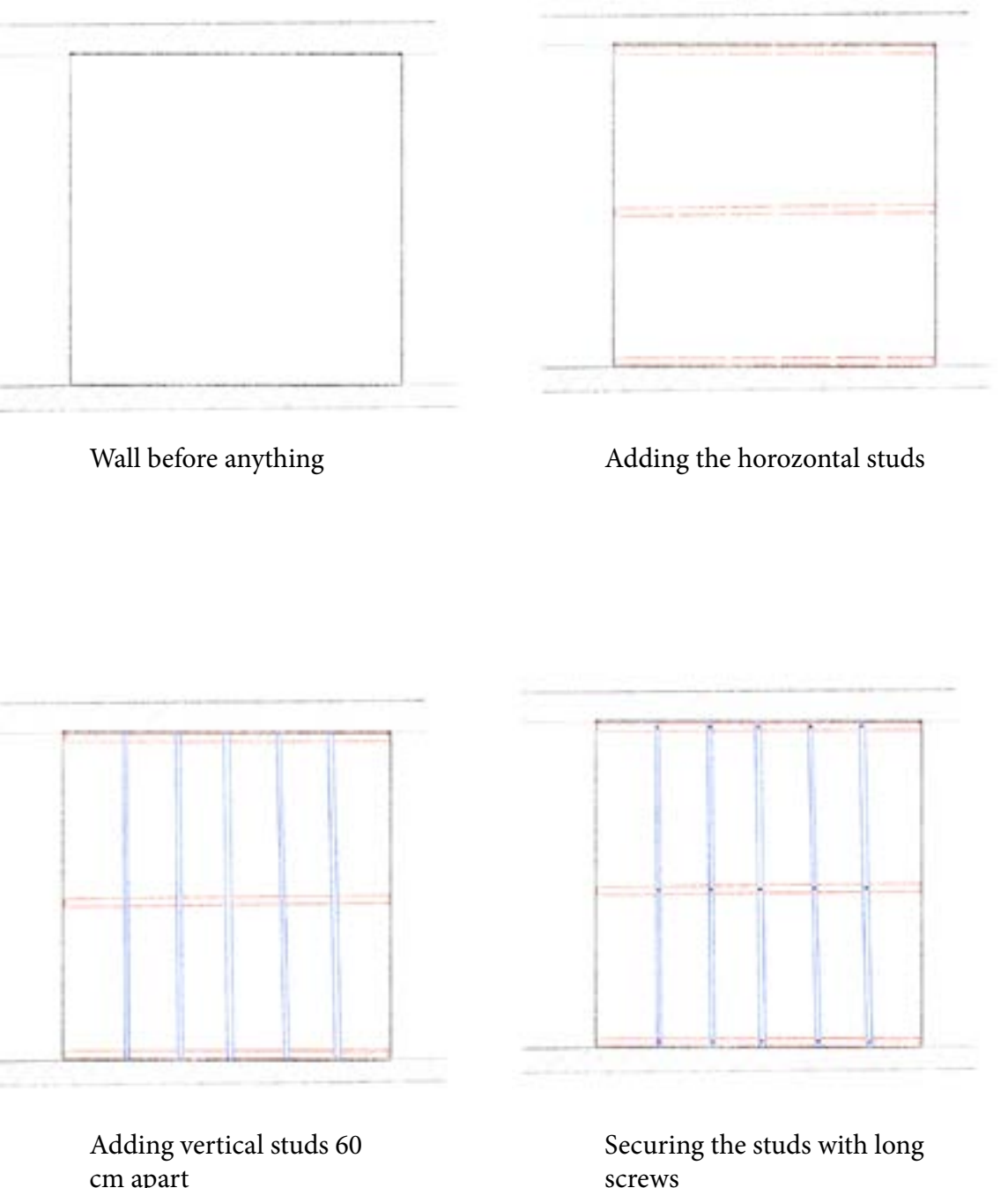
To protect the existing wall, here is the proposed solution:

- 1) **Initial Setup:**
-Begin with the existing wall (see Fig 1).
- 2) **Attaching Primary Studs (4x4 inch):**
-Bottom Stud: Secure a 4x4 inch stud to the floor and the base of the existing wall using double-sided construction tape. This professional-grade tape is activated by heat and provides a strong bond.
-Middle Stud: Attach a second 4x4 inch stud horizontally to the middle of the existing wall using the same tape.
-Top Stud: Attach a third 4x4 inch stud horizontally to the top of the existing wall and ceiling using the double-sided construction tape (see Fig 2).
- 3) **Installing Vertical Studs (2x2 inch):**
-Attach 2x2 inch studs vertically to the 4x4 inch studs.
-Space these 2x2 inch studs 60 cm (approximately 24 inches) apart to allow for insulation to be placed between them.
- 4) **Adding Insulation:**
-Place insulation material between the vertical 2x2 inch studs. Ensure that the insulation fits snugly to optimize thermal and acoustic performance.
- 5) **Finishing the Wall:**
-Attach the finishing material (such as drywall or plywood) to the 2x2 inch studs.
-Secure the finishing material properly to create a stable and smooth new wall surface.

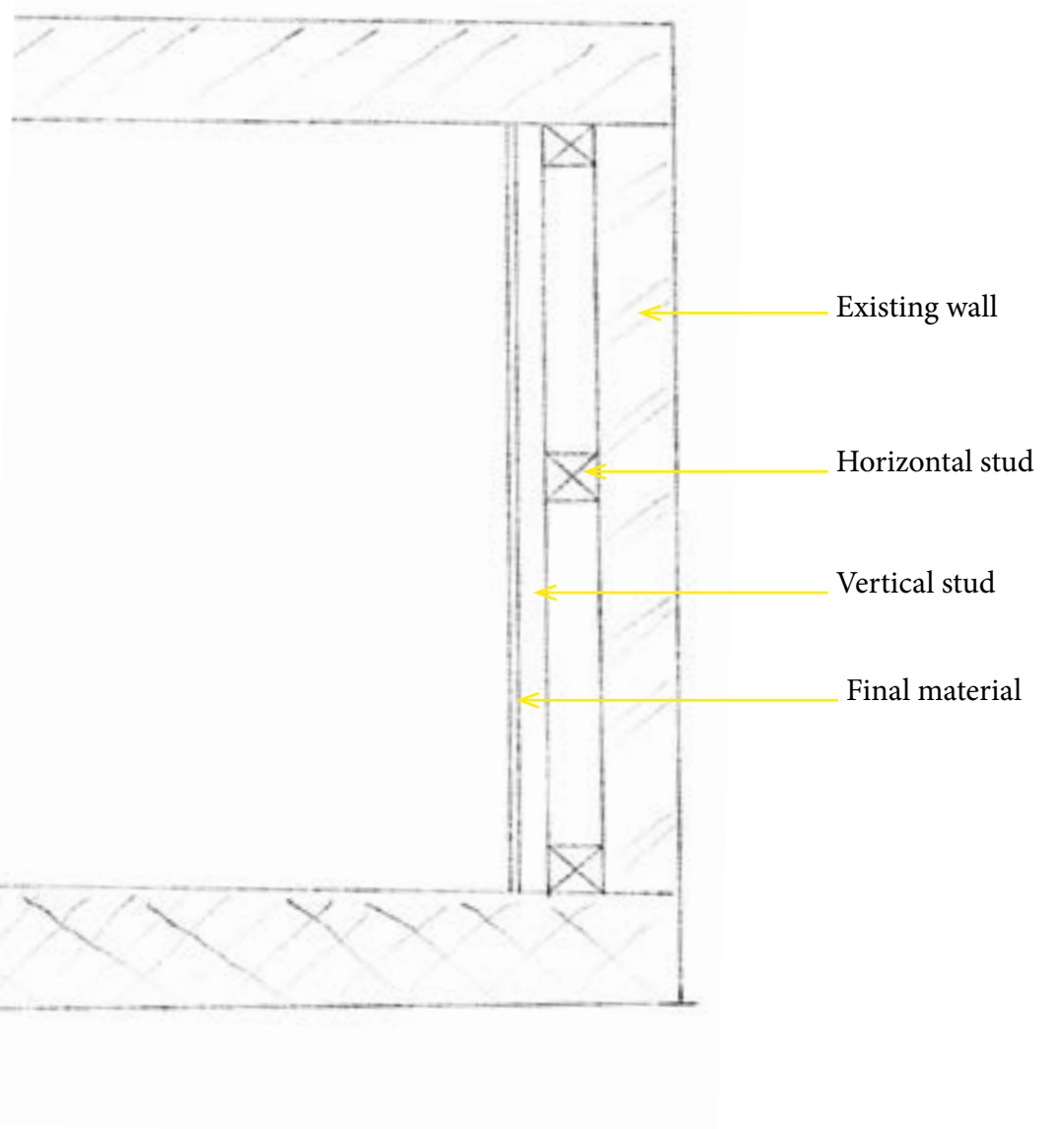
This method creates a new wall in front of the existing wall, adding a layer of insulation and a new finished surface, thereby protecting the original structure. The use of professional-grade, heat-activated double-sided construction tape ensures a robust and durable attachment for the studs.

Application of interior construction technology

Order of application:



Section:



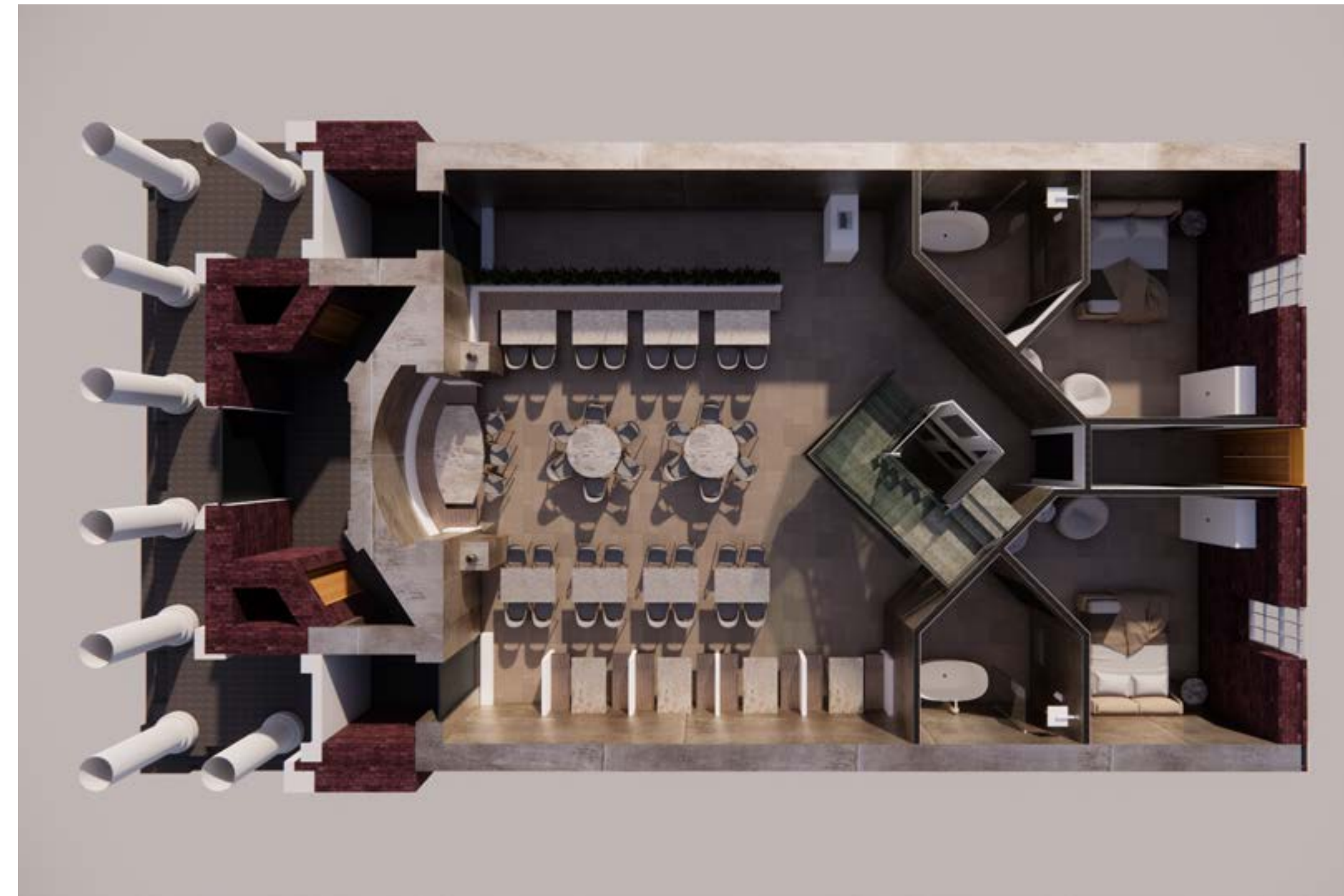
IMPLEMENT

Ground Floor Plan - Overview

The ground floor is primarily divided between the restaurant, ensuite bedrooms, and the staircase/lift. Due to limited natural light, there are only two proper windows located on the west elevation, it was logical to allocate this space for the bedrooms. These windows are the only ones with clear glass, providing unobstructed views outside, unlike the others. The bedrooms are arranged in a mirrored layout with a pathway in between, allowing guests to access the main area or the back entrance upon departure. Early-arriving guests or those needing temporary luggage storage can have their belongings kept on the right-hand side upon entering, where they are greeted by the doorman.

The restaurant accommodates 68 guests in a symmetrical layout, allowing staff to maintain a clear overview and efficiently serve customers. It features 16 individual tables that can be rearranged to accommodate larger or smaller groups. Additionally, there are four banquet seating areas, each seating four customers, positioned slightly apart to create an alternative seating zone. These tables can be reserved for hotel guests needing workspace in the evening while still functioning as part of the main dining area.

Furthermore, the restaurant includes two round tables, each seating six customers, and an altar table that seats eight. Every table offers a view of the beautiful stained glass windows, enhancing the dining experience with their vibrant colors and intricate designs.



Mezzanine Floor Plan

The bedrooms upstairs on the mezzanine are identical to those below in terms of size and layout, with one main difference: the bathrooms on the mezzanine level feature their own stained glass windows. To access the mezzanine, guests have two options to ensure optimal service. The staircase, a prominent feature of the space, is expected to be used most frequently, as there is only one additional level. However, for guests arriving with their belongings, the lift provides a convenient alternative, transporting them from the ground floor to the mezzanine.

Ultimately, we decided against adding extra seating on the mezzanine to avoid complications with fire safety, traffic flow, and unnecessary zoning mix. This ensures a more streamlined and functional space, prioritizing guest safety and comfort.



Basement Floor Plan

The basement features a cocktail bar with ample seating along the sides and two tables in the center. There is a small stage, currently used by a DJ, but it can also accommodate singers or other live music performances. The space allows for plenty of standing and dancing room when the area is at full capacity. The bar is designed to be large enough for two staff members to work behind the counter comfortably.

For restaurant patrons needing to use the restroom, access is straightforward. They can simply turn right at the bottom of the stairs and walk directly to the WC, without having to navigate around the bar. This setup also draws attention to the bar as guests will see it while descending the stairs.

All food preparation will take place in the commercial kitchen, which has been left blank for professionals to design the optimal layout.

All restrooms are located in the basement, providing a convenient solution for all guests and staff. This placement maximizes usable space on the ground floor ensuring easy access for everyone.



South facing Section

To enhance natural lighting and visual interest in the restaurant, it is proposed to introduce several 1.5-meter openings in the roof. These openings will allow ample light to enter without causing excessive glare. Additionally, installing acoustic panels in the roof will help eliminate noise, not only from the restaurant's activities but also from rain, ensuring a more pleasant dining experience.



Noth facing Section



Inspirational image

Noth Facing elevation

The building's stained glass windows are a crucial feature, contributing to its aesthetic and historical heritage. The missing middle panel has been meticulously restored and repositioned, ensuring the completeness and authenticity of the building's architectural charm.



Noth Facing elevation

The motifs adorning the walls have been meticulously preserved, celebrating the contributions of the association, predominantly composed of a younger demographic. Surprisingly surviving the bombing, both the motifs and the windows deserve to be prominently displayed. They encapsulate not just the history, art, and vibrant colors of the space, but also the spirit of the people who inhabited it.



Entrance point

Upon entering, whether as a day visitor or hotel guest, you approach the reception where a friendly receptionist welcomes you. Depending on your purpose:

A) You will be escorted to your table.

B) You will be handed the key to your hotel room.

C) You will be directed downstairs to the cocktail bar.

This allows the staff to be in full control of who is entering and exiting the building as well as it creates a clear route for the client.



View from receptionist

During the day, the receptionist ensures strict control over access to and from the building. They also maintain a comprehensive overview of the tables, enabling them to monitor and respond promptly to any needs or issues.

Additionally, the room located on the far left will serve as additional storage or for front-of-house necessities.



Atmosphere

Inspiration was drawn from other listed buildings like Winks and Number One Bruton, which employ a simple color palette, allowing the original features of the building to shine. The glass wall surrounding the staircase is the sole material that starkly contrasts the old and the new, emphasizing its role in the room alongside the existing altar. Their opposing placement enhances this contrast, yet other materials used do not vie for attention, as we aimed to honor the building's historical significance.



Basment Bar

Located in the basement, which is an added structure separate from the original building, the bar will feature a slightly more playful approach to color, texture, and lighting, than upstairs. These elements are intended to enhance the moody and intimate ambiance of the space. Our goal is to achieve an elegant and luxurious look akin to places like the Twenty Two, albeit with a slightly more subdued aesthetic. We will incorporate a variety of materials and patterns that are known for their sophistication but with a contemporary twist, avoiding an overly traditional feel.



Point of view from bar

With a direct view to the staircase the staff will be able to over look the space at all time.



Point of view from dj booth



Bathrooms downstairs



Bathroom

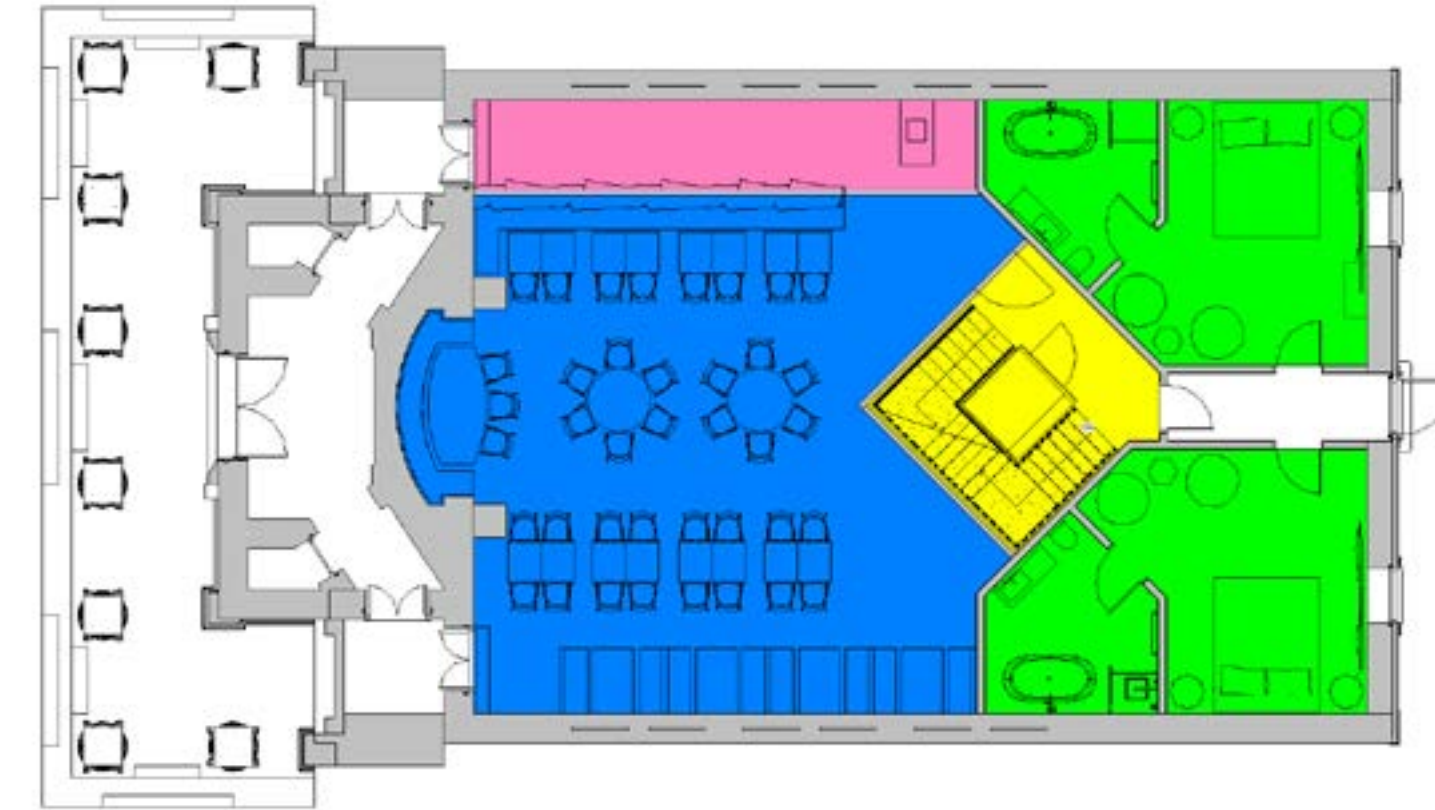




Material insporation

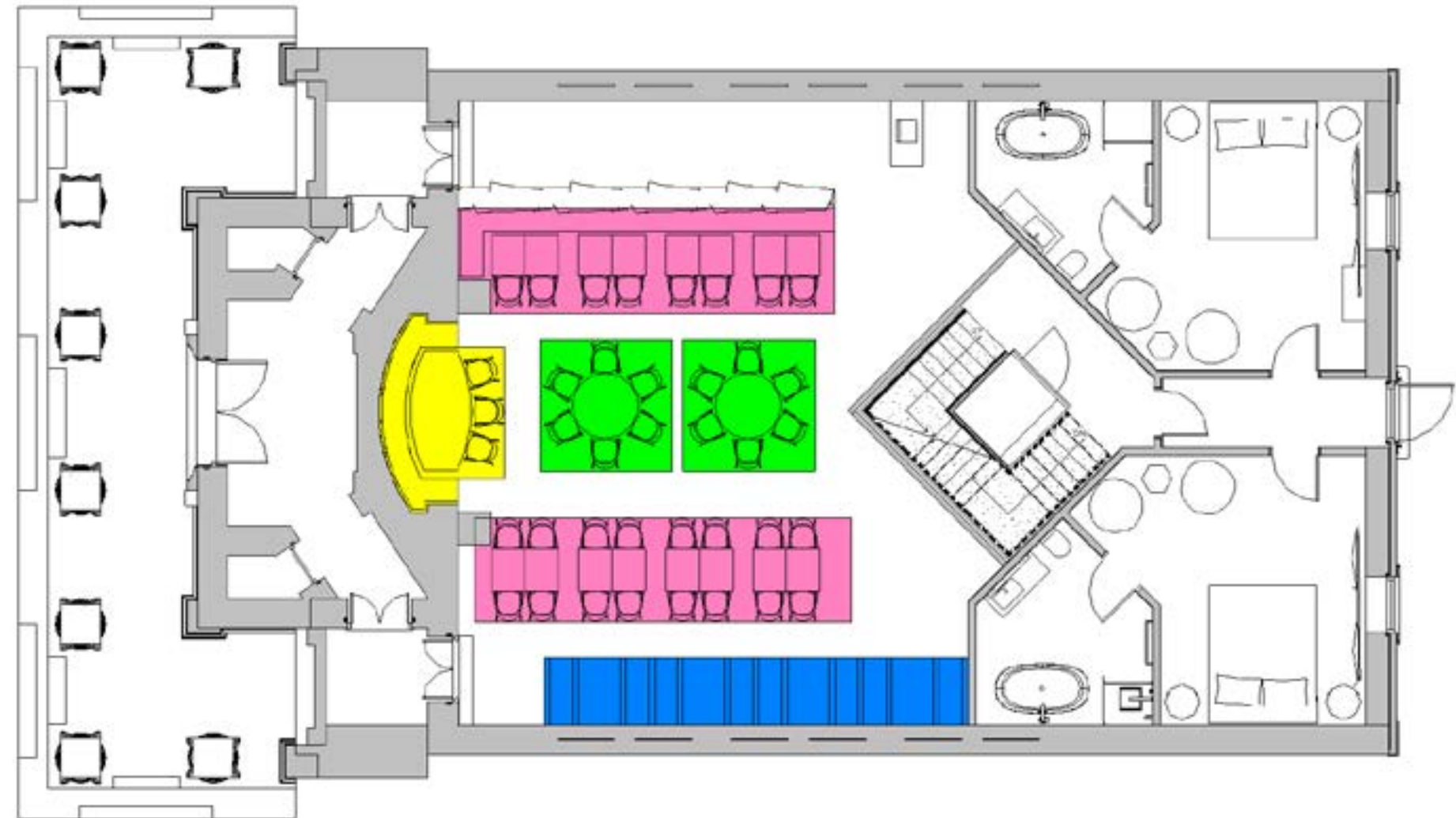
**General zoning
GF**

- Reception and greeting point
- Restaurant
- Entrances
- Lift through all floor levels



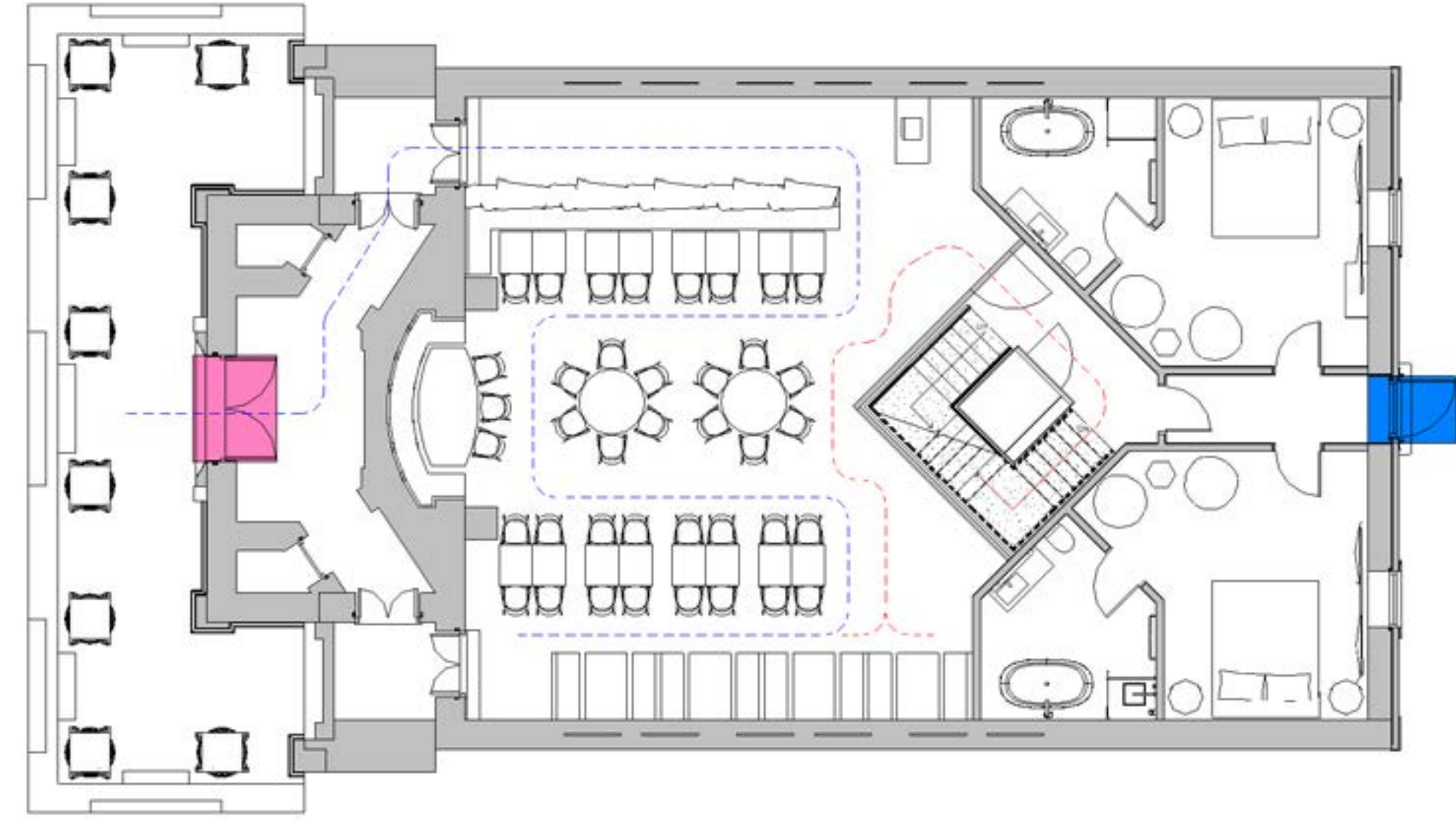
Restaurant covers

- Modulare seating
- Tables with 4 covers
- Tables with 6 covers
- Table with 8 covers



Restaurant traffic flow

	Main Entrance - Asulum Road
	Back entrance - Caroline Gardens Enclosed escape exit, staff entrance & Accessible entrance
- - - - -	Traffic flow to tables
- - - - -	Traffic flow from table down to WC / bar



Bibliography

Client page:

Sinclair, C. (2022). A first look into The Twenty Two. Financial Times. [online] 20 Apr. Available at: <https://www.ft.com/content/b9b3f894-65ad-43bf-8244-bba8d9685290>.

Concept page:

Huziej, M. (2023). All about Cognitive Distortions. [online] CPD Online College. Available at: <https://cpdonline.co.uk/knowledge-base/mental-health/cognitive-distortions/>.

<https://www.southwark.gov.uk/events-culture-and-heritage/cultural-recovery-plan-2021-to-2022?chapter=3>

<https://www.britannica.com/place/Southwark-London>