

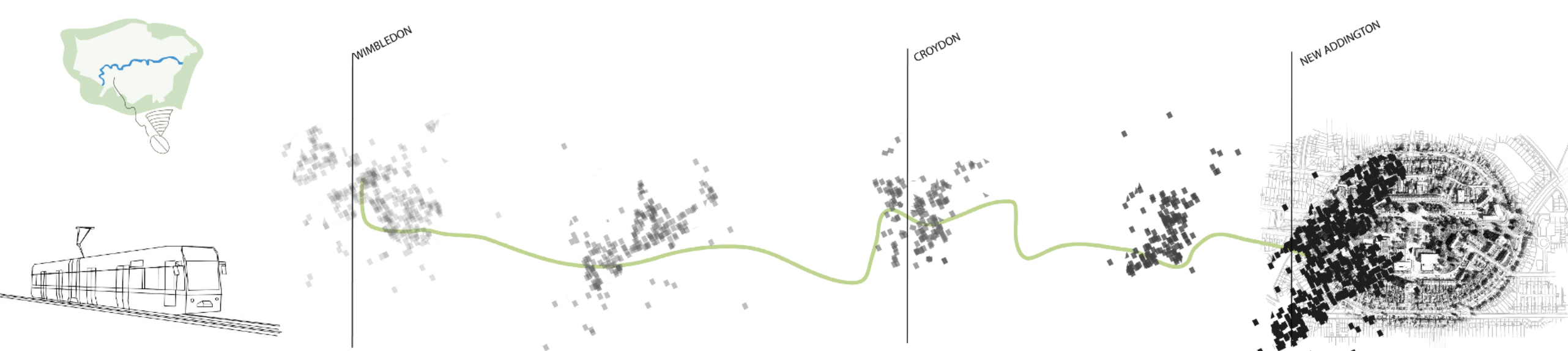
The project is sited within Central Parade of New Addington, which started its life as an isolated garden city on the edge of London.

The project looks at the way in which a town or a city has grown and the change in the townscape over time (dense to less dense) and the way in which a grid or streets are marked out and then programmed and built over time. These then change and adapt, particularly in the industrial revolution when new towns, housing and work places grew up around existing towns or new railways lines.

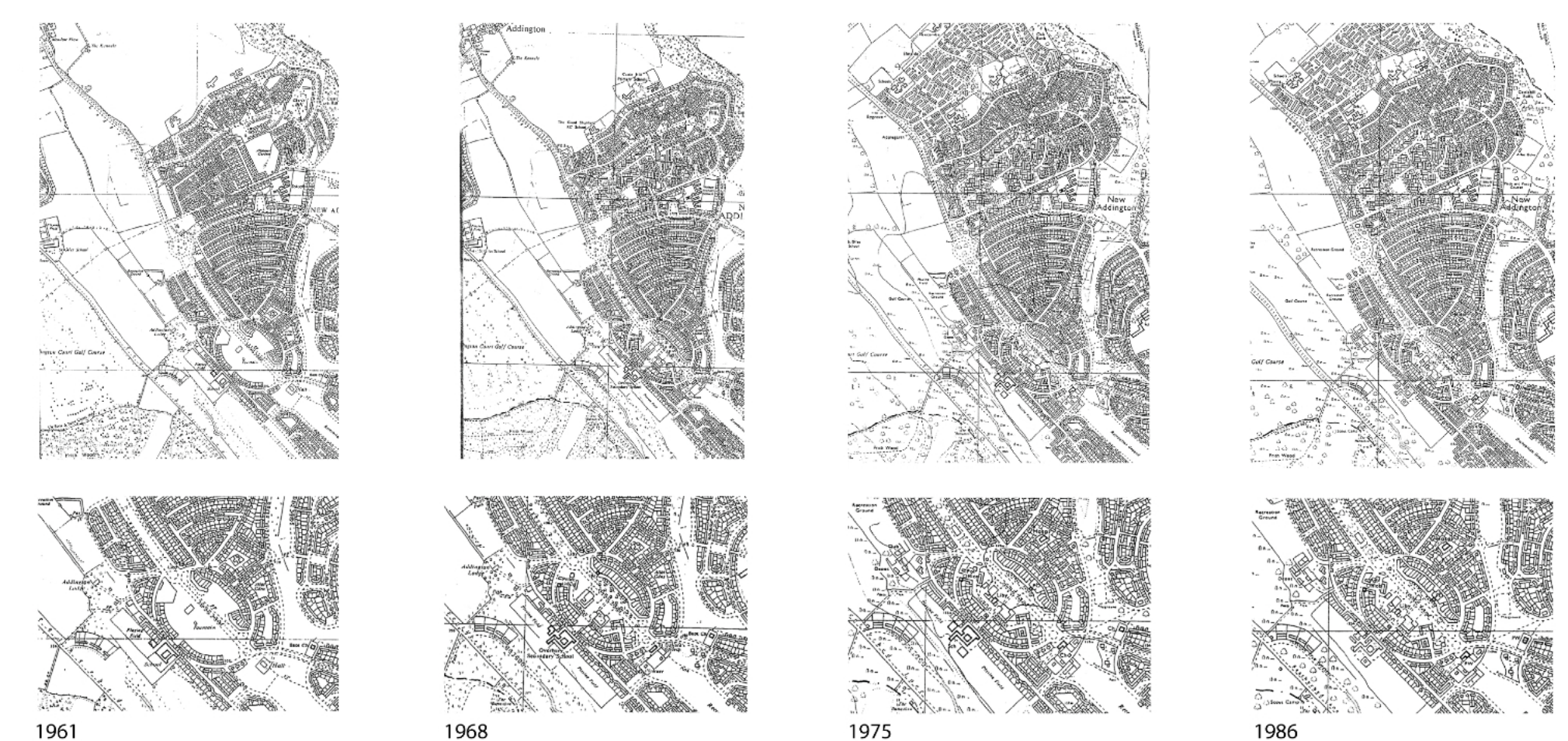
With the introduction of the tram route in New Addington in 2000 it helped join New Addington to London and this brought prospects of employment and demand for new housing.

New Addington's civic centre is still run down. However, new ideas to revive it and people wishing to invest have increased. This is one of the key concepts of the scheme. Plus with the current economic spending on public uses, a system and scenario has been designed that can be reproduced up and down the tram route at any given stop.

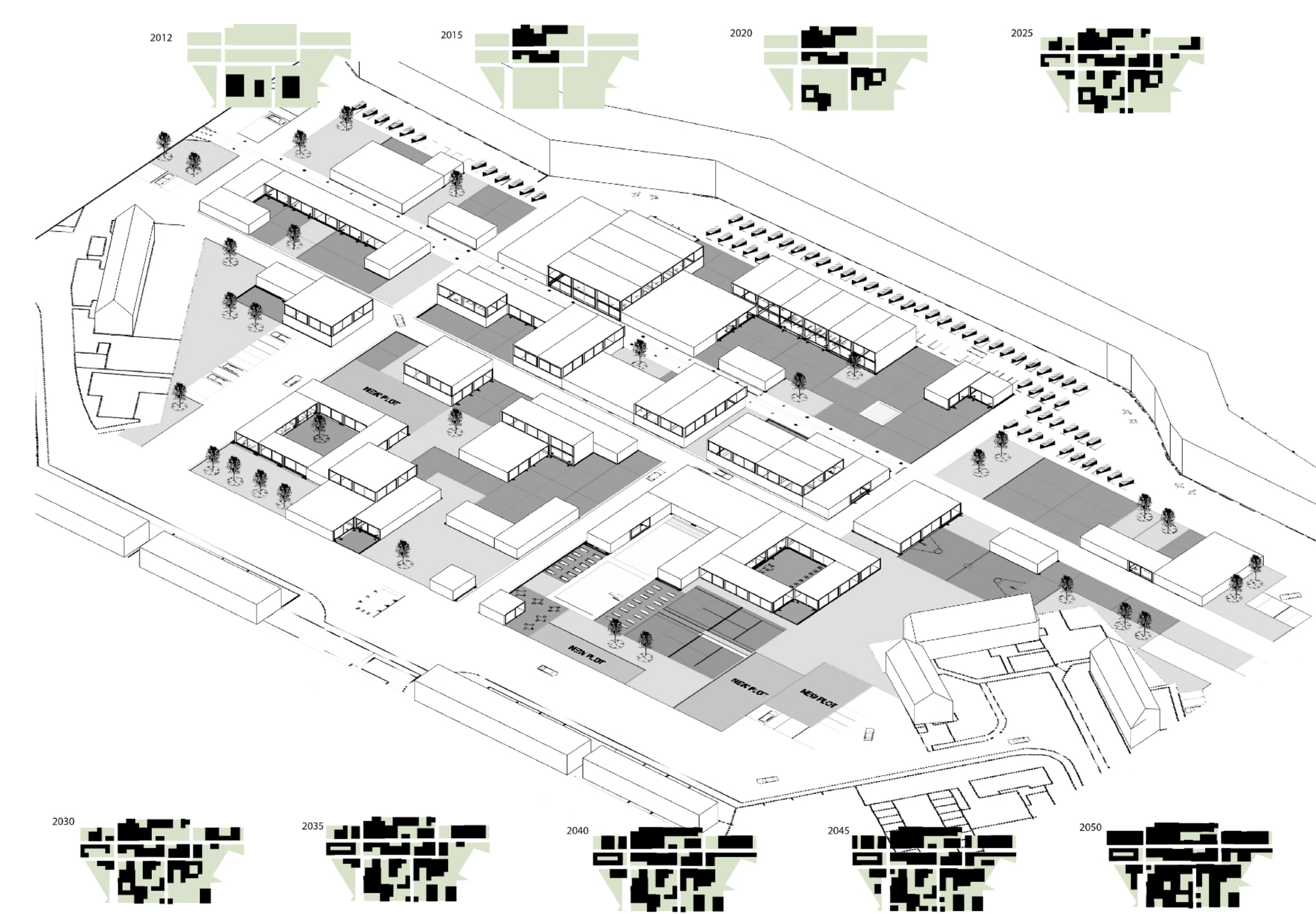
At the point at which New Addington stopped growing at the outbreak of war, quick, cheap and mass produced housing was needed on demand. New Addington was therefore fitted with pre-fabricated housing. Again, it is this that the project develops. A new civic language prefabricated system, based upon existing typologies.



>Prefabricated system reproduced up and down the tramline

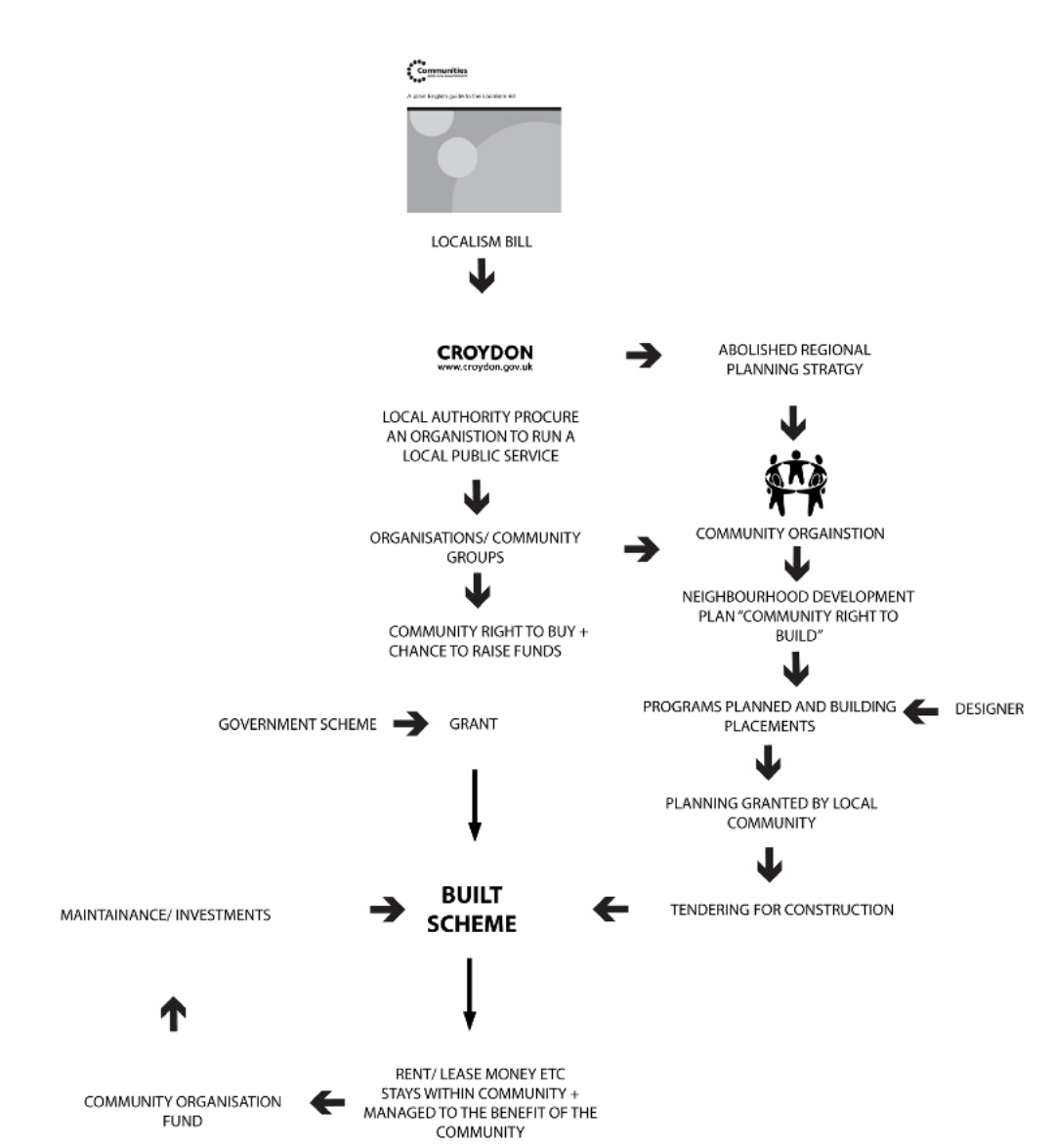


>New Addington growing through the years

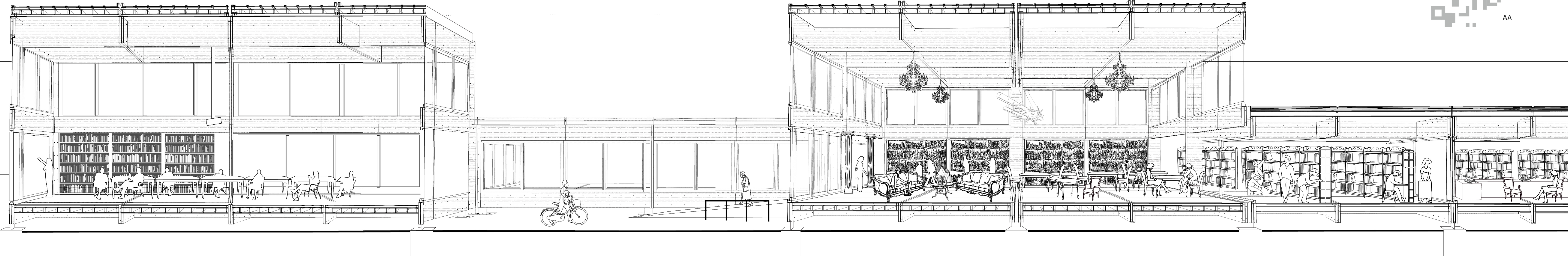
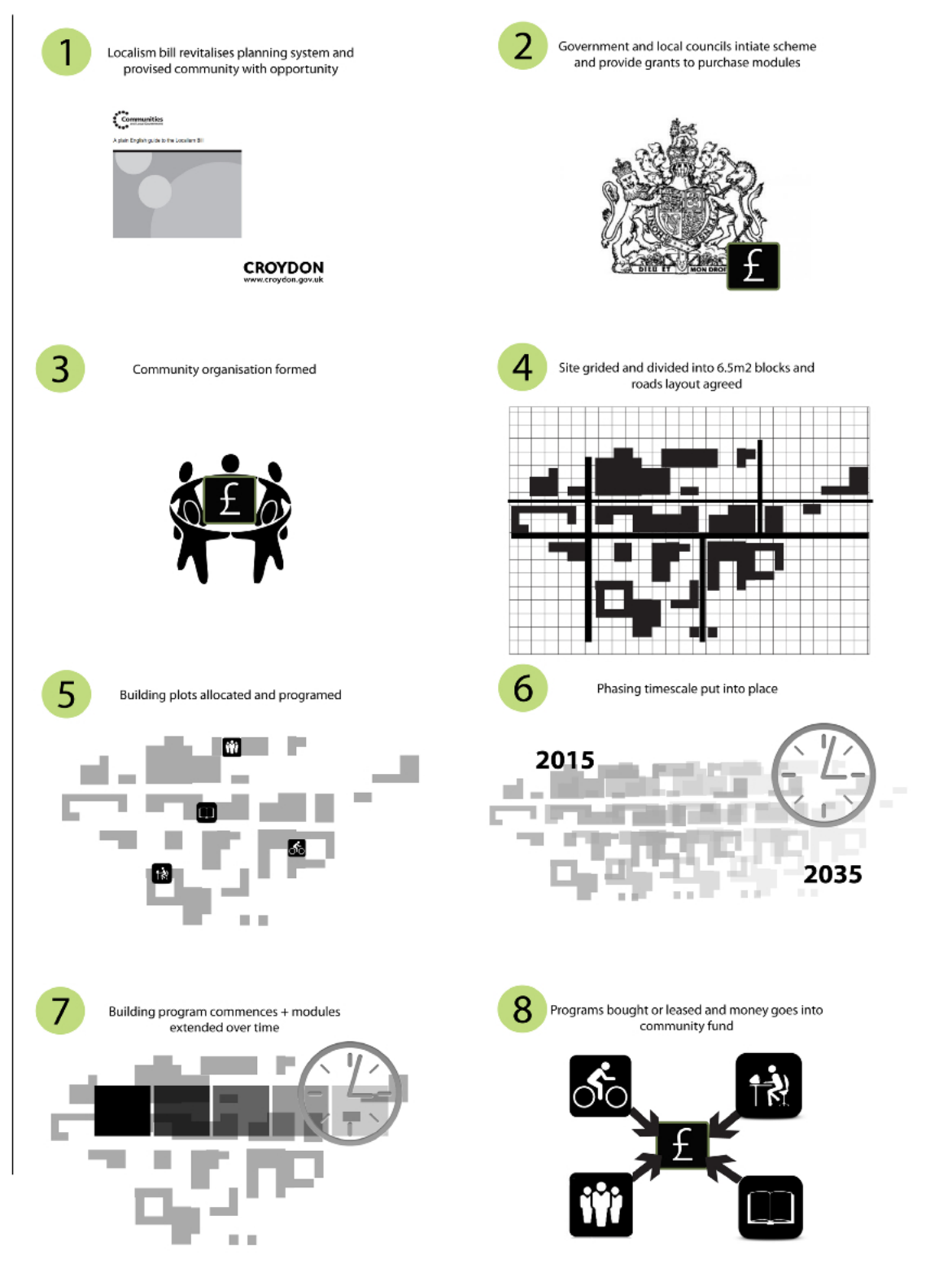


>Proposed prefabricated system New Addington's centre, with diagrams showing the growth from years 2012 to 2050

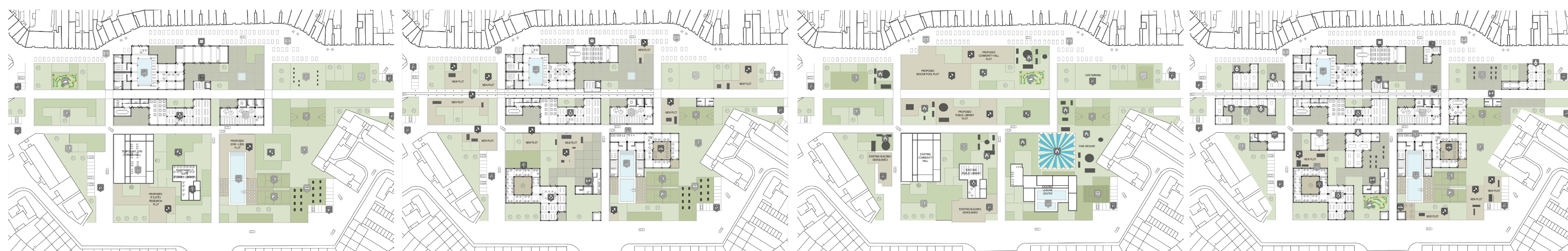
LOCALISM, COMMUNITY RIGHT TO BUILD, PLANNING & BUILDING



>The proposed system's planning, organisation and political mapping



>Long section through the proposed library showing the different module types and uses inside them



>Four ground floor plans through years 2015 to 2030, showing temporary activities and land use.



The modular structure materials are brought to the site and assembled over a period of time and in phases. During which, the existing buildings are re-programmed and demolished. New Addington is never without the existing programs, they move into new buildings.

The structures are built using "fitch" beams that are bolted together and the frame is held together using steel brackets at various junctions. These are bolted and beams vary in depths and length to be able to produce desired spans for the programs. There are three types of modules available - 6.5x6.5m, 13x6.5m and 19.5x6.5m.

The roof, floor and walls are clad using prefabricated panels that are either openings, glazed, or clad in external timber.

Daylight and ventilation is brought inside the spaces either through roof lanterns, sliding glass doors or through shutters and even through the floor.

Water run off on the flat roofing panels are deposited via a Zinc gully behind a small parapet and channelled down behind the façade and out through a modular panel in the suspended floor. The water runs into the existing sewer system.

Regarding services, electric wiring, lighting and plug sockets are built into the factory fabricated wall, floor and roof panels. The electrical system in each panel enables the wiring to be clipped together to provide a circuit power system to the final building layout.

Water, grey water and foul water use the existing system. The toilet and sink etc, are built into the modular floor and walls and are connected to existing drainage.

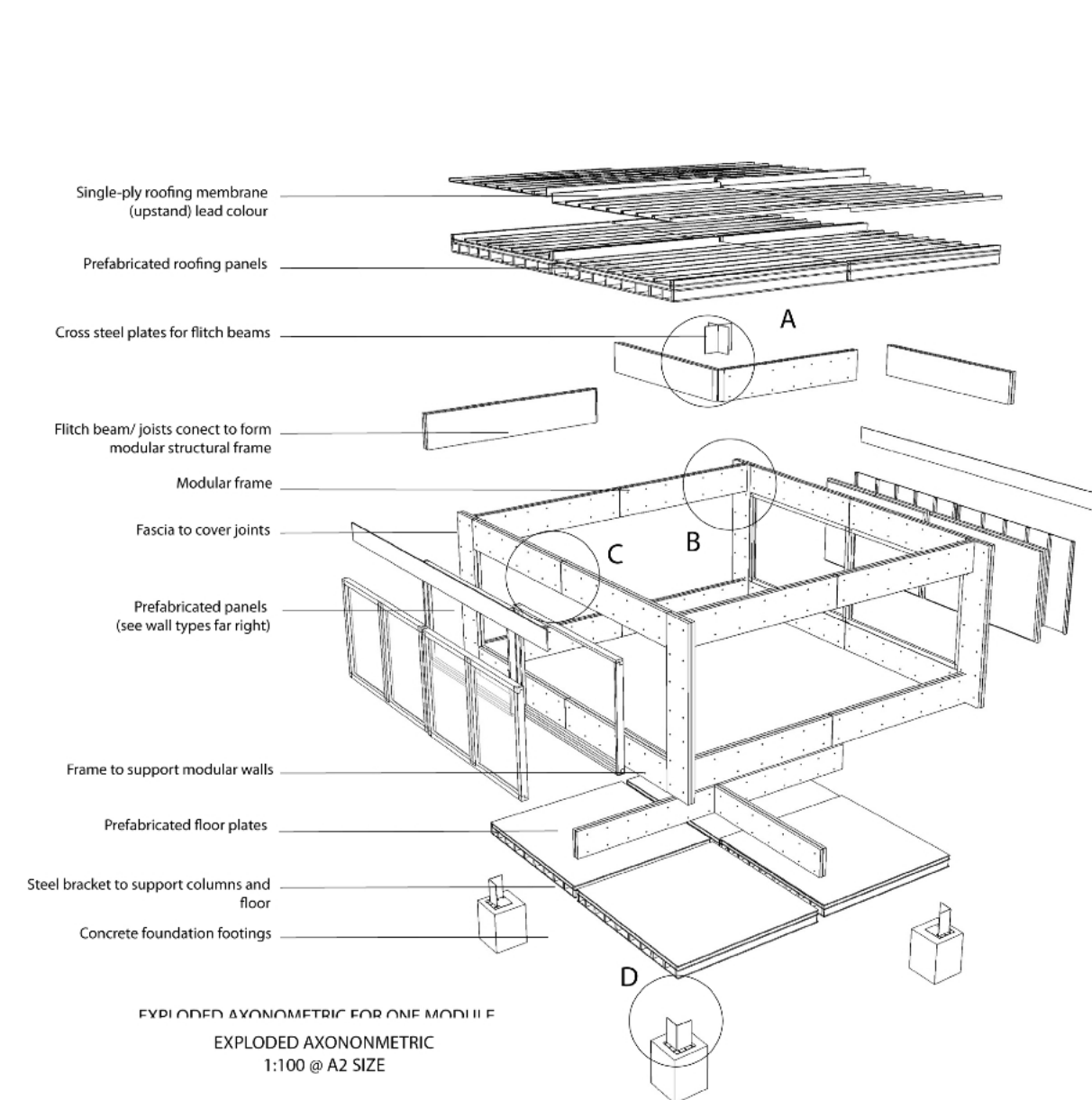
Solar panels can be mounted as an option and in time can generate electricity for hot water or power. Any unwanted power can be discharged to the tram line or the national grid.



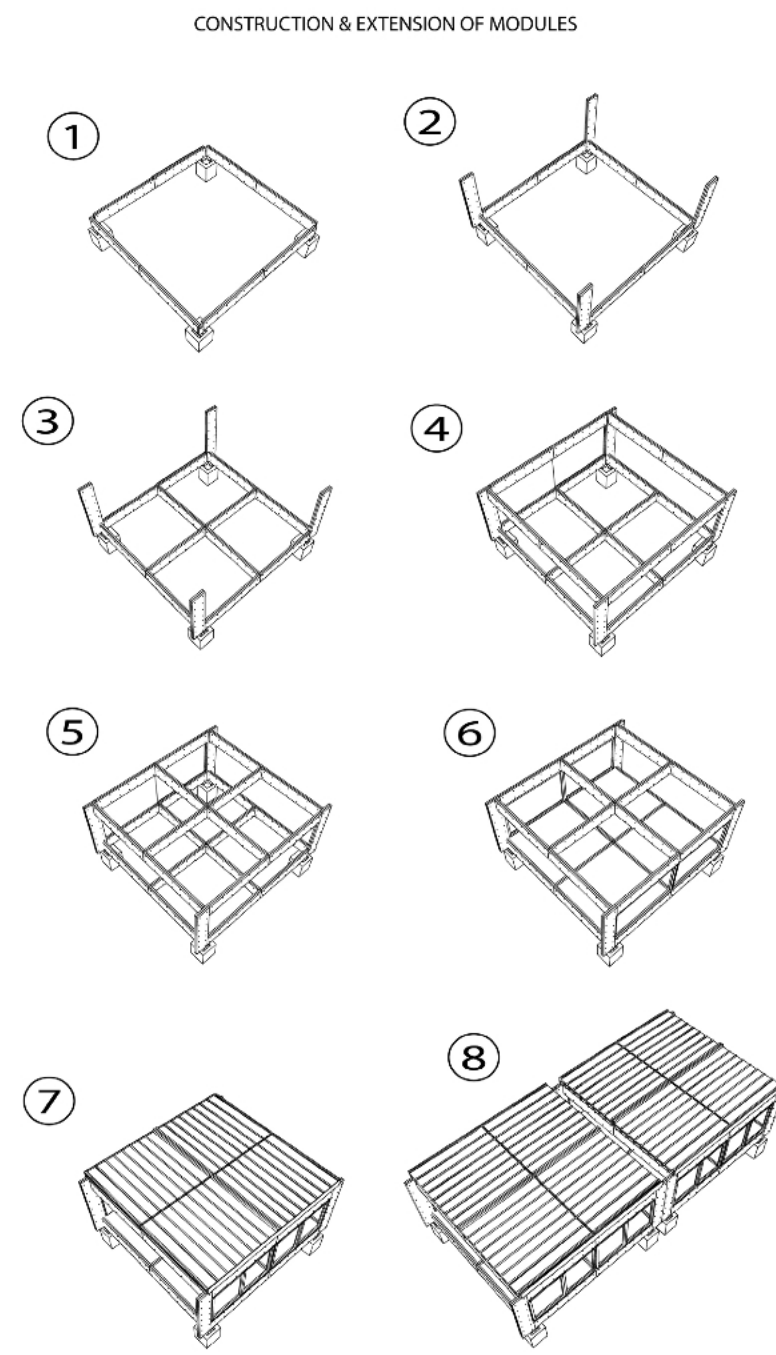
>Interior of the single storey module, used as a cafeteria



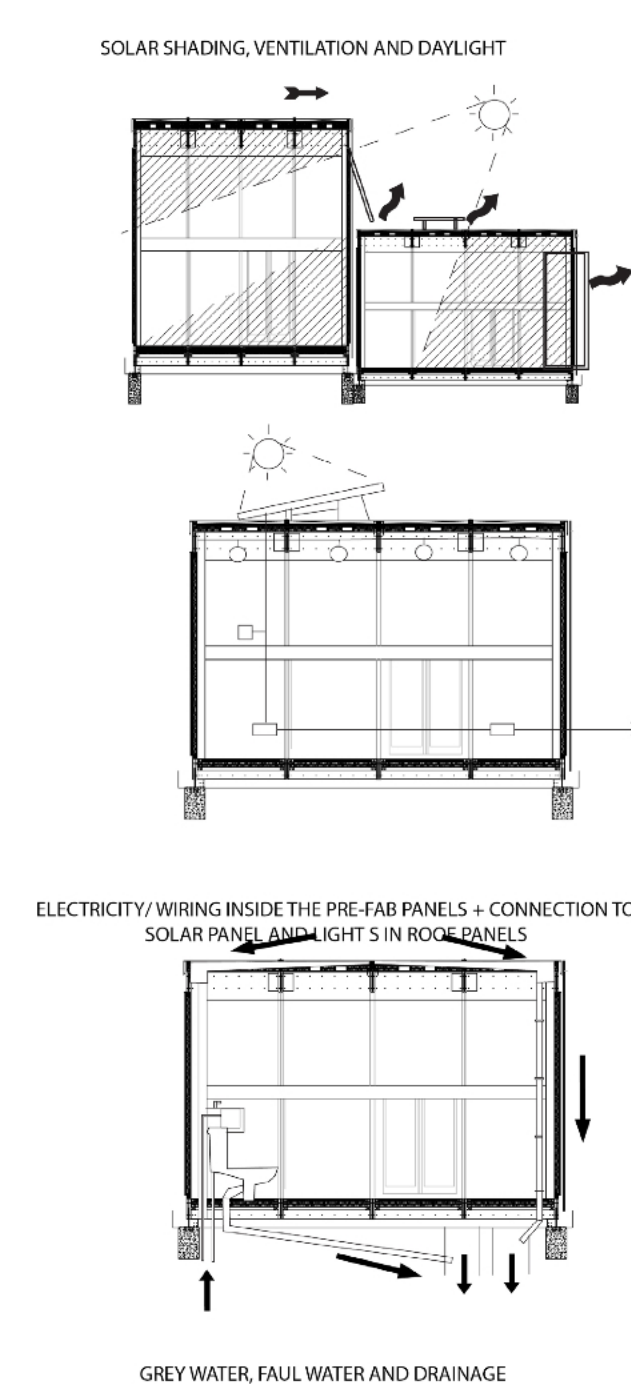
>Double height space of the main library reading room



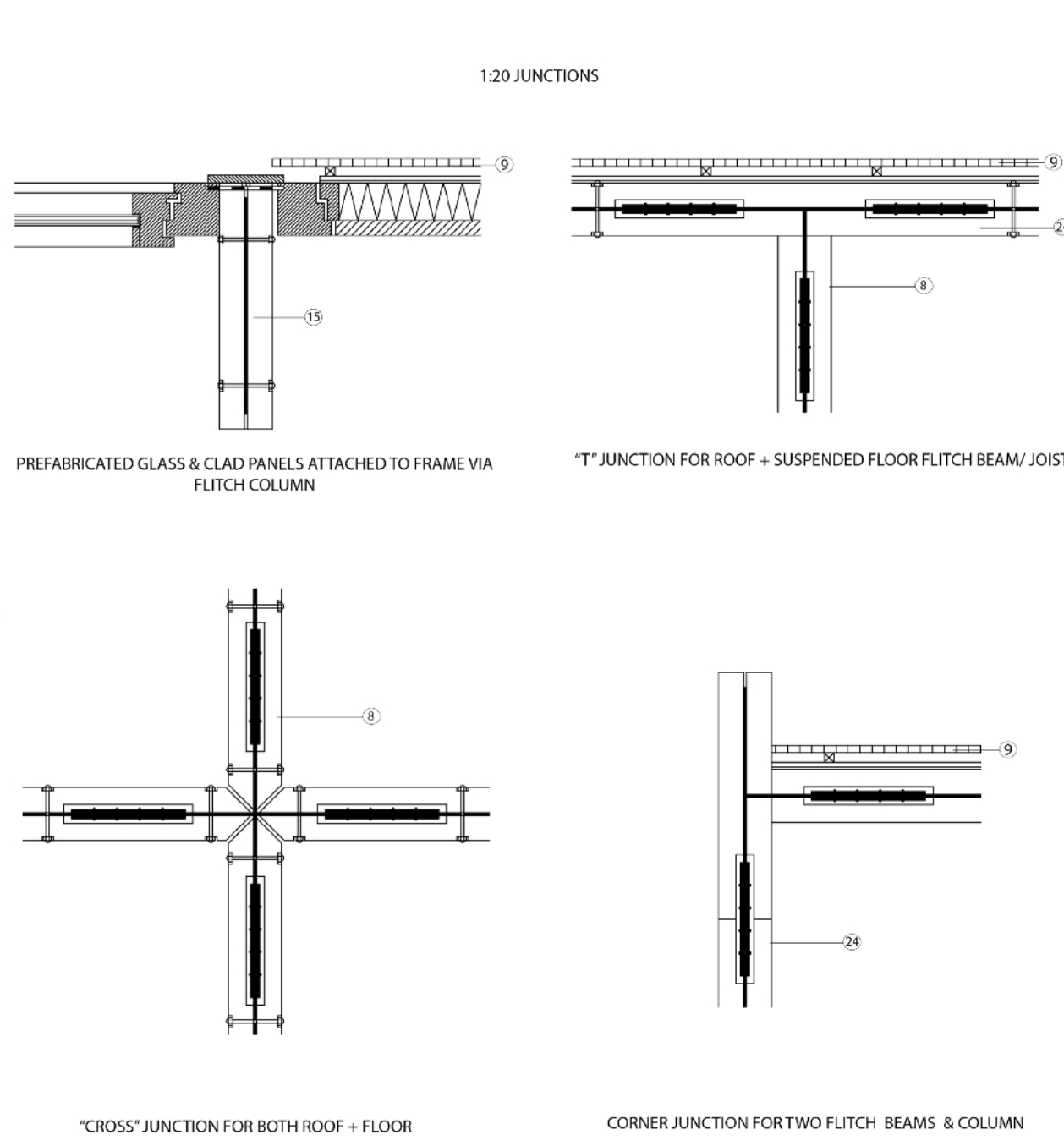
>Exploded axonometric of a single module



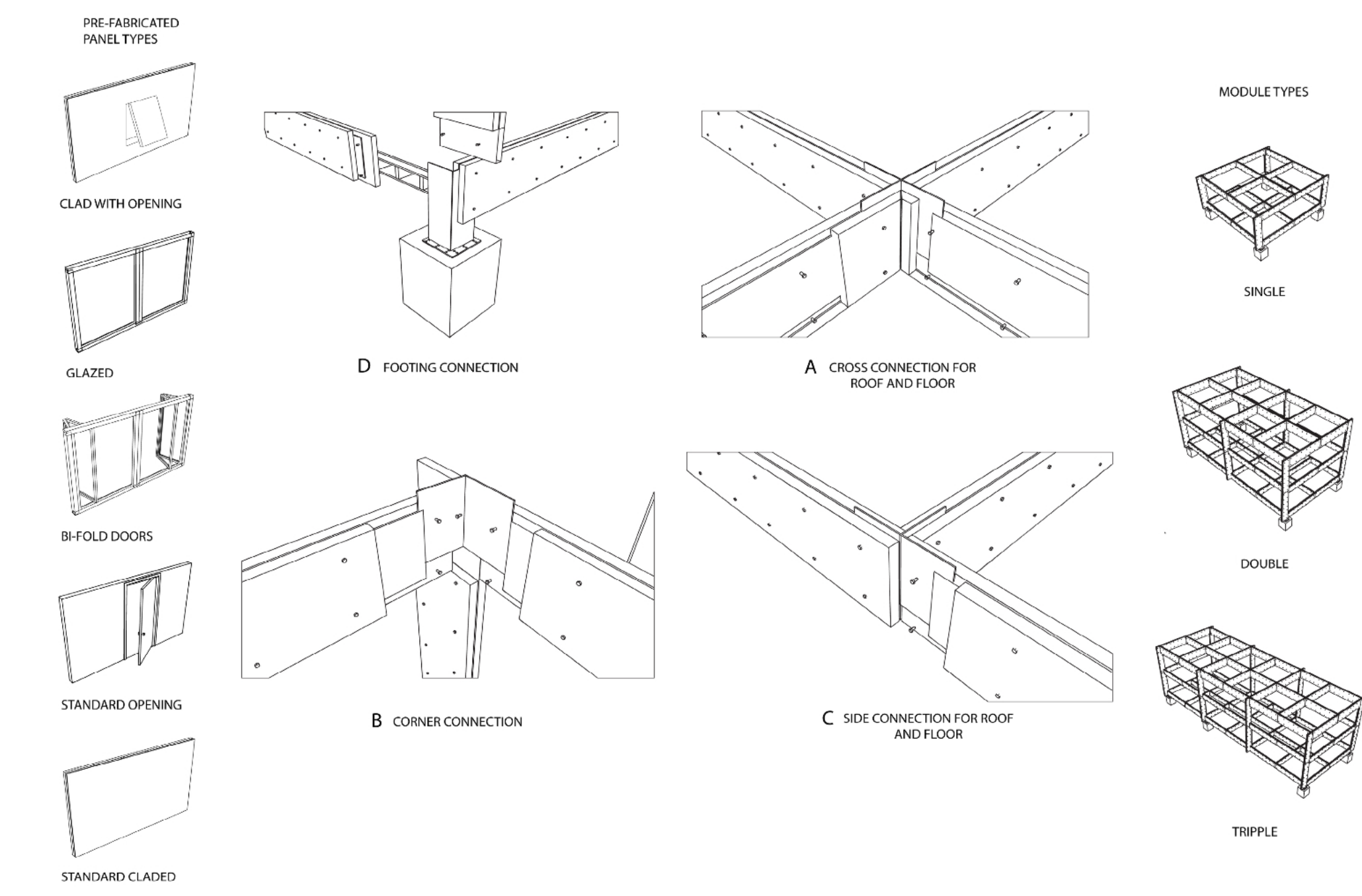
>Construction stages of a single module



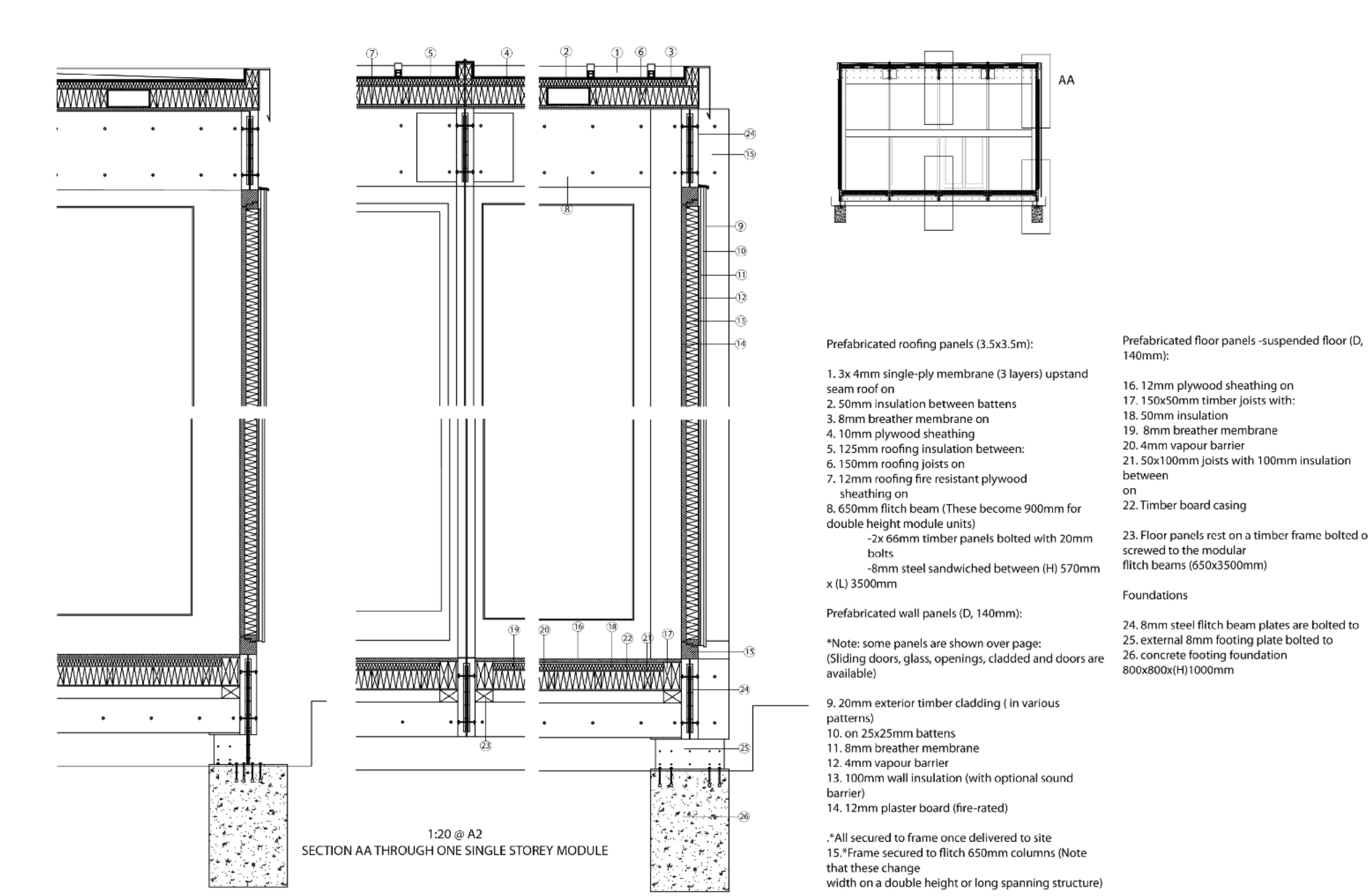
>Light, ventilation and servicing diagrams



>Details of various junctions for the fitch beam structure



>Axonometric diagrams of wall panel types, structural junctions and module types



>Technical detailing of a module; wall, floor and roof



>Exterior view of the library, with construction in the background



>Exterior view of the cafeteria with family activities happening around the modules

Due to the scale of the project and the current economic downturn, the building project is a government grant funded scheme. This enables communities to come together to plan, organize and run their own communal civic centre. By using a prefabricated system it not only allows for accuracy and continuous quality, but it comes at a cheaper price.

Privatisation can take place. Firstly the land is divided up into a 6.5m2 grid all over Central Parade, the site is divided into zones which become programmed, then eventually become built module by module.

They can be bought privately and leased. The main 3 programs; namely the library, leisure centre and the hall are council owned until a community localism project is formed. A pot of money allows for the continuous security and up-keep of the buildings to be maintained. All other programs are privately owned.

To avoid the planning loop hole, a consortium of local people, activists and potential owners form a group to by-pass planning and with the council/ state led scheme set up the plans they need for the civic centre; a process that may happen in other boroughs or counties.

Solar panels can be mounted as an option and in time can generate electricity for hot water or power. Any unwanted power can be discharged to the tram line or the national grid.