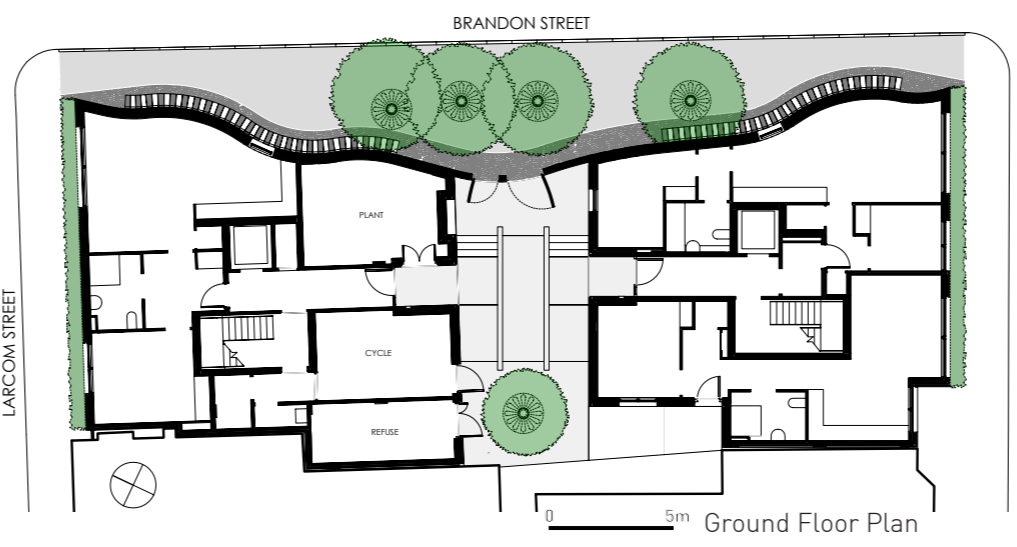


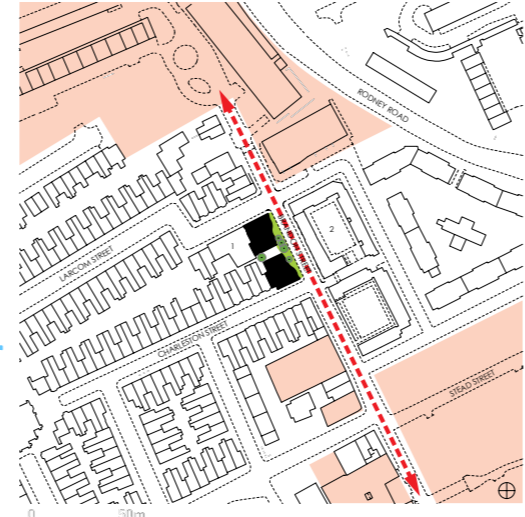
CONCEPT SKETCH:
 In preserving four existing trees, their potential to help shape a new urban amenity was recognised. The trees determined the undulating, receding nature of the new building elevation, defining external public and internal private spaces, whilst allowing sufficient space for roots and crowns, and for people to enjoy.



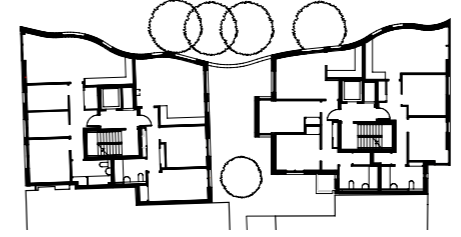
LONDON: location plan



SITE PLAN: Brandon Street is in course of becoming a principal south-bound axis into the Elephant & Castle regeneration area (pink), an imminent transformation which determined the urban and architectural design approach.



Typical Upper Floor Plan



Section

