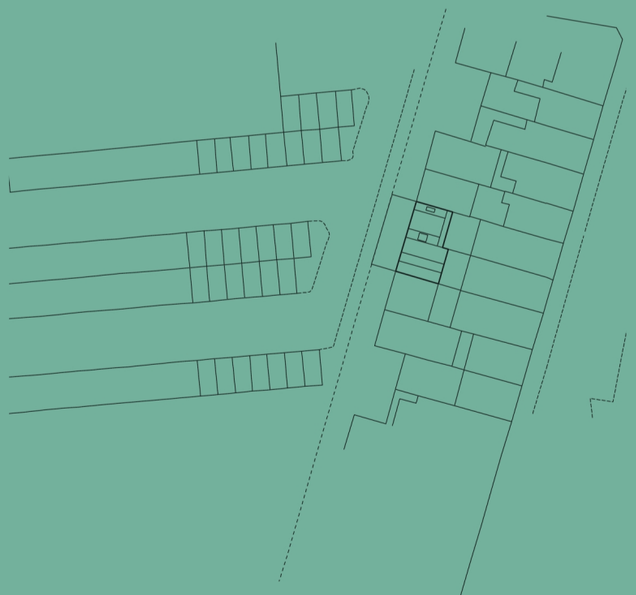
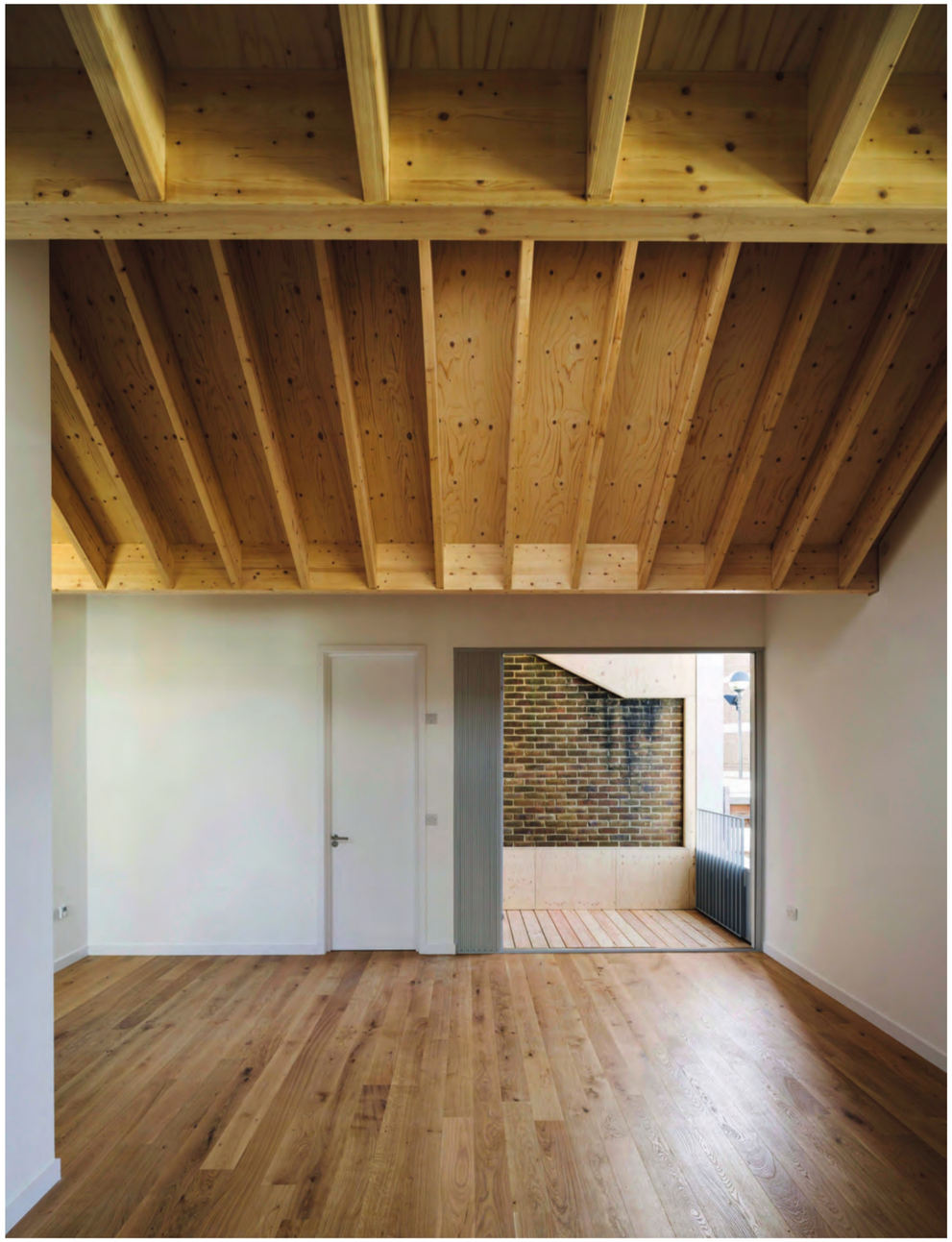
Broadway Market Mews
Delvendahl Martin Architects

Photography by Tim Crocker



PROJECT DATA

Start on site April 2018
Completion November 2018
Gross internal floor area 88m²
Gross internal and external floor area 92m²
Cost Undisclosed
Form of contract Traditional (JCT MWD 2016)
Architect Delvendahl Martin Architects
Client Private
Structural engineer PHI Design
CDM coordinator Bernard Williams Associates
Approved building inspector Approved Inspector Services
Main contractor Sail & Sons
Aluminium cladding subcontractor PMF Roofcraft
CAD software used Vectorworks



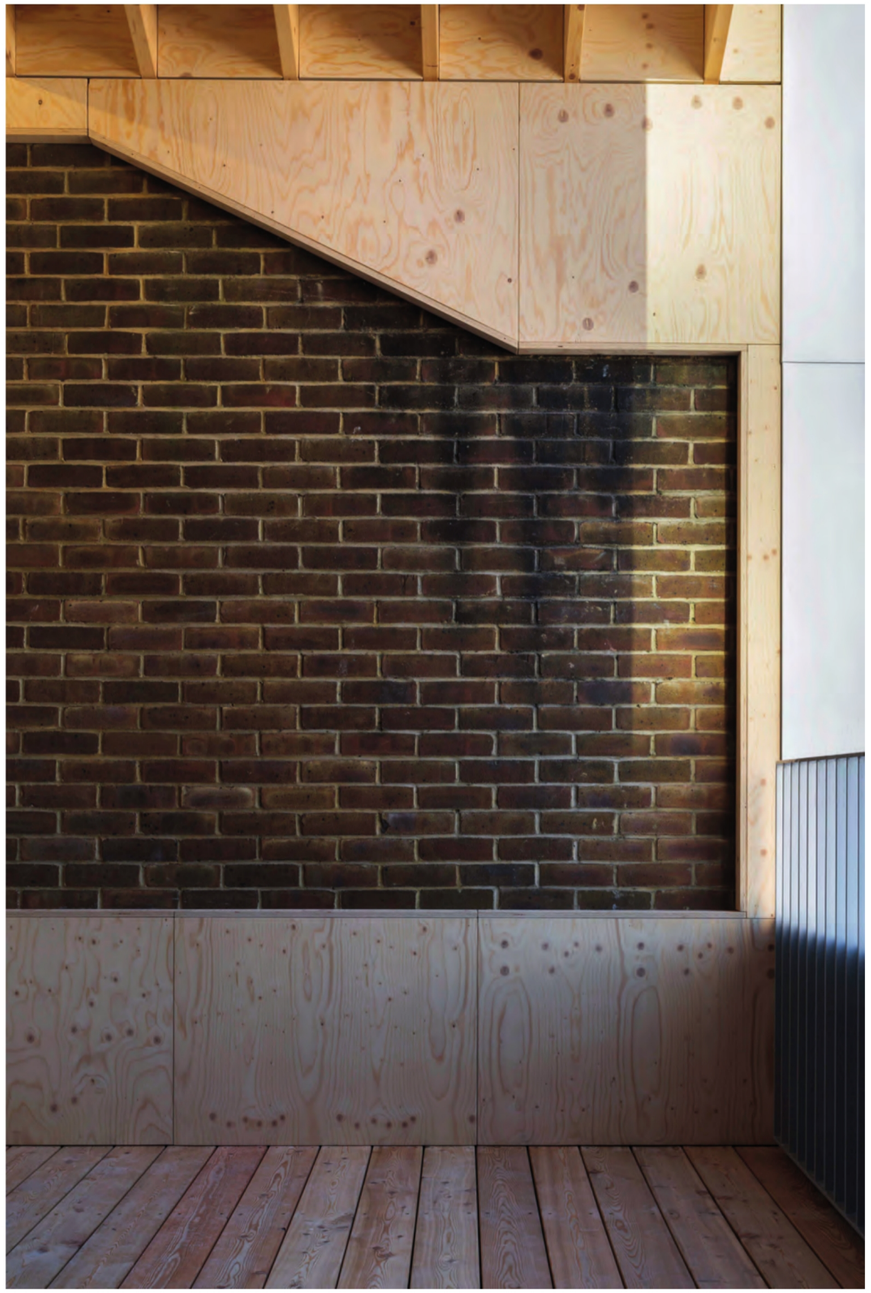
PROJECT DESCRIPTION

Broadway Market in Hackney, north London, is a vibrant area, lined with two and three-storey properties with a variety of commercial uses. On Saturdays the street is pedestrianised for a lively market. Parallel to the main street, Broadway Market Mews is largely occupied by local businesses, shops and a strong community of artists that has been in the area for a couple of decades.

Our project at Broadway Market Mews comprises the refurbishment of an existing workshop on the ground floor and a first floor extension to create a new studio flat. Having worked as an artist in Broadway Market since the early 1990s, the client had witnessed significant change and felt it was important to make a positive contribution through the project. Driven by the client's desire to enhance the mixed character of the area, the scheme aims to create a contextual yet unique and surprising response, moving away from the brick boxes emerging in the immediate vicinity, while remaining true to the industrial quality of the mews. The retained brick structure acts as a plinth to a new lightweight timber frame extension, with exposed glulam spruce beams to the interior and clad in light-grey standing seam metal to reflect the changing light. The new building, with its sloping planes and setbacks, has a characterful roof line that alludes to the history of workshops in the area.

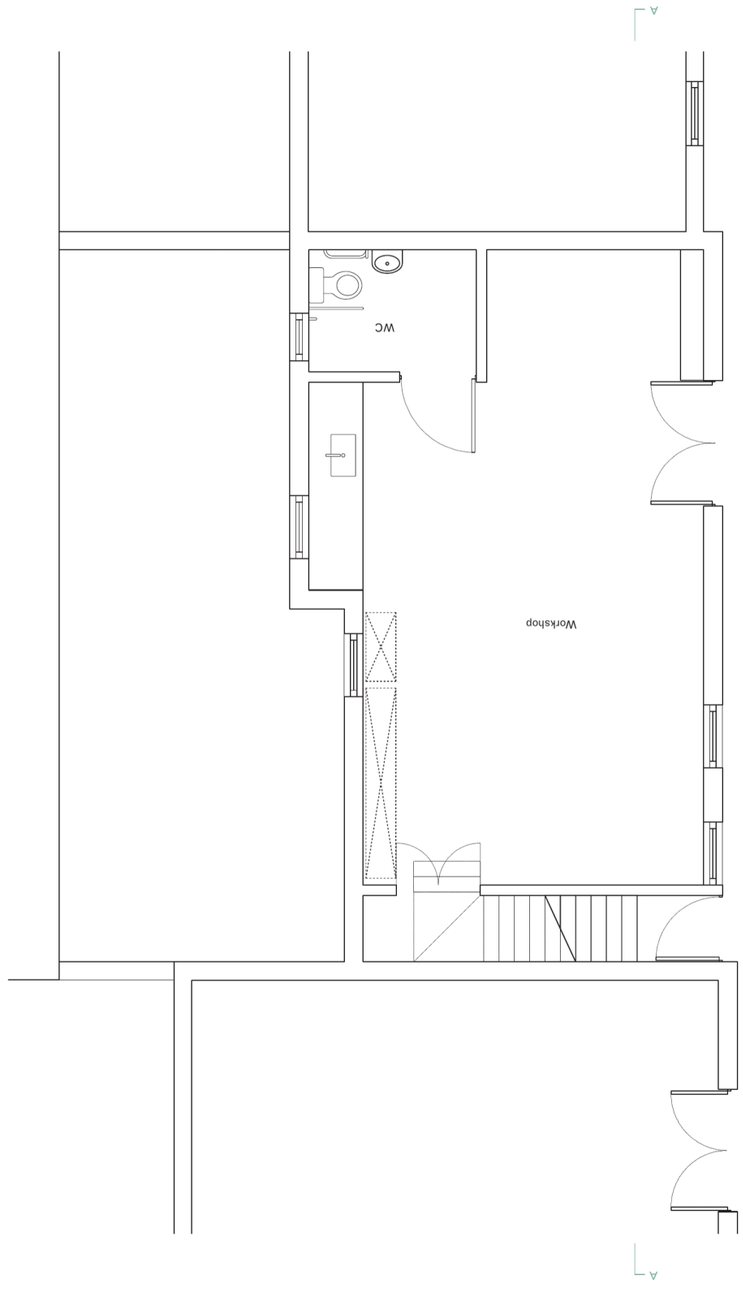
The project is part of a 'family' of interventions that Delvendahl Martin Architects is currently working on in the area and expands upon ideas explored in the practice's earlier extension to the adjacent Fabrications design studio and shop. Collectively, these begin to establish a new vernacular language across Broadway Market.

Eric Martin and Nikolai Delvendahl, partners, Delvendahl Martin Architects



18

GROUND FLOOR PLAN



FIRST FLOOR PLAN

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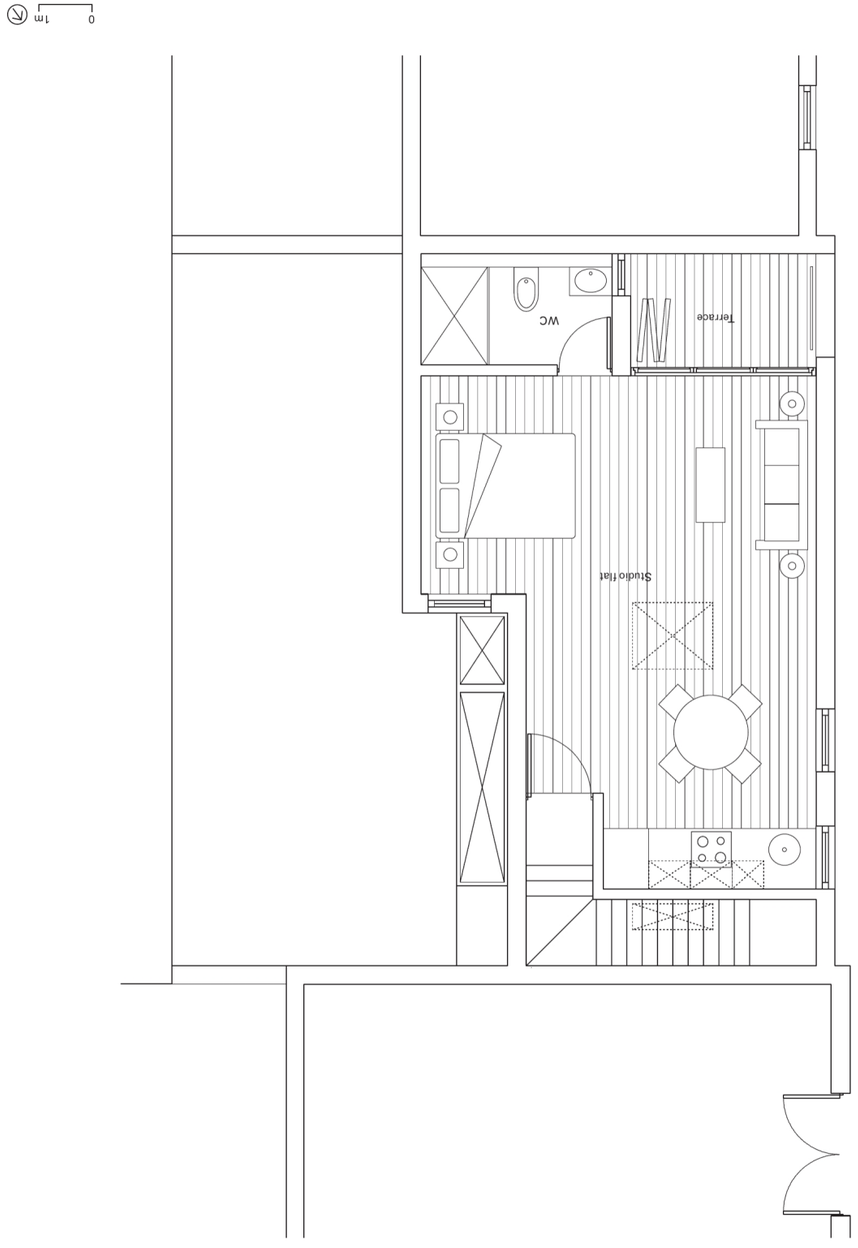

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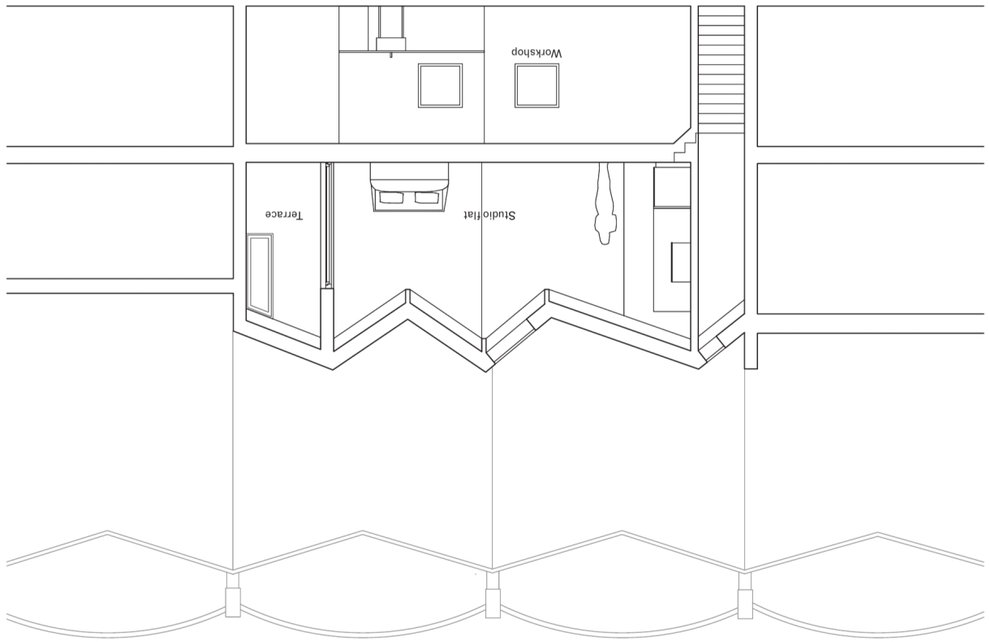
SECTION A-A



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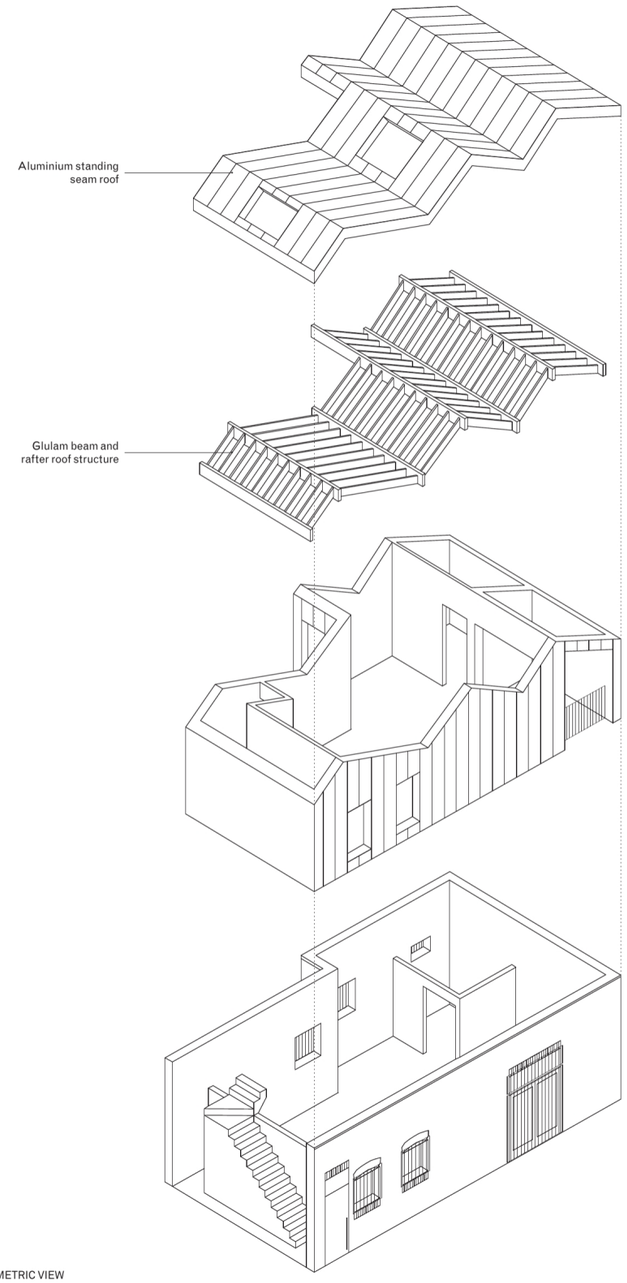

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BROADWAY MARKET MEWS ELEVATION

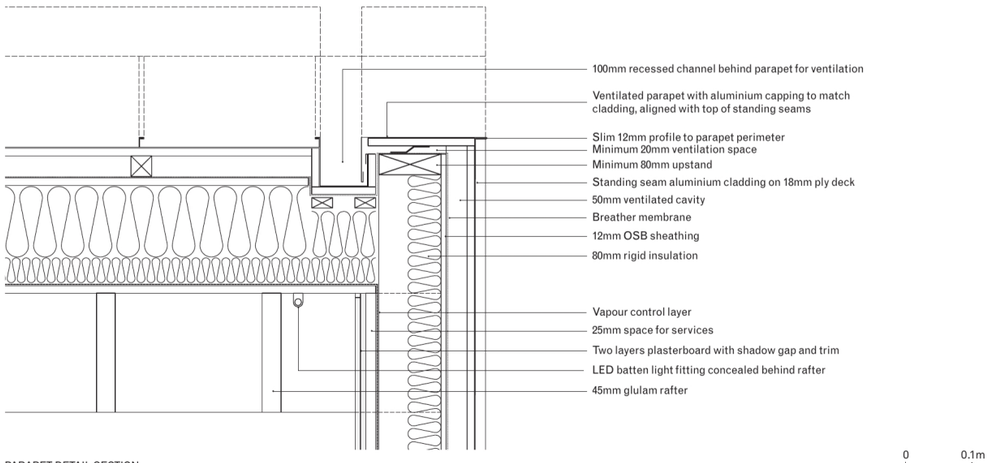
DETAIL AND SPECIFICATION

The form of the new extension emerged through an iterative process, taking into careful consideration the impact of the development on neighbouring properties. The approach taken therefore was to generate a shape which would maximise daylight penetration while minimising the sense of enclosure to surrounding buildings and softening the impact of development.

Located on a tight site between two brick boxes, the new building's folded geometry and sloping planes form a characterful, conertina-like roof line that alludes to the history of workshops and fabrication in the mews. A key area of exploration was in the detailing of the external standing seam aluminium cladding, with a particular focus on the parapet detail. Our aim, through adaptation of the standard detail, was to create a refined and slim outline to the façade to preserve the clarity and simplicity of the external form.

In order to achieve this slim outline, the vertical façade sheets were turned out at the top of the parapet and a capping piece folded onto this, maintaining a thickness equivalent to the standing seams. An upstand was required to enable the façade to ventilate behind the parapet. We wanted to ensure that the roof finish and the top of the parapet would be in the same plane so that the extension could be read as one volume, which resulted in a continuous 'gutter' behind the facade. Water from the roof runs into four main gutters concealed in the roof valleys, which fall towards the rear of the property into external downpipes and connect with the existing rainwater drainage.

Joanna Barnes, project architect, Delvendahl Martin Architects



PARAPET DETAIL SECTION

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SAMPLES BOARD

1. **Standing seam aluminium cladding**
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   Colour: 12 Metallic Silver
   uk.prefa.com

2. **WISA birch plywood**
   www.wisaplywood.com

3. **WISA spruce plywood**
   wisaplywood.com

4. **Triple-glazed aluminium-clad timber window frame section**
   Auraplus by Rationel
   rationel.co.uk

5. **Glazing frame external aluminium cladding**
   RAL 9006: White Aluminium

6. **Glazing frame internal paint finish to timber**
   RAL 7047: Telegrey 4

7. **Engineered oak flooring**
   The Natural Wood Floor Co
   naturalwoodfloor.co.uk

8. **Spruce glulam beams**
   Glulam Ltd
   glulambeams.co.uk

Photograph by Ståle Eriksen