



Beaconsfield Gallery

22 Newport Street, Se11 6AY

**BEACON
YARD**
VAUXHALL

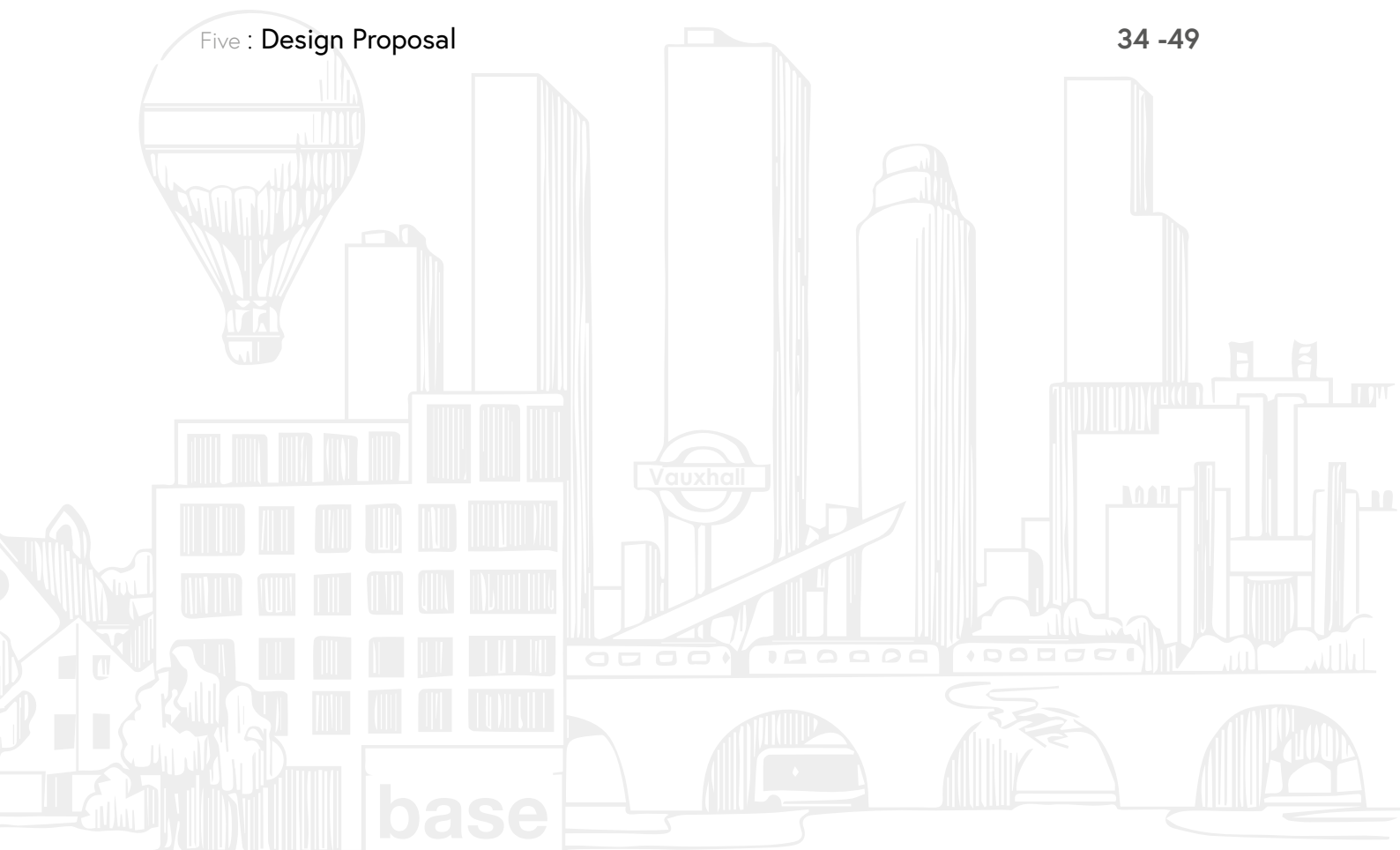
Base Associates : Beaconsfield Gallery



Base Associate

6 Auckland Street, Se11 5AD

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BEACON YARD

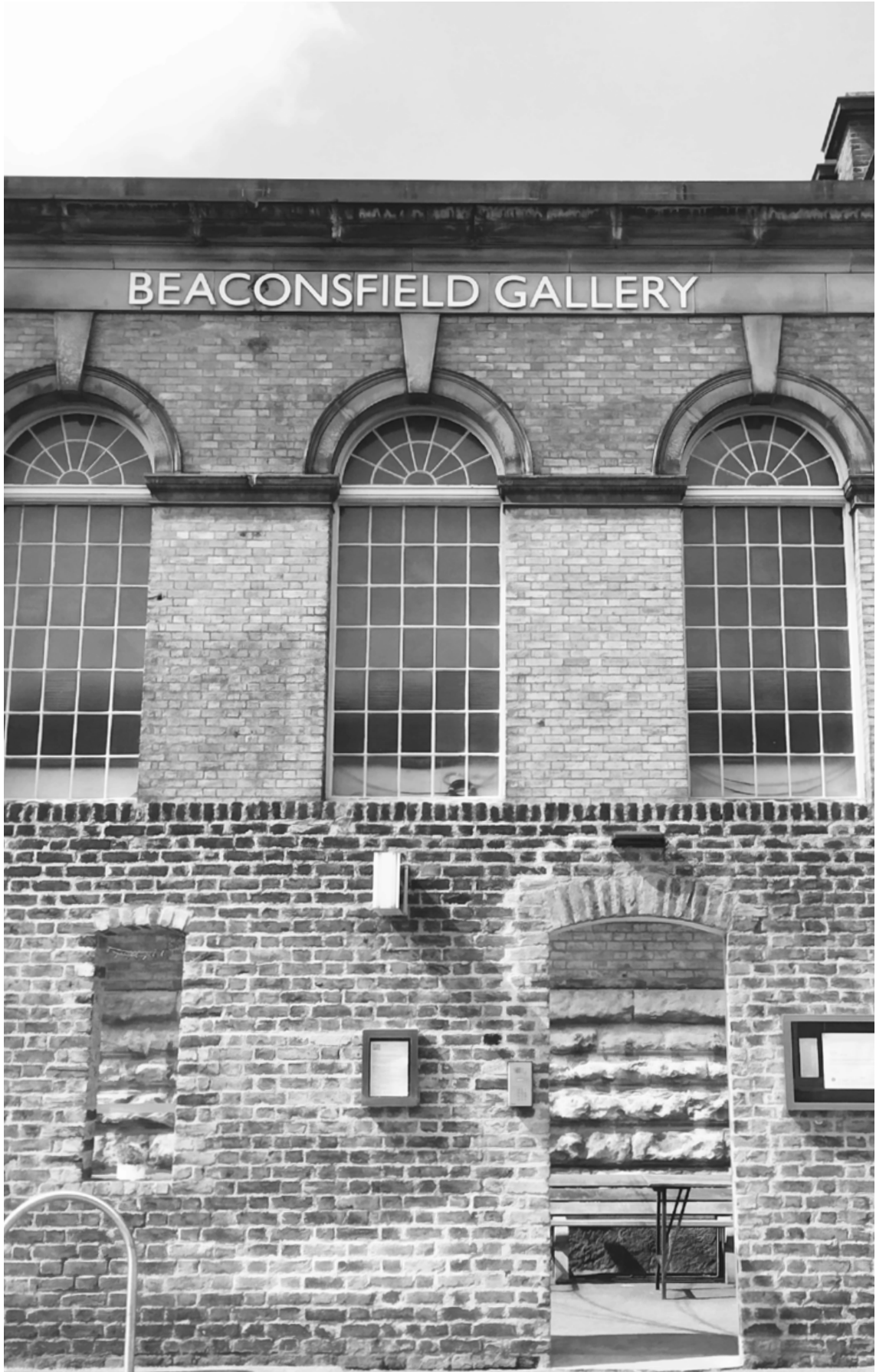




BEACON YARD

VAUXHALL

Base Associates : Beaconsfield Gallery



Beaconsfield Gallery - Newport Street

BEACON YARD VAUXHALL

Base Associates : Beaconsfield Gallery

Keeping Creatives in London:

Beaconsfield Gallery is located at 22 Newport Street and serves as a contemporary exhibition space within a 19th century building. Base Architects have had a long standing relationship with the Gallery and over the last decade we have seen the surrounding area of Vauxhall grow.

The proposal to construct multiple studio spaces out of pre-fabricated modular units has emerged through the "keeping artists and creatives in London" established by the Mayor of London.

The initial design developed here will allow for like-minded creatives to benefit from working in close proximity to one another by sharing skills with neighbouring artists. The purpose of the development is also to help future proof the use of the site as a community asset, as has been achieved at Vauxhall City Farm.

The following brochure narrates the design process and illustrates the flexible form of cross-laminated timber when used to create architectural interventions.

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Base : Beaconsfield





BEACON YARD

V A U X H A L L

Base Associates : Beaconsfield Gallery

Vauxhall Bridge :

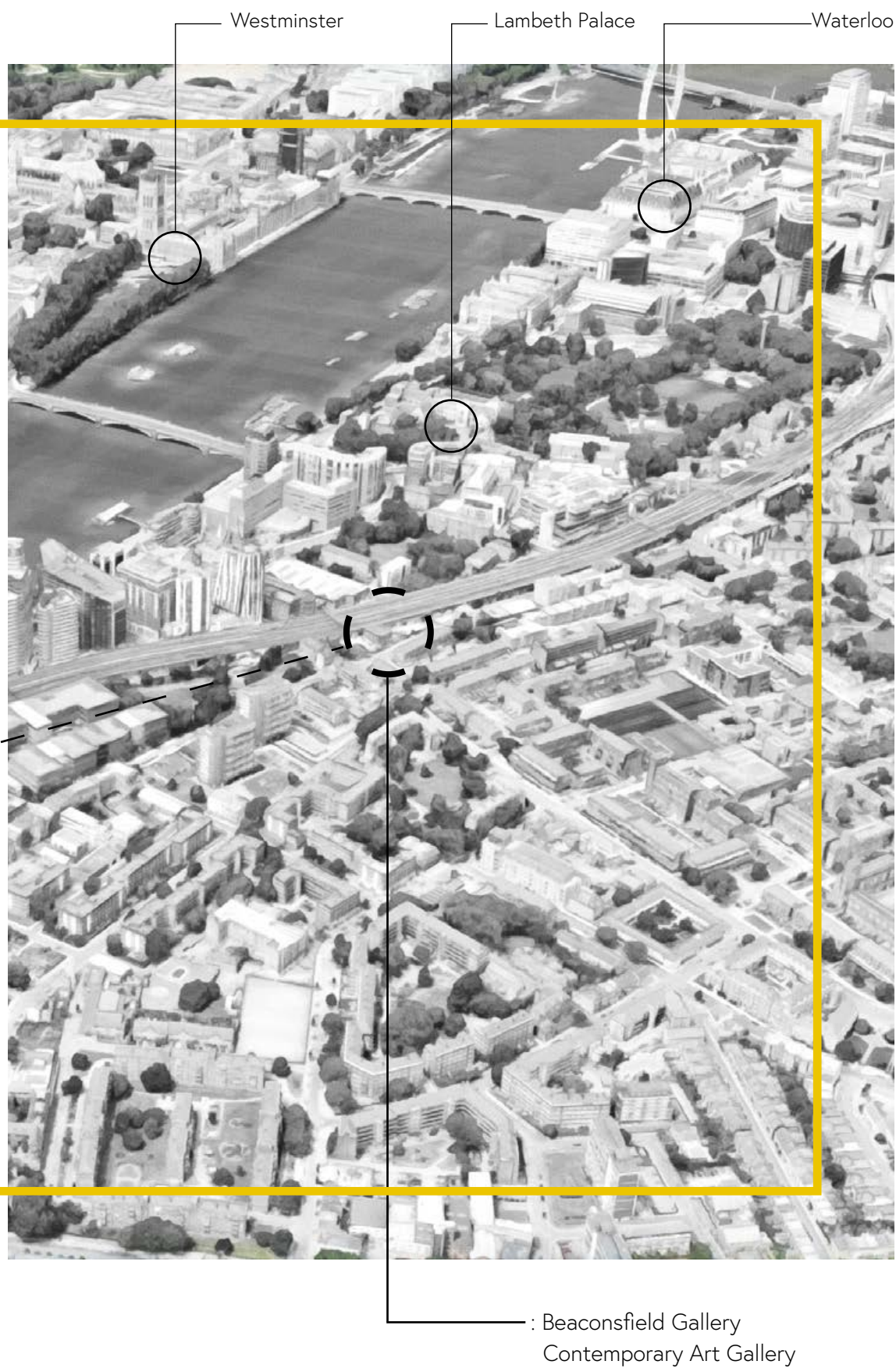
Tate Britain :

M16 :

: Vauxhall Pleasure Gardens



Base Associates:
Architecture Design Engine



Who we are : Base Associates

Base Associates are an architecture practice established on 08.08.08 by Aseem Sheikh that specialise in providing design services for public, private and international clients in the health, education, transport, retail, residential, leisure, cultural, workplace and industrial sectors. We are neither elitists nor superficial stylists. We believe each project is unique and that our innovative design ideas create value and motivation for all involved in the process. We are particularly fond of working on the re-use of existing buildings and structures through a sustainable agenda.

Where we are:

Base set their offices up in Vauxhall, London by recognising its long term potential and the natural continuation of the South Banks redevelopment. On 11.11.11 we purchased and redeveloped our own premises within the heart of the Vauxhall Pleasure Gardens adjacent to the transport gyratory and Vauxhall Farm. Base have successfully helped champion and establish the Vauxhall One BID (Business Improvement District) and are working alongside all the key public, private and community stakeholders to help transform the area. Aseem Sheikh sits on the Board of Vauxhall One and chairs the Change Group. We are passionate about developing the environment around us for the benefit of all as we interact with it on a daily basis. Some of our most creative and collaborative commissions have therefore been within a three miles radius.

Experience and delivery:

We have a fantastic track record of establishing complex planning consents to create value for clients across most London Boroughs through the use of creative design. We are a young practice that has grown strategically and realise architecture is not just about pretty pictures but delivering a built product that meets expectations.





Who we are : Beaconsfield Gallery

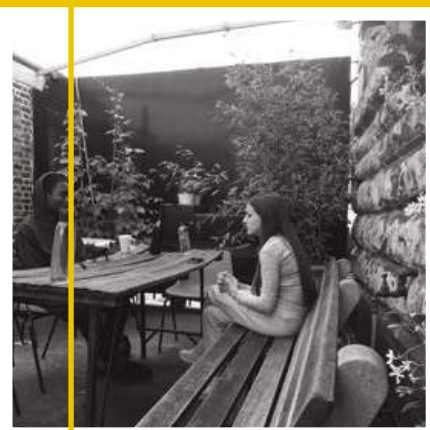
Beaconsfield is an artist-led organisation that offer offers space for artists and audiences to make, experience and participate in new artworks (beacons) in a wide range (field) of contemporary, visual art mediums. Since 1994, Beaconsfield has played a trail-blazing role as an innovator within the professional art world ecosystem and maintains an international commissioning programme of public-facing exhibitions, residencies, talks and events as well as interventions in public space beyond the gallery.

Where we are:

Beaconsfield refurbished a historic building – the former Lambeth Ragged School on Newport Street, Vauxhall – and opened to the public in 1995 as a laboratory and presentation space for contemporary art and artists. Beaconsfield Gallery Vauxhall - the venue - is the artistic and administrative base for Beaconsfield the charity with a two-pronged mission: to create opportunities for local and international audiences to experience the highest quality contemporary visual art and, at the same time, provide a nurturing, collaborative environment for the production of new art works; supporting artists to experiment with a range of forms and processes within the broad field of visual art. We maintain two large gallery spaces and a café.

Experience and delivery

Our charitable objective is to educate the public in contemporary art and, in so doing, we have been identified by Network Rail and its partners, as the pivotal cultural organisation in Central Vauxhall and a valuable asset that improves quality of life for residents and workers within the area. We are regularly supported by Arts Council England and international partners have included UKS Norway, Project Art Centre Dublin, Helsinki Contemporary, Tate UK and Foam the Dutch Museum of Photography.





Aseem Sheikh - Base Associates



David Crawforth - Beaconsfield Gallery



Naomi Siderfin - Beaconsfield Gallery



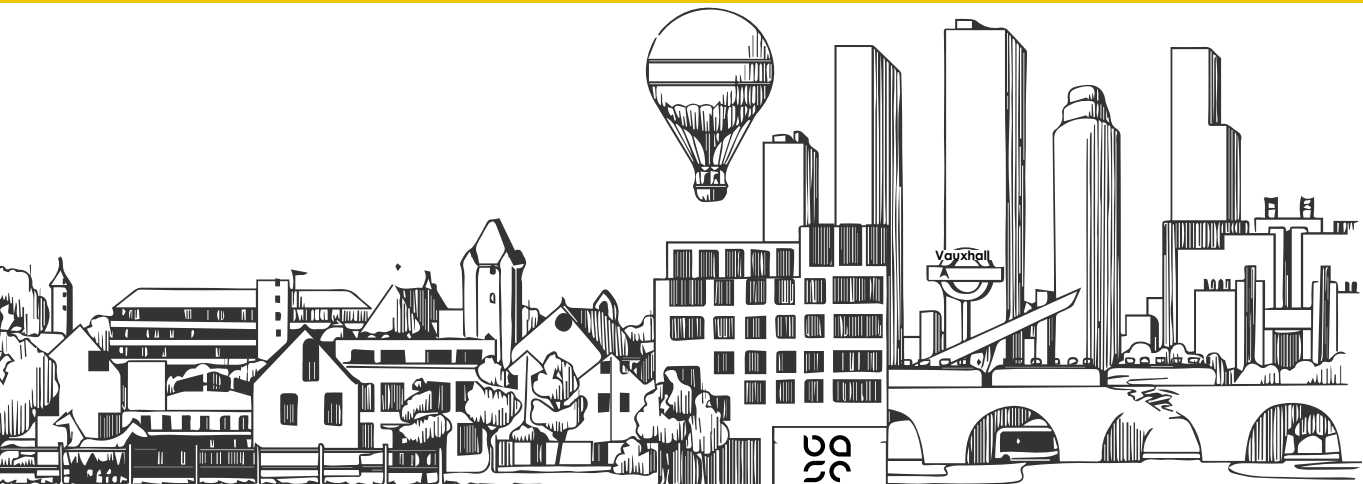
BEACON YARD VAUXHALL

Base Associates : Beaconsfield Gallery

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The proposal to construct multiple studio spaces out of pre-fabricated modular pods has emerged through the "keeping artists and creatives in London" established by the Mayor of London.

The initial design which has been developed here with will allow for like-minded artists to benefit from working in close proximity to one another by sharing skills with neighbouring artists. The purpose of the development will also be to help future proof the use of the site as a community asset much like what was achieved at Vauxhall City Farm.



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Destination Vauxhall





BEACON YARD

V A U X H A L L

Base Associates : Beaconsfield Gallery

Vauxhall Gallery District

A Leading Contemporary Art Destination

1. Beaconsfield Gallery
22 Newport Street, SE11 6AY
2. Newport Street Gallery
Newport Street, SE11 6AJ
3. Danele Arnaud Gallery
Newport Street, SE11 6AJ
4. Corvi - Mora
Newport Street, SE11 6AJ
5. Gasworks
155 Vauxhall Street, SE11 5RH
6. Cabinet Gallery
132 Tyers Street, SE11 5HS
7. Tate Britain
Newport Street, SE11 6AJ

A century ago, Vauxhall was a leading arts and crafts district populated by glass-blowers, potters and sculptors. Today Vauxhall is home to a number of contemporary art galleries.

Damien Hirst's 37,000 sq ft Newport Street Gallery present works from his art collection. Vauxhall's pioneering contemporary art space, Beaconsfield, is recognised for its ground breaking commissions in the former Lambeth Ragged School.

Gasworks is renowned for launching the careers of many UK and international artists whilst Cabinet Gallery on Vauxhall Pleasure Gardens has a cutting edge design that mirrors the traditional pavilions that once populated the historic gardens.





Newport Street Gallery is the realisation of Hirst's long term ambition to share his art collection with the public. The Gallery spans 37,000ft² and includes six exhibition spaces over six levels.



The Cabinet Gallery sits on Vauxhall Pleasure Gardens and reflects the historic pavilions that once populated the gardens. Again the gallery hosts a number of contemporary art exhibitions throughout the year.



Gasworks is a contemporary art organisation which comprises of a gallery and 13 artist studios. Established in 1994 the studio offers events and participatory workshops that engage audiences directly with artists and their work.

Base : Vauxhall

Designing on our doorstep

1. Vauxhall City Farm

Mix Use

2. Crimsworth House

Bespoke Residential

3. St Oswald's Place

Residential

4. Paragon Mews

Residential

Base set their offices up in Vauxhall, London by recognising its long term potential and the natural continuation of the South Banks redevelopment. Below are a collection of Vauxhall Based Projects by Base Associates.

1. Base have designed and helped deliver an innovative project for the St James Group, VCF and Lambeth Council to create socially rented family accommodation and c.3500sqft of new community facilities in the heart of Vauxhall.



2. Bespoke Corner House

- Due to be completed in 2018.



3. Social Housing Scheme

- Completed in 2016.



4. Brownfield Regeneration

- Completed in 2016.



Vauxhall One

Vauxhall Placemaking

1. Network Rail Regeneration

Numerous Rail Arches, Vauxhall

2. Vauxhall Summer Screen

Vauxhall Pleasure Gardens

3. Love and Green Walls

Vauxhall Tavern, 2016

4. Vauxhall Walk Landscaping

Vauxhall Pleasure Gardens, 2016

Base have successfully helped champion and establish the Vauxhall One BID (Business Improvement District) and are working alongside all the key public, private and community stakeholders to help transform the area. Aseem Sheikh sits on the Board of Vauxhall One and chairs the Change Group.

1. Base Associates produced a master plan that aspired to enhance the current rail viaducts around the Vauxhall and Nine Elms district.





3. Love and Green Walls
- Completed in 2016.



4. Vauxhall Walk Landscaping
- Completed in 2016.



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Flexible. Creative. Form





BEACON YARD

V A U X H A L L

Base Associates : Beaconsfield Gallery







Flexible and Creative Form

What:

Cross Laminated Timber is an engineered wood panel product that was developed in Europe in the 1970s and has been in continuous development ever since, particularly in Austria and Germany.

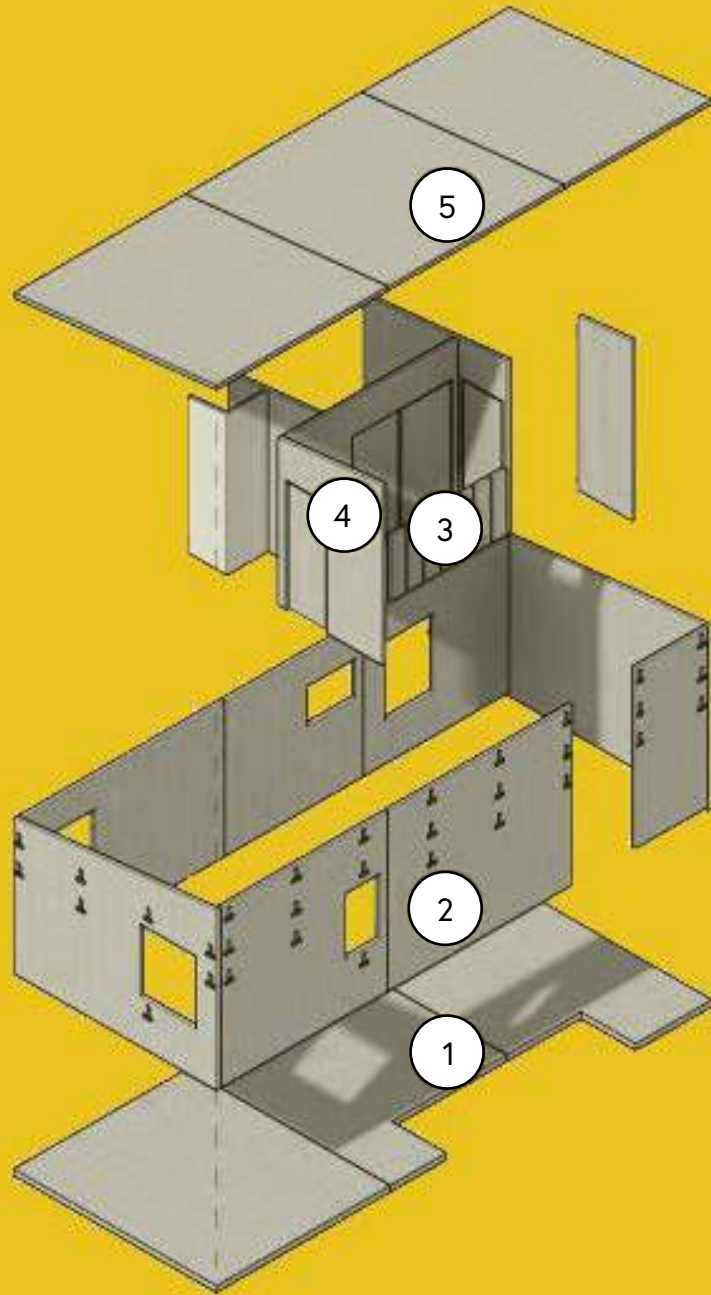
CLT consists of planks (or lamellas) of sawn, glued, and layered wood, where each layer is oriented perpendicular to the previous. By joining layers of wood at perpendicular angles, structural rigidity for the panel is obtained in both directions, similar to plywood but with thicker components. In this way, the panel has great tensile and compressive strength.

Why:

1. Carbon Neutral Structure. CLT locks in carbon dioxide meaning that all emissions from making and transporting the raw materials are offset.
2. Sustainable Material - renewable resource.
3. Adaptable material - can function as walls, floors, furniture, ceilings and roofs. All of which can be manufactured off site and assembled. This means construction on site is a more simple exercise with little waste generation.

How:

CLT structures are typically built using a 'platform frame' approach, meaning that walls are temporarily braced with raking props before floor panels are lowered onto them and fixed. The completed floor structure provides the platform for the erection of the walls panels / unit to the following storey.



1. 125mm Floor - 3 Panels

4. Interior CLT Walls - 5 Panels

2. 75mm Exterior CLT Walls - 8 Panels

5. CLT Roof - 3 Panels

3. CLT Furniture - In-built

Pre-fabricated CLT Unit - Axo Diagram



Example Precedents

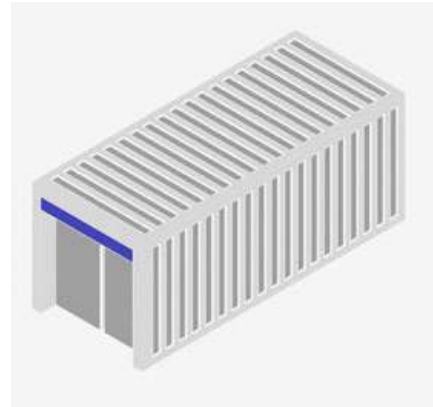
FLEXIBLE

CREATIVE

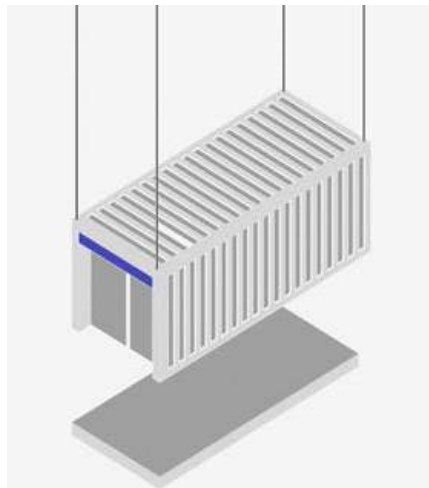
FORM



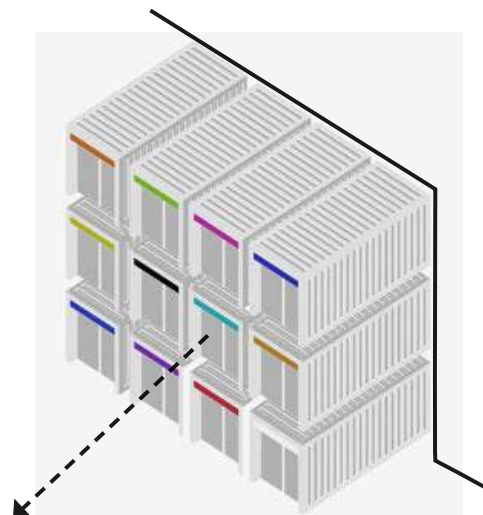
Stage One:
Modular CLT Pod



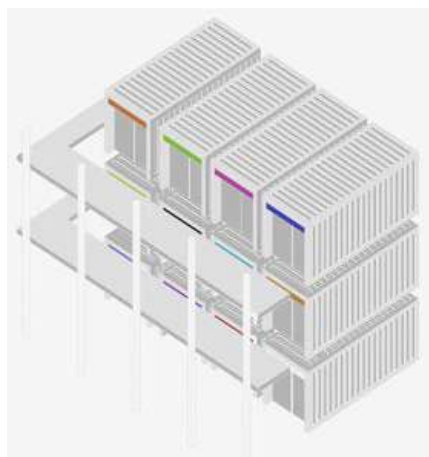
Stage Two:
Give Identity



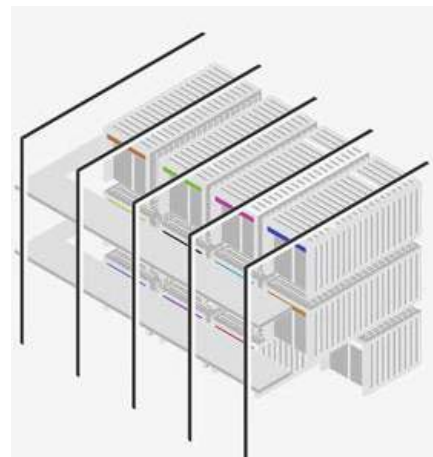
Stage Three:
Temporary / Permanence



Stage Four:
Modular Construction



Stage Five:
Community



Stage Six:
Keeping Creatives in London

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The Design Proposal





BEACON YARD

VAUXHALL

Base Associates : Beaconsfield Gallery

Each 14 sqm unit will be manufactured off-site, before being delivered to the site and craned into position. The pods will open up onto a communal balcony area that will act as informal space to share ideas and create community. Each unit will be clad in a waterproof panel (tbc), while the timber structure will be left exposed in the interiors.

Beacon Yard in Numbers:

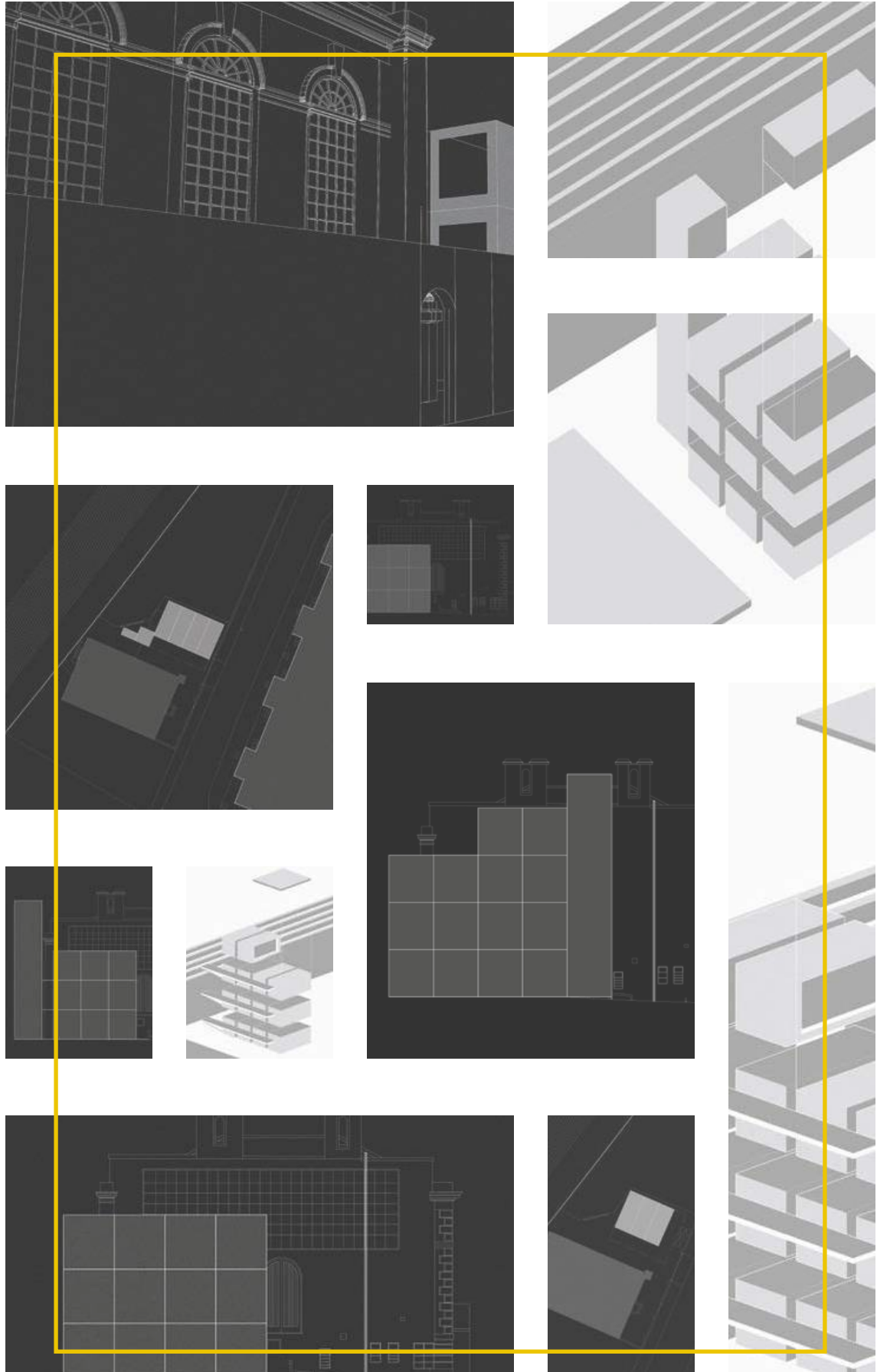
14 Modular Units

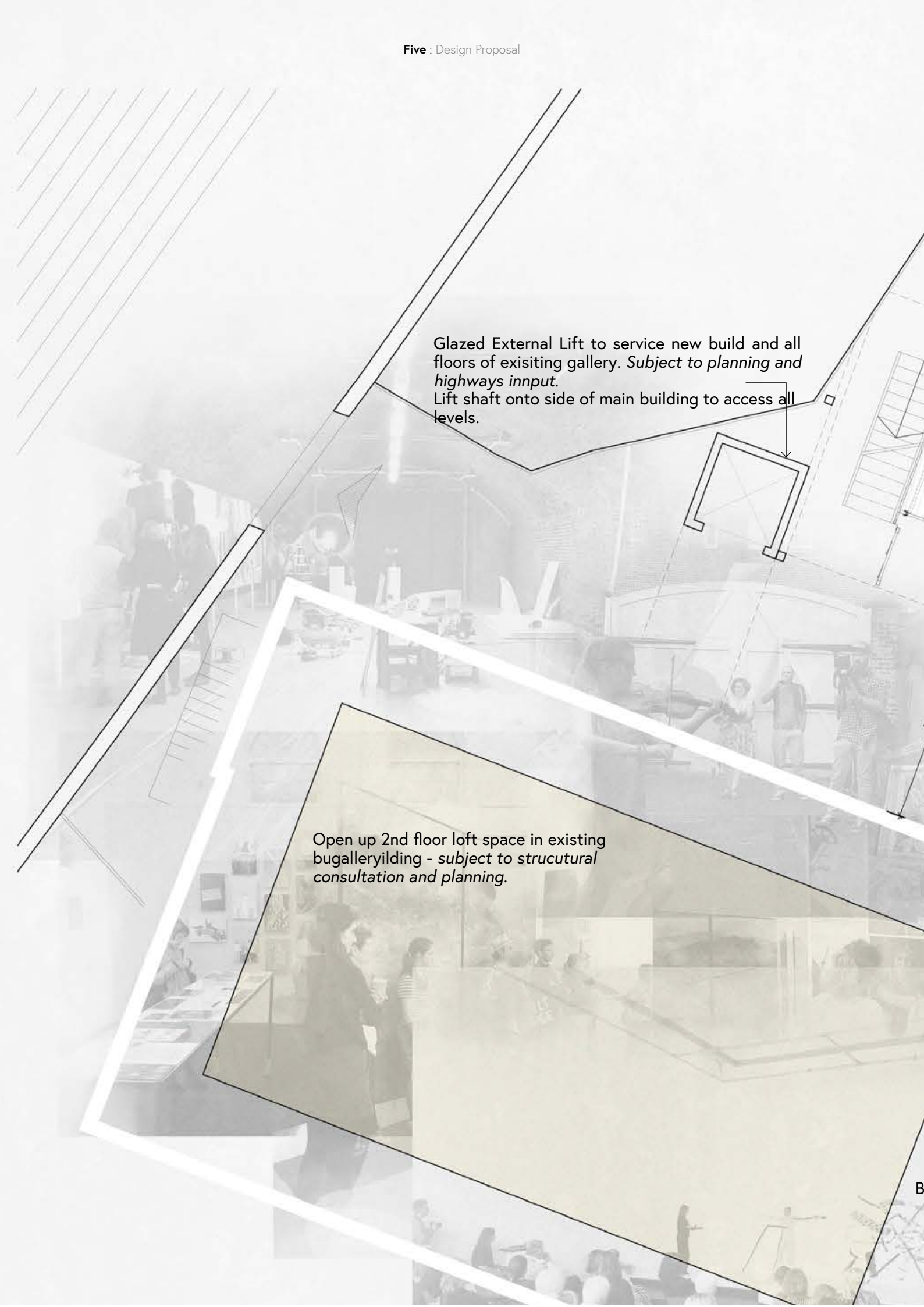
12 Studio Spaces

4 Storeys

1 Creative Hub

Other on-site works will include (subject to planning) opening up the second floor to create additional gallery space within the roof.





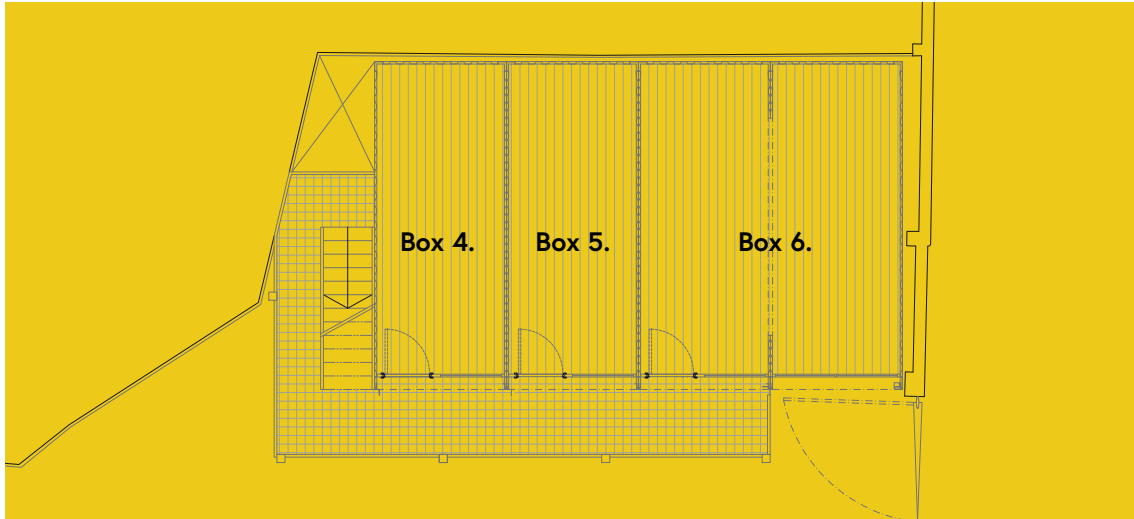
The image is a complex architectural design proposal for a gallery building renovation. It features a background of faded photographs showing people in various gallery settings: a group of people standing in a hallway, a person looking at a display, a person playing a violin, and a group of people in a room with a large screen. Overlaid on these are architectural line drawings. A prominent white-outlined trapezoidal shape is in the lower half. In the upper right, a rectangular area is outlined with a double-line border, and an arrow points from the text to it. Diagonal lines cross the top left, and a dashed line runs across the middle right.

Glazed External Lift to service new build and all floors of existing gallery. *Subject to planning and highways input.*
Lift shaft onto side of main building to access all levels.

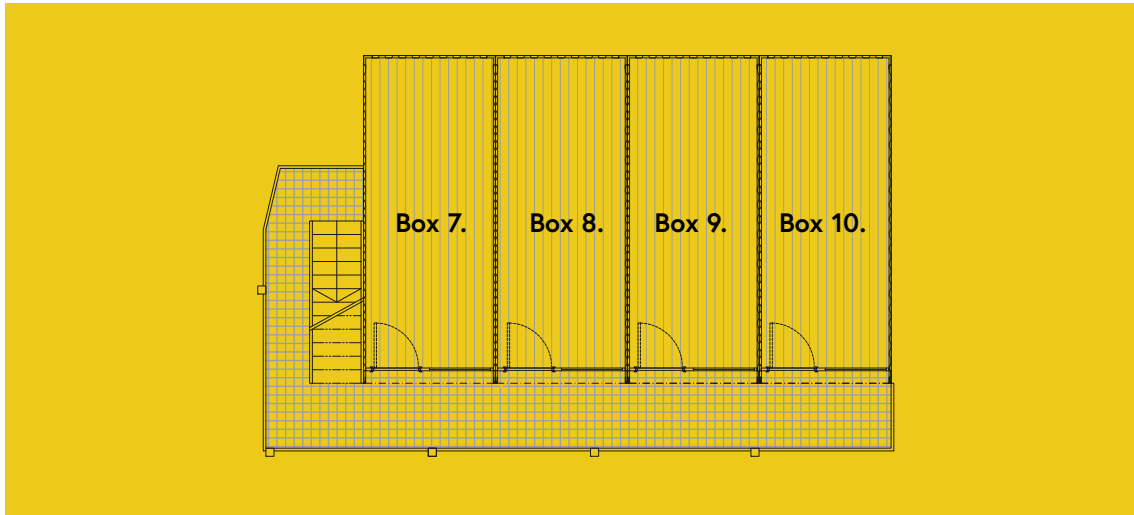
Open up 2nd floor loft space in existing bugalleryilding - *subject to strucutural consultation and planning.*



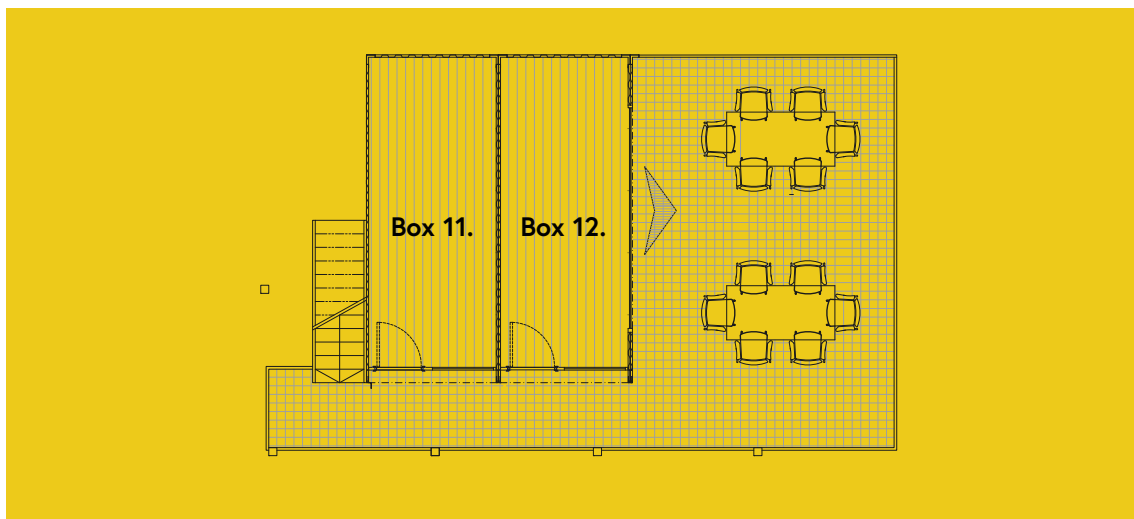
Proposed Ground Floor Plan
Scale @ 1:100



First Floor Plan



Second Floor Plan



Third Floor Plan

Beacon Yard Vauxhall : Design Proposal

Access

The final design solution evolved from client and tfl correspondence. The existing gate into the site (shown open on the plan) means that a walkway can not be extended to the entirety of the front facade at first floor level. This provides an opportunity to incorporate a double studio at first floor level (seen on the following page) and therefore the development will house different unit sizes to cater for different artists/ creatives that will utilise these studios in the future. The upper storeys are accessed from a stair case (and possible lift shaft) to side of the studio units and will be external.

Refuse

A WC block will be converted from a 10ft modular unit. This set back allows for a refuse area to be located next to the site exit. A studio unit will therefore cantilever above this area providing shelter below.

Cycle Store

A minimum 6 unit cycle store will be added onto the site to promote sustainable travel as per Lambeths' local framework.

Planting

The proposal will utilise the external walkways between units as well as a roof terrace with a high screen (see visual and elevation) for planting. Creating a greener environment will be in-keeping with Lambeth's initiatives on sustainability and greenery.

New Glazed Double Door Opening:
*Creates a welcoming threshold and
maximises light into the studio*

Customise your own lay out to suit
the way you create





Your Box : Your Studio

Approximate Total Cost : £300,000 (+ 20% VAT)

Figure provided by ISO Spaces.

Box:	Type:	Number:
Single Studio	14m ²	11
Double Studio	28m ²	1
WC	7m ²	1



Night Form



Third Floor Terrace



Balcony Link



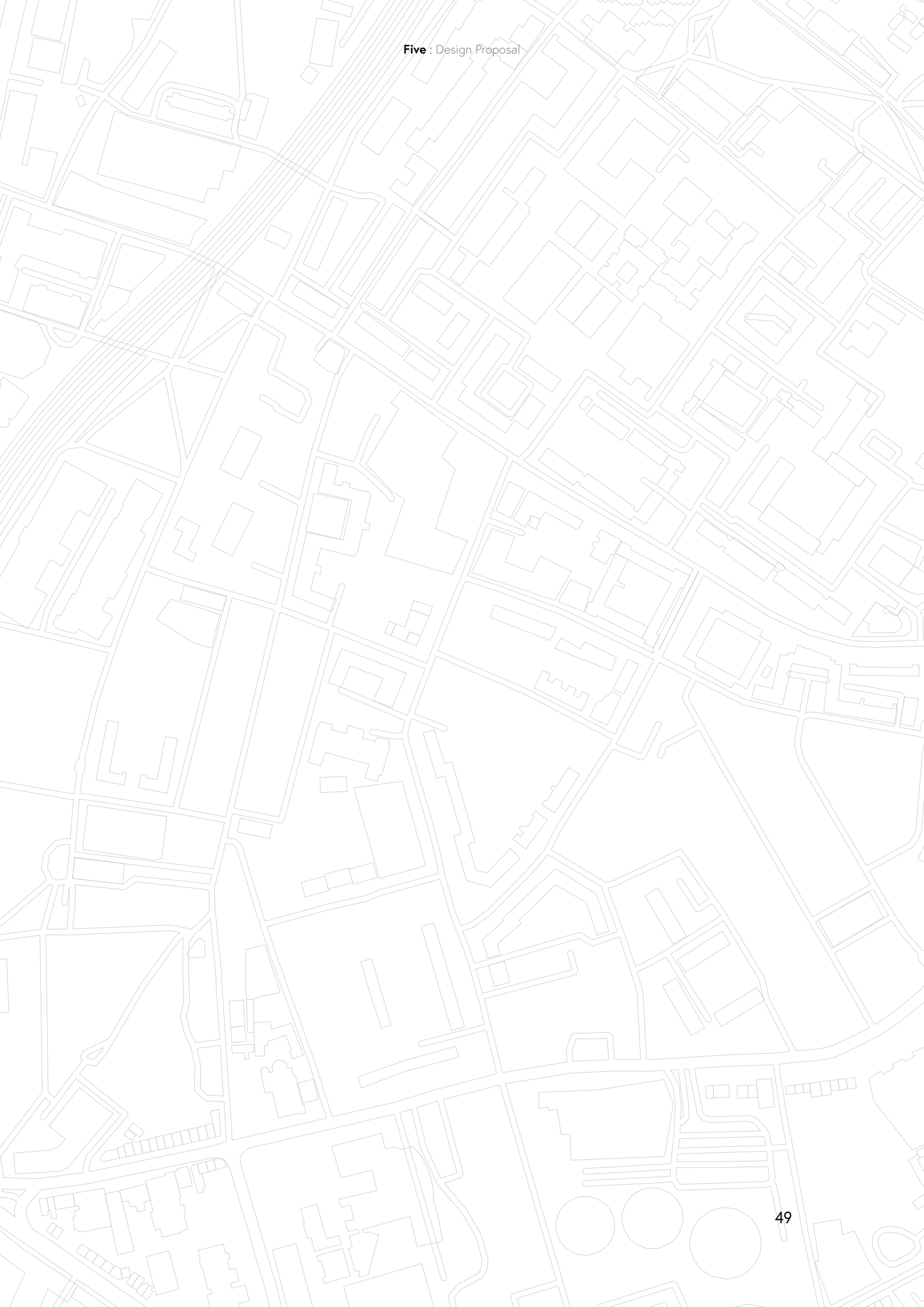
Beacons Yard





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