THE CURRENT ROUTES THROUGH THE ESTATE ARE HARD TO FOLLOW FOR A STRANGER AND OFTEN INEFICIENT FOR RESIDENTS. THE PROPOSAL INTRODUCES A NEW ENTRANCE BUILDING WITH ACCESS TO THE LOWER LEVEL (TO THE PROPOSED OFICES AND LEISURE CENTRE) AND A CLEAR EAST-WEST PASSAGE AND A SLOWER WAY OF MOVING IN THE MORE PRIVATE AREAS.

ACTIVITY

Most of the public spaces at the Golden Lane Estate are rarely used for anything other than transit. This underuse of public space is due to a lack of visible ownership and clear public/private boundaries. The modernist layout, where few people share space in front of the entrances to their flats, has affected the perceived ownership and use of public space at Golden Lane. It is neither perceived as clearly public nor private.

The three additions to the Golden Lane Estate introduce new entrances on the eastern side that will become a new part of the city with new amenities.

I have assumed that the residential buildings should play a dual role: they are residential housing and publicly valuable and serve welcome facilities for those who live outside the estate as well as for residents.

MY INTENTIONS

The three additions to the Golden Lane Estate will make the eastern side a new part of the city with new amenities. The two existing primary routes and the enhanced secondary route will become a new part of the city with new amenities.

The pea-sphere at the top is a proposal for a new entrance building on the eastern side of Golden Lane. This entrance will become a new part of the city with new amenities.
NEW GOLDEN LANE ESTATE

YARD 1: THE SPORT PLAZA
- Self-Employed

YARD 2: THE GARDEN
- The Gardening Group
- More gardens space

YARD 3: THE COMMUNITY PARK
- Seniors

YARD 4: GOLDEN LANE SQUARE
- City of London
- New office space and more revenue and a better integrated city
YARD 1: THE SPORT PLAZA
This quiet yard is turned into a lively plaza. The sport centre is revitalized with a new entrance and changing rooms, a new squash court and a multi-sport court in the middle of the plaza. The entry garage space is fenced off. Between the entrance and the multi-sport court there is a staircase with large lamps in light-wells connecting the square with the entry space below as well as the glow of the entrance building. The former dark yard is now lit by the large lamps in light-wells and the glow of the entrance building.

YARD 2: THE GARDEN
Golden Lane Estate has many very active residents. Among these is the Gardening Group, with the "Edible Golden Lane" project. They want to expand their activities. A new area is opened up as a seating area with benches and tables for barbecues and meetings. The empty garage space that previously flanked the yard is now used for rentable desks and workshops. These have entrances directly from the plaza and from the entrance building. The former dark yard is now lit by the large lamps in light-wells and the glow of the entrance building.

YARD 3: THE COMMUNITY PARK
Offering a tranquil park for daytime activities and for old and young to meet. The community centre gets direct access to the park and new canopy makes outdoor activities even more enjoyable when the weather is unstable.

YARD 4: GOLDEN LANE SQUARE
This is the only yard that opens up towards the street. It is the natural place to have a break or a spontaneous game of football. The former dark yard is now lit by the large lamps in light-wells and the glow of the entrance building.
Golden Lane Estate is located in the City of London close to the northern border with Islington. The City is known as a global financial centre. It is dominated by offices and run according to a different system from the other London boroughs: it is a company democracy where both inhabitants and companies based in the area are entitled to vote in the local elections.

Greater London consists of 32 boroughs and the autonomous City of London. It has a population of 7.7 million.

Many of the modernist projects were built as council housing after the Second World War. The bombing cleared space for larger complexes than would otherwise have been possible in the centre of London.

THE CITY OF LONDON

1923
Leonard Architecture is published and the modernist style is established.

1940-41
The Blitz destroys offices and homes across the City. The Golden Lane Estate site is marked.

1952
The competition is won by the architects Chamberlin, Powell and Bon.

1957
The first phase, consisting of the eastern part, is complete and the plans are published in Architectural Review.

1961
The second phase is complete.

1997
Golden Lane Estate gains status as a Listed building of grade II and II*. This means the buildings are of special architectural or historic interest. They are protected and consent is needed to alter the buildings.

2011
Popular flats and underused public spaces. What to do?
THE EXISTING ESTATE

YARD 1
- No Cars
- Hidden
- No Players
- Locked
- Ball Pit
- Few Meetings
- Quiet
- Sheltered
- Hidden Entrance
- Empty Garage

YARD 2
- Divided
- The Pond
- The Burton in Clarges

YARD 3
- Level -1 1:500

YARD 4
- Inviting
- Hidden Entrance
- Empay Garage
- The Conference to the garage
- The Pond
- Few Meetings
- Quiet
- Sheltered
- Hidden Entrance
- Empty Garage
Despite the architects’ good intentions, the Golden Lane Estate suffers from minor functionality. The only active functions occurred in the public space and the residential buildings. This led to the requirement of multifunctional spaces in the estate. By adding to and diversifying the programme of the estate, the public spaces will be a specific function and cater to the surrounding city.

**Mixed Use - Added Programme**

Dissolved parts of plans are very rarely functional. Mixed use is needed for lively public spaces throughout the city. This also brings an economic benefit for the owners that is a part of living safe and living secure.

**The Leisure Centre**

The Leisure Centre often has about three guests per hour and two employees. Mapping of the neighbouring sport centres shows plenty of gyms, but few possibilities for racquet sport. The addition of a squash court reflects the interest in the sport and lack of courts in the area. Turning the tennis court into a multisport court opens up for many different sports as well as more informal activities initiated by the residents.

**The Greenhouse**

The Greenhouse offers a space for residents to grow edible plants on their balconies. It is a space for residents to grow plants in a communal garden and enjoy the benefits of fresh vegetables and herbs. It also provides a space for residents to socialise and engage in gardening activities. The Greenhouse is open to all residents and is available for use by the local community.

**The Event Organiser**

The Event Organiser is interested in utilising the Golden Lane Estate for events and activities. They are looking for a space that is flexible and can accommodate various types of events. The Event Organiser is also interested in working with residents to create community events and activities.

**The Self-Employed**

The Self-Employed residents of the Golden Lane Estate are looking for spaces to work and collaborate with other professionals. They are interested in a space that is dedicated to self-employment and provides opportunities for networking and professional development.

**The Families**

Families are interested in a space for their children to play and engage in activities. The Golden Lane Estate offers a space for families to come together and enjoy quality time with their children. The Estate provides a safe and engaging environment for children to play and learn.

**The Athletes and Other Sports Enthusiasts**

The Golden Lane Estate offers a space for athletes and other sports enthusiasts to train and practice their sport. The Estate provides a space for various sports activities and encourages residents to be active and healthy.

**The Gardeners**

The Gardeners of the Golden Lane Estate are interested in using the green spaces to create a garden and grow plants. The Estate offers a space for gardeners to grow edible plants and create a beautiful garden for residents to enjoy.

**The Retailer**

The Retailer of the Golden Lane Estate is interested in using the estate as a space to sell products and services. The Estate provides a space for retail activities and encourages residents to support local businesses.

**The Toby Jug**

The Toby Jug is a space for residents to come together and enjoy a cup of coffee or a meal. The Estate provides a space for residents to socialise and enjoy each other’s company.

**The Parents with Young Children**

The Parents with Young Children are interested in a space for their children to play and engage in activities. The Estate provides a space for children to play and learn, as well as a safe and engaging environment for families to enjoy.

**The Pets**

The Pets of the Golden Lane Estate are interested in using the green spaces to create a playground for their pets. The Estate provides a space for pets to play and enjoy their time outdoors.

**The Couples**

Couples are interested in using the estate as a space to enjoy romantic moments and engage in activities. The Estate provides a space for couples to come together and enjoy each other’s company.

**The Conference**

The Golden Lane Estate offers a space for conferences and events. The Estate provides a space for residents to come together and engage in professional development activities.

**The Neighbourhood**

The Neighbourhood of the Golden Lane Estate is interested in using the estate as a space to engage in community activities. The Estate provides a space for residents to come together and enjoy each other’s company.

**The Local Businesses**

The Local Businesses of the Golden Lane Estate are interested in using the estate as a space to promote their businesses. The Estate provides a space for local businesses to come together and engage in community activities.

**The Young Professionals**

The Young Professionals of the Golden Lane Estate are interested in using the estate as a space to network and engage in professional development activities. The Estate provides a space for residents to come together and enjoy each other’s company.

**The Families with Children**

The Families with Children of the Golden Lane Estate are interested in using the estate as a space for their children to play and engage in activities. The Estate provides a space for children to play and learn, as well as a safe and engaging environment for families to enjoy.

**The Students**

The Students of the Golden Lane Estate are interested in using the estate as a space to study and engage in academic activities. The Estate provides a space for students to come together and enjoy each other’s company.

**The Tourists**

The Tourists of the Golden Lane Estate are interested in using the estate as a space to explore and engage in activities. The Estate provides a space for tourists to come together and enjoy each other’s company.

**The Elderly**

The Elderly of the Golden Lane Estate are interested in using the estate as a space to engage in activities and stay active. The Estate provides a space for residents to come together and enjoy each other’s company.

**The Elderly**

The Elderly of the Golden Lane Estate are interested in using the estate as a space to engage in activities and stay active. The Estate provides a space for residents to come together and enjoy each other’s company.

**The Elderly**

The Elderly of the Golden Lane Estate are interested in using the estate as a space to engage in activities and stay active. The Estate provides a space for residents to come together and enjoy each other’s company.

**The Elderly**

The Elderly of the Golden Lane Estate are interested in using the estate as a space to engage in activities and stay active. The Estate provides a space for residents to come together and enjoy each other’s company.