

# HACKNEY CITY FARM

PROJECT TYPE **COMPETITION RUNNER-UP**

DATES 04/2012

CLIENT **HACKNEY CITY FARM**

The Hackney City Farm is a fantastic asset to people from all walks of life who want to become creatively involved or spend a relaxed afternoon. Our proposals for a sapling propagation facility, community vegetable storage and farm shop also acts as an inspiring catalyst helping to communicate the farm's message about sustainability. The building is constructed almost entirely from found and reclaimed materials that are available from a selection of local businesses within 1 mile radius of the site. Our competition submission includes practical assembly instructions so that construction can be carried out by volunteers during 10 working week-ends. We enjoy that the farm's approach to procurement and project management questions the traditional architectural process in order to subscribe to a radical form of sustainability and an unprecedented degree of stakeholder engagement whilst maintaining excellent design ambitions.



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**day 1** Foundations for the columns are excavated by hand. Aim for min. 1m depth dependent on ground conditions.

**day 2** Columns made from reclaimed scaffolding posts or old street signs (use galvanized steel) are inserted into the ground and aligned vertically using a spirit level.

**day 3** Concrete is poured around the columns and left to cure for 3 days. Concrete is mixed with a small mixer or by hand with a shovels on a sheet of plywood that's placed on the ground.

**day 4** The ground is levelled and old railway sleepers are placed on the ground around the perimeter of the building.

**day 5** Once the concrete has cured timber beams are bolted to the side of the columns at around 4m from the ground.

**day 6** The roof beams made from old joists are placed across the main beams. Shims on top of the beams create a fall to drain the rainwater.

**day 7** A perimeter frame made from old joists are attached to the end of the roof beams.

**day 8** A series of rainwater vessels are suspended inside from the roof structure. Rainwater from the roof will be collected so that the plants for sale in the shop can be watered with a hose from above.

**day 9** A roof deck made from reclaimed ply or boards is nailed to the roof joists. Waterproofing can be done with a large piece of pre-coated tarpaulin fabric reclaimed from the back of an articulated lorry. A few old bathtub drains can serve as rainwater outlets along the central gutter.

**day 10** A layer of shingle (50mm) with a filter flies and topsoil (80mm) serves as growing medium for the green roof allowing rainwater to drain through the shingle. An old flies blanket can be used.

**day 11** Wildflower seeds are spread on the roof. Varieties that live in arid climates have a better chance of surviving on a roof.

**after day 11** A combination of windows and doors make up the facade. Operable windows and cashes are fitted together with their frame. Fixed casements can be screwed together edge to edge. Any openings that remain are filled with plywood panells on a softwood frame. A couple of coats of paint or boiled linseed oil on the inside and outside will keep the wood protected from moisture.

Tools and materials shown: pick axe, spade, spirit level, goggles, angle grinder, metal file, wood saw, electric drill and HSS drill bits, spanner, coach bolts, nuts and washers, goggles, hammer, clout nails, starkey links, electric screwdriver, narrow brush, water for eggshell paint, dry wall screws.

*There are 10 distinct tasks + the construction of the facade. Each of the tasks can be completed by a group of volunteers in one day. Once all the structure is up, the construction of the facade can advance as and when reclaimed windows become available.*

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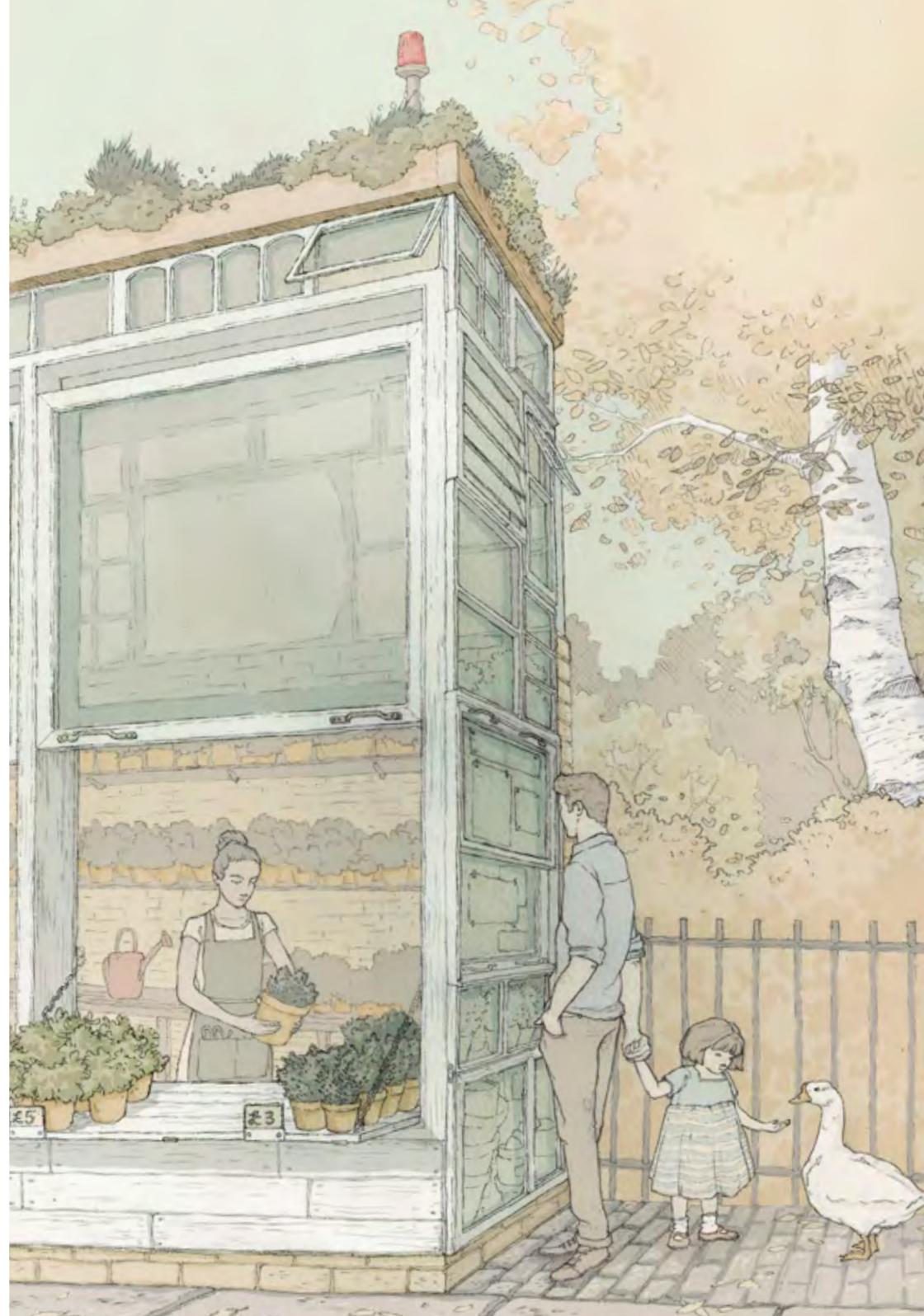
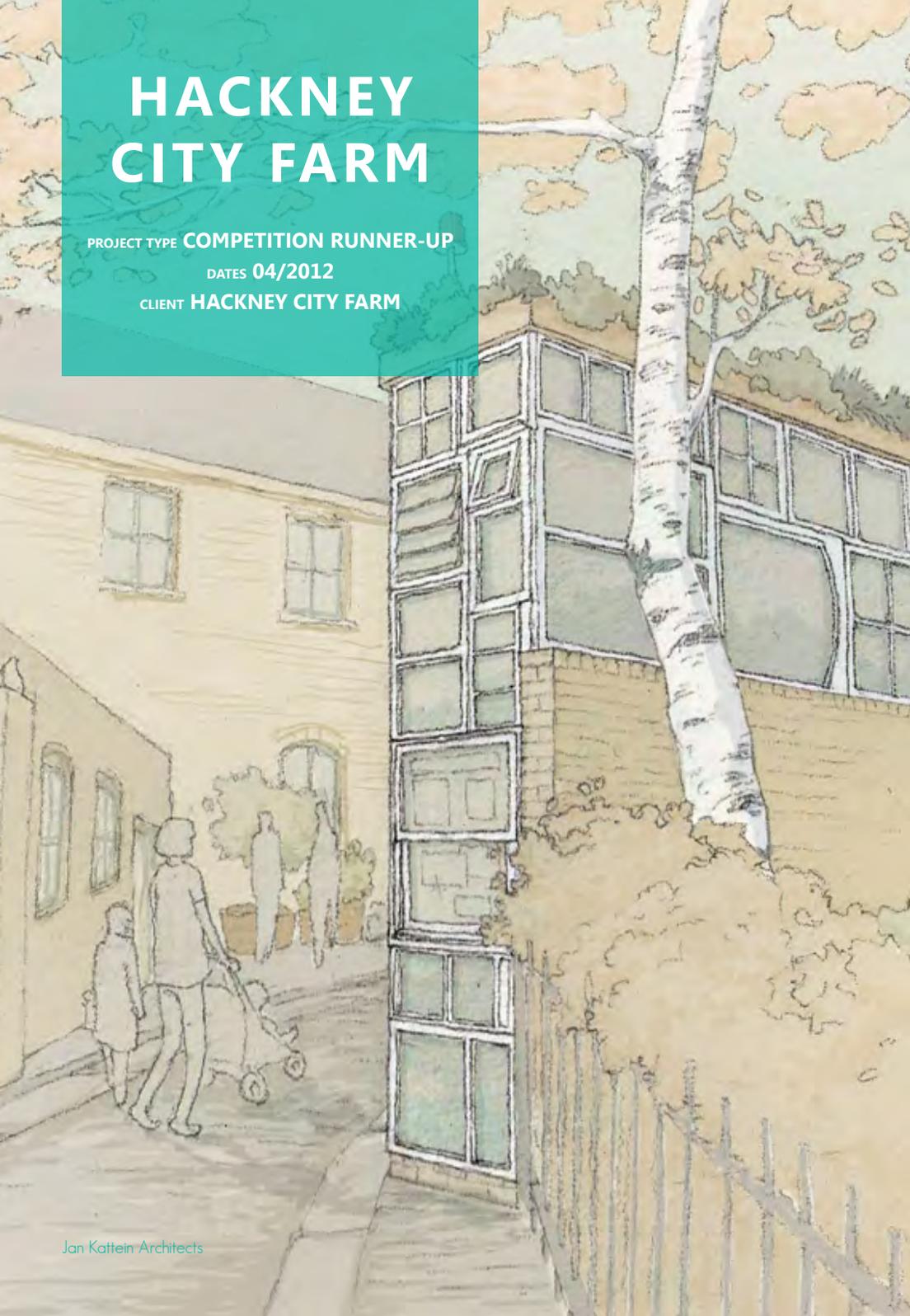
*We see the construction process as a continuation of the design where the building's form, layout and detail advance and refine in response to the materials that are found at each construction stage.*

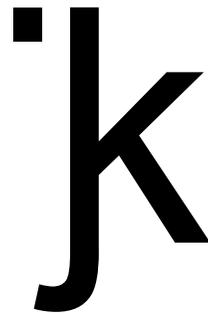
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JAN KATTEIN ARCHITECTS

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