



# 3 Design Proposals

---

Design Proposal	44
Site Layout	46
Open Space	48
Pavilion	49
Garden Space	50
Play Space	51
Community Garden	52
Boundaries	53
Planting Strategy	54
Paving Materials	56
Developing the Built Form	58
Outlook and Solar Shading	60
Window and Balcony Design	61
Response to Context	62
Elevations	64
Materials	66





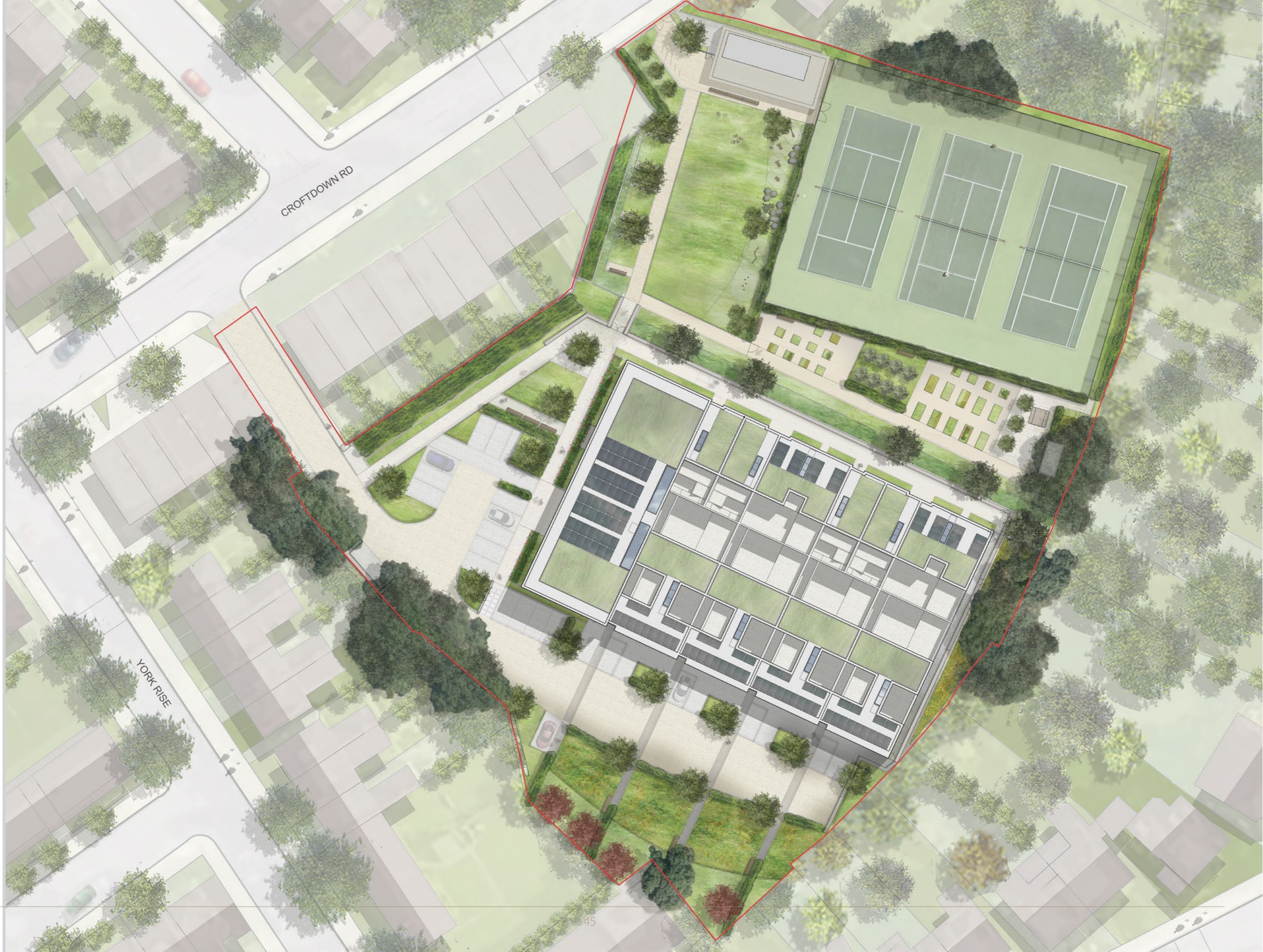
## Design Proposal

The following section of the Design and Access Statement describes the submitted design proposals. This includes a detailed description of the masterplan, landscape, buildings, appearance, character and materials. It describes the quantity of development proposed and how it compares to the existing development. It also outlines how the proposals would function on a practical level with regard to vehicular, cycle, pedestrian and disabled access.

In summary the proposals submitted provide the following;

- New and much needed provision of richly landscaped, publicly accessible open space.
- Three new tennis courts to enhance the substandard existing courts and increase the opportunity for community involvement in this much supported tennis facility.
- A new generous community garden area for planting and vegetable growing.
- Significantly enhanced soft landscaped spaces around the entire site but especially enhancing and improving the character in the southern part of the site with new lawn areas and much reduced areas of hard standing.
- Finally a new development of 21 unique, innovatively designed, sustainable homes providing a range of accommodation from smaller 1 bedroom flats to larger four bedroom houses capable of providing a policy compliant quantum and mix of affordable housing





CROFTDOWN RD

YORK RISE





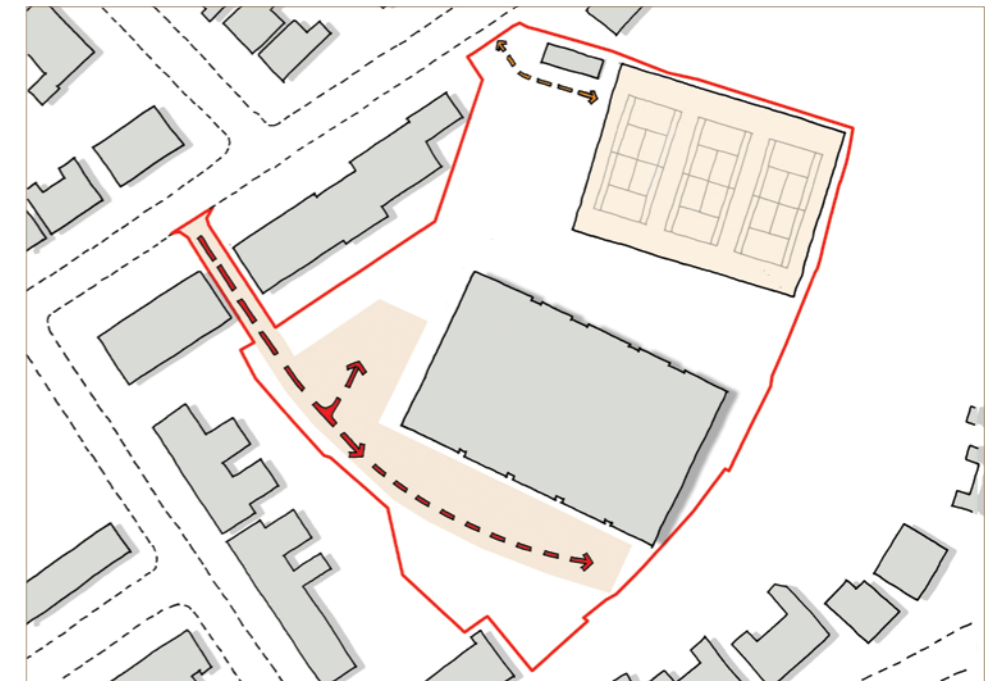
Existing building footprint

The design has been developed in response to the feedback from consultation favouring a new building sited within the footprint and volume of the current clubhouse building.



Primary access and movement

The layout seeks to minimise vehicular access through the site by locating all vehicular access and parking close to the site entrance. This has enabled us to significantly reduce the amount of hard standing. As a result the site provides extensive areas of richly landscaped space that are only accessible by foot creating a very pleasant pedestrian friendly environment.

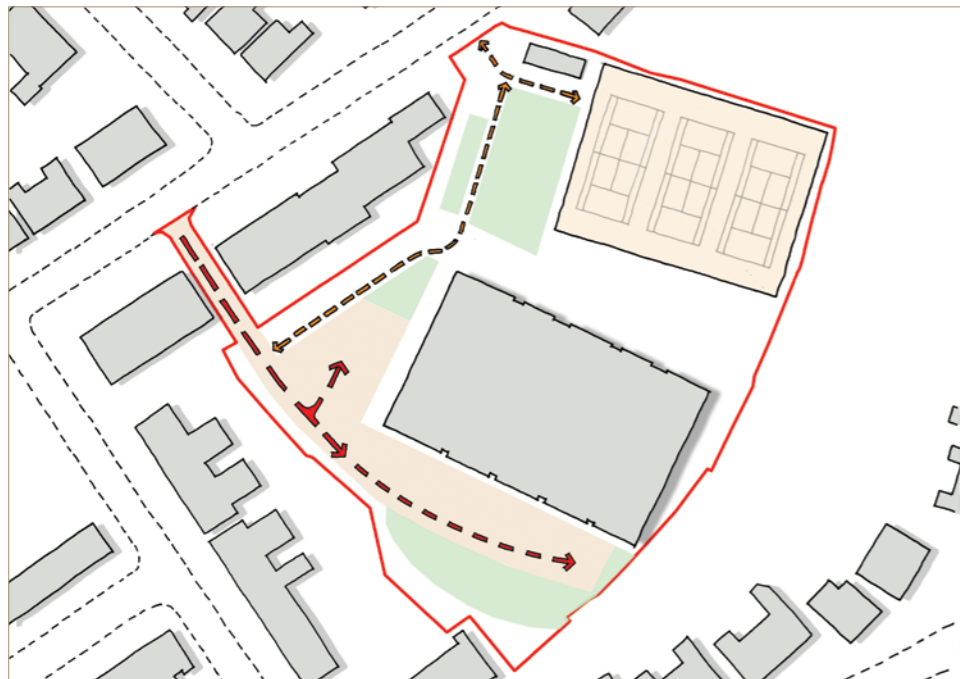


Enhanced tennis court and new Pavilion.

Three new tennis courts are located in the northern part of the site and a new pedestrian only access from Croftdown Road provides direct access to the tennis courts. The new pavilion building overlooks the new entrance, the publicly accessible open space and the tennis courts.

# Site Layout

These diagrams illustrate in a simple way how the main areas, routes and building forms have been arranged.



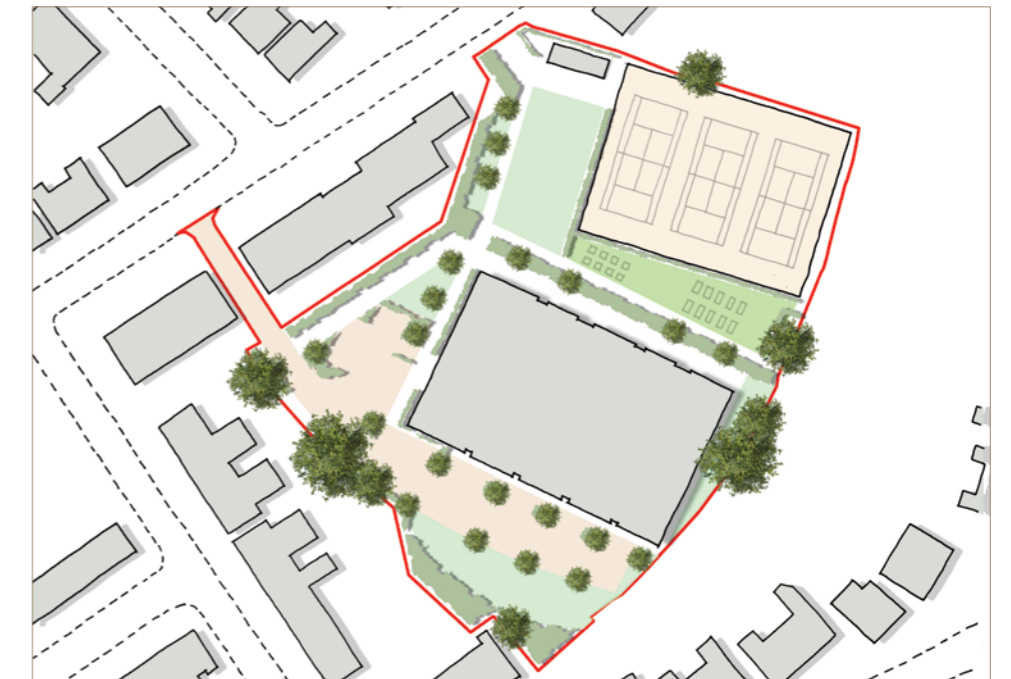
## New publicly accessible open space

Substantial areas of soft landscaped open space have been opened up for public access with a new pedestrian route providing easy and convenient access through open lawns and quiet seating areas.



## New Community Garden

A new Community Garden sits below the tennis courts with a range of raised beds, fruit trees, seating areas and a storage shed sited beneath the existing trees.



## Trees and Boundary Planting

Generous boundary planting creates separation between public and private spaces and is reinforced by new tree planting to reflect the local character of richly planted streetscapes and street trees.



Proposed open space

# Open Space

A new open space amenity of 6980 m<sup>2</sup> will be created for new and existing residents.

It is designed to be used for both active and passive recreation for the whole community. A new footpath link is created through the site enabling easy access. The open space will be gated so it can be secured from dusk to dawn. The variety of amenity is described below.

## Sports/Tennis

The two existing tennis courts will be removed and replaced with three new tennis courts which will be designed to Lawn Tennis Association standards and orientated in the preferred north south direction. The courts will be enclosed by a 4m high weldmesh fence. These courts will be a significant improvement on the existing provision due to the addition of a third court, the orientation, the improvement in run off distances and the provision of new fencing and new surfacing.

A new pavilion will be located next to the tennis courts a new paved terrace in front of the pavilion can be used by the community for activities and events throughout the year.

### Key

- Hard Surface / Footpaths / Terraces
- Green space
- Buildings
- Leisure and recreation open space



Existing open space





Elevation of Pavilion

# Pavilion

The design of the building was developed in consultation with the tennis club members to provide suitable facilities to meet their needs. However it is conceived as a multi-functional building providing opportunity for a range of uses and groups.

## Tennis use

The tennis club provided a brief for the pavilion as follows.

- A kitchenette for hot and cold drinks.
- A small indoor space suitable for small meetings.
- A generous canopy to allow temporary shelter when it rains without having to go inside.
- Two generous sized toilets. (They expressly did not require changing facilities)
- Storage space for nets in winter, court tapes, balls, wheelbarrow etc.
- An area for refuse bins

## Resident Feedback

Additional uses of this building were included in response to community and local resident feedback to include;

- Tea and coffee making facilities to enable the possibility of selling drinks to parents of young children using the play area.
- A small meeting space for hire
- Toilets that can be used independently of the meeting space to allow flexibility when the meeting space is in use by another group of people.

## Camden officers

Consultation with officers revealed their desire that the pavilion has a good oversight over the new open space, tennis courts and have a convenient connection to the new pedestrian entrance.

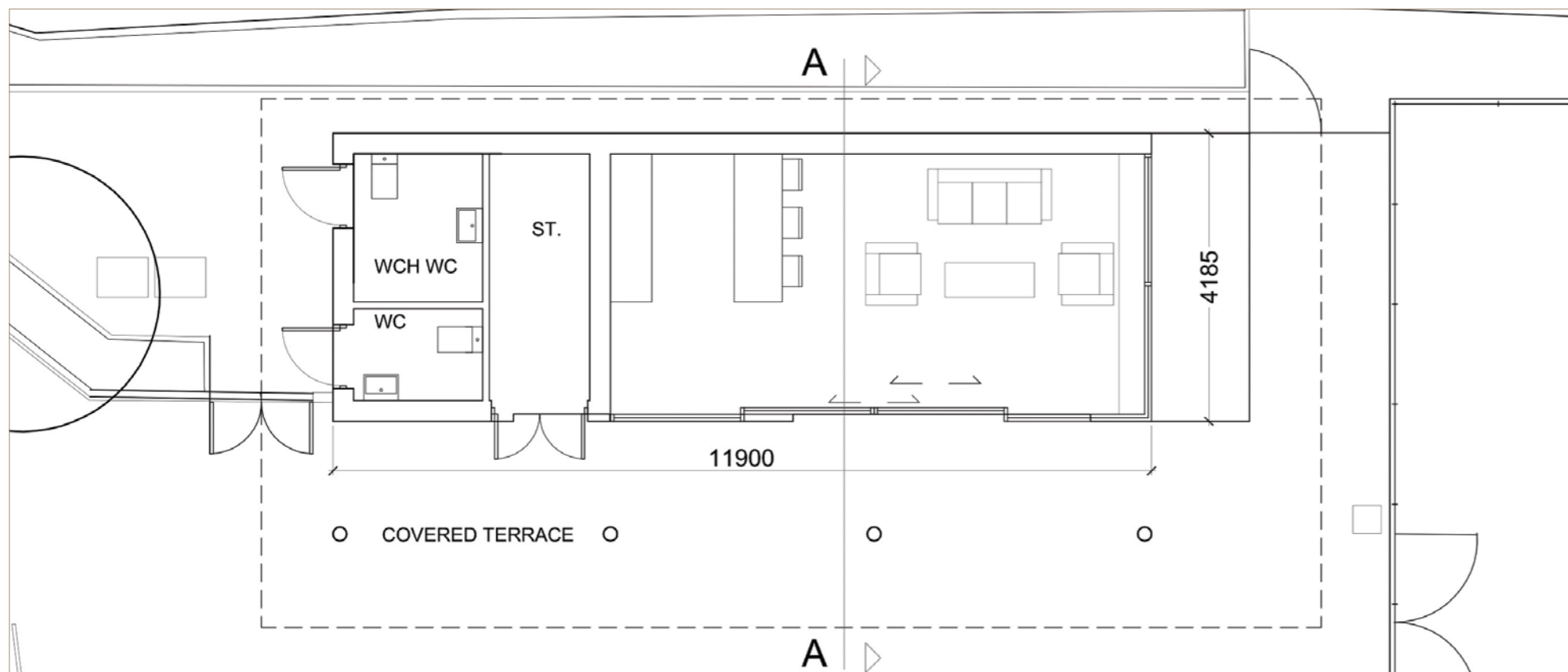
## Our response

In response to these comments we have created multi-use pavilion with a small meeting space and kitchenette, generous storage for the tennis club, independently accessible toilets and a canopy to provide shelter.

The building is very simply conceived as a timber and glass box with a flat horizontal roof to create an elegant but minimal appearance.

## Security

The side of the pavilion is secured with a railing and hedge planting. Secure gates restrict access to the toilets for security. Only the canopy is openly accessible to all. The entire building, however, is restricted in its accessibility from dusk to dawn by lockable gates at the entrance points into the new open space. The management group will provide key or code access to members of the public to access the space outside these hours as necessary to enable access to the community garden or tennis club as necessary.



Plan of Pavilion