



Design and Access Statement

Proposed Café Primrose Hill

August 2016

Ref. 0004515 041



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1.0 INTRODUCTION PRIMROSE HILL

The Royal Parks in London are made up of eight individual parks, within central London The Regent's Park and Primrose Hill form the largest single park. Primrose Hill is a separate park to the north of Regent's Park divided by the London Zoo site and the Regent's Canal. Within Primrose Hill there are very few physical buildings and the main structure is the toilet provision to the southern boundary at the base of the hill adjacent to Prince Albert Road.

The Royal Parks would like to expand the current facilities to provide a small café for visitors to the park generally, the adjoining children's playground and the trim trail particularly.

2.0 EXISTING SITE

On the southern boundary of Primrose Hill toilet facilities are located between the children's playground and the trim trail. These buildings are long established and constructed of brickwork walls and pitched slate roofs and include the following facilities:

- The east side of the existing building provides children toilet facilities, covered seating area with an accessible toilet and a toilet attendant's office to the playground. The playground is separated from the parkland by a boundary fence and access is provided via a gate from the Primrose Hill parkland.
- To the north side of the building female public toilets, toilet attendant's office, a storage room and two accessible toilets are provided with access directly from Primrose Hill parkland.
- The west side of the existing building provides an access route down to the existing male public toilets and toilet attendants office. There is an existing tall hedge that separating the building from the trim trail where outdoor gym facilities are provided and accessed separately from Primrose Hill parkland.

The buildings are in sound condition but have not been updated for some time. The Royal Parks would now like to update the facilities provided in Primrose Hill generally and within the toilets and playground specifically. As part of this process and in consultation with various stakeholder groups for Primrose Hill The Royal Parks would like to make the changes outlined in the redevelopment proposal section.

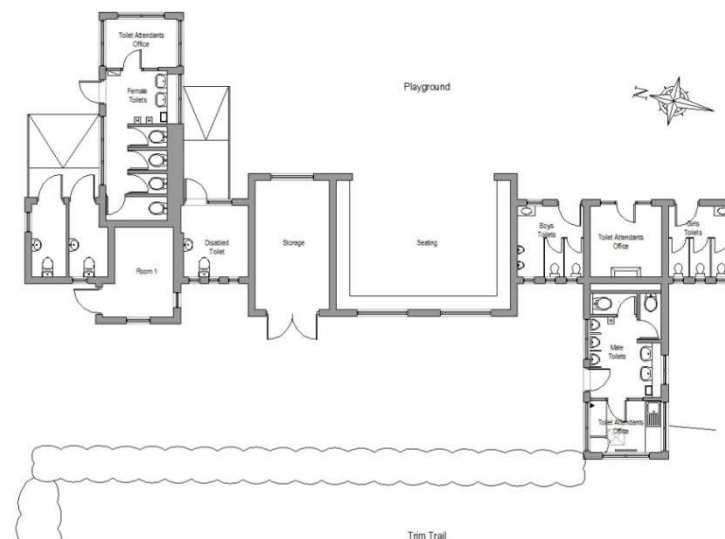


Primrose Hill Public Toilet location

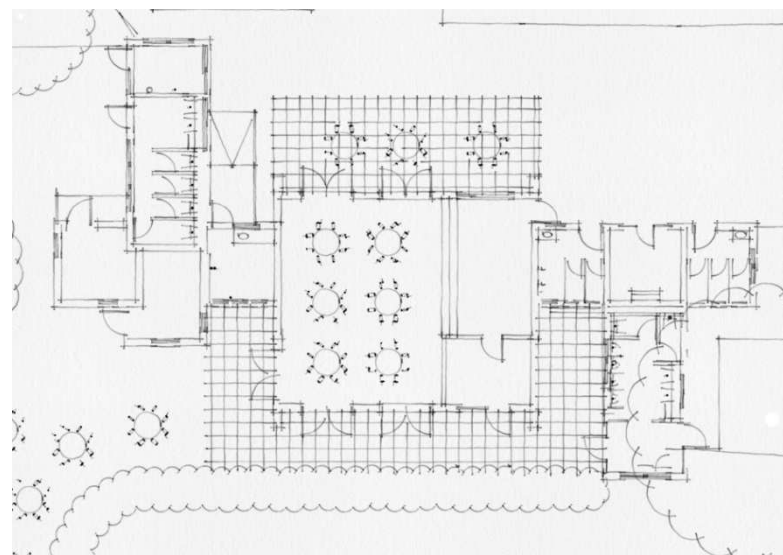
3.0 REDEVELOPMENT PROPOSALS

Having reviewed the existing toilet block accommodation and its use by the park visitors The Royal Parks would like to introduce a catering facility to the playground, trim trail and southern area of the park. This would require a number of changes both internally and externally, a summary of the main alterations are as follows:

- The central store and seating area to be extended out towards the playground and trim trail to provide the proposed cafe with the existing hipped roof removed and replaced with a new gable roof.
- The existing male public toilets internal layout amended to include an entrance lobby. The existing entrance door relocated to provide a clear new access route to the toilets and the toilets attendant's removed to form the lobby.
- An additional bin store and storage area provided between the male toilets and the café.
- The female toilets internal layout amended, with the existing toilet attendant office converted to an accessible WC to the public side of the building.
- The two old accessible toilets converted to a store/ mess room for park staff with one entrance door block up and central partition removed.
- External landscaping works to the north side of the building upgraded to provide clearer access to both the café and the public toilets. Forming a more welcoming approach by removing the existing metal railings and gates to the park. (Gates and restricted access to the playground to remain as existing).



Existing plan



Proposed sketch plan

Proposed Roof Design

As part of the design progression of the scheme various designs for the roof to the new café area were considered as shown in the adjacent block models.

Option 1 – The flat roof design represents a more bulky structure, which is not in keeping with the original design of the building

Option 2 – The ridge height of the original section of the building would need to be raised more substantially than the final option, thus being more prominent in the wider park landscape. This is something we would seek to avoid, with any additions in Metropolitan Open Land needing to be subservient and proportionate to the original building.

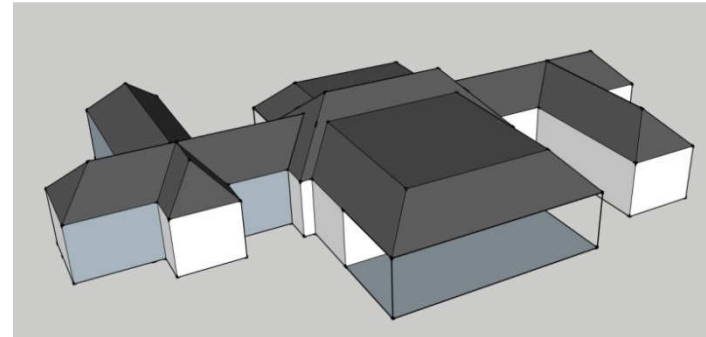
Option 3 – The gable roof was thought to be the least obtrusive structure and allowed the inclusion of high level glazing in the gable ends to provide light into the café seating area. This was felt to be particularly important to the west elevation as the existing tall hedge to the trim trail restricts light to this elevation. It was important to retain the hedge to provide containment to the recently upgraded trim trail. The gable roof design also allows for a covered area to be retained to the playground side for use by the playground users in the event of inclement weather.

Consultation Amendments

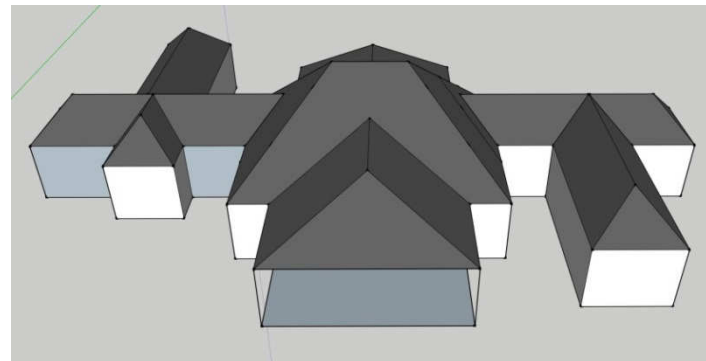
As part of the design development of the scheme The Royal Parks park manager carried out a process of consultation with the park stakeholders.

Based on the feedback from the consultation amendments were made to the landscape design and the plan layout of the building. Comments were received that the gap between the extended café to the west side and the male toilets would allow an area that could lead to antisocial behaviour. In response to this an additional storage room has been included to remove the cul-de-sac.

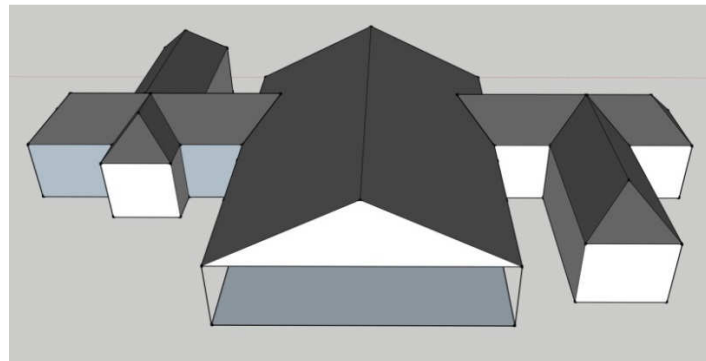
The sketch illustrations below were circulated as part of the consultation process.



Option 1 Café roof block models



Option 2



Option 3

4.0 PROPOSED SCHEME LAYOUT

The existing male, female, children's toilets and playground attendants office including accessible toilet and baby changing are all to be retained. The main proposed alteration is the addition of a small café in the centre of the building in the location of the existing sheltered seating area and store.

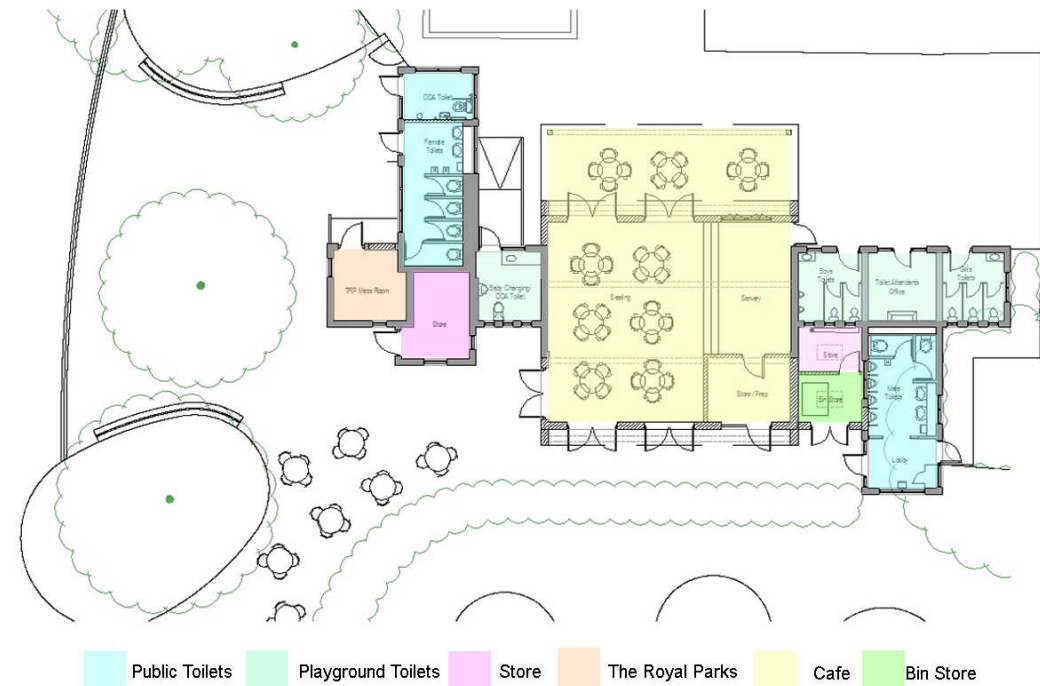
The new café would face both the children's playground and the trim trail to the west side. The main access to the café is from the open park side of Primrose Hill with a second serving counter to the playground. The layout to the playground includes a covered canopy for tables and chairs (area 38m²). The new café area is 75m² including the servery and a small store/ prep area.

The layout of the ancillary areas of the building are amended to provide revised accessible toilet provision, mess facilities for parks gardening staff and storage areas for the catering concessionaire, the parks gardening operation and the team managing the public toilets.

Toilet attendants provision for the site will be maintained with the use of the existing attendants office on the children's playground side of the building.

The design includes in addition to the internal café area two external seating areas. The first to the children's playground side allowing for tables and chairs below the canopy. The second to the north of the main café entrance facing the parkland to allow for tables and chairs for general park visitors.

The layout and provisions of the children's playground and the trim trail remain the same as existing and all the normal activities can continue without change.

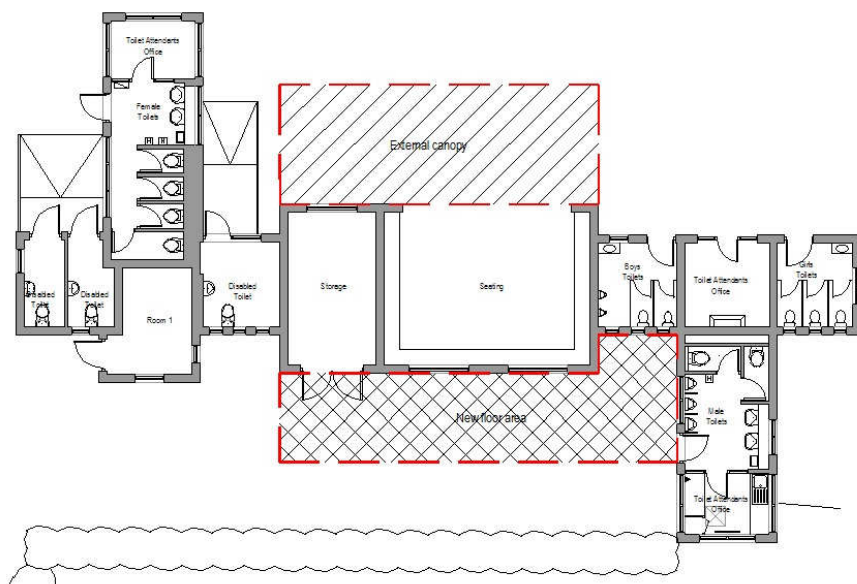


Proposed plan and building use

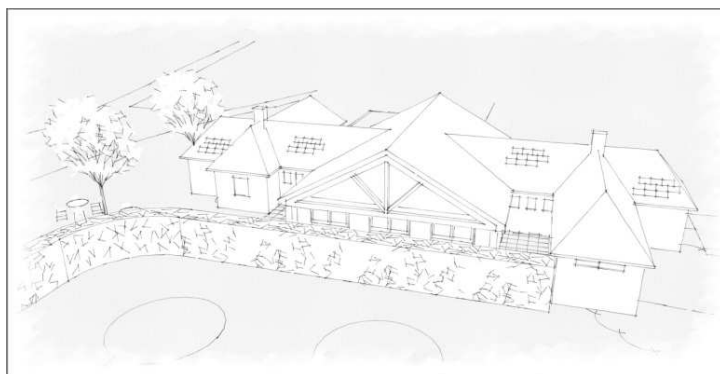
5.0 SCALE

The existing building area for the toilets and store rooms is 130m² (GIA) and the proposed building including the toilets and new café would be 170m² (GIA) providing an additional area of 40m² (GIA). Of the total area the café forms 75m² (GIA) and the toilets and storage areas would be 95m² (GIA).

The new café is approximately 10 x 7.5m and would be open to the full ceiling height. The current hipped roof to the sheltered seating is approximately 5.3m high and the proposed gable roof design would be 5.6m high to the ridge keeping the increase in height of the roof to a minimum.



Additions to the existing building

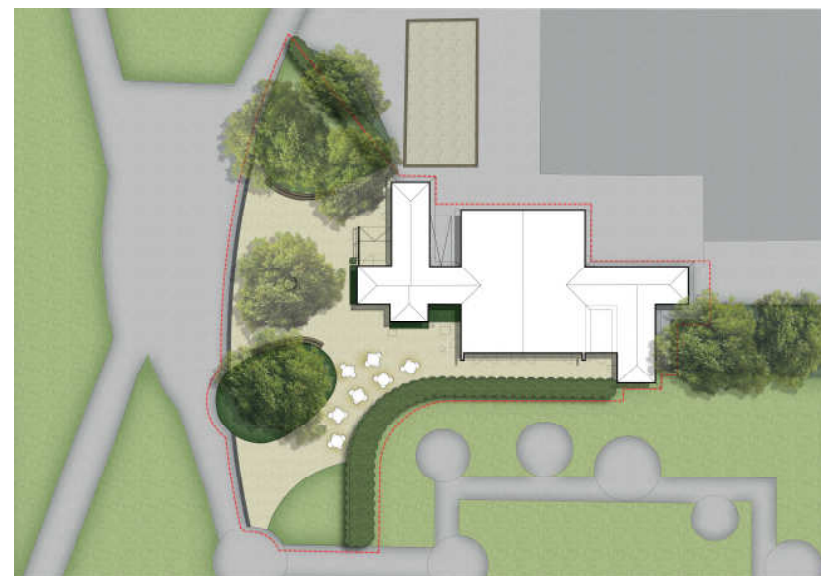


Sketch views of proposed café and toilets used for consultation

6.0 LANDSCAPING

The landscape proposal for the cafe at Primrose Hill embraces the simplicity of the wider park setting with an elegant design focussing on the needs of its users with a simple palette of materials. Sited on the confluence of four footpaths, the site is visible from the summit of Primrose Hill but has been designed in such a way that it blends into the mature environment surrounding the current building. A line of setts reinforce the edges where the footpaths meet while gracefully separating the existing tarmac surfaces from the proposed embedded golden gravel surface denoting the cafe frontage. The hedge and railing to the West of the building has been rounded off to increase the visibility of the building entrance and creating an area for outdoor seating, bounded by an oval area of native planting around one of the existing trees. This planting, along with a shaped area of lawn to the East of the entrance reinforce the entrance and guide users into the area to the front of the building where they can use the facilities or continue around to the cafe entrance. The fence and hedging along the path edge will be removed to open up the lawn to informal uses. Rustic timber, green oak benches elegantly boarder the lawn and planting, strengthening the subtle funnelling effect of the entrance while providing a sheltered seating area beneath the existing trees.

Overall the proposal compliments the existing character of the park with an elegant yet understated entrance to the cafe, and frontage to the other facilities contained within the building. The simple interventions allow for growth as well as flexible seating opportunities against the backdrop of this parkland.



Landscape Plan

Precedent Images - Materials Palette



7.0 APPEARANCE

The design of the new café has been developed to be as unobtrusive as possible and fit into the existing low key environment of Primrose Hill but still provide a welcoming and attractive café space both internally and externally.

The main space of the café is a single area open to the full height of the new gable roof. The servery and store/ small prep area are contained within the space but are also open to the full height of the space. The roof would be supported by glued laminated timber trusses with metal connections and timber purlins. The trusses will provide a light and airy interior and the timber a warm feel.

To compliment the light feeling of the building full height timber glazing would be provided to the upper gables. The glazing would stretch the full width of the upper gables and include inward opening lights to allow the building to be naturally ventilated. The high level glazing would allow plenty of light into the interior particularly to the west side where the hedge to the trim trail shields the elevation. To the east side facing the children's playground the same finish and design would be used for the open canopy providing shelter for the playground.

The lower elevations to the building will be in brickwork to match the existing bricks to the toilets. The new doors and servery will be glazed and timber finished to match the roof trusses and purlins of the roof construction. The openings to the gable ends reflect each other and allow easy access to the café.

Further finishes to the new external roof would be in slate to match the existing slate roofs of the toilets. Finishes to the external areas are covered in the landscape proposals, however the approaches to the building on both sides of the building would be in golden resin bonded gravel.

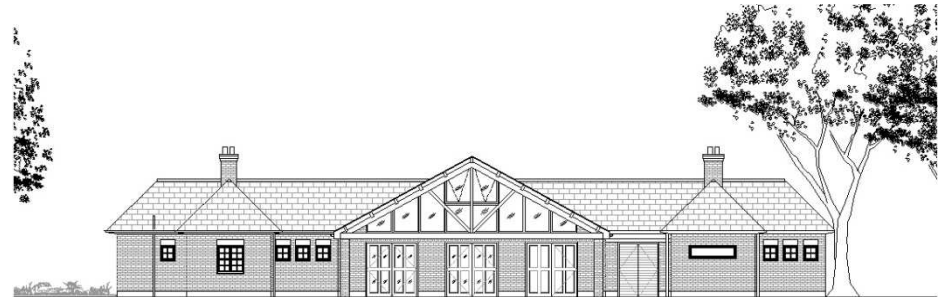
External lighting would be limited to the canopy and direct perimeter of the building to provide light for access. The lights would be



Proposed east elevation to playground



Proposed north elevation to the park



Proposed west elevation to the trim trail (without hedge)

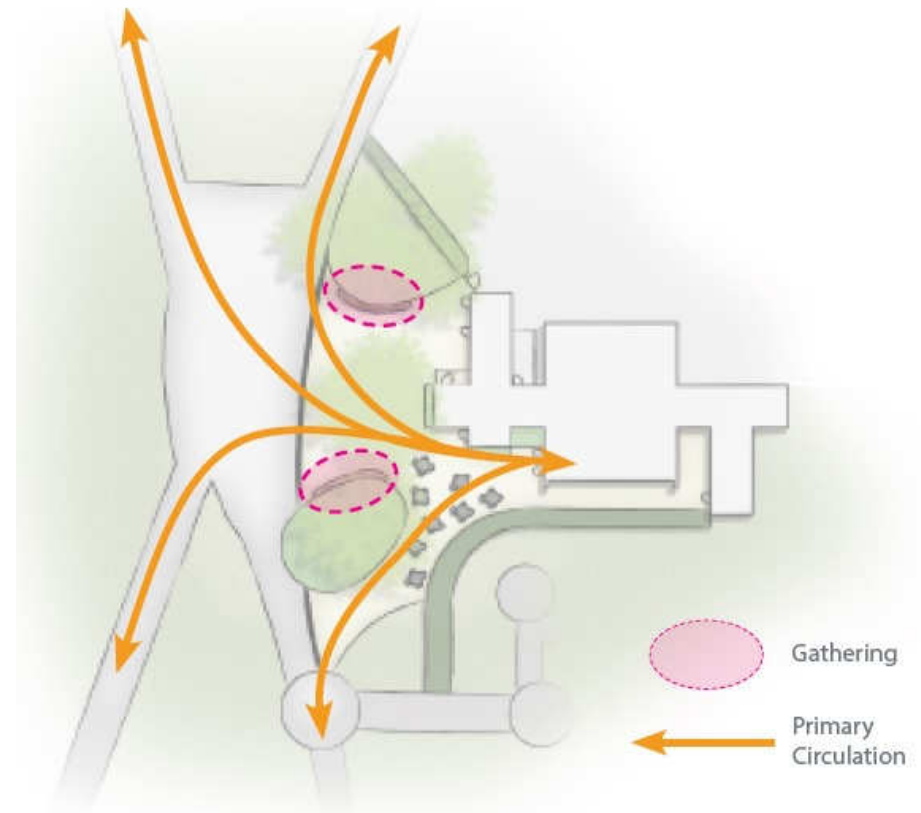
downward facing and LEDs so there would be no light spillage across the site.

8.0 ACCESS

Access to the new café will be via level threshold to both sides of the building. Accessible toilet provisions will be provided for the public to the north side of the building and via the existing accessible toilet and baby changing facility on the playground side of the scheme.

Access to the existing toilets will remain as existing but will be improved with the proposed landscaping allowing free flowing traffic from the park. Access to the proposed catering facility will be from Primrose Hill parkland primary circulation can be seen in the image adjacent.

Movement Diagram



9.0 EXISTING PHOTOS

View from the top of Primrose Hill



View of toilets and concessionaires van from Primrose Hill parkland





View of existing entrance to male toilets



View of female toilets from the park



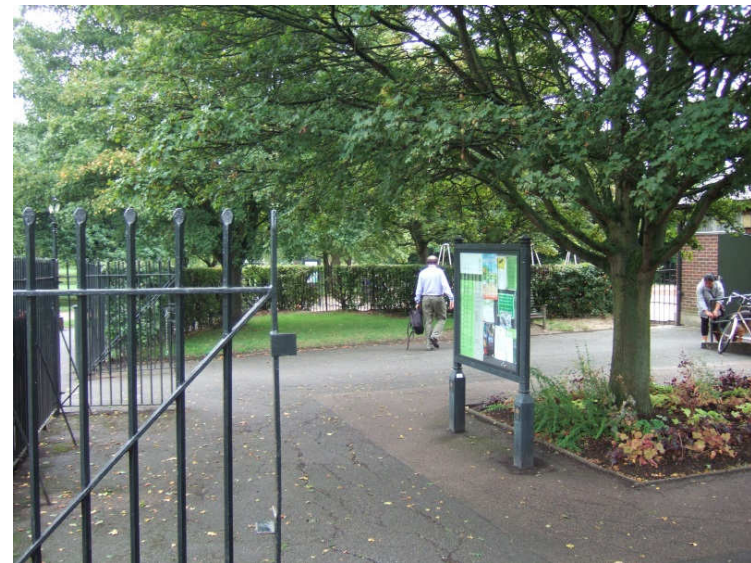
Children's toilets and sheltered seating



Sheltered seating area



View of Toilets from the trim trail



Gates and railings to toilet entrance



View of the toilets from Prince Albert Road

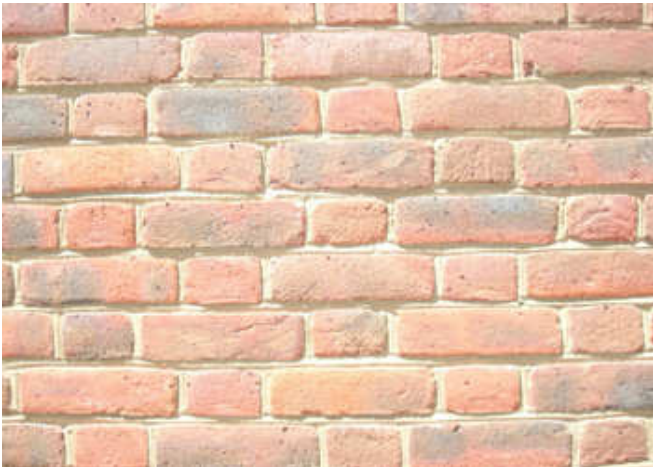


Trim trail with building behind hedge

10.0 PROPOSED MATERIALS



Typical glue lam beam



Typical brickwork



Example of glue lam truss



Typical slates

Drawing List

Building Fabric

RLB 4515041.01 : Existing Block Plan

RLB 4515041.02 : Existing Plan

RLB 4515041.03 : Proposed Block Plan

RLB 4515041.04 : Proposed Plan

RLB 4515041.05 : Existing Roof Plan

RLB 4515041.06 : Proposed Roof Plan

RLB 4515041.07 : Existing Elevations 1 of 2

RLB 4515041.08 : Existing Elevations 2 of 2

RLB 4515041.09 : Proposed Elevations 1 of 2

RLB 4515041.10 : Proposed Elevations 2 of 2

Landscape

FHA 670PL001 : General Arrangement Hard & Soft Plan