## 4.0 DESIGN RESPONSE

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#### **4.1 Urban Design Principles**



**Site Response:** The key drivers that have been considered include:

- Creating a friendly environment with a welcoming arrival space for the new Community and Health Centre users.
- We have respected the scale and orientation of the existing buildings in relation to the location of the proposed new development and looked at keeping as many of the existing trees as possible.
- The surrounding landscape has been transformed into a high quality new park with improved access and a series of character areas to be enjoyed by all.
- Minimal impact on adjacent buildings
- The building is formed of an L shape building with an element removed to create the arrival and community garden.
- The L shape form relates to both the landscape setting through the new park and completes the urban form of the adjacent Georgian homes along Belsize Road.
- The internal spaces and function have been located to maximise natural daylight and sunlight.
- Two Communal Gardens have been created for the local community, one on the approach to the centre from Belsize road the second within the North courtyard.
- Strong and simple organisational concept aid wayfinding
- · Focal reception area heart of the building.
- Courtyard created, for maximising retention of trees.



Legend

- ▲ Site Entrance
- ▲ Health Centre entrance
- Community Centre
- Staff entrance
- Fire Escape
- Views Out

CAT3 Chamber and 3m easement

Arrival Space

Open spacing/

Ambulance Drop off

Cycle parking

Secure line/Gated Access

Views Through

Building Line Maintained

#### 4.2 Urban Design Principles



- Context The proposed building's relationship to the green open space, neighbouring terraces, and surrounding context
- Architecture and Appearance Architectural Identity and appearance
- Connection The look, feel and atmosphere inside, outside and around the proposed building

The proposal completes the urban grain by creating activity along its entire length of its boundary and turning the corner to face the park. The Centre also provides a new destination and community asset for the residents of Abbey Road and Belsize Road and local area.



Set back from road to maintain building line of eastern terraced houses, creating a landscape buffer. Set back from Northern boundary to prevent overlooking of northern properties

#### Step 2

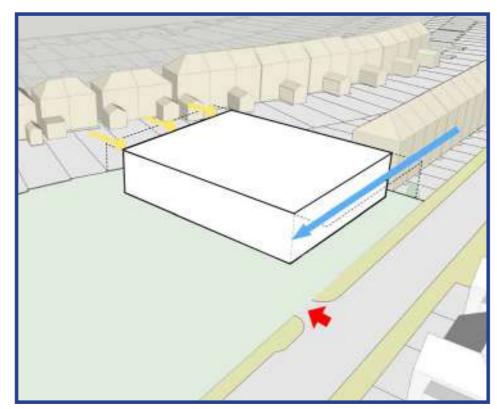
South West corner opened up to create a welcoming arrival space. This helps to avoid manholes and retain existing trees

#### Step 3

Set back from North and East to create courtyard space with passive surveillance from the building for improved security

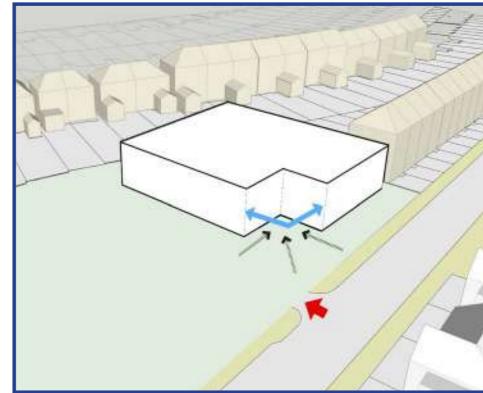
#### Step 4

Entrance introduced to connect the two returns and create a visual and physical link from Belsize Road through the building to the landscaped Courtyard / Community Garden at the rear.

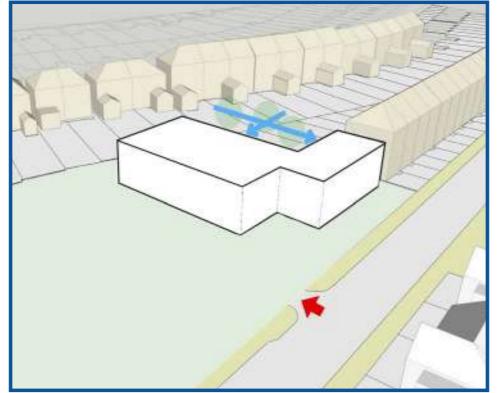


Step 1

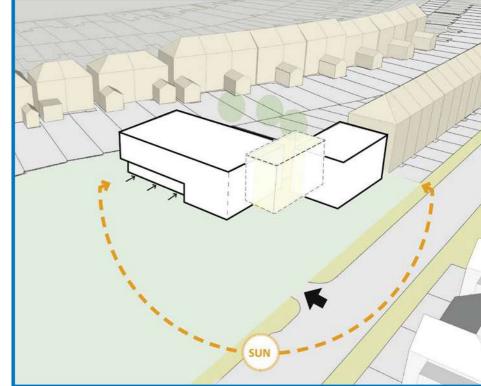




Step 2



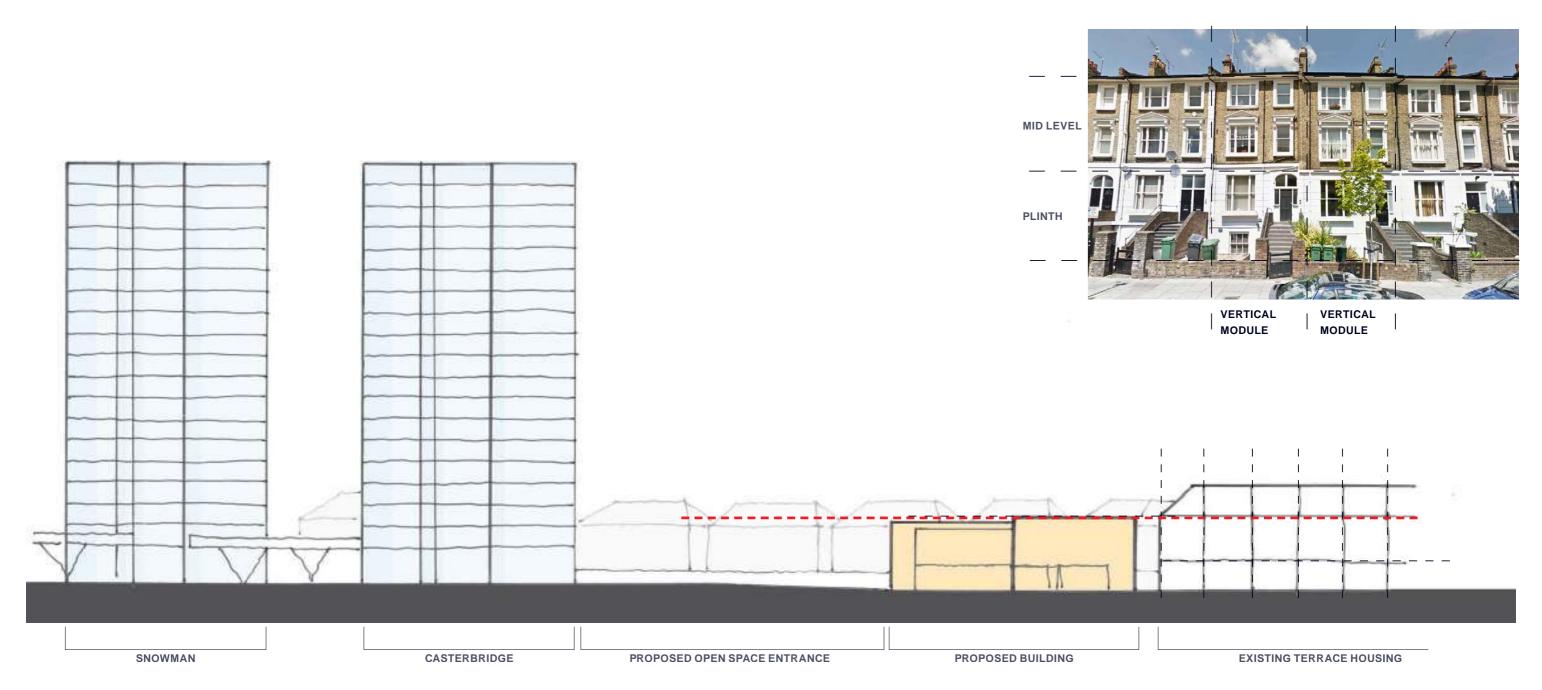




#### 4.3 Scale & Massing



- Sympathetic relationship with adjacent Georgian Houses aligned frontage and extended boundary wall treatment
- Respects existing dwellings to the North by ensuring generous separations distances are provided Goldhurst Terrace
- Providing a new high quality landscaped open space between Snowman and Casterbridge Towers and Belsize Road
- Creating a new public facility which Camden residents can be proud of
- Pavilion building that sits within the landscape.



## 4.4 Scale & Massing



#### **Existing View 1**





Existing View from Abbey Road Junction with building outline in red

#### **Existing View 2**





Existing View from Belsize Road with building outline in red 28 / ABBEY PHASE 2 DESIGN AND ACCESS STATEMENT

## 4.5 Scale & Massing





#### 4.6 Design Approach



#### Key design objectives

- Opportunity to express the two building uses in the architectural response
- Rationale for the building needs to relate with the new proposed landscape.
- Architecture needs to be clean and not fussy urban design response needs to positively address the Park and Belsize Road.
- Opportunity to create a joyful and delightful entrance space.
- Existing sewer access prevents building moving West.
- Retention of as many trees as possible.
- Look at developing an area of community garden on the South of building given that current space in the Northern corner is predominantly in the shade.

#### Additional design objectives following review with DRP and Planning officers:

- Opportunity to improve approach to the building and respond to human aspect.
- Opportunity to improve health centre plan layout, particularly corridors.
- Opportunity to further define edges both private and semi private through walled garden concept to control privacy and exposure.
- Opportunity for a more organic architectural expression that promotes health and well being.
- · Opportunity to explore proportions further
- Opportunity to use Timber and explore sustainable materials
- Opportunity to express the two building uses in the architectural response
- Rationale for the building needs to relate with the new proposed landscape.
- Architecture needs to be clean and not fussy urban design response needs to positively address the Park and Belsize Road.
- Opportunity to create a joyful and delightful entrance space.
- Retention of as many trees as possible.
- Look at developing an area of community garden on the South of building given that current space in the Northern corner is predominantly in the shade.

# ORGANIC

# PLAYFUL

## **HUMAN-SCALE**

# TRANSPARENT

I.N.T.E.R.A.C.T.I.V.E

GREEN

**OUTLOOK** 

#### 4.7 Design Approach - Thought Process and Architectural Approach



Barcode Rhythm | Control Privacy | Vertical Articulation















We have studied number of contemporary references to draw upon advanced thinking in healthcare architecture as well as recently completed Maggie Centres. All of these examples have influenced the design response in some degree and form, not only in the appearance of the building and boundary edges but also the landscape strategy.

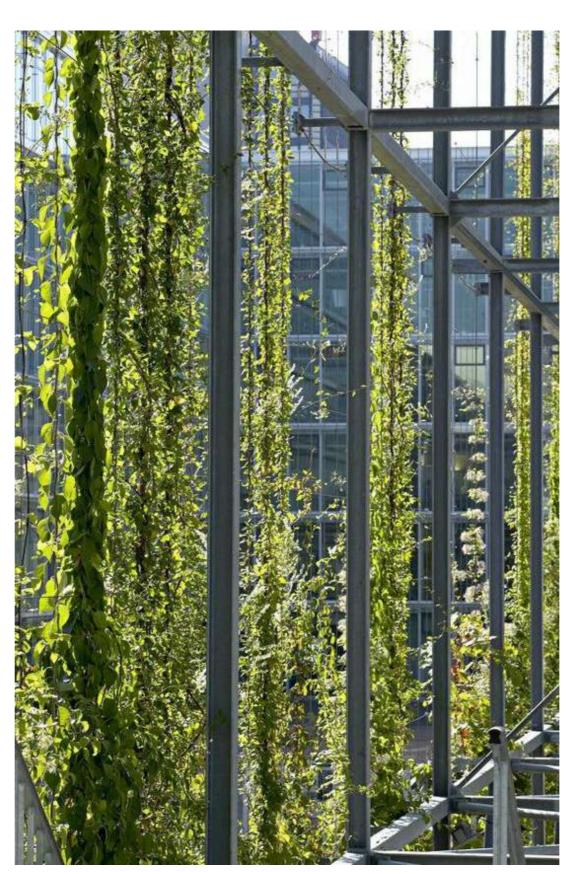
The modern and contemporary architectural approach draws the eye to different parts of the building from the surrounding external views and uses timber as material to create an organic architecture that promotes Health and Well being.

#### 4.8 Design Approach - Thought Process and Architectural Approach



Secondary Skin | Control Privacy | Brise Soleil | Sustainability







The design has developed with a clear "barcode" concept expressed through a series of timber vertical elements and utilises a much more organic and playful pattern to the elevations with opportunities for plants to climb on cable trellis.

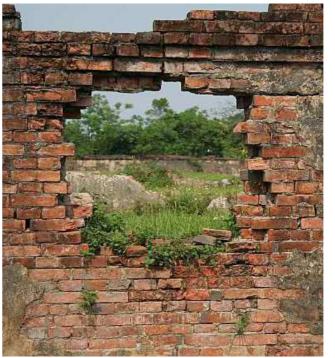
#### 4.9 Design Approach - Thought Process and Architectural Approach



Feature Entrance | Walled Garden | Defensible Space | Depth









The boundary edges and defensible space has been defined through a combination of garden walls which include planting structures and external apertures to ensure that people within the building feel comfortable with their exposure and proximity to people outside the building.

#### 4.10 Architecture and Appearance

## /HR febik

#### View from park looking onto the west elevation





- We have taken on board the comments received during the pre-application process regarding the proportion of the building elevation to ensure that the ground and first floor are expressed equally.
- We have also lowered the buildings parapet to make the building feel lighter in appearance. As a result there will be distant views where the roof PV's will be visible but this was discussed as a positive element as the building will express its environmental and sustainable credentials.

Introducing a second skin to control the level of privacy. Continuing the trellis also provided an additional level of depth and playfulness and solar shading on the south and west elevations.

#### **4.11 Architecture and Appearance**



#### View from park looking onto the west elevation





- Privacy to the medical consultation rooms on the first floor has been considered in the architectural treatment of the elevations with a combination of timber projections and brick setbacks used on the façade.
- The proposed combination of timber and light coloured brick gives the building a warmth which now sits comfortably on the site.



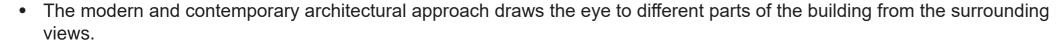
Facade control of privacy

#### **4.12 Architecture and Appearance**









- There is a three dimensional quality to all sides of the building through the new external spaces created.
- The arrival space and civic presence has been created by forming a single storey timber arch on the edge of Belsize Road which extends out from the building form.
- A series of external spaces are then created through a timber climbing structures inviting people to walk through and approach the building.





Defined feature entrance to site. Walled garden concept creates defensible space to the proposed building.

#### 4.13 Architecture and Appearance



#### Main entrance approach





- The user experience has been developed to ensure that there is a homely and domestic feel to the centre whilst promoting Health and Well being and the connection to the surrounding landscape.
- Due to differing operational requirements access to the two functions needs to be kept separate and controlled, at present it is
  not feasible to combine into one shared space however there is future proofing to do so at a later date by infilling the a small
  section of the entrance recess and bring all visitors through the reception in the community centre. We have therefore looked
  at opportunities to make the current condition work as best as possible by reconfiguring the staircase and widening the space
  between the two lifts to make the space more generous and welcoming.

Irregular spacing of the building trellis will create a more playful organic appearance whilst defining a entrance forecourt.

Landscape merges with building fabric by inviting plants to climb green walls

#### **4.14 Architecture and Appearance**











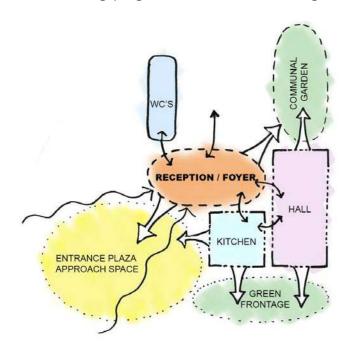
Entrance Porch development studies

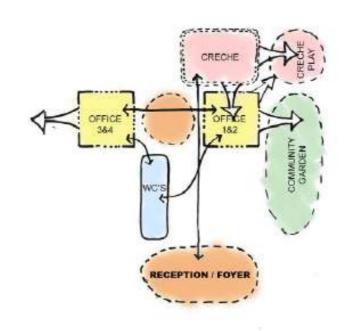
- The user experience has been developed to ensure that there is a homely and domestic feel to the centre whilst promoting Health and Well being and the connection to the surrounding landscape.
- We have reviewed both the external edges, approach, and internal spaces to improve the quality of the spaces within and user experience.
- There is a three dimensional quality to all elevations of the building through the new external spaces created as well as the changes made to the internal plans
- Entrance and approach ability to combine separate centres entrances through architectural response whilst still being legible and inviting.
- Ground floor Community centre Light, transparent element that can reflect its surrounding whilst also offering views into and through the building
- Upper floor Health Care Centre more solid Elevational treatment with reduced apertures or controlled privacy reflecting the consultation and surgery rooms uses.

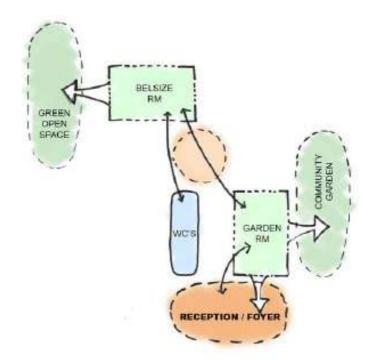
#### 4.15 Internal Space Planning Design Development

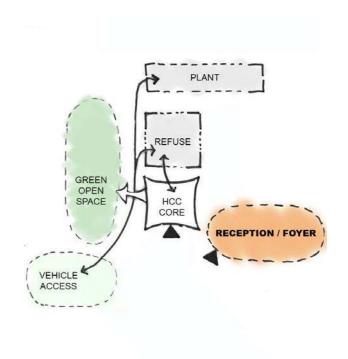


The following pages illustrate the design evolution and response to the design brief.









Group 1: Foyer Kitchen Hall and WCs

 The Foyer, Kitchen, Hall and WCs must be able to be rented out separately.

- Foyer is to be light, bright and centrally located (heart of community centre)
- Kitchen must have a serving hatch to the Foyer and a serving hatch to the Hall.
- The Hall must be 12.5m long with a total minimum area of 100sqm.
- 3.5m minimum floor to ceiling height.

Group 2: Creche & Offices

- The Creche is to be self contained, secure and have direct access to secure creche external play space.
- The Creche is to be located to allow for future expansion.
- Office 1&2 to be located next to the Creche. The offices should also be located next to each other with an interconnected door with direct access into Community Garden.
- Office 3&4 (volunteers office) to be located next to each other, away from main office due to noisy activity.

**Group 3:** 

## Activity Rooms (Garden & Belsize Room)

- Garden Room located to have direct access to the Community Garden and
- Foyer with a link to the Belsize room.
- Belsize Room to be a flexible, light multi-purpose space for classes and activities such as painting, textiles and yoga.
- 3.5m minimum floor to ceiling height.

Group 4:

#### **HCC Core & Ancillary Spaces**

- The Health Centre should have a separate entrance,
- Plant and Refuse rooms should be secure with ability to be accessed out of hours by London Borough of Camden, who will be managing the building

#### 4.16 Internal Space Planning Design Development



Legend — Solid Wall

Semi Transparent Wall

Physical link through building

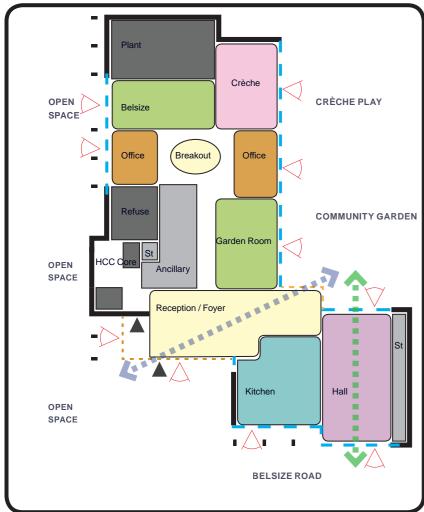
♦ Visual link through building

Outlook to landscaped green space

Entrance

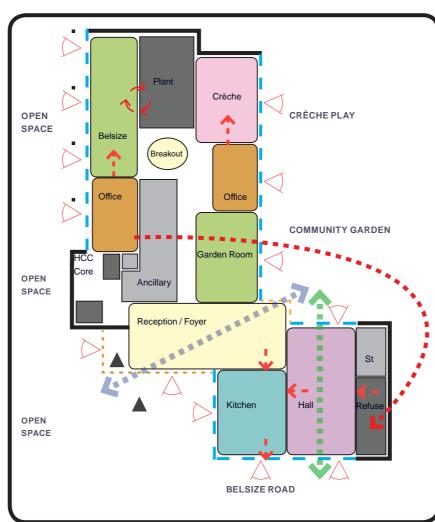
--- Fully Transparent Wall

---> Room repositioned



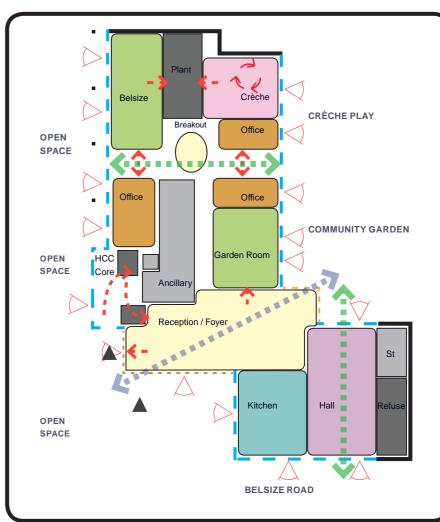
Previous Layout - Iteration 1

- Inactive edges on primary façades
- Opportunity to activate green open space frontage
- Opportunity to simplify figure ground diagram
- Visual connection through foyer to be retained



Previous Layout - Iteration 2

- Active edges on primary façades improved
- Green open space frontage activated, opportunity to reconfigure core to maximise views in and out
- Figure ground diagram simplified
- Opportunity to explore internal circulation



#### Proposed Layout

- Internal street introduced to provide a visual connection with the green open space through the building into the community garden whilst breaking down massing
- Potential for sheltered outdoor seating facing green open space
- The Foyer has increased in size, improves the physical connection between green open space, building and garden

#### 4.17 Plans - Community Centre - Ground Floor Plan

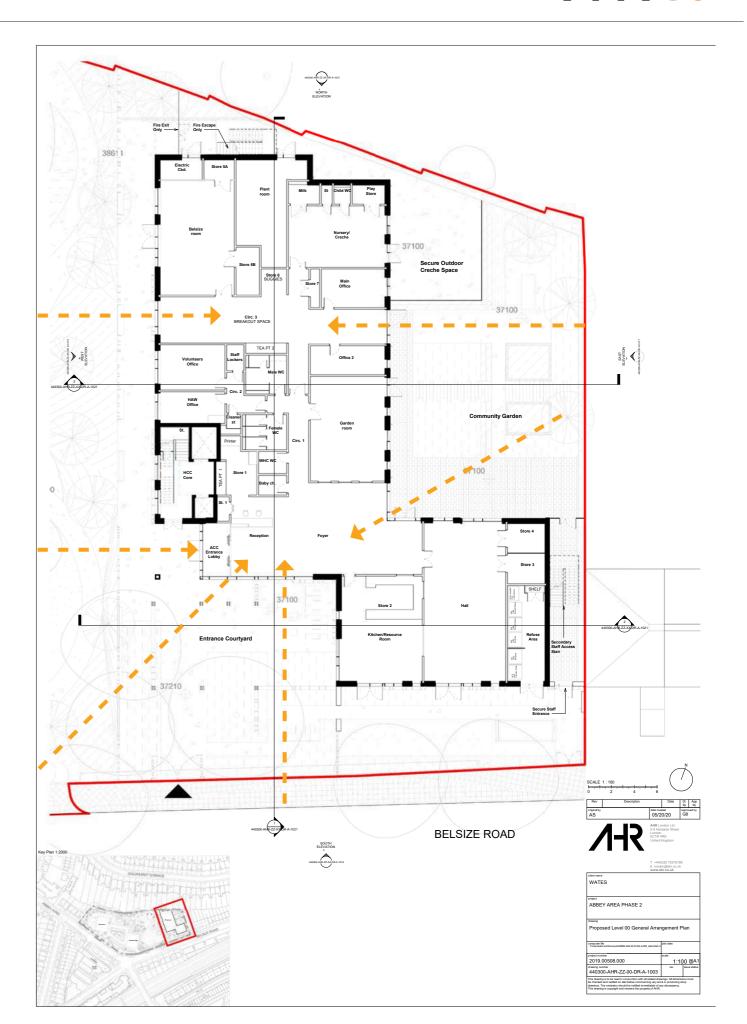


We have made a number of positive moves to the floor plans during the design evolution to ensure we deliver a exemplar building for the local communities use:

- Principle circulation space has been widened to make arrival more generous and inviting.
- The waiting area has been extended to simplify the external envelope and form as well as providing a covered entrance approach to both the Community and Health Centre.
- Cloister at ground floor facing the park has been in-filled to deter potential anti-social behaviour.
- The visual link from park through the building and into community garden has been strengthened to maximise natural light and improve inside outside links for improved well being.
- The visual and physical link from park through the reception foyer and into community garden as been designed to maximise natural light and improve the internal environment.
- Visual link created from the walled community garden in the south, through the Hall to the community garden in the east within the courtyard.
- West side of the building has been designed to with large element of glazing to maximise views into the park.

#### Legend

■ Natural Light to Circulation Space

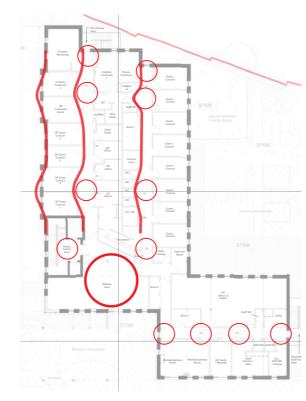


#### 4.18 Plans - Health Centre - First Floor Plan



Floor plans have been developed and reviewed to strengthen the opportunities for expressing more articulation in the building form whilst also improving the quality of the internal circulation spaces.

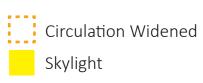
- Visual interest and depth added to elevation, massing broken up.
- Pulsing circulation space breaks length of corridors and improves user experience.
- Natural light provided to circulation space through full height glazing and sky lights.
- Elevational treatment enables control of privacy in treatment rooms.
- A number of consultation rooms have been extended out in plan to extend into the park.



Analysis Diagram: Pulsing Corridors

# ELEVATION CAMIN ZZ XXORA BELSIZE ROAD

#### Legend



■ Natural Light to Circulation Space

#### **4.19 Architecture | Connectivity**



#### **Internal Views**

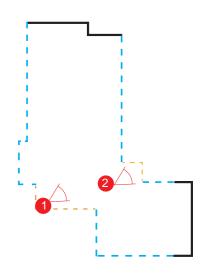


Reception area / entrance



Entrance Foyer
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- The design aspires to create all areas as accessible and friendly as possible.
- The centre will use high quality materials and will be robustly designed for heavy traffic.
- Generous ceiling heights allow natural light to spill in creating a welcoming entrance space.
- Internal and external spaces interconnected using large glazed panels which also serve to frame views.
- Soft materials to reflect simple natural palette.
- Entrance spaces have been created to maximise natural light penetration wherever possible.



Level 00 Key Plan

#### **Examples**



Light palette with accents of colour



Natural palette - views

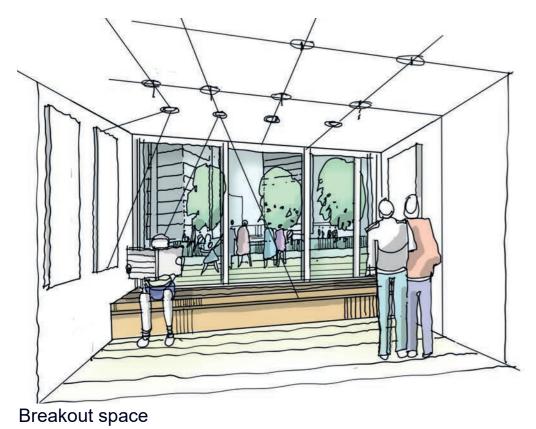
## **4.20 Architecture | Connectivity**



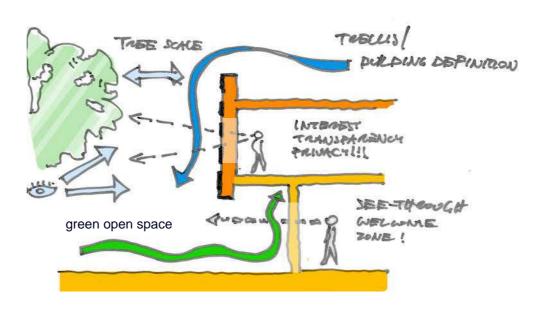
## 4.21 Architecture | Connectivity

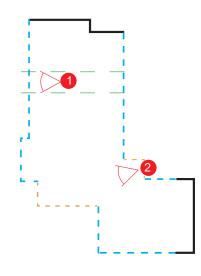
## 117 febik

#### **Internal Views**

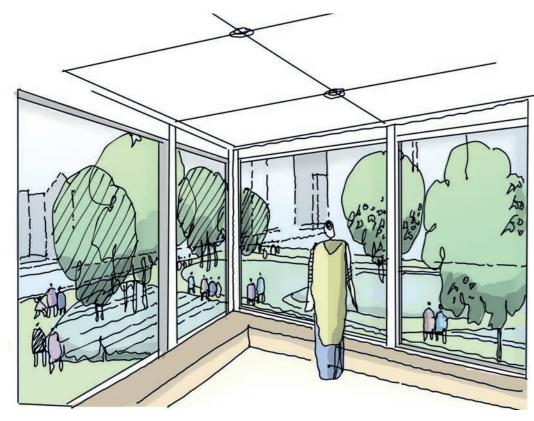


- Opportunities for wall art and activity to create an identity within key areas of the building
- Bringing in natural light into circulation space
- Informal seating areas created





Level 00 Key Plan



Corner feature window overlooking green open space 45 / ABBEY PHASE 2 DESIGN AND ACCESS STATEMENT

#### **Examples**









Window Seat

Art Wall

### **4.22 Architecture | Connectivity**



View looking south over new park with timber feature framing view



#### **4.23 Architecture | Connectivity**

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Level 00 Key Plan

#### **Internal Views**



1. Foyer to Community Garden

- Seamless connection between the internal and external spaces
- Community gardens tranquil, sensory creating an intimate space



Large glazed panels - views



2. Creche and Community Garden



3. Material Palette





## 4.24 Architecture | Connectivity

