

Introduction

Welcome to the public exhibition for our proposals for the new Sands End Arts and Community Centre.

Working with Mae Architects, Hammersmith and Fulham Council are preparing proposals for a new Sands End Arts & Community Centre and now we want you to provide your thoughts on the proposals.

This exhibition is being held to provide you with the opportunity to view the proposals and give feedback. Members of the project team are in attendance today to answer any questions you may have. A feedback form will also be available once you have reviewed the panels on display.

Please provide us with your comments using the feedback form provided so that the team can ensure that all feedback is properly recorded.

All the information from the exhibition and a further chance to provide feedback will be available on the project website at lbhf.gov.uk/SandsEndACC from Monday 18 September.

History of the Community Centre

The council has committed to deliver a new Arts and Community Centre to serve local residents of the original centre in Brighton road which was closed in 2012.

Funding

£2m Funding was secured by Hammersmith & Fulham Council from Tideway, the organisation building the Thames Tideway Tunnel as part of their community investment. The council also secured £1.6 million section 106 funding from the new Stamford Bridge stadium development.



South Park, site location plan



1. View of Clancarty Lodge from the Walnut Grove



2. View of Clancarty Lodge from the yard



3. View of the site on approach from Peterborough Road

The Project Team

Mæ & J&L Gibbons

Mæ Architects

At Mæ we always aim to create meaningful and expressive work. We work hard to create rigorous, well structured and well thought through buildings. Their quality is a consequence of the strength of their ideas and the care and attention we pay to the project at all stages of the project from conception to completion.

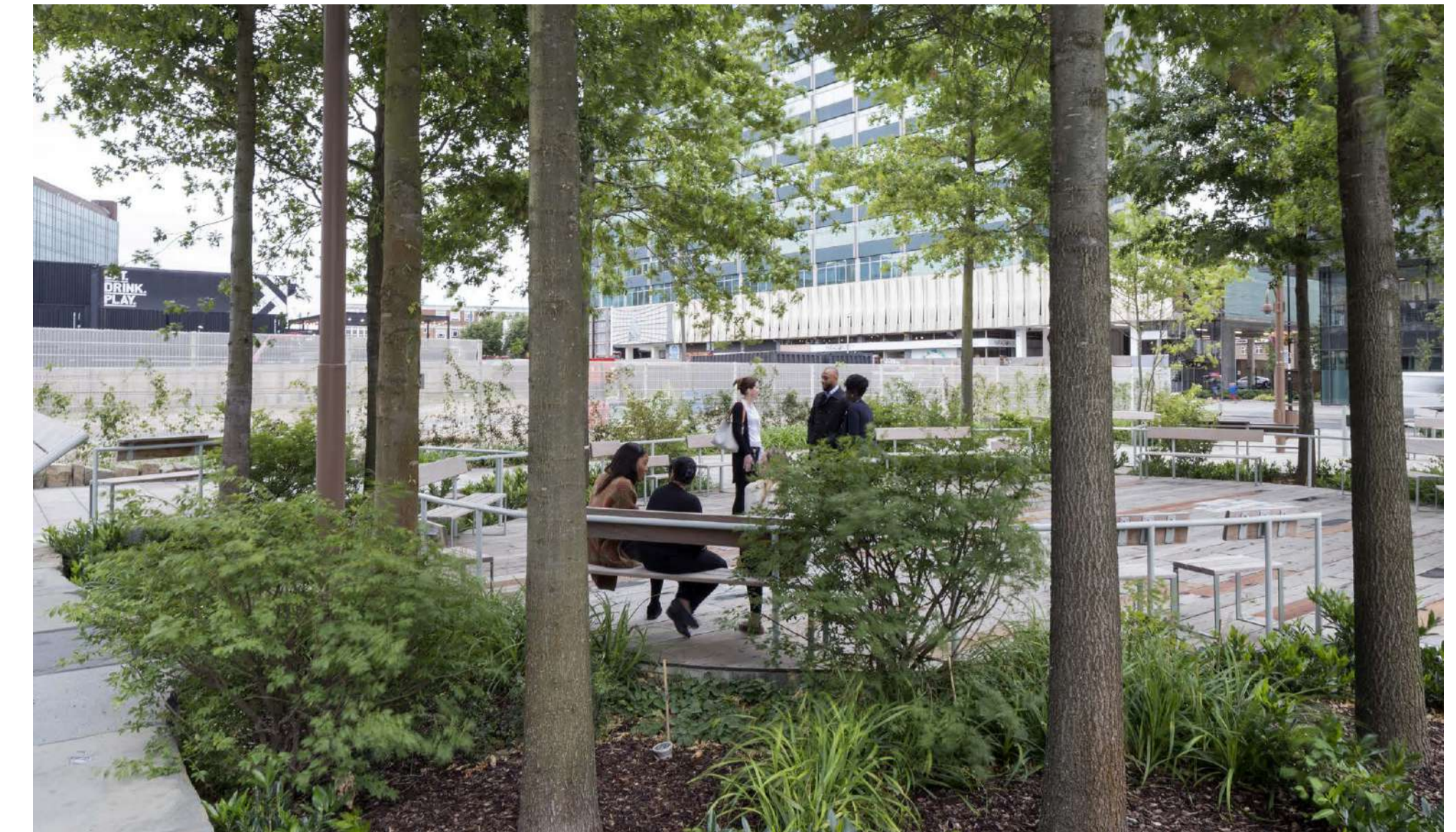
Mæ have experience designing and constructing a series of applicable community building projects. These include Wilbury Hills; a small community chapel in Letchworth Garden City and The John Morden Centre; a health facility and mixed-use community building at Morden College in Blackheath.

J&L Gibbons Landscape Architects

J & L Gibbons work on a broad range of projects concerning heritage significance, green infrastructure, healthy living and urban regeneration. Collaborative working is core to their approach to developing meaningful landscapes through research and engagement. They draw inspiration from the multiple layers of a landscapes history, helping ensure contemporary, innovative designs, embedded in the local context.



Wilbury Hills, Letchworth Garden City, Mæ



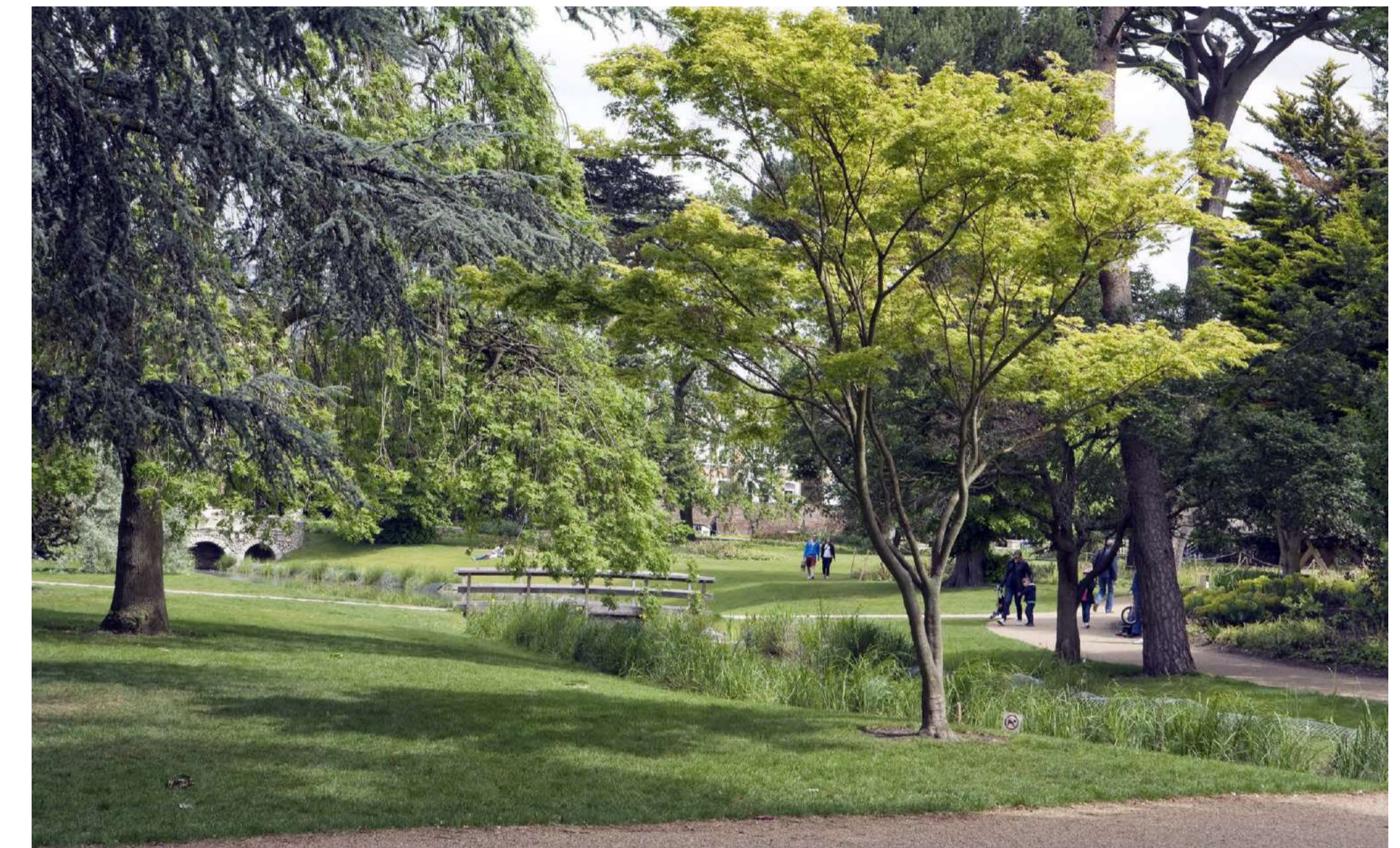
Ruskin Square, Croydon, J&L Gibbons



Wilbury Hills, Letchworth Garden City, Mæ



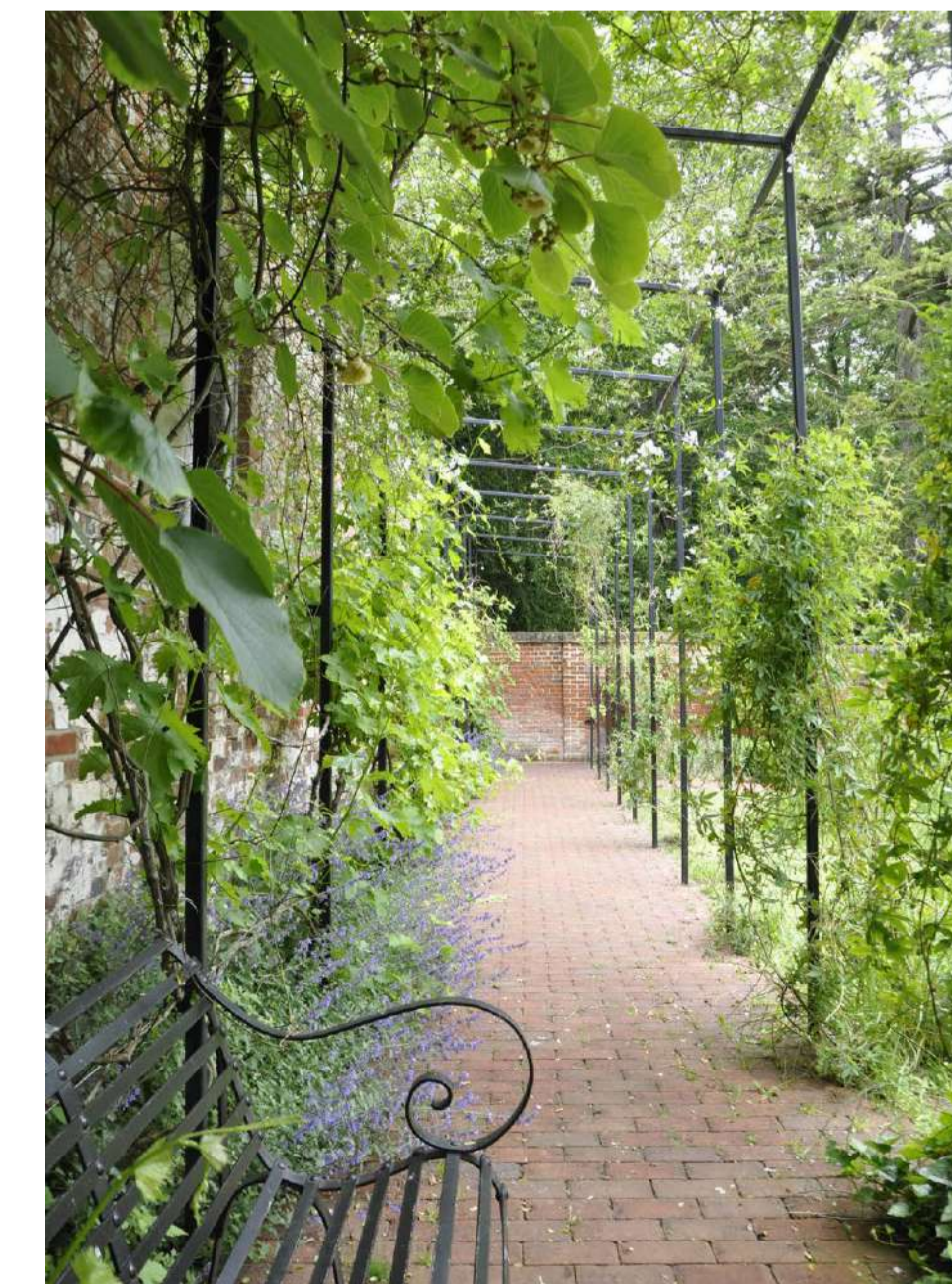
The John Morden Centre, Blackheath, Mæ



Walpole Park, Ealing, J&L Gibbons



The John Morden Centre, Blackheath, Mæ



Bourne Hill, Salisbury J&L Gibbons



Bourne Hill, Salisbury J&L Gibbons

The Design Brief

Opportunities and considerations

A brief was prepared to inform the design of the new arts and community centre which incorporated a variety of functions including a main hall, changing rooms/ ancillary spaces, a cafe, and a nursery. The brief adjacencies highlights the relationships between the spaces outlined in the brief.

Proposed uses of Hall/breakout
The aspiration of the hall is to provide a flexible and adaptable space for the whole community to use and enjoy, It will accommodate a multitude of events and capacities of people.

Site considerations (Adjacent buildings, neighbours, parking and transport)

The site is located on a very prominent corner of South Park at the junction of Clancarty and Peterborough Road. The site is occupied by Clancarty lodge which offers an opportunity to re-use and celebrate it's presence in the park. The pavilion building adjacent to it is of less quality and forms a visual and physical barrier between the northern and southern part of the site. The Walnut Grove and the Community Garden offer great potential and may be incorporated as part of the development and improvement of the park.

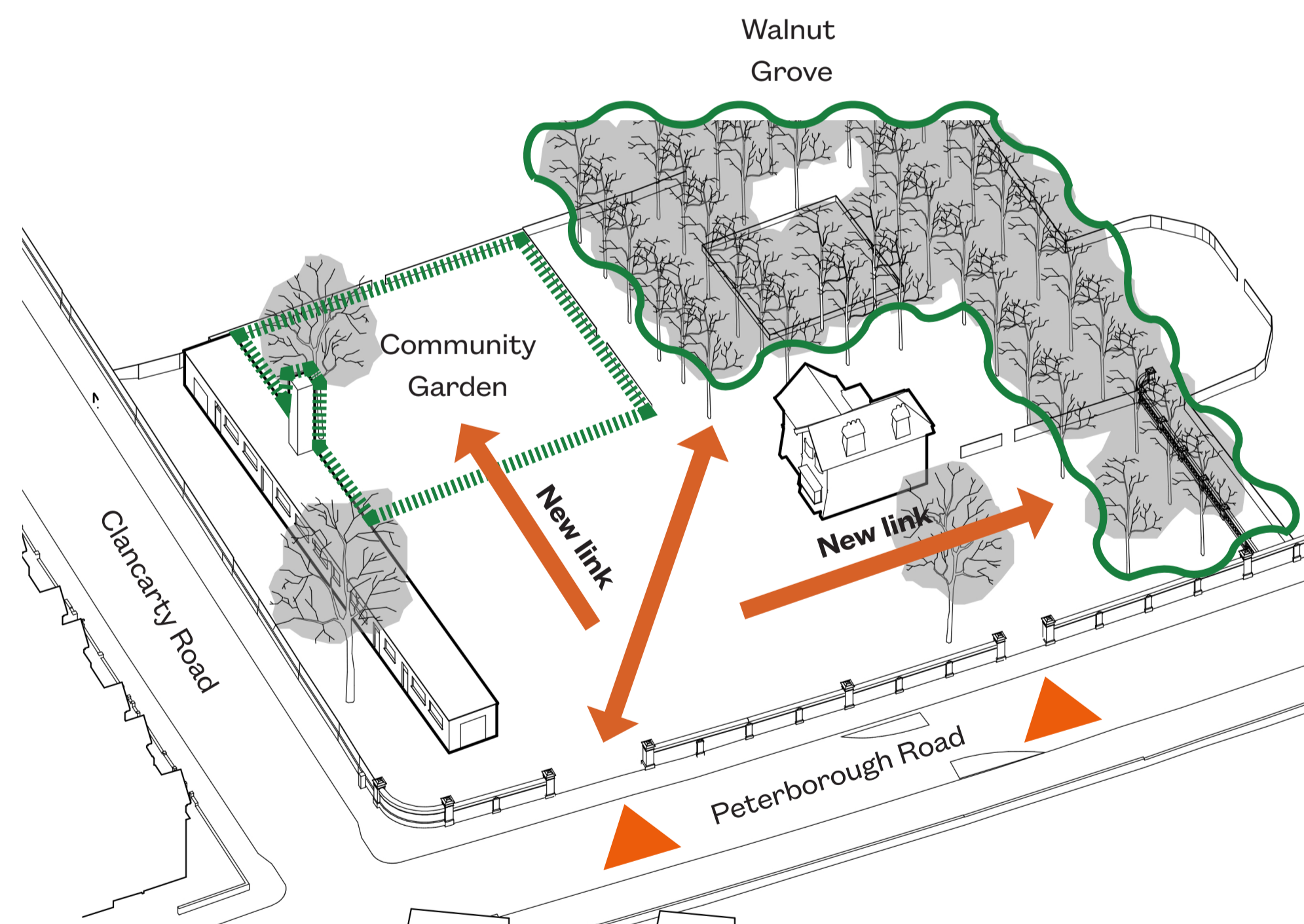
Five Key Design Drivers:

1. Create flexible and adaptable spaces
2. Form a clear entrance and a new public route through the site
3. Utilising the quality of the existing public spaces of the park
4. Offering a new iconic public space for the community
5. Create a Sustainable local resource, that promotes well-being

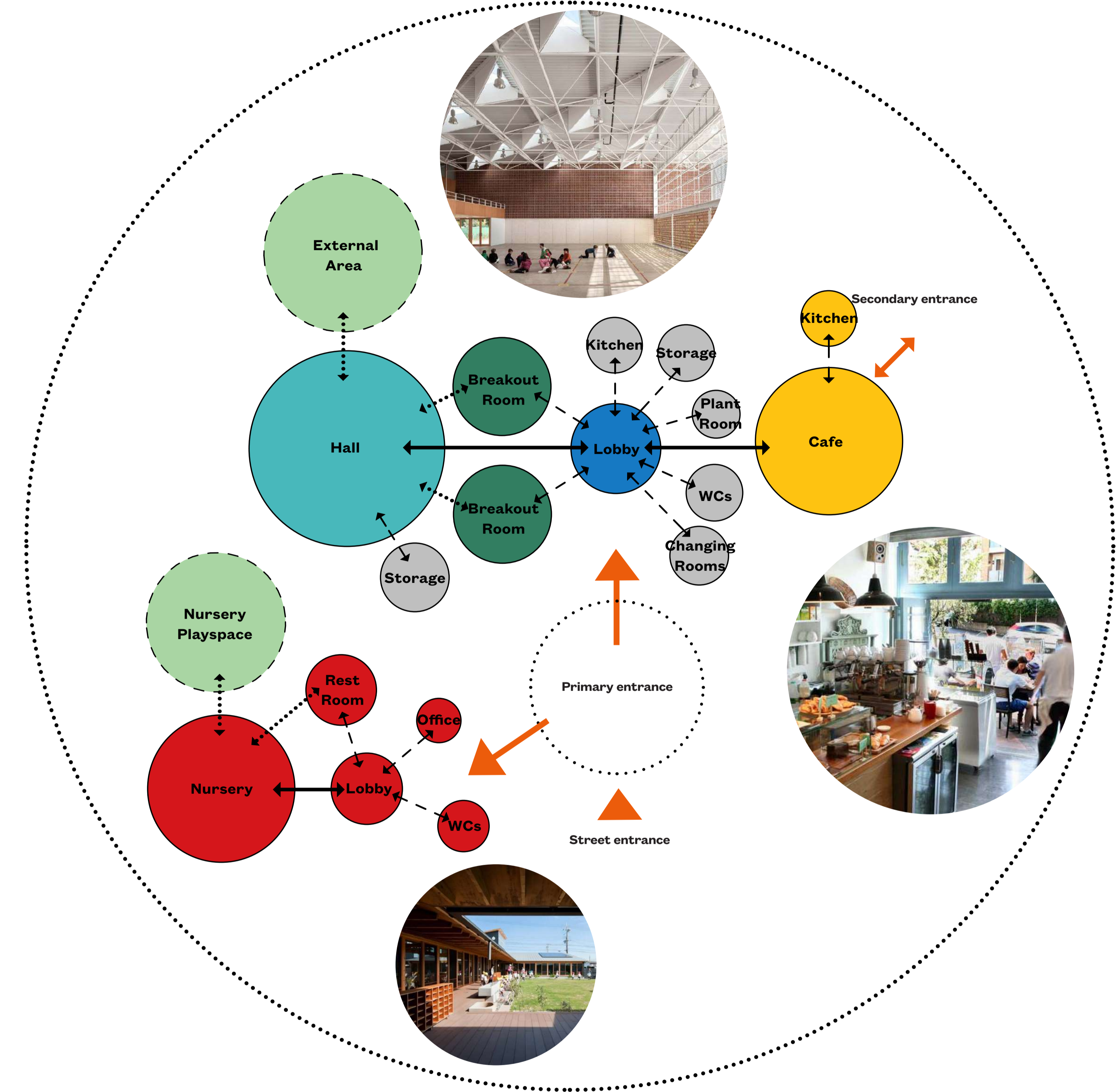


Existing Opportunities & Constraints:

1. Seedbank
2. Clancarty Lodge
3. Pavilion



Proposed Opportunities



Brief Adjacencies

Design evolution

Our approach to the site

Re-use of the Lodge

The plans seek to re-use Clancarty lodge. This 1903 gardeners lodge forms the focal building on the approach to South park at present. Our designs look to re-appropriate the interior as a public/community spaces whilst maintaining the existing quality of the exterior.



Clancarty Lodge, South Park, 1910

Our approach to the design

We sought to look at the sites history to create building types and forms that sit harmoniously with the existing buildings on site. The site used to be leased by James Veitch, an eminent horticulturist who was known for importing and growing orchids and monkey puzzle trees. The greenhouses established on site were used up until the late 1980's for growing plants for the boroughs parks. We have developed a language of roofs that reflect some of this glasshouse heritage.



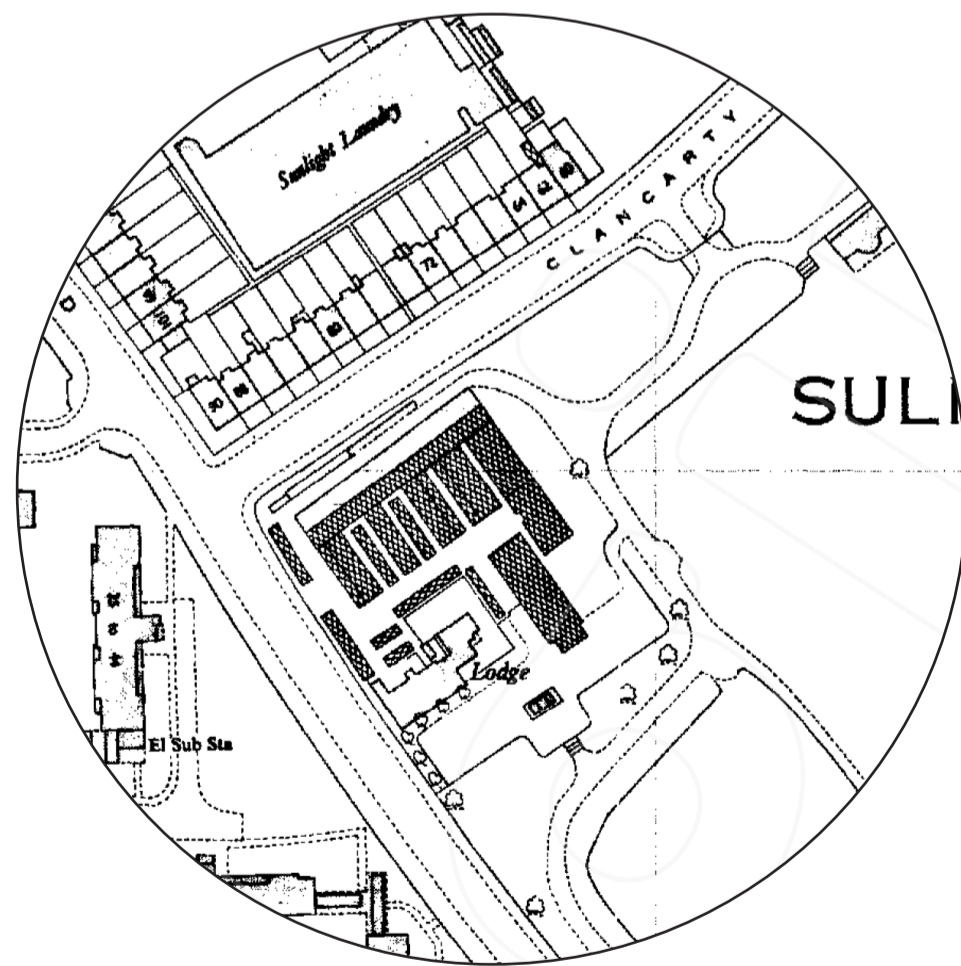
Veitch's glasshouses at the royal exotic nursery, Chelsea

Sustainability

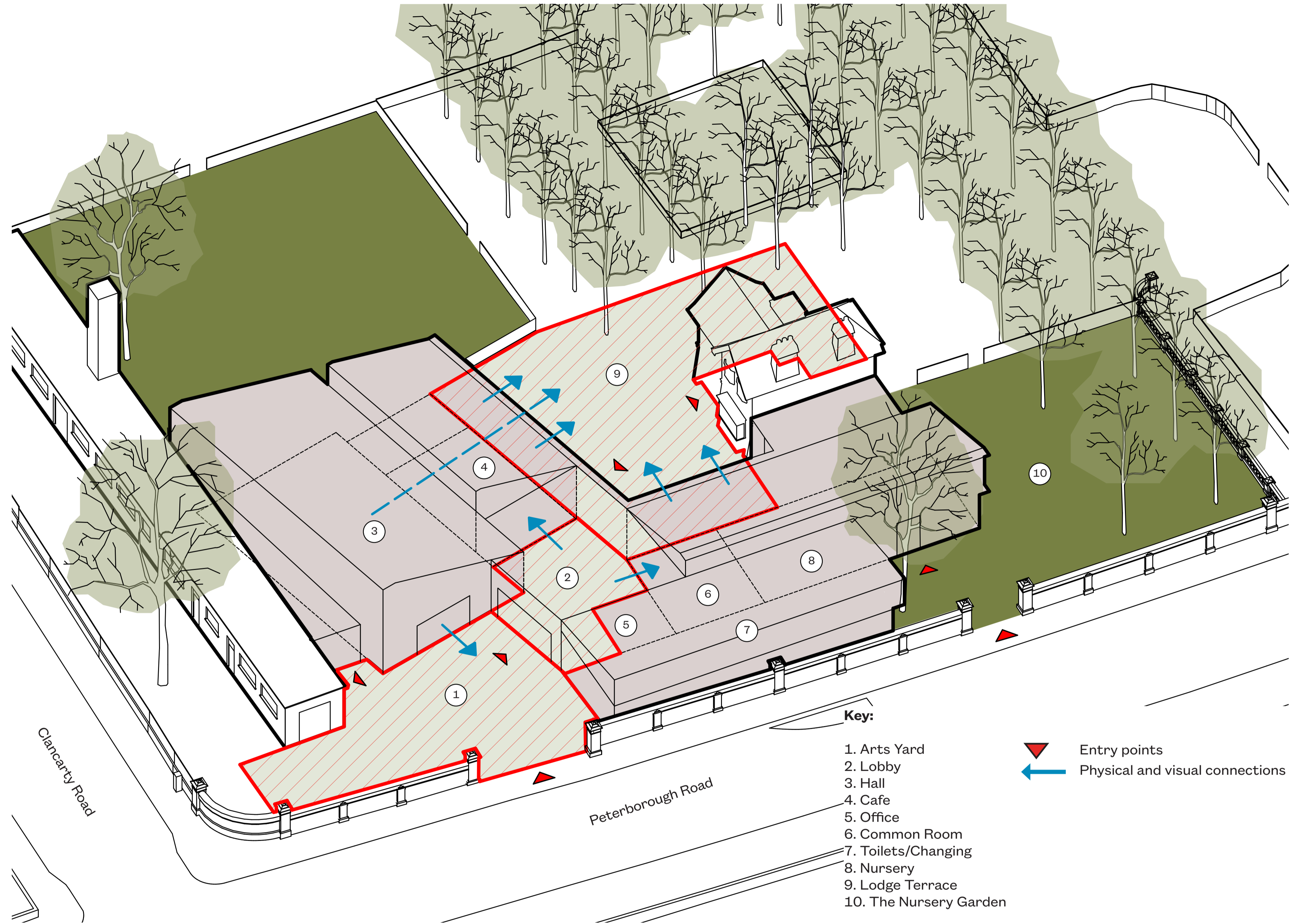
By pushing the building fabric and form to a reasonably challenging specification, we hope to minimise requirement for heating. A roof mounted PV array will be included, and the buildings super-structure will be timber frame and CLT which will be carbon negative in its emissions.

Transport

The proposals seek to use sustainable means of transport by promoting the use of public transport, In addition there will be a series of cycle spaces. We are currently undertaking a detailed transport assessment which will be submitted as part of a planning application and will assess transport and traffic from the site.



1970's map of the site showing the glasshouses



Timber construction



Renewables as PVs



Rainwater collection for irrigation



Wellbeing-Bringing the community together

A Walk through Sands End Arts and Community Centre

Creating flexible community spaces

Our proposals form a series of courtyards within the existing park wall and aim to activate and enhance the activity of the north western part of South Park.

1. The Arts Courtyard

A break-out space for the Hall and the potential development to the seedbank, a hard landscaped yard also forming the entrance to the centre.

2. The Lodge Terrace

The courtyard forms an opening to the park with the cafe, common room and lobby extending onto it in the summer this is a new external room of the centre.

3. The approach from Peterborough road

The new Sands End Arts and Community Centre will be accessed from a large gateway restoring the bay structure of the existing Victorian wall. In the evening the open rooflights of the Hall and the common rooms form a lantern marking its presence.

4. The Lobby

The heart of the centre, it acts as a passage between the street and park. It also connects the cafe, common room, hall and changing facilities together. In fair weather this would be opened up to attract local passage through the centre.

5. The Hall and Cafe

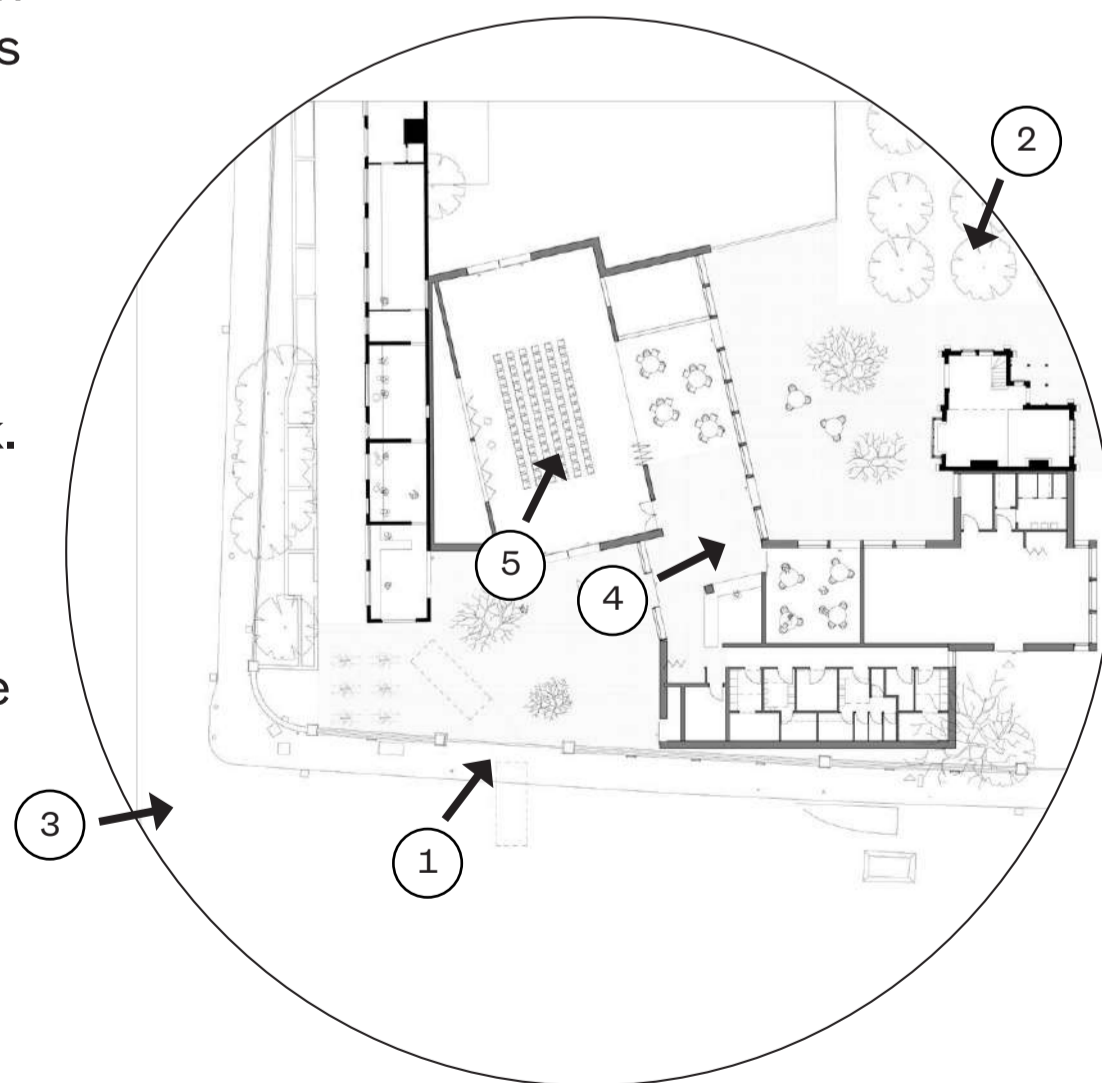
Key Spaces that connect to form potentially larger community functions.



1. View of the Arts Yard



2. View of the Park Courtyard



3. The approach from Peterborough Road



4. The Lobby



5. The Hall and Cafe

Connecting use of spaces and massing

Flexible use spaces

Flexible Hall arrangements

Arrangement 1:
In this arrangement the hall and cafe act as separate spaces. There is a door to the hall from the cafe area which allows for catered events whilst the cafe is still functioning separately.

Arrangement 2:
There is the potential for the hall space to be separated into smaller rooms with access through the cafe.

Arrangement 3:
We have designed the hall space so that it is adjacent to the public cafe, this allows for large public/private events at the community centre to open up entirely, with the lobby, the cafe and hall all open to one another. When the flexible partition is open the hall faces all directions.

Storage

The hall will have ample storage adjacent to the main space. Other rooms within the centre will have inbuilt storage.

Security

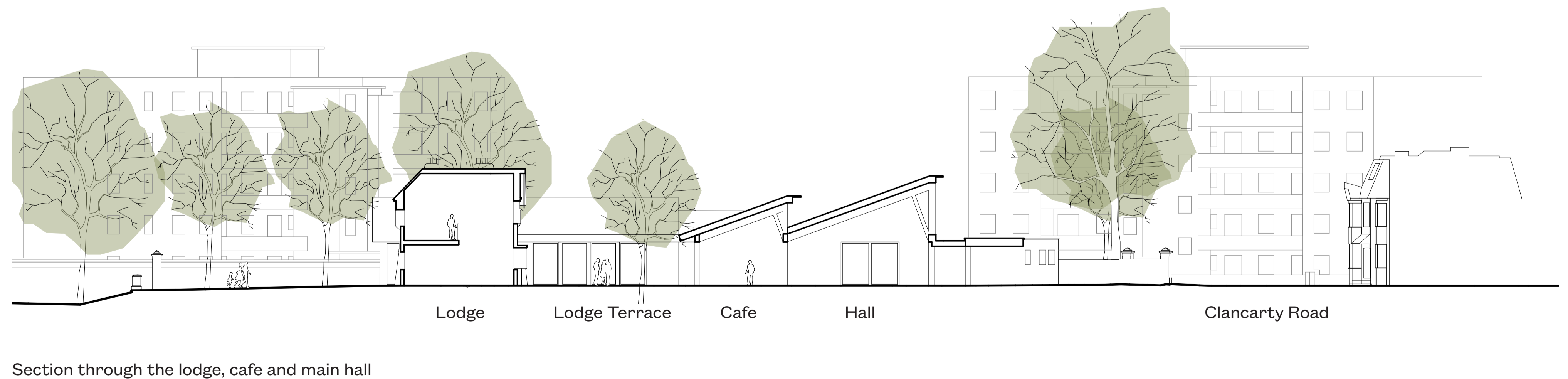
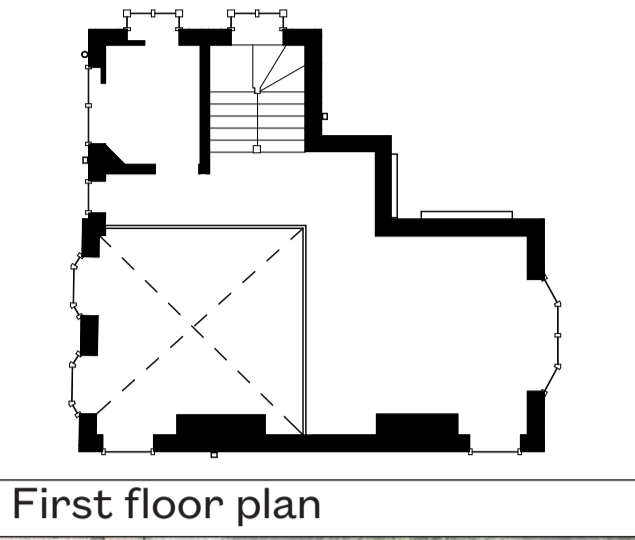
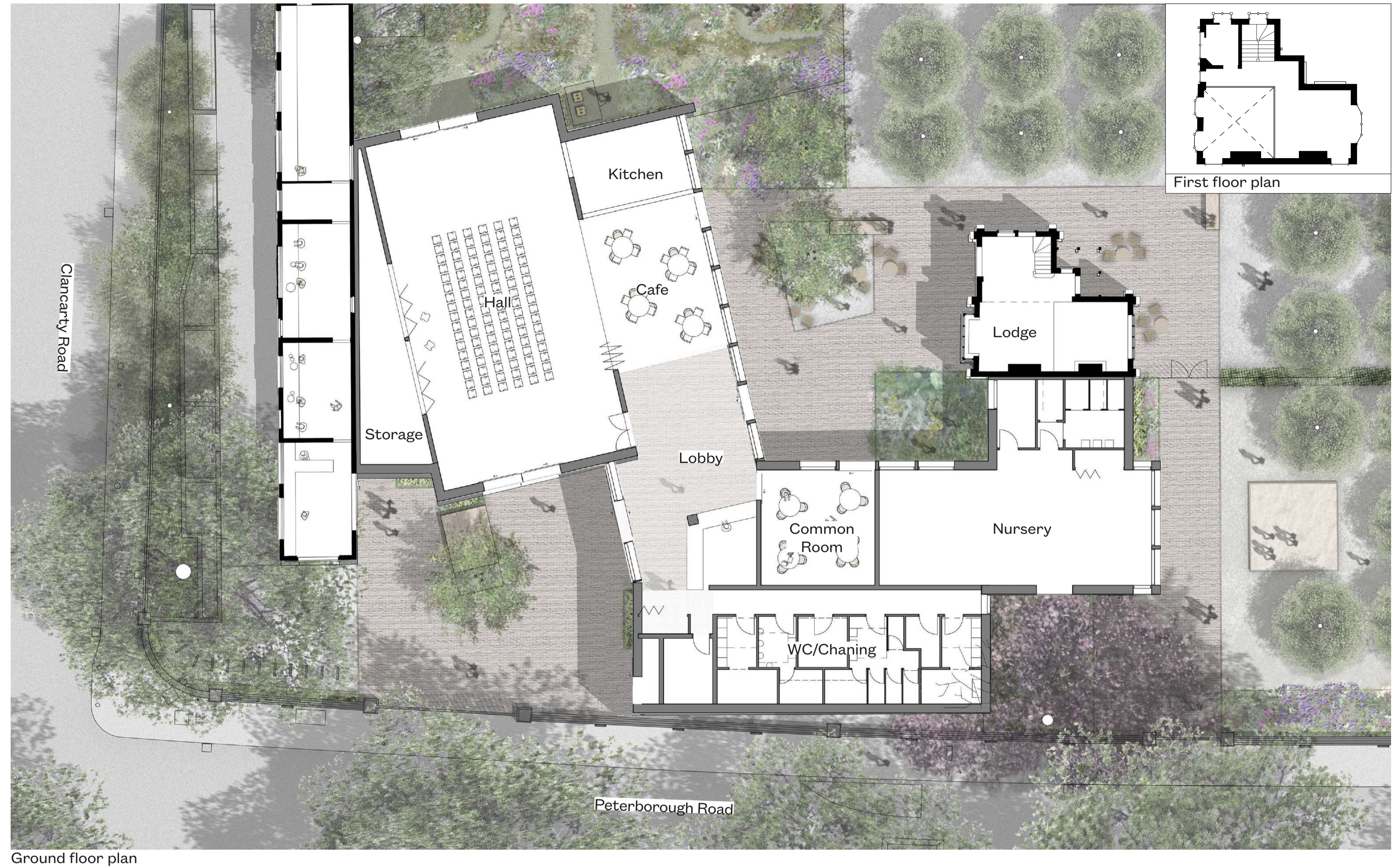
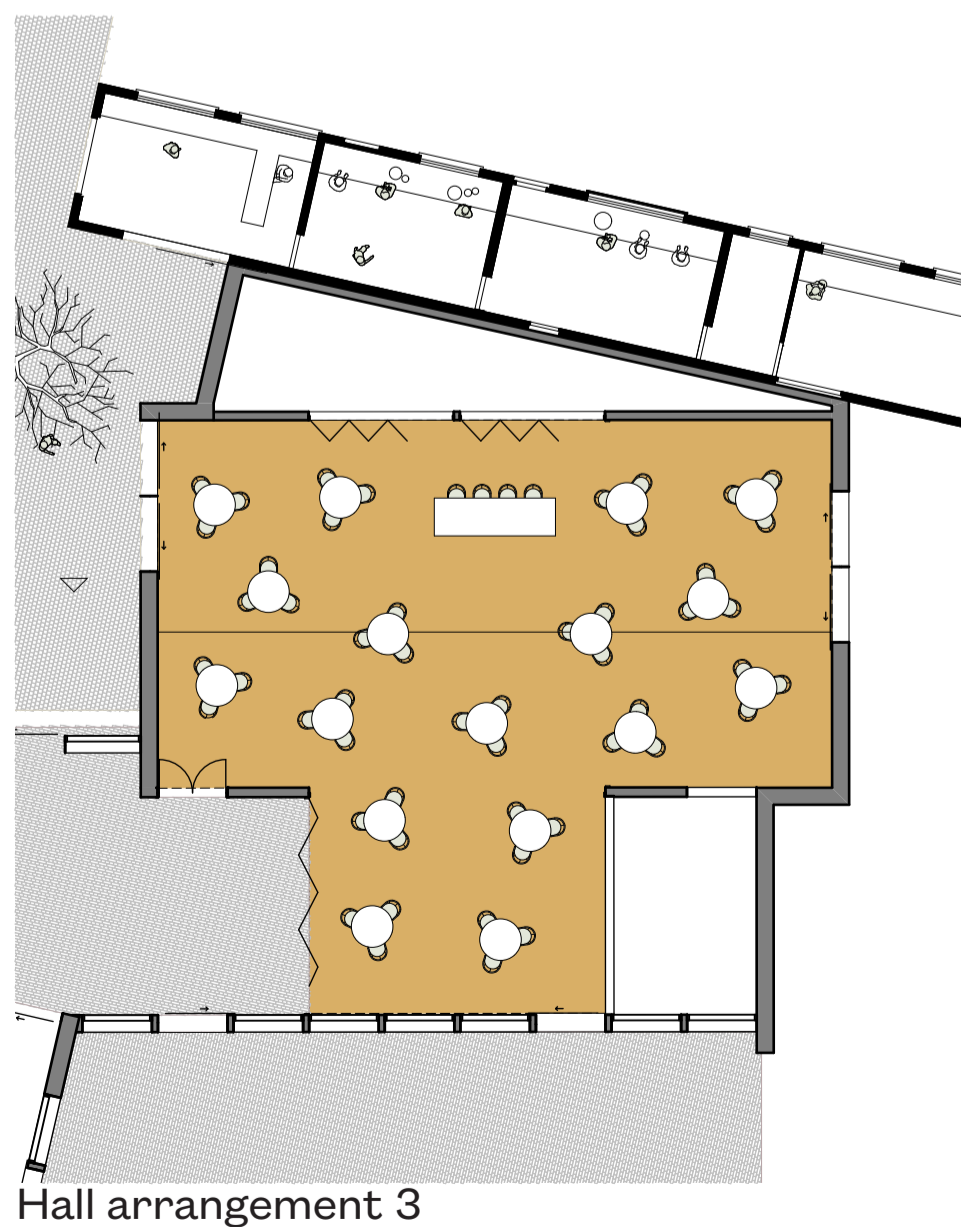
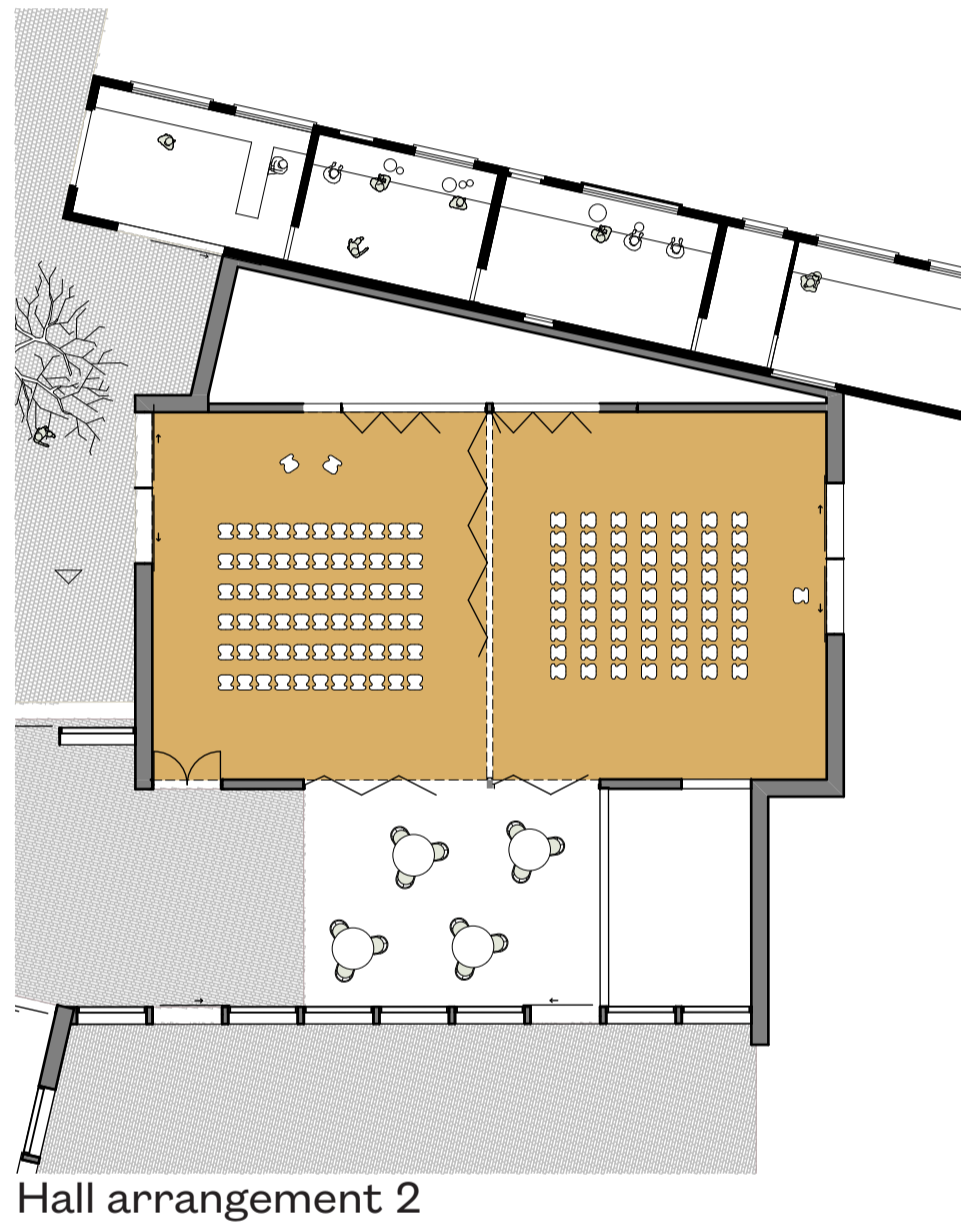
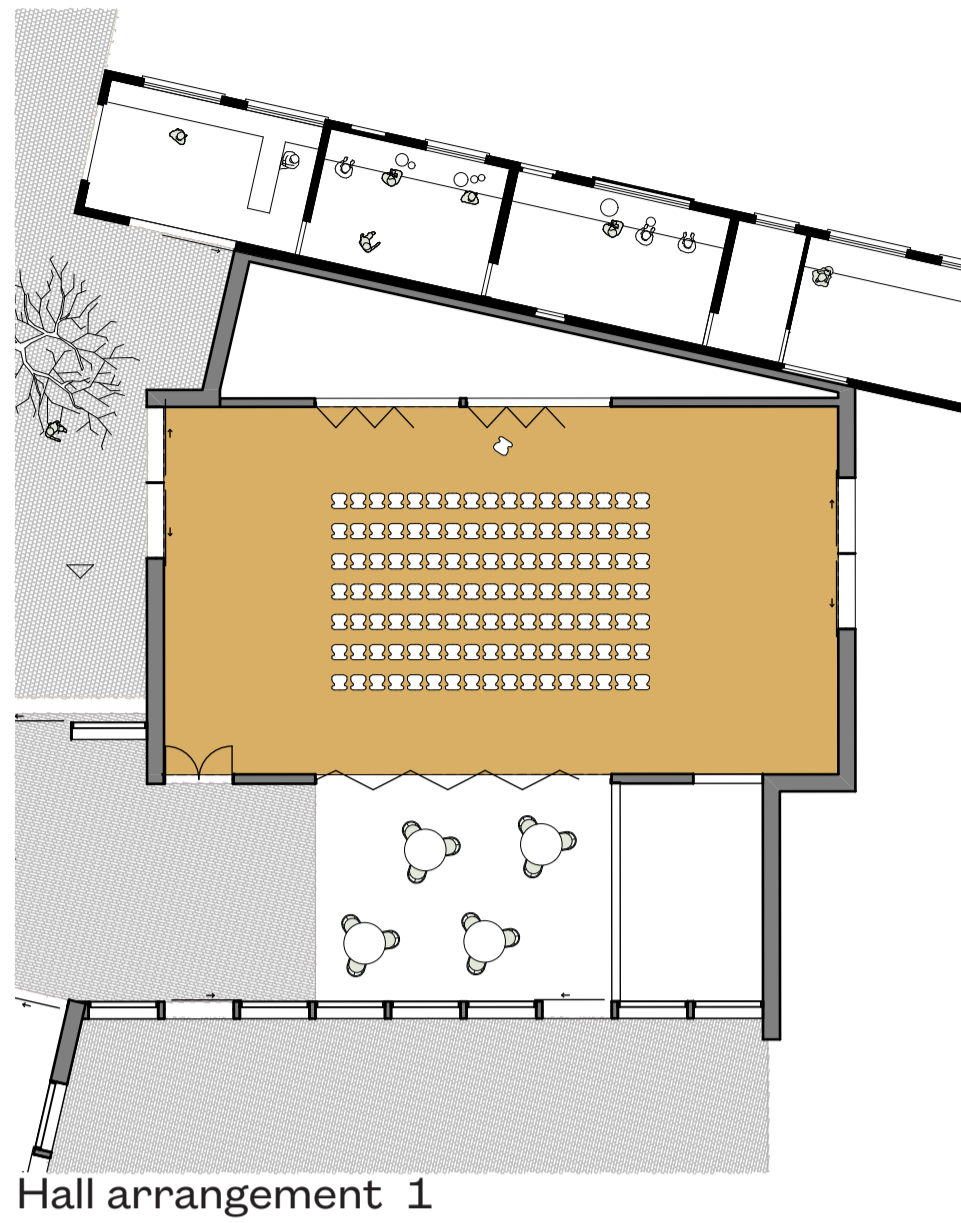
The centre has the possibility of being closed off from the parkside and from the road via the arts yard gate and then the lobby front doors. We are investigating ways of separating the centre from the park if required.

Accessibility

The centre is predominantly on one level and pavers and internal treatment will promote easy access. It is fully fitted out with part M4(3) fully accessible changing and WC facilities.

Building heights

The building heights are in keeping with the height of the lodge and tie into the context of the existing seed bank building.



Landscaping and Ecology

A new series of spaces for the park

A series of new public spaces will be created alongside the Community and Arts Centre, laid out in sequence from street to park. Each space will have its own distinct and intimate character. The design takes inspiration from plant nursery structures and buildings where the blend architecture and landscape flowed seamlessly from inside to outside.

1. Arts Courtyard

This space provides a point of orientation as visitors approach from Peterborough Road. Framed views through the building into the Lodge terrace and beyond to the Walnut Grove and park will reinforce the clear circulation route from street to park. The space will be paved in clay bricks with pockets of gravel to improve permeability. The essential functional requirements of the Community hub will be focussed in this area including access to buildings, deliveries and wayfinding. Vertical planting will be encouraged to grow on the elevations of the new buildings, utilising surface water and water collected from the building roofs for localised irrigation, which will be part of a site wide sustainable drainage strategy.

2. The Lodge terrace

The terrace will provide outdoor seating directly adjacent to the new café. Specimen multistem trees will create dappled shade with seating beneath and areas of full sun and shade. These areas will create a pleasant area to be within and will also improve the outlook from adjacent buildings. Vertical planting will be located where building elevations permit, highlighting the building structure in a style reminiscent of garden pergola planting. The ground surface will be a mix of paving and permeable gravels.

3. Walnut grove

There are opportunities to maximise the wonderful asset of the Walnut Grove as part of an extended project scope. Through careful tree works the canopies of the Walnut trees could be cleared up to create a uniform canopy height similar to the single storey buildings which would create the impression of a more generous space below. The existing asphalt surfacing could be removed and replaced with a self binding gravel to improve the growing conditions for the trees and to transform the character of the space befitting the park setting. This space could also provide an extension to the café seating with loose furniture placed within the grove to enjoy broader views across the park.

4. Community Garden

The existing community garden is located adjacent to the proposed community hall. The east elevation of the hall provides an opportunity to create a planted habitat wall, with a mixture of climbing plants and habitat niches to enhance biodiversity as part of the project. This will also create a verdant backdrop to the garden.

5. Nursery Garden

A secure enclosed garden will be provided for the new nursery. This will be located beyond where there is currently a fence line to the south of the lodge. This space would be enclosed with a hedge to reinforce the garden character and would be resurfaced to provide a space where young children can play and engaged with nature. Planting beds will provide areas for forest school learning and the existing walnut trees will provide dappled shade.



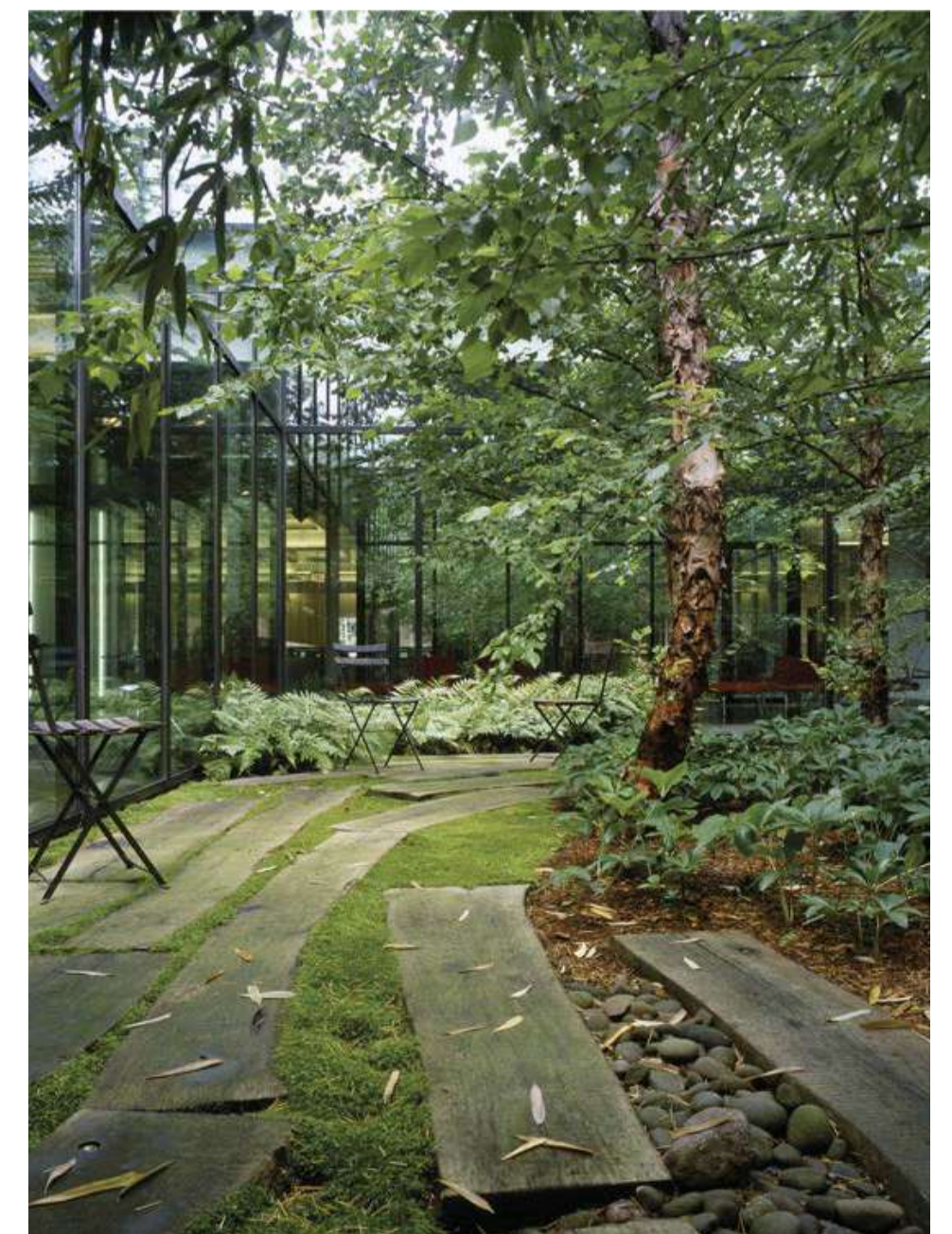
Landscape plan



Section through the arts yard, lobby, lodge terrace, lodge and walnut grove



Example of hard surfacing around trees



Example of soft and hard landscaping areas

Next Steps

Delivering the Arts and Community centre

Clancarty Lodge

The proposal aims to preserve the existing shell of Clancarty Lodge and provide a flexible and open internal space which may be used to host various arts events and exhibitions. The provision of a mezzanine space is proposed on the first floor with a new lining to all internal walls and an expressed structure wherever possible. By placing a new entrance to the north of the Lodge we will enhance it to be level access which allows this space to become accessible to all and face the park courtyard.

Materiality

The choice of materials seeks to draw inspiration from the existing buildings on site and the surrounding context, Terracotta tiles have been used locally around South Park and are being considered. A heavy base will feature and wrap around the whole building, and a more expressive and lightweight roof will form the glasshouse like expression and detail.

Park Improvements

We are currently exploring opportunities for improvements for the relationship between park and the Arts and Community Centre with a view to providing better access and to enhance the physical and visual relationship between the two.

Next steps

Thank you for visiting the exhibition. Please complete a feedback form before you leave to let us know your comments on our proposals. You can also fill in a feedback form online or take away a form and return it by Freepost.

We are committed to engaging with the local community; if you would like to find out more about our proposals, please do not hesitate to get in contact with us.

Copies of the exhibition materials on display today are also available on our website.

Contact us:
 Website: lbhf.gov.uk/SandsEndACC
 Email: SandsEndACC@lbhf.gov.uk

Mid-September 2017
 Public consultation

Mid-October 2017
 Planning application submission

February 2018
 Works commence on site

