

Orpington Walnut Centre, Bromley



June 2016 **Stage 2 Report**

East



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Architecture, landscape,
urban design

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Contents

1	Introduction	p5
2	The vision and brief	p6
3	Scheme components	p10
	Overview	
	ia. Oasis and social space option a	
	ib. Oasis and social space option b	
	ii. Escape stairs and clock tower	
	iii. Library facade and signage	
	vi. Leisure Centre improvements	
	v. Market layout and infrastructure	
	vi. Ground resurfacing	
	vii. Improved edge to the BR6	
	Appendices	p29
A	Outline specifications	
	Ground surfaces and edging	
	Planting	
	Bespoke items	
	Standard items	
B	Drawings	
	Drawing list	
	Drawings	
C	Schedules	
	Proposal and quantities schedules	

The wider context of the project

The Walnuts Centre is at first glance a shopping centre, and yet it also contains a public Library, a leisure centre and a college with a publicly accessible training restaurant. In the near future this rich eclectic mix will also include a cinema, a wellness centre, a hotel and a selection of housing.

At the heart of the Walnuts is one of the few open spaces in the area, College Square, which is a currently under utilised space despite being home to the Walnuts Market.

The proposed public realm improvements must aim to provide a robust background to the wide range of activities in the Walnuts, animating the space and drawing the existing and new developments together.

Work to date

East architects were appointed by London Borough of Bromley to design a High Street Fund and New Homes Bonus funded public realm improvement scheme in the Walnut Shopping Centre, Orpington.

The appointment in late 2015 followed an initial concept design by Landholt+Brown. Since then funding has been secured and East have prepared a Stage 1 report which understood budget constraints and developed a design strategy through a 'menu of design briefs' to be carried forward. The briefing report was consulted upon with Stakeholders through a workshop allowing Stakeholders to set out their priorities.

The report

This Stage 2 report developed the briefs into spatial proposals. The proposals are at a concept design level and were developed in tandem with cost monitoring, GLA reviews and a Stakeholder presentation. The proposals are grouped into "Scheme Components" within the report and these components can be delivered individually in phases. Each component shares similar consents or 'next steps' key next stages and consents required - as these very much vary.

The report details two possible options for the social space; option ia retains the existing mature trees and creates an oasis between them whereas option ib replaces the mature trees to allow the social space to be positioned further back and allowing for more flexible uses within the square.



Building upon what exists/ building for the future

The potential for radical improvement and a refreshed role for the Walnuts Centre lies in the currently under-utilised publicly accessible College Square and in the wide range of civic and commercial uses within the centre. There are few public spaces in the immediate area and as such the College Square is a valuable resource which could contribute not only to the centre but to Orpington as a whole.

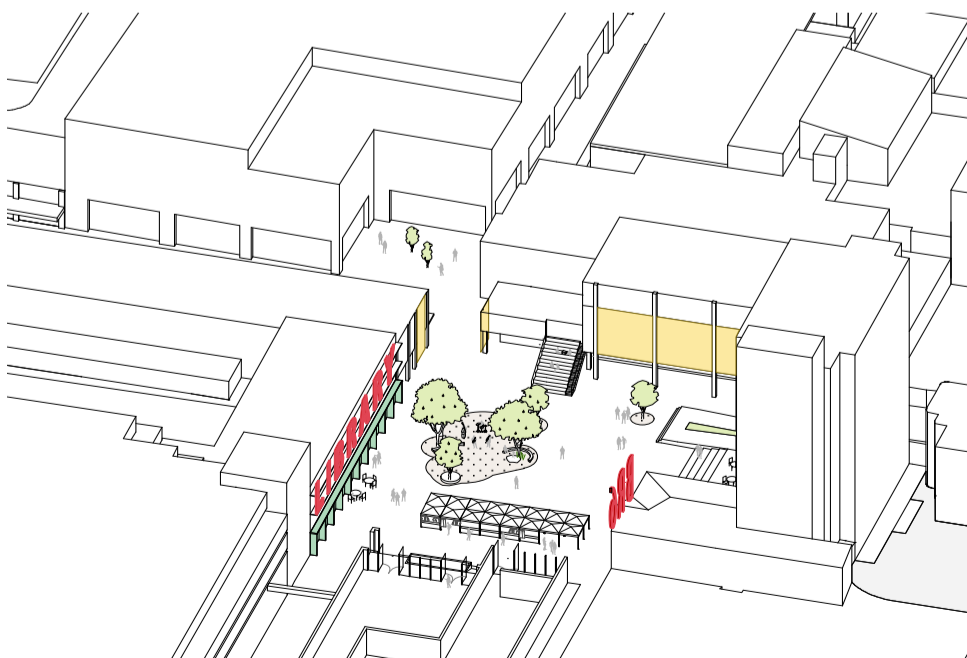
With the many planned developments around the square and surrounding link spaces and a group of stakeholders who are committed to improving the overall offering of the Walnuts, it is an exciting time for the area. It is important to utilise this to create a strong destination for a mixed community.

The vision is two fold: to create a space that is enjoyable in its own right, with space to dwell and space for a market; but also a space that is supported by active frontages on all sides and that support these uses through increased visibility, footfall and the ability to accommodate outside seating and informal play.

The vision could be delivered over time through a clear strategy. Building upon what exists within the Walnuts Centre already it is proposed to begin by focusing on the College Square, creating new places to dwell within it and a better functioning market.

Alongside this it is proposed that the edges of the square are considered together as a 'new' piece of city: the library - which could be opened up to the square, Orpington College - which could be enhanced through careful landscaping alongside the proposed ground floor alterations, the blank face of the Leisure Centre - which could accommodate public art, possibly lighting, and the new housing development with its wellness centre - which will increase footfall and reach out to the wider community.

With a strong destination at the centre of the Walnuts, the link spaces could be updated and improved creating a stitched in public space which will be an asset to the wider area as well as to the immediate stakeholders of the Walnuts



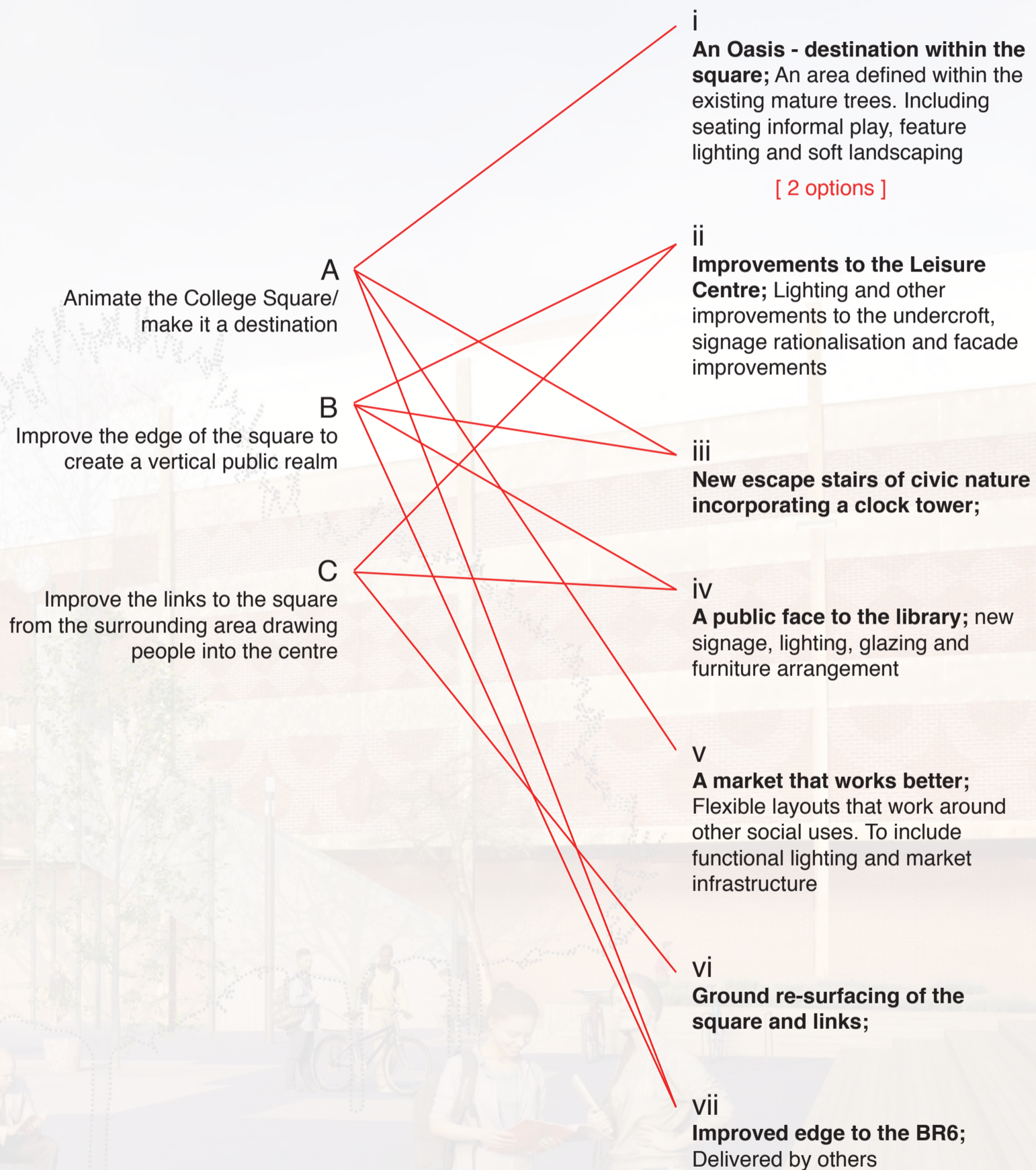


Proposals are aimed to make
College Square as a shared
resource, animating what
already exists



Brief Objectives

Scheme Components



Overview

The following pages of the report to include further details each of the scheme components as well as setting out next steps



New escape stairs of civic nature incorporating a clock tower;

An Oasis - destination within the square; (2 options)

A public face to the library;

LIBRARY

A market that works better; (2 options)

Ground re-surfacing of the square and links;

LEISURE CENTRE

Improvements to the
Leisure Centre;

Improved edge to
the BR6;

COLLEGE



ia. An Oasis; a destination within the square

The existing cluster of well established trees are thought to be an asset. The proposals for option i a build on this, to create an attractive place to sit and spend time within the Walnuts Centre.

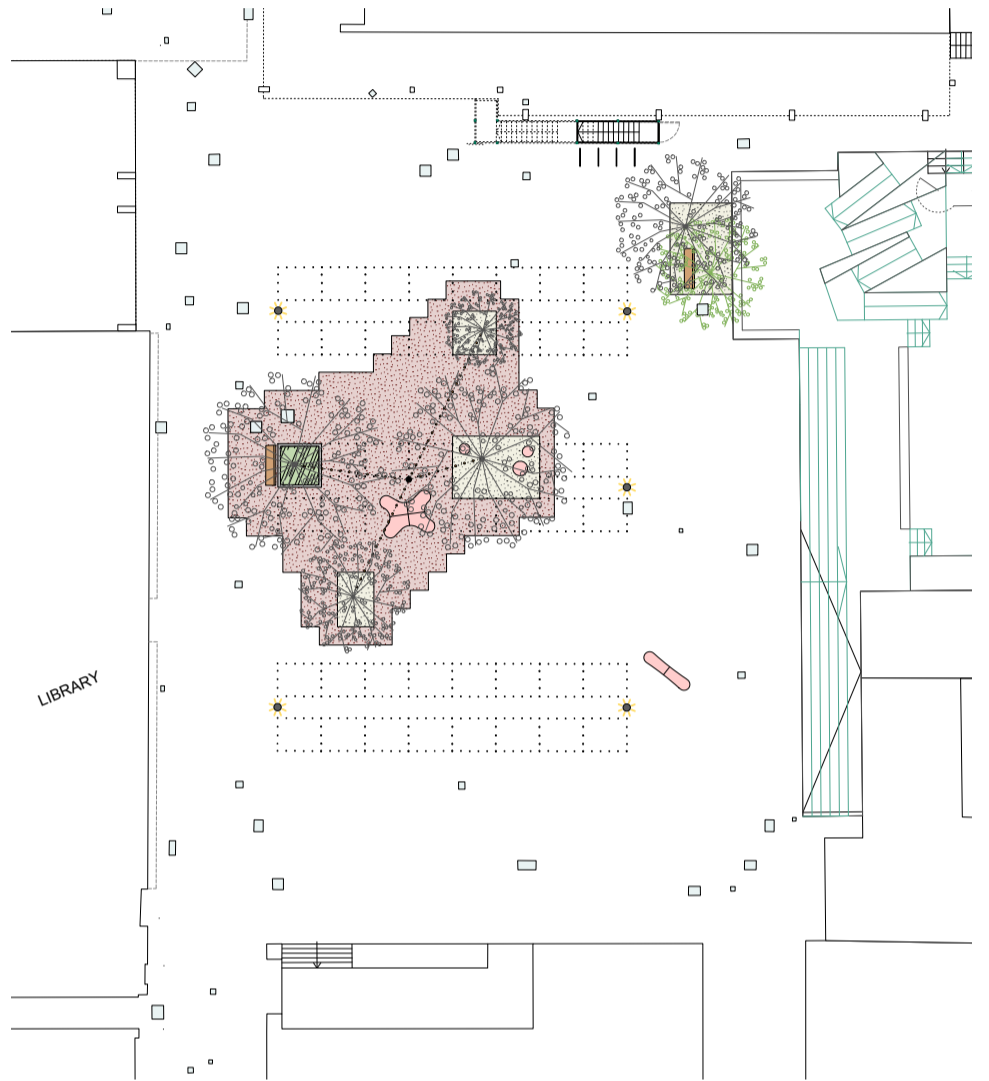
A special paved area on which bespoke informal and formal seating are carefully located, as well as opportunities for informal play. Generous new tree pits surround the existing trees, one of which is formed of a raised kerb planting bed. Festoon LED lights stretch from a tall central conical column to all four trees. These are aimed to create an attractive place to sit and spend time within the Walnuts Centre, both day time and evening time. The proposals utilise the asset of the trees which are already established in the square

The trees and street furniture are carefully positioned to allow for market stalls to be arranged in and around the area.

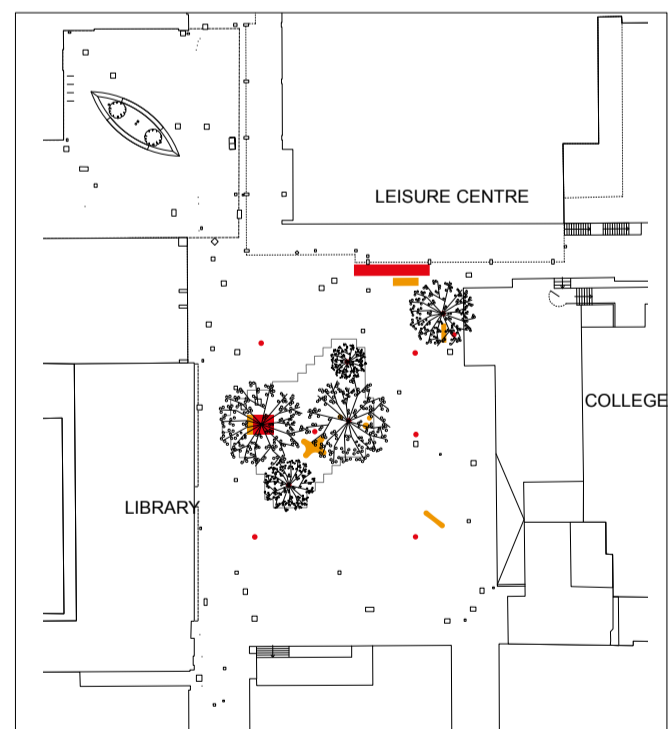
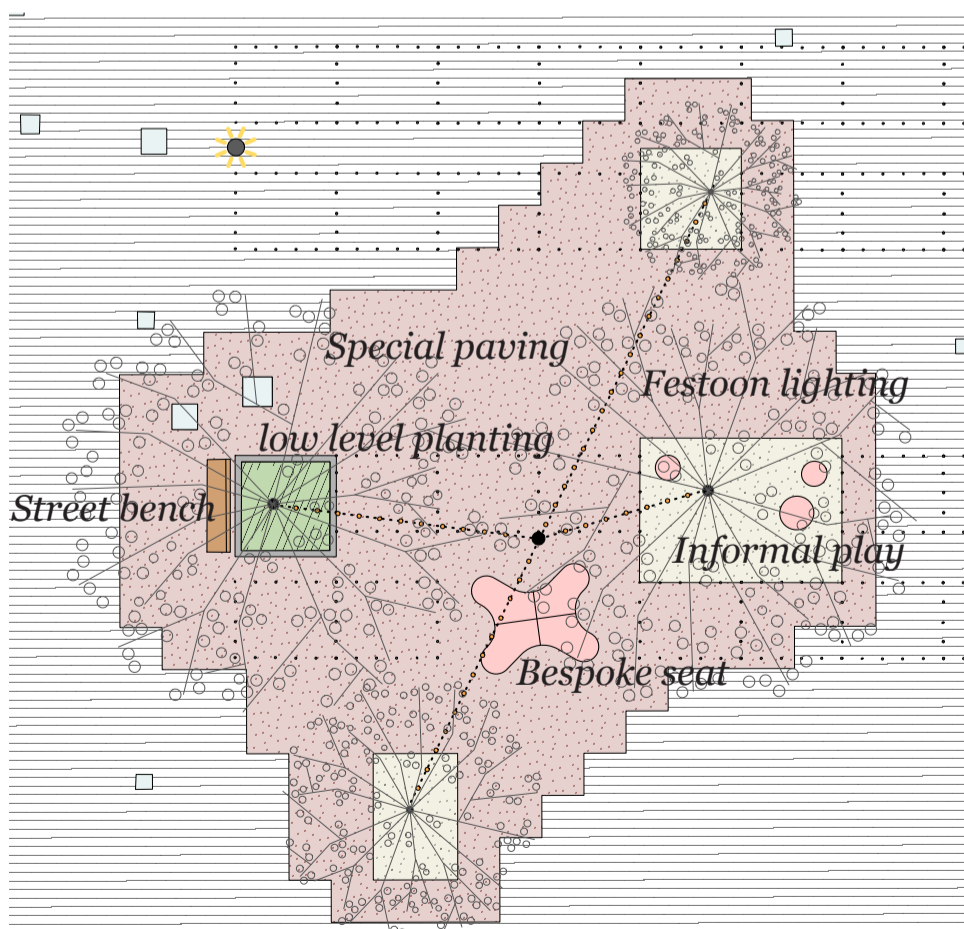
It is proposed that the fairly young cherry is removed to 'open up' the views between the cinema area and the square.

Elsewhere (outside the boundary of the special area) a matching informal seat on the south eastern corner of the square, a new semi mature companion tree by the existing Cherry tree (adjacent to the College) as well as cycle racks are proposed.

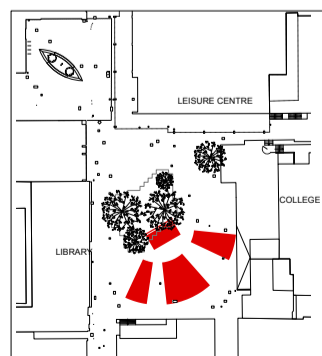
Two material options are considered for the paving and seating; The first is large in-situ terrazzo ground surface, pairing with contrasting precast concrete seats. Option two is a more cost effective flag arrangement, and bespoke granite seats. Contrast with the latter option could be achieved by using a polished finish to the vertical planes of seats/



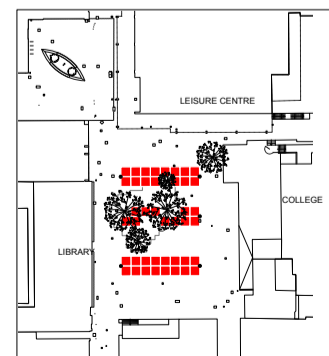
In addition to the "Oasis" a seat, cycle stand, and new tree are proposed. Carefully positioned to allow for flexible use, without adding clutter.



A place to dwell:
Formal and informal seating opportunities carefully positioned within a well lit space. Desire lines maintained



Flexible event space:
A screen and 7x4m stage, 400 seats



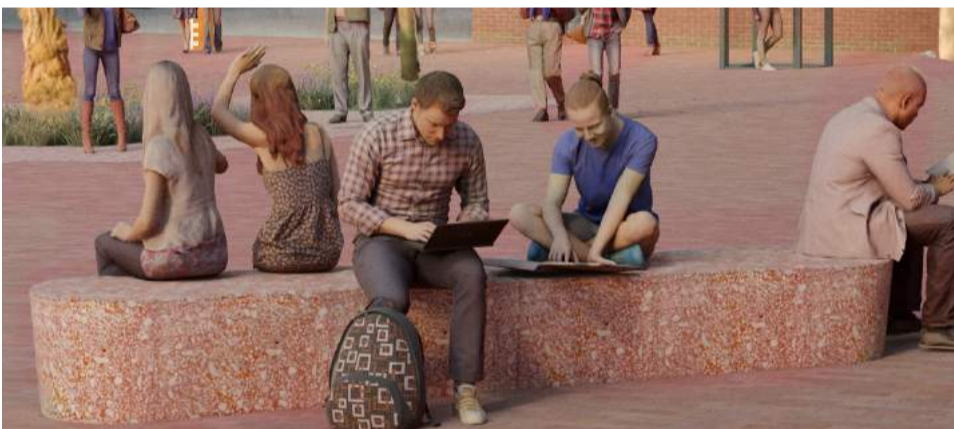
Flexible market square:
44 stalls set between trees and seats



Example of festoon LED Lighting



Low level planting surrounding the mature tree



Bespoke seating with opportunity for informal play



Special ground surfacing

Next steps

Further design input

- Finishes for bespoke seats and ground surfacing to be detailed and signed off by a designer.
- It is expected that seats and all other bespoke elements are detailed together with suitable manufacturers. All bespoke items require checking of fabrication drawings and approving samples by a designer.
- Detailed setting out information to be reviewed by a designer.
- The dimensions of the flags paving is to be determined through detail level design, aspiring to be as generous in size as possible.

Consents, Management and co-ordination

- Freeholders consent required for all elements including maintenance regimes.
- The Oasis layout to be agreed in light of other key stakeholder's aspiration for the square, in particular in working around a future market and community events.
- Formal street benches to meet relevant accessibility consents

Other

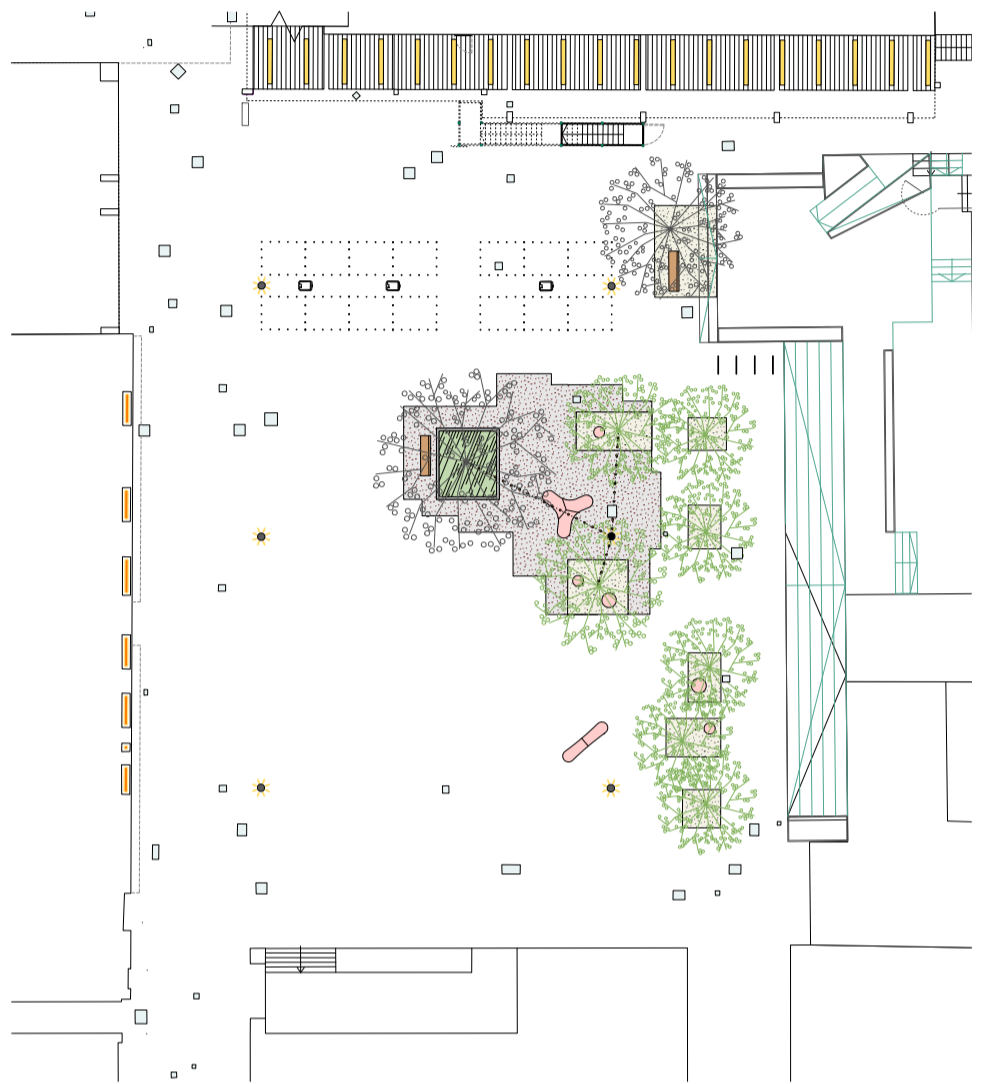
- Tree pruning to and canopy lifting to open views required.
- Contractor to provide method statement to working around mature trees.

i b . A n O a s i s ; a d e s t i n a t i o n w i t h i n t h e s q u a r e

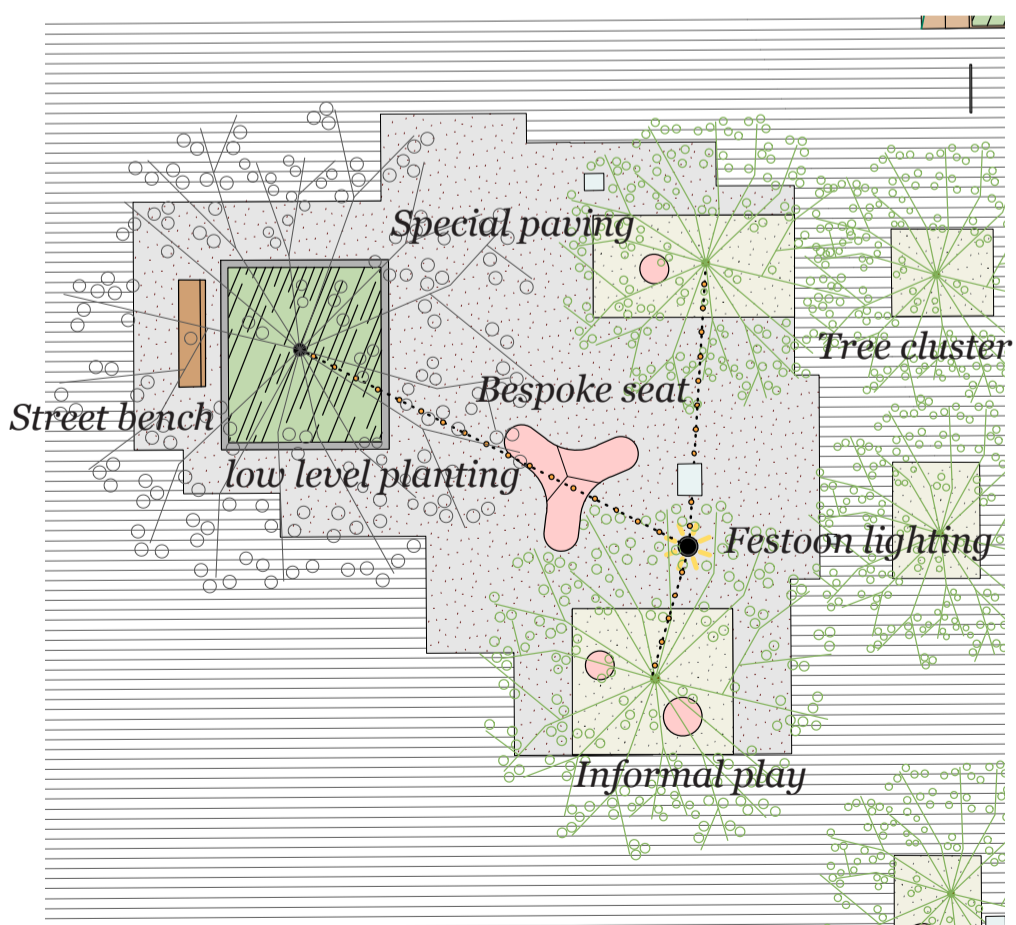
The concept of the oasis is as described in option i a, however in option i b its proposed location is set back to allow for more flexible uses within the square resulting in the removal of some of the existing trees, the exception being the ash and the cherry tree (adjacent to the College) which are to be retained.

The oasis will be situated around the retained ash tree. Retaining the existing mature ash tree and replacing the other trees with mature specimens will form a mature woodland canopy. A cluster of smaller ornamental trees will form the under and adjacent to the larger woodland canopy of the trees in the oasis.

There is the option for additional market stalls to the other side of the oasis, positioned in the event space for certain occasions.



In addition to the "Oasis" a seat, cycle stand, and new tree are proposed. Carefully positioned to allow for flexible use, without adding clutter.



Spatial uses

As Option i a plus:

Woodland canopy

Extra-large semi-mature trees

Ornamental walnut and handkerchief tree to form woodland cluster alongside existing mature ash tree



Juglans nigra
Black Walnut

Minimum 30-35cm girth, with minimum 1.8m clear trunk



Davidia involucrata
Handkerchief tree

Minimum 30-35cm girth, with minimum 1.8m clear trunk

Ornamental trees

Semi-mature

A new cluster of smaller ornamental trees providing Spring and Autumn interest, sitting adjacent to and underneath the larger woodland canopy.



Liquidambar styraciflua
Sweet Gum

Minimum 25-30cm girth, with minimum 1.8m clear trunk

Next steps

Further design input

- Finishes for bespoke seats and ground surfacing to be detailed and signed off by a designer.
- It is expected that seats and all other bespoke elements are detailed together with suitable manufacturers. All bespoke items require checking of fabrication drawings and approving samples by a designer.
- Detailed setting out information to be reviewed by a designer.
- The dimensions of the flags paving is to be determined through detail level design, aspiring to be as generous in size as possible.

Consents, Management and co-ordination

- Freeholders consent required for all elements including maintenance regimes.
- The Oasis layout to be agreed in light of other key stakeholder's aspiration for the square, in particular in working around a future market and community events.
- Formal street benches to meet relevant accessibility consents

Other

- Sourcing mature trees in advance of construction

Existing ash and cherry tree:

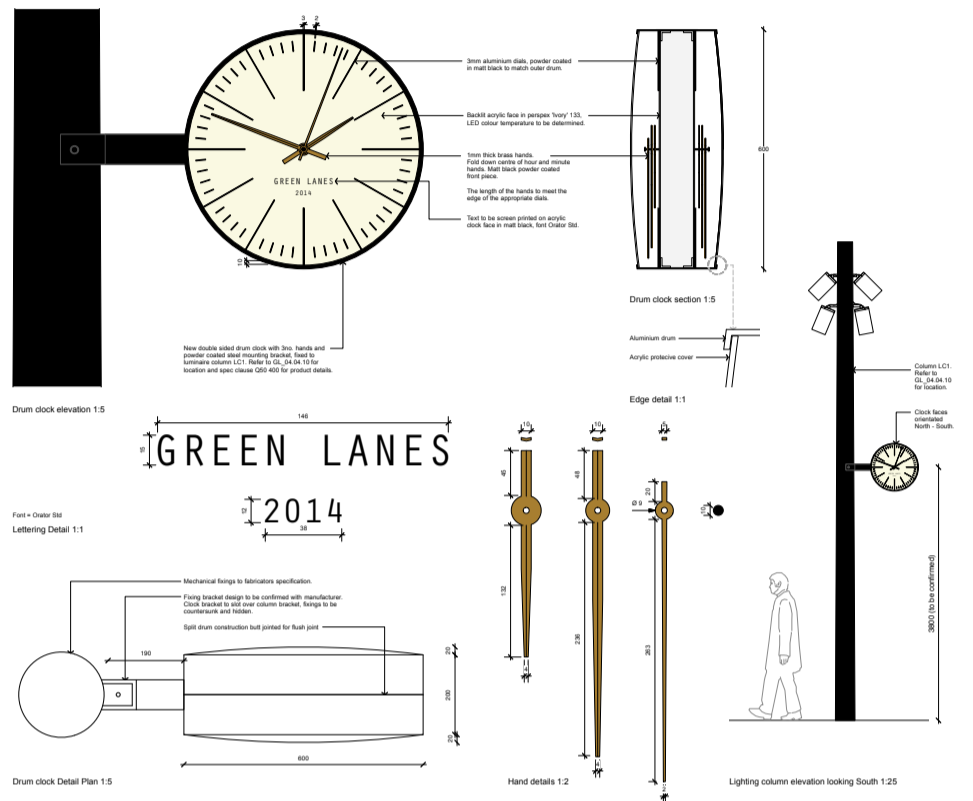
- Tree pruning to and canopy lifting to open views required.
- Contractor to provide method statement to working around mature trees.

ii. New escape stairs incorporating a clock tower

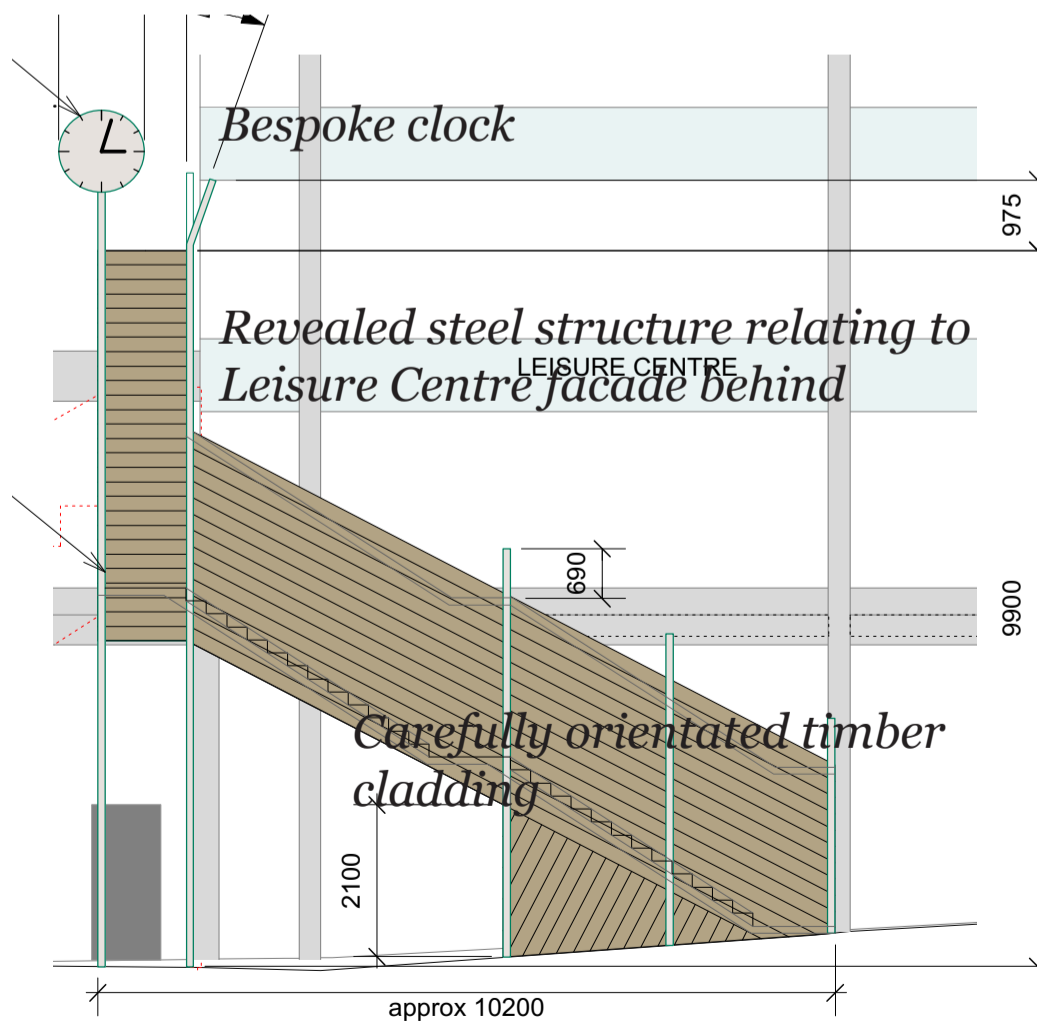
The current fire escape stair leading from the first floor of the Leisure Centre to the north side of College Square impacts negatively upon the busy entrance to the square from Walnuts Square.

The proposed staircase aims to positively contribute to the square - the revised layout opens up the cinema square with the College Square, whilst the clock tower acts as a civic gesture fronting the square. The layout also takes advantage of the upwards slope towards the college, meaning that up to 2 stairs could be lost.

The material; powder coated steel framing and untreated hardwood timber, are low maintenance and when nicely, also a more soft and approachable feel. The sloping roof cover and escape door are proposed to be powder coated steel.



Green Lanes clock - It is advised that clock and clock face to be carefully detailed with a clock manufacturer





Large clock with simple design



Untreated timber cladding

Next steps

Further design input

- The staircase, in particular the finishes and cladding details to be detailed by a designer or by a suitable manufacturer
- The clock would need to be developed in further detail with a clock manufacturer.
- All items require checking of fabrication drawings and approving samples by a designer.

Consents, Management and co-ordination

- Requires Building Control consent. Fire escape is required design of staircase, must comply with relevant Building Regulations for means of escape
- Planning consent
- Consent from freeholder
- Liaison with Leisure Centre
- Maintenance agreement within council

iii. A public face to the library

The library, an important civic use and large footfall draw, is an asset to the Square but at present it is not contributing visually or to the impression of activity on the square. The proposals aim to create a public face to the library which showcases the civic function of the building and activates the life of the square.

The signage to the library is minimal with a vertical sign seen from the Homefield rise entrance partially obscured by the horizontal Sainsburys sign and the entrance doors are not currently easily locatable. New signage is of two components;

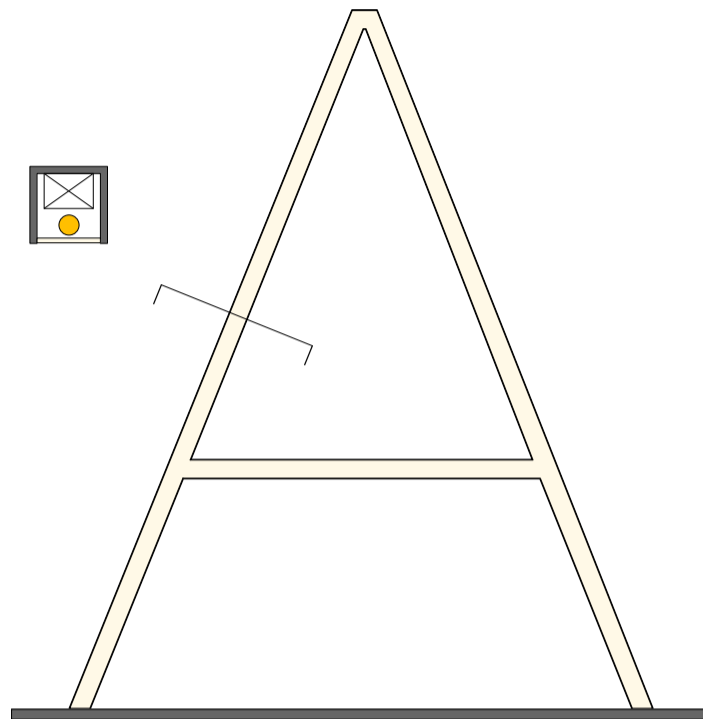
1. Free standing large scale illuminated letters
2. A projecting boxed sign

The freestanding signage are positioned to fit between the library entrance door and structural columns as well as the internal library layout. The letters slightly change in size to enhance the feeling of perspective as one walk by the library.

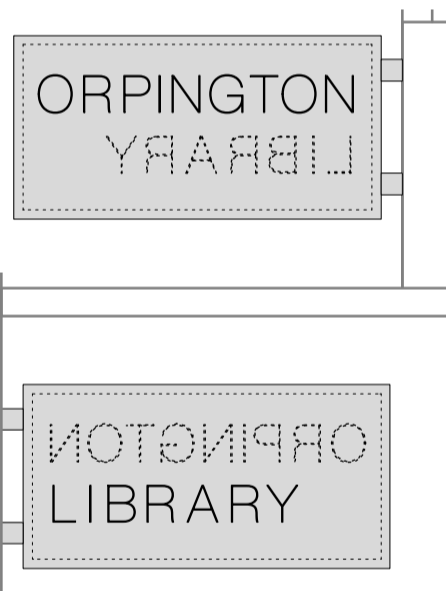
The projecting box would read "LIBRARY" when approaching from Homefield Rise, and "ORPINGTON" when exiting the square.

Consideration should be made for local reshuffling of furniture on the ground floor: the audio racks could replace position with some of the deeper seating areas making the seating areas closer to the facade helping to activate the square.

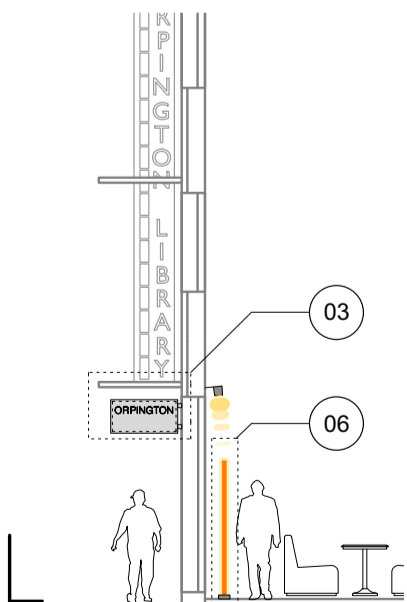
Long term; It is proposed that in the blue tinted glazing obscures views into the library which currently presents a blank face to the public. A BR6 coffee kiosk located on the ground floor of the library opening up onto the square should be considered.



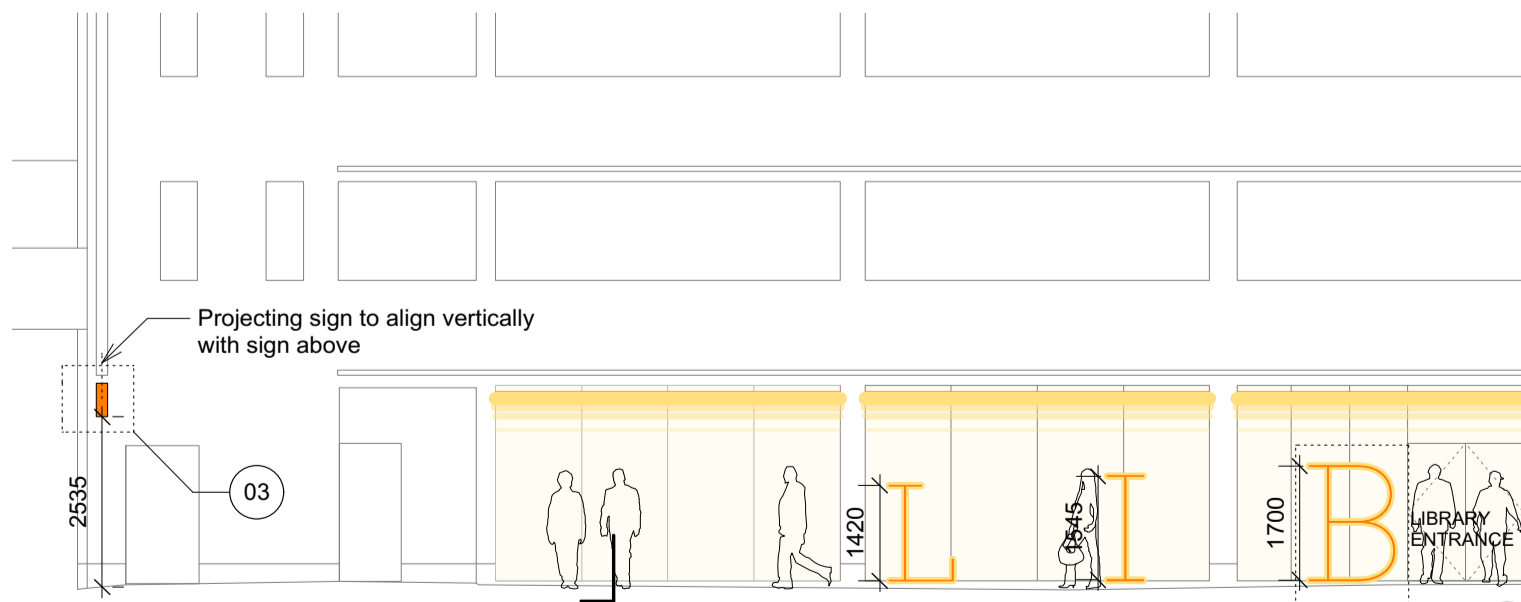
Free standing letter



Internally illuminated projecting sign



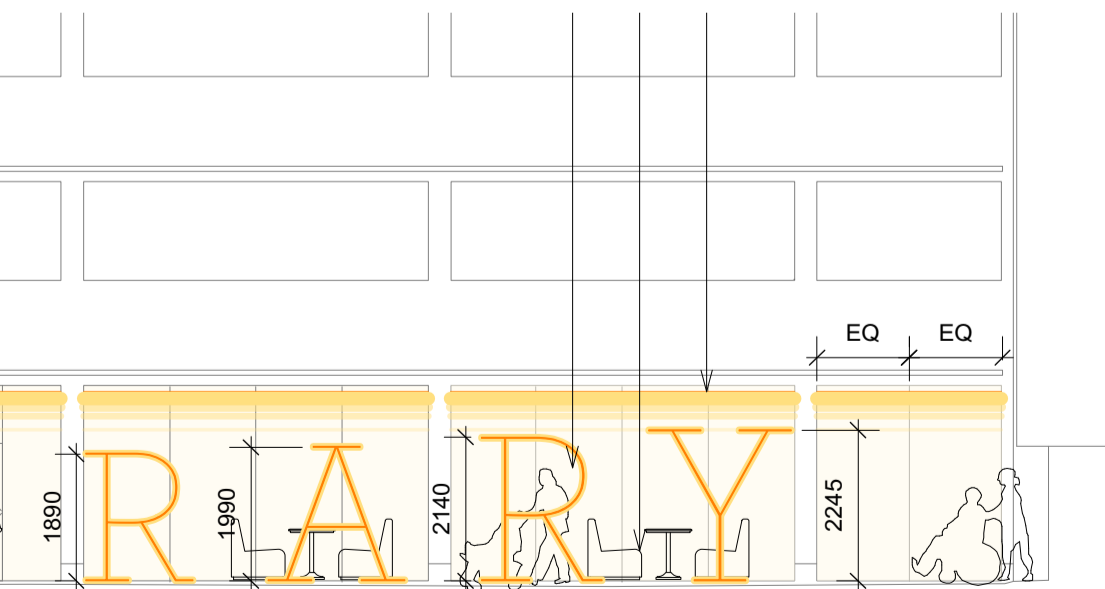
01 Library section @ 1:100



02 Library elevation 1:100



Example of an internally illuminated projecting sign



Freestanding signage

Next steps

Further design input

- It is expected that all signage items are detailed further in conjunction with suitable manufacturers. All bespoke items require checking of fabrication drawings by a designer.
- Detailed setting out information to be reviewed by a designer.
- Light colour to be determined following an in-situ seen through the blue tinted glass

Consents, Management and co-ordination

- Freeholders consent required for all elements including local shifting of furniture, power supply and maintenance regimes.
- Planning consent required

Other

- Further design and coordination with the Library required to deliver new glazing and internal lighting

iv. Improvements to the Leisure Centre

The red brick and concrete mass of the Leisure Centre is a visually prominent part of the Walnuts Centre. With large parts of the upper storeys windowless and a set back ground floor the building can appear rather monolithic. The colonnades are unwelcoming and poorly lit. Signage of the previous Leisure Centre operators dominate the facade from the High Street approach.

- A suite of improvements are proposed to the Leisure Centre aim to
- Make the blank wall of the Leisure Centre a more attractive front to the square
 - Improve the experience of walking through the colonnades
 - Declutter signage

These aims are achieved through:

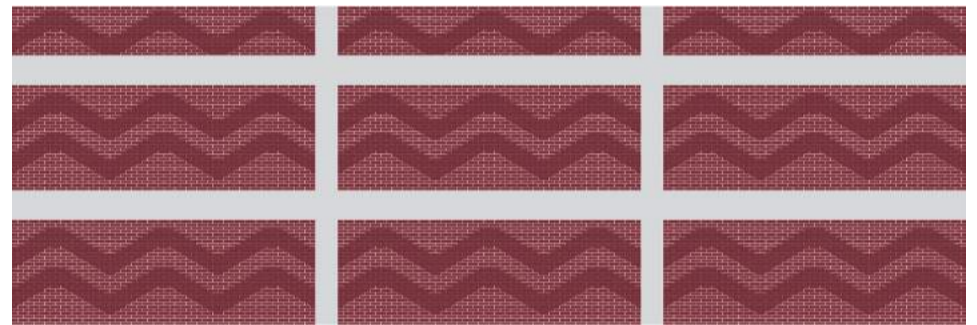
- Large scale graphics applied to the flank facade facing the square. There is a risk of overpowering graphics onto the square, therefore it is proposed that pointing is used to achieve patterns. The patterns are a playful interpretation of the soft play and other family orientated activities that are unique to the Orpington Leisure Centre.

- Lighting of the facade using linear wash lights. The lights ought to be tested in situ before further details.

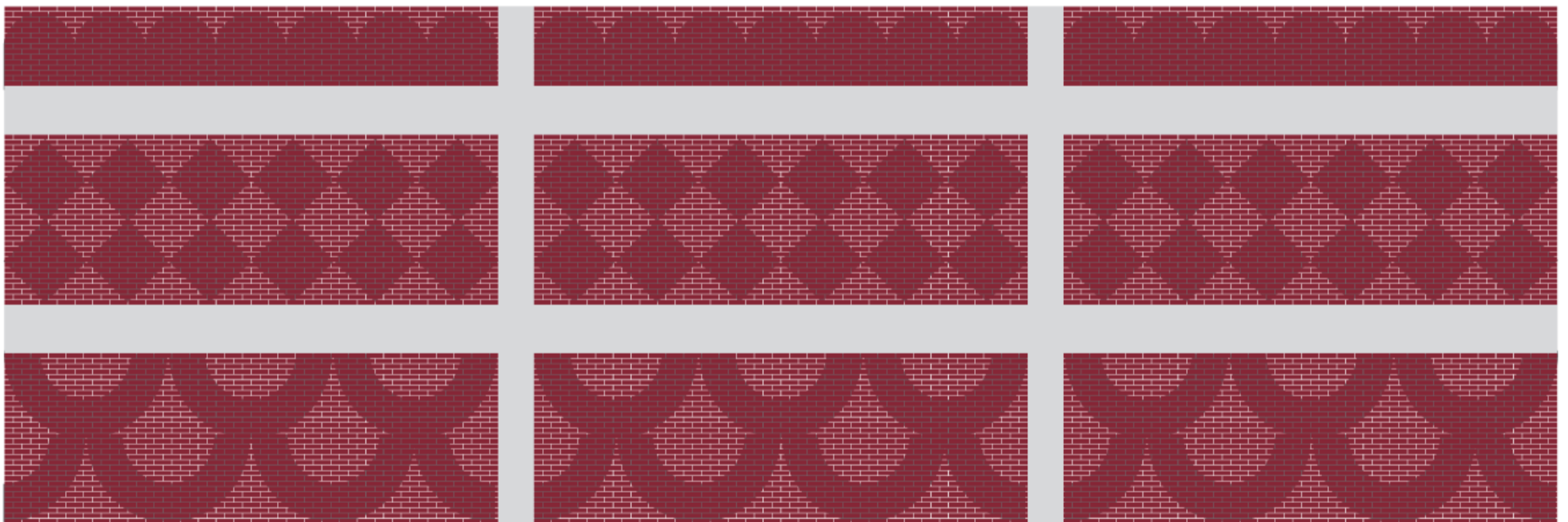
- Soffit cladding and feature lighting to the colonnade consistent with the Walnut Centre improvement. Any cladding system should aim to keep the existing concrete 'trays' revealed. The spacing between the lighting strips be kept constant, and the orientation (perpendicular to building facade) to enhance the east-west connection.

- Painting blue fire door a grey colour. Tiling the corner colonnade column to mark the end of the shopping arcade and enhance the entrance to the civic square

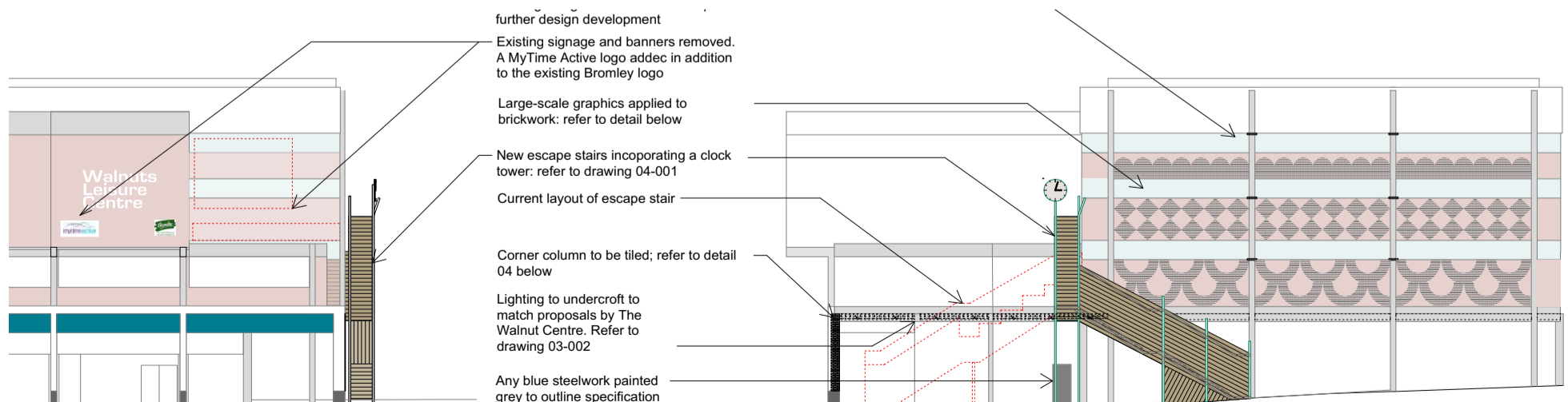
- Removal of all purple banner signage on west side of the Leisure Centre- retaining the original cut out sign and adding a "My Time" logo in addition to the Bromley logo.



Option with uniform pattern applied

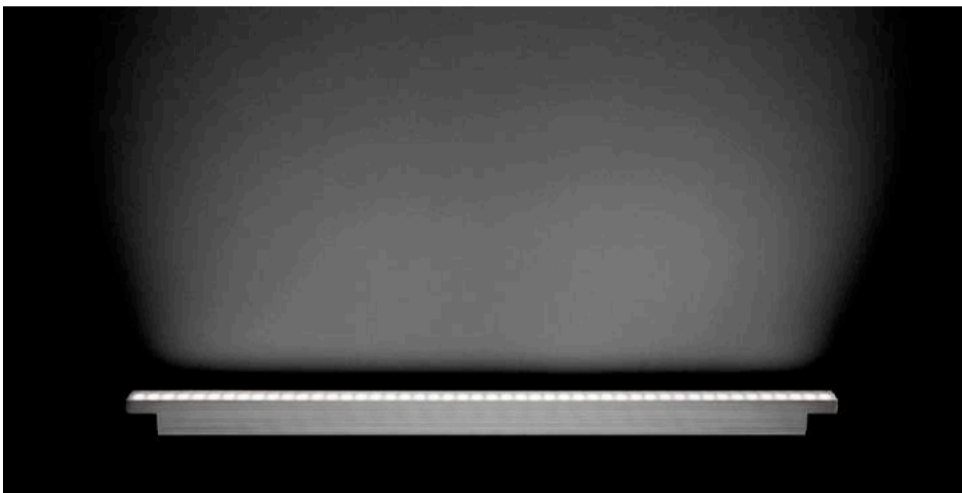


Large scale pattern achieved by using contrasting pointing around the bricks. The patterns derive from shapes that hint on the unique activities within the Centre.

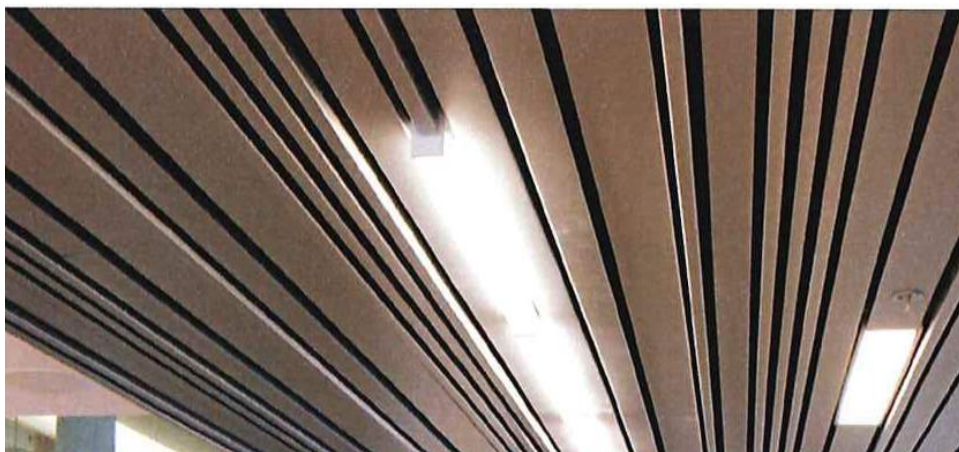




Example of a graphic applied on a brick wall using pointing colour



Example of a wall mounted linear wash light



Soffit cladding and LED strips to the Walnut Centre specification



Example of glazed tiles to be applied on the corner column

Next steps

Further design input

- Detailed specification, method statement, samples, and setting out information for the large scale graphics to be reviewed and reviewed by a designer prior to implementation
- Details and setting out information of the undercroft cladding and lighting to be reviewed by a designer prior to implementation.
- Undercroft lighting to be detailed by a lighting designer.
- Facade lighting is to be tested in-situ in advance of further detail design
- Sample of the glazed brick to be approved as part of the design development process

Consents, Management and co-ordination

- Consents required from Leisure Centre building freeholders
- Works to be coordinated with the Walnut Centre freeholder

Other

- It is suggested that the cladding and lighting of the undercroft are detailed and delivered together with the Walnut Centre improvements.

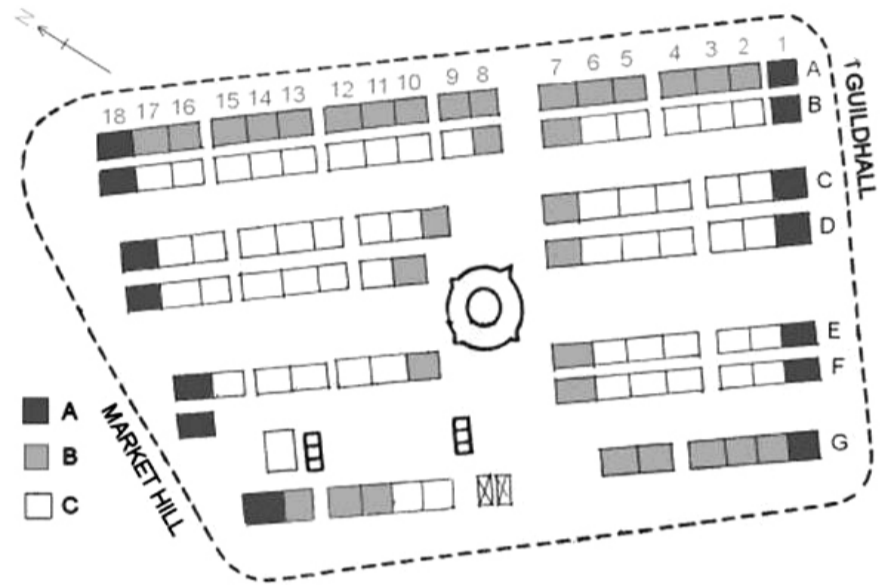
v. A flexible market that works better

The current market is a mixed selection of stalls whose layout along the western edge of the square obstructs views in the square. Parking of vans and cars on the square on market days detracts from the activity and enjoyment of the square. The current market has no power points and water is from the nearby public toilets

A new market strategy to be developed with the various stakeholders interested in being involved in the future of the market

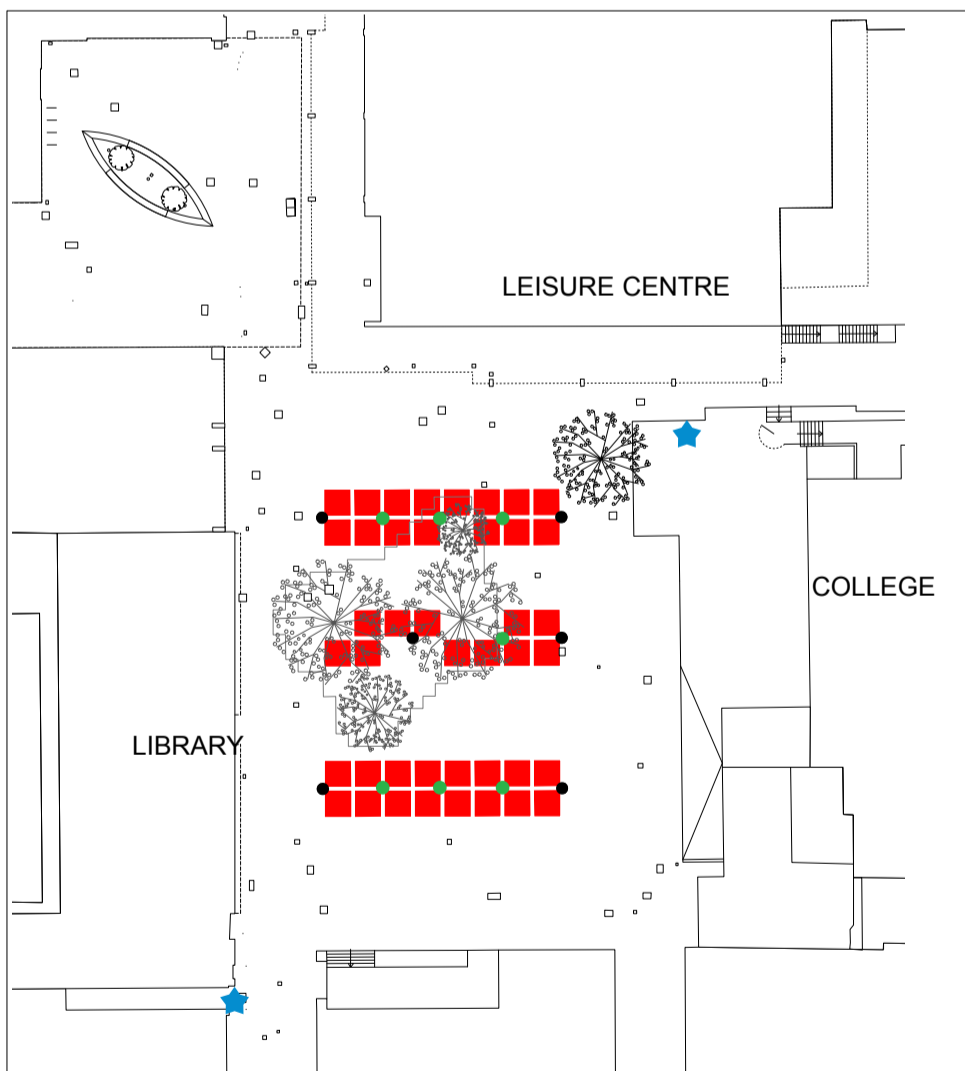
A new market layout to be developed to allow views and movement in the square whilst retaining footfall to the market

The standardised 2.4 by 1.8m stall pitch is based on existing precedents. The back to back stalls arrangement allow for a 1.2 meter strip for access and electrical infrastructure. The lighting columns set a minimum of electrical points, additional in-ground power units can be designed in or our once a market brief is defined.



Illustrative layout of Cambridge Market Square. Approx 100 stalls (Stall sizes 2.4m x 1.8m)

Option i a

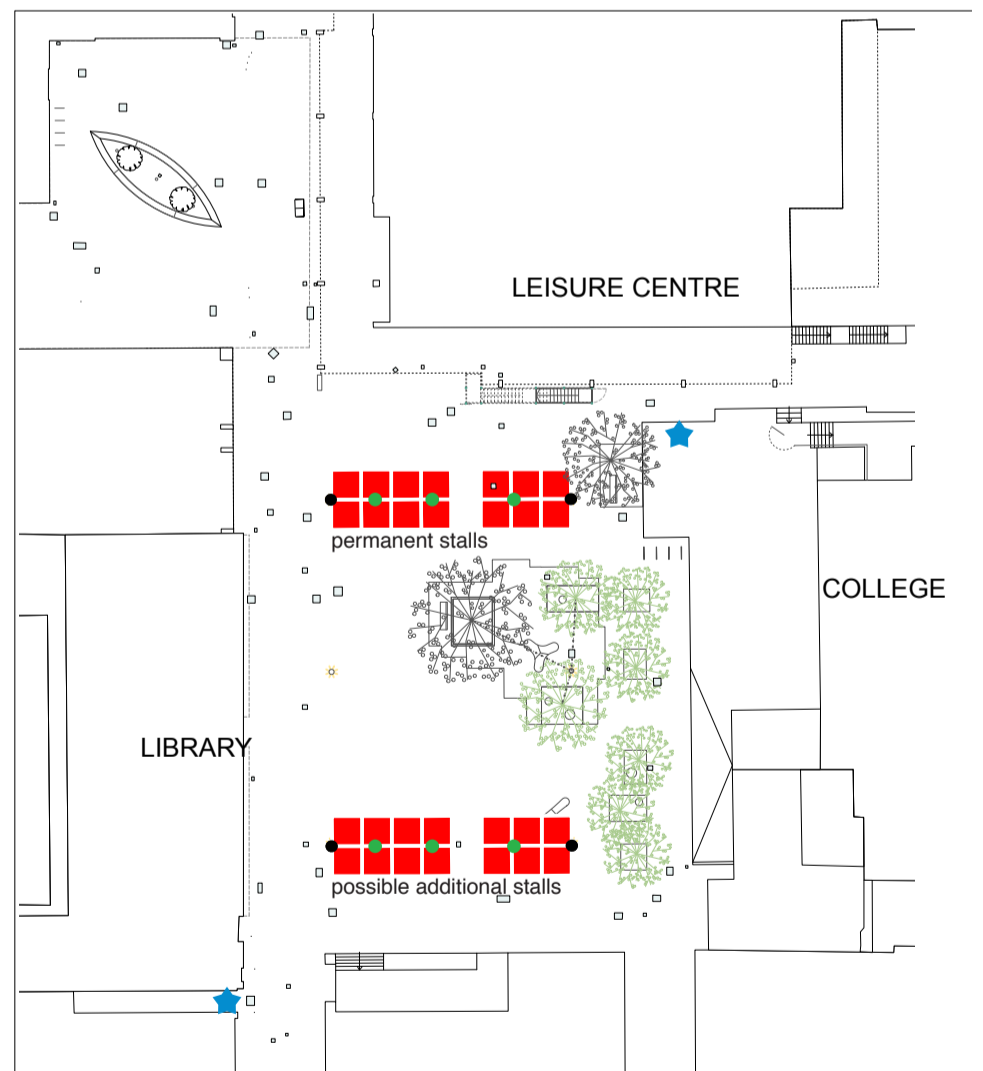


Flexible market square:

44 stalls set between trees, seats and lights

- Market stall size = 2.4m x 1.8m (with additional back access)
- Proposed power supply (within lighting columns)
- Additional in-ground power supply units (as required)
- ★ Possible location for water supply (tbc)

Option i b



Flexible market square:

28 stalls set around the oasis

- Market stall size = 2.4m x 1.8m (with additional back access)
- Proposed power supply (within lighting columns)
- Additional in-ground power supply units (as required)
- ★ Possible location for water supply (tbc)



Additional in ground power supply as needed

Lighting columns with power supply



In-ground studs demarcating the stall layout

Next steps

Further design input

- Further design input may be required once the a certain brief
- Civil and electrical design required to implement water and power supply

Consents, Management and co-ordination

- Market layout and infrastructure to be tested against any detailed market brief, adjusted if and as required.

Other

- Parking arrangements must be to be accommodated elsewhere to the square

vi. Ground re-surfacing of the square and links

The audit of existing paving reveals a mix of materials and quality, in particular around the edges of the square and along some of the new developments.

The proposals aim to create a good quality background to the developments in the area with consideration given to the relative costs to benefits of the proposals. The consistent paving would also help to act as a wayfinding measure.

Material: natural

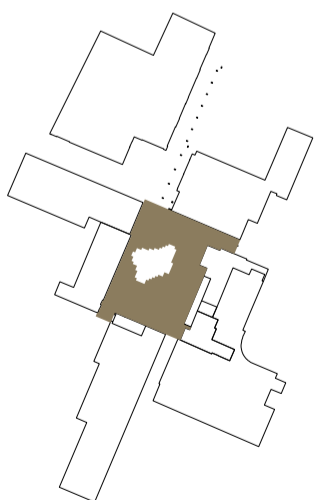
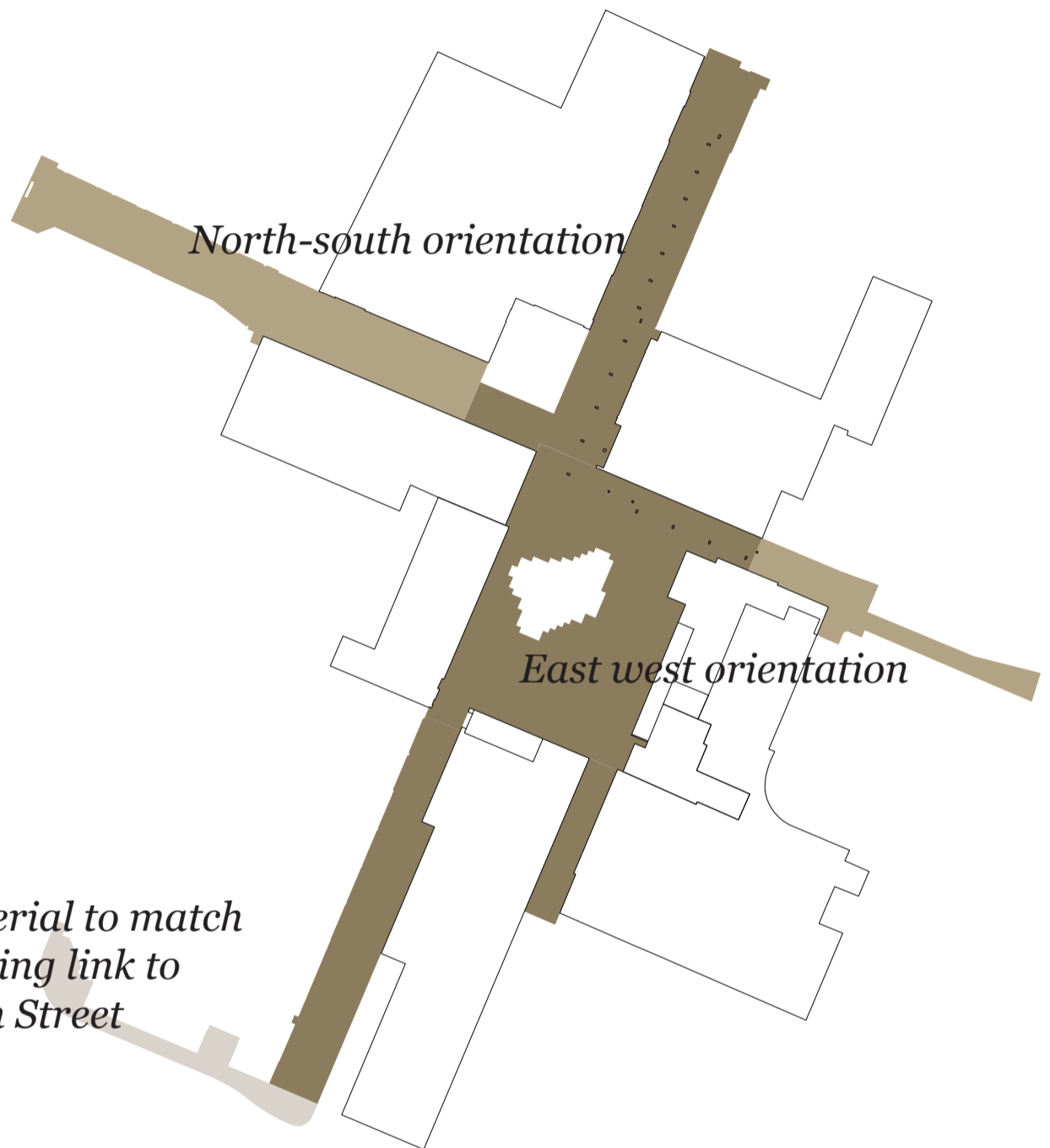
Orientations: to Drawing 00-001

Edging and bonding details: to Drawing 04-004

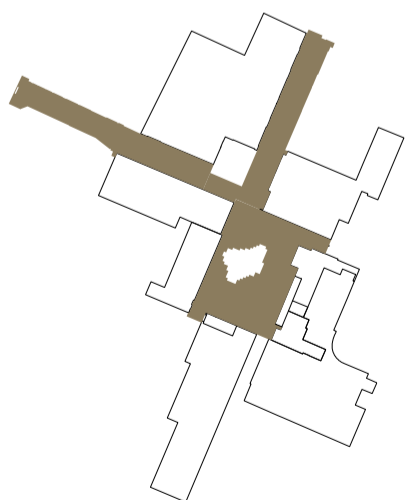
Paving around the newly paved cinema area is critical to success of the links.

Whilst it would be desirable to replace all the paving throughout the centre to provide a coherent backdrop this must be weighed against the relatively small budget for the

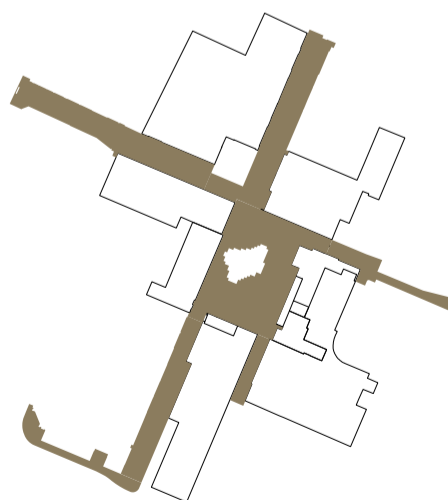
Material to match existing link to High Street



Option 1 - square only



Option 2 - square and links to shopping centre and high street



Option 3 - square and all links



Clay sett paving

Next steps

Further design input

In order to ensure high quality delivery, all detail design drawings which include levels, drainage, setting out, and other typical details to be checked by a designer.

Consents, Management and co-ordination

- Freeholders consent required for the works

vii. Improved edge to the BR6

BR6, Orpington College's training restaurant which is open to the public, is an asset to the area and the square however at present it is not clear from the square that the building is accessible by the public

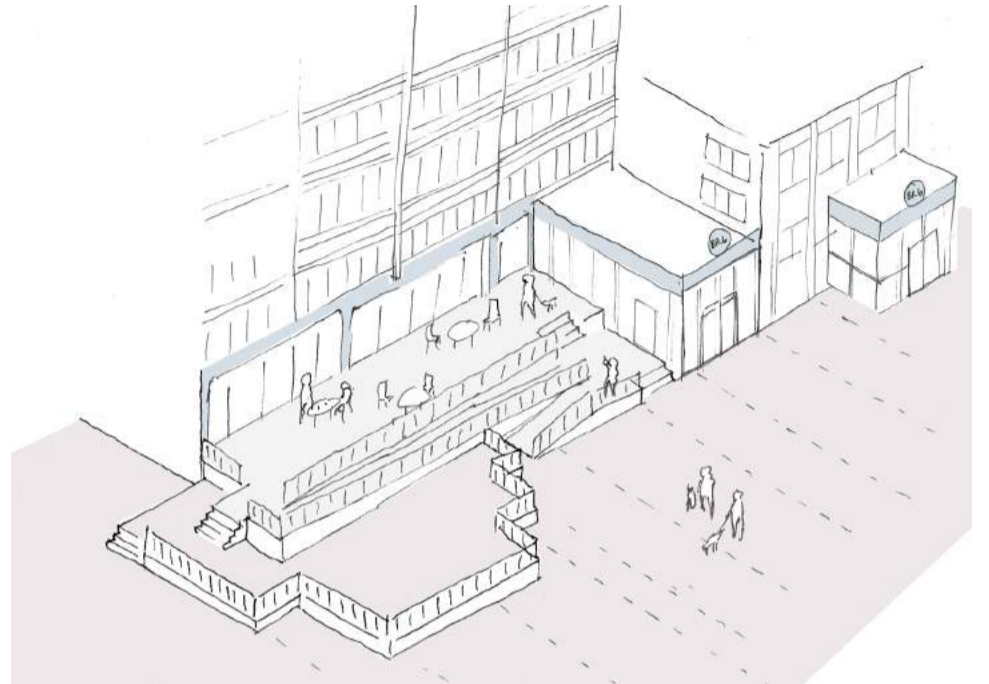
Improvement works are currently being designed for a small extension to the facade of the college with associated landscaping works. This offers an opportunity for the college to connect with the area around it and showcase the new training restaurant.

There seems to be a step change underway in terms of the breadth of the offer and number of venues. Discussions surrounded on how the access arrangements, architecture, signage and terraces planned by the college could respond to this opportunity (and challenge) in terms of footfall, quality and visibility.

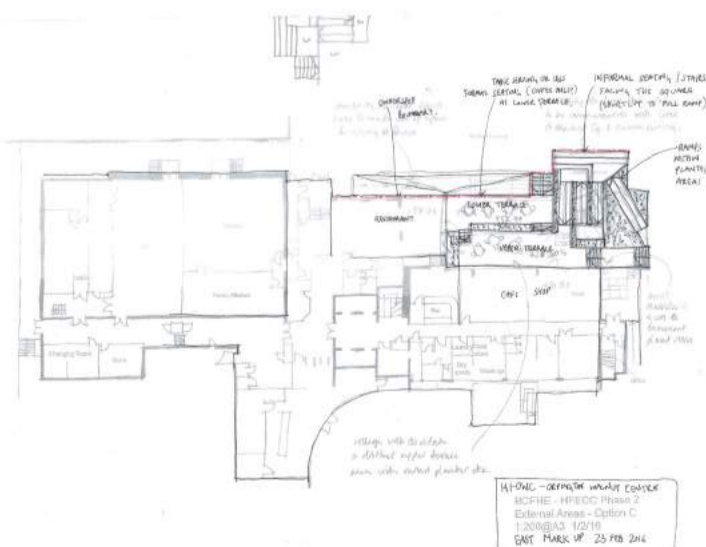
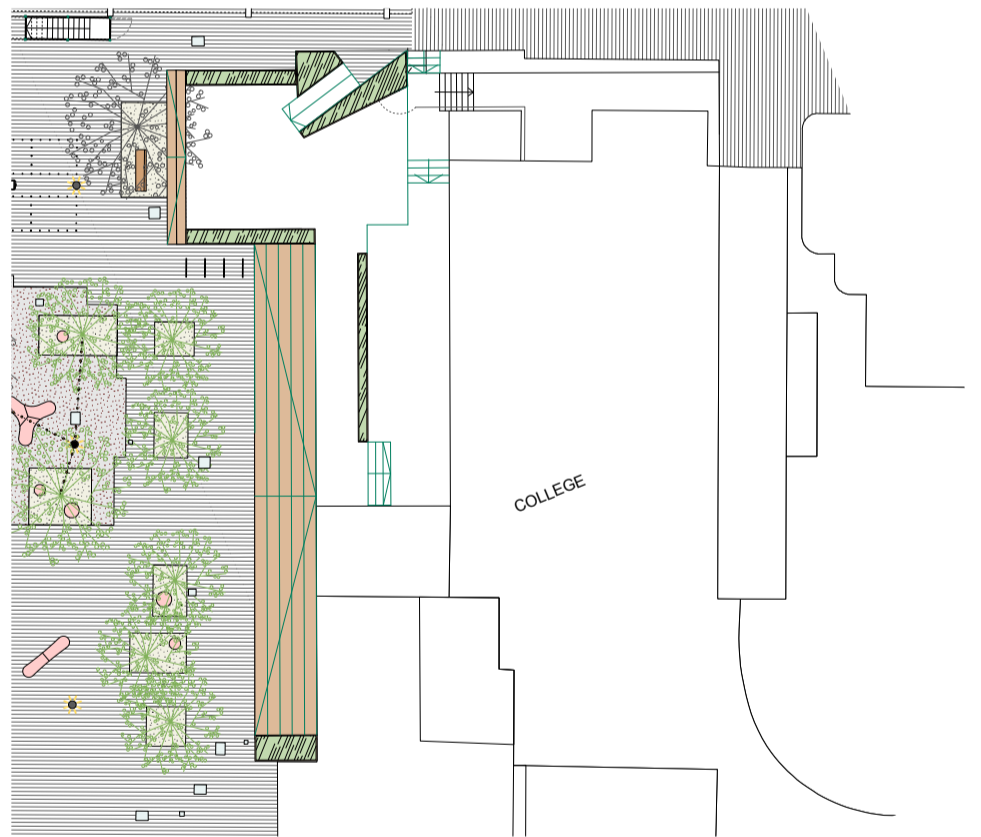
Conversations with the College led to define their brief of one that would aim to create an active useful frontage to BR6 which improves the perception and use of the square and offer places to sit.

Design conversations brought forwards thoughts on terrace designs. Aspiring to avoid impenetrable boundary treatments; using steps wherever possible, and when levels are managed to ensure minimum fall heights it might be possible for handrails to be designed without balustrading.

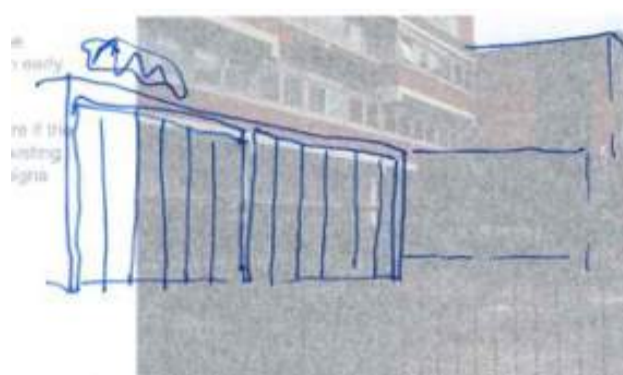
If timber decking is used, good quality hardwood should be specified to achieve a strong civic edge and durability.



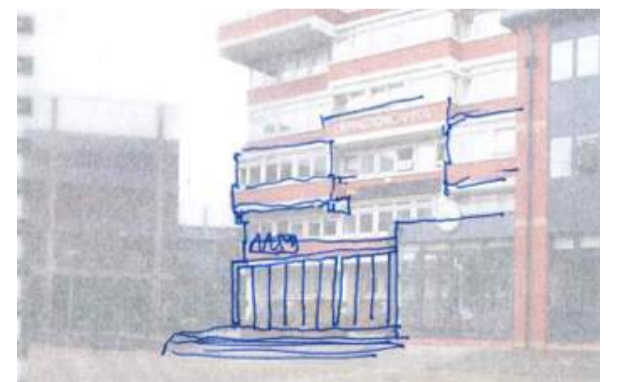
An East illustration of an early proposal by the BR6; conversations surrounding access, barriers, architecture and signage should respond to the opportunity (and challenge) of enhancing the College in terms of footfall, quality and visibility.



Early sketch exchanges testing an inhabitable landscaping treatment between the restaurant terrace and the square, utilising the changes in level required to create seating opportunities



East's design advise sketches as part of conversations about the building facades. The extension could be detailed to match the concrete framing of the building, in proportions and texture, and (folding) doors could be split into six elements (as above).



Next steps

Further design input

- It is advised that the design is development in tandem with assistance from the GLA SAT team or similar.

Consents, Management and co-ordination

- Liaison with owners of the Walnuts Centre to test proposals that extends beyond the ownership line (specifically the existing clay ramp)

Other

- Further thought in terms of visual identity, branding and PR as well as graphic design and signage.



Appendices

A Outline specifications

Ground surfaces, edging and planting

Bespoke items

Standard items

B Drawings

Drawing list

Drawings

Outline Specification

All specifications are outline and to be confirmed through detail design.

All manufacturers or suppliers mentioned are suggested, and similar approved.



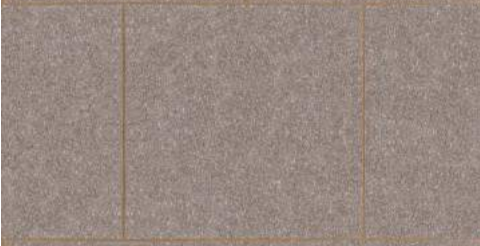



Samples and fabrication drawings to be approved where noted.

Specified RAL colours, when referred to on drawings or specifications:






Grey: RAL 9007 Grey aluminium

Brown: RAL 7013 Brown grey


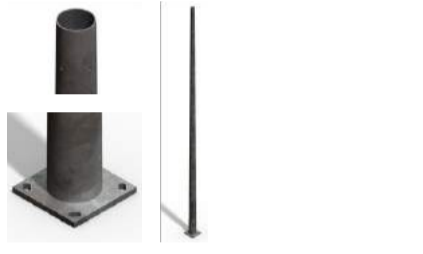

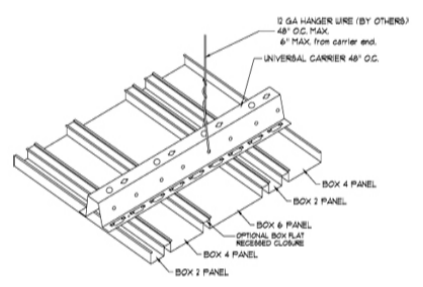





Ground surfaces and edging

Item		Specification all suggested suppliers, or similar approved	Notes
Paving to square and links		Clay setts Telford Promenade Square Edged Blue Clay Pavers 133 x 200 x 65mm	Carefully orientated as indicated on East drawings. Extents to be agreed Samples to be approved East Drawings: 141-OWC 01-001 and 141-OWC 04-003
'Oasis' ground material Option 1		In situ terrazzo surface with anti-slip finish, for external use	Special material to define a social space between four existing trees. In-istu terrazzo to accommodate level changes. Samples to be approved
'Oasis' ground material Option 2		Marshalls Perfecta to match specification for cinema forecourt	Flags to have minimal diagonal cuts. Size of flags are subject to a detailed level design. Samples to be approved
Tree pits with hard surface		Resin bounded gravel added recycled glass/aggregate to match terrazzo	All tree pits to include a stainless steel edge Samples to be approved
Demarcation studs		Stainless steel 25mm diameter, flush with ground	Demarcation of the market stalls and ownership boundaries
Edge to planted area		Marshalls Leda Granite 150mm wide kerb edge. Pink Polished finish	Haunched in concrete, with a visible height 150mm Samples to be approved East Drawings: 141-OWC 04-003





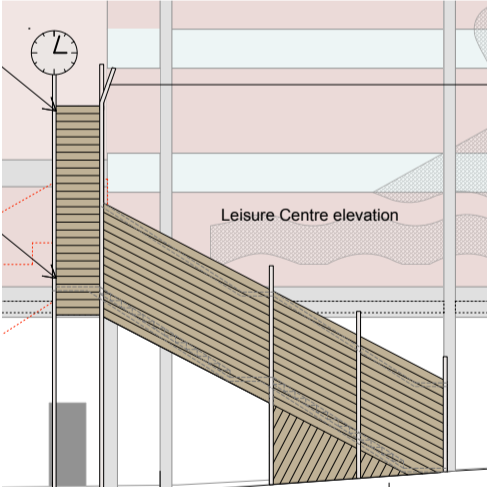
Planting

Item		Specification all suggested suppliers, or similar approved	Notes
<p>New tree</p> <p>Option i a only</p>		<p>1 no. Semi mature cherry tree (20-25cm girth) To replace removed cherry tree.</p>	<p>New cherry tree to be planted as a companion tree to retained cherry tree</p> <p>Planted within planting season within a tree pit to LBB standards</p>
<p>New tree</p> <p>Option i b only</p>		<p>1 no. <i>Juglans nigra</i> Black Walnut Minimum 30-35cm girth, with minimum 1.8m clear trunk</p>	<p>Source mature trees in advance of construction</p> <p>Planted within planting season within a tree pit to LBB standards</p>
<p>New tree</p> <p>Option i b only</p>		<p>1 no. <i>Davidia involucrata</i> Handkerchief tree Minimum 30-35cm girth, with minimum 1.8m clear trunk</p>	<p>Source mature trees in advance of construction</p> <p>Planted within planting season within a tree pit to LBB standards</p>
<p>New tree</p> <p>Option i b only</p>		<p>5 no. <i>Liquidambar styraciflua</i> Sweet Gum Minimum 25-30cm girth, with minimum 1.8m clear trunk</p>	<p>Planted within planting season within a tree pit to LBB standards</p>
<p>Planted tree pits</p> <p>Both options</p>		<p>Perennial evergreen high grasses</p>	<p>Low maintenance underplanting surrounding the mature trees. Planted area to be surrounded by a raised stone kerb edge</p>

Standard items

Item		Specification all suggested suppliers, or similar approved	Notes
Festoon LED lights		LITE Cherry LED with driver	Festoon lights stretched between a central post and tree trunks Samples to be approved
Conical column to supply tree lights / Festoon lights		Valmont Stainton Conical Steel Tapering Lighting Columns - Avon Powder coated brown	Column high appropriate for specific to location, street or path, including 4 electric alimentation cables to the surrounding tree lights Fabrication drawings to be approved
Feature lighting		Urbis Schreder Modullum Powdercoated bespoke brown colour	Columns carefully positioned to define the open space. Subject to detail design by lighting designer/engineer
Undercroft lighting and clad		HunterDouglasCeilings Woodwright™ Multi-Box Series Colour: Natural, mat finish. To Colmans Architects specifications	To match the improvements carried out by Rockspring. Lengths of panels to span full width of undercroft, at even 8" widths. Inset LED strip lighting to Colmans Architects specifications
Standard benches		East Bench Steel and timber street benches Steel work to be powder-coated brown. Untreated timber	Fabrication drawings to be approved
Cycle stands		Powder-coated Sheffield steel cycle stands 800mm high x 715mm wide, root fixed Powder-coated brown	Fabrication drawings to be approved
Tiled corner column		Pyrolave Glazed Designer brick slips Colour: Tilleul	Fixing method: Structural General Purpose Adhesive East Drawing: 141-OWC 03-004 Samples to be approved
Facade lighting		Wall mounted linear wash light (Urbis SCULPline or similar) Colour of light: warm white Colour of fitting: to match feature lights within the square	To replace existing fittings on the Leisure Centre facade. Requires to be testing and detailing by a lighting designer East Drawing: 141-OWC 03-004
Power units		Gifas electric power bollard UF/C6.1113PFILS/Time (preferred by LBB)	Fillable lid identical to pavement

Bespoke items

Item		Specification all suggested suppliers, or similar approved	Notes
Bespoke seats (various sizes and locations)		Bespoke seats and perches Paving Option 1- Precast concrete / standard and polished finish Paving Option 2- Leda Granite Pink Flamed or Polished finish	Carefully located within the square providing seating opportunities, incorporating informal play East Drawing: 141-OWC 04-002 Fabrication drawings to be approved Samples to be approved
Library signage 1		Freestanding LIBRARY sign approx 1.8m high LED lights within a aluminium frame	Suggested manufacturer: Bolton Sign or similar approved Dave Cliffe, Phone: 01204 594700 www.boltonsign.co.uk. East Drawing: 141-OWC 03-003 Fabrication drawings to be approved In-situ light test seen through the blue tinted glass required
Library signage 2		1m x 0.5m projecting box sign. Internally illuminated	Internally illuminated, aluminium frame Suggested manufacturer: Bolton Sign or similar approved Dave Cliffe, Phone: 01204 594700 www.boltonsign.co.uk. East Drawing: 141-OWC 03-003 Fabrication drawings to be approved
Leisure Centre Signage		Contrasting pattern within pointing Subtle yet large scale pattern achieved through the use of contrasting pointing.	Subject to the removal of purple theme signage, new "MyTime" logo seen from High Street entrance East Drawing: 141-OWC 03-004 Insitu sample to be approved
New fire escape stairs		Steel frame, timber clad. To include a bespoke clock tower Steel: Powder-coated finish Timber: Untreated panels Siberian Larch or similar approved. Fine sawn, 40mm thickness. Panel layout to as in East drawing	Structure to be detailed by structural engineer. Subject to Building Control approval. Bespoke clock: Alan Gingell, Good Directions Ltd. or similar approved Phone: 01489 797773 www.gooddirections.co.uk East Drawing: 141-OWC 04-001 Samples to be approved Fabrication drawings to be approved

B
D r a w i n g s

Stage 2 Drawings List

Stage 2 drawings are concept design drawings and require further detailing by suitable designers or manufacturers.

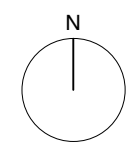
Drawings to be read in conjunction with the Stage 2 report, and the outline specifications.

Overview drawings:

00-001	Existing GA including links (inc demolition)	1 to 500
01-001	Proposed GA including links	1 to 500
01-002	Proposed GA square option i a	1 to 200
01-003	Proposed GA square option i b	1 to 200

Detailed layouts / other details

03-002	Lighting to undercroft layout and details	1 to 100
03-003	Proposed library signage and details	1 to 100 and 20
03-004	Proposed leisure centre elevation and details	1 to 100 and 20
04-001	Stair / clock tower	1 to 100
04-002	Bespoke seats	1 to 20
04-003	Setts paving rules and typical edging details	1 to 20



General Notes:

Do not scale off drawing.

Check all dimensions on site and advise any discrepancies before commencing work.

All dimensions in millimetres unless otherwise noted.

Drawing to be read in conjunction with 141 OWC Stage 2 report and appended outline specification. Samples and/or fabrication drawings required as detailed in these documents.

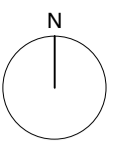
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Items in red are to be removed:

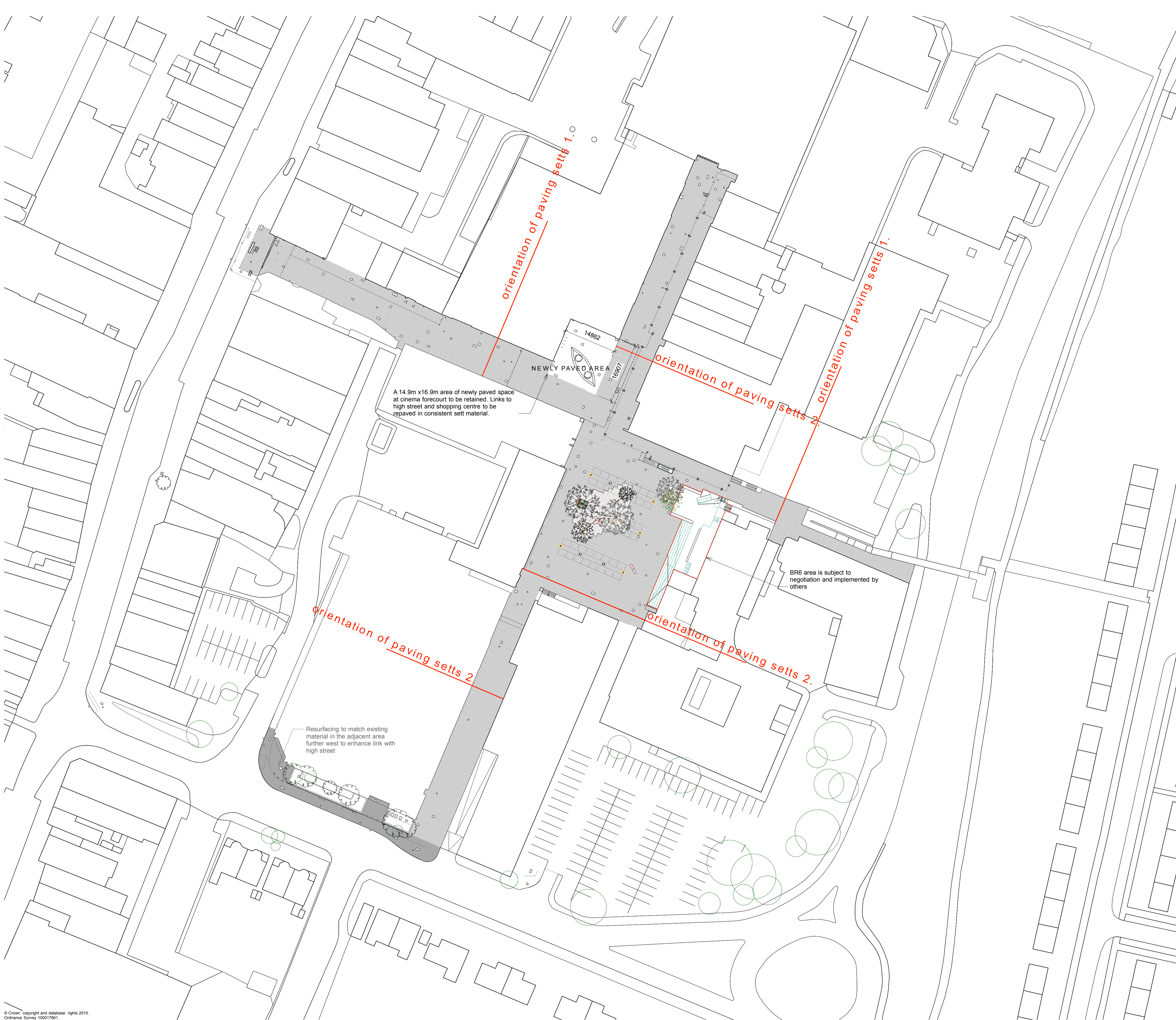
- 1 no. cherry tree
- All light fittings
- All seats and signage on posts
- All tree pits
- Escape staircase
- BR6 railings (by others)
- redundant manhole covers
- paving to proposed extents



Rev.	Date	Description
East Architecture, landscape urban design Unit 8 4th Floor 49-59 Old Street London EC1V 9HX T 020 7490 3190 E mail@east.uk.com		
Client London Borough of Bromley		
Project Name Orpington Walnut Centre		
Drawing Existing GA		
Job No. 141-OWC	Dwg No. 00-001	Revision
Status Stage 2	Scale 1:200@A2	Issue Date April 2016



General Notes:
Do not scale off drawing.
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Drawing to be read in conjunction with 141 OWC Stage 2 report and appended outline specification. Samples and/or fabrication drawings required as detailed in these documents.
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A 14.9m x16.9m area of newly paved space at cinema forecourt to be retained. Links to high street and shopping centre to be repaved in consistent sett material.

NEWLY PAVED AREA

BR6 area is subject to negotiation and implemented by others

Resurfacing to match existing material in the adjacent area further west to enhance link with high street

Rev.	Date	Description
A	09/06/2016	Paving extents amended

East Architecture, landscape urban design
Unit 8
4th Floor
49-59 Old Street
London EC1V 9HX
T 020 7490 3190
E mail@east.uk.com

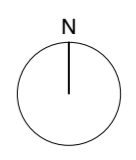
Client
London Borough of Bromley

Project Name
Orpington Walnut Centre





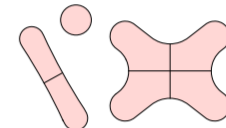



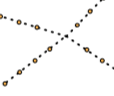



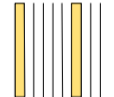

Drawing
Proposed GA

Job No.	Dwg No.	Revision
141-OWC	01-001	A

Status	Scale	Issue Date
Stage 2	1:500@A1	June 2016



General Notes:
 Do not scale off drawing.
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 Drawing to be read in conjunction with 141 OWC Stage 2 report and appended outline specification. Samples and/or fabrication drawings required as detailed in these documents.
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-  Proposed sett paving
-  Special paved surface
-  New bound gravel tree pit with steel edge
-  Underplanting / soft landscaping with stone kerb edge
-  Bespoke seating / peches
-  Standard street bench
-  Proposed feature lighting with power units
-  New semi mature tree
-  Proposed festoon lighting from central post and trees
-  Demarcation studs for market pitches
-  Existing utility covers
-  Proposed facade improvements
-  Cladding and lighting to the undercroft
-  Cycle stands

A 09/06/2016 BR6 Updated

Rev.	Date	Description
East Architecture, landscape urban design Unit 8 4th Floor 49-59 Old Street London EC1V 9HX T 020 7490 3190 E mail@east.uk.com		
Client London Borough of Bromley		
Project Name Orpington Walnut Centre		
Drawing Proposed Plan Option i a		
Job No. 141-OWC	Dwg No. 01-002	Revision A
Status Stage 2	Scale 1:200@A2	Issue Date April 2016

An 'oasis' - social space between existing mature trees to incorporate special paving, formal and informal seating, feature lighting and planting. Approximate area of special paving: 184 sq. m

In ground power unit
 Lighting and cladding of undercroft: refer to drawing 03-002
 Improvements to the Leisure Centre facade, refer to drawing 03-004
 New escape staircase, refer to drawing 04-001
 New cycle rack

LEISURE CENTRE

New tree and street bench to compensate for removal of existing tree

Library signage: refer to drawing 03-003

LIBRARY

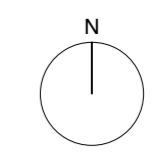
In ground power unit

BR6 area is subject to negotiation and implemented by others

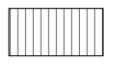


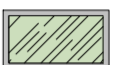
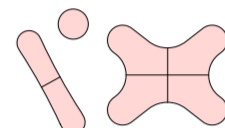



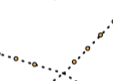
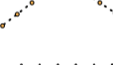
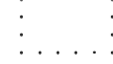


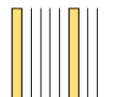

COLLEGE

In ground power unit

Market stall layout and associated infrastructure
 New bespoke seat



General Notes:
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 Check all dimensions on site and advise any discrepancies before commencing work.
 All dimensions in millimetres unless otherwise noted.
 Drawing to be read in conjunction with 141 OWC Stage 2 report and appended outline specification. Samples and/or fabrication drawings required as detailed in these documents.
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-  Proposed sett paving
-  Special paved surface
-  New bound gravel tree pit with steel edge
-  Underplanting / soft landscaping with stone kerb edge
-  Bespoke seating / peches
-  Standard street bench
-  Proposed feature lighting with power units
-  New semi mature tree
-  or extra mature tree
-  Proposed festoon lighting from central post and trees
-  Demarcation studs for market pitches
-  Existing utility covers
-  Proposed facade improvements
-  Cladding and lighting to the undercroft
-  Cycle stands

T1 - *Juglans nigra*
 T2 - *Davidia involucreta*
 T3 - *Liquidambar styraciflua*

In ground power unit
 Lighting and cladding of undercroft: refer to drawing 03-002
 Improvements to the Leisure Centre facade, refer to drawing 03-004
 New escape staircase, refer to drawing 04-001

Market stall layout and associated infrastructure

Library signage: refer to drawing 03-003

LEISURE CENTRE

New street bench

New cycle rack

LIBRARY

BR6 area is subject to negotiation and implemented by others

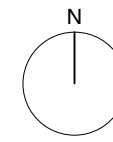
COLLEGE

An 'oasis' - social space between existing and new mature trees to incorporate special paving, formal and informal seating, feature lighting and planting. Approximate area of special paving: 113 sq. m

New bespoke seat
 New extra mature trees to form native woodland cluster alongside existing ash tree

New cluster of smaller ornamental trees, providing Spring and Autumn interest

Rev.	Date	Description
A 09/06/2016 Trees species amended		
East Architecture, landscape urban design Unit 8 4th Floor 49-59 Old Street London EC1V 9HX T 020 7490 3190 E mail@east.uk.com		
Client London Borough of Bromley		
Project Name Orpington Walnut Centre		
Drawing Proposed Plan Option i b		
Job No. 141-OWC	Dwg No. 01-003	Revision B
Status Stage 2	Scale 1:200@A2	Issue Date June 2016



General Notes:

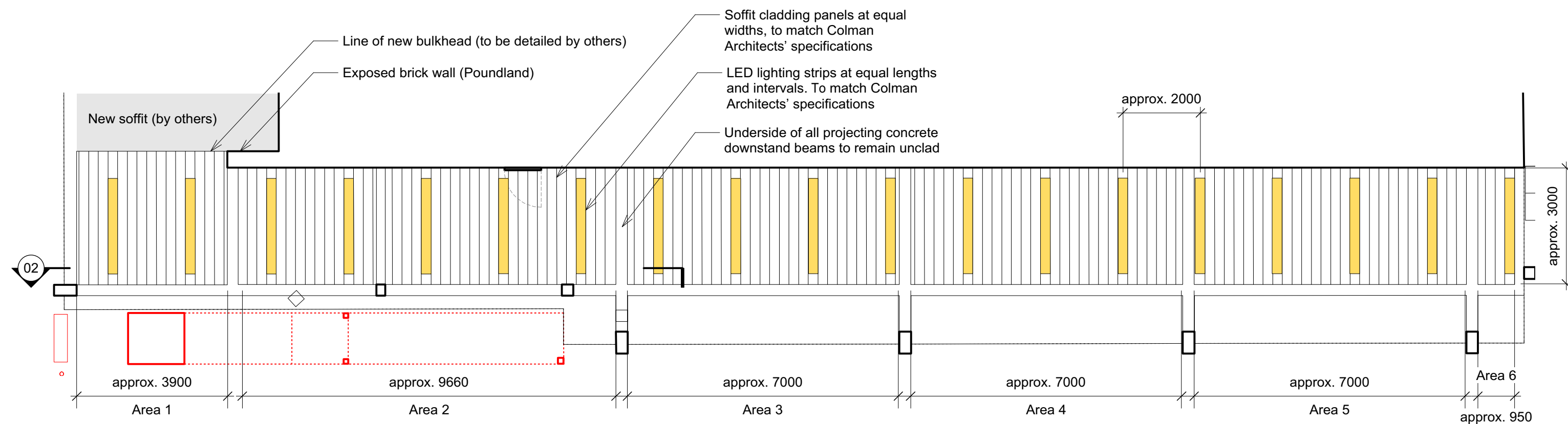
Do not scale off drawing.

Check all dimensions on site and advise any discrepancies before commencing work.

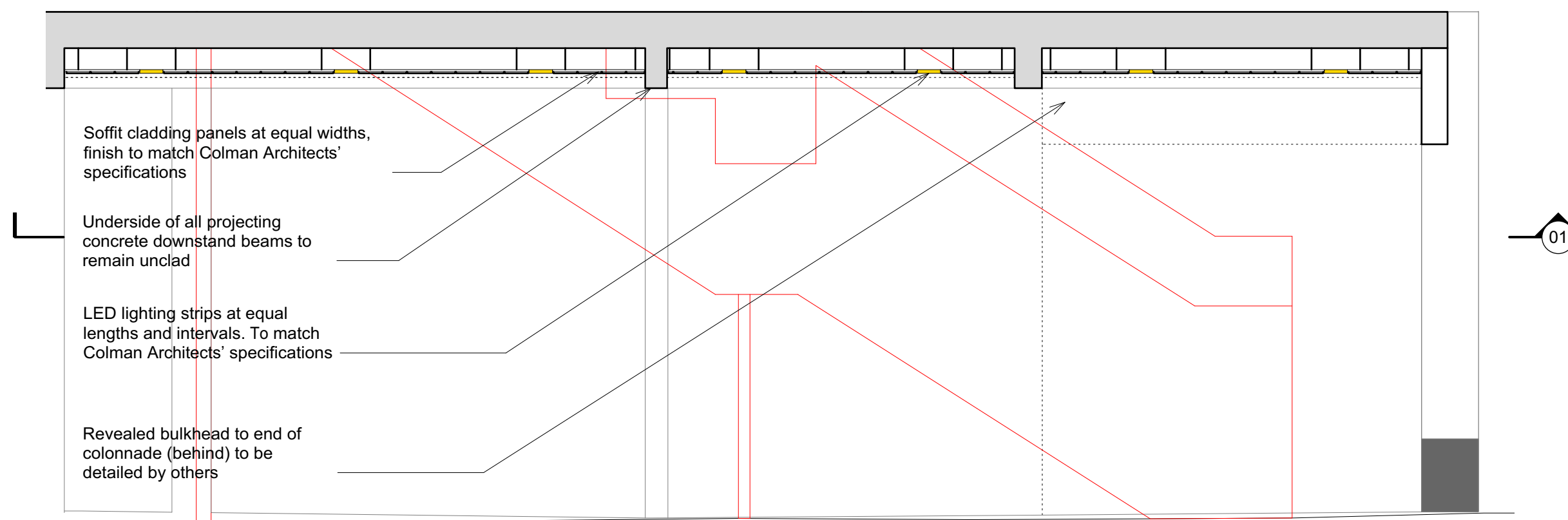
All dimensions in millimetres unless otherwise noted.

Drawing to be read in conjunction with 141 OWC Stage 2 report and appended outline specification. Samples and/or fabrication drawings required as detailed in these documents.

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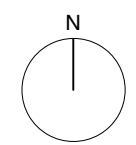


01 Reflected ceiling plan of colonnade @ 1:100

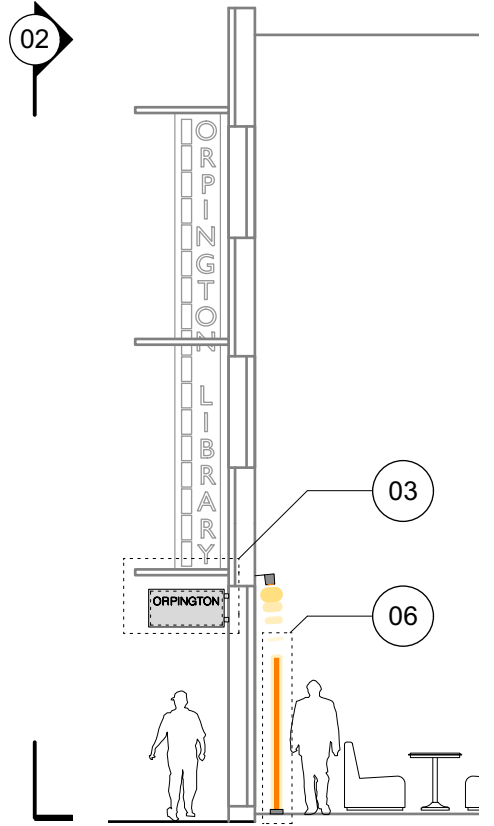


02 Typical section through colonnade @ 1:50

Rev.	Date	Description
East Architecture, landscape urban design Unit 8 4th Floor 49-59 Old Street London EC1V 9HX T 020 7490 3190 E mail@east.uk.com		
Client London Borough of Bromley		
Project Name Orpington Walnut Centre		
Drawing Leisure Centre Undercroft		
Job No. 141-OWC	Dwg No. 03-002	Revision
Status Stage 2	Scale 1:50/1:100@A2	Issue Date April 2016



General Notes:
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 All dimensions in millimetres unless otherwise noted.
 Drawing to be read in conjunction with 141 OWC Stage 2 report and appended outline specification. Samples and/or fabrication drawings required as detailed in these documents.
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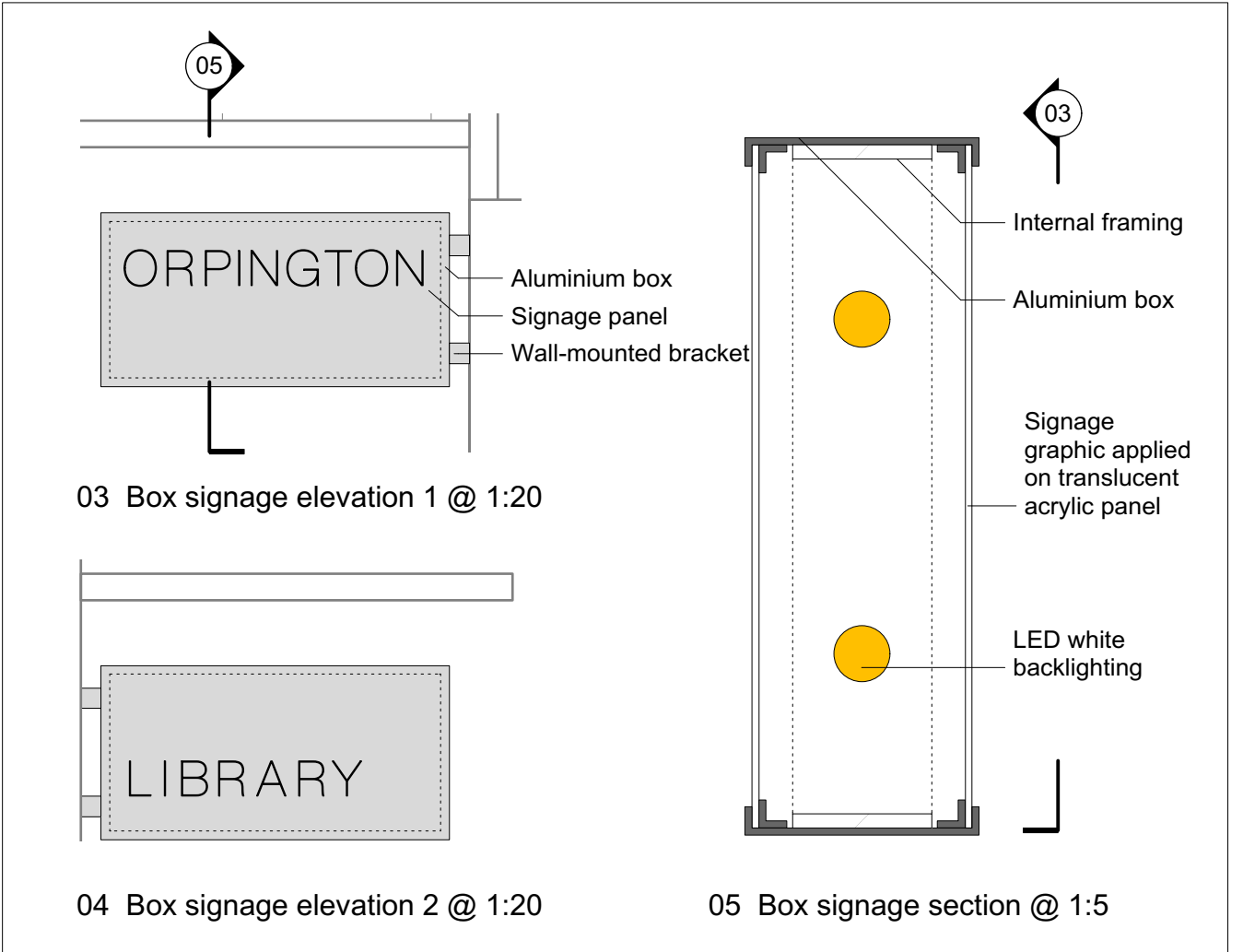


01 Library section @ 1:100



02 Library elevation 1:100

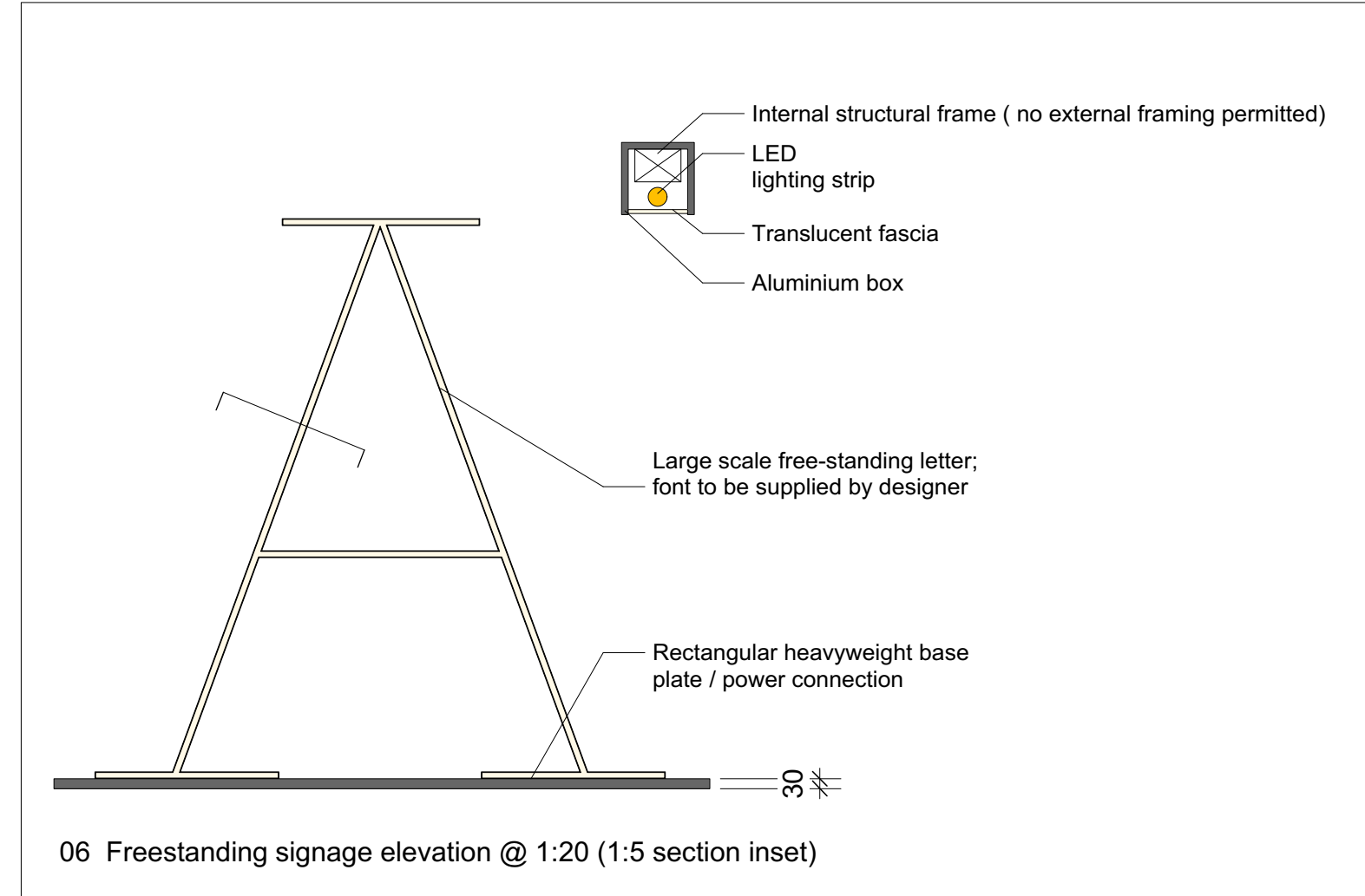
06 Freestanding signage



03 Box signage elevation 1 @ 1:20

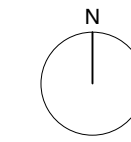
04 Box signage elevation 2 @ 1:20

05 Box signage section @ 1:5



06 Freestanding signage elevation @ 1:20 (1:5 section inset)

Rev.	Date	Description
East Architecture, landscape urban design Unit 8 4th Floor 49-59 Old Street London EC1V 9HX T 020 7490 3190 E mail@east.uk.com		
Client London Borough of Bromley		
Project Name Orpington Walnut Centre		
Drawing Proposed Library Signage		
Job No. 141-OWC	Dwg No. 03-003	Revision
Status Stage 2	Scale 1:5/20/100@A2	Issue Date April 2016



General Notes:

Do not scale off drawing.

Check all dimensions on site and advise any discrepancies before commencing work.

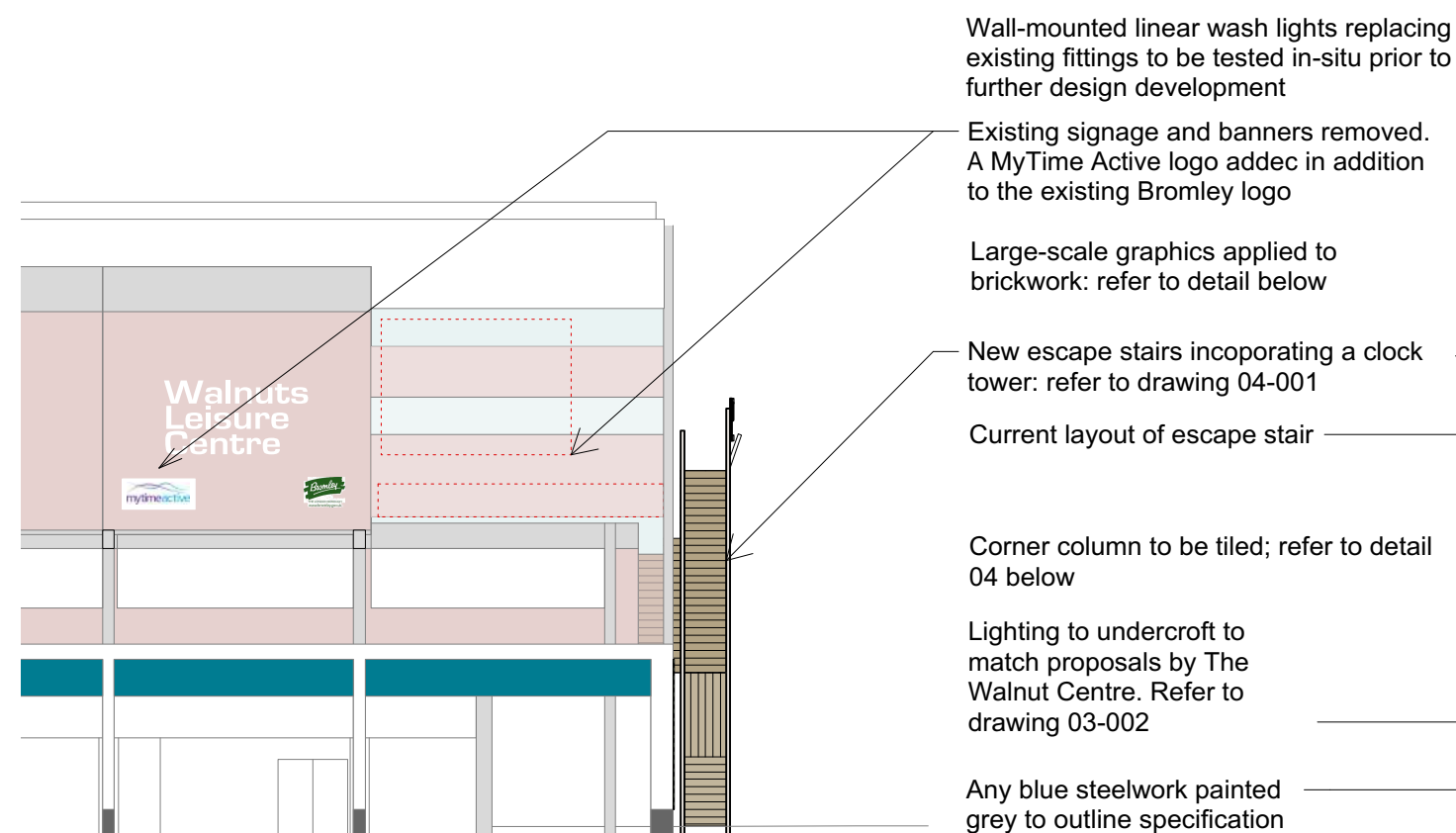
All dimensions in millimetres unless otherwise noted.

Drawing to be read in conjunction with 141 OWC Stage 2 report and appended outline specification. Samples and/or fabrication drawings required as detailed in these documents.

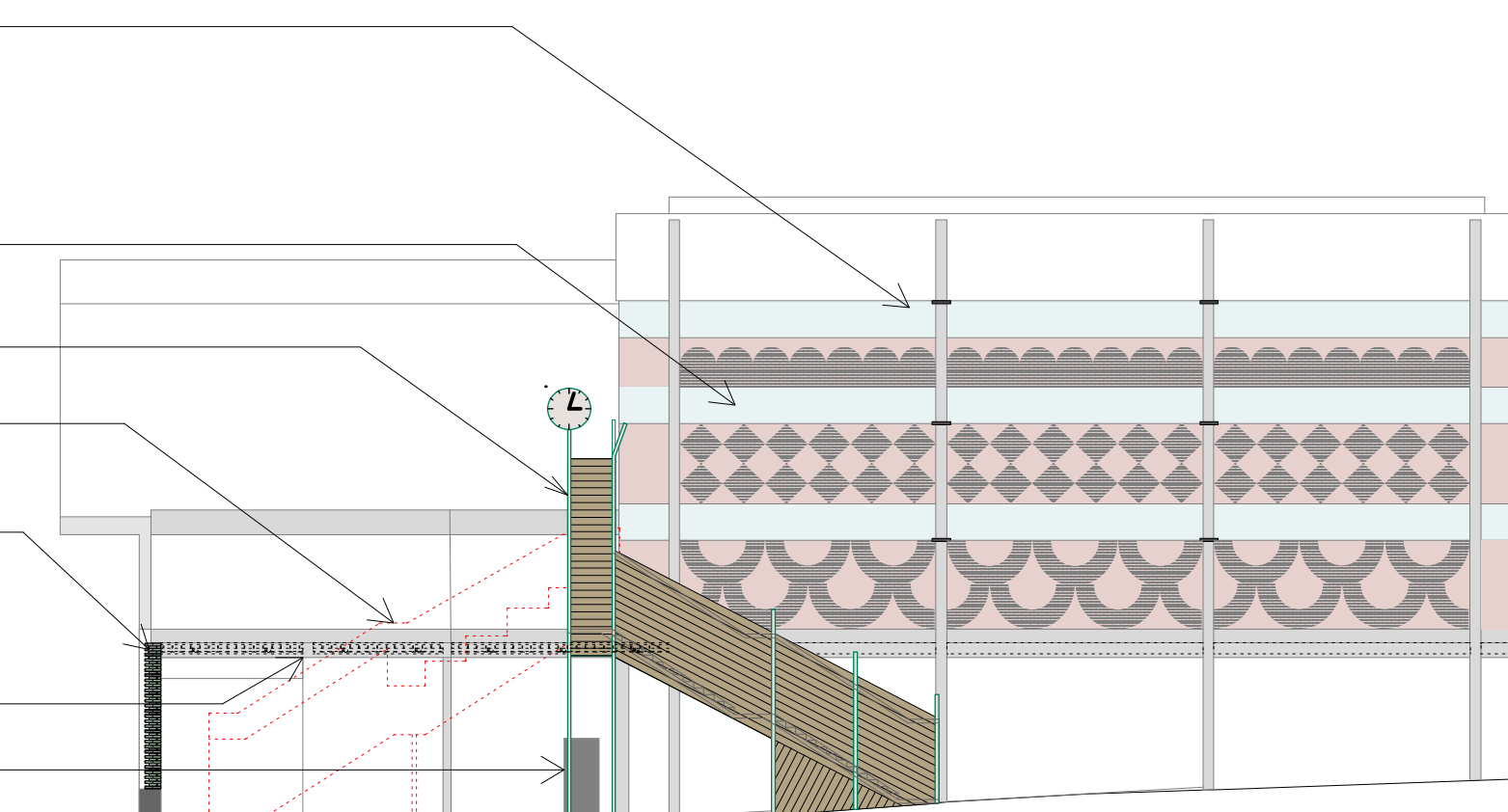
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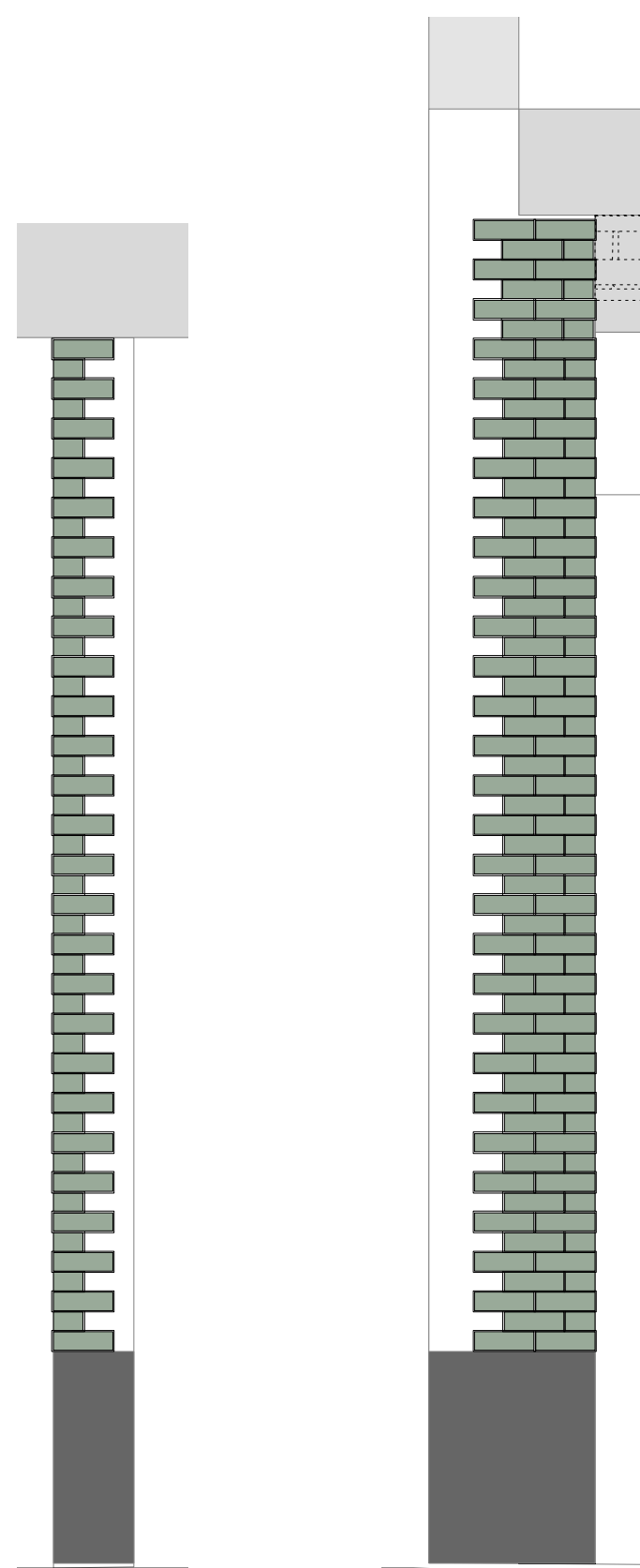
Ordnance Survey 100017661.



01 Leisure Centre east elevation @ 1:200

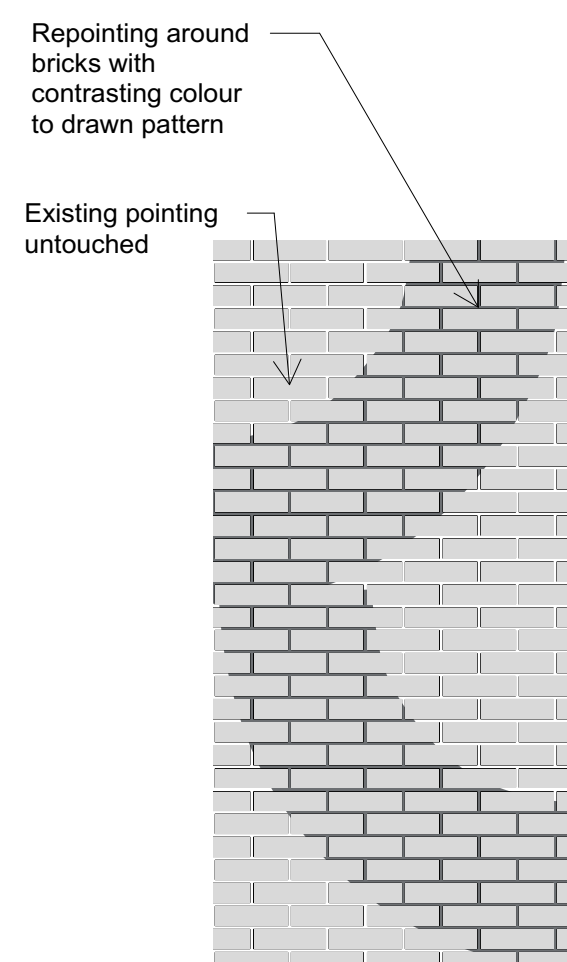


02 Leisure Centre south elevation @ 1:200

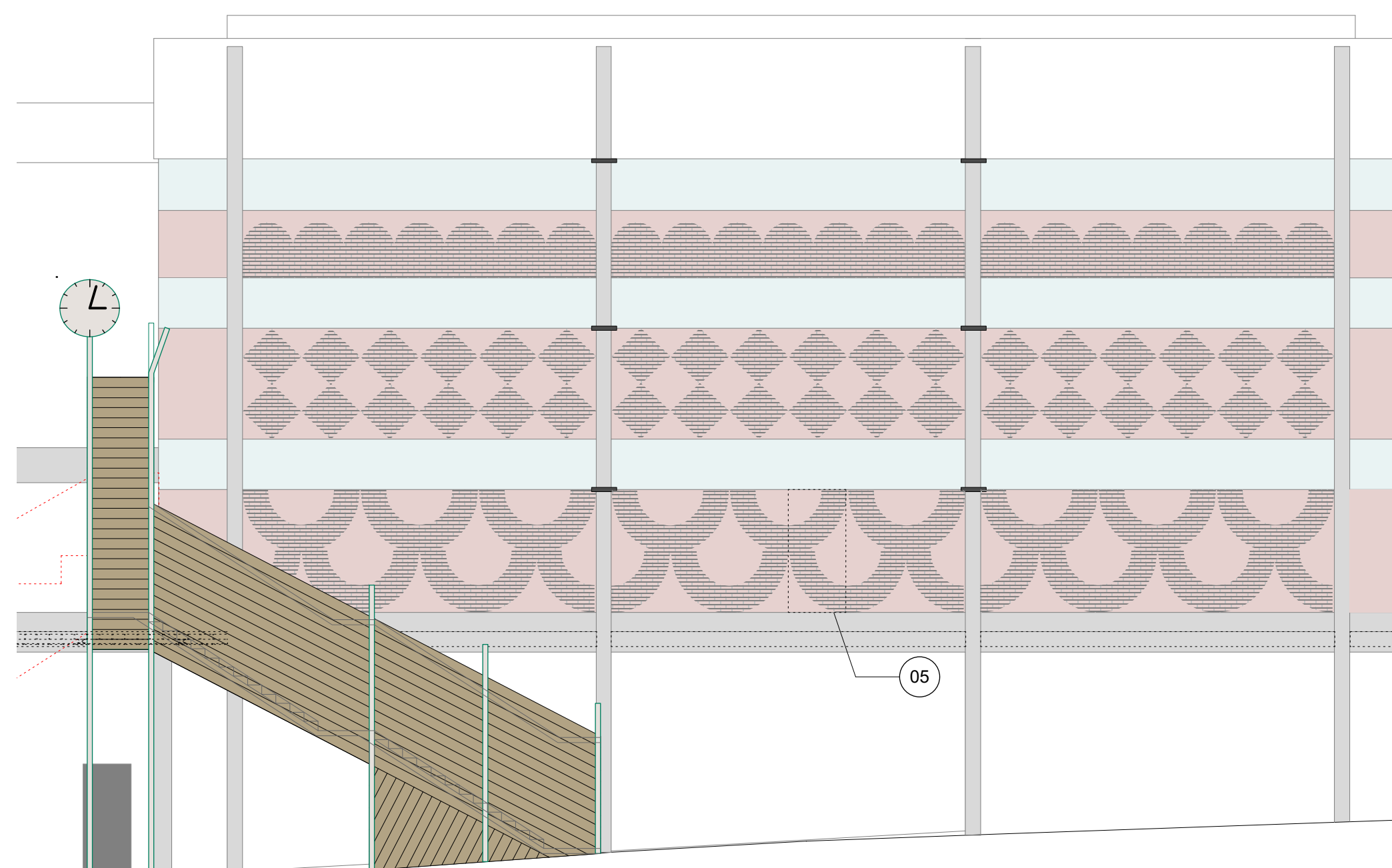


03 Corner column west elevation @ 1:25

04 Corner column south elevation @ 1:25

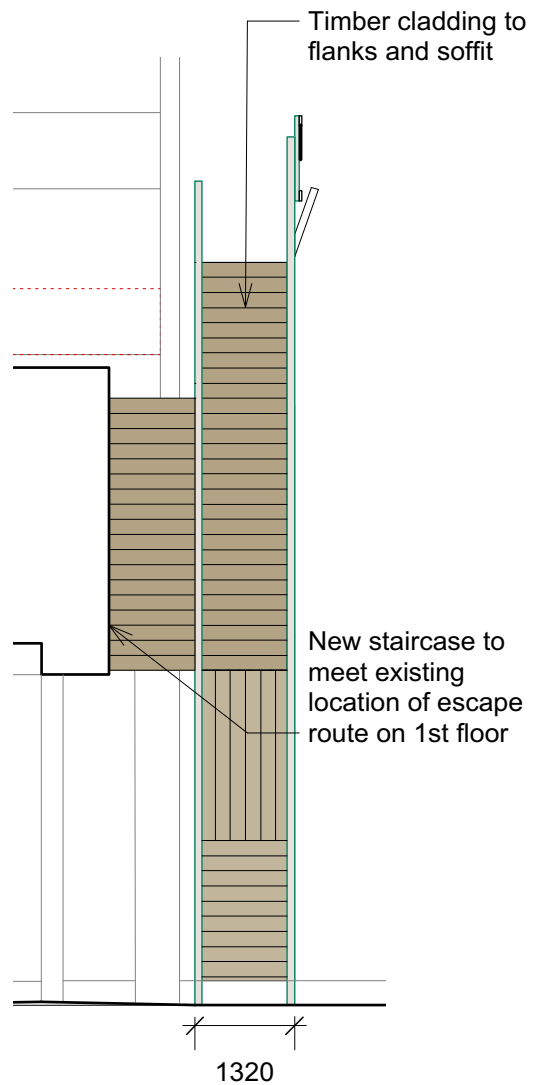


05 Leisure centre detail of pointing around graphics @ 1:25

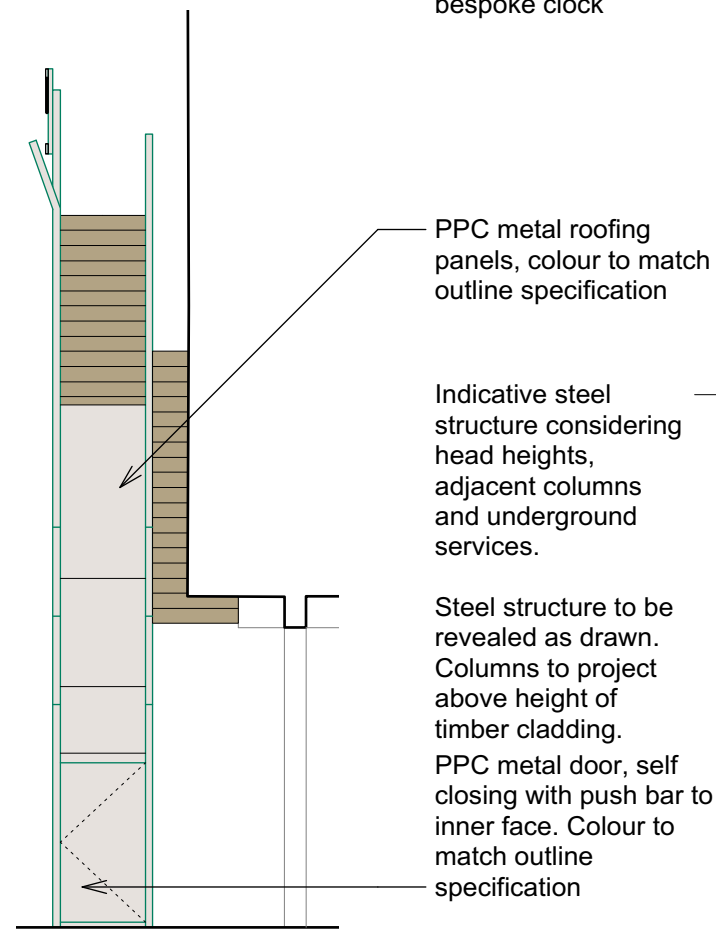


06 Leisure centre south facade @ 1:100

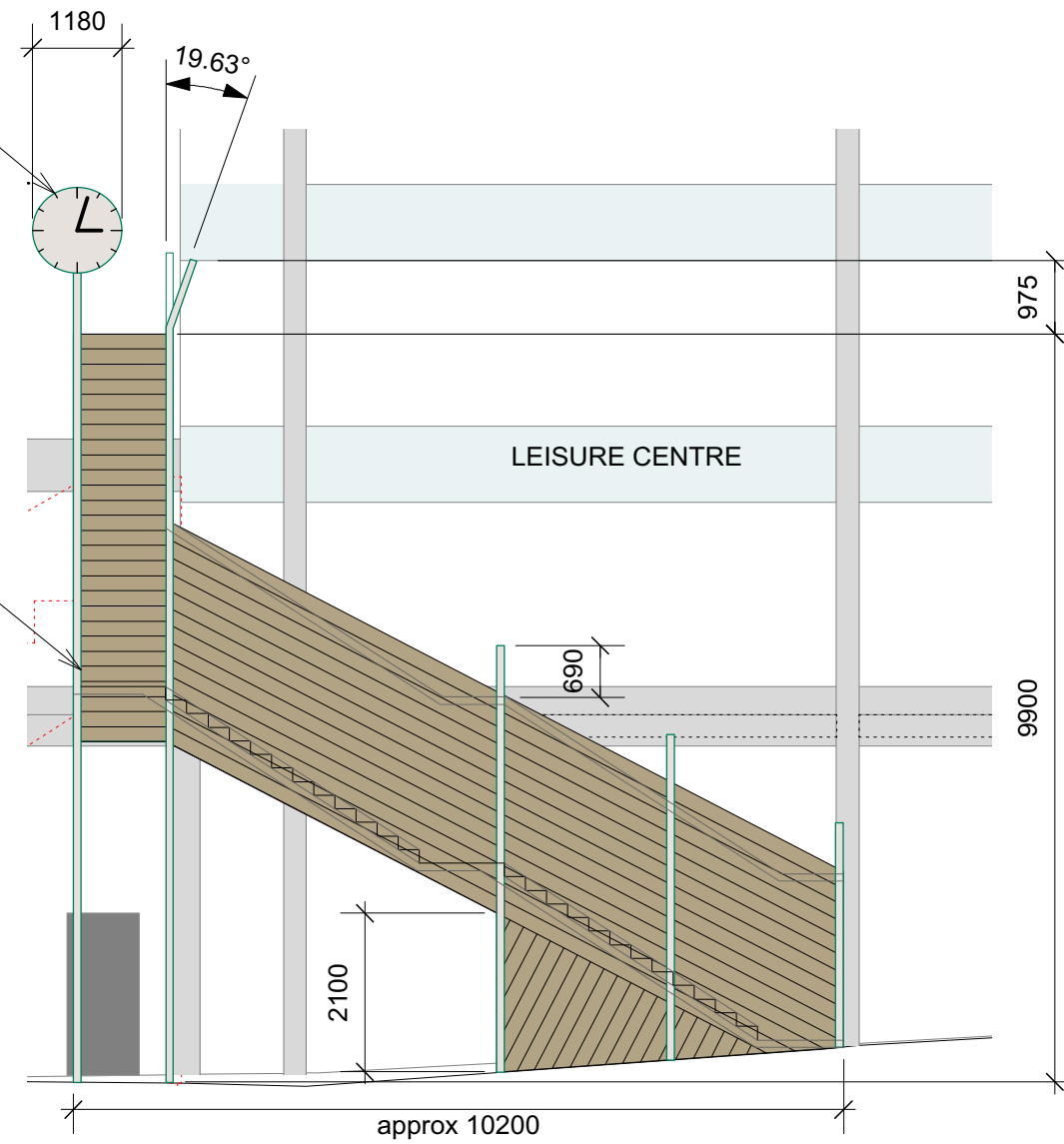
Rev.	Date	Description
East Architecture, landscape urban design Unit 8 4th Floor 49-59 Old Street London EC1V 9HX T 020 7490 3190 E mail@east.uk.com		
Client London Borough of Bromley		
Project Name Orpington Walnut Centre		
Drawing Proposed Elevations		
Job No. 141-OWC	Dwg No. 03-004	Revision
Status Stage 2	Scale 1:20/100/200@A2	Issue Date April 2016



01 West elevation of stair 1:100



02 East elevation of stair 1:100

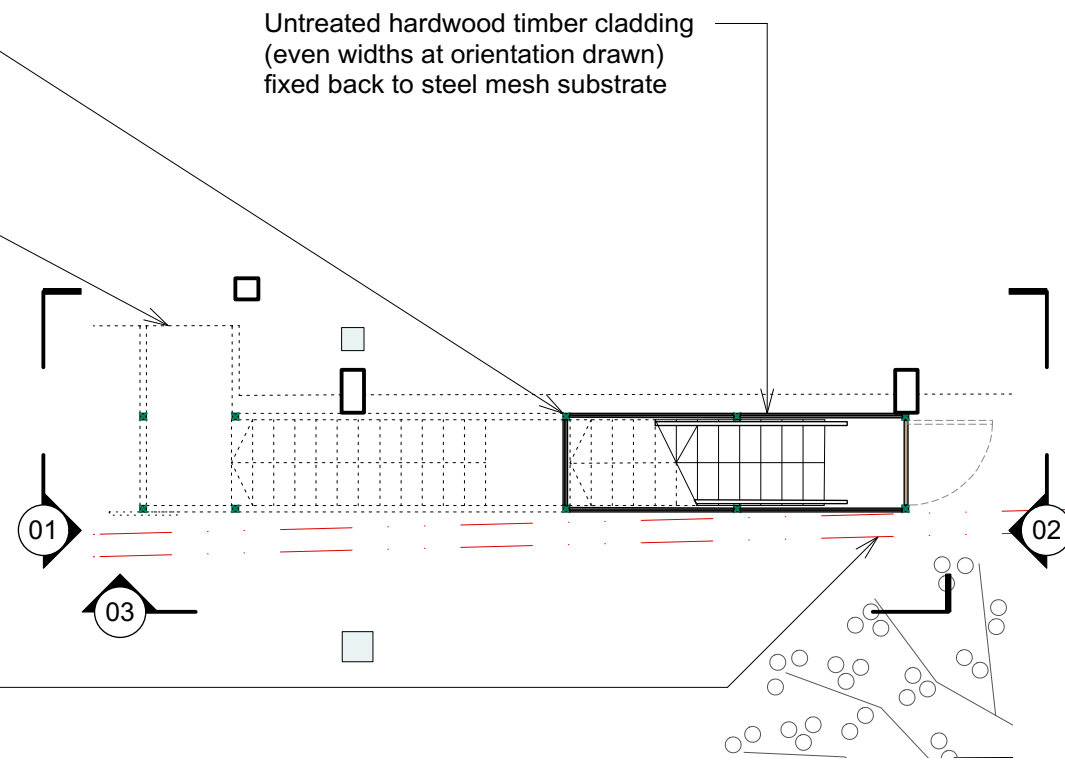


03 Side elevation of stair @ 1:100

Indicative steel structure footprint, considering head heights, adjacent columns and underground services

Escape stairs to meet building at existing position

Proximity to 300mm wide underground service, marked 'Storm' on topo. Depth not specified.



04 Plan of stair @ 1:100

General Notes:

Do not scale off drawing.

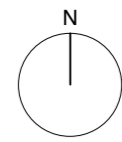
Check all dimensions on site and advise any discrepancies before commencing work.

All dimensions in millimetres unless otherwise noted.

Drawing to be read in conjunction with 141 OWC Stage 2 report and appended outline specification. Samples and/or fabrication drawings required as detailed in these documents.

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Rev.	Date	Description
East Architecture, landscape urban design Unit 8 4th Floor 49-59 Old Street London EC1V 9HX T 020 7490 3190 E mail@east.uk.com		
Client London Borough of Bromley		
Project Name Orpington Walnut Centre		
Drawing Proposed escape stairs		
Job No. 141-OWC	Dwg No. 04-001	Revision
Status Stage 2	Scale 1:100@A3	Issue Date April 2016



General Notes:

Do not scale off drawing.

Check all dimensions on site and advise any discrepancies before commencing work.

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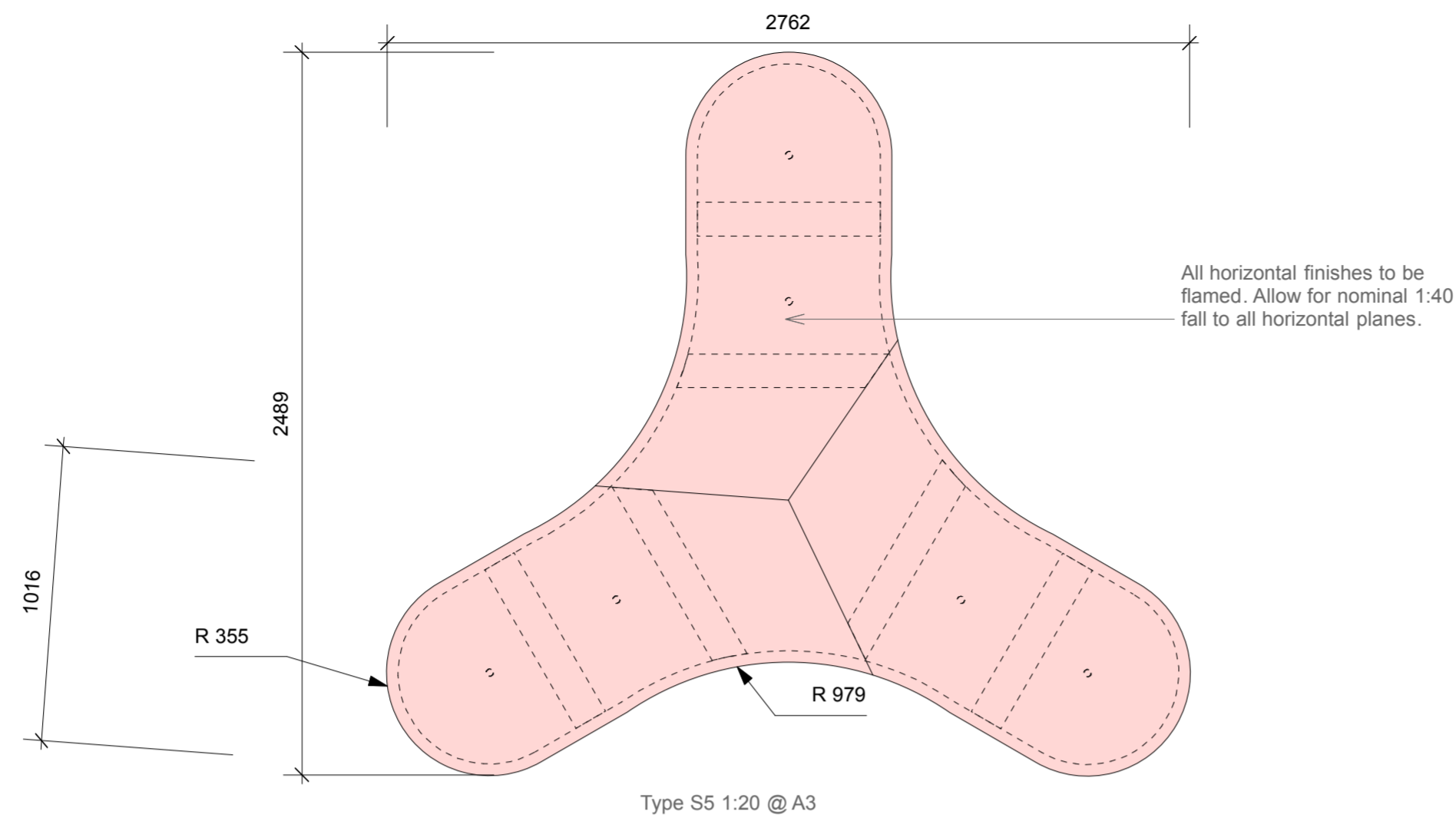
Option 1:

Material: pre-cast concrete
 Arris: 6mm
 Finish: standard finish to horizontal faces
 polished finish to vertical faces

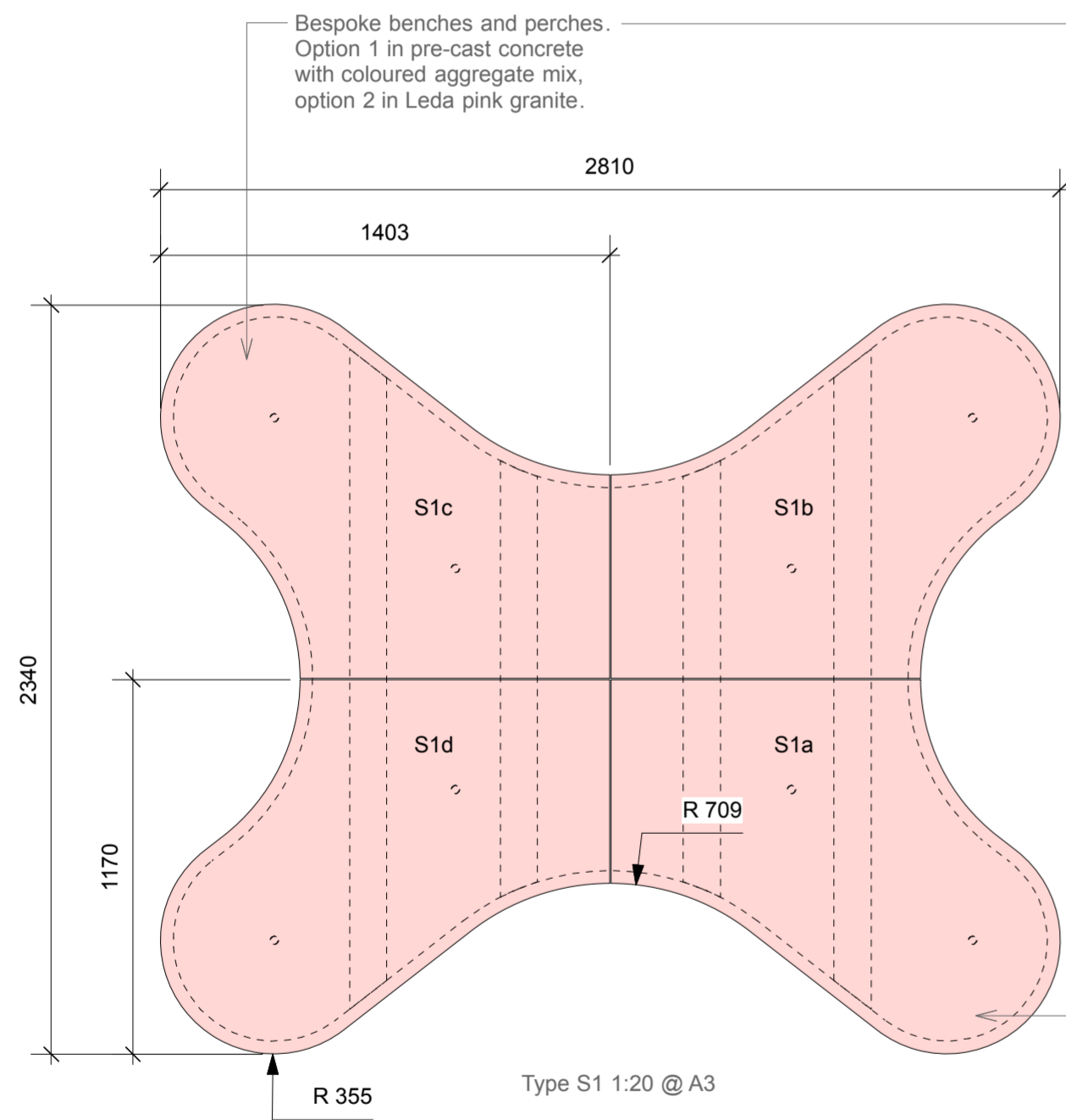
Option 2:

Material: Leda pink granite
 Arris: 3mm
 Finish: flamed finish to horizontal faces
 polished finish to vertical faces

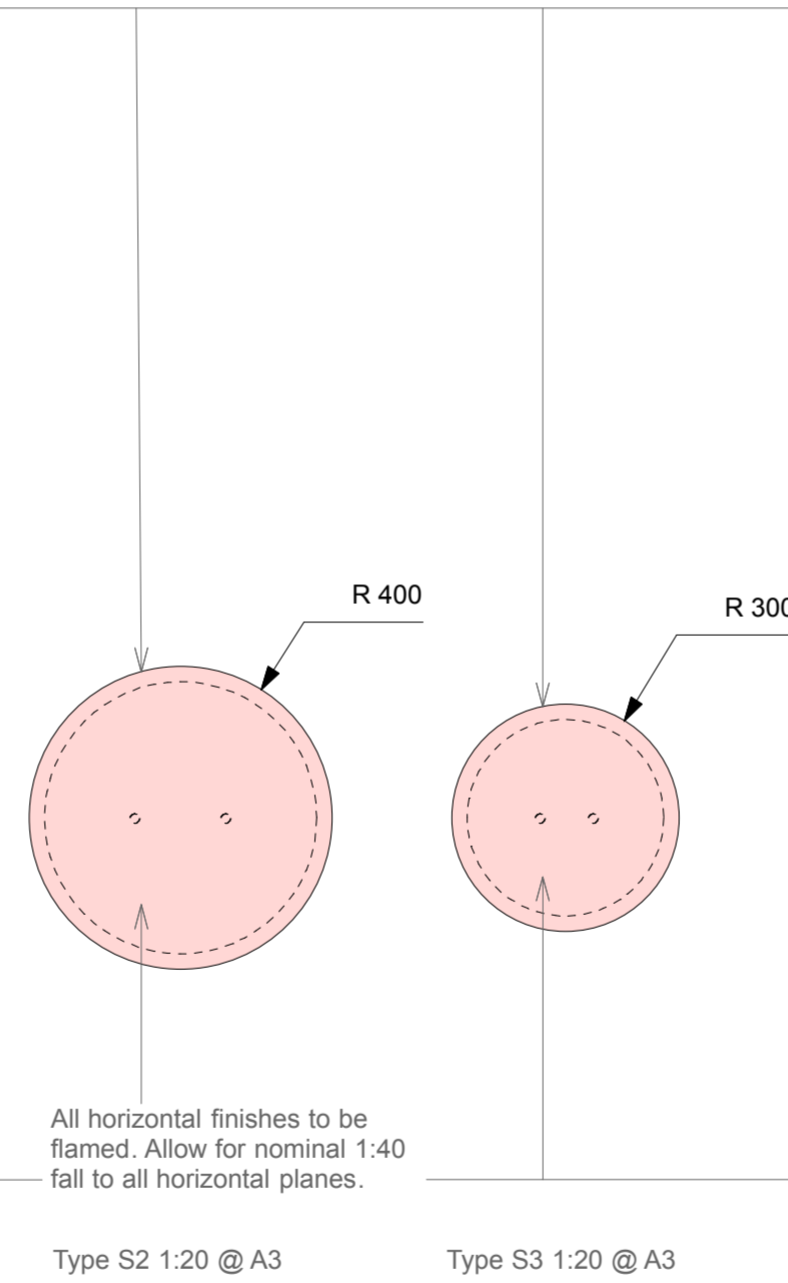
All finishes to be confirmed by designer prior to fabrication.



Type S5 1:20 @ A3

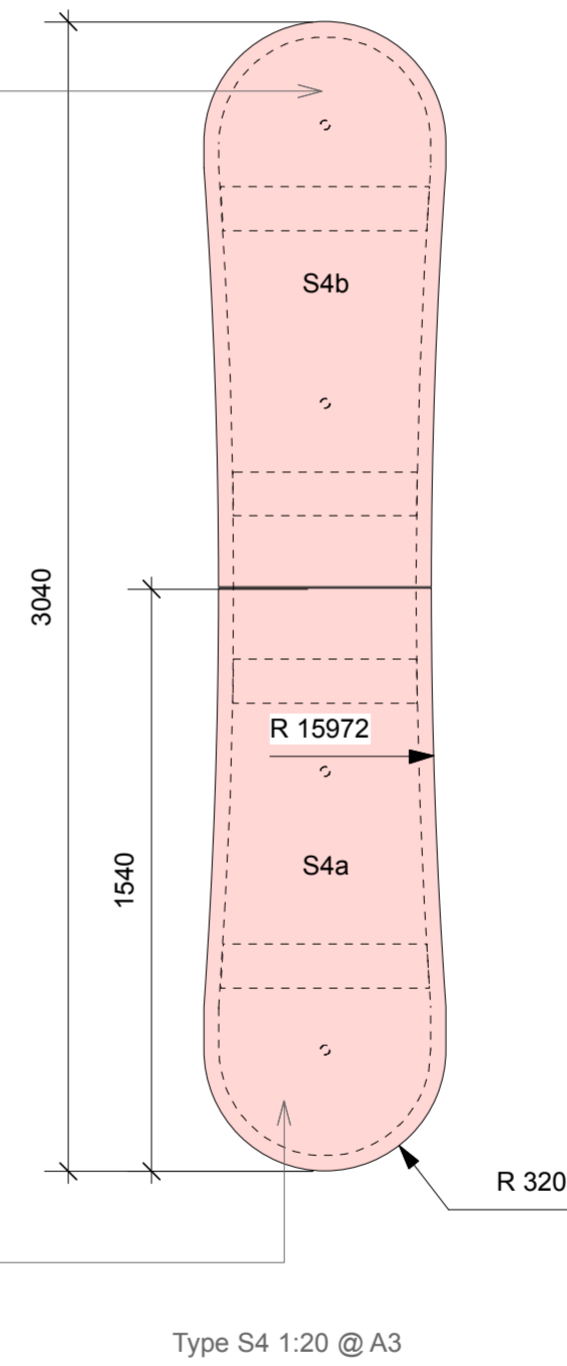


Type S1 1:20 @ A3



Type S2 1:20 @ A3

Type S3 1:20 @ A3



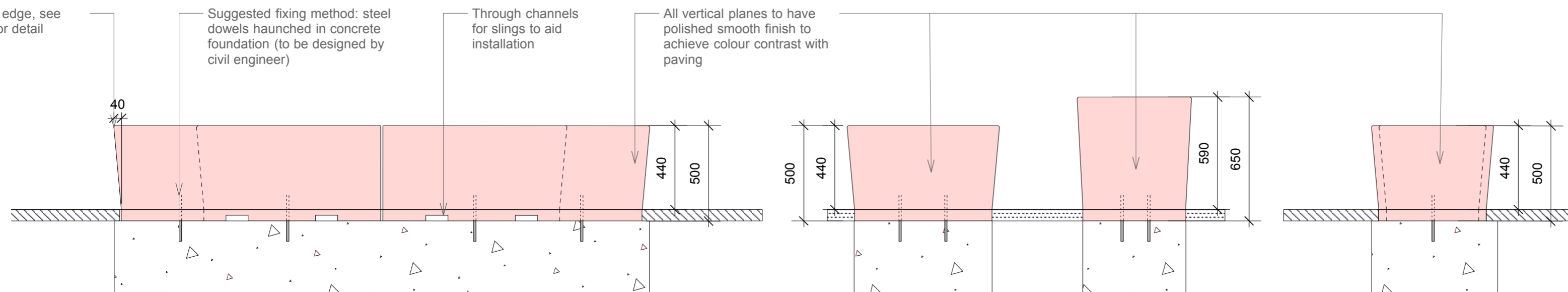
Type S4 1:20 @ A3

Arris to edge, see notes for detail

Suggested fixing method: steel dowels haunched in concrete foundation (to be designed by civil engineer)

Through channels for slings to aid installation

All vertical planes to have polished smooth finish to achieve colour contrast with paving



Rev.	Date	Description
A	09/06/2016	S5 added

East
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 urban design

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Client
 London Borough of Bromley

Project Name
 Orpington Walnut Centre

Drawing
Bespoke Seats

Job No.	Dwg No.	Revision
141-OWC	04-002	A

Status	Scale	Issue Date
Stage 2	1:20@A2	June 2016

General Notes:

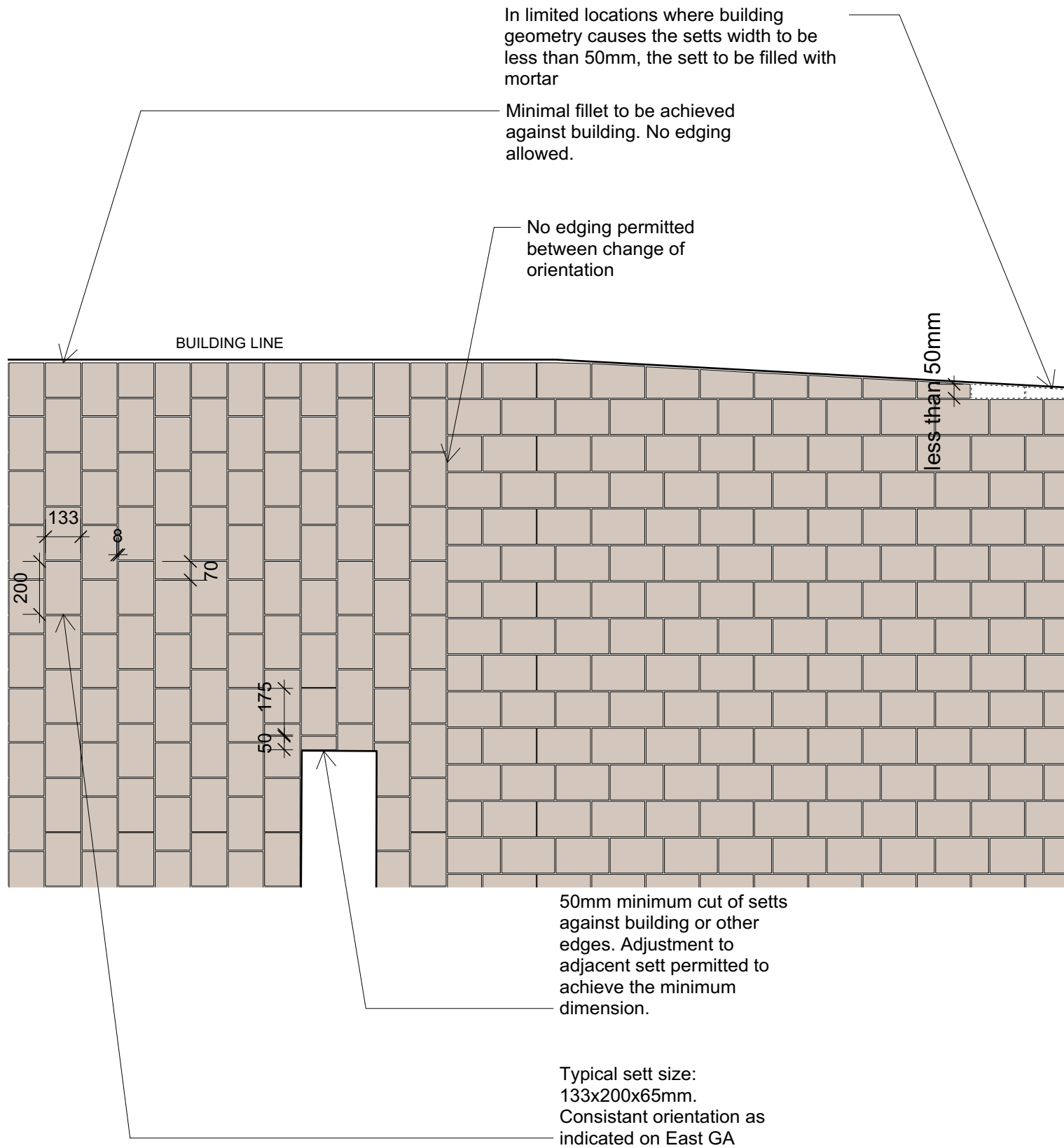
Do not scale off drawing.

Check all dimensions on site and advise any discrepancies before commencing work.

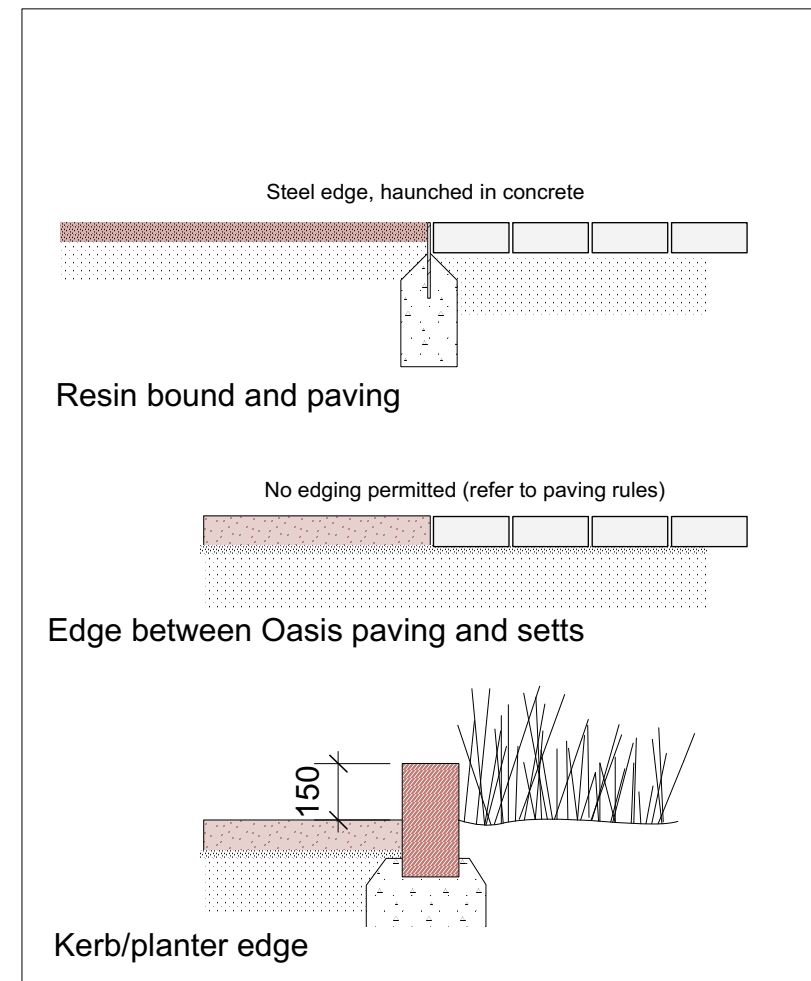
All dimensions in millimetres unless otherwise noted.

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Sett paving rules / plan 1:20



Typical edges / section 1:20

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<p>Client London Borough of Bromley</p>		
<p>Project Name Orpington Walnut Centre</p>		
<p>Drawing Paving and edging details</p>		
Job No. 141-OWC	Dwg No. 04-003	Revision
Status Stage 2	Scale 1:20@A3	Issue Date April 2016



S c h e d u l e s

P r o p o s a l a n d q u a n t i t i e s s c h e d u l e s

To follow