



West Wickham
Library and Housing
Bromley
BR4 0SH

October 2021



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ARCHITECTS

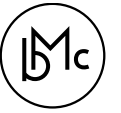
Brimelow McSweeney Architects Limited
t +44 (0)20 7831 7835
e admin@bm-architects.co.uk
w www.bm-architects.co.uk

DESIGN AND ACCESS STATEMENT

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1. INTRODUCTION

1. INTRODUCTION

1.1 Purpose and Scope

The purpose of this document is to describe the design process from the brief development and site assessment stages through to design evolution and the final proposals for the following application:

PROPOSAL DESCRIPTION

“Refurbishment and Extension to West Wickham library including a new Cafe and community space. Redevelopment of the car park site on Croft Avenue, Bromley, London BR4 0SH to provide a Mews of 6 houses comprising 12 (6 x 1 bed and 6 x 3 bed) flats and a block of flats over ground, first and second floors (5 x studio, 9 x 1 bed); with bike and bin stores, ancillary space and private and communal amenity space and alterations to the access road”

The process has involved Pre-Application discussions with the Local Authority and their comments have been considered through the design development, feedback from the public presentation has also been considered.

THE DESIGN AND ACCESS STATEMENT

- Assesses the site and context
- Considers the constraints and opportunities
- Describes the design evolution and visual impact of proposals
- Outlines the involvement of others in the process
- Addresses accessibility
- Presents the Landscaping Masterplan

1.2 The Brief

Following a previous Pre-Application that presented a mixed-used, but dominantly residential scheme on the car park plot replacing the library, the applicant has reconsidered the brief.

The proposals in this planning application are for an extension to the library including a new Cafe and community space and to provide affordable housing on the car park plot accessible from Croft Avenue.



bMc reference - 104-110 Ealing Broadway

1.3 The Team

This document was prepared in consultation with:

Clients: **Bromley Council**

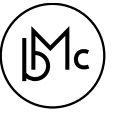
Architects: **Brimelow McSweeney Architects**

BRIMELOW MCSWEENEY ARCHITECTS are an award winning architects practice based in covent garden, central London.

We specialise in residential, office, retail and leisure schemes and have earned an excellent reputation for delivering high quality design with a clear understanding of our client's commercial needs.



bMc reference - St. Martin's Courtyard



2. ASSESSMENT

2. ASSESSMENT

2.1 Location

The proposal site comprises of West Wickham Library on Glebe Way and the redevelopment of the public car park on the site behind, accessible from Croft Avenue and is located in the West Wickham area of the London Borough of Bromley.

Glebe Way is in continuation of West Wickham High Street.

The site is situated to the North of Glebe Way, on the junction with Station Road, from which Croft Avenue runs East to form a residential cul-de-sac including Oak Grove and Ash Grove.



2. ASSESSMENT

2.2 The Site



View from North East

The site is located in West Wickham, north of Glebe Way. The existing car park is accessible via Croft Avenue. The junction with Station Road is part of the High Street of West Wickham which continues with the Lidl development eastward and with a dense row of shops along Station Road. The rear of the Station Road properties are accessible via an access road next to the car park and are partially occupied by residential and commercial accommodation. There is a direct residential neighbour in no. 2 Croft Avenue to the car park, while the East of the car park site is flanked by a row of mature residential gardens belonging to properties on Oak Grove.

A commercial property between the library and the carpark was considered within the early process, however could not be made viable to be included into a Masterplan concept. A private car park just behind the library building was also considered, but later excluded due to non-availability.

Therefore, the design to refurbish and extend the library and redevelop the car park site progressed in parallel, and is approached as one project, however is individually presented in this Design and Access Statement.

- A** West Wickham Library **B** Carpark
- C** White Swan Pub **D** site of historic Elm tree **E** Lidl development
- F** Station Road properties **G** Croft Avenue residential houses **H** Oak Grove residential gardens
- K** commercial property **L** private car park



View from South West



View of existing library

2. ASSESSMENT



2.3 Site Photos



Library with open corner plot and abandoned WC block



Existing library building and main entrance on the right



Existing entrance via the East wing



Public car park accessed from Croft Avenue



Commercial property, access road, Peacock House



Private car park behind library

2. ASSESSMENT

2.4 Immediate Site Context



A Junction with locally listed and listed buildings opposite the library



B New Lidl on Glebe Way



C View along Croft Avenue with semi-detached houses



D Commercial properties on Station Road

2. ASSESSMENT

2.5 Urban Development of West Wickham

Modern-day West Wickham is a suburb of Greater London, in the London Borough of Bromley. The area is a fairly typical outer London suburb, consisting of predominantly 1930s housing, with a row of shops, restaurants and a library along the High Street and another set around the train station area. There are three pubs in the area - The Swan and the Wheatsheaf on the High Street, and The Railway by the station.

Until the 1900s West Wickham remained a small village. The inter-war period saw rapid development and the transformation of the area into a suburb of London, facilitated by the arrival of the railway station, which opened in 1882.



View of West Wickham High Street in 19th century



West Wickham - 1907 - late suburban development from village

2. ASSESSMENT

2.5 Urban Development of West Wickham cntd.

THE STOCKS TREE

At the crossroads by the Swan pub formerly stood the Stocks Tree, a large elm tree so named as it lay behind the village stocks. It was damaged during the laying down of sewerage pipes in the 1930s and was moved to Blake Recreation Ground in 1935, but later blew down in a storm.

The tree is commemorated in the village sign and a plaque, both of which stand outside the library, with a piece of the tree on display inside.



JUST BEYOND LIVING MEMORY



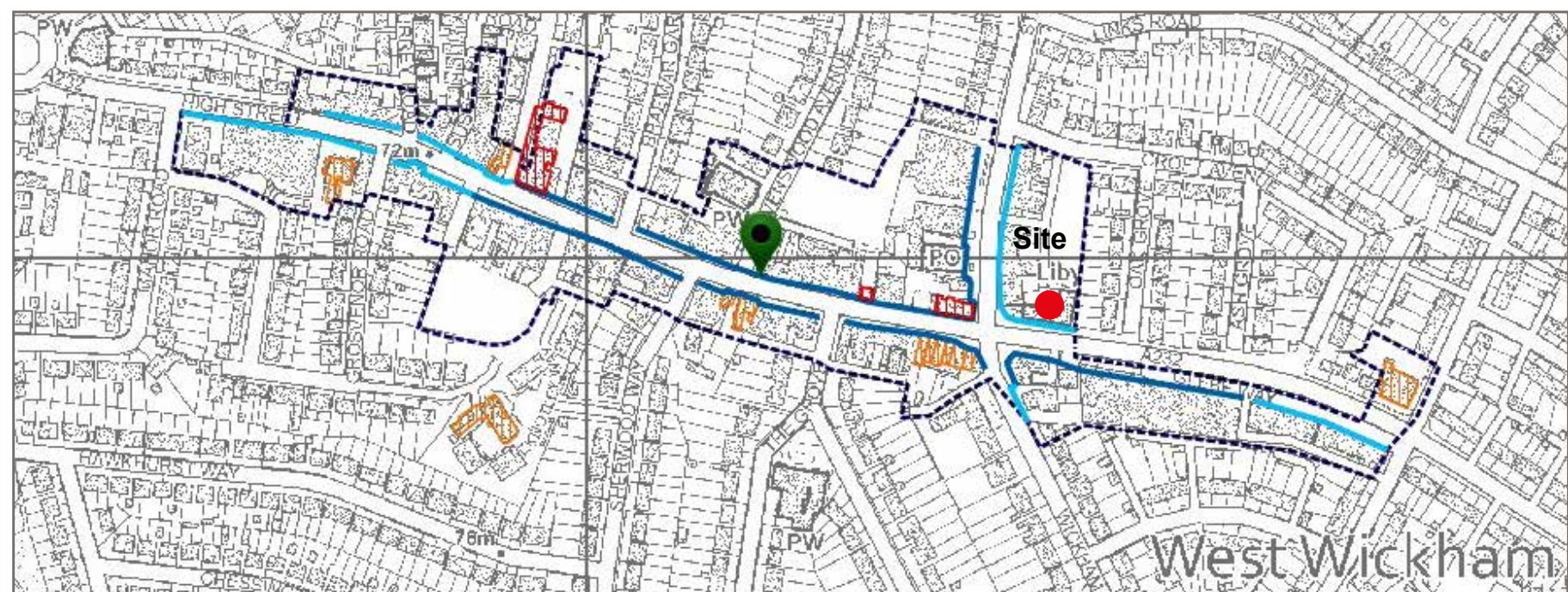
Glebe Way Construction in 1956



White Swan Hotel and Stocks tree



Station Road with Art Deco cinema in 1930's



Bromley Policy Map - West Wickham towncentre boundary, listed and locally listed buildings, retail frontages

2. ASSESSMENT

2.5 Urban Development of West Wickham cntd.

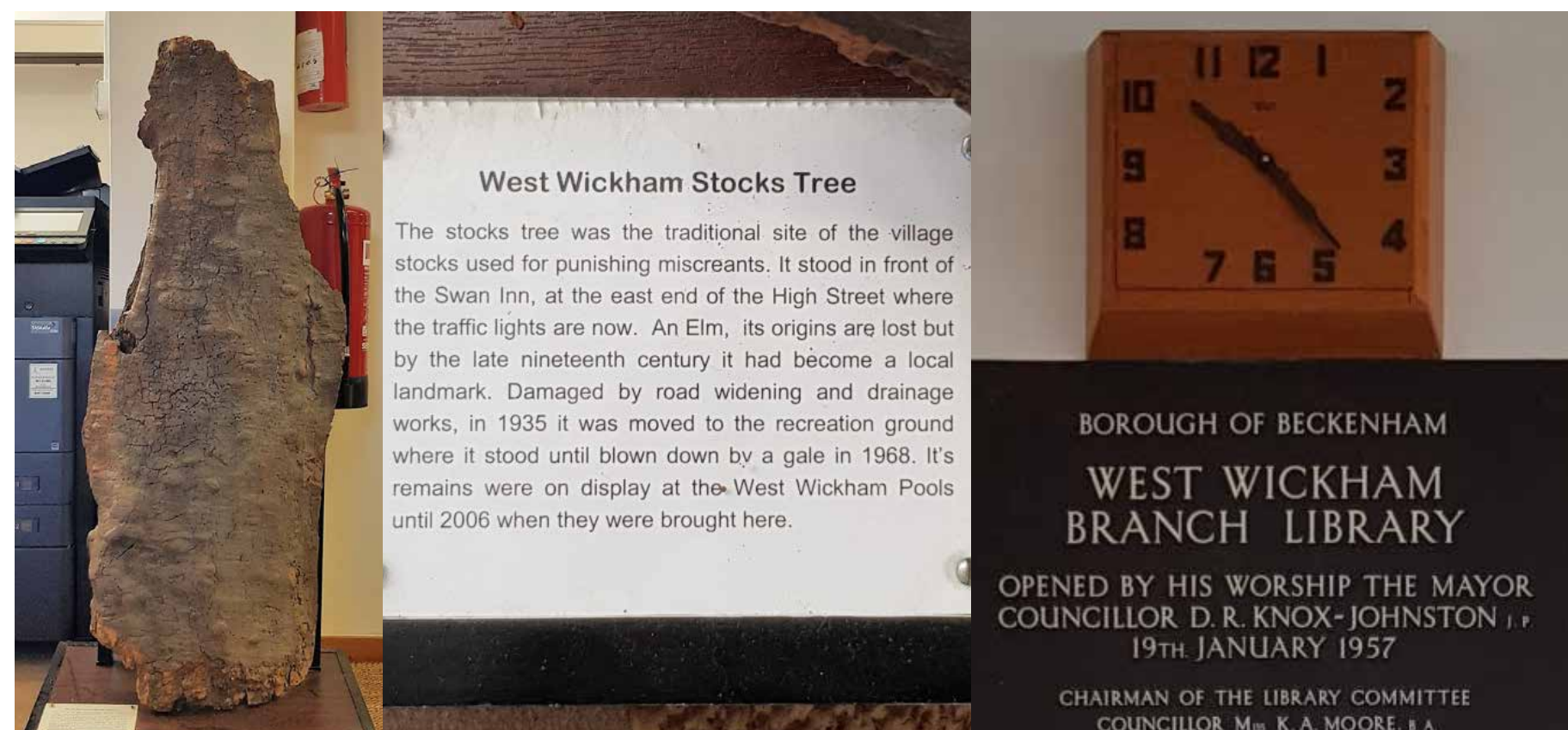
WEST WICKHAM LIBRARY

West Wickham made a jump in urban development during the 1930ies with extensive residential areas being added to the village. The High Street turned into a shopping parade and a new cinema opened in Station Road - suburbia had arrived.

It is assumed that once Glebe Way was constructed after WWII in 1956 - opening Norwood Cross from a T-junction into a through-road connection, it allowed the extension of the High Street further eastward with a new public library.

There is no historic image available of the library from at the time it was built which was in 1957 as commemorated on a plaque in the library.

However, there is a reminiscence in the architectural design of the 1950ies library to Beckenham library which was opened in 1939.



Village sign in front of library



Tree bark, commemorative plaques above, and two Art Deco buildings - the cinema and Beckenham library

2. ASSESSMENT

2.6 Local Architectural Quality - Rich Architectural Surfaces along the High Street

LOCALLY LISTED AND LISTED BUILDINGS

The site is not part of a conservation area. However, a number of buildings along the High Street are listed or locally listed as indicated on Bromley policy map page 11.

LOCAL ARCHITECTURAL QUALITY

These contribute to a rich mix of facade styles and architectural surfaces on the High Street. Buildings impress with either tall eave standing roofscapes or richly textured brick elevations or both. There are smooth render facades, different coloured bricks and even timber elements presenting timber as structure, as well as as decorative cladding. A mix of horizontal and vertical details creates a rich quality of surface appearances.



Listed building on the High Street



Textured facade with a mix of protruding and soldier brick



Richly textured surfaces along the High Street



Different coloured brick and vertical brick and timber lines



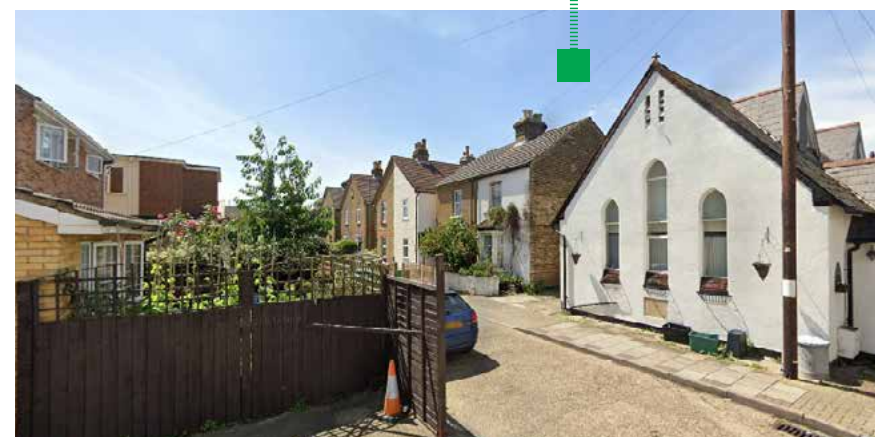
Decorative timber elements/strong upper floor volumes

2. ASSESSMENT

2.7 Urban Design of Residential Architecture in West Wickham



West Wickham High Street - Housing Developments



Narrow road with pedestrian feel/presence of gardens



Closed High Street frontage



Wide road with a cars first/car parking approach

2. ASSESSMENT

2.8 Urban setting of Carpark Site

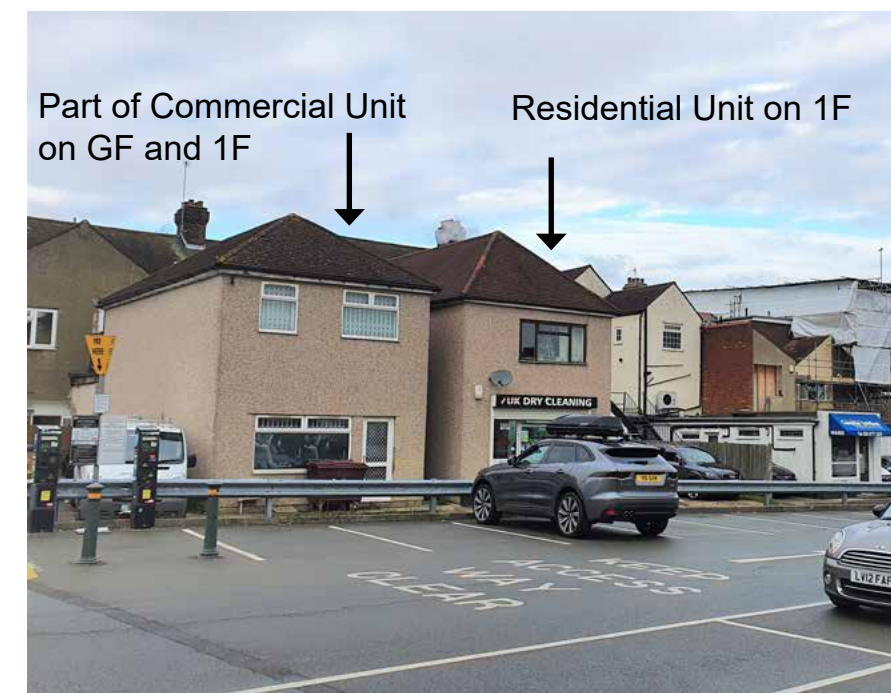
BUILDING TYPES

The High Street is now a densely closed street frontage. The Station Road properties next to the site are an example of this. Within the first 50 m off the High Street building types vary with some public buildings interspersed with denser residential buildings with smaller gardens and a pedestrian feel to narrower alley roads or outbuildings at the rear of the High Street. This can be seen in the North Road area as well as on the western edge of the carpark site.

Beyond this line most roads in West Wickham are characteristically semi-detached houses. Often roads can be found to have one distinct building design demonstrating the extent of the original construction plots by different developers. Beyond the carpark Croft Avenue, Oak Grove and Ash Grove are pre-dominantly off this building type.



Peacock House outbuilding to Station Road



Rear 87/89 Station Road overlooking existing carpark



Semi-detached on Croft Avenue



Semi-detached on Braemar Gardens



Semi-detached on North Road

2. ASSESSMENT

2.9 Site Analysis - Access, Use, and Constraints

ACCESS

The existing library is accessible from Glebe Way which has a wide pavement following the frontage. The main entrance to the library is located away from the main junction via the East wing. A landscaped plot at the junction has potential to re-orientate the library entrance to this corner and therefore the High Street. The WC block on the left has been abandoned and could be demolished to facilitate a new entrance building element. There is no public rear access to the library building.

The existing car park is accessed via Croft Avenue, while an additional private access road follows the rear of the Station Road properties beyond Peacock House, the office building allowing the use of the private plot of land behind the library to be used as a car park for the commercial property on the junction next to the library fronting Station Road. The office building's entrance is off the access road. There is no access from the East side to the carpark which is flanked by private gardens. To enable efficient access to the long, narrow stretch of the car park for residential use, the council proposes to adopt the access road.

USE

As a public building, the library is situated on the High Street amongst commercial and mixed-use properties. The side and rear are also commercial buildings, apart from a number of Oak Grove houses that flank the library with their gardens.

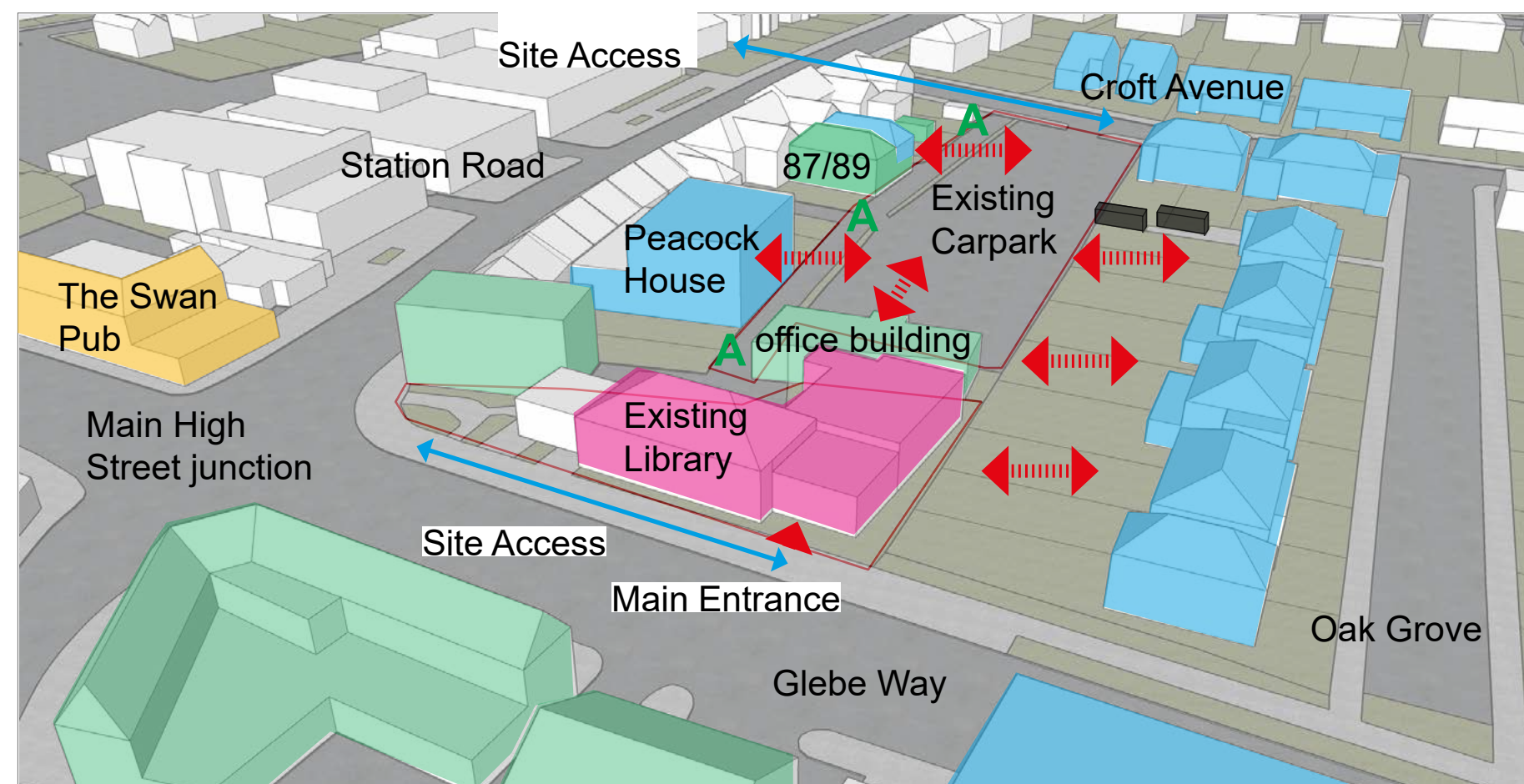
There are currently two outbuildings to Station Road that front the access road directly - the residential Peacock House and 87/89 Station Road, which is an extension of the commercial use of the front with potentially only a small first floor property being used as a flat.

CONSTRAINTS

Main constraints for a development of the car park site are the proximity to the residential properties in Peacock House and 87/89. Other buildings on Station Road and Oak Grove would be over 21m away from potential new housing, and therefore overlooking or daylight/sunlight issues can be avoided with manageable distances. The neighbour at 2 Croft Avenue presents a side elevation to the car park. However, the potential overlooking of the garden needs to be addressed.

KEY TO COLOURS

	Residential	A	Existing access road
	Library	—	Proposed site boundary
	Commercial		Overlooking Issue/ Daylight/Sunlight/ROL
	Pub		
	Garages		



Existing South West Axonometry of the existing site with colour coded uses

2. ASSESSMENT

2.9 Site Analysis - Access, Use, and Constraints cntd.



Car park boundary with Oak Grove properties



Library escape, and bins flanked by private gardens



Garages off Oak Grove



Private car park plot behind library



Rear of Station Road properties with extension to no. 75 in construction in Feb. 2021

2. ASSESSMENT

2.9 Site Analysis - Access, Use, and Constraints cntd.

POTENTIAL ORIENTATION OF BUILDING VOLUMES

The narrow orientation of the car park plot from North to South allows for a favourable East-West orientation for potential residential properties. Necessary gaps to minimise overshadowing and overlooking issues with the residential rear Station Road properties would create two well-sized building volumes with a majority of properties to be dual aspect.

While block A would ideally be accessed from Croft Avenue, the to be adopted access road would create entrance options on the West Side of the block B.

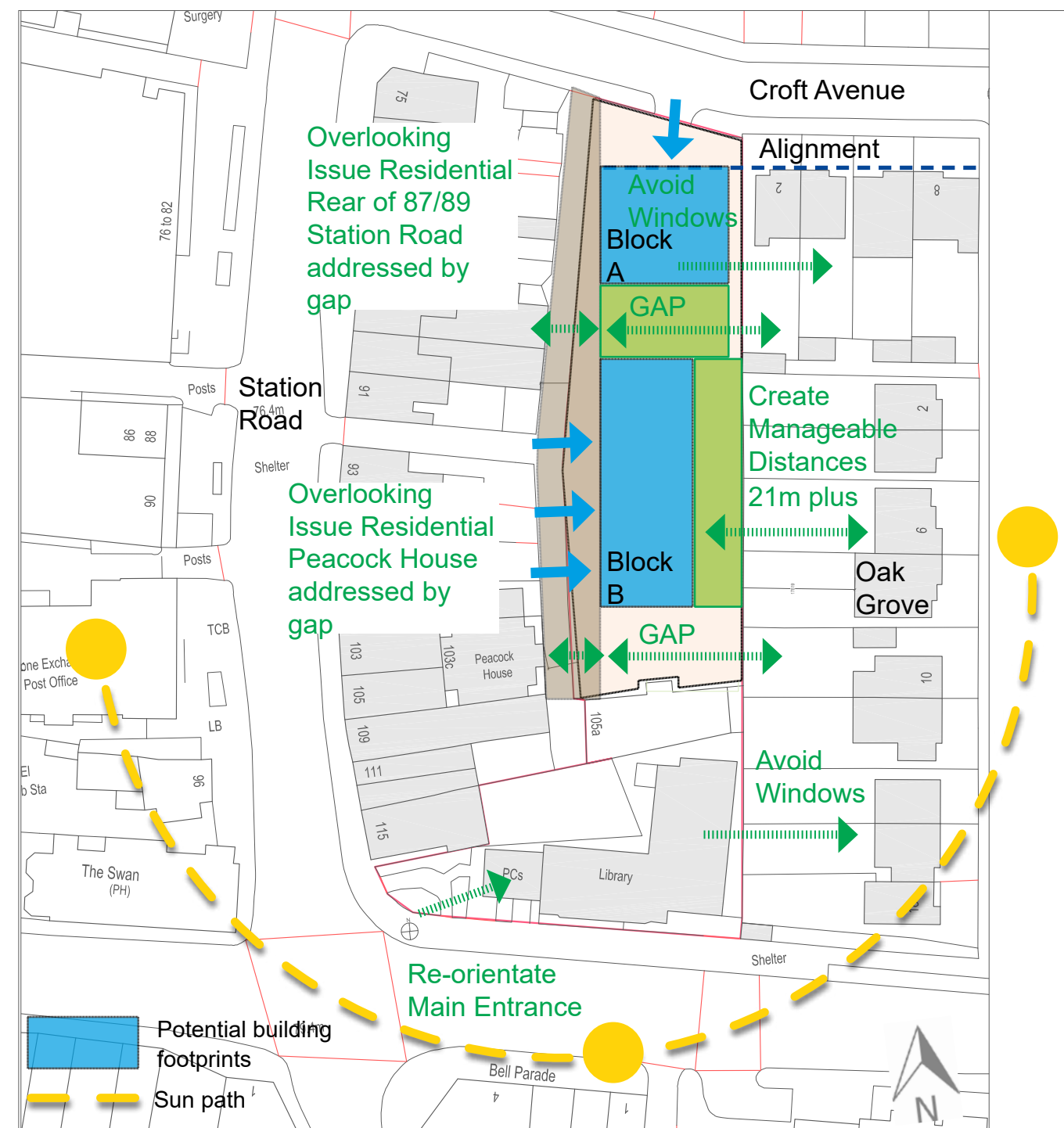
POTENTIAL BUILDING TYPE

Due to its proximity to the Station Road junction and the density of the Station Road rear properties, Block A would work more efficiently as a block of flats with individual balconies and a communal outdoor space in the gap between the two buildings.

Block B could receive private garden spaces abutting the existing gardens of Oak Grove, albeit to the East side in form of Mews houses. This orientation determines the living space on the same side which is however not the most ideal for family sized accommodation. The proposals will look at an option with stacked flats within a Mews house, that allows to provide West facing living space and private amenity on a terrace.

AMENITY SPACES

The gaps could be used for the required car parking and communal playspace which again would be able to receive favourable sunshine conditions.



Site diagram of potential building volumes

2. ASSESSMENT

2.10 Design Process via Pre-Application 1 and 2

LIBRARY

The extensions to the library building were quickly established as the constraint to remain on the existing plot of land was confirmed. With a strong emphasis to retain most of the ground floor building elements, the proposed extensions were presented with a convincing design approach to local references that was positively received by the planning department. A refinement process followed regarding the detailing and landscaping influenced by commentary from planning officers and public feedback.

HOUSING

The initial design approach to the housing was presented as a two-block option with 30 flats and an option with a block of 15 flats at Croft Avenue and a row of 10 Mews Houses. Given the space constraints of the narrow plot of land, pre-application feedback directed the scheme to a Mews scheme with the obligation to find a balance between optimising the land use and minimising height and potential sensitivities on overlooking.

The scheme submitted with this planning application establishes a combination of both options with a block of flats, a stacked Mews and communal carparking.



Pre-Application 2: Block of flats and stacked Mews houses with communal car parking



Pre-Application 1: Two-block option



Pre-Application 1: Block of flats and Mews houses with private parking spaces

2. ASSESSMENT

2.11 Key Items Development - Library

2021 Pre-Application 1 - Proposals

HIGHWAY MATTERS

- public realm activation in front of new entrance next to junction
- addition of Cafe space with associated servicing

HERITAGE

- existing building not located in Conservation Area,
- existing building is not statutorily or locally listed
- extensions seek to strengthen the importance of the library as community hub by strengthening the building ensemble within the urban context
- extensions seek to incorporate historic references

DESIGN/LANDSCAPING

- carefully considered extensions add required space for additional functions of library
- re-orientation of the entrance with the addition of a Cafe seeks to strengthen the town centre location
- roof extension sensibly placed on existing structure

NEIGHBOURING AMENITY

- extension to library are designed to keep impact on neighbouring properties to a minimum
- existing distances to neighbouring buildings are being retained at with standard distances

2021 Pre-Application 2 - Proposals

- proposals limited to red line extent
- servicing to remain from the front as access from rear not available via private car park site

- roof extension set back and edge detailing refined

- all proposed building elements are placed within boundaries
- roof extension over right hand side wing set back to remain subservient to main part of building and leaving ground floor proportions as is
- rear of Children's library revised to include Outdoor classroom

- sun studies included showing impact on neighbouring amenities is minimised to a small of extension of an already existing partial shading during the winter months
- no overlooking of Oak Grove properties by introducing roof lights instead of windows to East elevation

2021 Planning Submission - Proposals

- proposals limited to red line extent
- servicing to remain from the front as access from rear not available via private car park site

- Heritage Statement submitted with Main Application
- photo montage included in this submission
- careful review of urban context via street elevations supports the proposals
- roof extension set back and edge detailing refined

- roof extension over right hand side wing set back to remain subservient to main part of building and leaving ground floor proportions as is
- stair layout revised, rationalising extensions and internal spaces

- Daylight/Sunlight report submitted with application
- Landscaping and boundary treatment developed to minimise impact on neighbouring amenity

2. ASSESSMENT

2.11 Key Items Development - Housing

2021 Pre-Application 1 - Proposals

LANDUSE/CAPACITY/OPTIMISATION

- replacement of existing carpark with a housing scheme
- proposed options of 25-30 units to make efficient use of site to provide needed council housing supply and to make scheme viable as it is to support library scheme

HIGHWAY MATTERS

- existing private access road proposed to be included in scheme
- access road to be re-finished and upgraded with a shared surface approach allowing efficient use of site

DESIGN/LANDSCAPING

- back row location of site to towncentre enhanced by introduction of self-contained development
- all units dual aspect with private amenity spaces
- communal amenity spaces included to serve additional requirements for flats

NEIGHBOURING AMENITY

- extension to library are designed to keep impact on neighbouring properties to a minimum
- existing distances to neighbouring buildings are being retained at with standard distances of 21-23m
- block of flats designed to avoid overlooking

2021 Pre-Application 2 - Proposals

- Block of flats and stacked Mews

- option 1 car park approach included in re-designed option 2
- shared surface approach to receive standard width, footpaths on both sides allowing improved access to other residential and commercial properties, and more generous turning circles

- proposals for 26 units in stacked Mews and block of flats
- redesign of houses and carparking allows for deeper gardens
- block of flats reduced in height
- detailed brick facades to introduce high quality finishes with relevance to the context while creating a self-contained identity

- increased distances over 26m to neighbouring buildings, roof windows instead of dormers to Mews
- sun studies included showing impact on neighbouring amenities is minimised to a small window of time of partial shading during the winter months

2021 Planning Submission - Proposals

- Block of flats and stacked Mews

- carparking maximised to achieve ratio of 0.5
- review of cycle storage
- Transport Report submitted

- further refinement of detailing to facades
- landscaping masterplan included
- wheelchair accessible units moved to ground floor
- review of fenestration regarding over-heating

- further detailing included for stacked Mews terraces
- Daylight/sunlight report submitted

3. EVALUATION AND DESIGN LIBRARY

3. EVALUATION & DESIGN LIBRARY

3.1 Existing Library Stock and Condition

The current library is a well-regarded community resource in West Wickham. However, the building is small, it lacks public toilets and the space for larger activities and events. Interiors and building services need an update.

The new library should have dedicated spaces to host activities and events for children and adults.

There is an opportunity to integrate parts of the Bromley Historic Collection which could take the form of a small exhibition area with a focus on the heritage of West Wickham or there could be artefacts on display integrated into some of the shelves. The development should be open and welcoming, respond sensitively to the surrounding area, and have imaginative landscaping and external lighting. It is envisioned that the entrance will be an impressive, light-filled space with a welcome desk, café and accessible wayfinding to the individual services.

The proposals will allow to expand the stock on display.

ADULTS AND TEENAGERS:

Potential for 70 shelves plus which equates to an

additional 2470 items on display

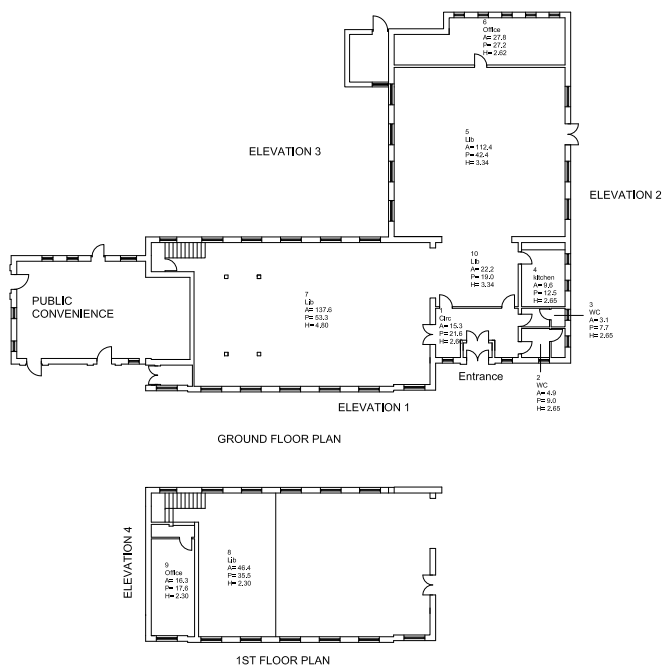
CHILDREN:

Potential for 45 shelves plus which equates to an

additional 1500 items on display

On Loan	On Shelf	Total
3,959	14,310	18,269

Existing library stock



Existing plans



Existing entrance view via East wing



Existing main hall view down from the Mezzanine



Existing Childrens' Library

3. EVALUATION & DESIGN LIBRARY

3.2 Brief - Extension to the Library

Provide valuable additional community services with dedicated spaces for: public **PC and LAPTOP** stations, a **READING EVENT GALLERY**,

NEW CAFE

NEW MAKER SPACE

NEW HIRE BUSINESS LOUNGE

NEW HIRE COMMUNITY SPACE

NEW OUTDOOR CLASSROOM



LIBRARIES CHANGE LIVES FOR THE BETTER

They not only provide access to books and information but also help people to help themselves and improve their opportunities, bring people together, and provide practical support and guidance. As a locally accountable service, they are well-placed to respond to local needs and issues. The new West Wickham Library development will provide a vibrant modern Library offer which aims to:

PLACE THE LIBRARY AS THE HUB OF THE COMMUNITY

- Inspire a Community of readers
- Reach out to the community and expand activities and events
- Support the health and wellbeing of the community
- Offer welcoming, vibrant spaces for people to meet and work
- Support learning for ages and maximise digital technology
- Offer access to inspiring cultural activity



3. EVALUATION & DESIGN LIBRARY

3.3 Proposals

Analysis and brief led to replacing the abandoned WC block with a new main entrance and Cafe extension that opens onto the corner plot at the junction to the High Street.

New landscaping will create a new urban square celebrating the history of West Wickham's village past.

This switch of orientation is complimented by the existing double storey main space turning into a generous entrance hall with flexibility for multiple uses including the exhibition of Bromley historic artefacts and reader's circle events while providing access to the Children's library at the rear of the East wing, and the stair and lift to the upper floor.

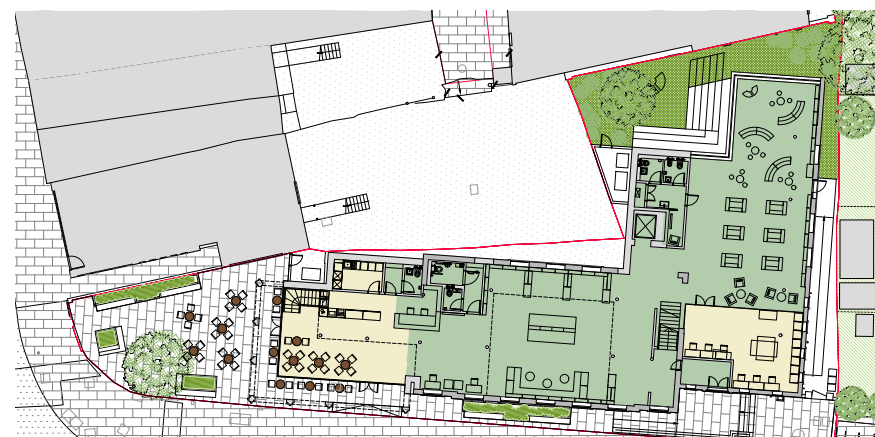
The introduction of a larger Mezzanine area allows for additional work spaces, provides level access to the Cafe Mezzanine via the lift, but can also be added as seating space for an event taking place on the ground floor.

The lift is positioned to efficiently connect to the adult and teenage library and new community space on the first floor that is established at split levels with the East Wing being lower than the main hall.

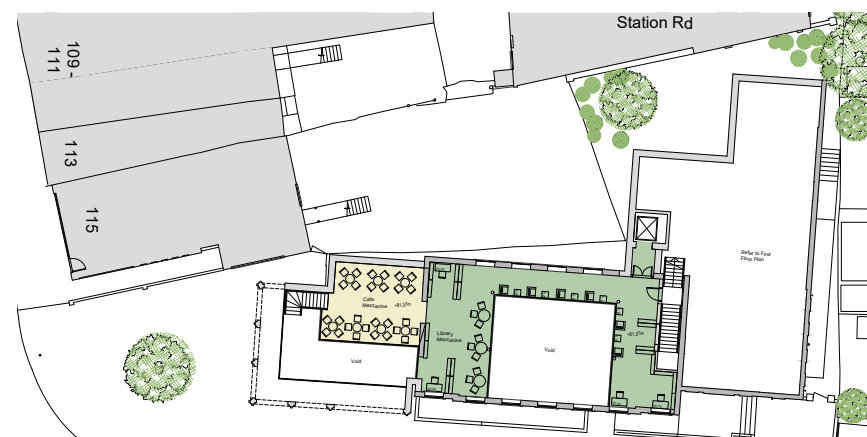
A reconfigured rear of the East wing allows for a usable external space to create an outdoor classroom for rhyme time and school visits.



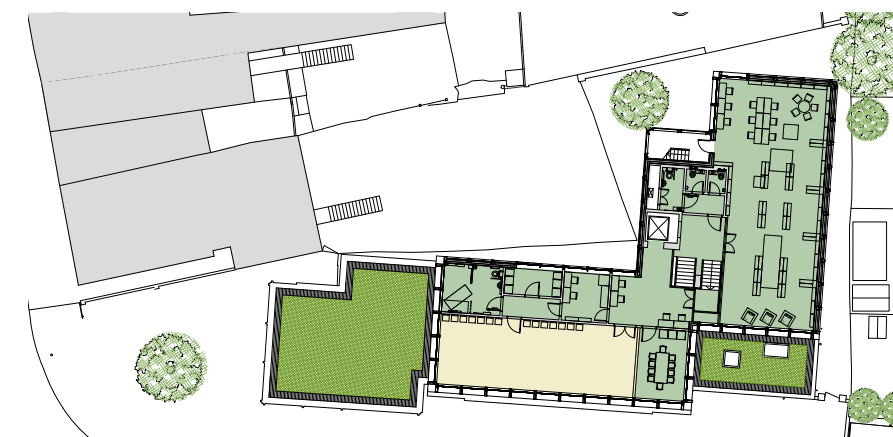
Aerial of library extension to existing building creating an efficient land use and layout



Proposed Ground Floor



Proposed Mezzanine Floor



Proposed First Floor

3. EVALUATION & DESIGN LIBRARY

3.4 Proposed Library Spaces - Ground Floor



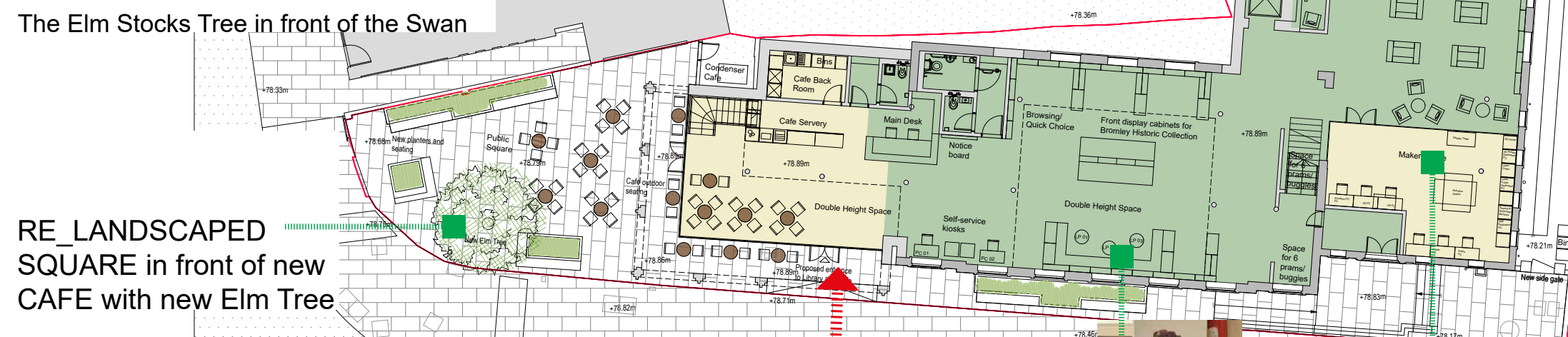
The Elm Stocks Tree in front of the Swan



OUTDOOR CLASSROOM



CHILDRENS' LIBRARY



RE_LANDSCAPED SQUARE in front of new CAFE with new Elm Tree



ENTRANCE TO LIBRARY



BROMLEY ARCHIVE ARTEFACTS



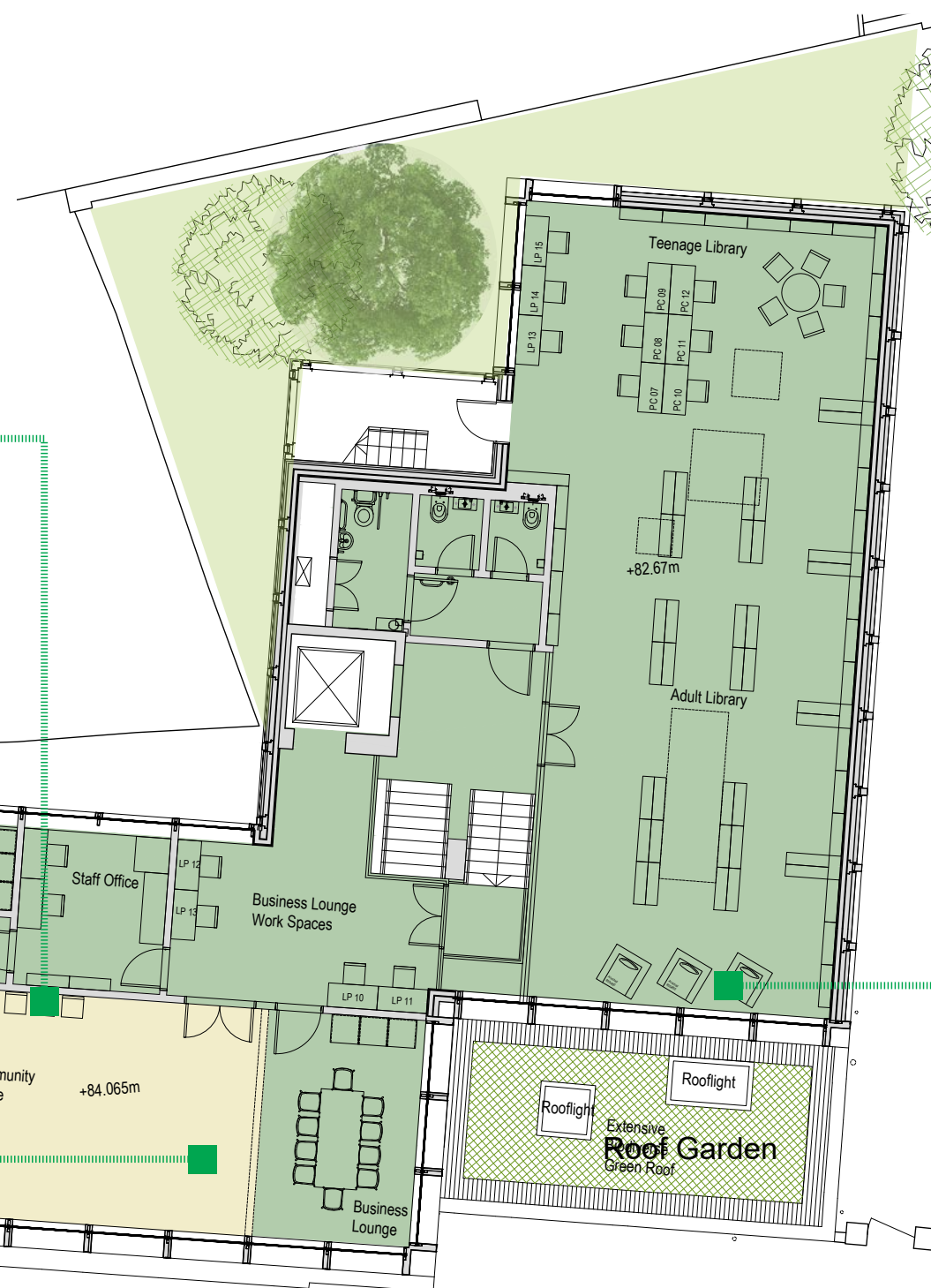
MAKER SPACE

3. EVALUATION & DESIGN LIBRARY

3.4 Proposed Library Spaces - First Floor



COMMUNITY HIRE SPACE



ADULT AND TEENAGE LIBRARY



BIODIVERSE GARDEN



BUSINESS LOUNGE

Proposed First Floor including updated WC facilities, business lounge, adult and teenage library

3. EVALUATION & DESIGN LIBRARY

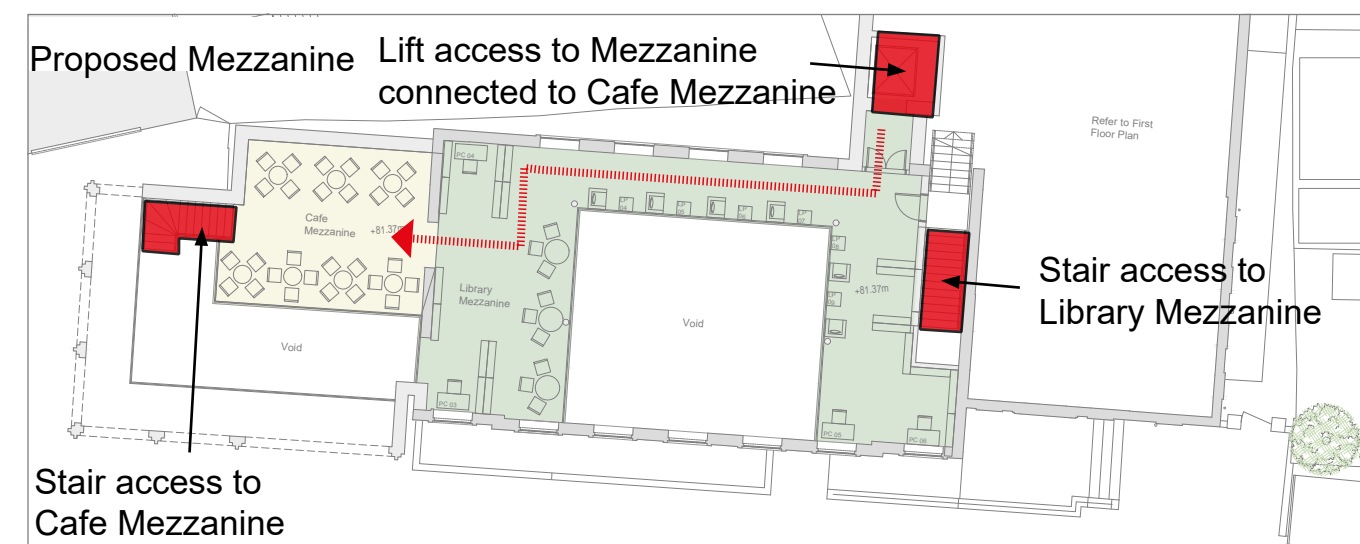
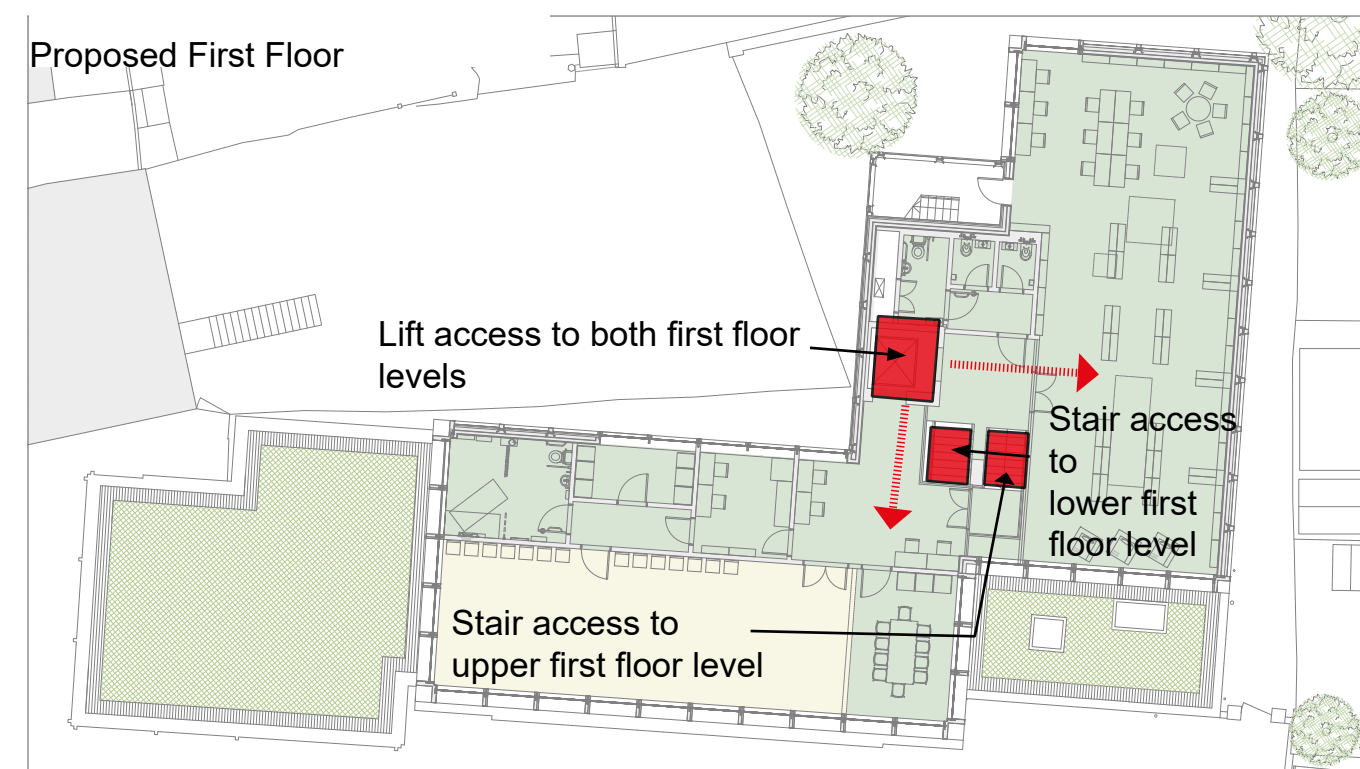
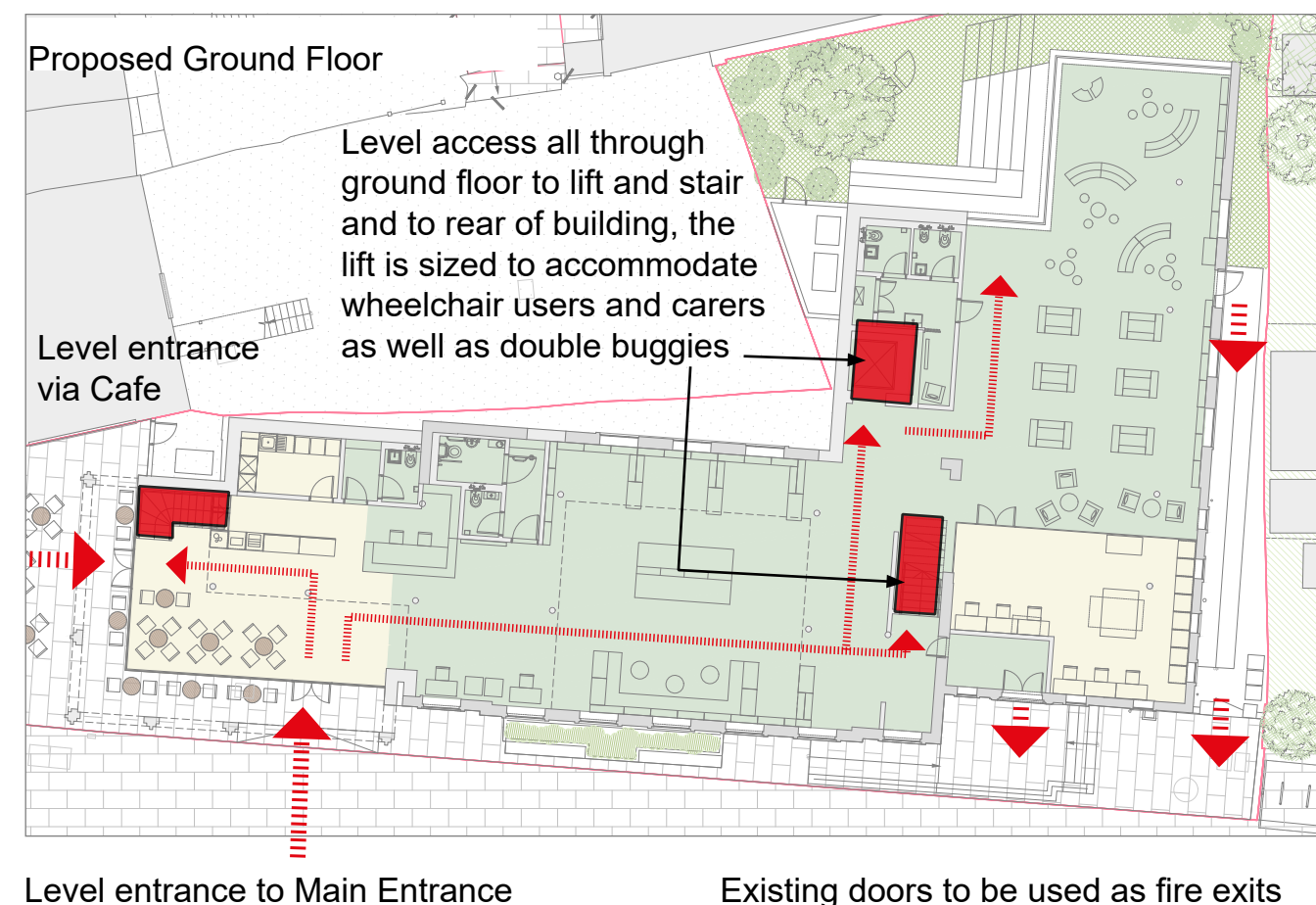
3.5 Access to Library Spaces

LIFT AND STAIR

The site shows different levels from front to back as well as along the street. The ground floor finished floor level is set to be close to the external levels at the corner plot, and will be matched by a slight re-levelling of the landscape of the new square. The new main entrance will therefore provide level access into the Ground Floor which continues through to the rear of the Children's library. The main stair and lift are located at the centre of the library to efficiently access all main levels from the entrance hall. The Cafe Mezzanine is accessible immediately via a separate stair space with the lift providing level access via the library Mezzanine.

MAINTENANCE

The main roofs can be accessed via a secondary stair at the rear of the adult library at first floor while the Cafe roof is accessible from the windows of the community space.



3. EVALUATION & DESIGN LIBRARY

DEVELOPING A NARRATIVE FOR THE LIBRARY



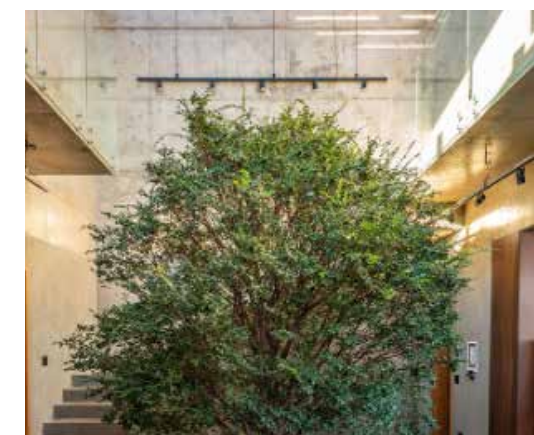
STORIES and HISTORY - THE ELM TREE



TREE REFERENCE - DECORATIVE PATTERN



BOOKS FOR THE WOOD - INSPIRING SPACES



The urban setting and significant addition of functions to the library building led us to search for an enhanced expression of the facades with references to the past.

3. EVALUATION & DESIGN LIBRARY

3.7.1 Design Development of the External Views - Heights

HEIGHTS AND VOLUMES

The site's location at the end of the High Street situates the library between buildings of two and three storeys plus mansards (**A**), the five storey Lidl development on Glebe Way (**B**) and the two storey houses on Oak Grove (**C**).

The ridge of the existing roof of the library (**D**) is slightly higher than the commercial properties on Station Road (**E**), which the proposed roof extension (**F**) would not exceed.

The new entrance pavillion that replaces the abandoned WC block is brought forward to the street and into the new square accommodating a Mezzanine. This subtle increase in volume is enough to improve the urban setting of the junction creating a defined new square (**G**).

The extension to the East wing of the library (**H**) is measured, sits back and lower than the main building block only slightly exceeding the height of its residential neighbours.



Proposed Station Road - Street Elevation



Proposed High Street Elevation



Existing High Street Elevation

3. EVALUATION & DESIGN LIBRARY

3.7.2 Design Development of the External Views - Proportions

PICKING UP THE HORIZONTALS AND VERTICALS

The proportions of the extensions for the library have been developed to provide fenestration where required following the existing treatment of the brick facade on the ground floor.

The brief requested a bright and welcoming entrance and Cafe space (A), the community space is to be well lit to allow multiple flexible uses during the day and some evenings (B) and the adult library (C) receives their daylight provision from the front and rear, while the side elevation remains closed to avoid potential overlooking of residential properties.

Contrasting existing render bands define window bands along all facades with the main windows themselves being framed strongly vertically. All the proposed glazing is generous in size and will receive a strong vertical framing such as the brick piers at the entrance or in width enhanced mullions on the light weight roof extensions.

The top of each part of the elevations will receive horizontal elements - recessed in case of the decorative metal brise soleil and brick panels between the pavillion piers, and defining the edge of the main roofs with a thin capping line.



Detail of entrance pavillion



Detail of main roof extension



Detail of extension to East wing



Proposed elevation with stronger horizontal roof treatment to pick up existing banding on a vertical rhythm of windows



Existing library frontage

3. EVALUATION & DESIGN LIBRARY

3.7.2 Design Development of the External Views - Proportions

A LAYERED APPROACH

The proposed extensions to the existing library building use a layered approach to determine the height of significant proportions.

The main roof extension picks up on the proportions (A) of the brick base of the ground floor with two thirds to three thirds. The design development through the Pre-Application process is shown on the right. The submitted elevation clearly shows refined detailing to the roof edge determining the proportion of the extension to be subservient to the base.

Half proportions (B) are being repeated on the upper banding to the elevations. These are introduced in the existing window bands that relate the main vertical windows to the smaller fenestration on the East wing.

This layering of proportions across the elevations establishes a continuity and integrates the new additions with the existing building.



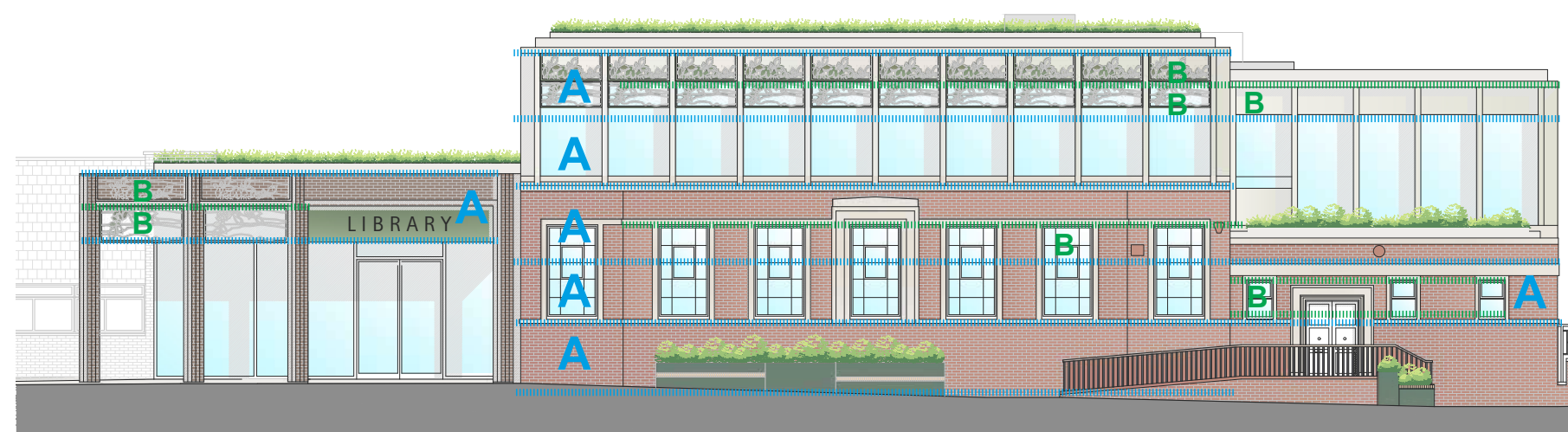
View in Pre-Application 1



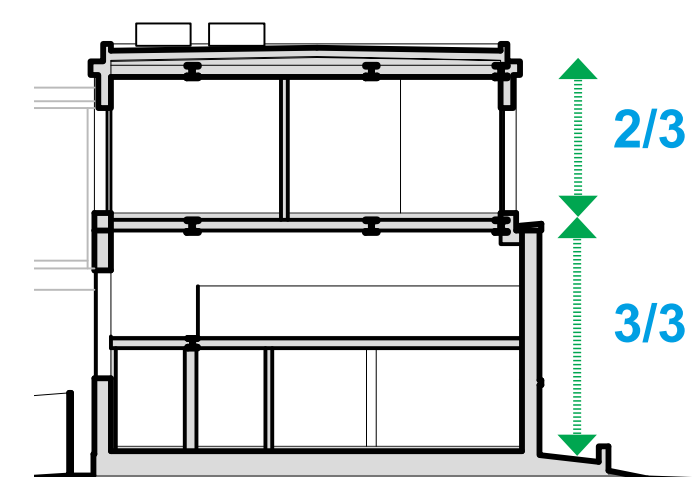
View in Pre-Application 2



Proposed view



Proposed elevation with stronger horizontal roof treatment to pick up existing banding on a vertical rhythm of windows



Proposed step back of roof extension

3. EVALUATION & DESIGN LIBRARY

DEVELOPING A NARRATIVE FOR THE LIBRARY - ARCHITECTURAL REFERENCES



BRISE SOLEIL - ROOF EXTENSION



TREE REFERENCE - DECORATIVE PATTERN



PERGOLA - CAFE EXTENSION



The above references were looked at during the design process to develop appropriate building elements complimenting the existing library.

3. EVALUATION & DESIGN LIBRARY

3.7.3 Design Development of the External Views - Materials and Colours



Existing brickwork, stone and render surrounds details

The below are options that were reviewed during the design process with reference to the existing facade colours.



Light brick referencing stone surrounds



Brown brick referencing brown of existing colour mix



Red brick referencing red of existing colour mix

3. EVALUATION & DESIGN LIBRARY

3.7.3 Design Development of the External Views - Materials and Colours cntd.

BRICK EXTENSION TO CAFE

The High Street shows a rich mix of brick textured surfaces along its facades. The existing library building is part of that streetscape and is made of a multi stock red/brown brick with dark burn marks and weathered stains. The proposed entrance pavillion is a brick extension complimenting the context by picking out a brown or red brick sitting comfortably next to the existing.

The proposed brick range from Michmersh - Freshfield Lane produces a varied selection of clamp-fired stock facing bricks in a range of appealing colours, either with a machine-made or hand-made variety of rich textural finishes. Using modernised production methods that emphasise sustainable building solutions and adhere to the most stringent production requirements, Michmersh guarantees high quality product standards with a low ecological footprint. Clamp fired stock bricks have always been a long-lasting, sustainable building material, and will stay beautiful long into the future.

FRESHFILED LANE RANGE

Reference projects using the proposed colours of the range:

Selected Dark - College of Pathologists, London

Handmade - Ibstock Place School, London



Freshfield Lane - Selected Dark



Freshfield Lane - Handmade



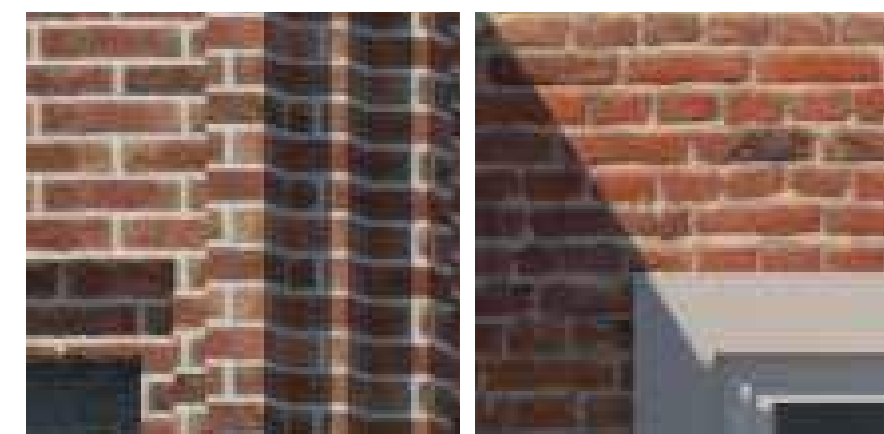
CGI of proposed Cafe/main entrance brick extension



Photo of existing brickwork of library



Freshfield Lane - Selected Dark or Handmade



CGI of existing and proposed brickwork

3. EVALUATION & DESIGN LIBRARY

3.7.3 Design Development of the External Views - Materials and Colours cntd.

ROOF EXTENSIONS

The lightweight roof extensions will receive powder-coated curtain walling or rainscreen facades.

The proposed dual colour light grey-green, textured powder-coating was chosen to give the finishes a softer edge and an almost organic looking surface that subtly reflects light with its different layers.

The proposed powder-coating range from Powdertech - Evolution was developed to reflect the patinas caused naturally by metallic oxidation, ageing and changes in composition. The Evolution Collection uses polyester resin systems to achieve excellent exterior durability and gloss retention.

We propose to use a lighter shade for the curtain wall and rain-screen cladding, and a darker shade for the decorative metal screens and signage.

Reference Projects:

We worked with Powdertech previously on our St. Martin's Courtyard project in Covent Garden, for which they created a brass/golden finish with a rain drop effect which they called: Molten Rain. Cold Cliffs was used for the window fins on 50 Marshall Street.

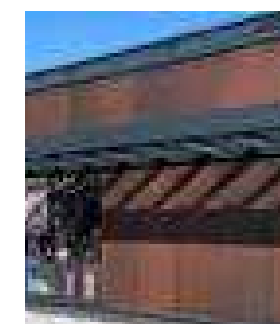
They also produced a copper version with this product for Gateshead to simulate the rusted steel finish of the Angel.



St. Martin's Courtyard facade



St. Martin's Courtyard canopy



Gateshead

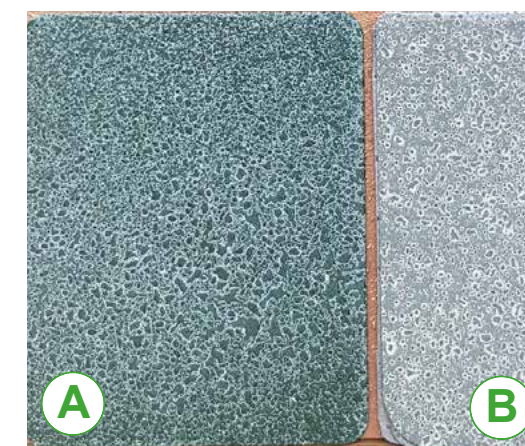


Photo of colour samples



50 Marshall Street facade fin detail



CGI of proposed dual colour powder-coating



3. EVALUATION & DESIGN LIBRARY

DEVELOPING A NARRATIVE FOR THE LIBRARY - INSPIRATION



ART DECO - OLD CINEMA WEST WICKHAM



STORIES and HISTORY - COLOUR PALACE



THE ELM TREE - PATTERN REFERENCE bMc



Studies of architectural expression were undertaken particularly for the new entrance pavillion, which is to face the junction of the High Street and enhance the public realm.

3. EVALUATION & DESIGN LIBRARY

3.7.4 Design Development of the External Views - Decorative Elements

DECORATIVE METAL SCREENS

Textured powder-coated metal screens will add a decorative element to the entrance pavillion and main roof extension and effectively work as brise-soleil. The Elm pattern was chosen to reference the old Stock tree that stood on the junction, and at the same time references the use of the building as a library to its origins of paper books that are made from wood fibres. Adding this associative element raises the significance of the library as a public building renewing the quality of the square in front of it.

PERGOLA FRIEZE

The metal screens will be complimented by a brick frieze above the pergola. There is a beautiful example for this in a residential development in Clapham, London as seen on the right.



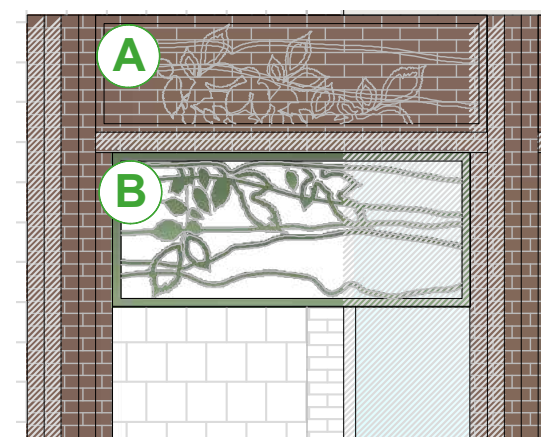
Library entrance via wider pergola bay



Elm Wood and branch



Pattern concept - Overlay of Elm branch and Elm vein lines



3.7.5 Design Development of the External Views - Composition



LIBRARY STREET VIEW

The proposed extensions to the library were designed to accommodate the brief to work with the existing library on its original plot of land. Layouts, proportions, materials and colours take the existing architectural qualities of the building into consideration and enhance the significance and quality of the library building overall as well as its urban setting.

An existing internal quality like the double height main space with its generous windows is being dedicated to a generous multi-functional entrance hall with an enlarged Mezzanine.

The re-orientation of the entrance to face the High Street junction with a new public function such as the Cafe will enliven the newly landscaped square and therefore strengthen the public realm in West Wickham.

The generous entrance and glazing are inviting and provide an appropriate new proportion to the composition of the existing building.

The treatment of the entrance pavilion with its fine brick detailing and decorative elements provide architectural references not only to the existing library building, but also the rich surfaces of the historic High Street.

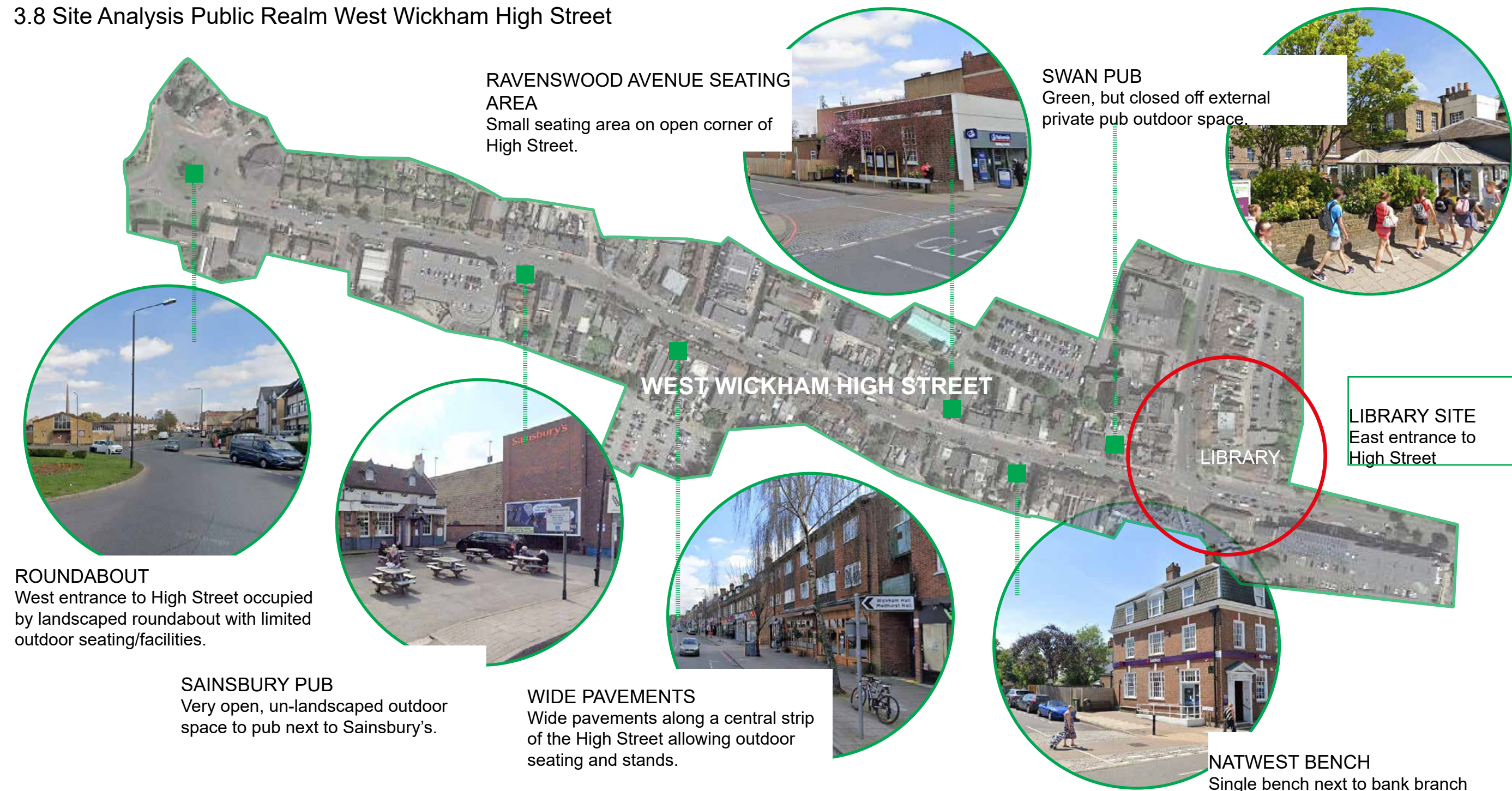
The roof extensions provide the required additional accommodation by adding light weight construction to the existing structure. The facade elements are carefully proportioned to align and reference existing vertical and horizontal lines.

The importance of the main hall building element is kept and brought forward with an elegant first floor that will receive the same decorative screens as the entrance pergola with the main use as community event space.

The East wing with its former entrance elevation steps back from the main hall with its extension being set back even further and not extending as high as the main block.

3. EVALUATION & DESIGN LIBRARY

3.8 Site Analysis Public Realm West Wickham High Street

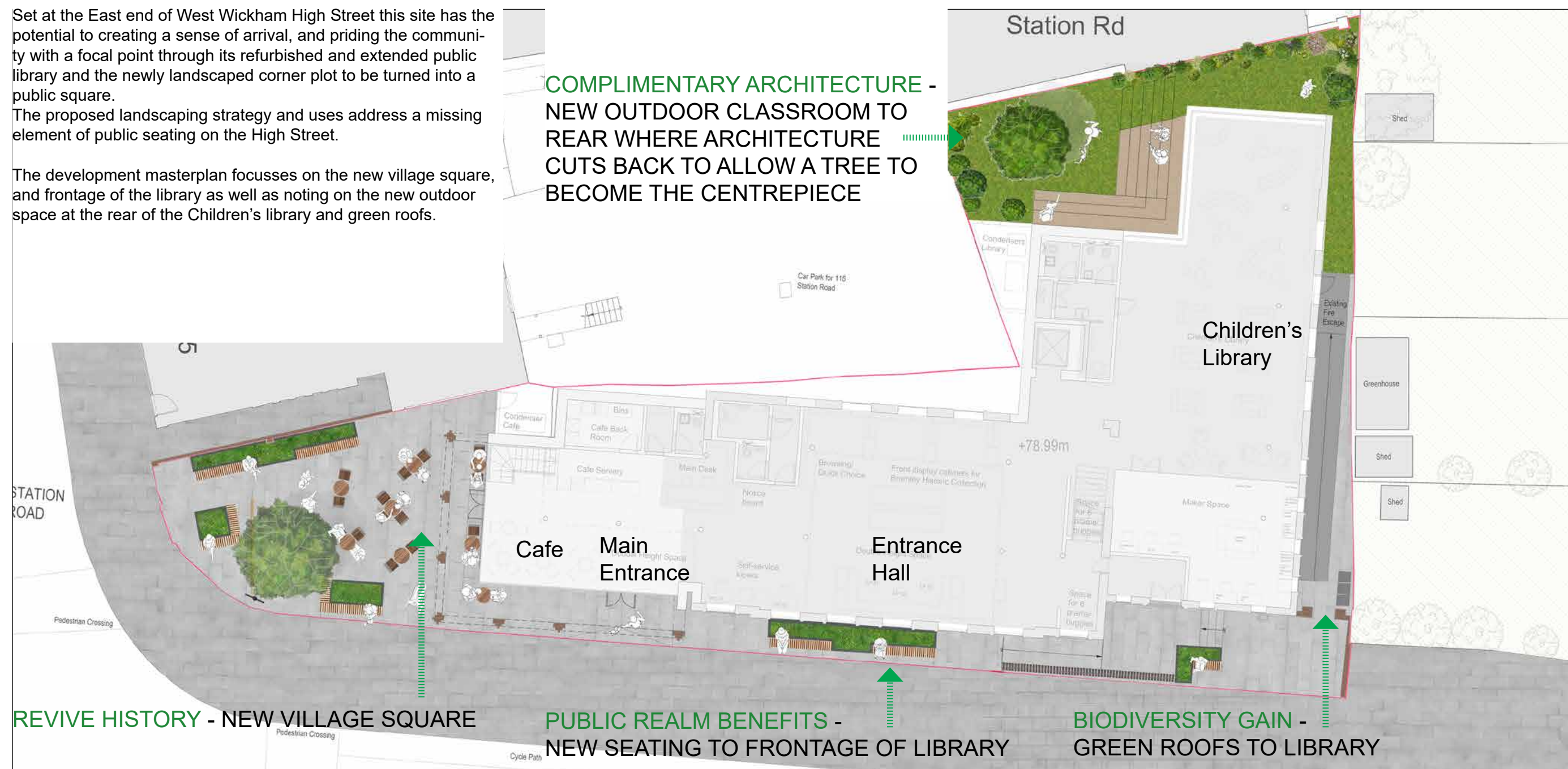


The analysis shows a few smaller locations with limited public seating, and either poorly designed or closed off pub outdoor spaces.

3.9 Landscaping Master Plan

The proposed landscaping strategy and uses address a missing element of public seating on the High Street.

The development masterplan focusses on the new village square, and frontage of the library as well as noting on the new outdoor space at the rear of the Children's library and green roofs.



3. EVALUATION & DESIGN LIBRARY

3.9 Master Plan - The Village Square

Positioned adjacent to the junction of the High Street, Station Road and Glebe Way, this new Village square will provide an excellent opportunity for an active open public space for both the community and those using the library.

The design is intended to be simple and allow the free movement of people around the new Elm tree, Village sign and seating that will provide a focal point to the space. The planted seating provides informal seating opportunities, allowing people to rest on their way through the High Street and to engage with community life.

The Cafe seating will spill out from the new entrance pavillion of the library, helping to activate the space.

The Northern portion of the square will be activated by a green screen of upright planting offering further seating and vital planting that will increase the habitat opportunities in the space.

As a whole, this Village square will be an exciting place for people to meet friends, family, colleagues and love ones or simply an attractive space to pass through while on their way through the High Street.



REVIVE HISTORY - THE NEW VILLAGE TREE

PUBLIC REALM BENEFITS -
CAFE AND LIBRARY ENTRANCE FACE
WEST WICKHAM HIGH STREET

3.9 Master Plan - The Village Square



A The new Elm Village Tree and sign



B Tree commemmoration engravement



C Seating of various heights with biodiverse planting



D Pergola pavement uplights



3. EVALUATION & DESIGN LIBRARY

3.9 Master Plan - The Library Frontage

This space will be more formal in its character, with a closer relationship with the street-scape of Glebe Way, helping to landscape in front of the closed frontage of the library where the pavements are particularly wide leading to the Village square.

Materially, this will tie in with the principles and scale of West Wickham's pavement treatments, ensuring that this streetscape plays its part in the wider aspirations for the spaces of the High Street.

This will include planting beds that will help soften the space next to the main entrance and provides a buffer from the road to the side entrance, making this a more attractive space. In addition, it is proposed the raised planters will have integrated seating, providing more opportunity for social interaction and a place to rest.



Remodelled steps with planter and bench



Visual of library frontage