

Abbey Area Masterplan

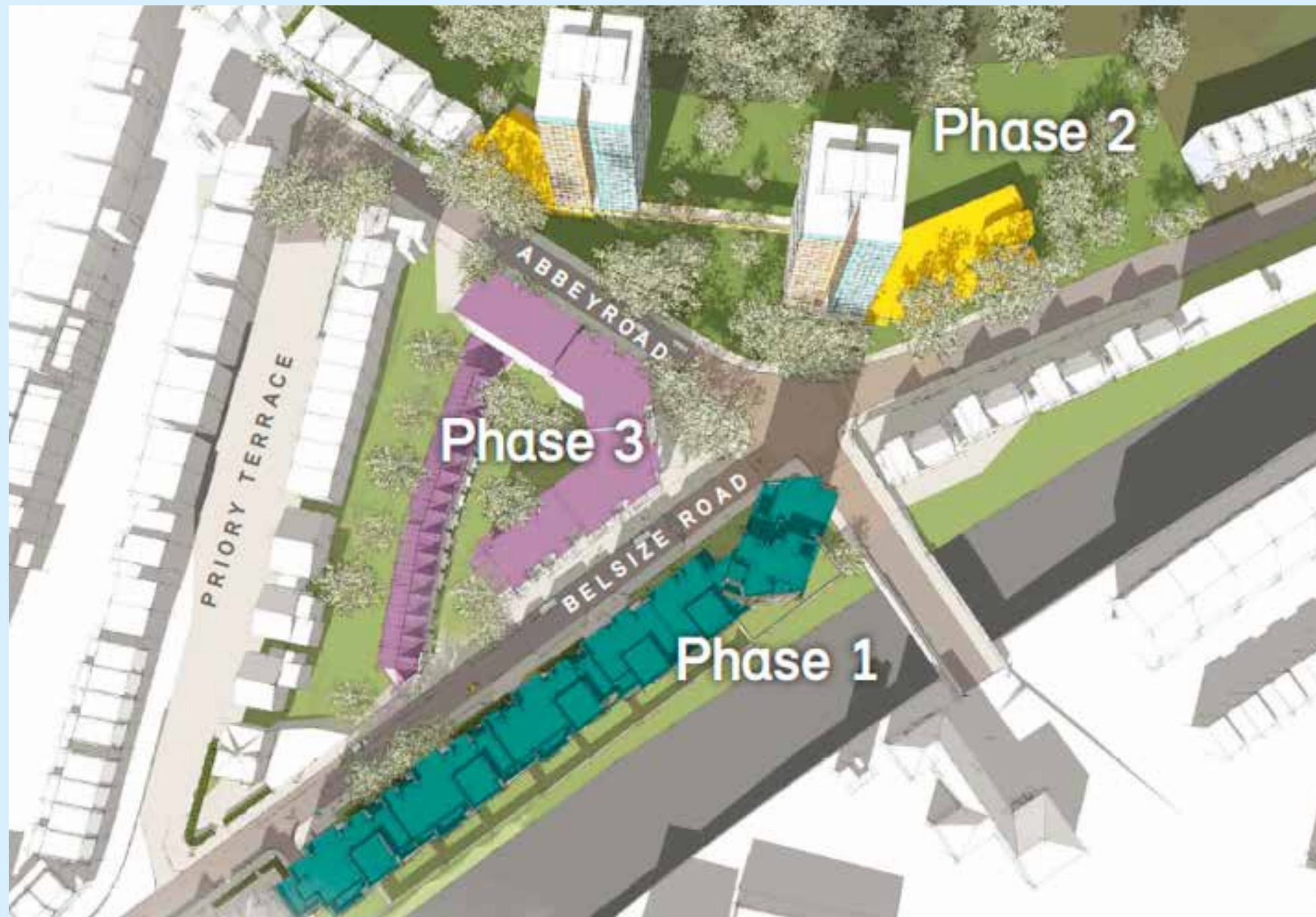
Project Overview

The Abbey Area Masterplan

There has been extensive consultation on the Abbey Area Master plan since 2013.

In 2015 the proposals were for:

- 241 new energy efficient homes – 102 of which would be affordable homes
- New community and health facilities
- New shops and employment space
- Improved play spaces for children, improvements to the public realm
- Improvements to the junction of Abbey Road and Belsize Road including the pedestrian crossing



Phase 2 was presented in 2015 with :-

- A Community Centre over 2 floors west of Snowman integrated with the existing tower
- A Co-Op office on the first floor of Casterbridge integrated with the existing tower
- A Health Centre over 2 floors east of Snowman integrated with the existing tower



Phase 1

This has been completed providing 141 homes of which 66 are council homes and many of the tenants that have been homed are from Emminster and Hinstock, shops that will soon be occupied and a space for the new TMO Office.



Phase 3

This will be redesigned and further consultation will take place with the community over the next 6 months, it is still going to be on the proposed site where the community facilities will be moved from by December 2021

2015-2018 Consultation Feedback

Moving the Community Centre and Health Centre to Phase 2 is a good idea.

The Community Centre and Health Centre remain in Phase 2.

The resident parking proposed in Phase 2 is a great deal smaller than what is provided presently.

The car park will remain in its current location.

An improved crossing for pedestrians would be great.

An upgraded crossing forms part of the phase 2 scheme.

Open space should not be just for the young but the elderly as well.

Having an open space that is multigenerational would be an aim whilst taking care to consider your security.

The tower blocks will be noisy, the centres are too close to them, we are concerned about managing repairs on the existing towers.

The Centres are now to the East of the site so there is no need to integrate the new structure with the existing towers.

The new building and landscaping should feel open and not claustrophobic.

The current plans aim to keep a sense of openness whilst directing community facility users to their destination.

Abbey Phase 2

Your Community Centre and Health Centre to be delivered Winter 2021/22

- The building envelope is expressed through the use of two contrasting colours of material.
- Columns create a frame which would be constructed from a light coloured material. The infill material would be darker but complimentary.
- The foyer areas that join the two blocks are glazed to provide views in and out of the Centre and break up its mass.



Aerial View



Entrance Approach



View from Belsize Road

Exploring Materials... What would you like?

Examples



1. Textured brick with soft edges and colour variation to suit the local area.
Please note that materials are still being considered



Abbey Phase 2

Proposed Plans

Belsize Health Centre

First floor

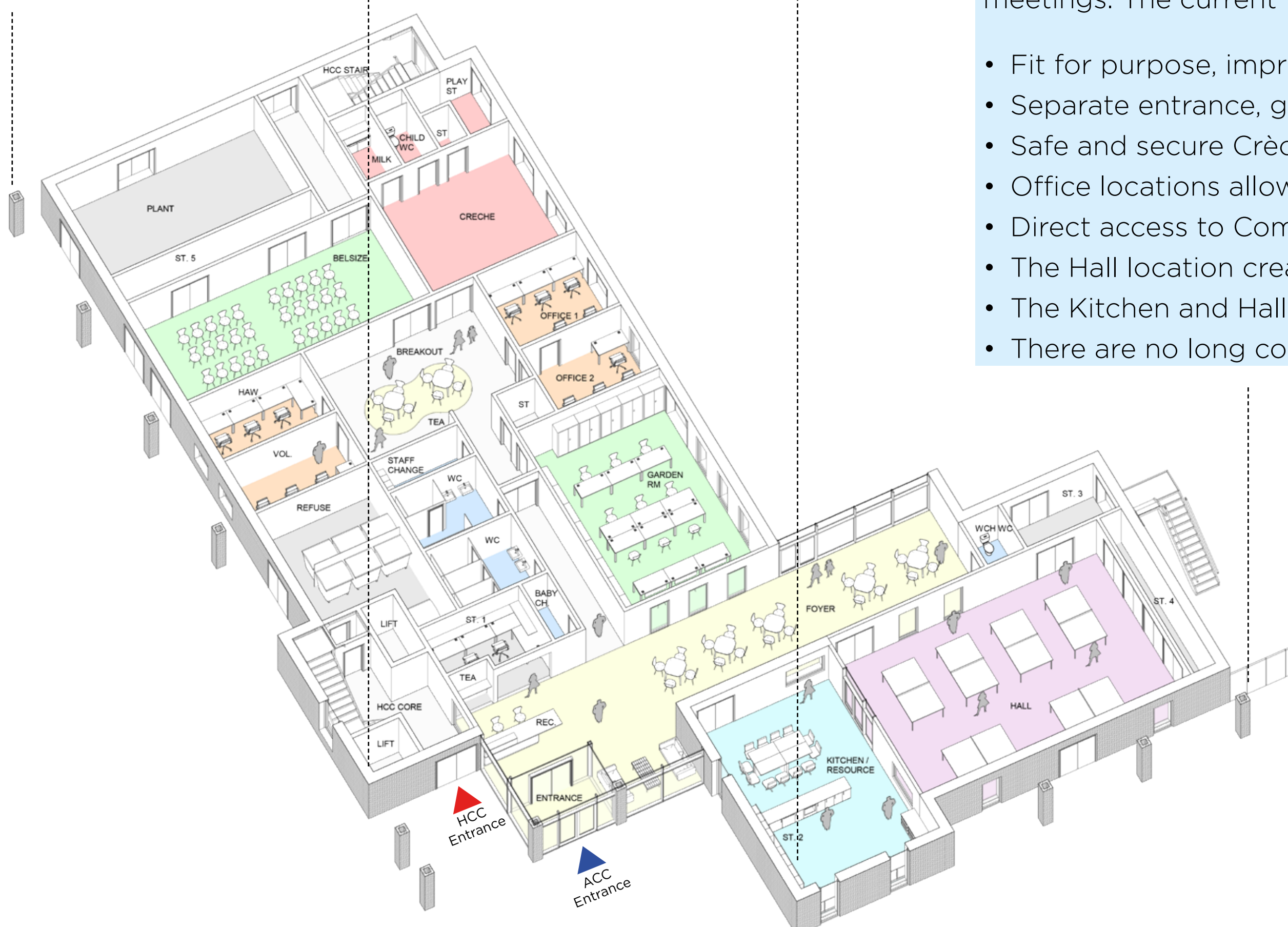


Consultation is ongoing with Belsize Priory. The current layout includes the following:

- A welcoming reception area is directly off the staircase.
- Non-structural partitions between rooms allow for future flexibility.
- Clinical space arranged around a corridor loop.
- Clinical space facing away from noise/pollution source.
- Ceiling heights of 2.7m provided to clinical spaces.
- Separate staff access stairs and fire escape stairs.

Abbey Community Centre

Ground floor



Community Centre users have been heavily involved in the design and development of this layout, through multiple community engagement meetings. The current layout includes the following:

- Fit for purpose, improved and enhanced facilities throughout.
- Separate entrance, generous ceiling heights and plenty of storage
- Safe and secure Crèche location
- Office locations allow for Crèche surveillance and future extension.
- Direct access to Community Garden from Garden Room.
- The Hall location creates an active frontage.
- The Kitchen and Hall can be hired out separately.
- There are no long corridors

Shaping your space... How would you see it?



1. Graphics



2. Reception



3. Breakout Space



4. Hall



5. Waiting Area



6. Clinical Space



7. Foyer



8. Nursery

Abbey Phase 2

Developing the Design with You

Existing Site

The existing space to the West of Snowman House is underused,



Proposed

The proposed landscape plan, opens up the space and links it back to the main body of open space.



Existing Site

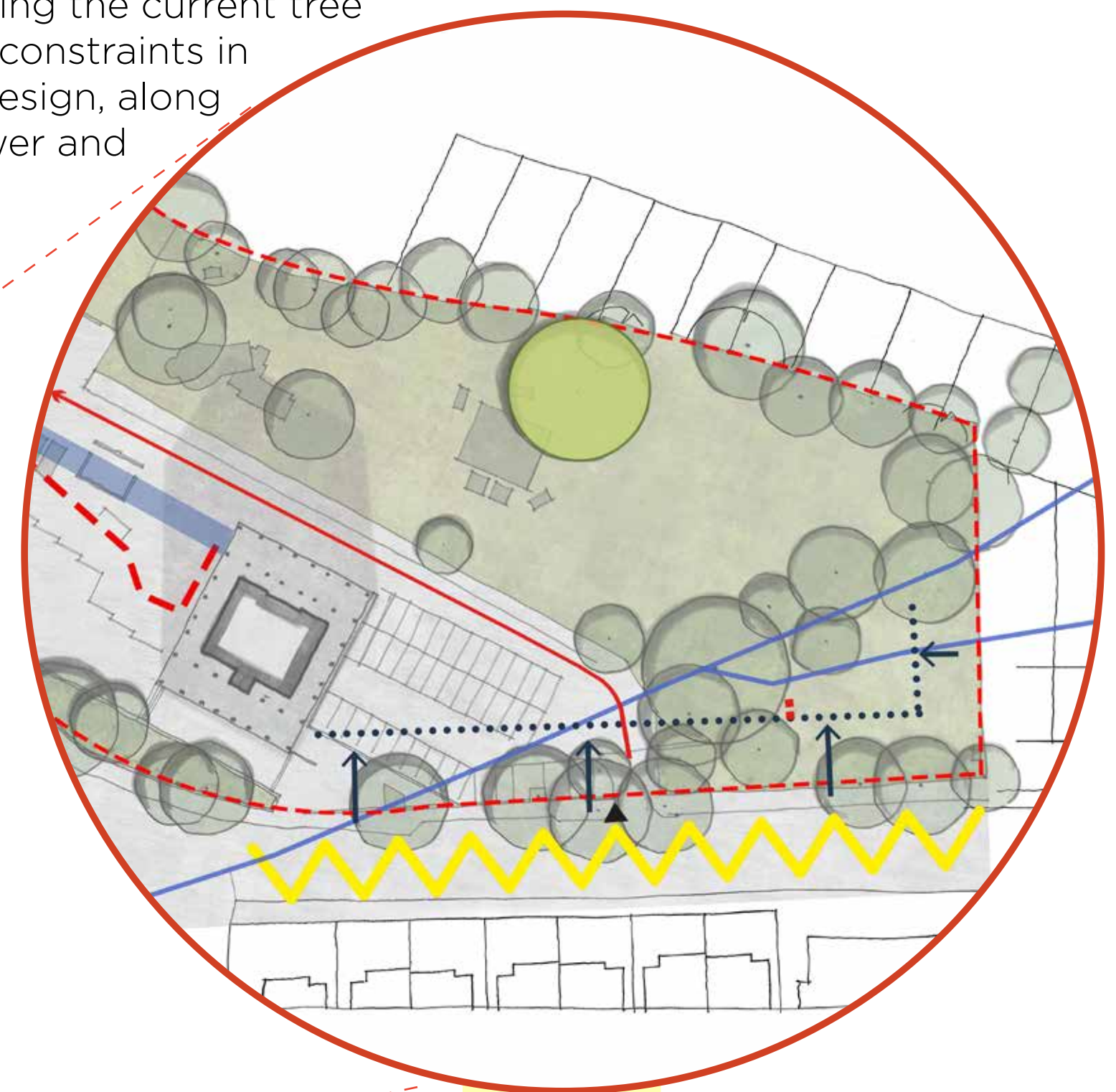
The existing space between is inefficient and could be improved easily.

Proposed

We want to create an attractive open plaza between Snowman and Casterbridge for the residents that links to the improved landscape.

Site Constraints

The early studies show that maintaining a comfortable distance from the busy Belsize Road and neighbouring buildings, together with respecting the current tree layout will be the key constraints in developing the final design, along with adapting the sewer and site access position.

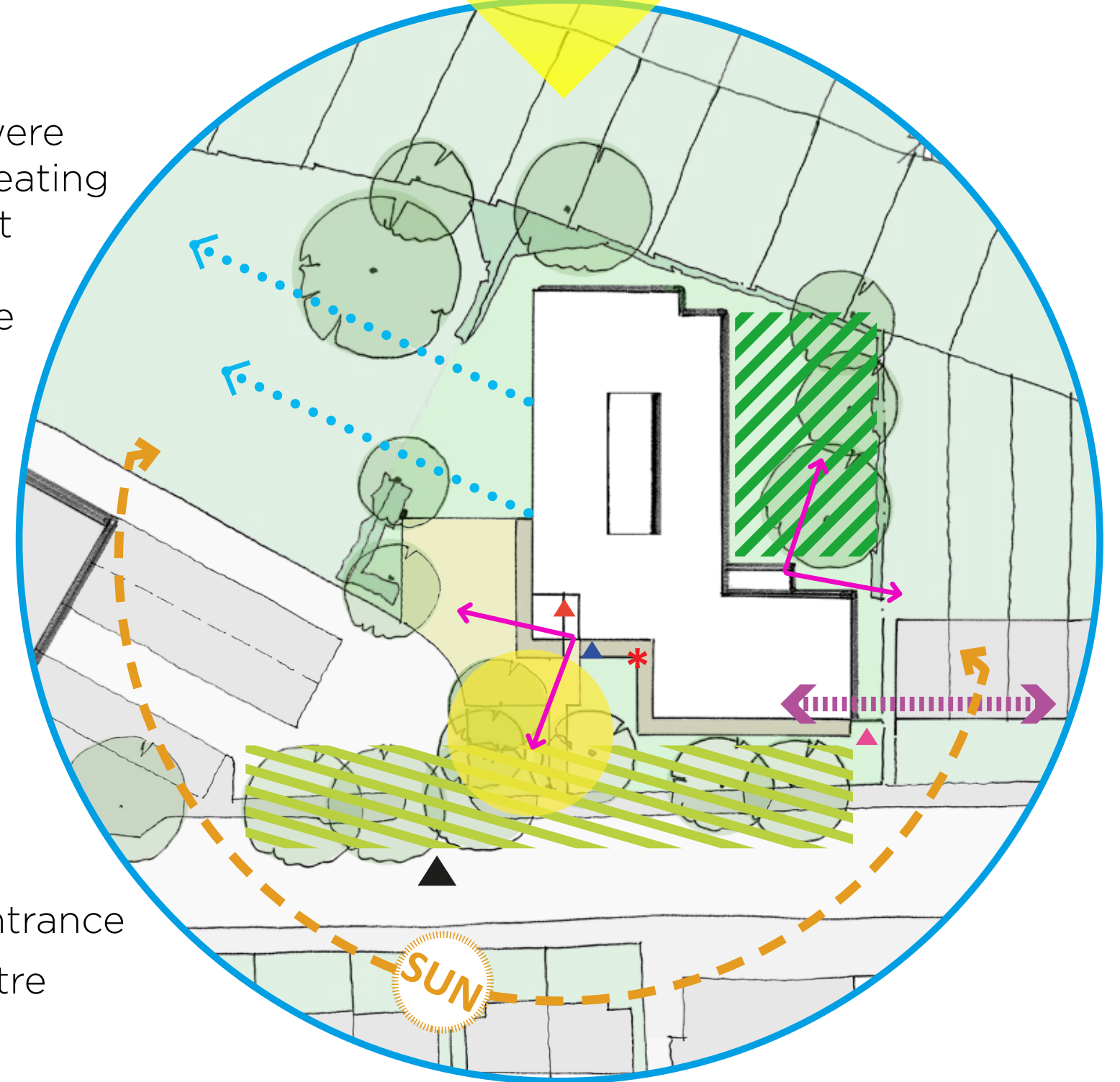


Key

- ▲ Entrance
- Fire Access
- Sewer line
- Set back from boundary
- Class A tree
- ⚡ Road Noise
- Man holes
- - - Bin Store
- Bridge

Site Response

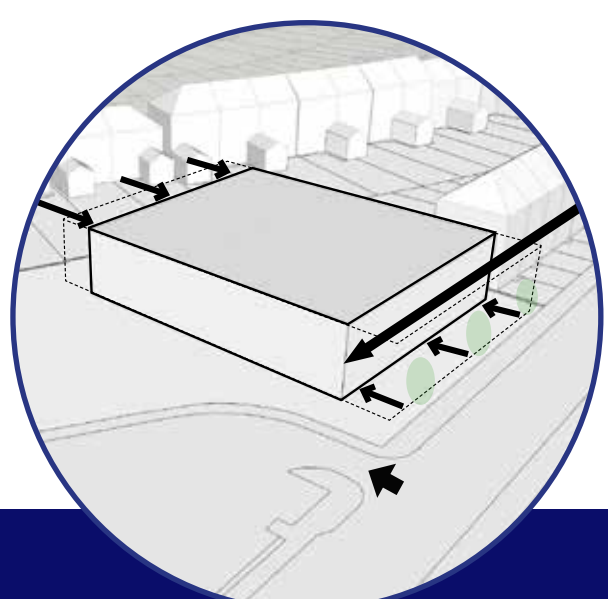
The key drivers that were considered include creating a friendly environment with a welcoming and open arrival space. We aimed to maintain the comfortable scale and position of the building in relation to adjacent buildings and the current site entrance.



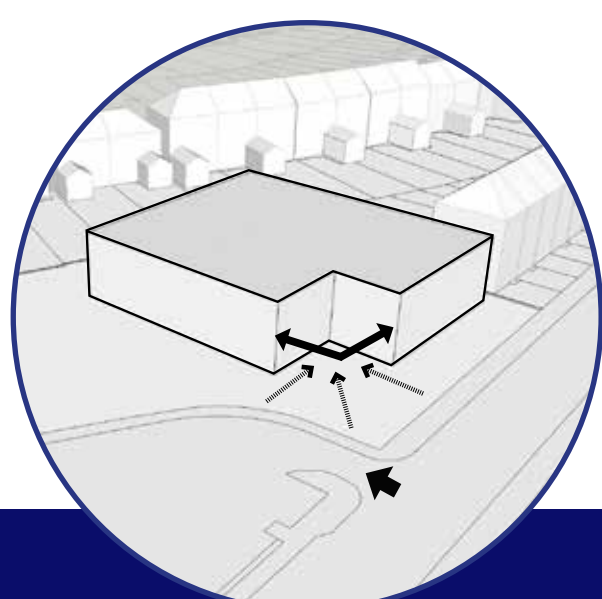
Key

- ▲ Site Entrance
- ▲ Health Centre entrance
- ▲ Community Centre
- ▲ Staff entrance
- Approach space
- Views
- Building Line
- Connection to park
- ▨ Buffer zone
- ▨ Community Courtyard

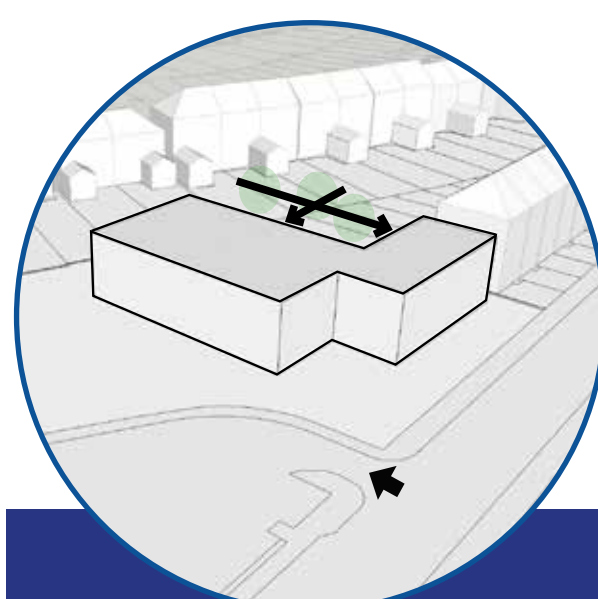
Design Evolution... How we got here.



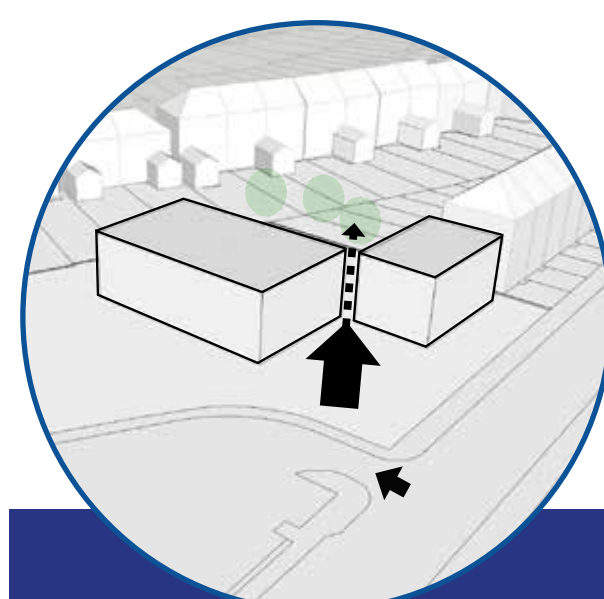
Building located to the East of the Phase 2 site. Existing car park and site entrance retained. Set back from road to maintain building line of eastern terraced houses, creating a landscape buffer. Set back from Northern boundary to prevent overlooking of northern properties.



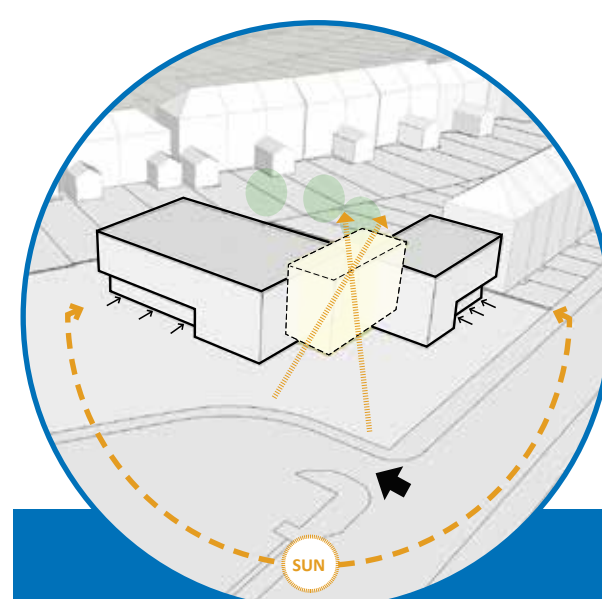
South west corner opened up to create a welcoming arrival space. This helps to avoid manholes and retain existing trees.



Set back from North and East to create courtyard space with passive surveillance from the building for improved security. This also allows us to retain existing trees where possible.



Separated into 2 blocks to break up the mass and create a link through the building to the landscaped Courtyard / Community Garden.



Light and transparent link space provides an inviting entrance. Housing reception, foyer and waiting areas, it creates views through to the Courtyard Garden. Recessed elements provide solar shading and prevent overheating.



Columns are used for articulation, to break up the mass further and improve the appearance of the building. The proposed materials fit in with the surroundings.

Abbey Phase 2 Landscape Study



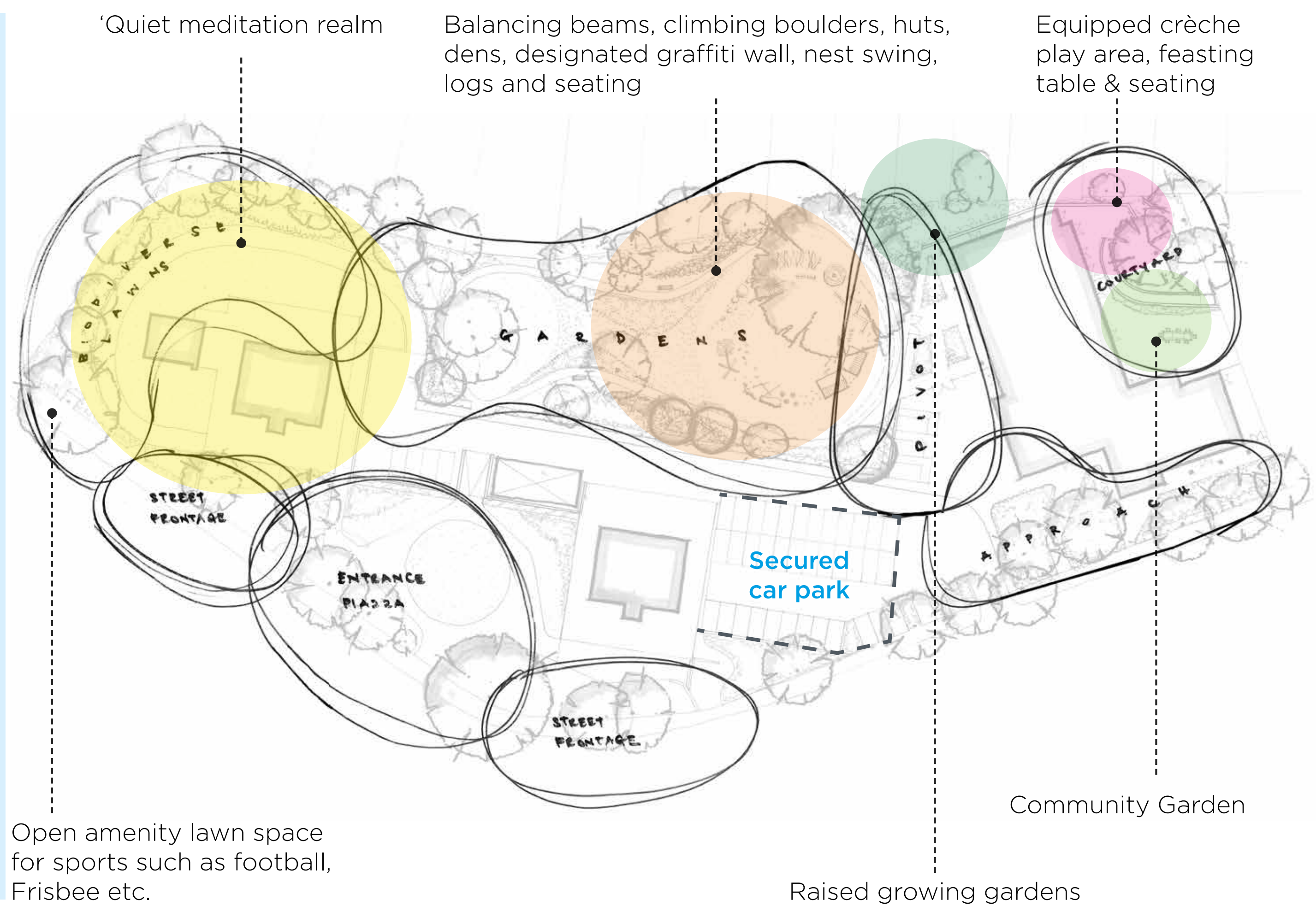
We want a place we can sit with our families and a play area for our children... more intimate spaces, scattered planting, fun & colourful play equipment, wilderness/habitat, insects and birds etc. We are concerned about losing green space.

The landscaping will provide play equipment and improved landscaping. The requests listed will all be considered and designed wherever practicable. This is a planning condition from the phase 1 scheme now completed. The proposed design will take less land space than the previous design.

Proposed landscape zones

- New park spaces with well defined play areas
- Provide park with extensive, new planted areas
- Define a circular promenade around new open space
- Review of existing trees to ensure safe and healthy tree community
- Look for opportunities for diverse, new tree planting
- New lighting scheme
- Embedding a new community facility into the landscape
- New entrance landscape adjacent to Abbey Road
- Biodiversity improvements to areas around Snowman House.

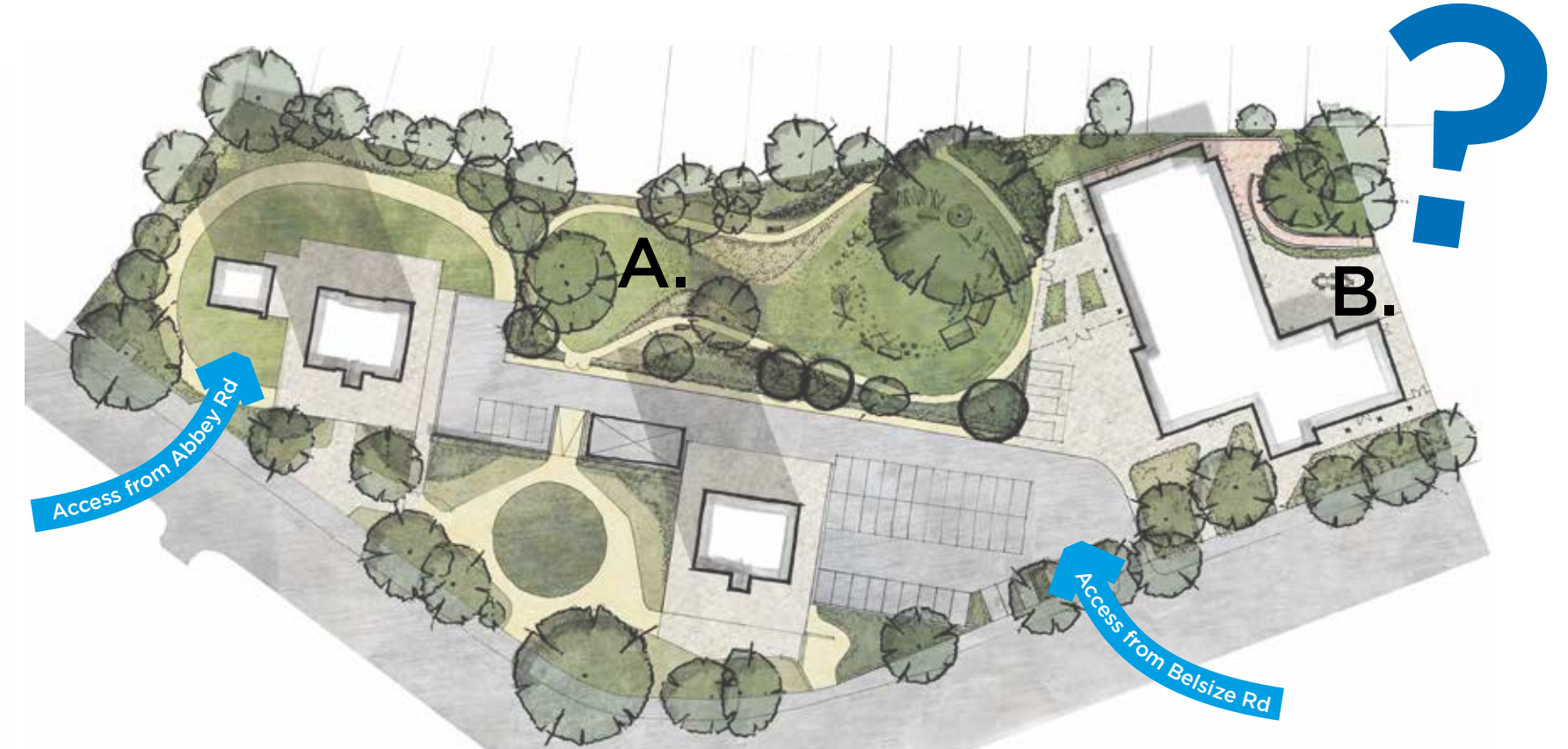
- Secure outdoor play area
- Children's play area with naturalistic elements
- Open amenity lawn space
- Raised Growing Gardens
- Community Garden



A.



B.



First Sketch Ideas

Design in Progress

Ideas and Inspiration - what do you like?



1. Approach



2. Community Garden



3. Link space garden to building



4. Play Space



5. Play Space



6. Gardens Loop



7. Activity Space



8. Planting



Abbey Phase 2

Your Community Centre and Health Centre to be delivered Winter 2021/22

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Please complete Questionnaire provided

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