



Above: street view looking towards the newly formed main entrance on Cormont Road, with the existing greenhouse to the right and the new front extension containing park managers offices to the left of the extension.

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1.

A Contextual Appraisal of the site.



Aerial Photograph of the site.

The Depot buildings are located within the curtilage of Myatt's Fields Park, accessed via the car park off Cormont Road. Myatt's Fields Park is a listed Victorian Park in the CA25 Minet Estate Conservation Area.

The Old Depot buildings are not themselves listed.

Recent applications for park building renovations and new builds included a new public toilets building nearby the Depot.

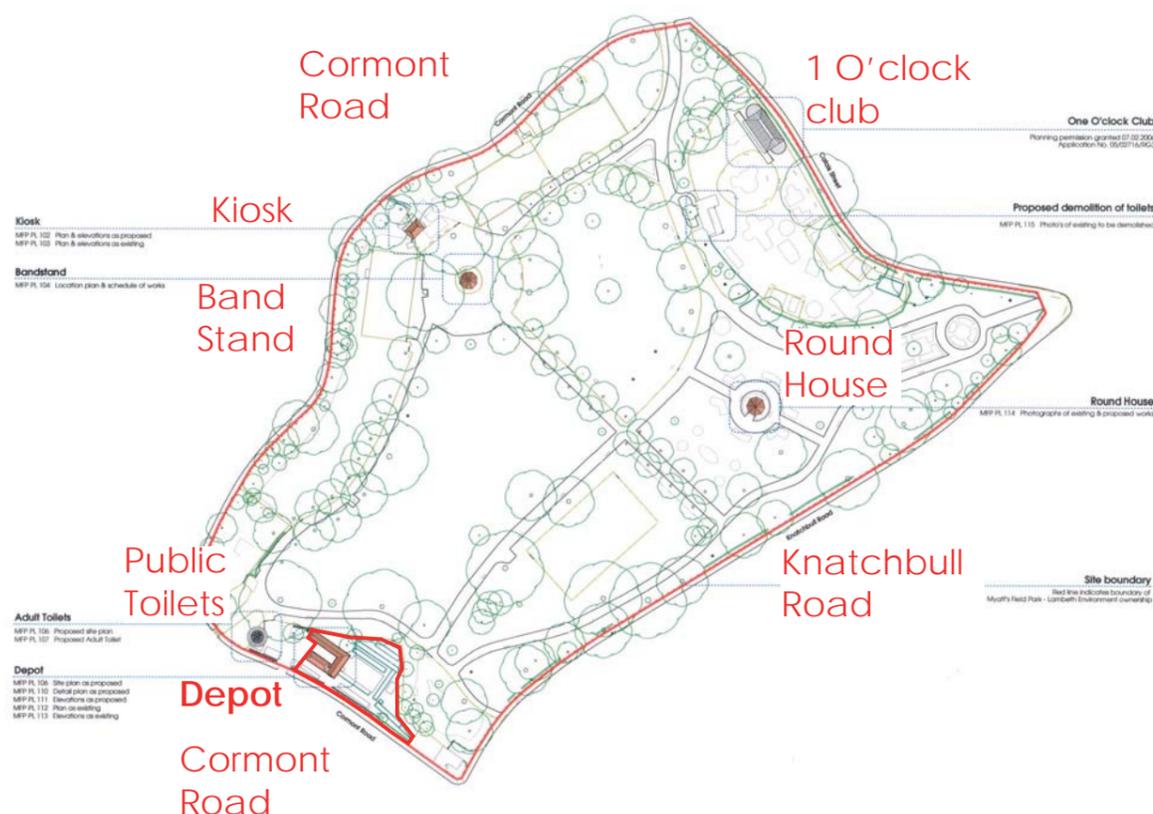
The site.

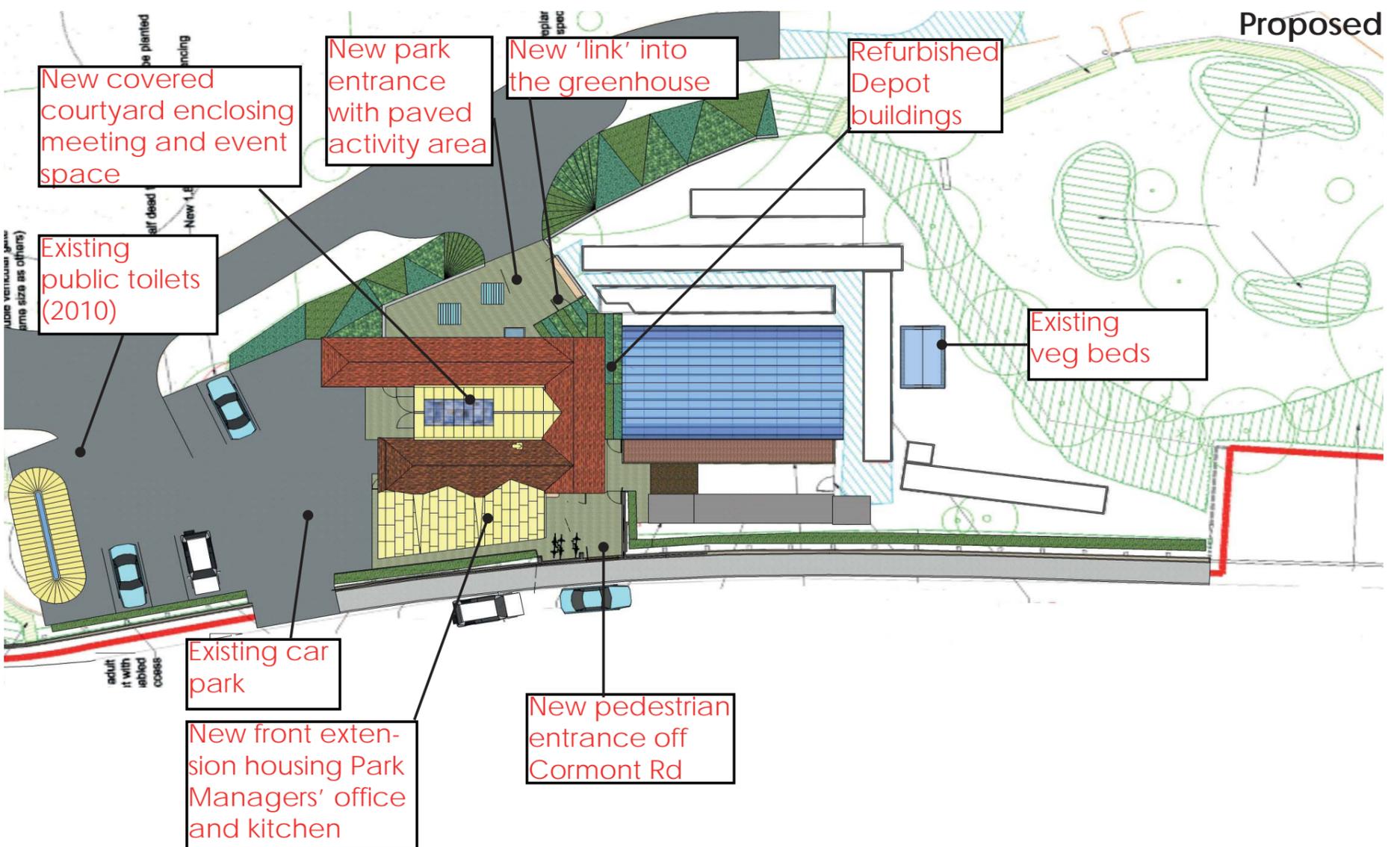
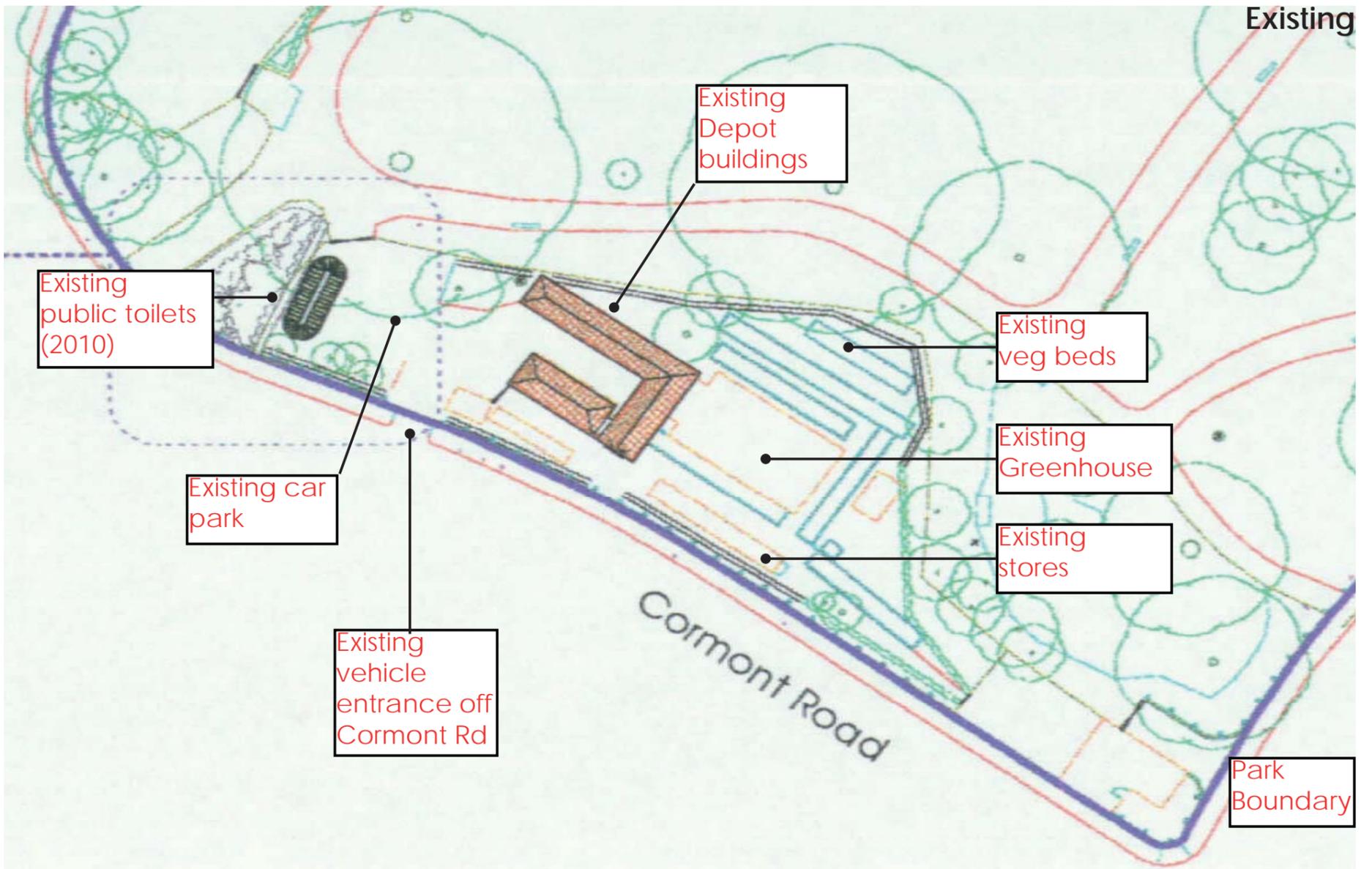
A £3 million renovation was completed in 2010. The park is now a healthy living hub which brings the local community together.

As well as creating new buildings for the public toilets and the 1 o'clock club, renovations were carried out to the existing Round House, Band Stand and Kiosk.

The Minet Estate conservation area is predominantly characterised by Arts and Crafts style houses.

The Park has already been granted planning permissions for these proposals in 2016, although the roof over the courtyard is now slightly changed to reduce overheating inside.





The proposals to develop the Depot buildings comprise approximately 100 square meters of existing building refurbishment together with approximately 100 square meters of new-build extensions and infills, to create a single conglomerate whole that will better serve the needs of the Myatts Fields Park Project (MFPP) who are currently based at the building.

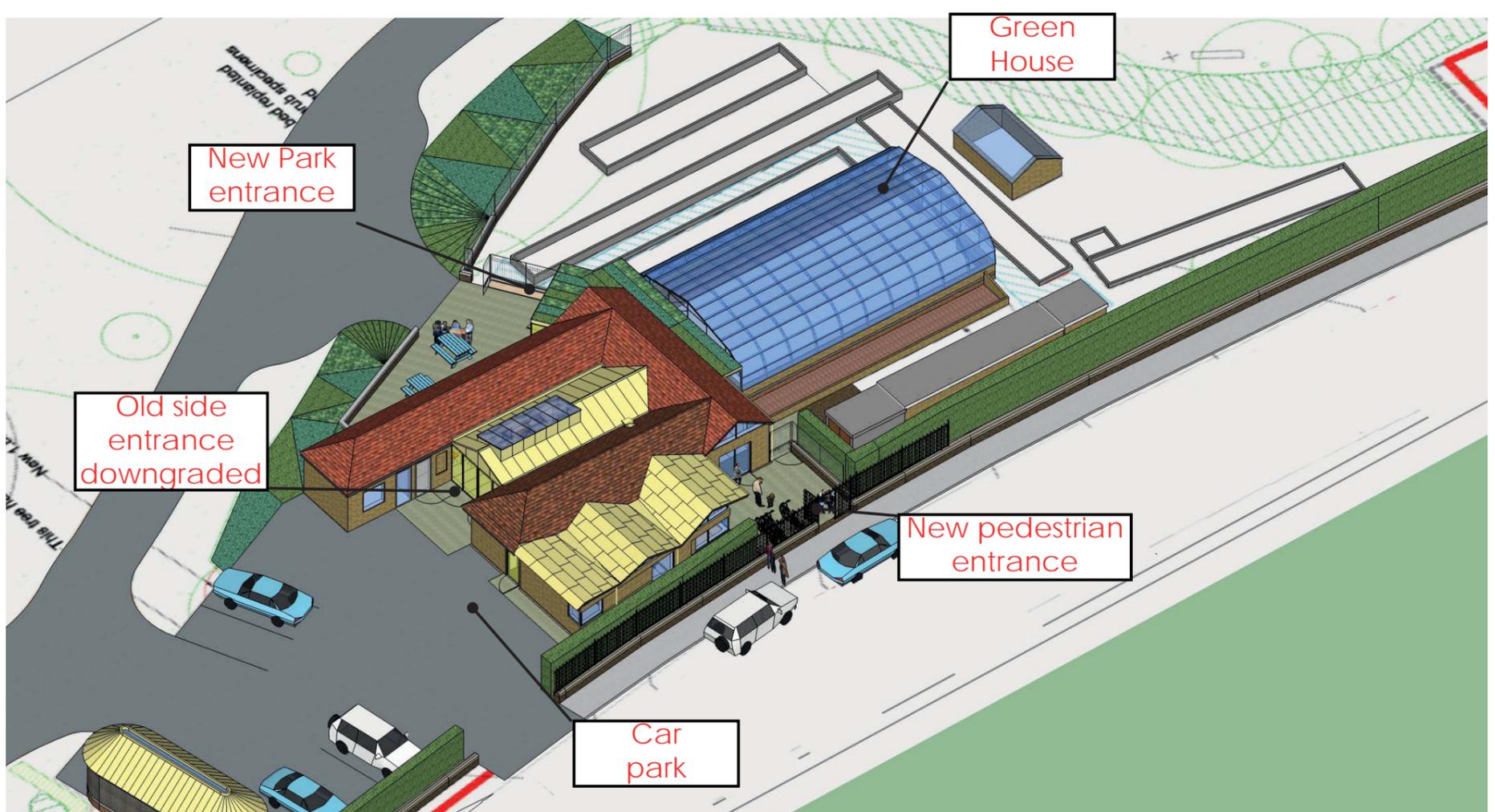
The design has been developed to respond respectfully to its Minet Estate Conservation Area context, and creates a domestic scaled building with relatively modest intentions between the Cormont Road boundary and Myatt's Fields park. The thrifty and inventive approach taken in these proposals aims to conserve and enhance what is considered by many to be a charismatic set of facilities, and is an exercise in breathing new life into a valuable community asset on a budget.

The greenhouse was originally used to incubate shrubs for planting-out in the park, now the Depot buildings act more like an incubator for small-scale community enterprises and activities. By tailoring the Depot facilities to better suit MFPP's needs, MFPP aim to make these opportunities more visible and more accessible to local people.

In 2010, Heritage Lottery funding didn't stretch to include renovation of the Depot buildings. Now the park is established as a successful community park, the challenge is to sustain this into the long term, especially when hefty cuts are predicted for public services including parks.

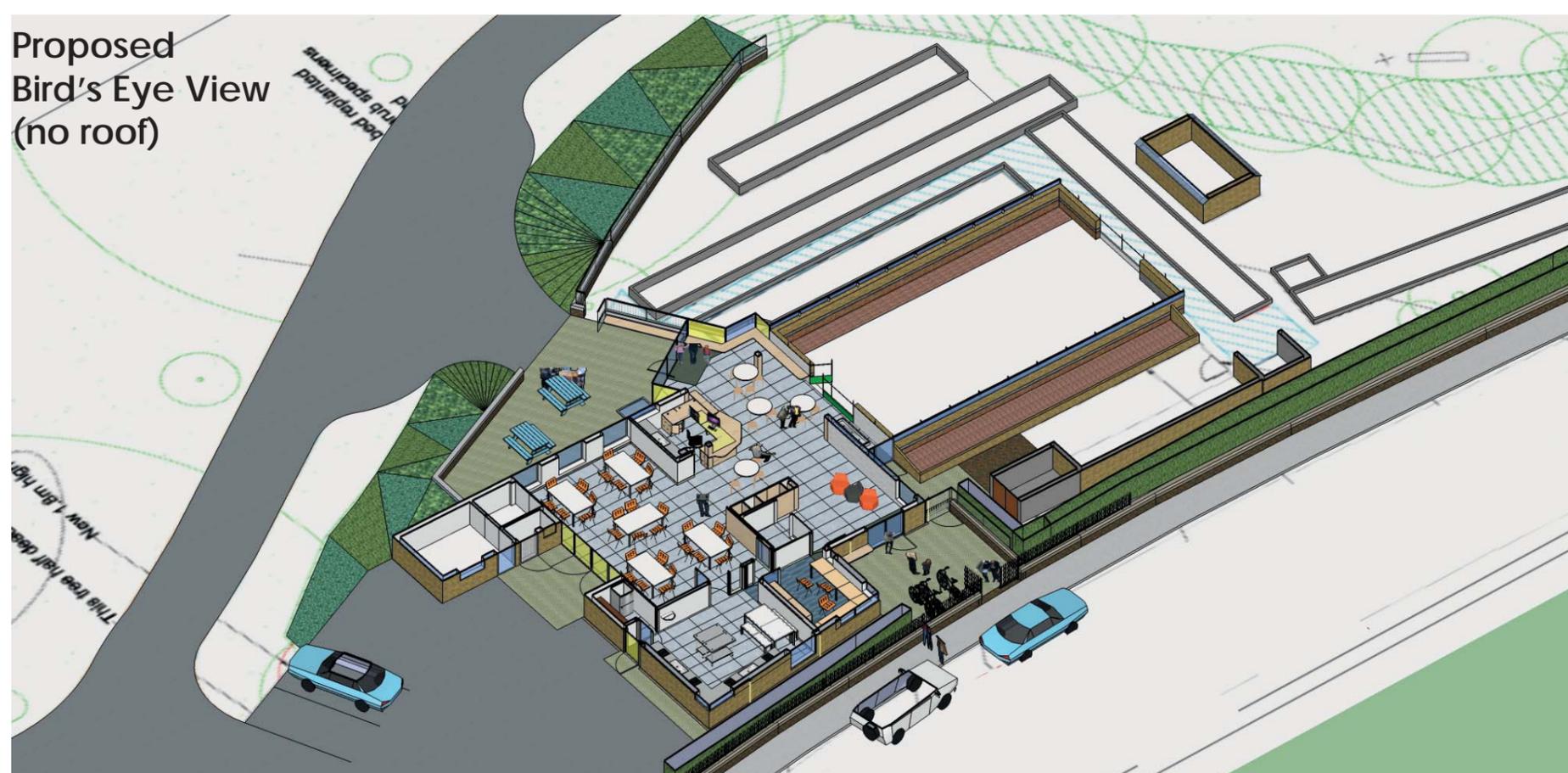
MFPP has offered to take over the horticultural maintenance of the park with a possible long term aim of taking over running of the park's buildings and facilities.

These proposals are key to MFPP's ambitions to make the park's buildings and facilities more self-sustaining.



The following set of rooms and spaces were identified by stakeholders during workshops as requirements of the newly re-modelled Depot building. All of these elements are incorporated in the proposed plans below:

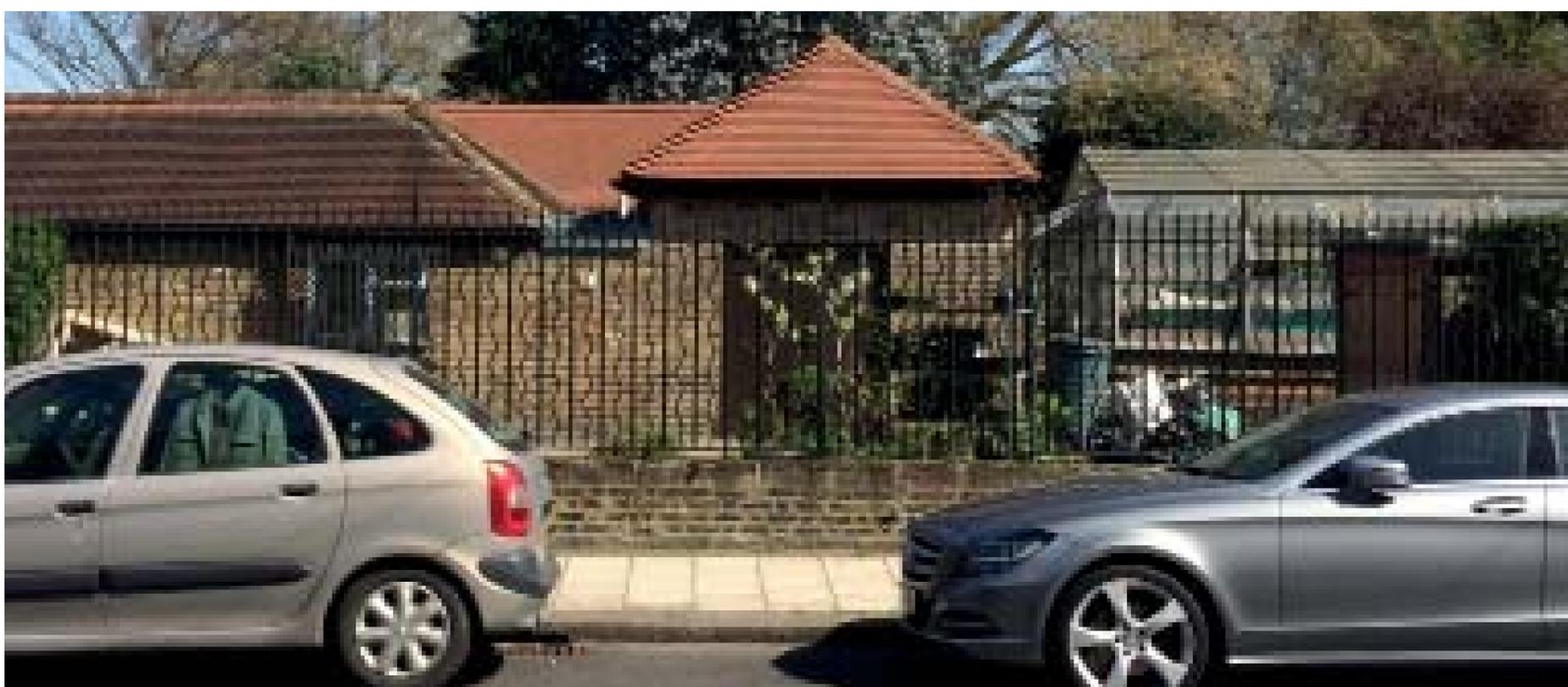
1. Greenhouse
2. Winter Café
3. Training Kitchen
4. Education Room
5. Office Hub / Work Space
6. Meeting / Event Space
7. Covered Courtyard



A new pedestrian entrance is proposed on Cormont Road providing access right through the building and into the Park. A second new entrance park-side enables this. The use of the old side entrance through the car park which was previously shared with cars and park maintenance lorries is proposed to be downgraded.



The photograph below shows how the Depot building's are currently visable from Cormont Road. The above image shows how the original park railings, wall and masonry coping, are proposed to be carefully adapted to allow access.



The view below illustrates the proposed park-side entrance to the building, creating a new modest but welcoming face to towards the park. In the foreground, left, a new metal railing and low wall at sitting height (similar to the Cormont Road boundary) secure the greenhouse garden where original raised planters are still heavily used today to grow vegetables. The paved area to the right offers an activity space for community related functions and Depot activities, also offering a potential space to erect a temporary marquee.



The aerial view below shows the extent of proposed north-facing roof glazing and the paved activity space park-side.



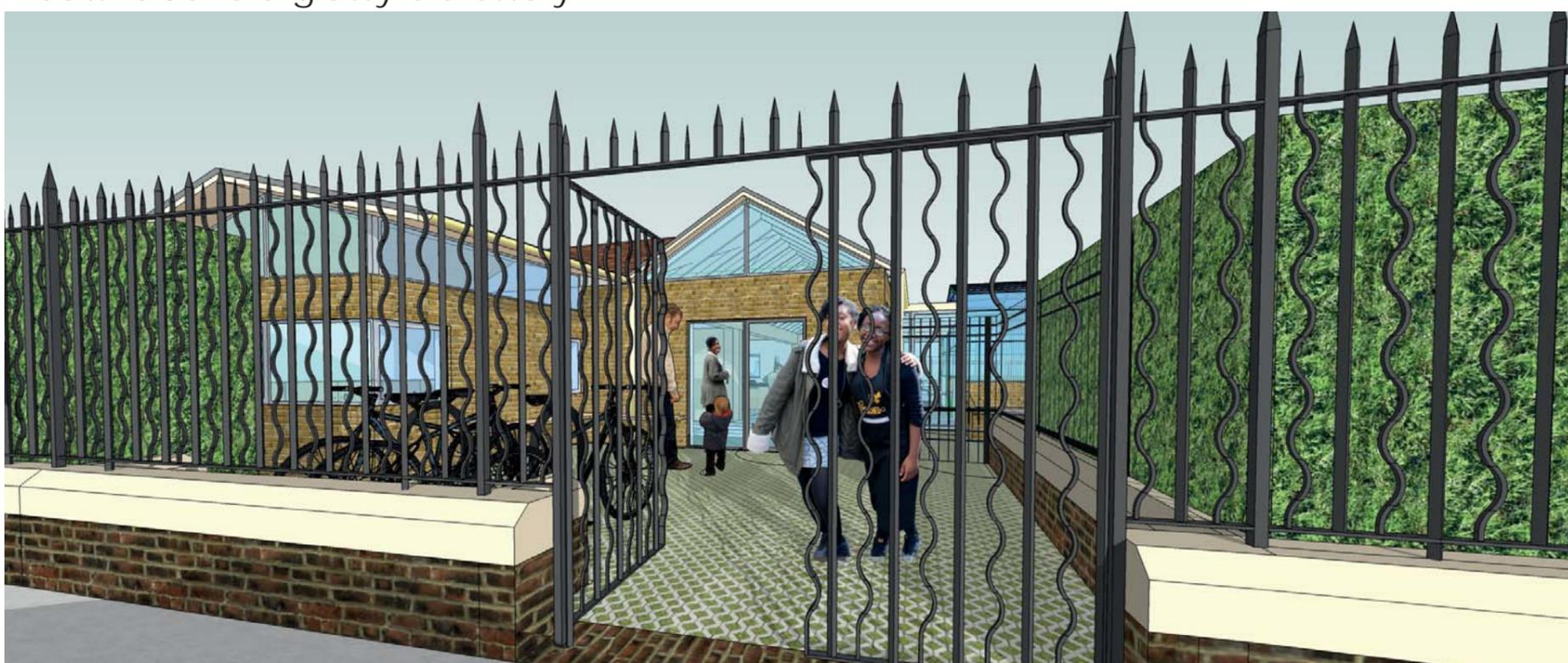
The view below shows the new covered courtyard (centre) and new Park Managers' office / Kitchen extension (right), as seen from the car park.



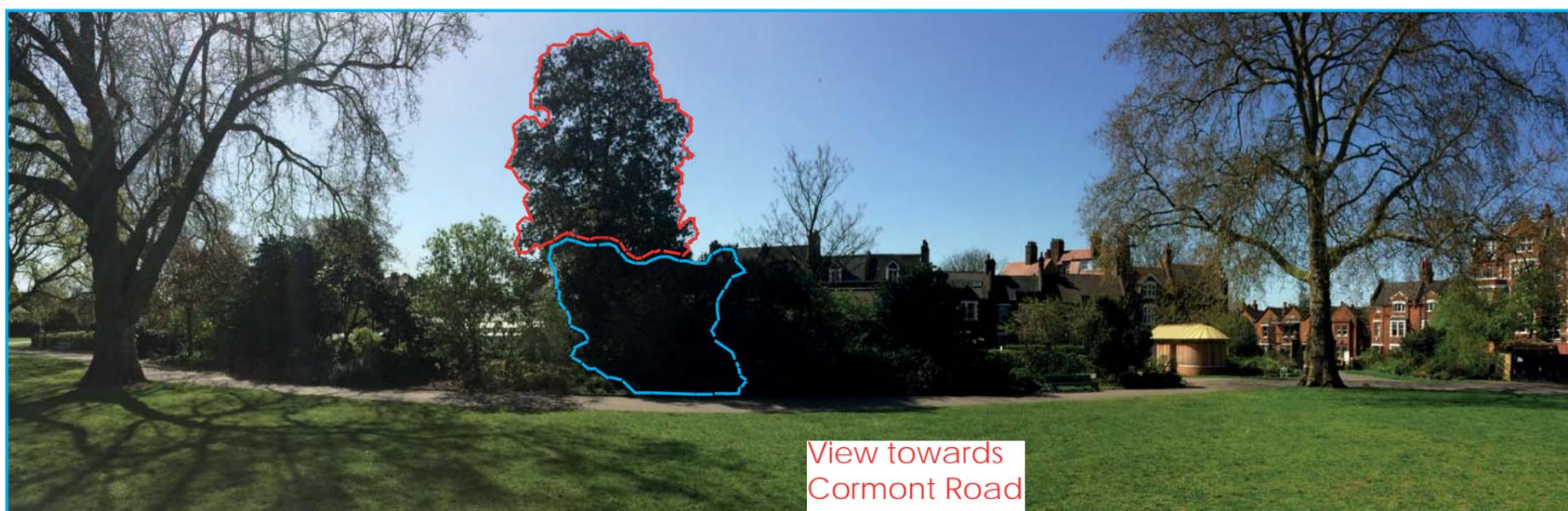
The proposed development has been designed to sit favourably against the existing buildings that front on to Cormont Road. They extend the roof forms of the Old Depot buildings and echo the heterogeneous mix of gabled frontages surrounding the depot. The 2010 buildings' livery of gold-coloured copper roofs are quoted in roof extensions of the same material on the re-developed Depot. This aims to communicate to Park visitors that all park buildings are linked.



The view above illustrates how the proposed buildings are 'low-slung' against the edge of Cormont Road and aim to sit modestly within the residential setting. They are deliberately designed with modest height in mind. As with the other park buildings, a lightweight roof 'floats' above a glassy clerestory.



It is proposed to remove a single Eucalyptus tree (shown outlined in red) that has grown very close to the rear of the Depot buildings in order to create space for the new park-side entrance. Some planting (shown blue) between the tree and the park is also proposed to be removed to create a modest entrance to the Depot from the park. A specialist statement has been commissioned from an arboriculturist and has been submitted as supporting information.





Perhaps the proposals' most important visual aspirations are to create a more attractive view of the Depot from the park and from the street (including from Cormont Road neighbours' upper-floor windows). The reason for this is to address the fact that the existing Depot buildings are expressly unwelcoming at present – indeed they were designed to be invisible and public engagement exercises have shown that many local people don't even know of the Depot's existence. Many who do, don't know that it is open to the community.

The proposals seek to respond to the following additional visual aspirations generated during public consultation:

- the resulting building should capitalise on greater visual continuity with the greenhouse.
- there is no specific aspiration for the centre to have a raw or self-build quality.
- daylight and winter sun should be maximised, while retaining the drama of moving through a dark, enclosed space, into the extraordinary greenhouse space.
- there should be sensitivity to the Victorian 'screening' around the perimeter of the park.

Site Access

Access to the Depot buildings is inadequate currently. Visitors arrive via the buildings' only entrance at the side, through the car park off Cormont Road. Depot staff have described this as intimidating at certain times of year when it gets dark early. The proposals therefore open-up the Depot to direct, controllable access from the Park, and from the street (Cormont Road). The vehicular access to the site remains unchanged and is via the Cormont Road car park.

Emergency and Service Access

The emergency and service access to the site remains unchanged.

Local (statutory) Services

The proposals aim to make no change to demands on local services. The proposals contain an ambition for the resulting building to be sustainable in its use of solar power to heat water, and provide power. The demand on mains services connections will remain minimal.

END