

51 COLLEGE ROAD HARROW COUNCIL MAJOR DEVELOPMENTS PANEL

12 November 2014



The Hyde Group
Making a lasting difference

AD214027

SOM

Design Elements



1. Massing Principles



2. A Vibrant Public Realm and Landscape



3. Permeability and connections

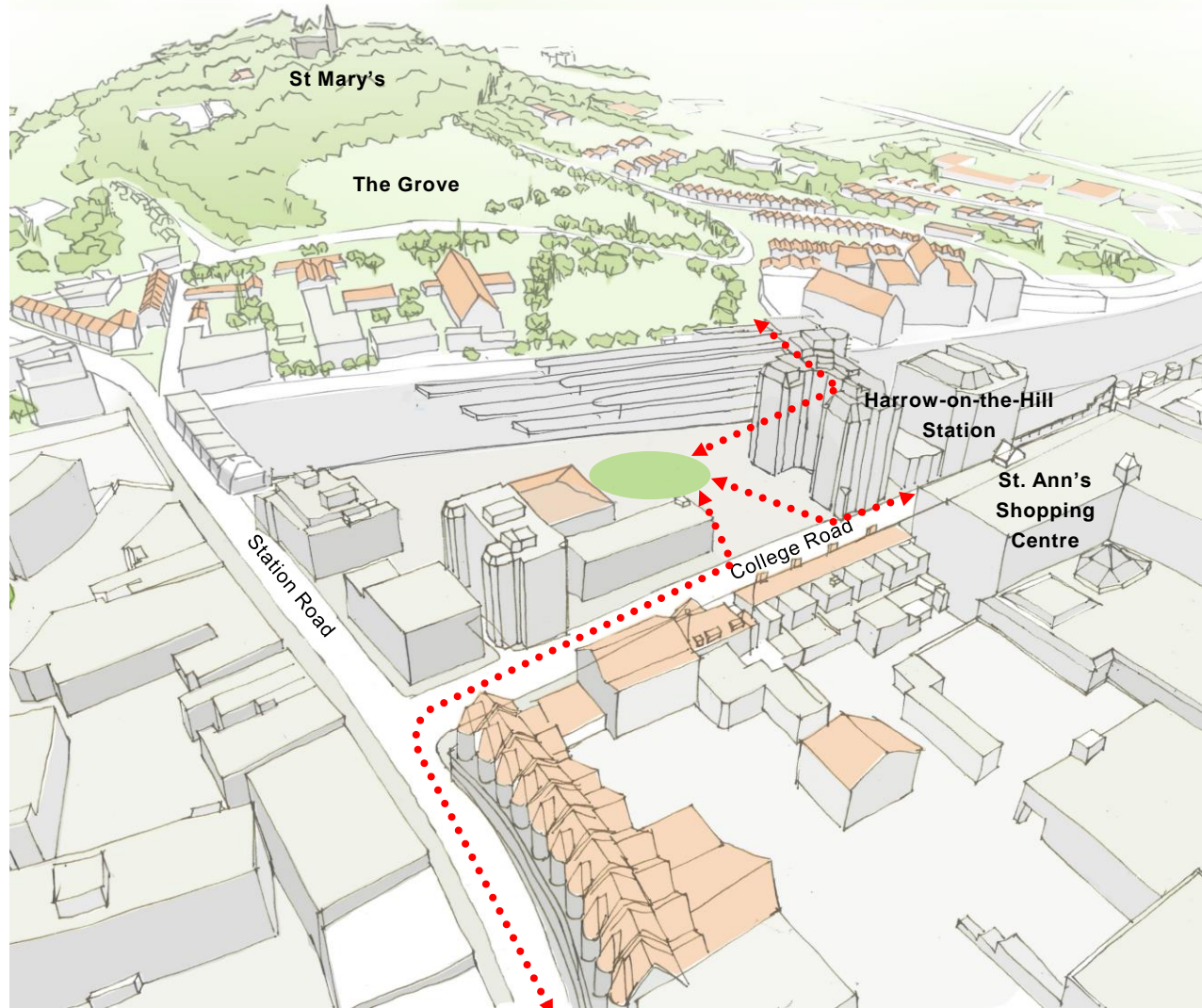
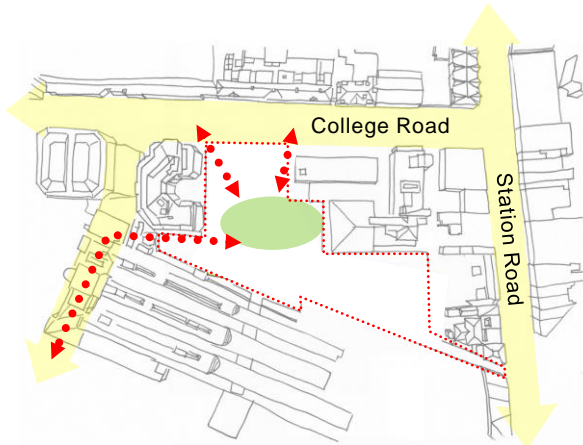


4. Façade and Sustainability

MASSING PRINCIPLES

FORMATION STRATEGY

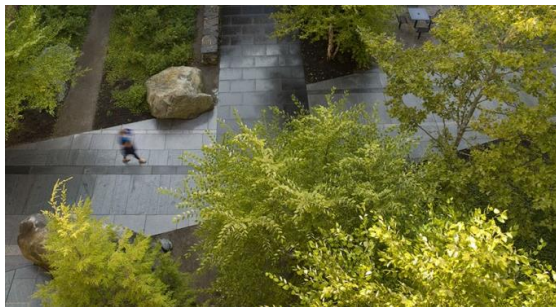
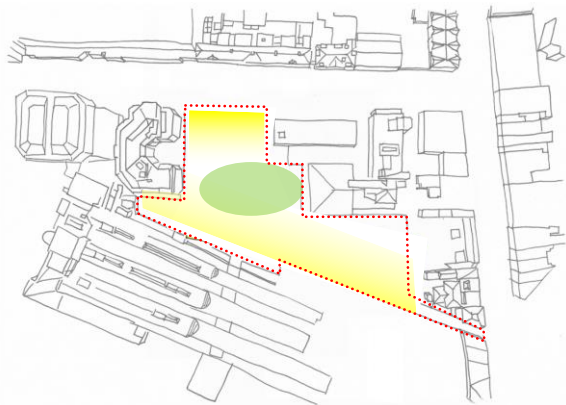
1. CREATE A COMMUNITY



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

FORMATION STRATEGY

2. ASPIRATIONAL OPEN SPACE



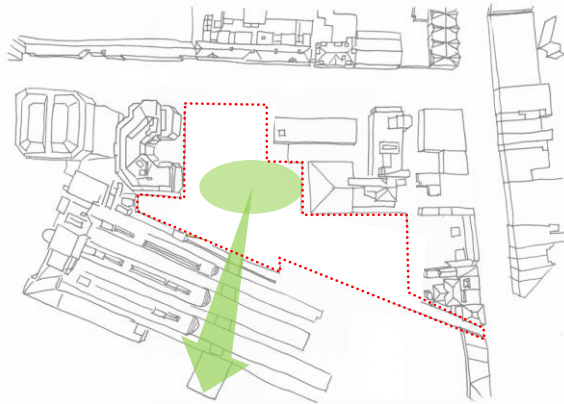
COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



Plaza del Torico, Teruel, Spain

FORMATION STRATEGY

3. FRAME THE VIEW

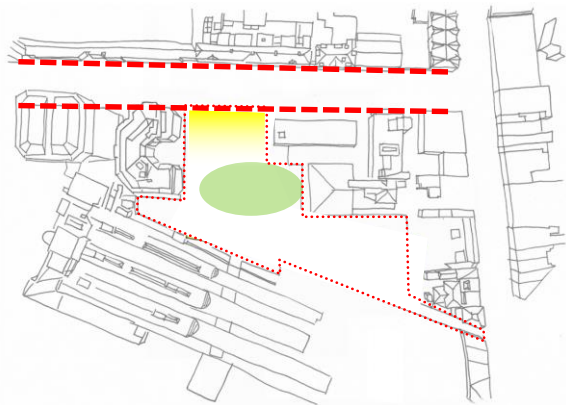


COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



FORMATION STRATEGY

4. ENLIVEN COLLEGE ROAD

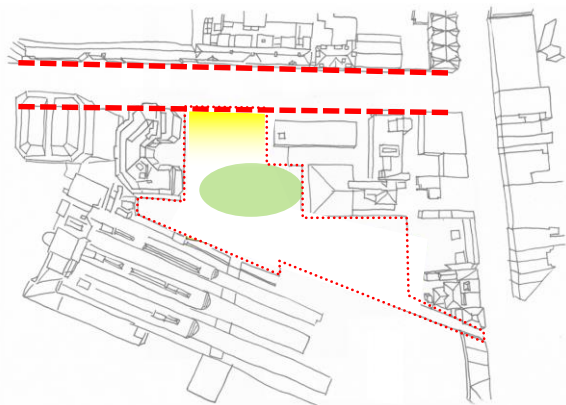


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SKIDMORE, OWINGS & MERRILL INC.



FORMATION STRATEGY

4. ENLIVEN COLLEGE ROAD



HARROW B.I.D. BUSINESS IMPROVEMENT DISTRICT



Streetscape Improvements
(St Anns Rd)



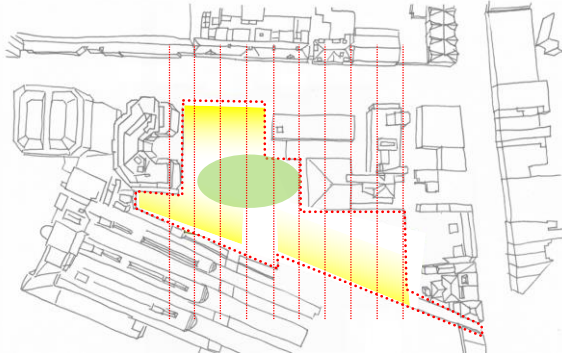
Lowlands Recreation
Performance Space

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FORMATION STRATEGY

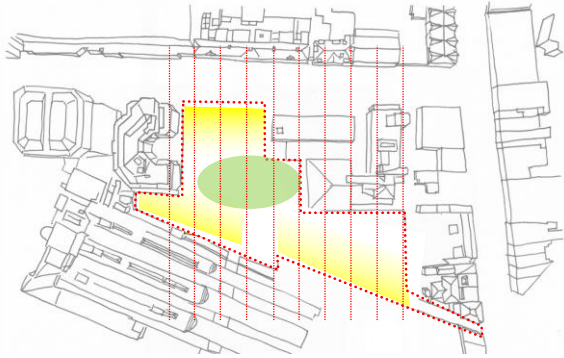
5. FINDING AN APPROPRIATE SCALE & GRAIN



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

FORMATION STRATEGY

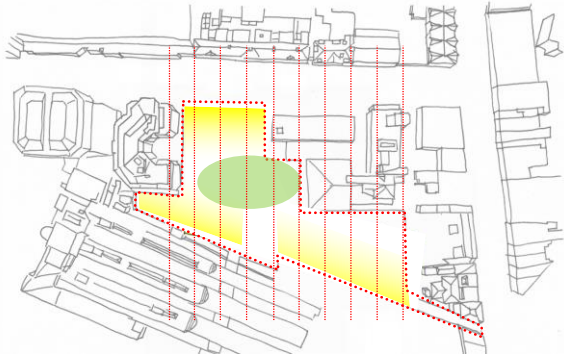
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COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

FORMATION STRATEGY

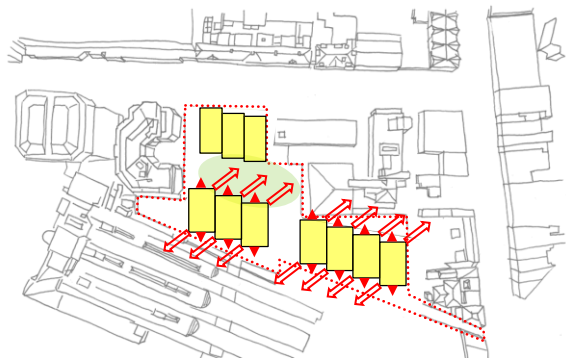
5. FINDING THE APPROPRIATE SCALE & GRAIN



COLLEGE ROAD, HARROW
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FORMATION STRATEGY

6. ASPIRATIONAL LIVING

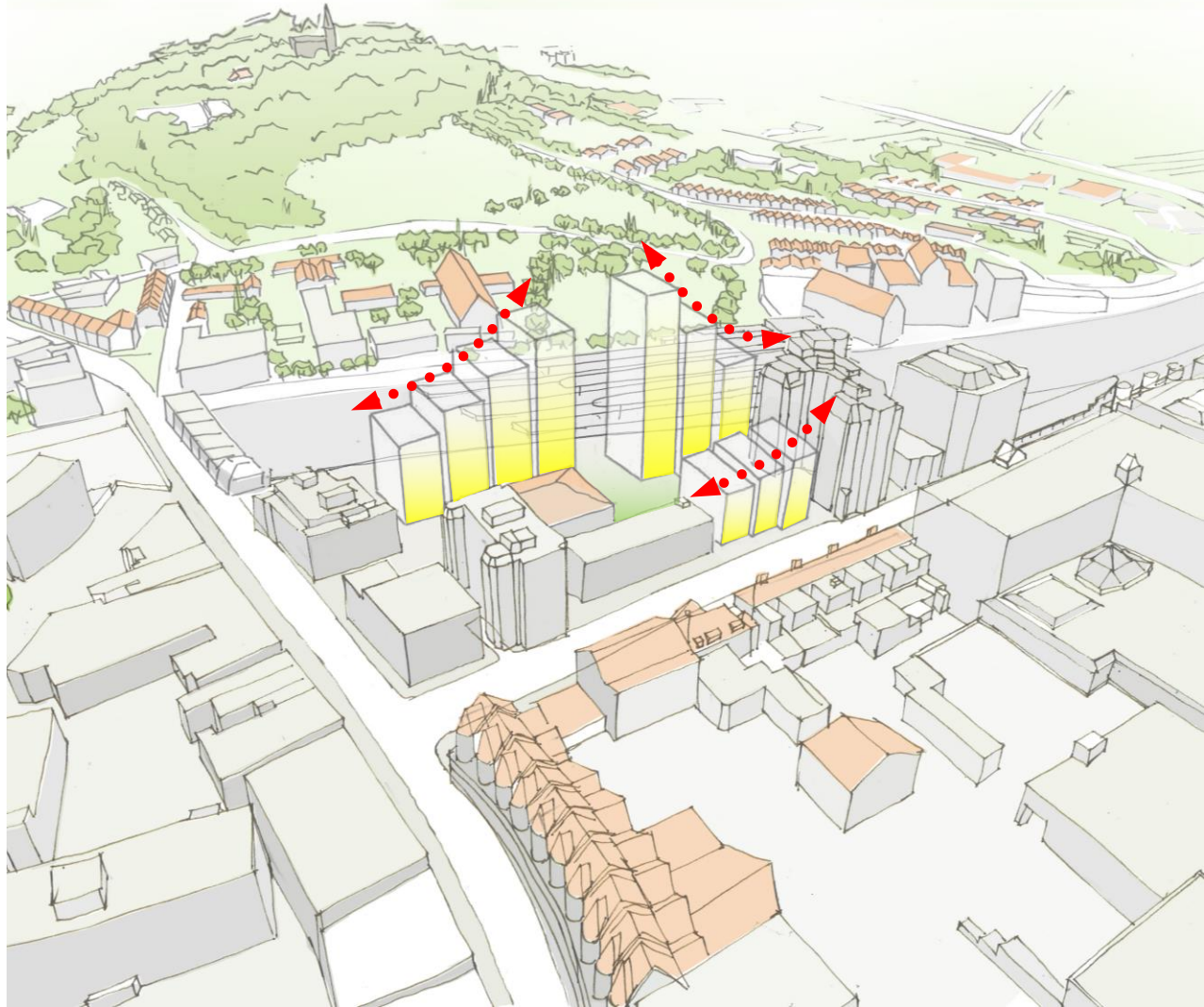
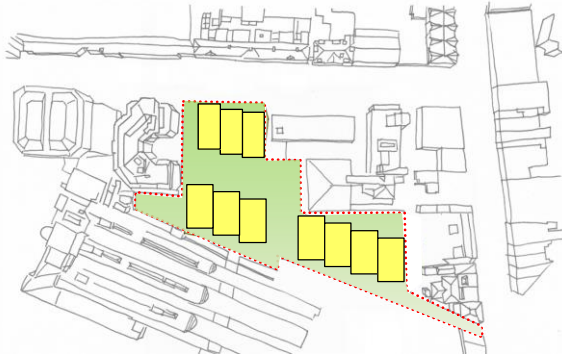


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FORMATION STRATEGY

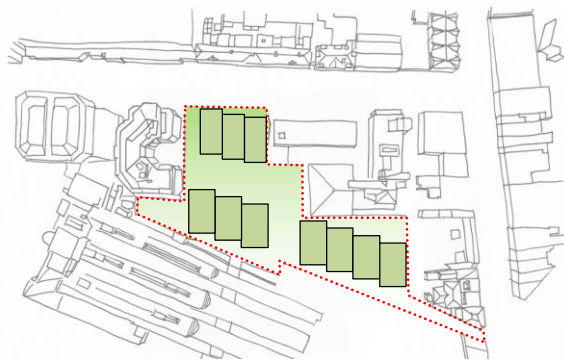
7. MEDIATING HEIGHT



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FORMATION STRATEGY

8. MAXIMISE AMENITIES

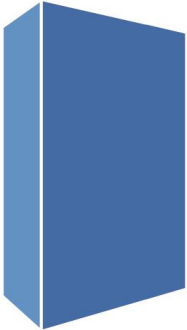


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SKIDMORE, OWINGS & MERRILL INC.

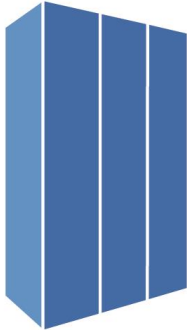


FORMATION STRATEGY

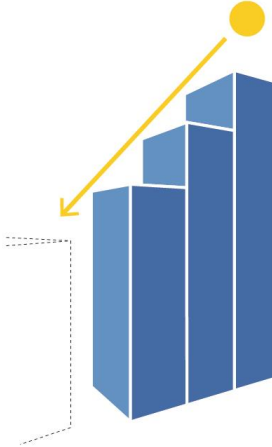
ARTICULATING THE SKYLINE



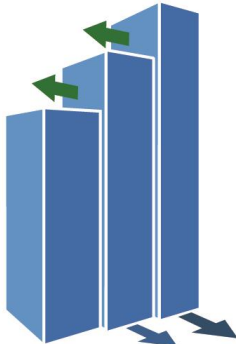
Client's Brief for Residential Area (Single Tower Massing)



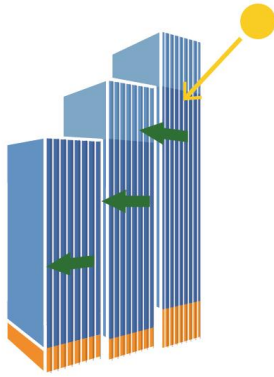
Vertically Articulated



Daylight to Open Space and Neighbouring Buildings



Dual Aspect Apartments and Access to Communal Terraces



Sun Screen to Reduce Direct Solar Radiation and Direct Views

SCHEME SUMMARY

STRIATION

Provides a sensitive and unified response to the site's irregular shape and variety of adjacencies

Advantages:

- Maximum height and framed view located at the centre of the site
- Large flexible central space
- Slender vertical proportions
- Appropriate scale relationships with neighbouring buildings
- Efficient unit layouts with dual-aspect frontage



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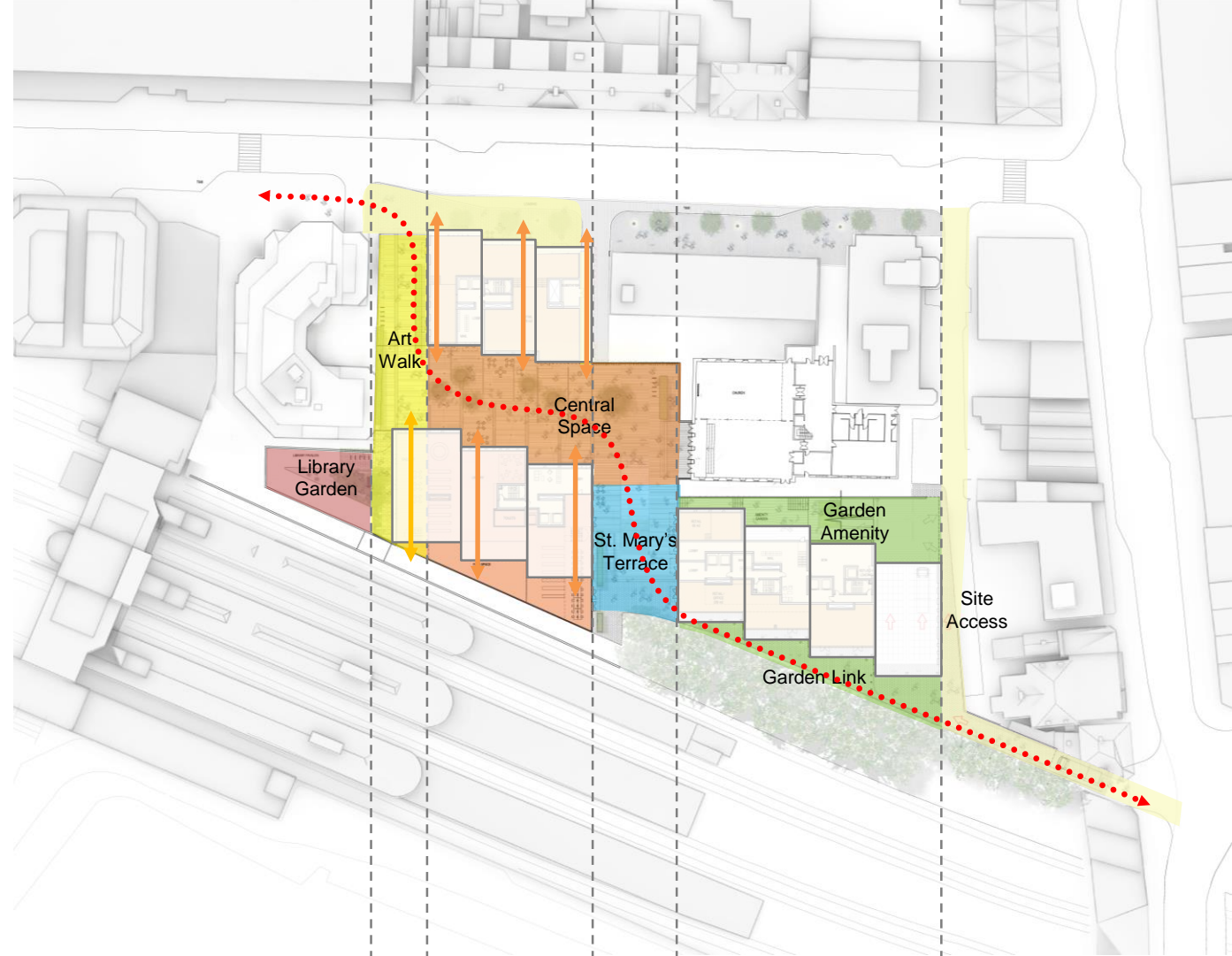


A VIBRANT PUBLIC REALM

PUBLIC REALM

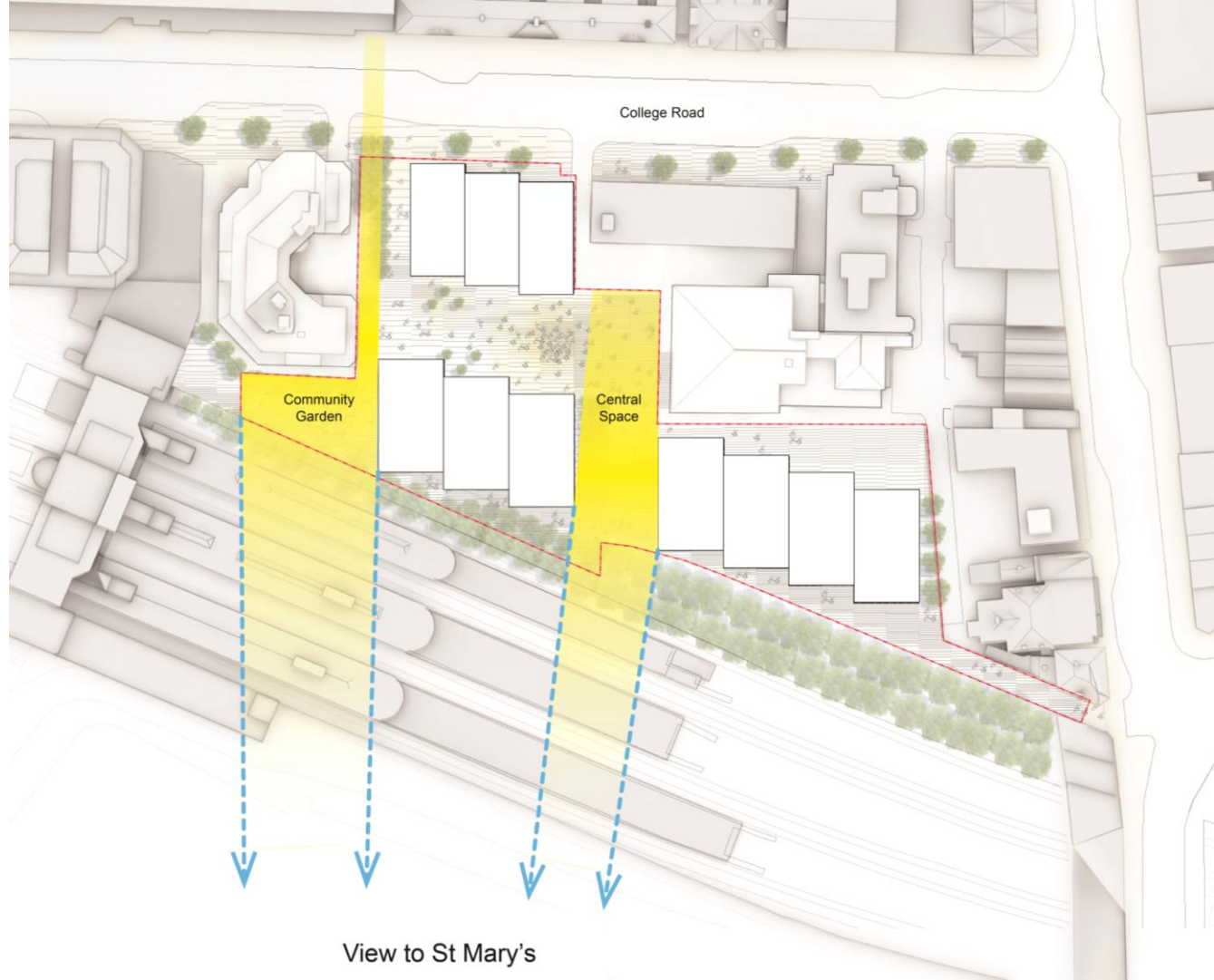
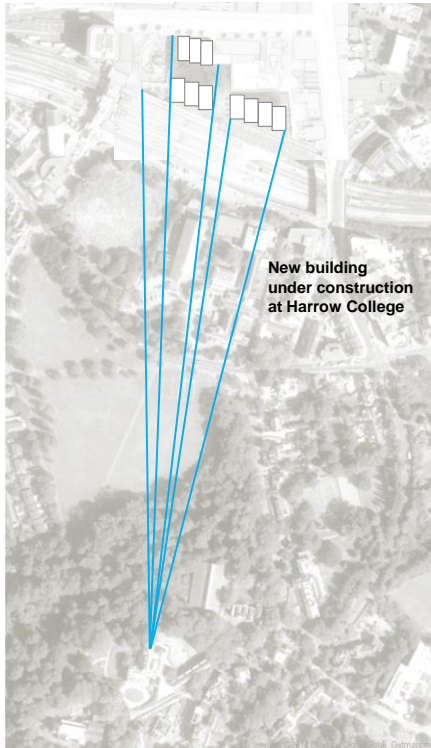
VARIETY OF USE

- Improve the streetscape of College Road
- Provide the highest quality outdoor space for the public and community
- Provide the highest quality outdoor space for the public and community
- Activate frontage at ground level with retail and a variety of community-serving uses
- Library Garden as an opportunity for gated play area
- Vista of St. Mary's from the central space



CENTRAL OPENING

DAYLIGHT AND VIEWS



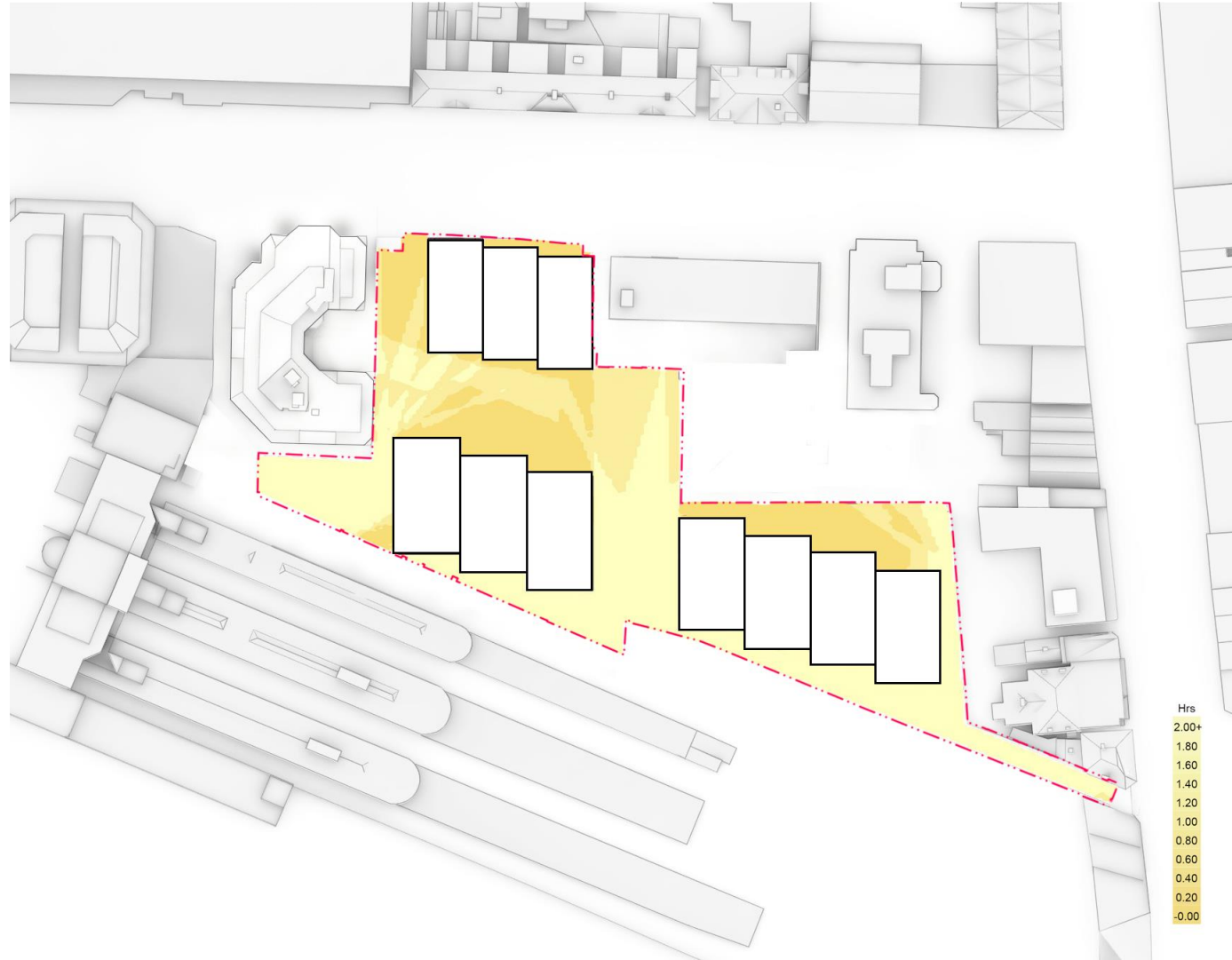
SUNLIT PUBLIC SPACE

SOLAR STUDY

3525 m² total public space at Ground Level

54% of GF public space 1934 m² area receives 2hrs sunlight on 21 March

(BRE Guidance: 50% of GF public space minimum)

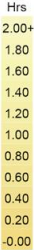
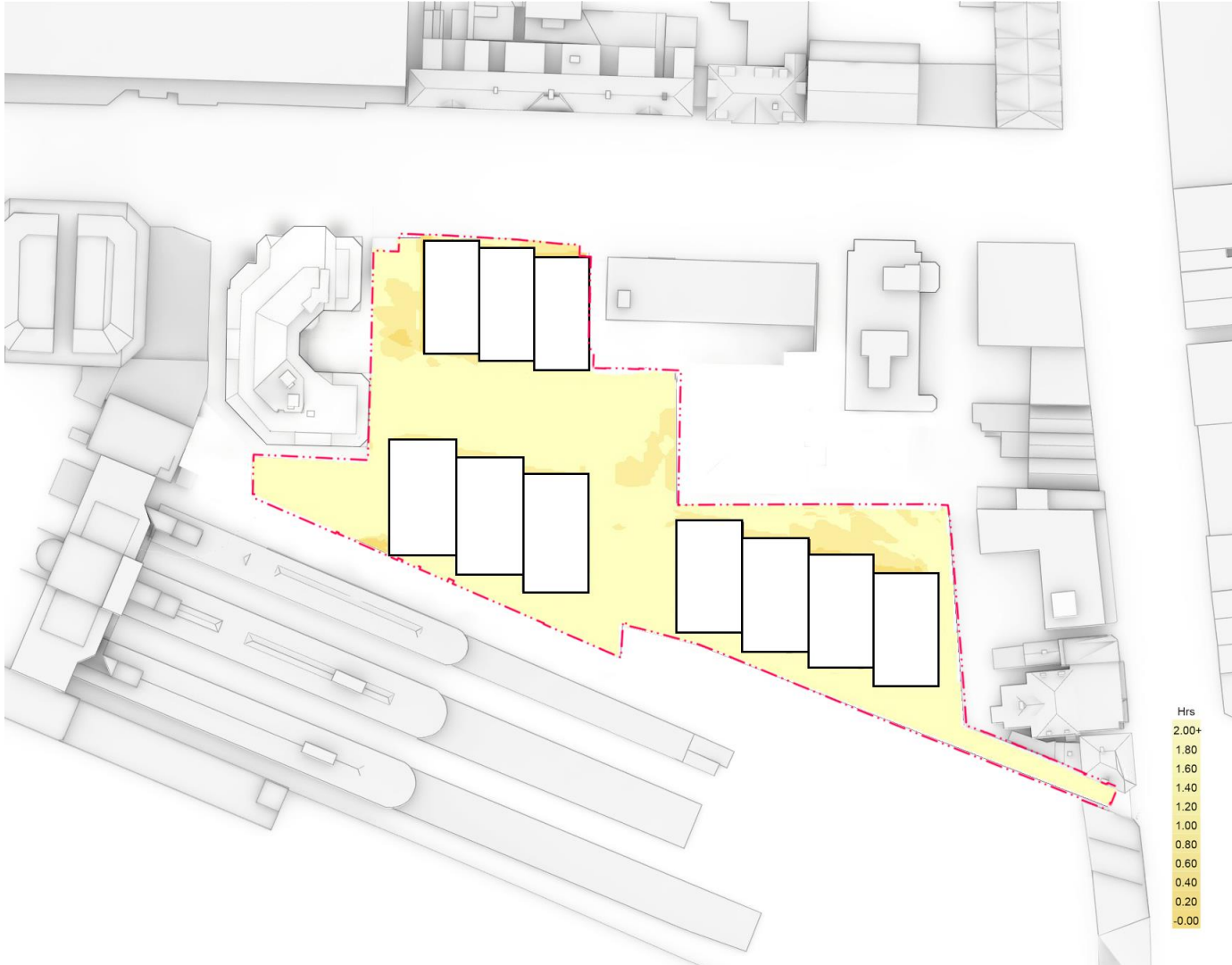


SUNLIT PUBLIC SPACE

SOLAR STUDY

3525 m² total public space at Ground Level

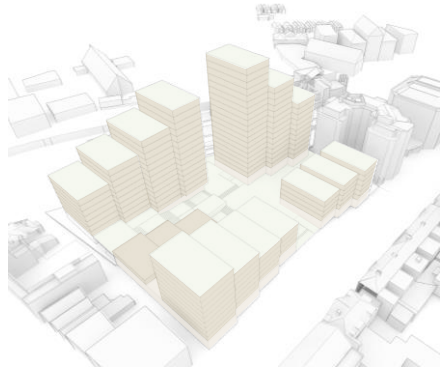
84% of GF public space 2950 m² area receives 2hrs sunlight on 21 June



GROUND LEVEL PLAN

PHASE 2

- Increase retail and active frontage along College Road
- Create a new entry from College Road with view to St Mary's
- Extend the landscape to provide a new Church and Roof Garden



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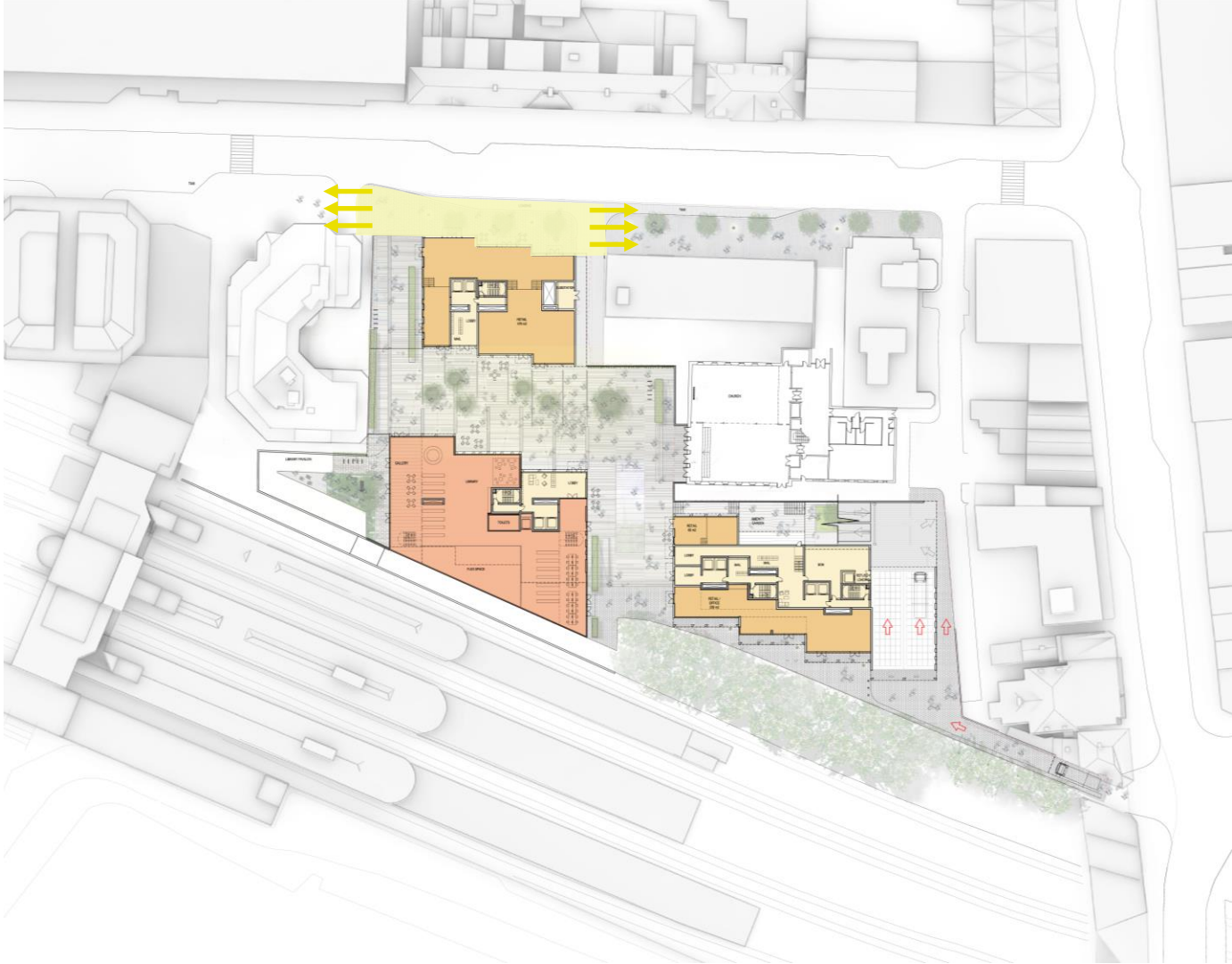
-  New Baptist Church
-  Library / Community Use
-  Retail
-  Residential Lobby

PUBLIC REALM COLLEGE ROAD

- Improve the streetscape of College Road



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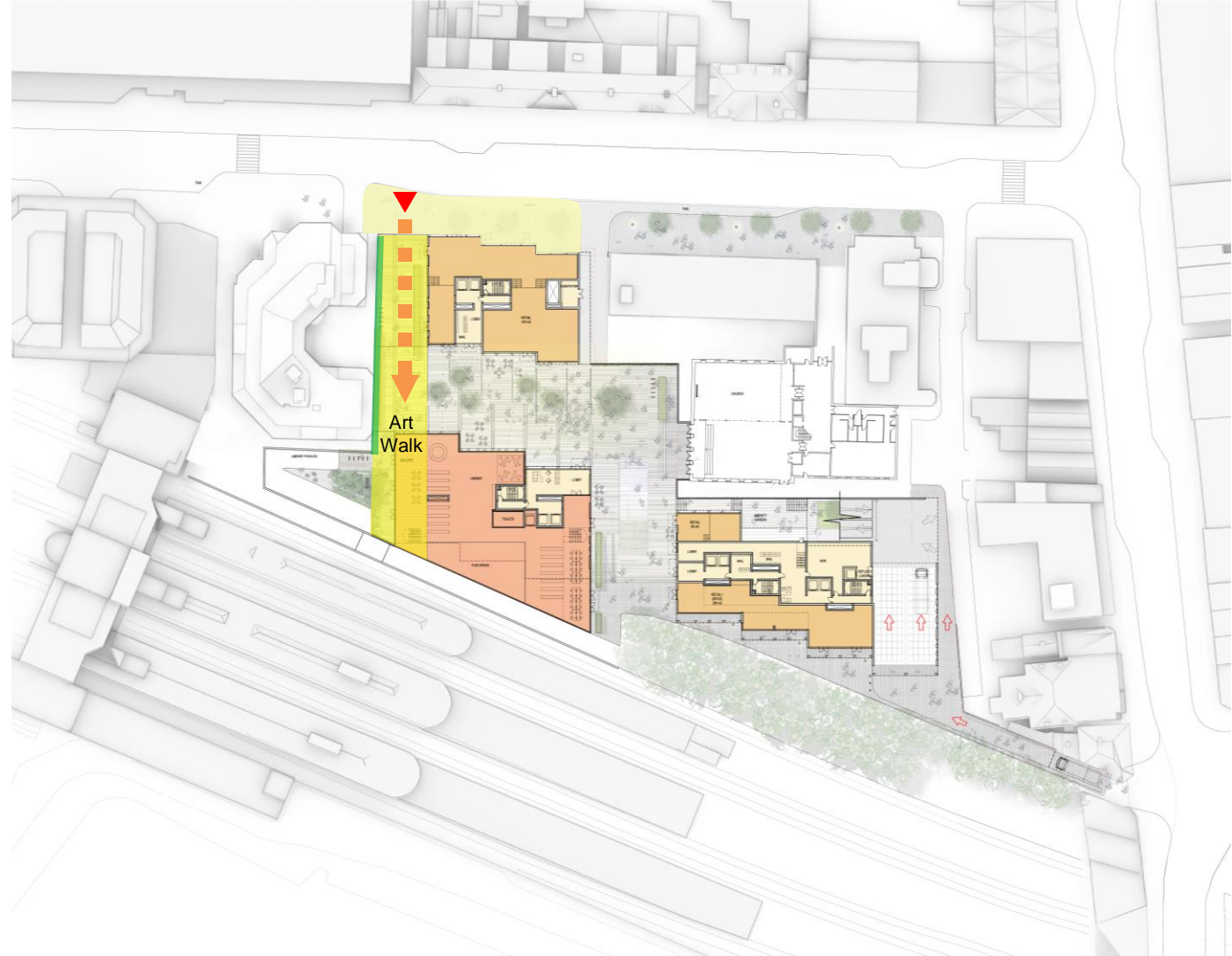
PUBLIC REALM

ENTRY CONNECTION

- Improve the streetscape of College Road
- **Entry with view of St Mary's, opening onto the Central Space.**



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LANDSCAPE IMAGES

ART WALL

DIGITAL WALL



LANDSCAPE IMAGES

ART WALL

GREEN WALL



SCULPTURAL WALL



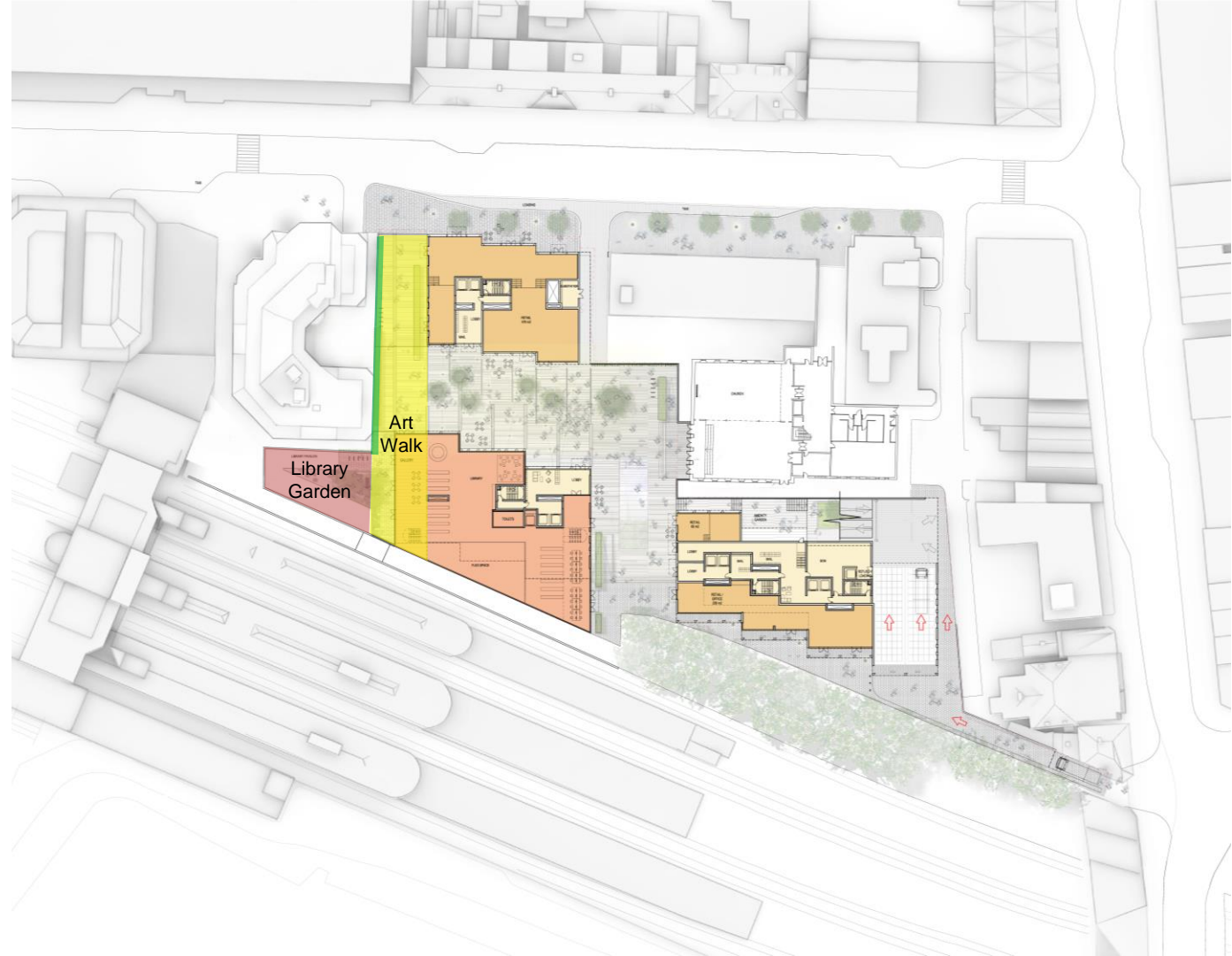
PUBLIC REALM

LIBRARY GARDEN

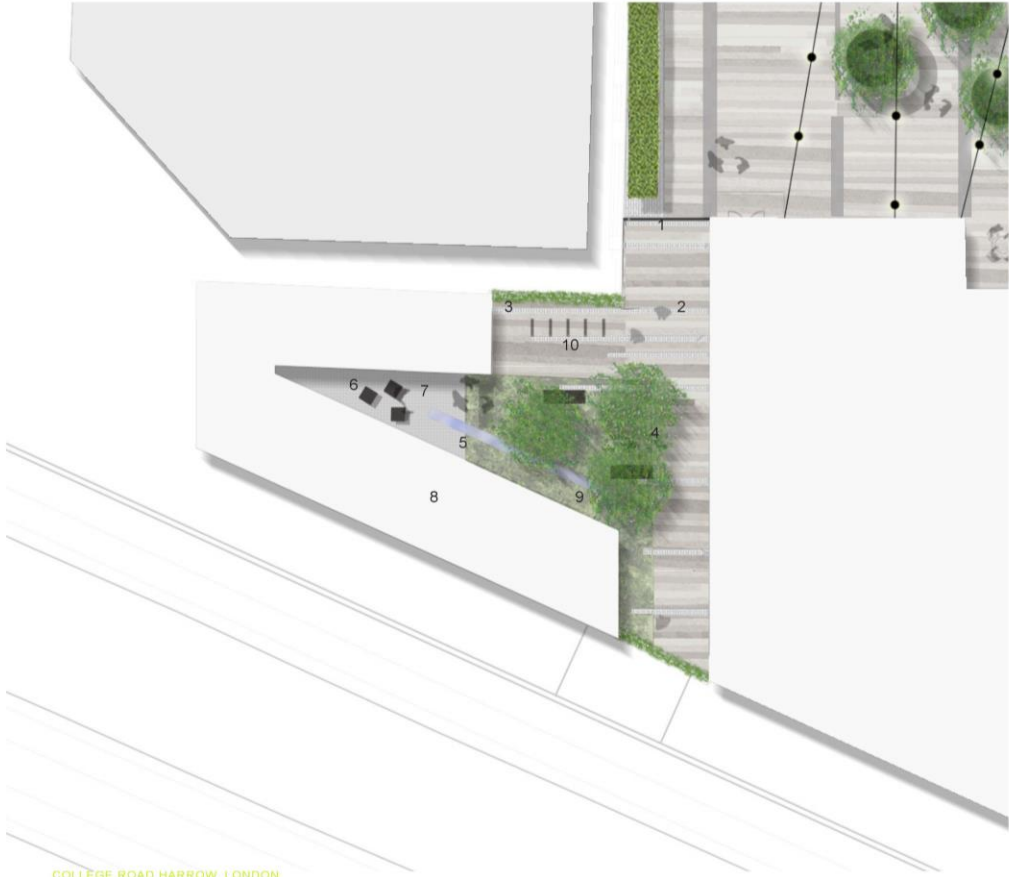
- Improve the streetscape of College Road
- Entry with view of St Mary's, opening onto the Central Space.
- Provide the highest quality outdoor space for the public and community
- Activate frontage at ground level with retail and a variety of community-serving uses
- **Library Garden – dedicated open space for the library**



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LIBRARY GARDEN PAVILION



COLLEGE ROAD HARROW, LONDON

Key

- 1. Gated entrance
- 2. Granite sett paving bands
- 3. Green screening wall
- 4. Clear stem trees
- 5. Raised water element
- 6. Seating blocks
- 7. Vent
- 8. Pavilion
- 9. Understorey planting
- 10. Secure bicycle storage

LIBRARY GARDEN PAVILION



LIBRARY GARDEN PAVILION



INVITING IN THE NEIGHBOURHOOD



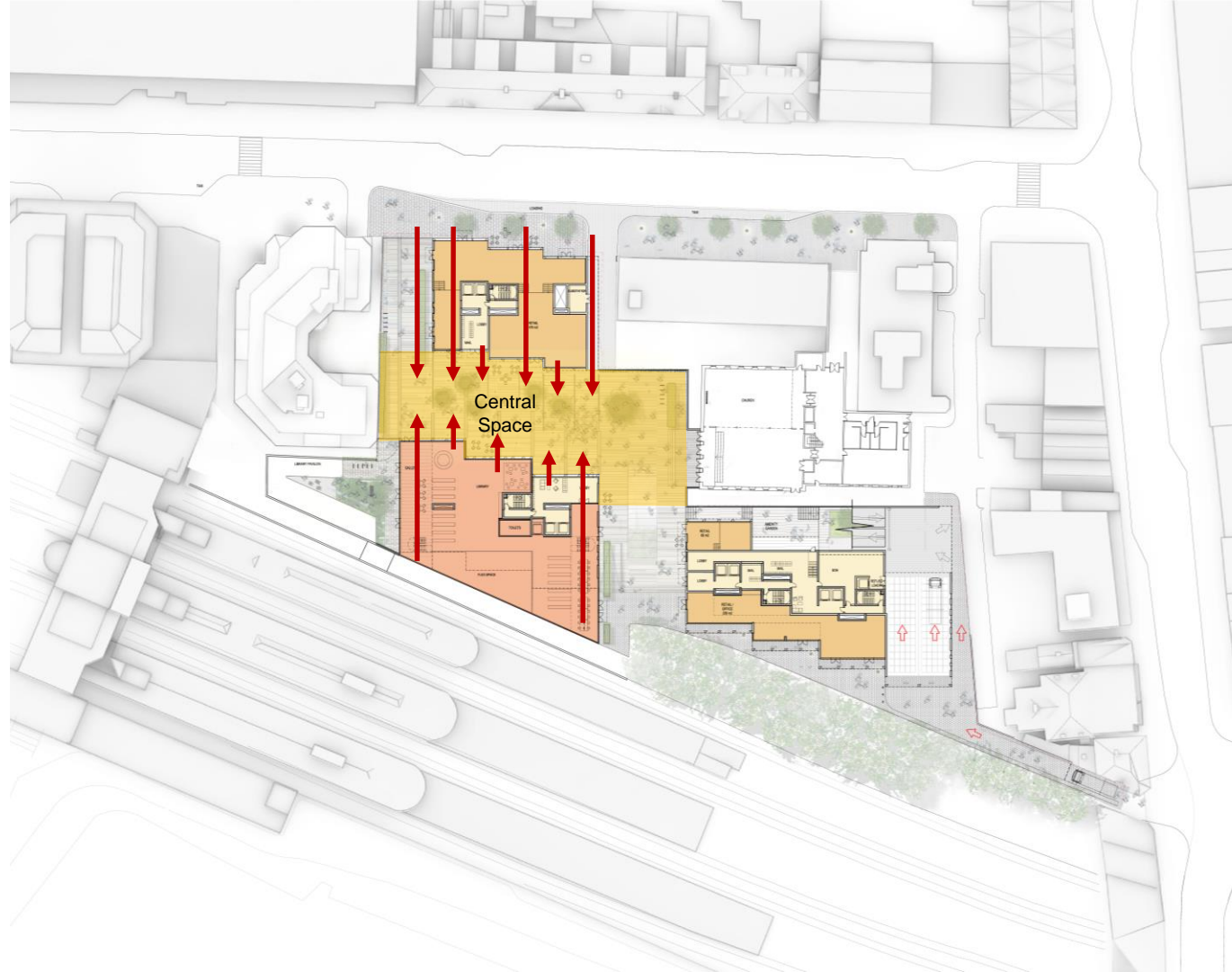
PUBLIC REALM

CENTRAL SPACE

- Improve the streetscape of College Road
- Entry with view of St Mary's, opening onto the Central Space.
- **Provide the highest quality outdoor space for the public and community**
- **Activate frontage at ground level with retail and a variety of community-serving uses**



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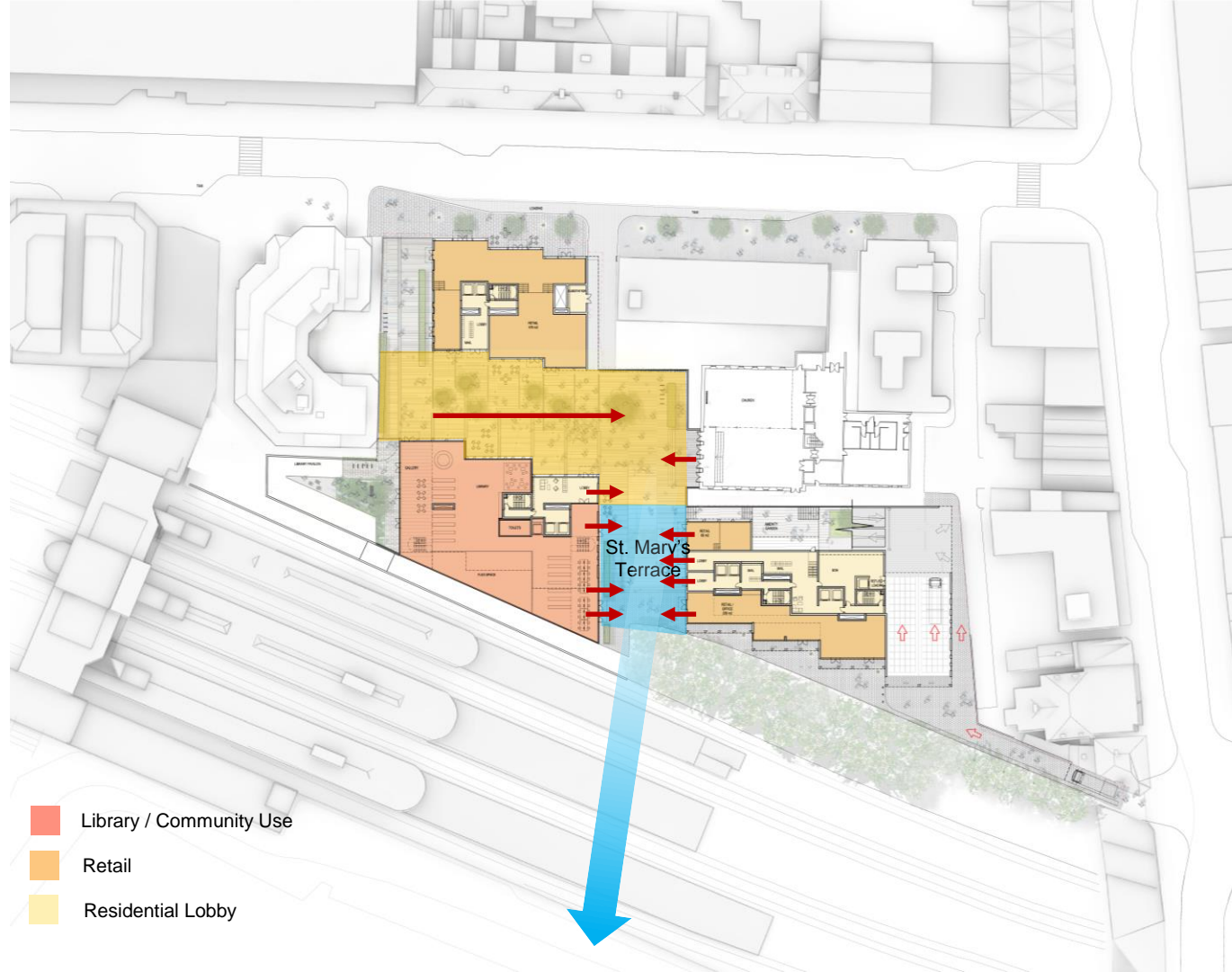
PUBLIC REALM

ST MARY'S TERRACE

- Improve the streetscape of College Road
- Entry with view of St Mary's, opening onto the Central Space.
- Provide the highest quality outdoor space for the public and community
- Activate frontage at ground level with retail and a variety of community-serving uses
- Library Garden – dedicated open space for Library
- **Create a new framed view of St. Mary's**



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CENTRAL SPACE

VIEW TO ST MARY'S

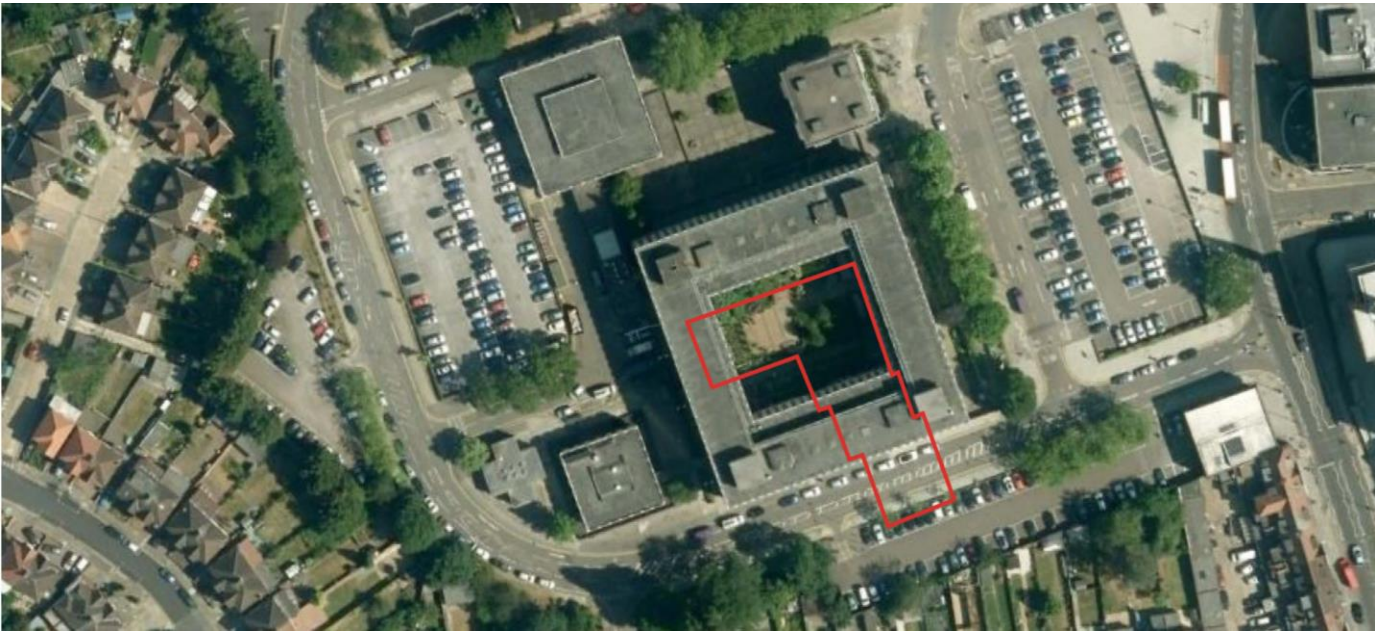


LANDSCAPE SITE PLAN



SCALE COMPARISON

HARROW COUNCIL COURTYARD



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

SCALE COMPARISON

LYRIC SQUARE, HAMMERSMITH



SCALE COMPARISON

ROYAL FESTIVAL HALL, LONDON



SCALE COMPARISON

WINDRUSH SQUARE, BRIXTON



SCALE COMPARISON

GUILDHALL SQUARE, LONDON



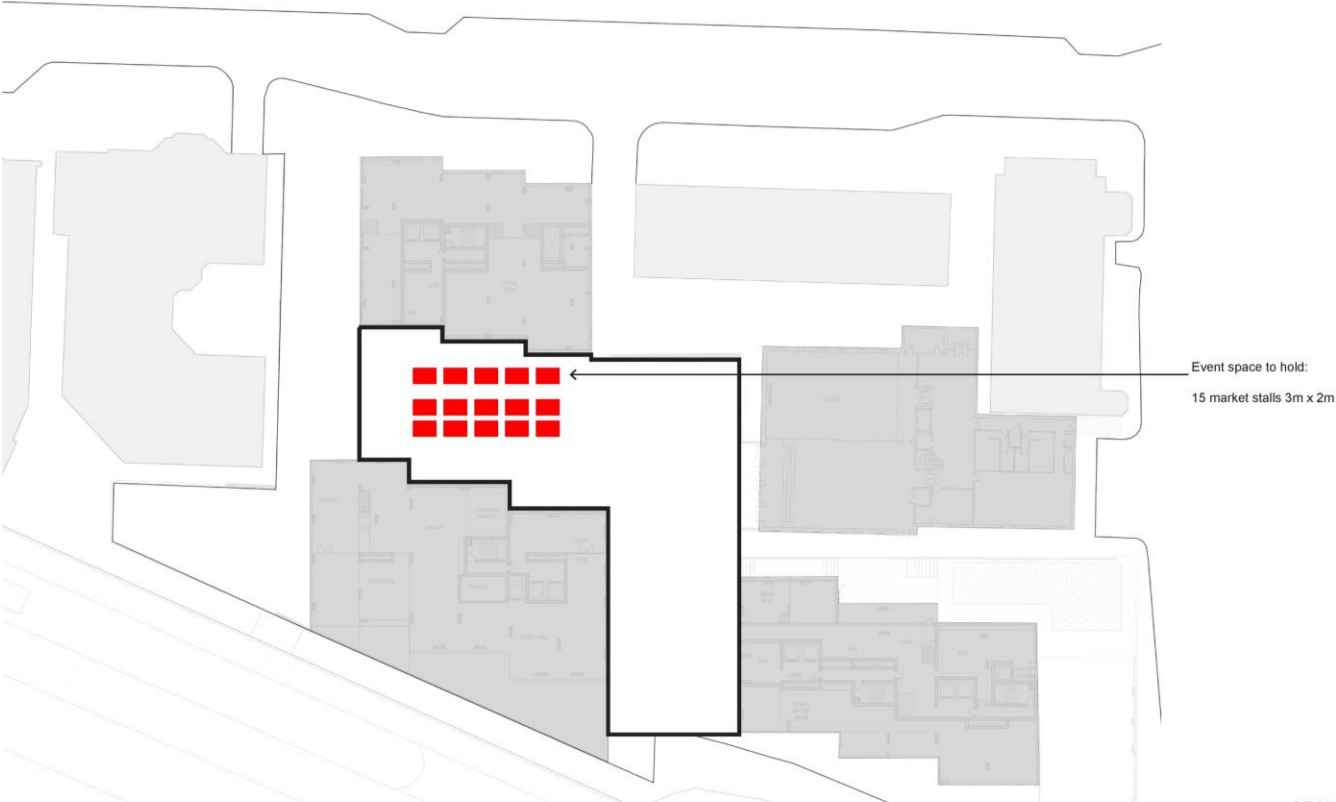
SCALE COMPARISON

PATERNOSTER SQUARE, LONDON



EVENTS FOR CENTRAL SQUARE

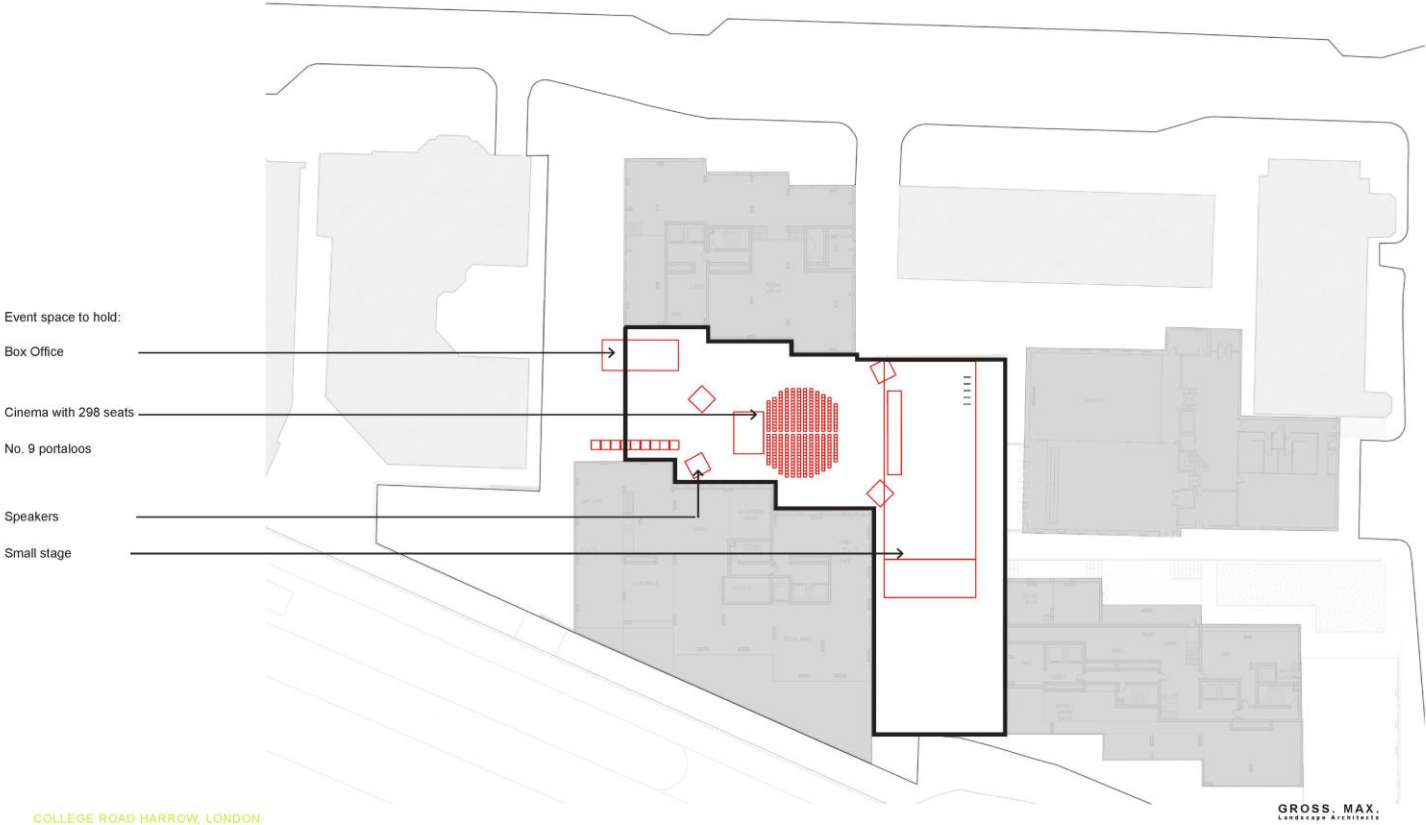
FOOD MARKET



Event space to hold:
15 market stalls 3m x 2m

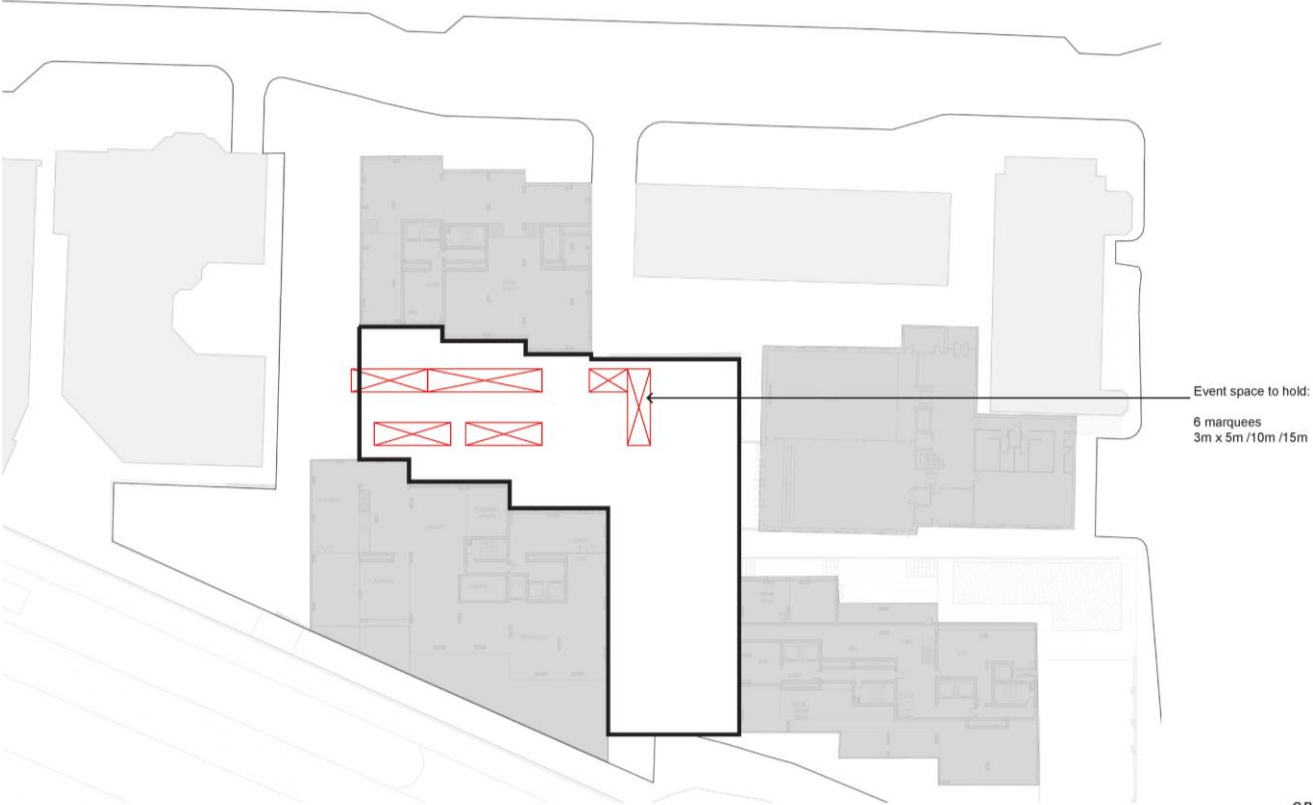
EVENTS FOR CENTRAL SQUARE

OUTDOOR CINEMA



EVENTS FOR CENTRAL SQUARE

ART FAIR

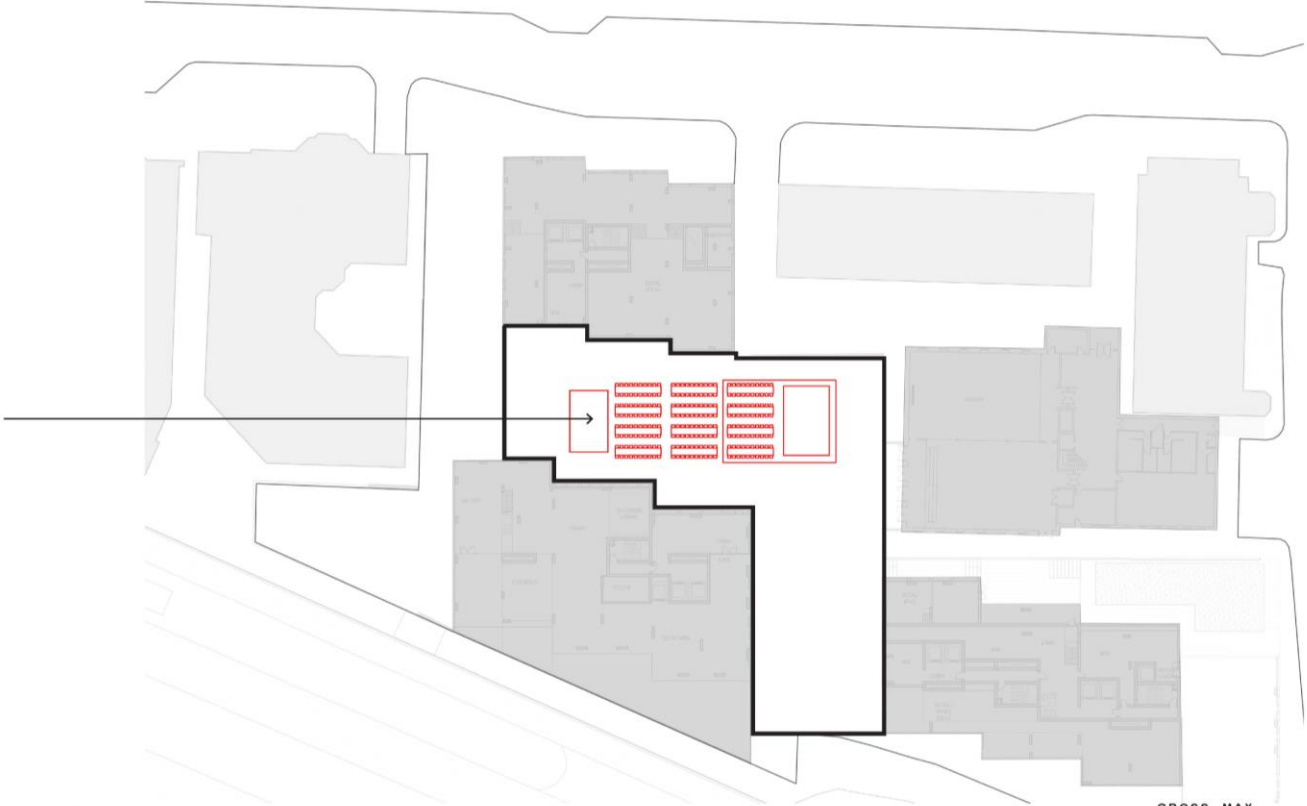


Event space to hold:
6 marquees
3m x 5m /10m /15m

EVENTS FOR CENTRAL SQUARE

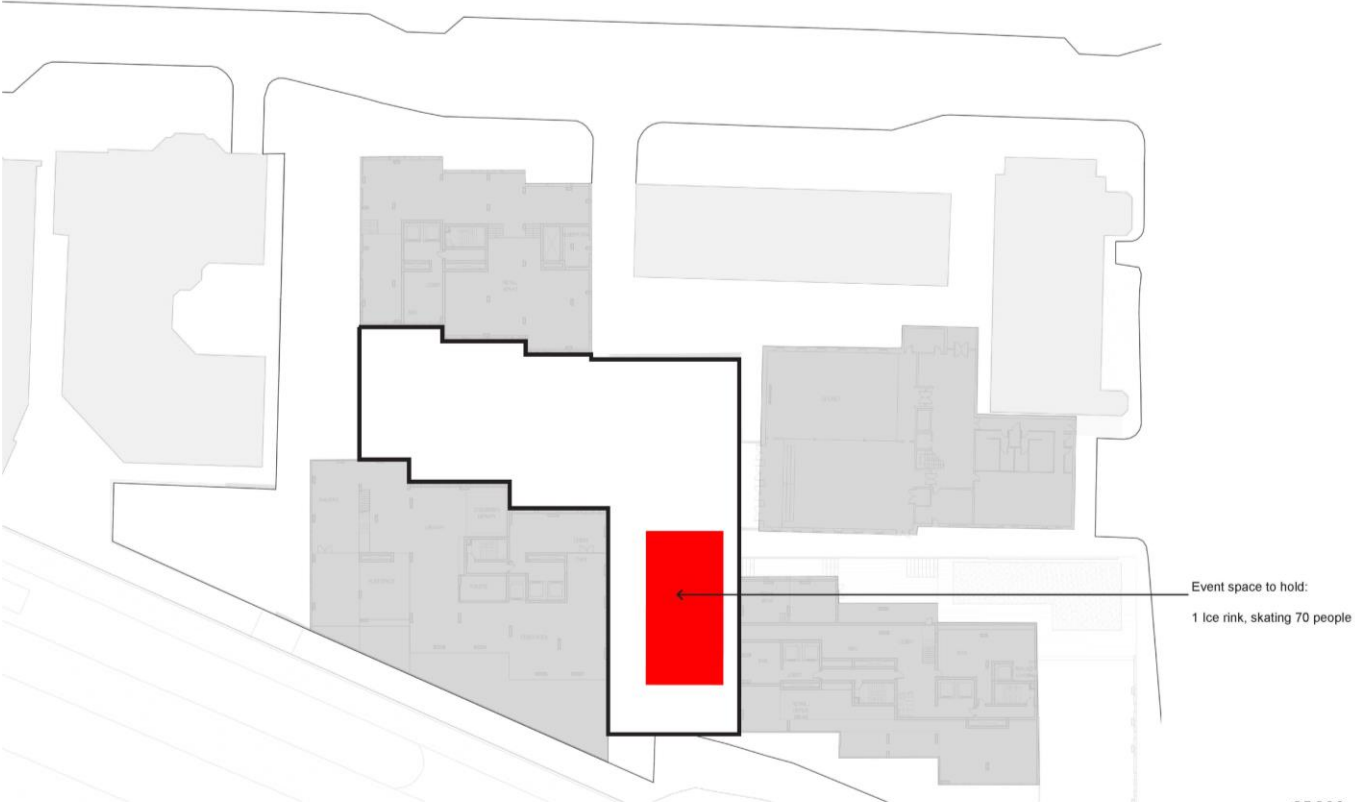
BEER GARDEN

Event space to hold:
Beer garden



EVENTS FOR CENTRAL SQUARE

ICE RINK

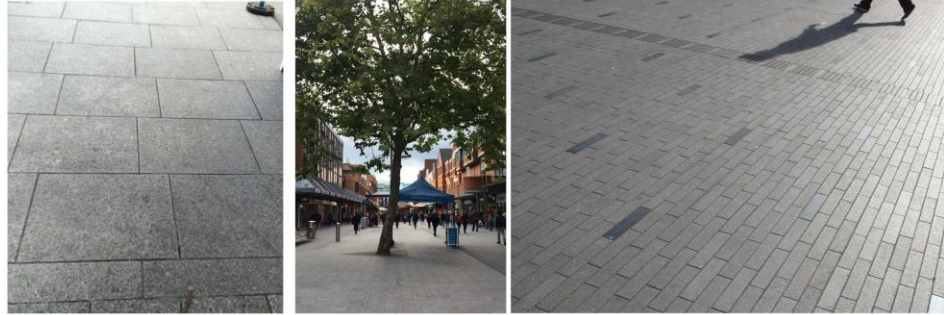


COLLEGE ROAD HARROW, LONDON

LANDSCAPE IMAGES

STREETSCAPE

GRANITE PAVING



STREET TREE PLANTING



SETTS



LANDSCAPE IMAGES

HARD LANDSCAPE

DETAILS



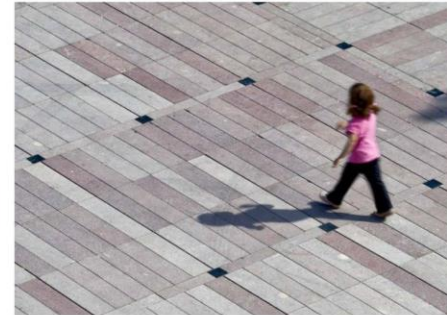
INLAYS



MATERIALS



MATERIALS



LANDSCAPE IMAGES

PLANTING

GREEN SCREENS



PLEACHED TREES



TREES



LANDSCAPE IMAGES

MIRROR POOL

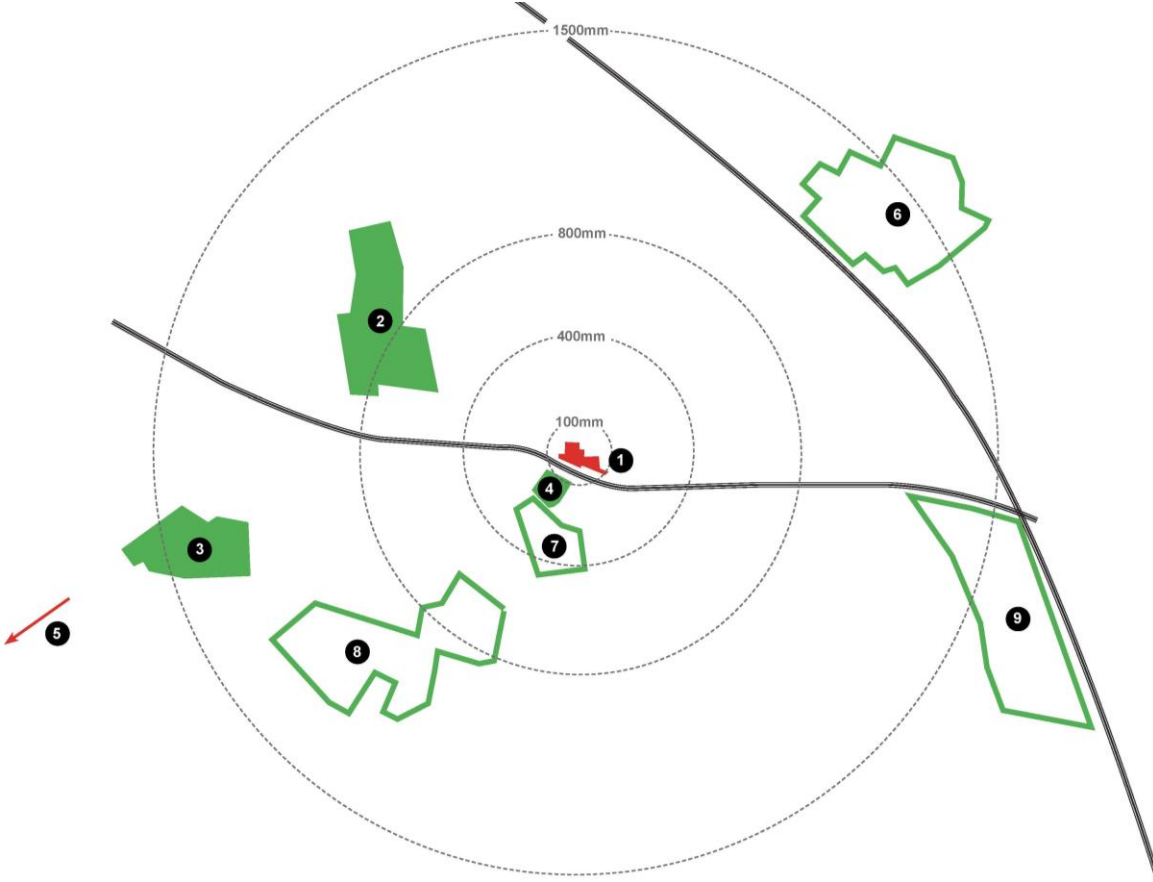
REFLECTION



ACTIVE WATER



AMENITY SPACE PLAY



COLLEGE ROAD HARROW, LONDON

Key

- 1. The Site
- 2. Harrow Recreation Ground + Play area.
- 3. West Harrow Recreation Ground + Play area.
- 4. Lowlands Recreation Ground + Play area.
[future play space]
- 5. Roxbourne Park + Play area.
- 6. Kenton recreation Ground
- 7. The Grove Open space
- 8. Churuchfields
- 9. Northwick Park

LANDSCAPE IMAGES

PLAY



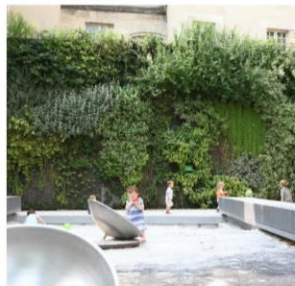
WATER + PLAY



FURNITURE + PLAY

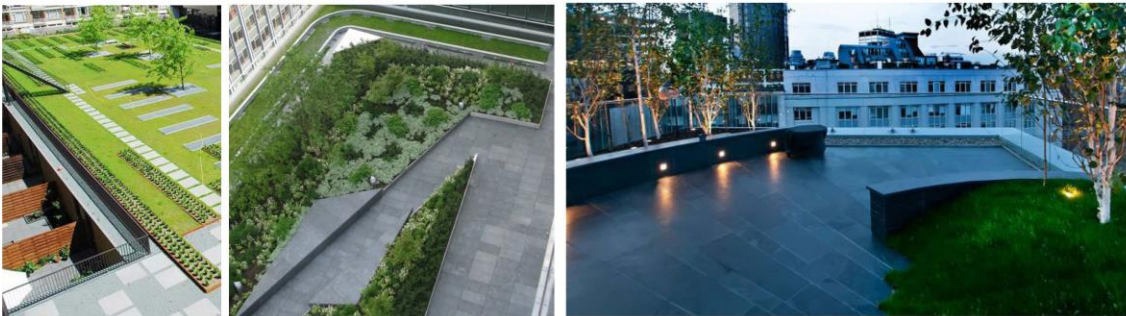
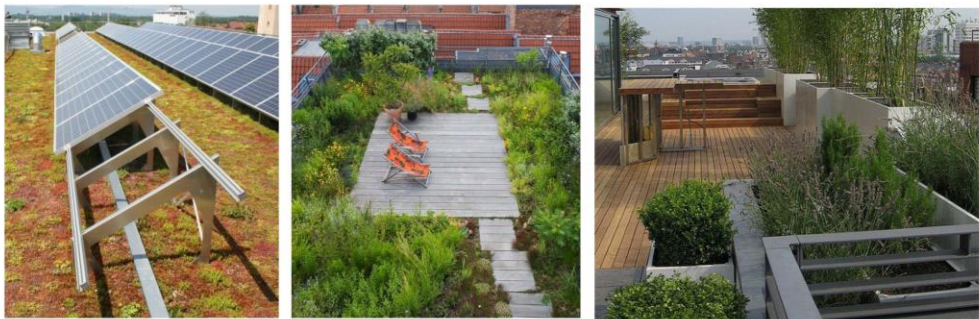


PAVING + PLAY



LANDSCAPE IMAGES

ROOF TERRACES



COMMUNITY LIBRARY FLOOR SPACE



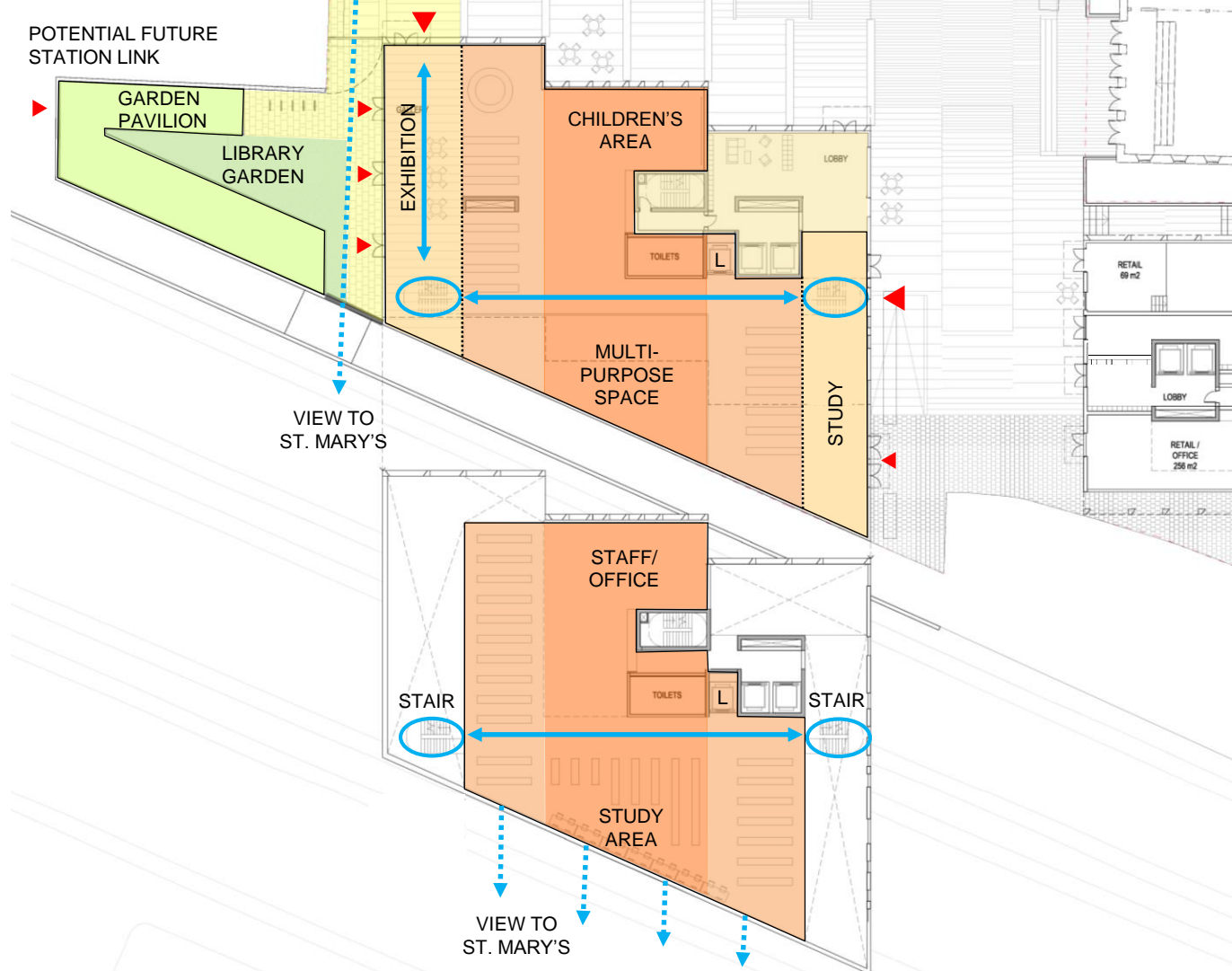
850m² GROUND LEVEL
550m² MEZZANINE

1400m² TOTAL MAIN BUILDING
+150m² GARDEN PAVILION

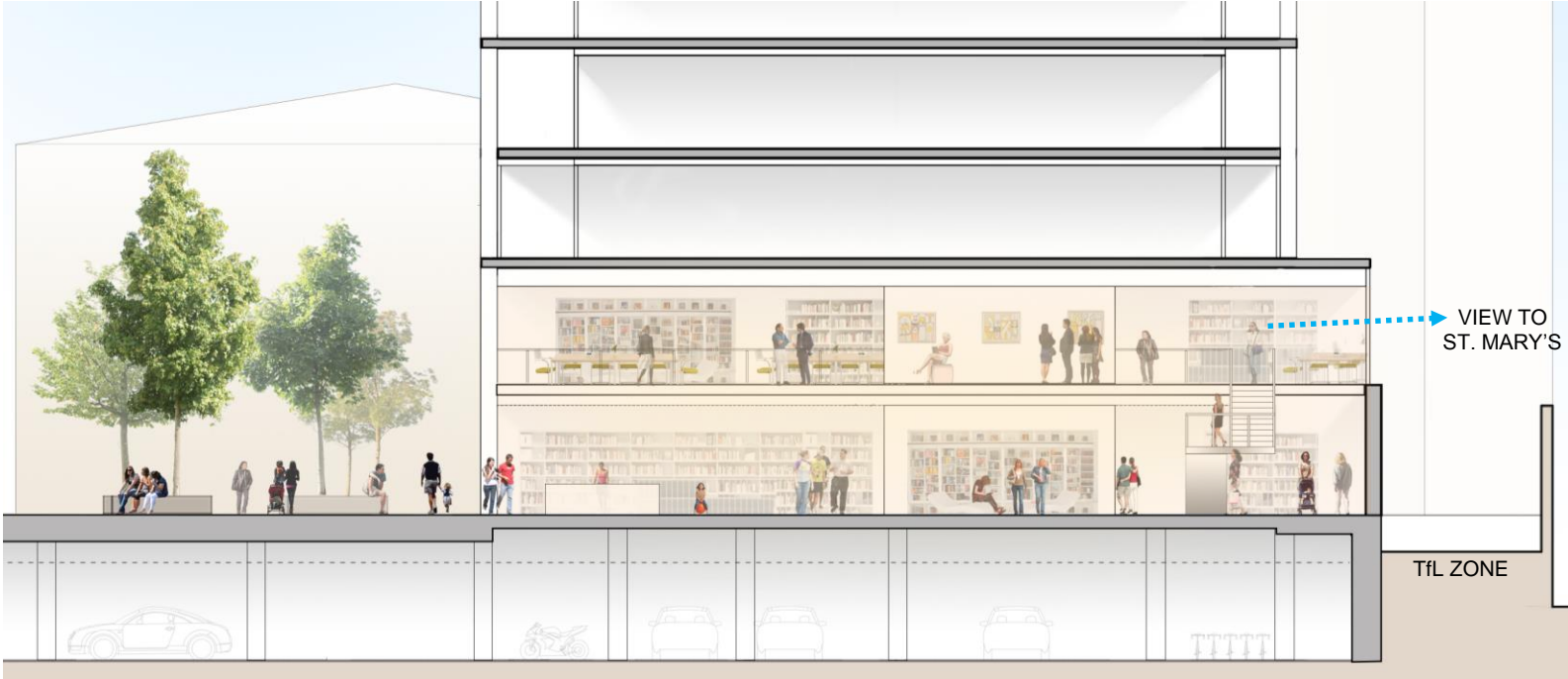
Option 5 - Single sex with pans and urinals for males, plus accessible unisex

Female	
Pans	2
Basins	1
Male	
Pans	2
Urinals	1
Basins	1
Unisex accessible facilities	1

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COMMUNITY LIBRARY SECTION



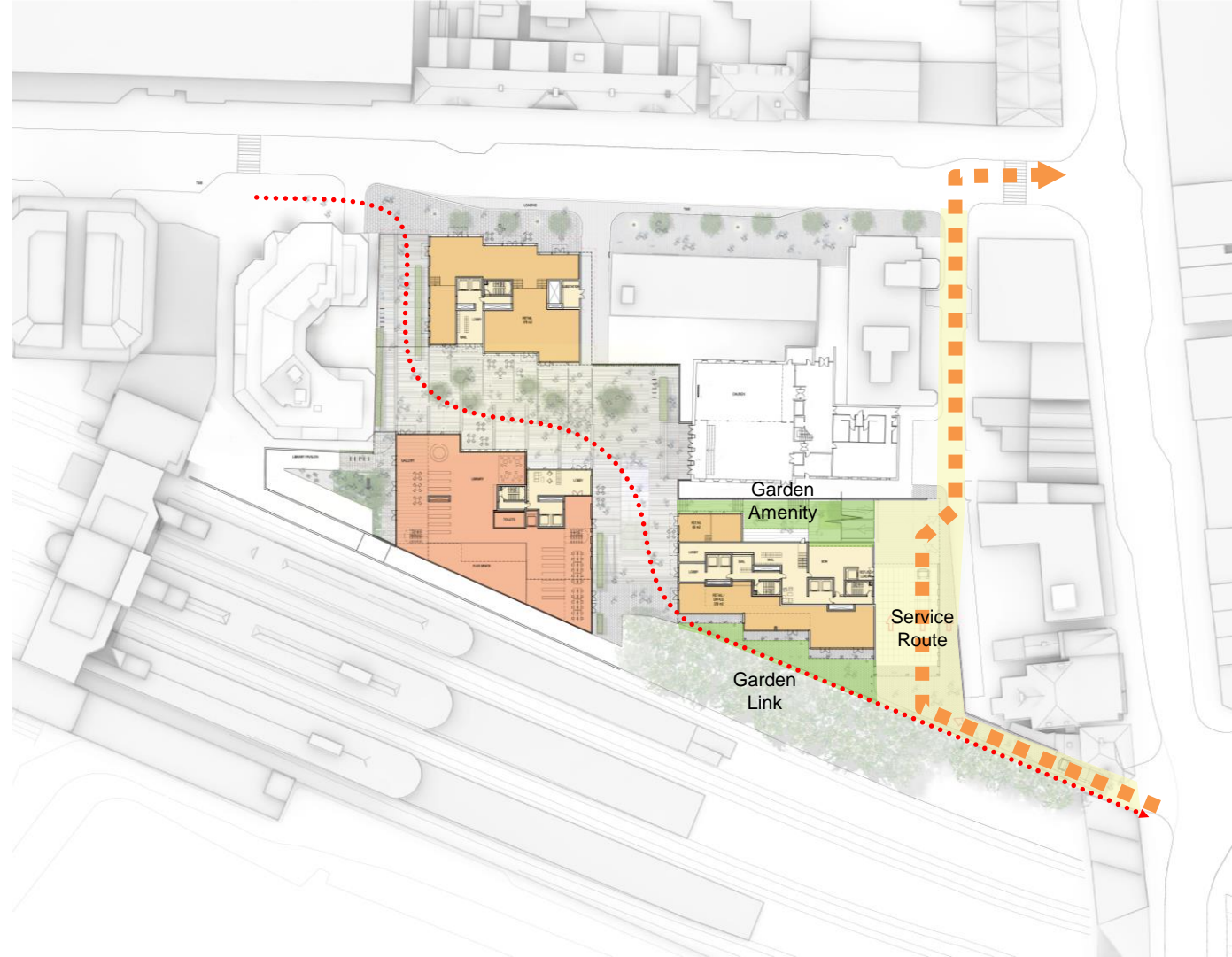
PUBLIC REALM

SERVICING STRATEGY

- Improve the streetscape of College Road
- Entry with view of St Mary's, opening onto the Central Space.
- Provide the highest quality outdoor space for the public and community
- Activate frontage at ground level with retail and a variety of community-serving uses
- Library Garden as an opportunity for gated play area
- Vista of St. Mary's from the central space
- **Dedicated service route to maintain a car-free public realm**



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RESIDENTIAL ACCOMMODATION

RESIDENTIAL USES

TYPICAL FLOOR PLAN

PRIVATE HOUSING:

	STUDIOS	1B	2B	3B
UNITS	13	119	100	30
%	5%	45%	38%	11%
GRAND TOTAL				262

INTERMEDIATE HOUSING:

	STUDIOS	1B	2B	3B
UNITS	0	12	9	0
%	0%	57%	43%	0%
GRAND TOTAL				21

AFFORDABLE RENTED HOUSING:

	STUDIOS	1B	2B	3B
UNITS	0	15	15	0
%	0%	50%	50%	0%
GRAND TOTAL				30

TOTAL

	STUDIOS	1B	2B	3B
UNITS	13	146	124	30
%	4%	47%	40%	10%

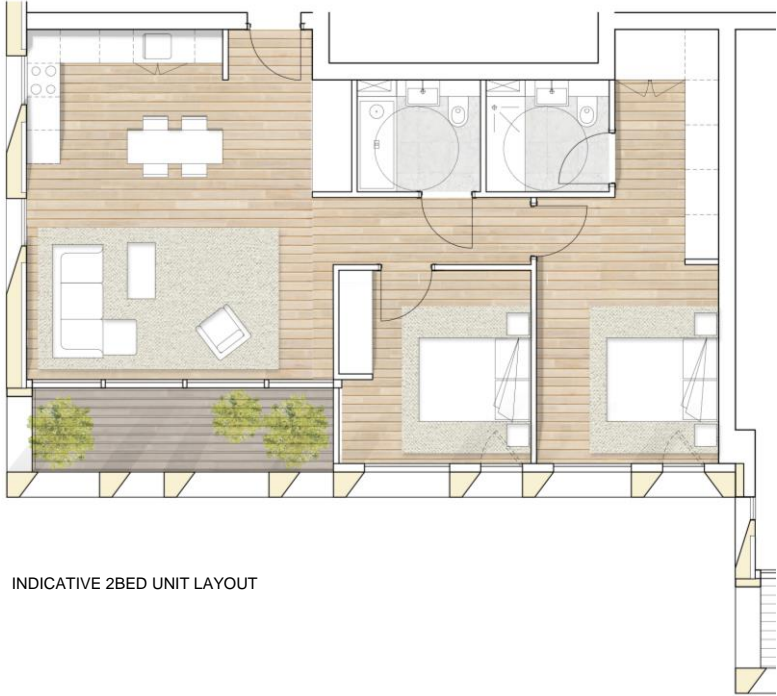
TOTAL UNITS 313



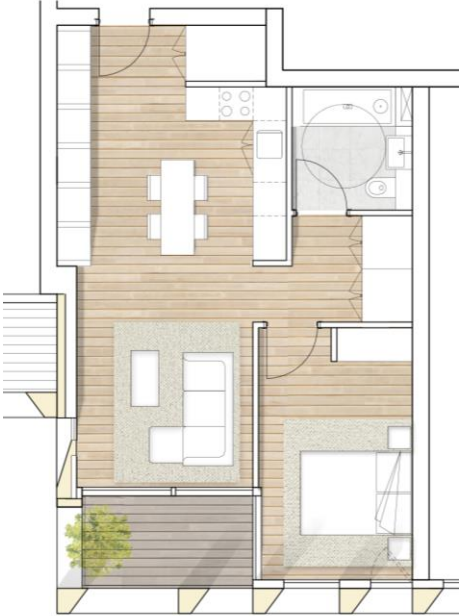
10% Wheelchair Provision
 Lifetime Homes
 London Housing Design Guidelines
 Code for Sustainable Homes Level 4

RESIDENTIAL USES

TYPICAL LAYOUTS



INDICATIVE 2BED UNIT LAYOUT



INDICATIVE 1BED UNIT LAYOUT

FAÇADE ELEMENTS

DESCRIPTION OF MATERIALS

North and South Screenwalls:

Precast concrete: fine white aggregate with smooth finish.
450mm wide plan zone with horizontal bands at alternating
6m high fins typical, 9m high at some locations
Self-supporting for gravity loads, thermally-isolated from internal
slabs
Coloured material on fins: Integral precast colour with formed
texture, or terracotta

East and West Walls:

Precast concrete wall panels to internal concrete frame.
6m high panels typical, 9m high at some locations.
Full-height glazing between panels with flush glass spandrel at
intermediate floors. See glass enclosure below.

Balconies:

Laminated glass balustrade and spandrel to match glass enclosure,
vertically supported on precast fins.
Hardwood timber decking on concealed galvanised frame, internal
drainage tray, connected to rainwater collection system.
Tinted anodised aluminium soffit panels.

Inner Glass Enclosure:

Floor-to-ceiling glazing, double or triple-glazed to meet acoustic
and thermal performance criteria.
Low-iron glass with solar reflective coating.
Full-height tilt-turn panels in small slots, one per room.
Back-painted glass spandrels at intermediate floors with open
reveals for ducted ventilation through ceiling zone (all floors).
Allowance for 20% of panels to become back-painted glass with
insulated wall as needed for privacy and solar performance.

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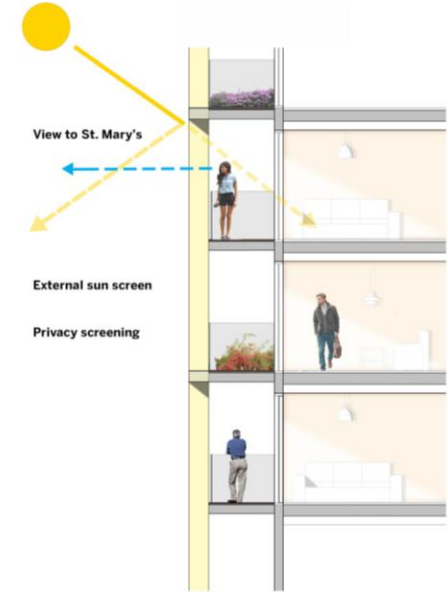
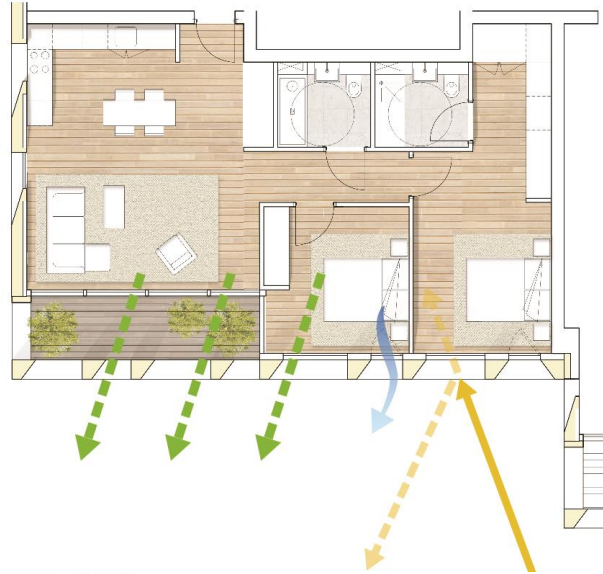


FAÇADE DEVELOPMENT

DIRECTED VIEWS



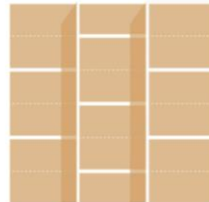
Views directed toward St Mary's



PROTECTIVE SCREEN FORMATION



1. Striated Massing
Smaller volumes of slender vertical proportion



2. Stacked Blocks
Height is subdivided into stacked zones



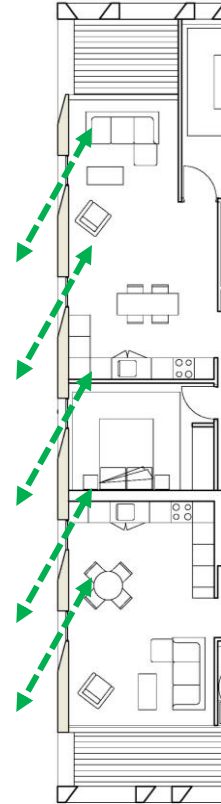
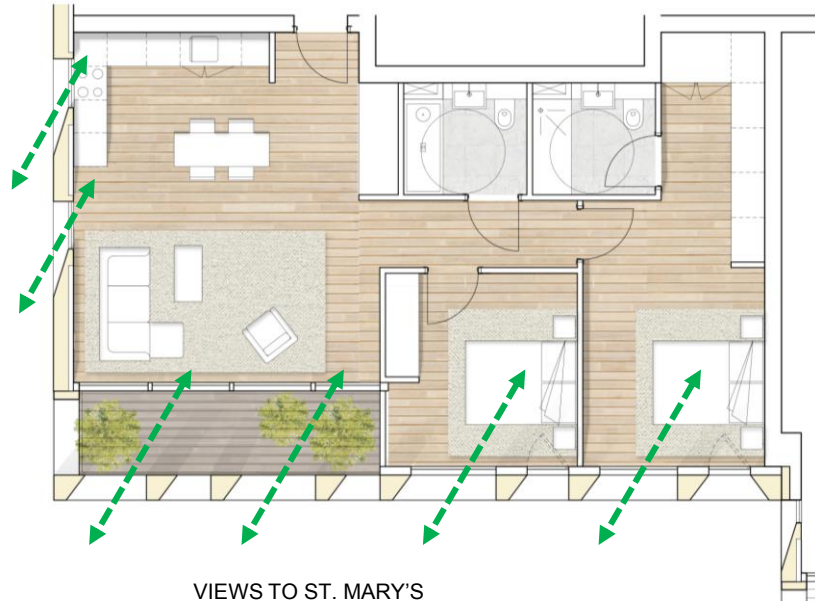
3. Vertical Screen
Vertical fins provide visual screening for residential units and a consistent external appearance



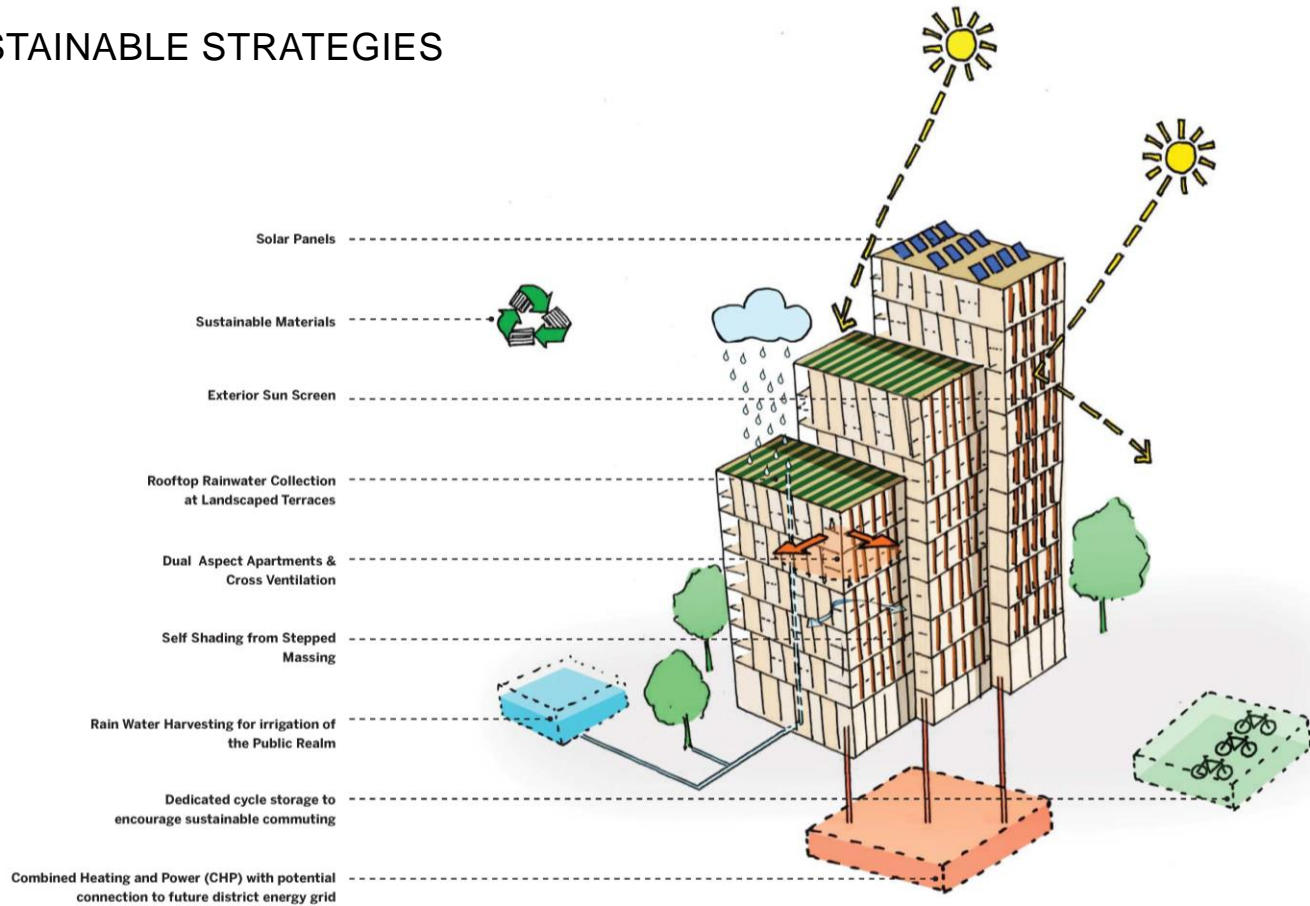
4. Residential Amenity
Balconies and winter gardens from a subtle backdrop

FAÇADE ELEMENTS

SIDE WALL ELEVATION

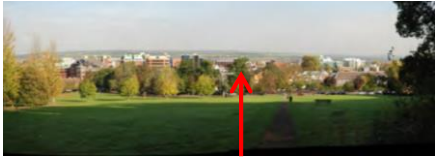


SUSTAINABLE STRATEGIES



TOWNSCAPE VIEWS

HARROW PROTECTED VIEWS 2013 DEVEL. MAN. POLICIES



#8 The Grove

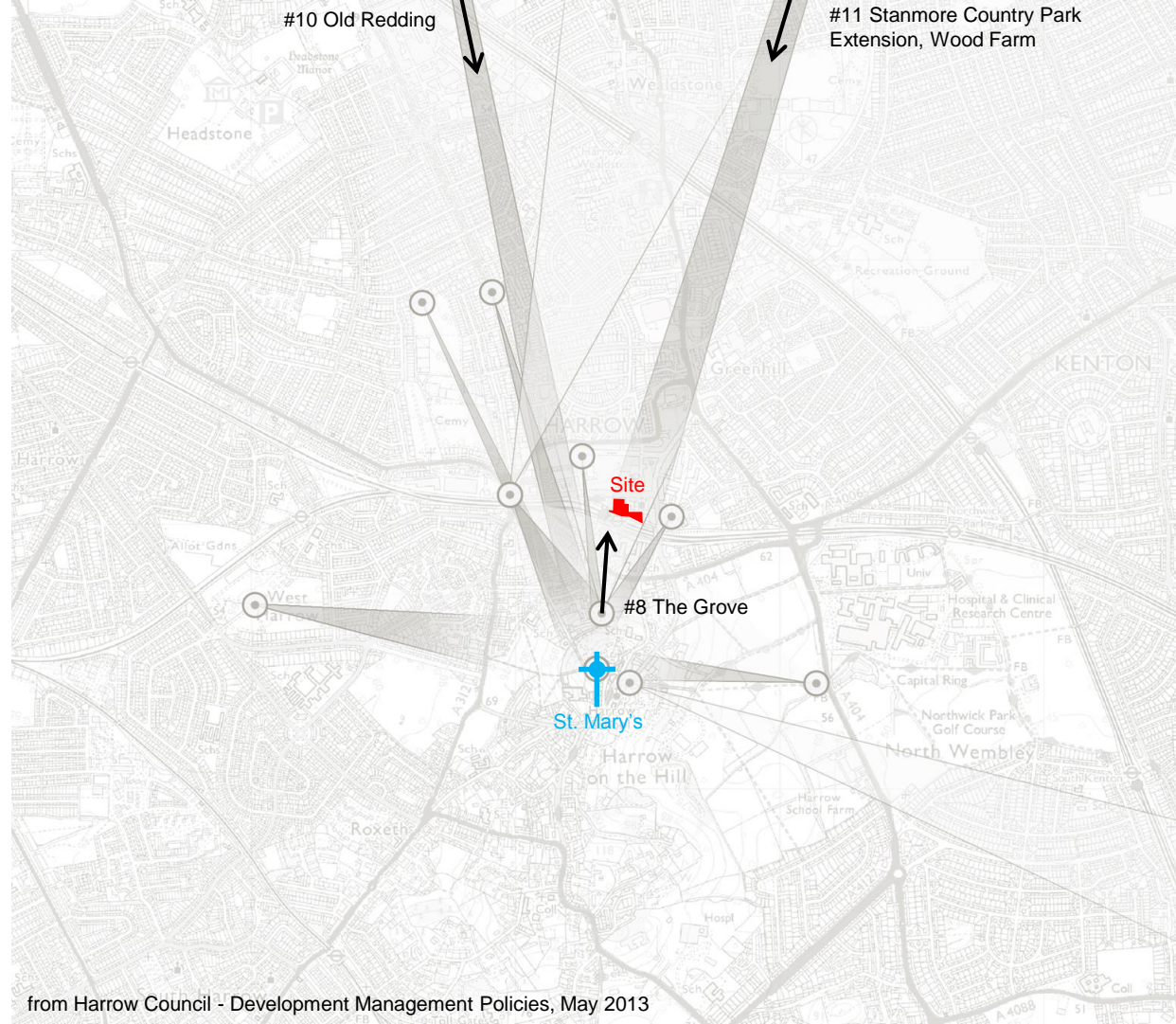


#10 Old Redding



#11 Stanmore Country Park Extension, Wood Farm

COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



from Harrow Council - Development Management Policies, May 2013

VIEW #8 – THE GROVE



IN PROGRESS

COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

VIEW #8 – THE GROVE



IN PROGRESS

COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

VIEW #10 – OLD REDDING



IN PROGRESS

COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

VIEW #11 – STANMORE COUNTRY PARK EXTENSION, WOOD FARM



IN PROGRESS

51 COLLEGE ROAD HARROW COUNCIL MAJOR DEVELOPMENTS PANEL

12 November 2014



The Hyde Group
Making a lasting difference

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