

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

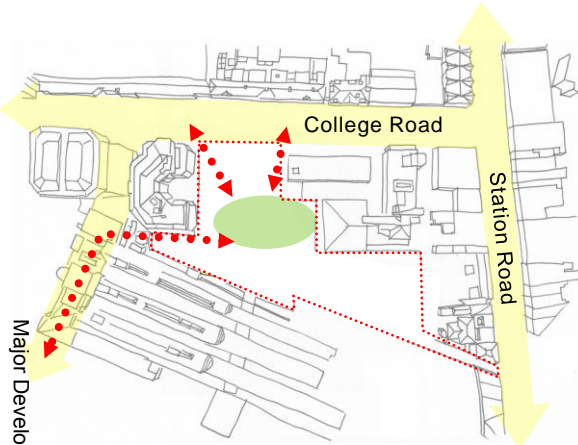


4. Façade and Sustainability

MASSING PRINCIPLES

FORMATION STRATEGY

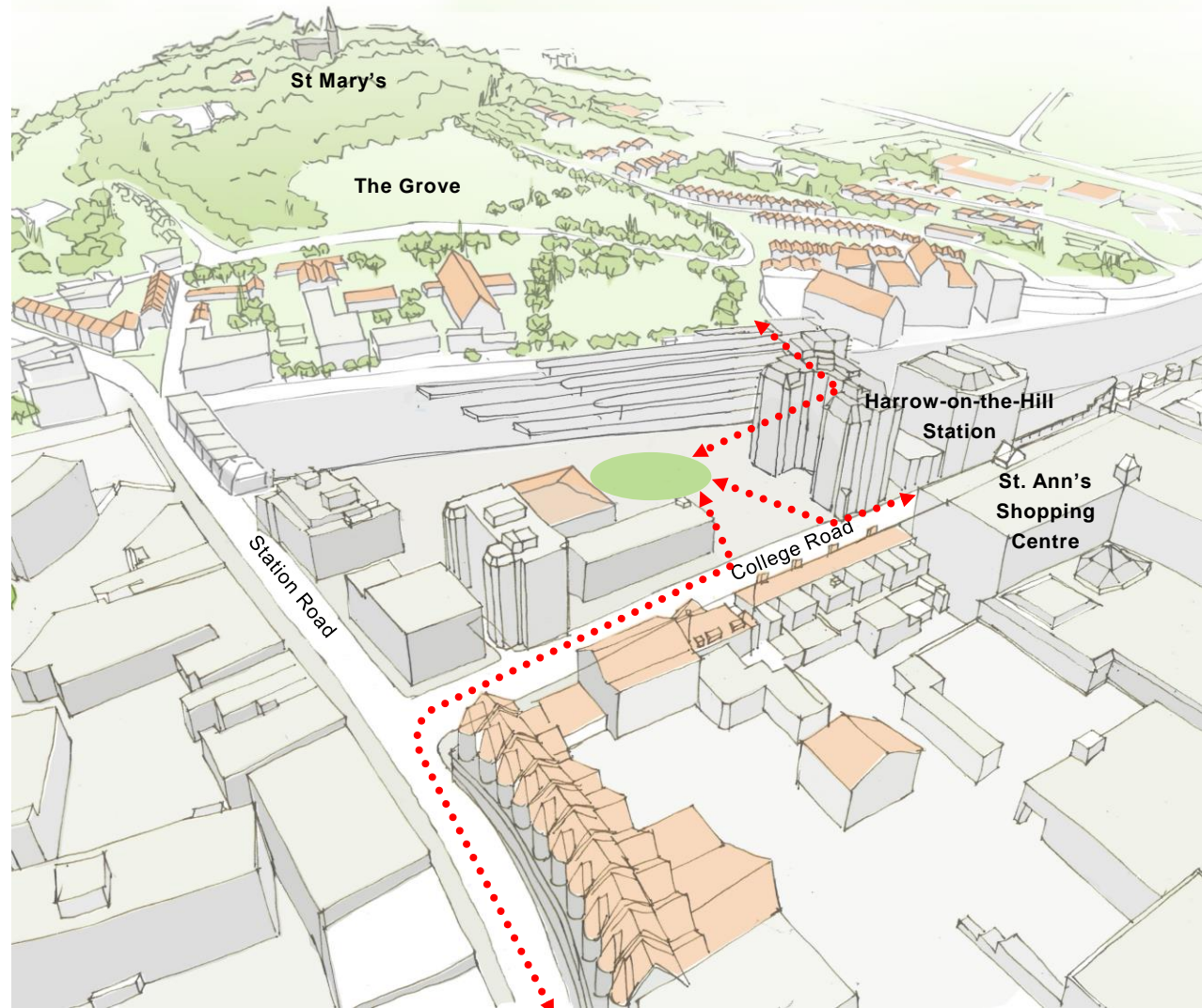
1. CREATE A COMMUNITY



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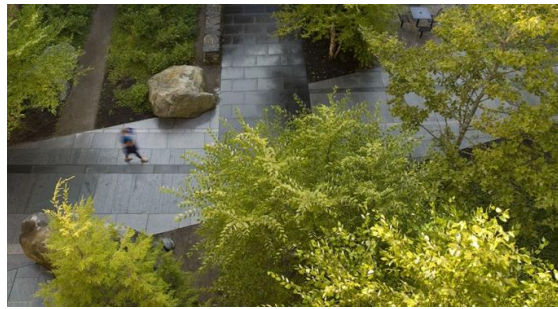
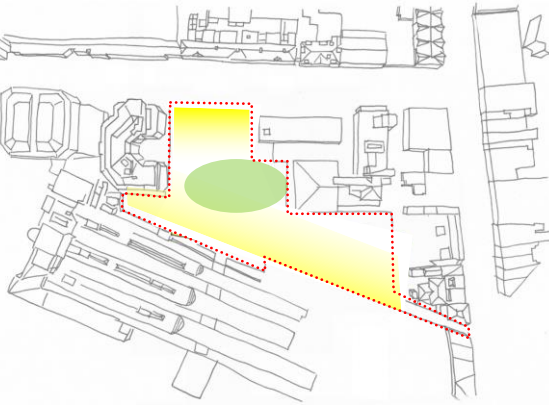
COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



FORMATION STRATEGY

2. ASPIRATIONAL OPEN SPACE

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COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

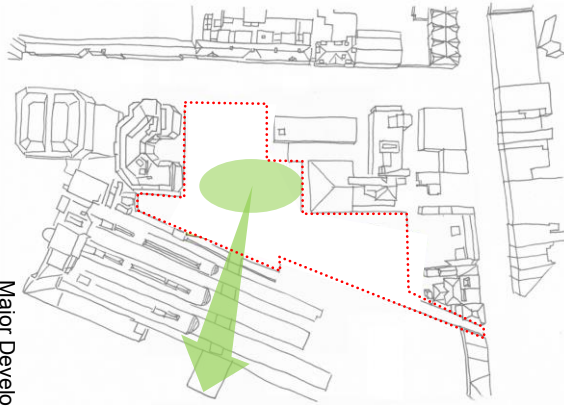
- 14 -



Plaza del Torico, Teruel, Spain

FORMATION STRATEGY

3. FRAME THE VIEW



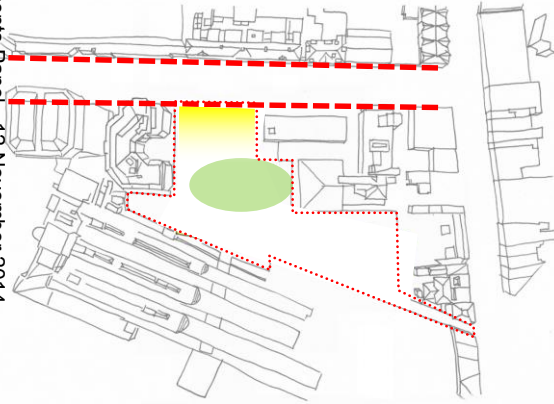
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COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

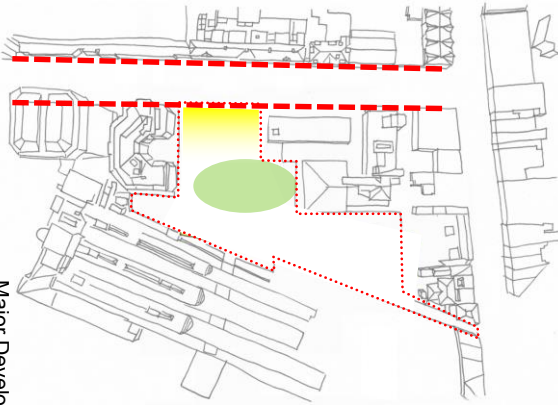
FORMATION STRATEGY

4. ENLIVEN COLLEGE ROAD



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-17- FORMATION STRATEGY
4. ENLIVEN COLLEGE ROAD



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HARROW B.I.D. BUSINESS IMPROVEMENT DISTRICT



Streetscape Improvements
(St Anns Rd)



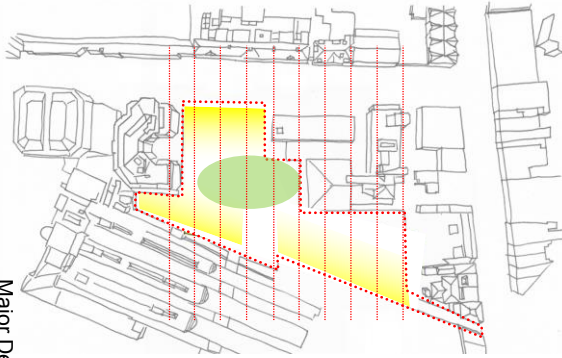
Lowlands Recreation
Performance Space

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FORMATION STRATEGY

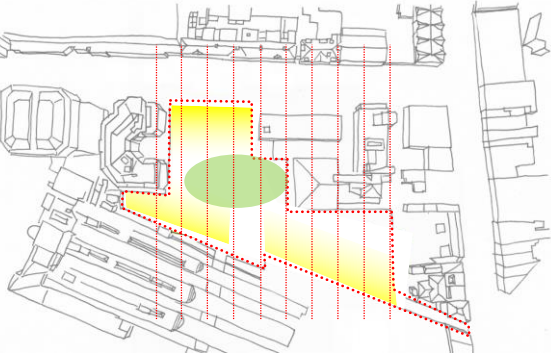
5. FINDING AN APPROPRIATE SCALE & GRAIN



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

FORMATION STRATEGY

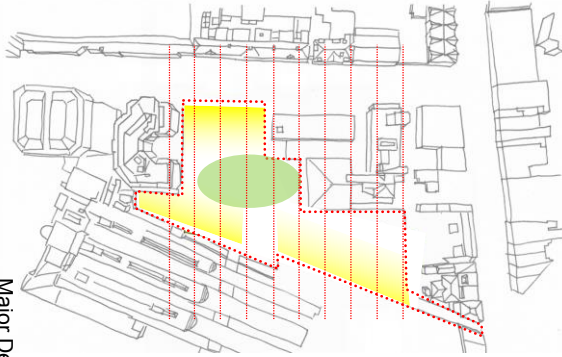
5. FINDING AN APPROPRIATE SCALE & GRAIN



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

FORMATION STRATEGY

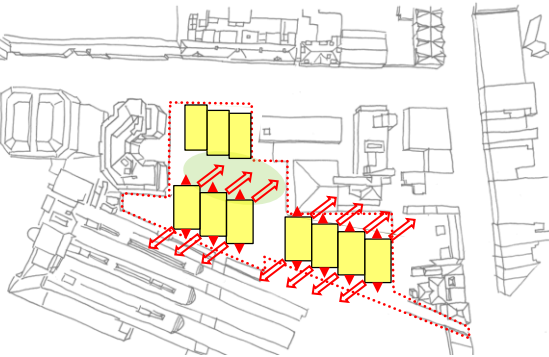
5. FINDING THE APPROPRIATE SCALE & GRAIN



COLLEGE ROAD, HARROW
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FORMATION STRATEGY

6. ASPIRATIONAL LIVING

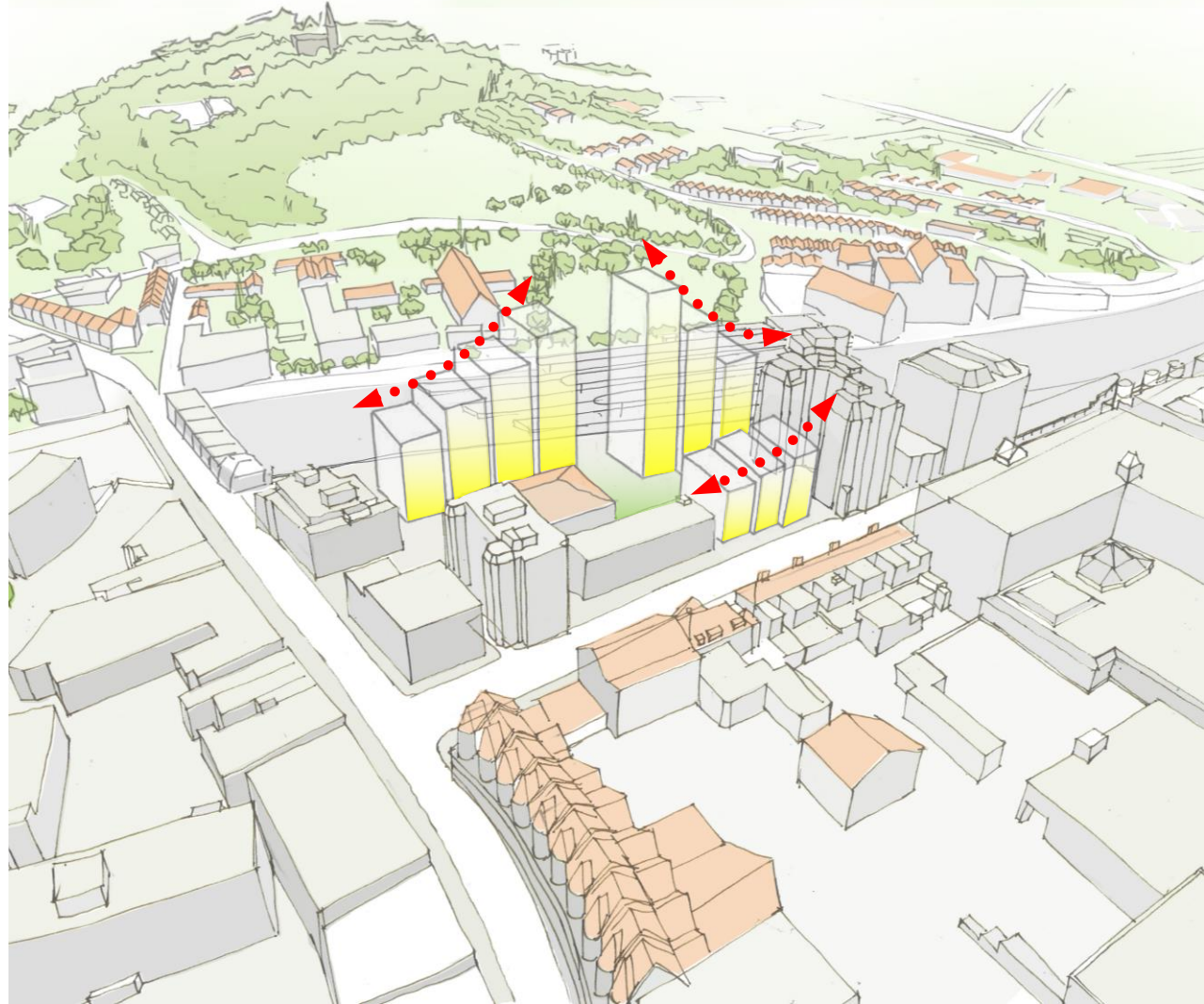
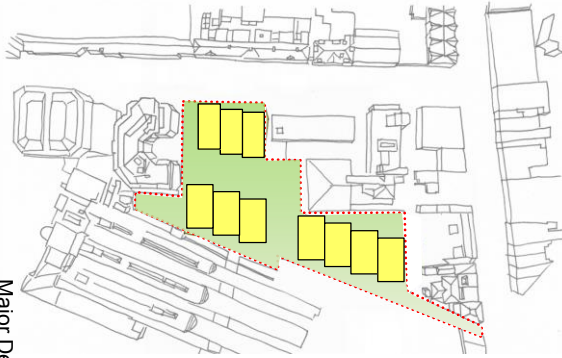


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FORMATION STRATEGY

7. MEDIATING HEIGHT

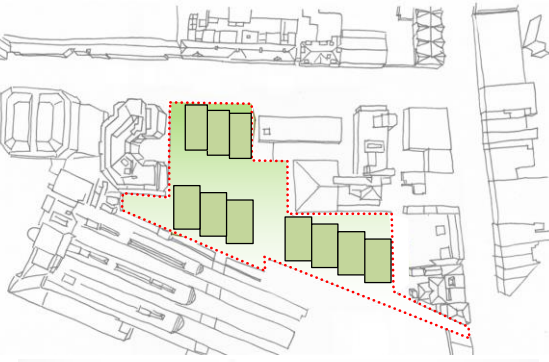


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FORMATION STRATEGY

8. MAXIMISE AMENITIES

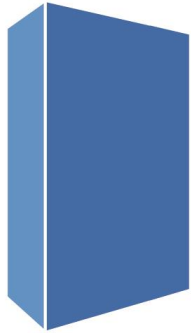
Major Developments Panel - 12 November 2014



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FORMATION STRATEGY

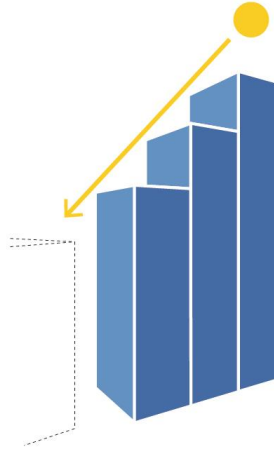
ARTICULATING THE SKYLINE



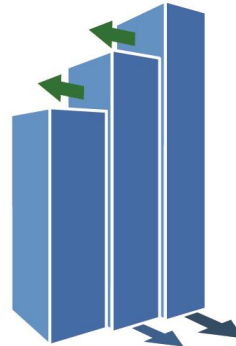
Client's Brief for Residential Area (Single Tower Massing)



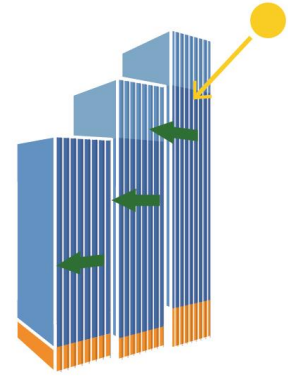
Vertically Articulated



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

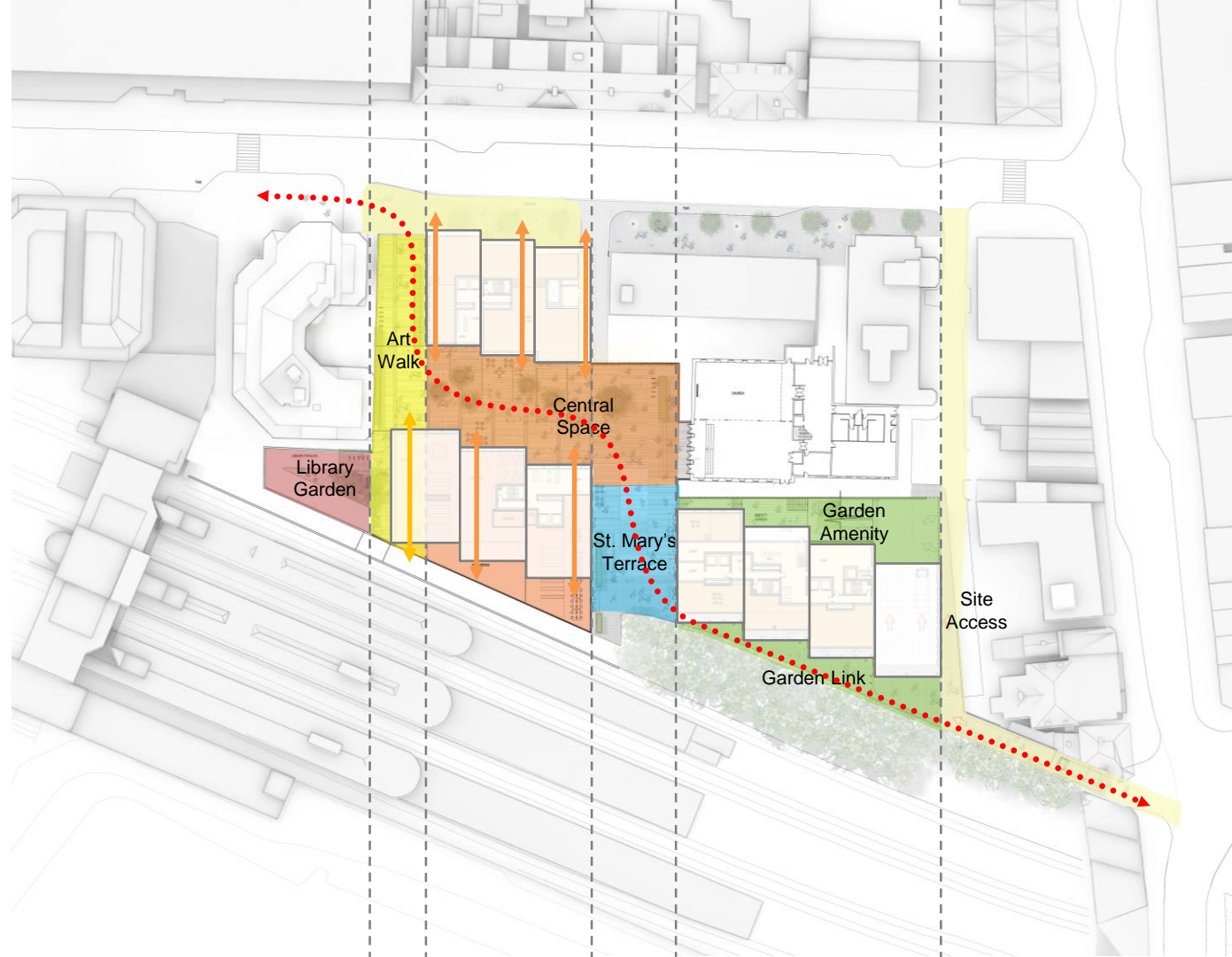


A VIBRANT PUBLIC REALM

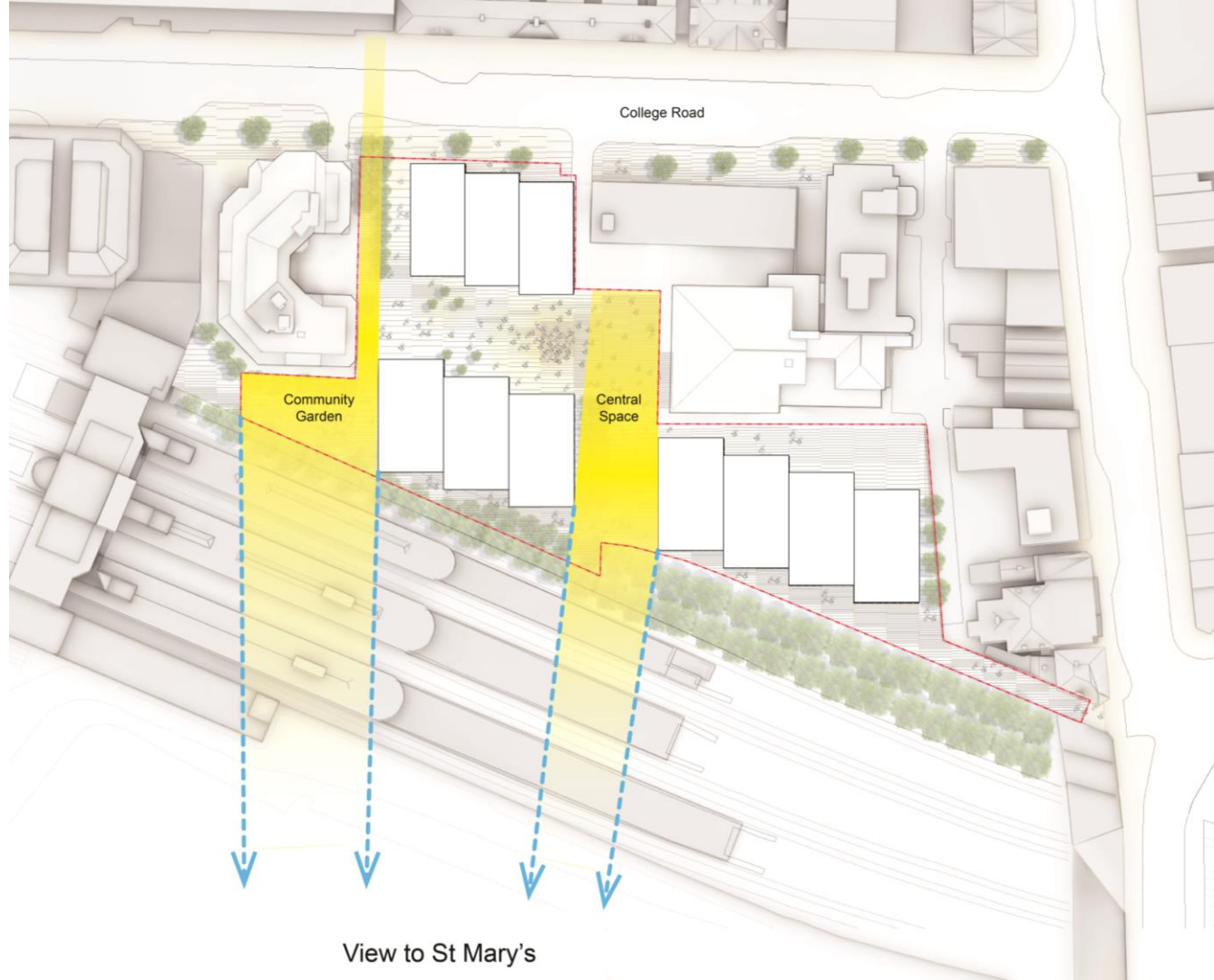
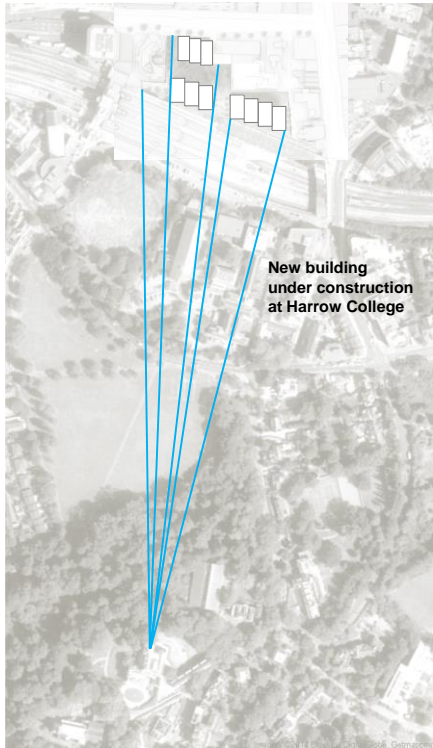
PUBLIC REALM

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

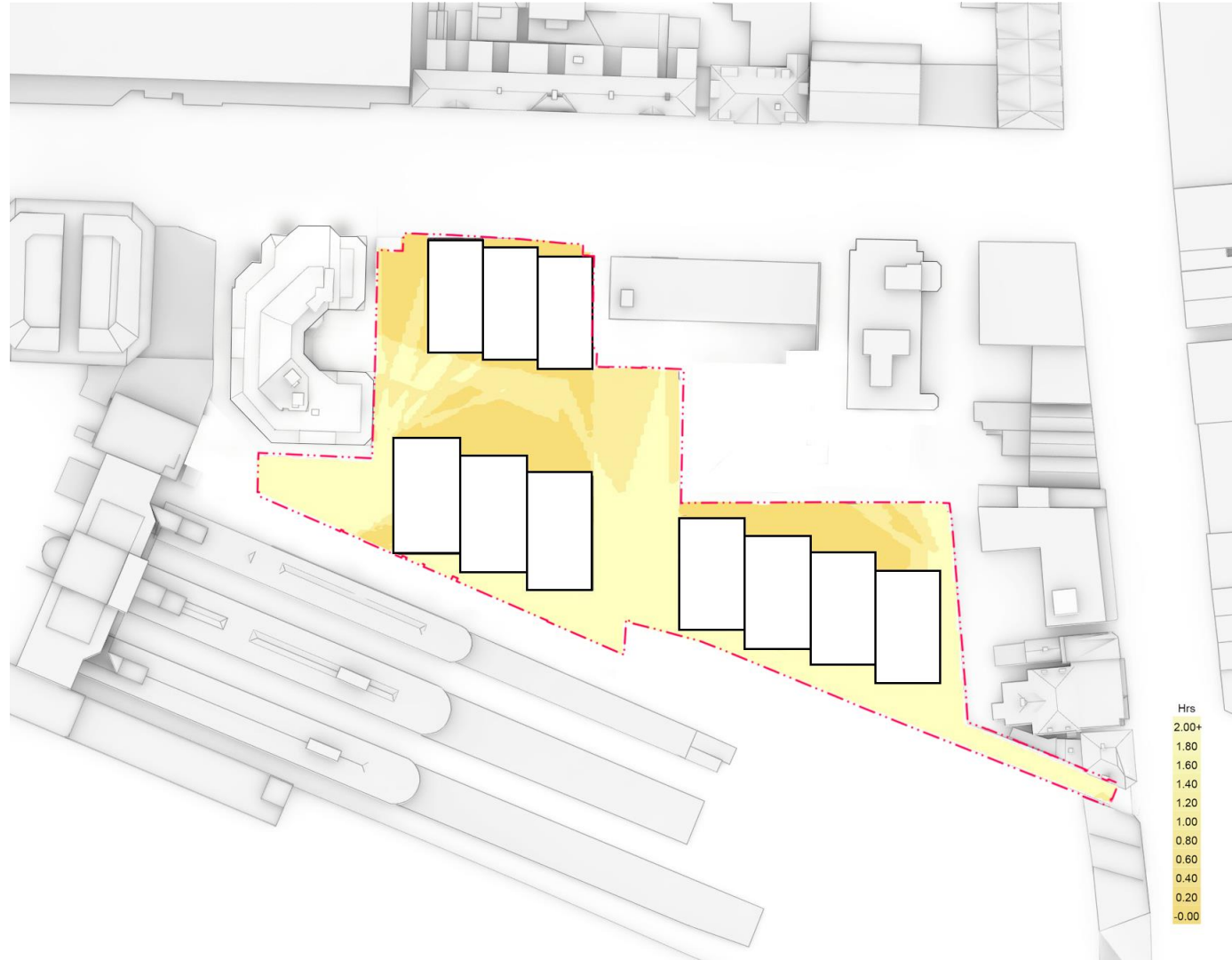


SUNLIT PUBLIC SPACE SOLAR STUDY

3525 m² total public space at Ground Level

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

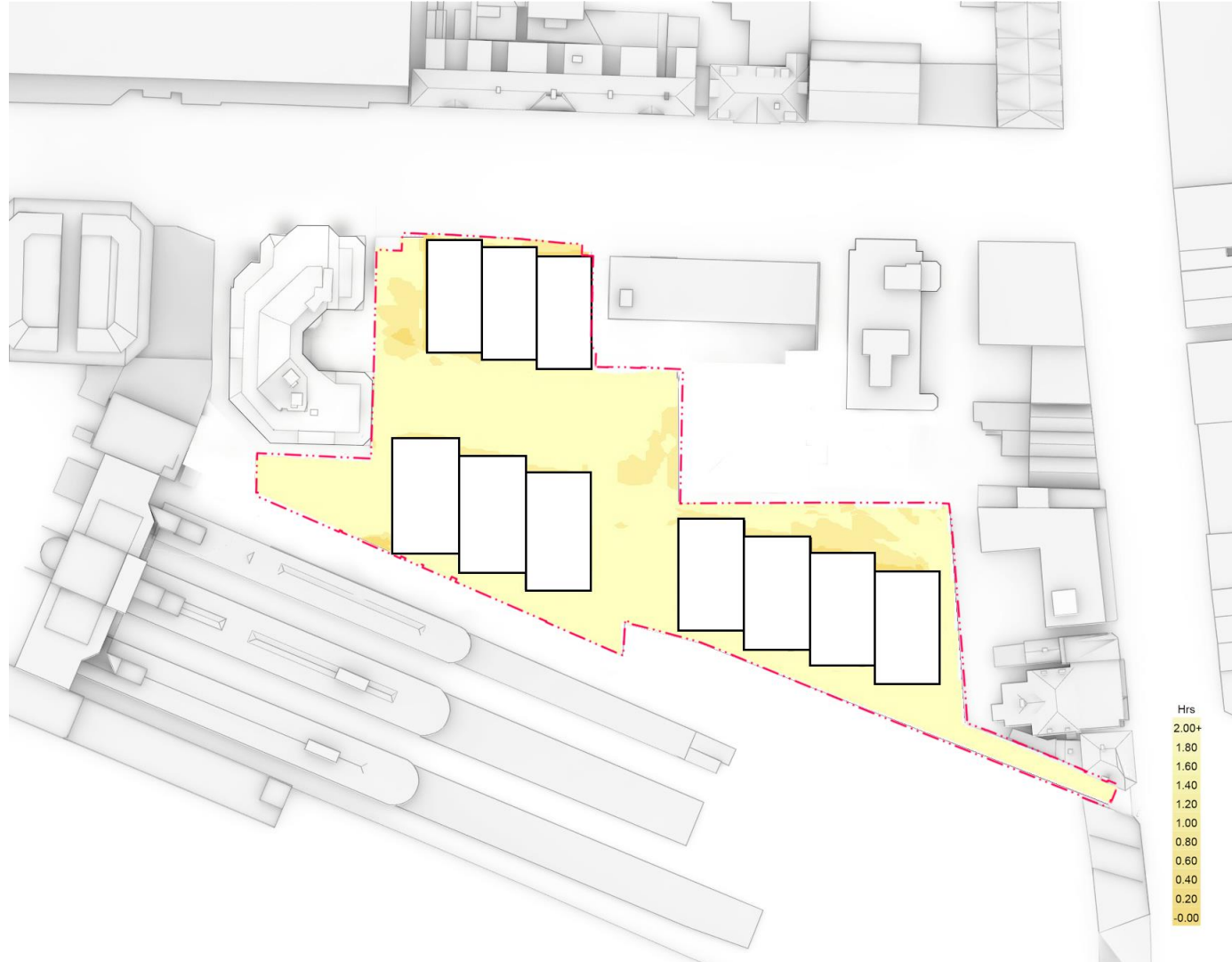
(BRE Guidance: 50% of GF public space
minimum)



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

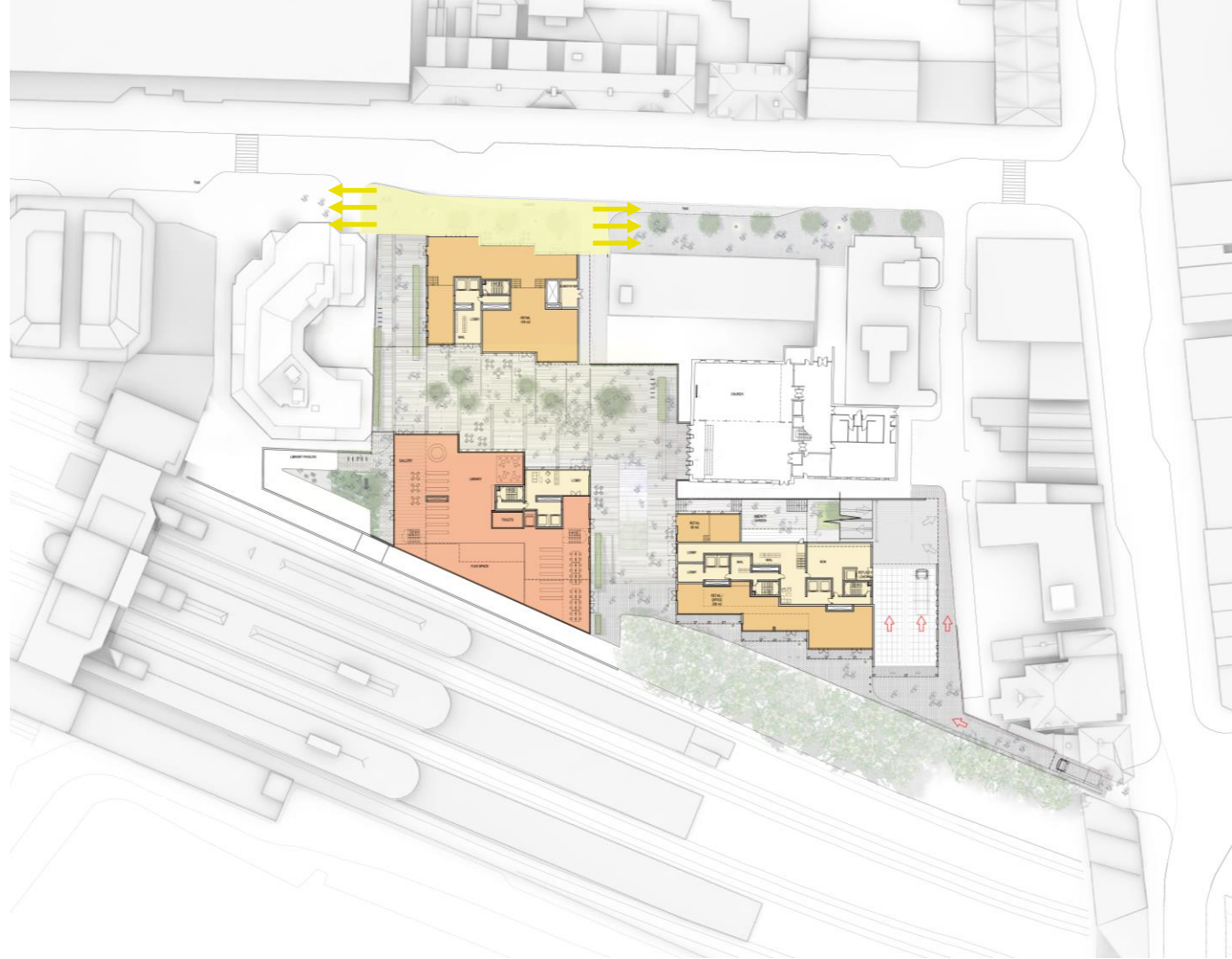
- Increase retail and active frontage along College Road
- Create a new entry from College Road with view to St Mary's
- Extend the landscape to provide a new Church and Roof Garden



-  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.**



LANDSCAPE IMAGES

ART WALL

DIGITAL WALL



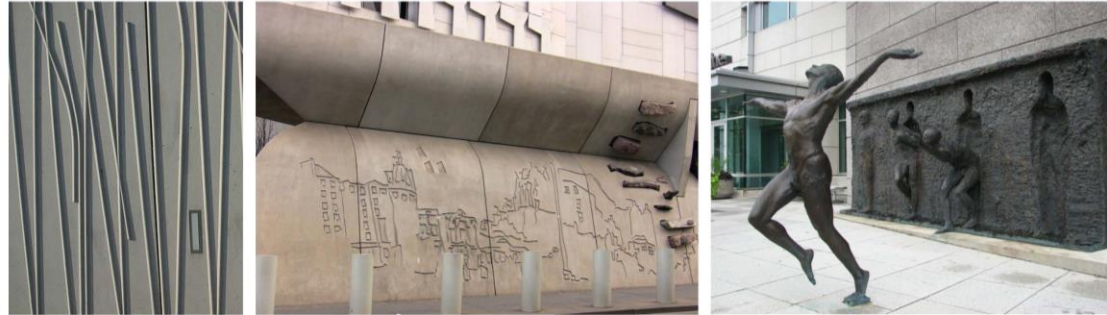
LANDSCAPE IMAGES

ART WALL

GREEN WALL



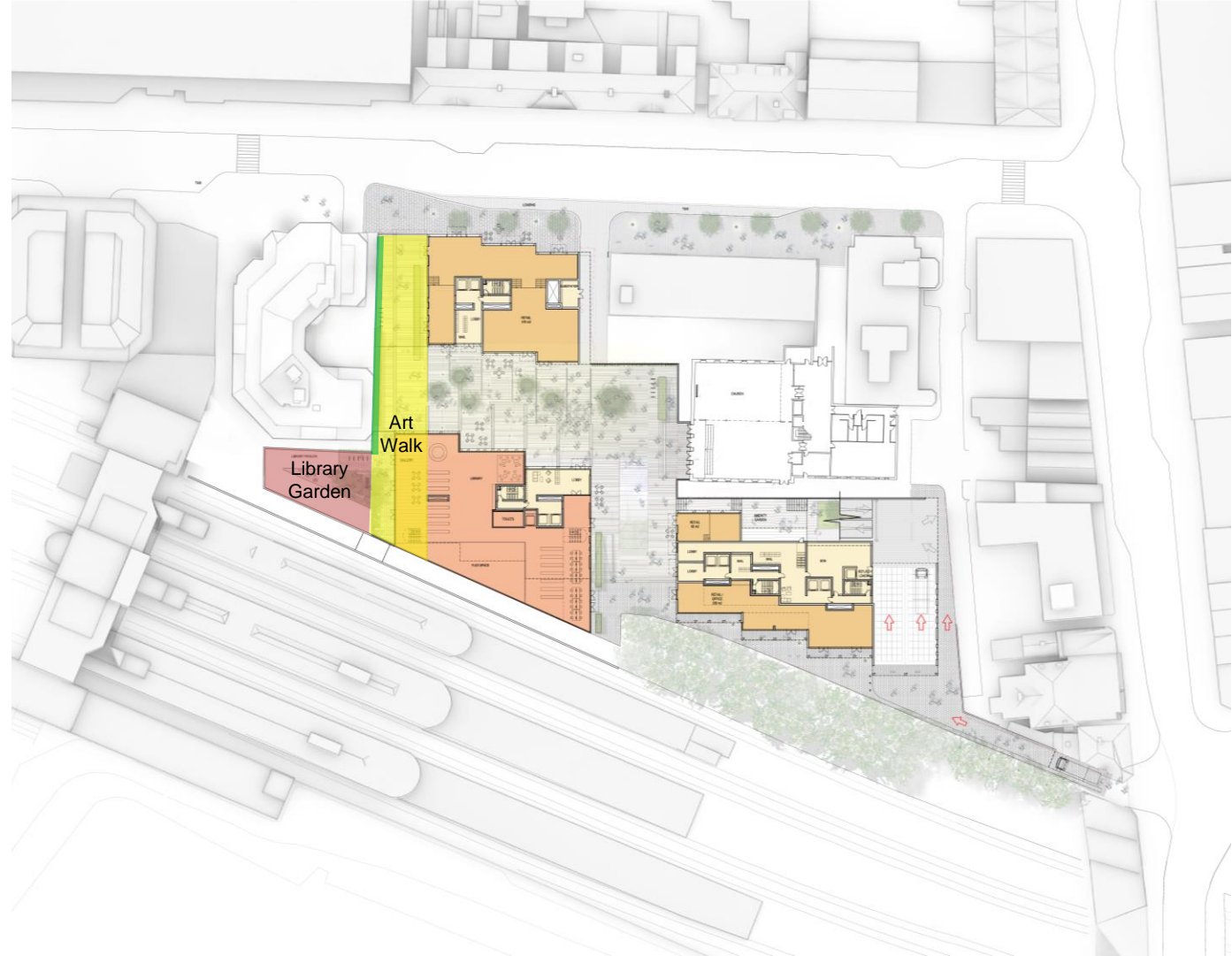
SCULPTURAL WALL



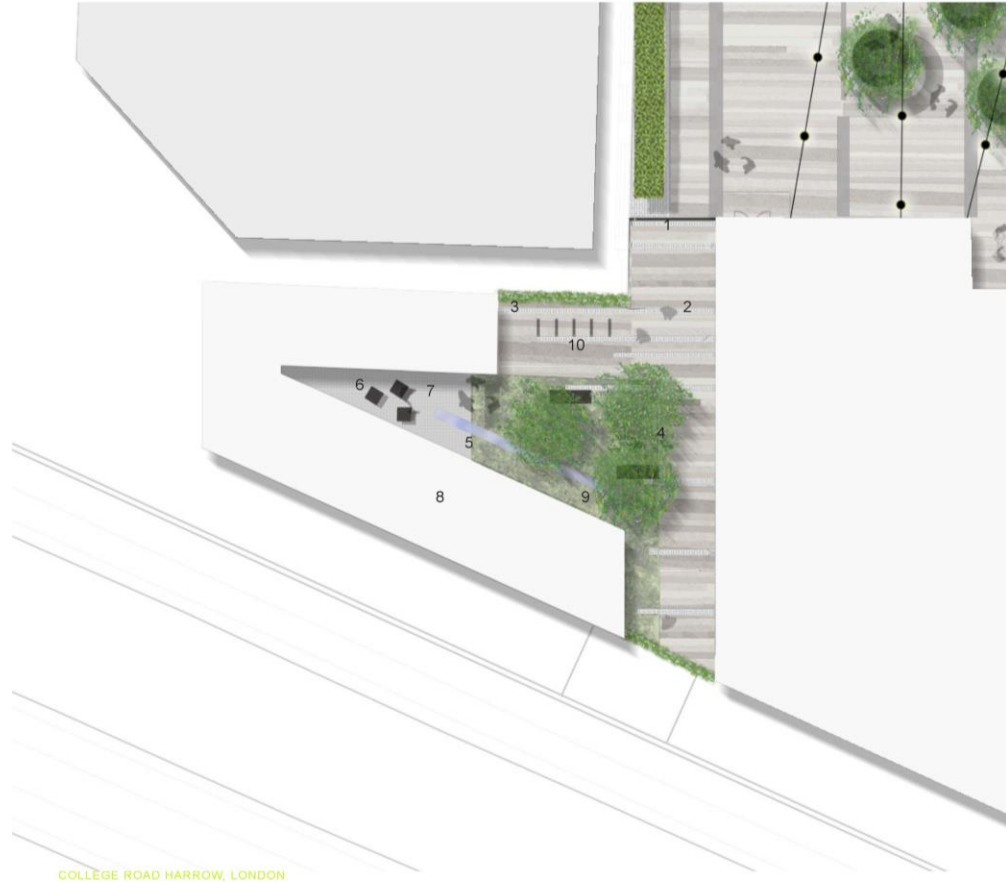
PUBLIC REALM

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**



LIBRARY GARDEN PAVILION



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



COLLEGE ROAD HARROW, LONDON

LIBRARY GARDEN PAVILION



INVITING IN THE NEIGHBOURHOOD



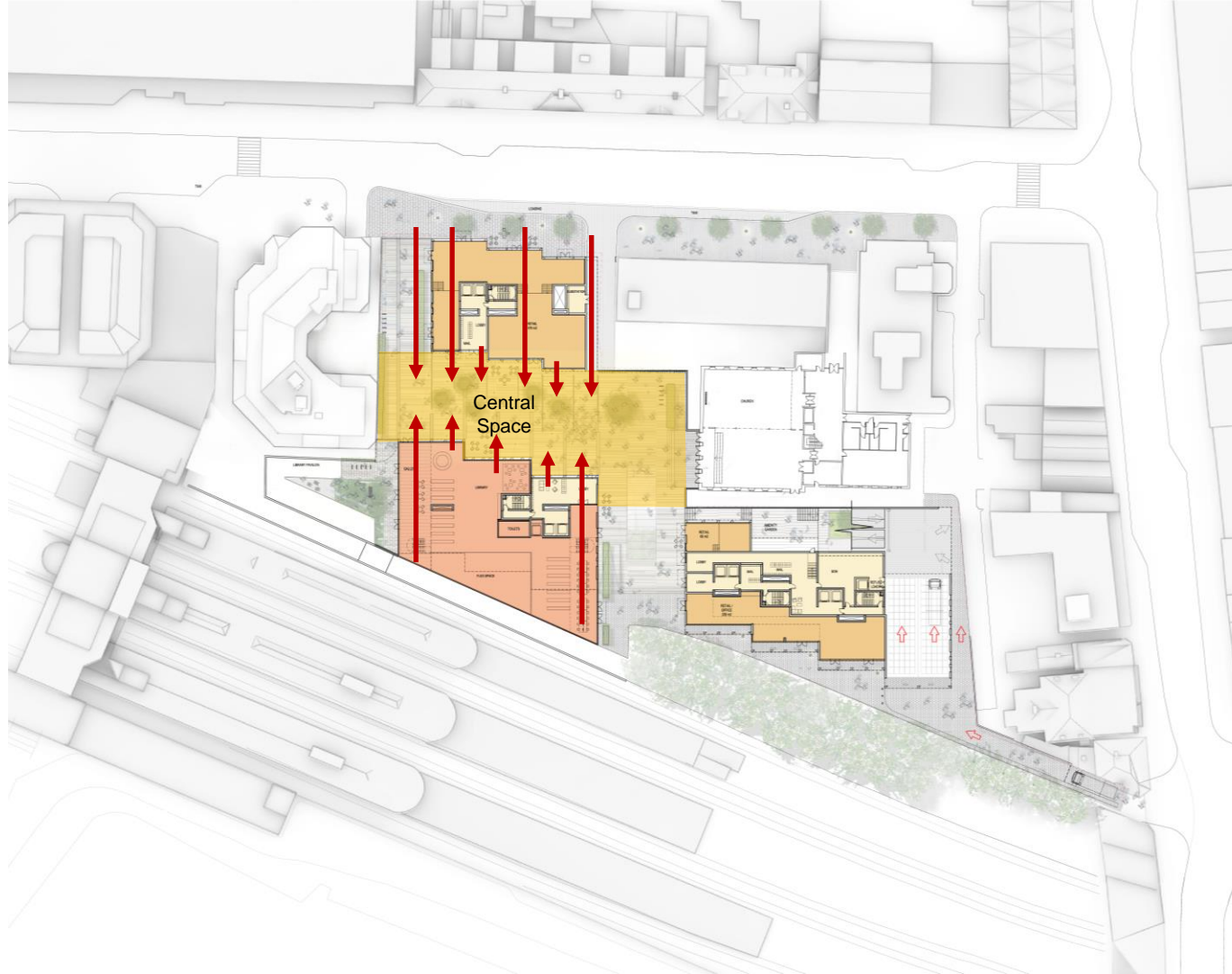
PUBLIC REALM CENTRAL SPACE

- 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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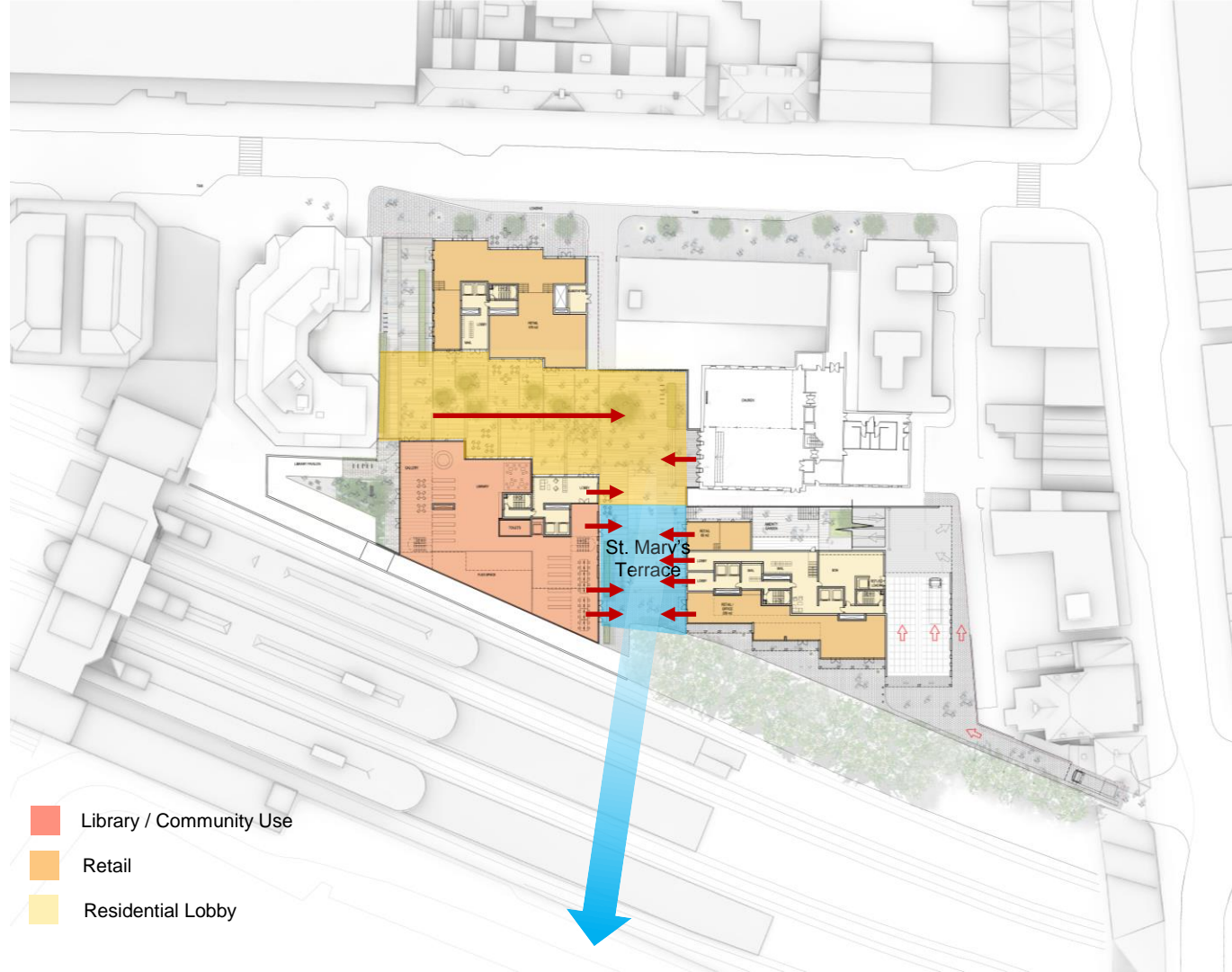
PUBLIC REALM

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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- Library / Community Use
- Retail
- Residential Lobby

CENTRAL SPACE VIEW TO ST MARY'S



LANDSCAPE SITE PLAN

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SCALE COMPARISON HARROW COUNCIL COURTYARD



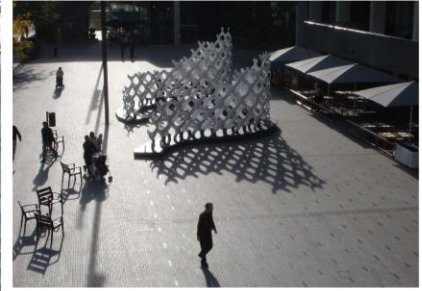
SCALE COMPARISON

LYRIC SQUARE, HAMMERSMITH



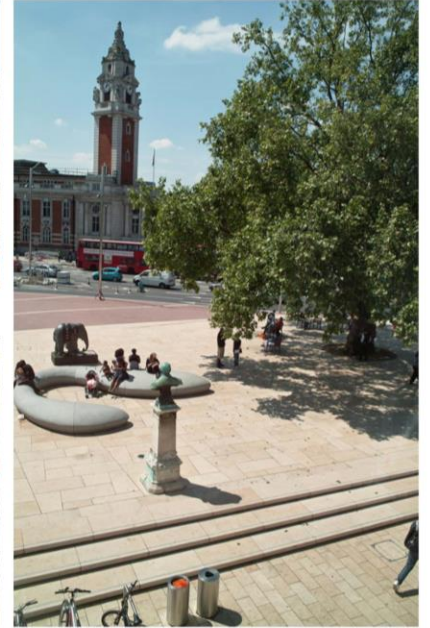
SCALE COMPARISON

ROYAL FESTIVAL HALL, LONDON



SCALE COMPARISON

WINDRUSH SQUARE, BRIXTON



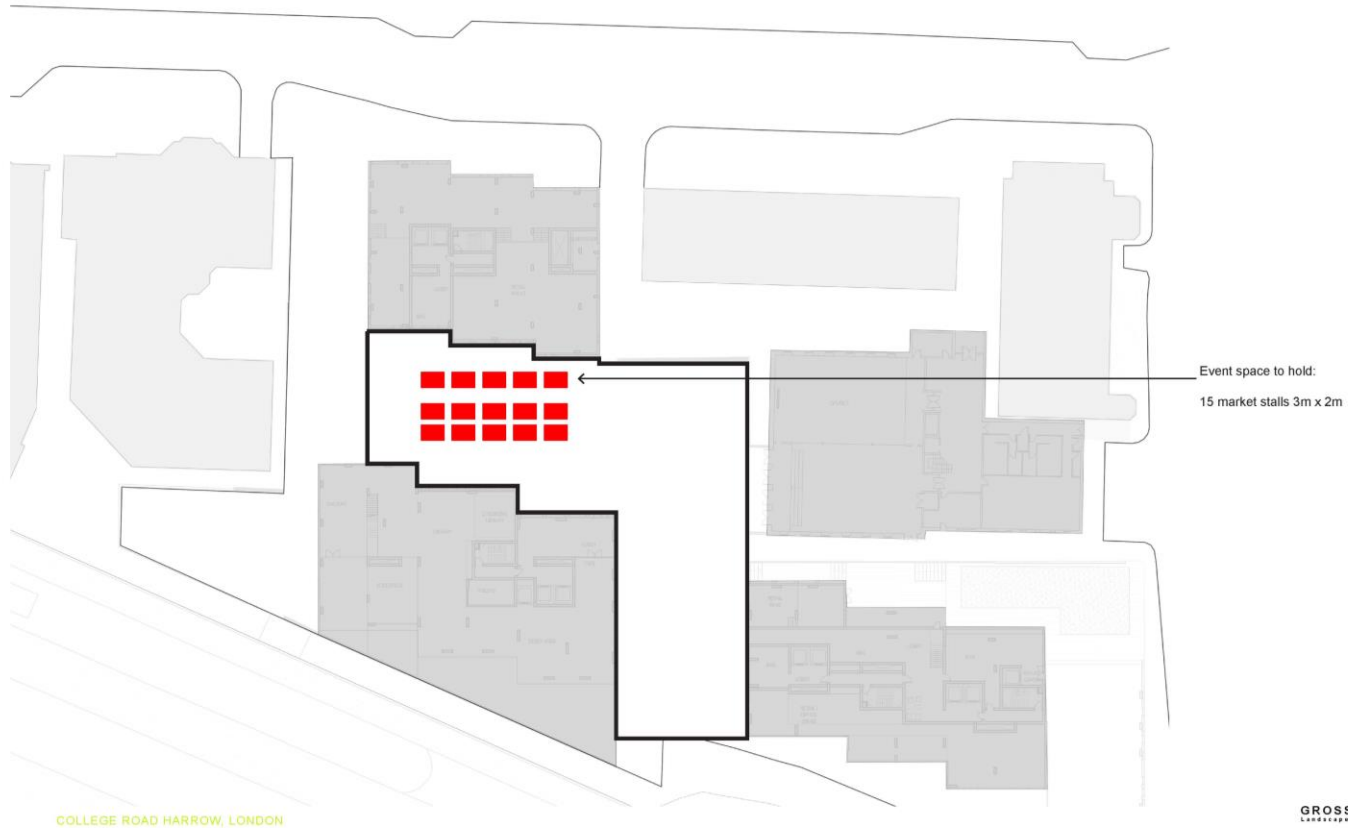
SCALE COMPARISON GUILDHALL SQUARE, LONDON



SCALE COMPARISON PATERNOSTER SQUARE, LONDON

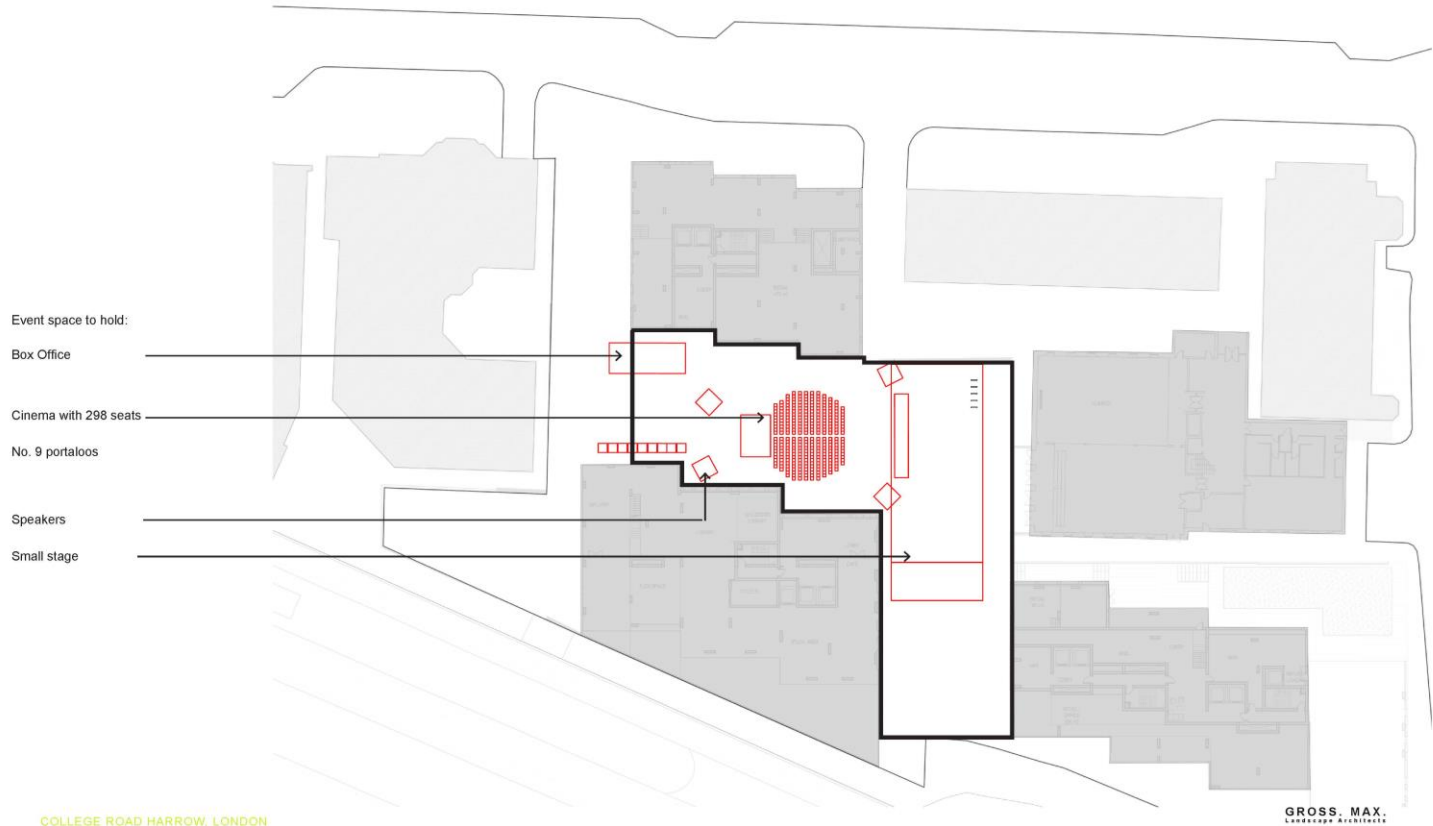


EVENTS FOR CENTRAL SQUARE FOOD MARKET

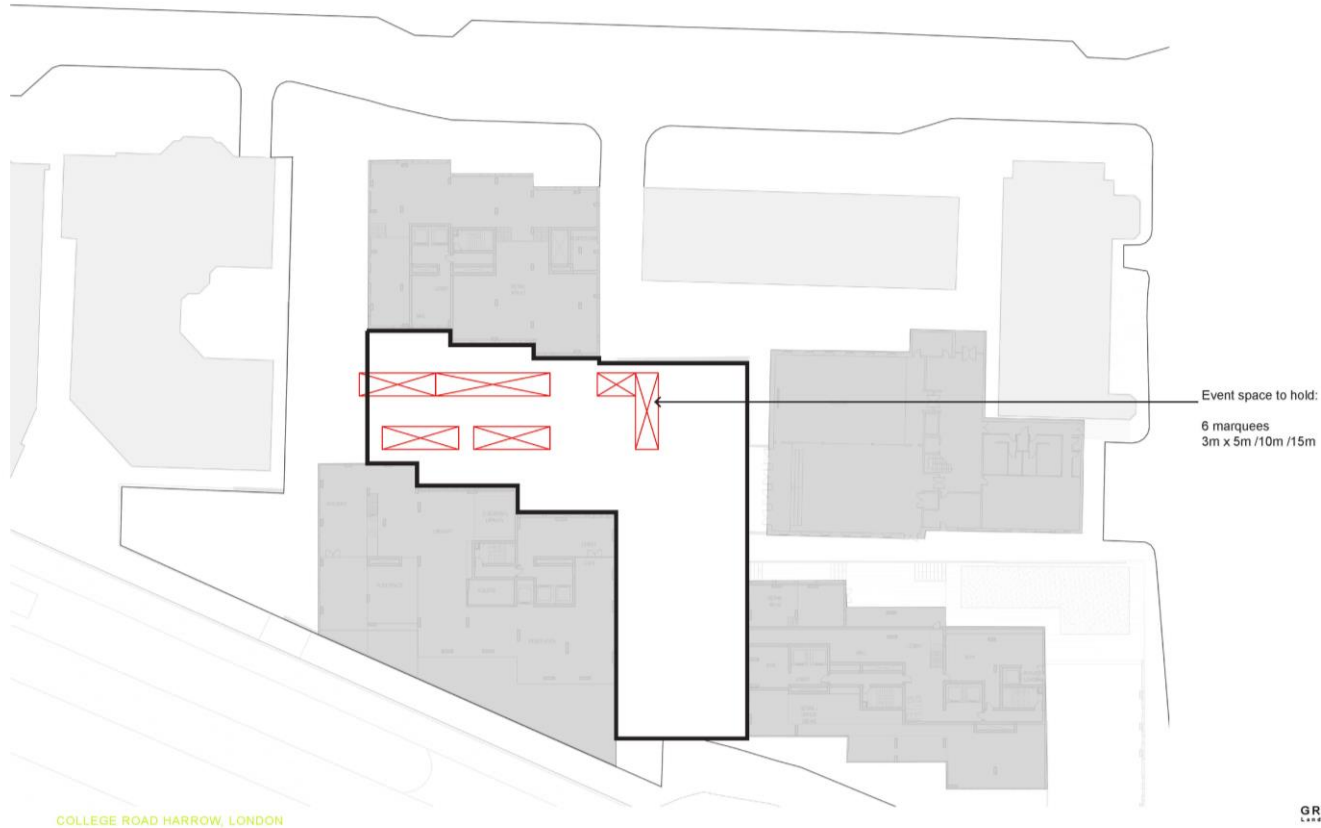


EVENTS FOR CENTRAL SQUARE

OUTDOOR CINEMA



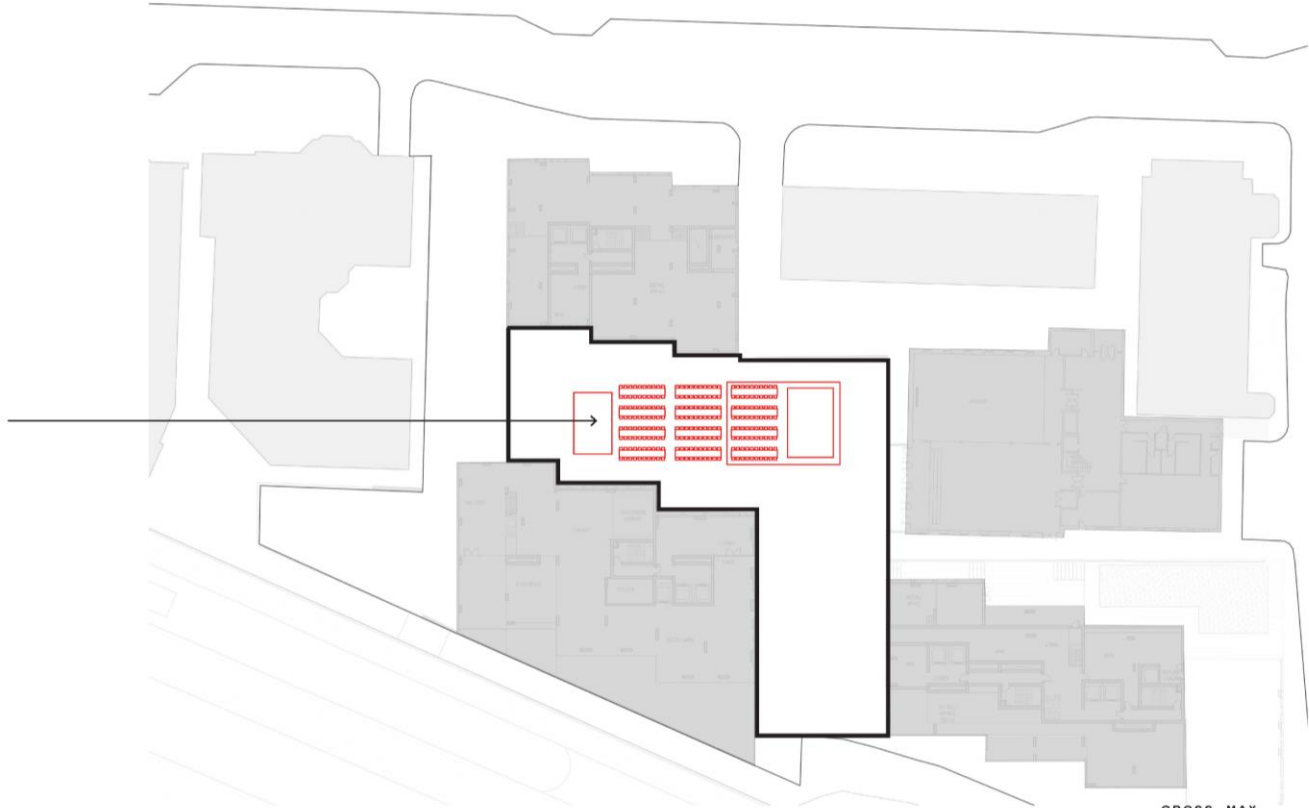
EVENTS FOR CENTRAL SQUARE ART FAIR



EVENTS FOR CENTRAL SQUARE

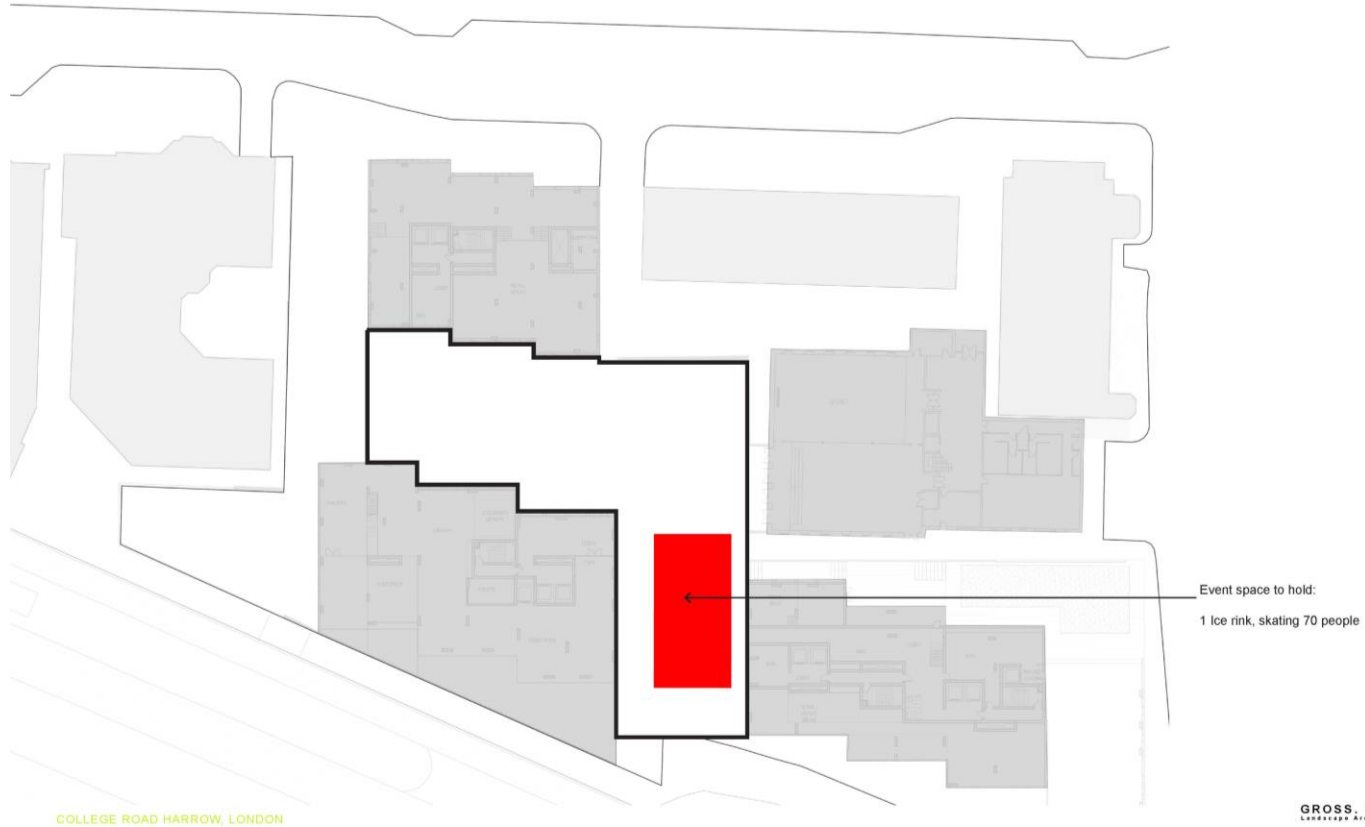
BEER GARDEN

Event space to hold:
Beer garden



EVENTS FOR CENTRAL SQUARE

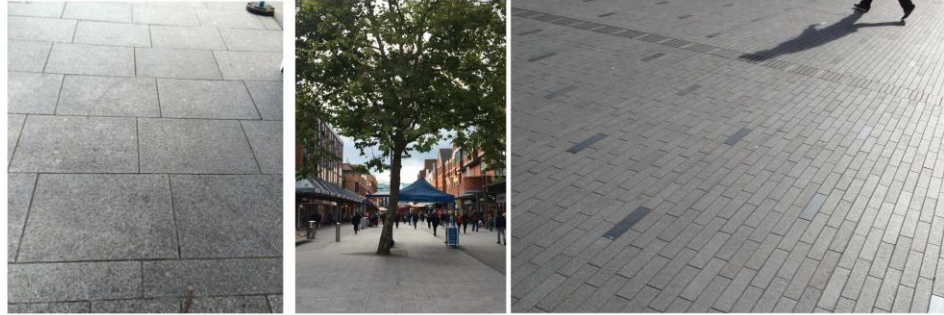
ICE RINK



LANDSCAPE IMAGES

STREETSCAPE

GRANITE PAVING



STREET TREE PLANTING



SETTS



LANDSCAPE IMAGES

HARD LANDSCAPE

DETAILS



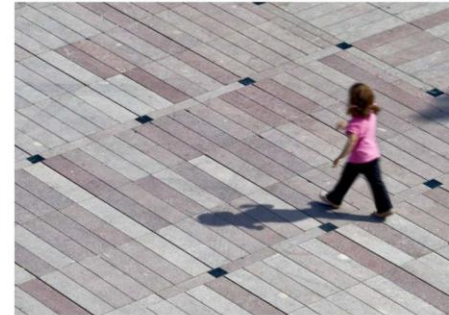
INLAYS



MATERIALS



MATERIALS



LANDSCAPE IMAGES PLANTING

GREEN SCREENS



PLEACHED TREES



TREES



LANDSCAPE IMAGES

MIRROR POOL

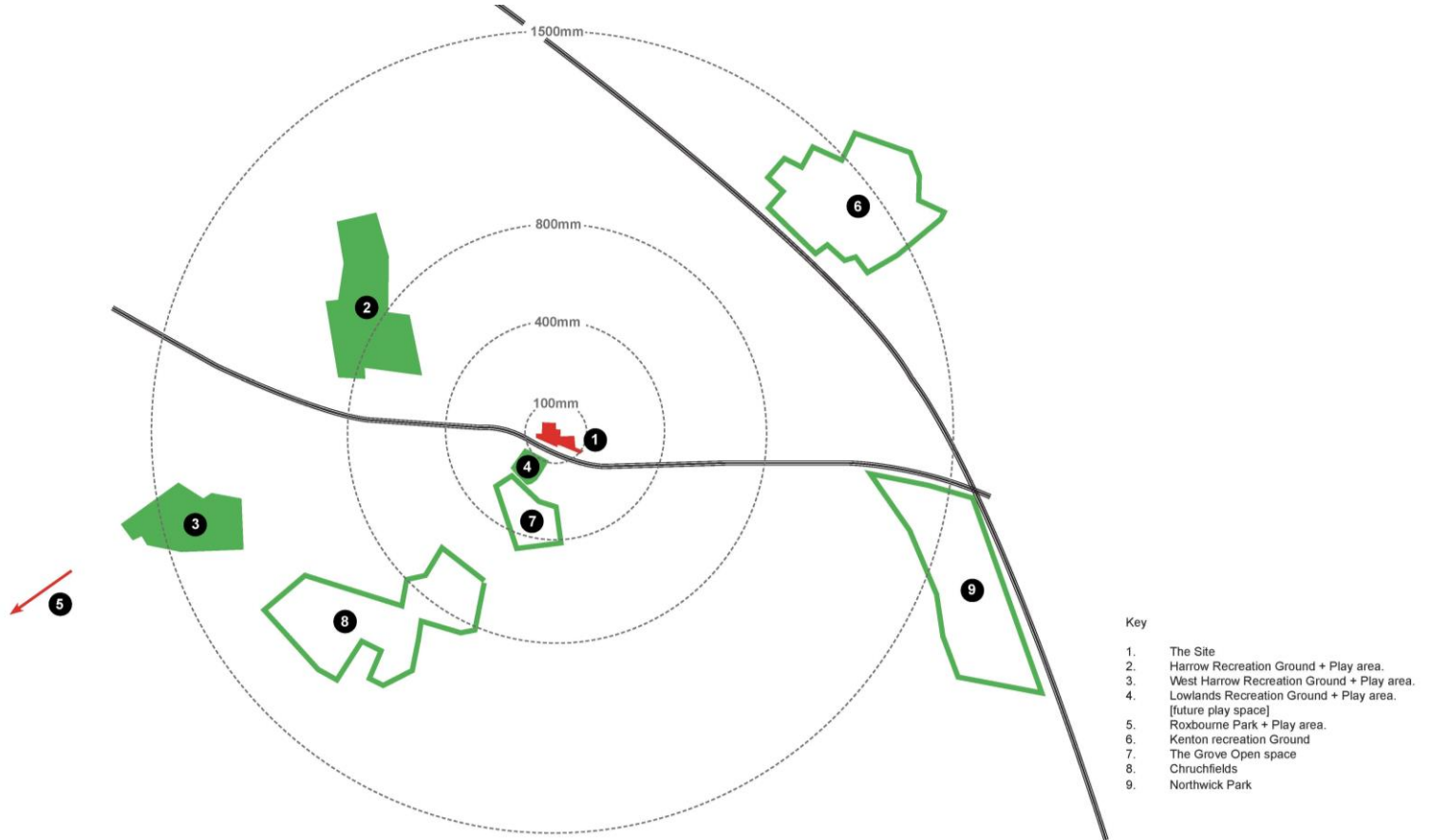
REFLECTION



ACTIVE WATER



AMENITY SPACE PLAY



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. Chrchfields
- 9. Northwick Park

LANDSCAPE IMAGES PLAY



WATER + PLAY



FURNITURE + PLAY

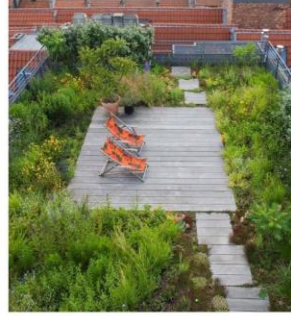


PAVING + PLAY



LANDSCAPE IMAGES

ROOF TERRACES



COMMUNITY LIBRARY FLOOR SPACE



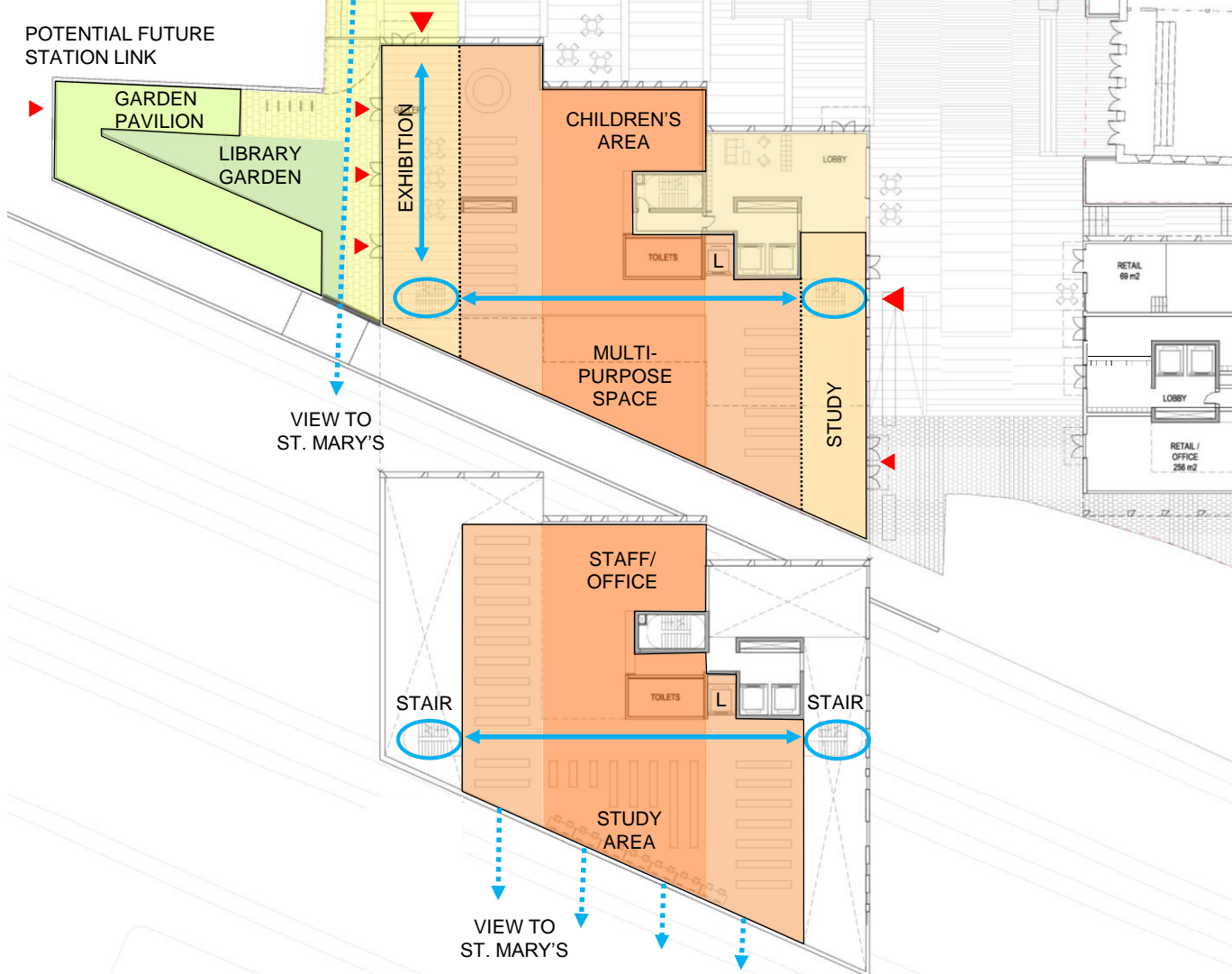
850m² GROUND LEVEL
550m² MEZZANINE

1400m² TOTAL MAIN BUILDING
+150m² GARDEN PAVILION

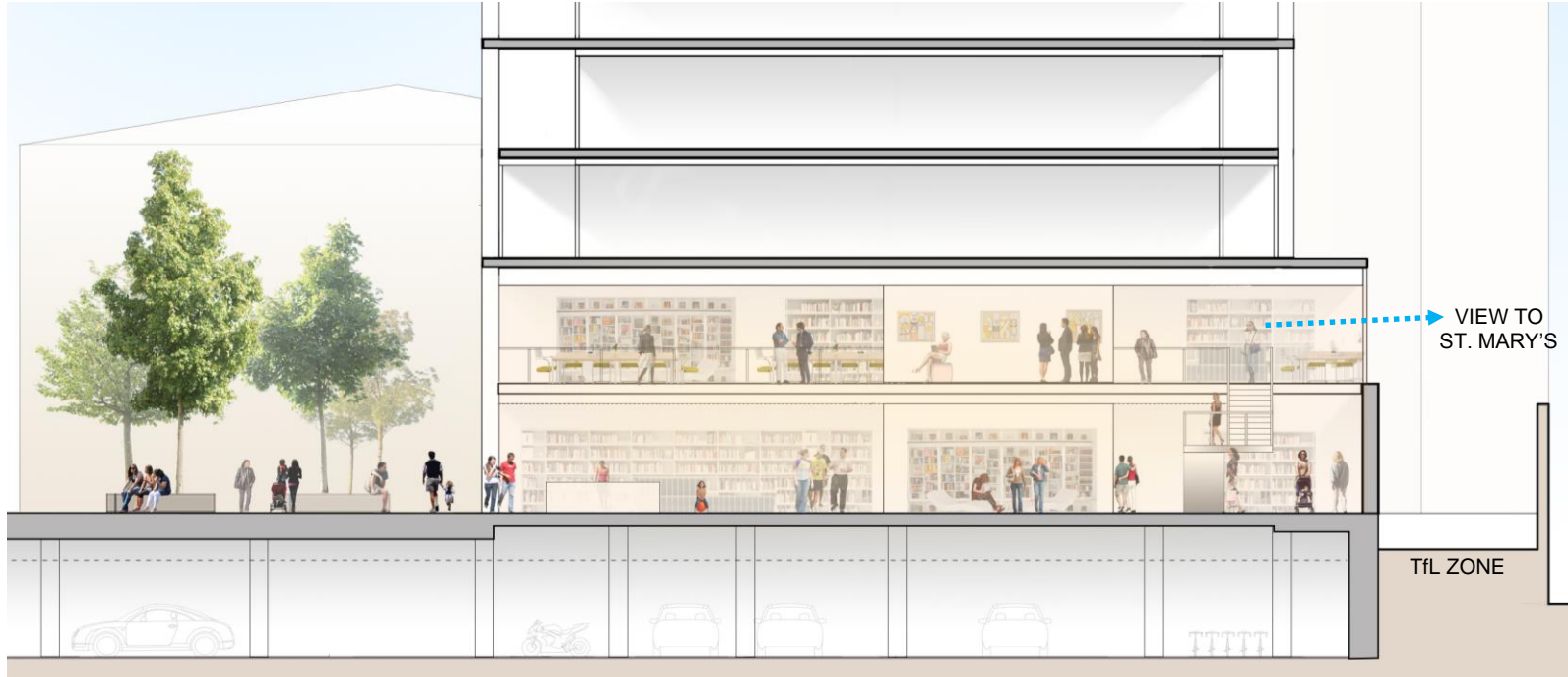
Option 5 - Single sex with pans and urinals for males, plus accessible unisex

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

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COMMUNITY LIBRARY SECTION

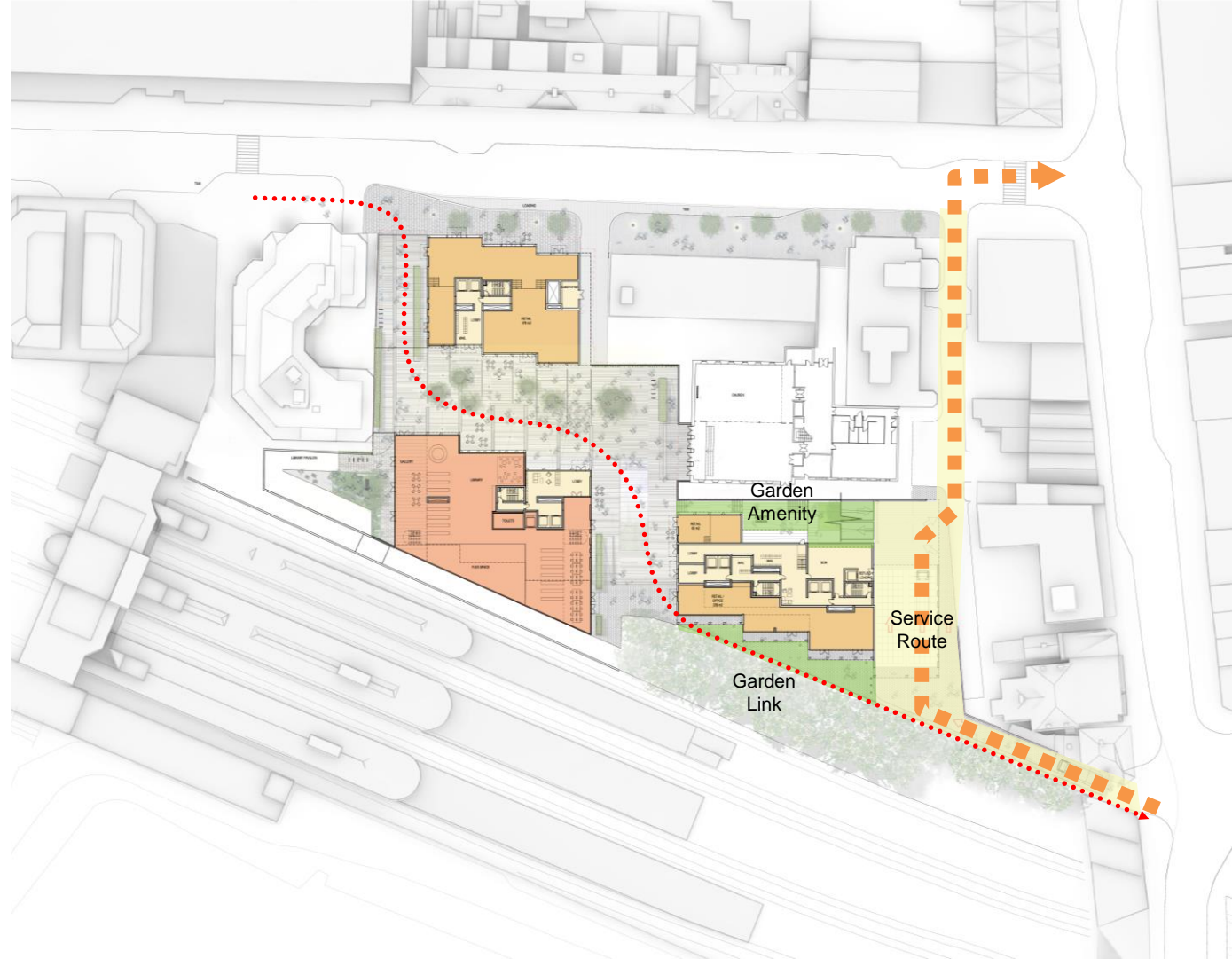


PUBLIC REALM SERVICING STRATEGY

- 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.

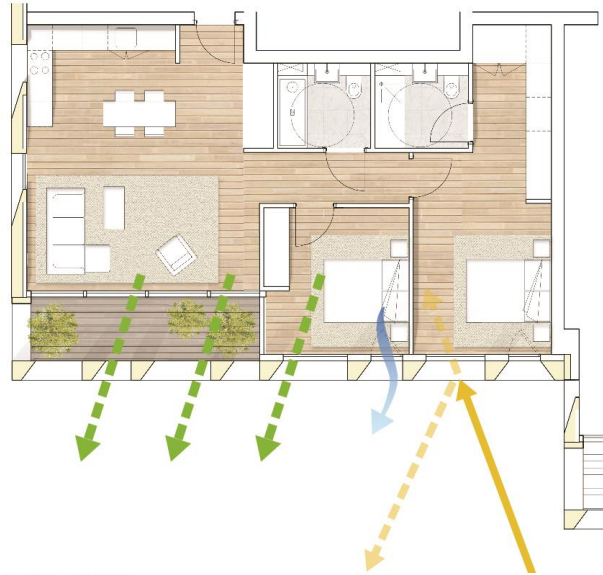
Inner Glass Enclosure:

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.

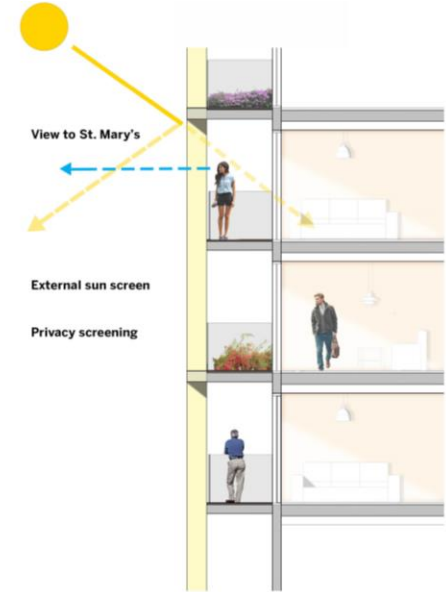
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 SKIDMORE, OWINGS & MERRILL INC.



FAÇADE DEVELOPMENT DIRECTED VIEWS



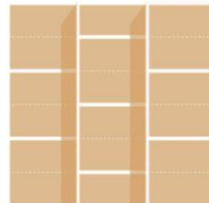
Views directed toward St Mary's



PROTECTIVE SCREEN FORMATION



1. Striated Massing
Smaller volumes of slender vertical proportion



2. Stacked Blocks
Height is subdivided into stacked zones



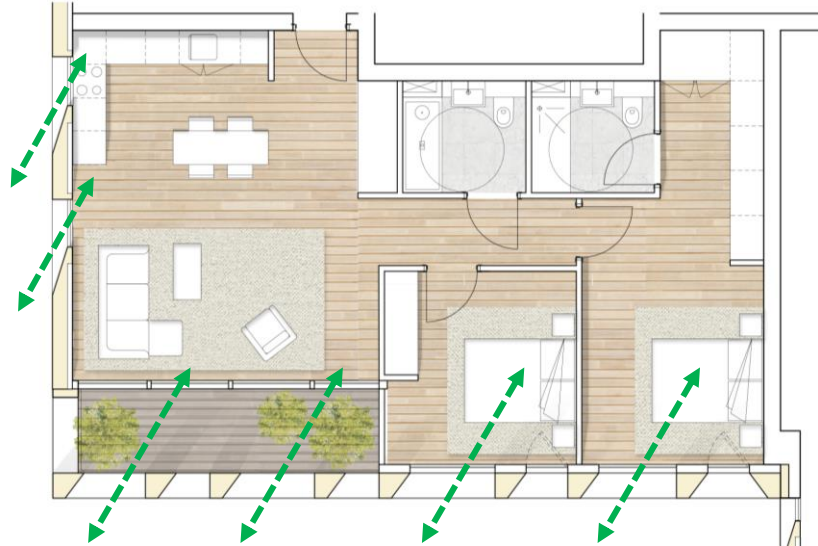
3. Vertical Screen
Vertical fins provide visual screening for residential units and a consistent external appearance



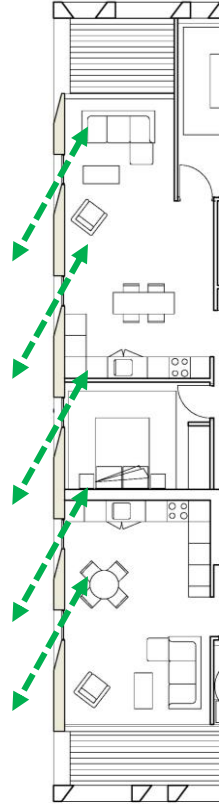
4. Residential Amenity
Balconies and winter gardens from a subtle backdrop

FAÇADE ELEMENTS

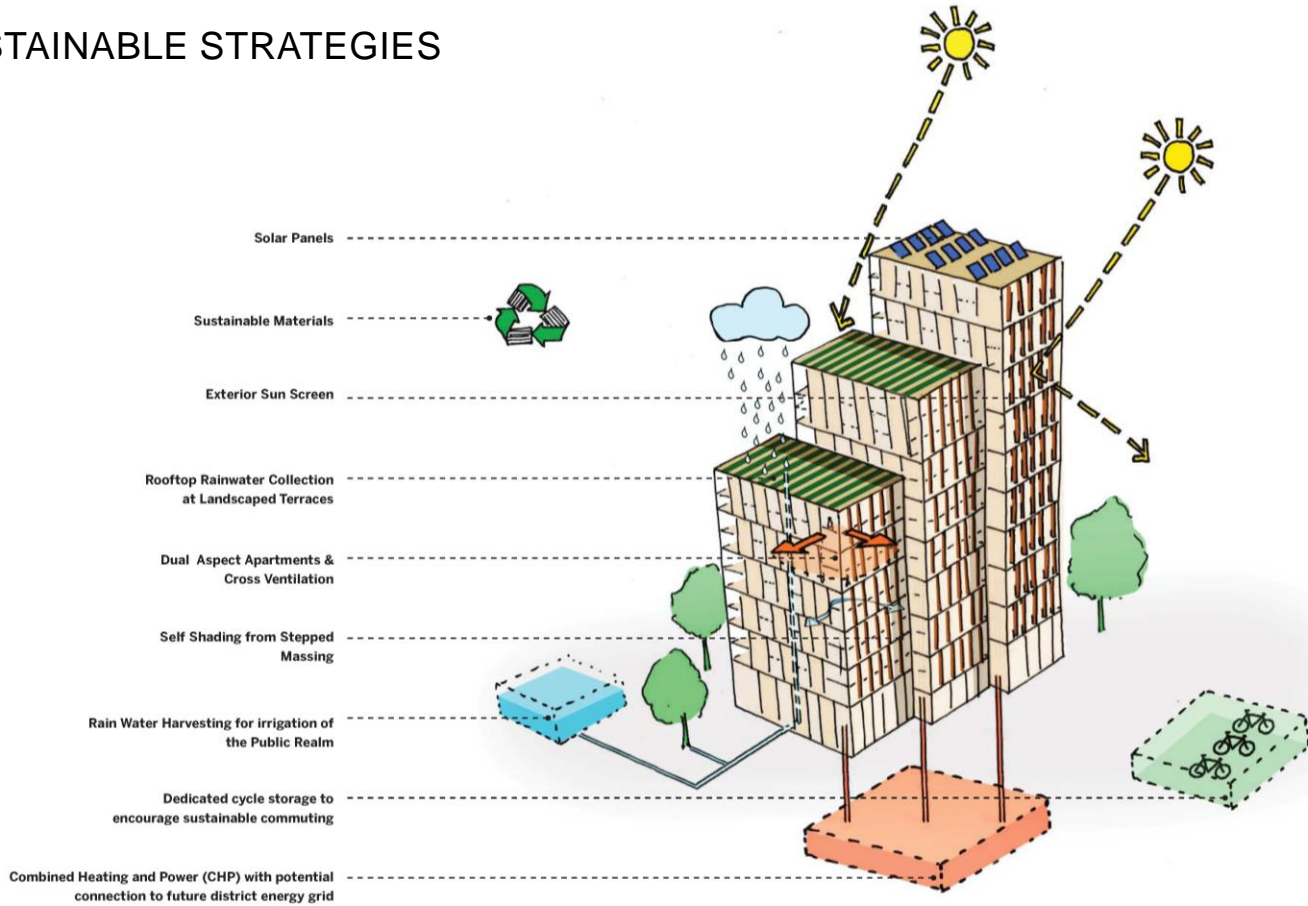
SIDE WALL ELEVATION



VIEWS TO ST. MARY'S



SUSTAINABLE STRATEGIES



TOWNSCAPE VIEWS

HARROW PROTECTED VIEWS 2013 DEVEL. MAN. POLICIES



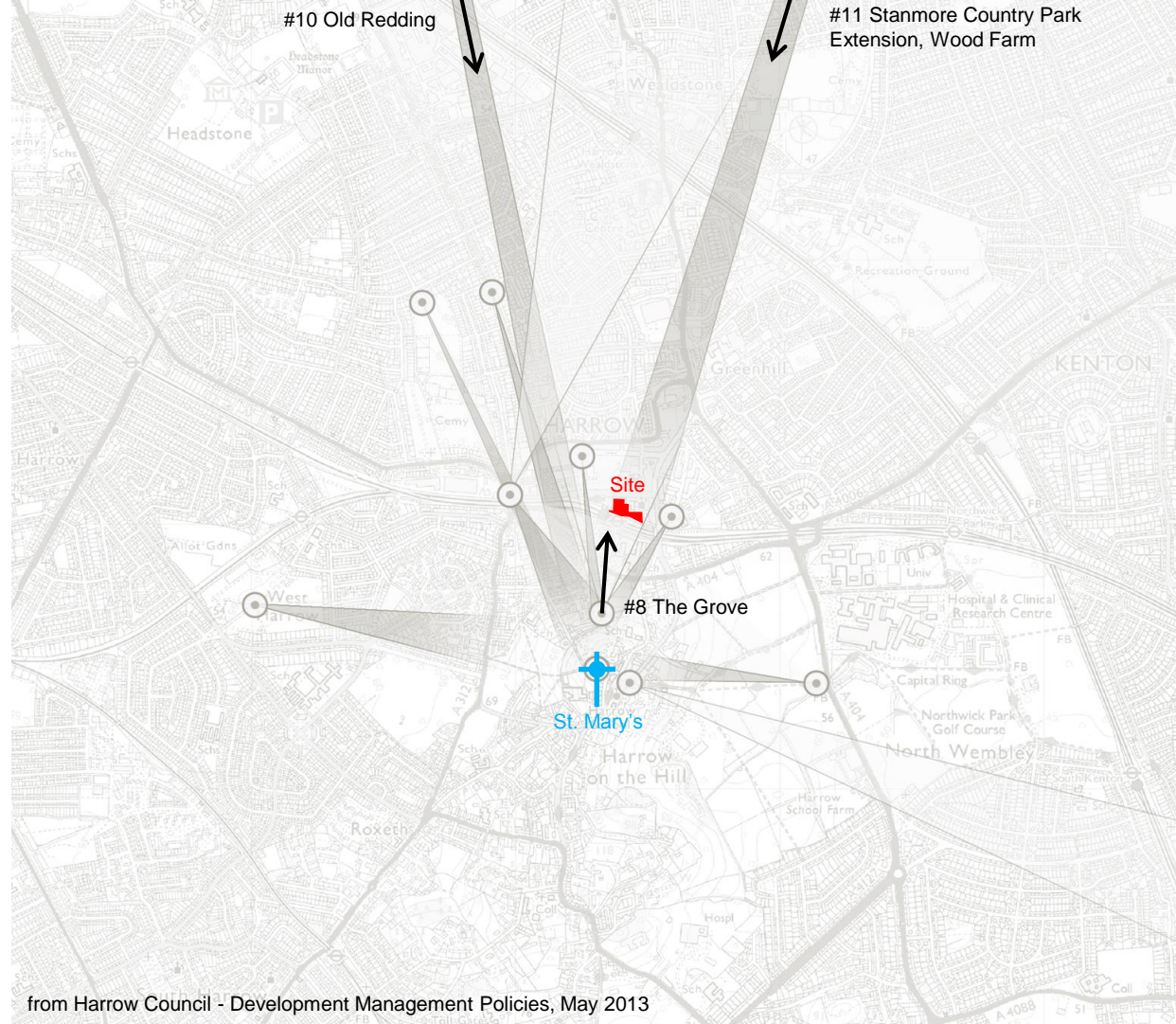
#8 The Grove



#10 Old Redding



#11 Stanmore Country Park Extension, Wood Farm



from Harrow Council - Development Management Policies, May 2013

VIEW #8 – THE GROVE



Major Developments Panel - 12 Nov 2017

IN PROGRESS

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VIEW #8 – THE GROVE

Developments Panel - 12 November 2014



IN PROGRESS

COLLEGE ROAD, HARROW
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VIEW #10 – OLD REDDING



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IN PROGRESS

VIEW #11 – STANMORE COUNTRY PARK EXTENSION, WOOD FARM

1 - 12 November 2014



IN PROGRESS

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12 November 2014



The Hyde Group
Making a lasting difference

AD214027

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