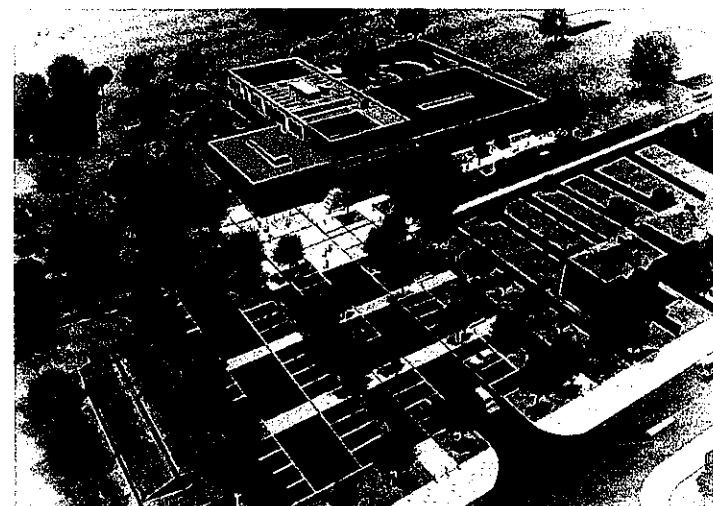


# Brunswick Park Centre

## Stage D report

May 2010





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This Stage D report is following the planning submission for the development of a new mixed use facility in the London Borough of Barnet.

Sprunt has been appointed by Elevate, working in partnership with the London Borough of Barnet and NHS Barnet, to design a multi-function facility which co-locates a number of community uses together in one building with a common shared entrance, reception and support areas. In all, the building includes:

- Health Centre for 5 GPs and community services
- Pharmacy
- Library
- Children's Centre
- Nursery
- Hydrotherapy pool
- Acorn assessment centre
- Cafeteria

At the same time, the opportunity is being taken to improve the visibility of and access to Brunswick Park at the North-East part of the site.

A masterplan for the regeneration of this area, which also included the re-provision of the existing Brunswick Park Primary School as a 2 form of entry school and the creation of a medium size public swimming pool & gym, was prepared and costed in 2009 and this remains part of the context for the entire redevelopment of the site in the longer term.

As part of this proposal, the existing library and health centre, together with the additional amenities described above, are relocated to the east of the school and the land vacated to the West is landscaped to provide a new entrance to the Country Park.

This report sets out the background analysis, conceptual approach and evolution of the scheme describing the general strategies, design proposals and access arrangements for this exciting community project and explains how the area of metropolitan open space is replaced and the approach to the park is enhanced.

Please also refer to all others consultants reports



**A SITE APPRAISAL**

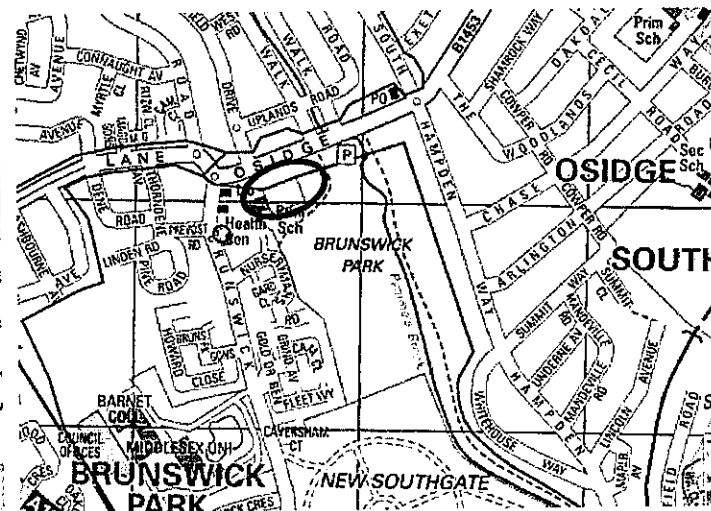
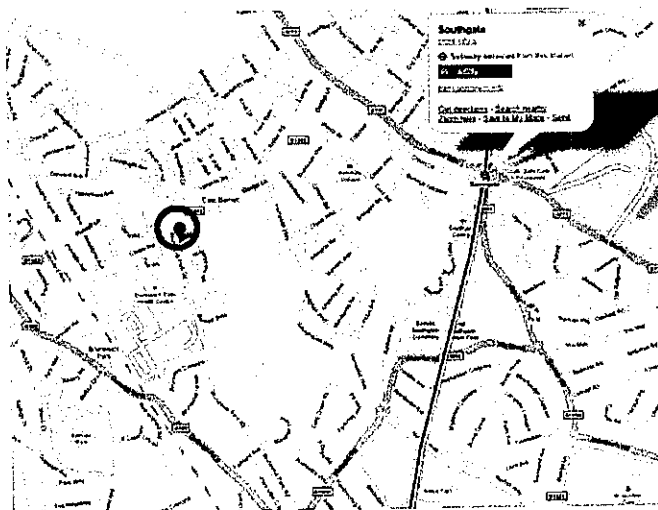
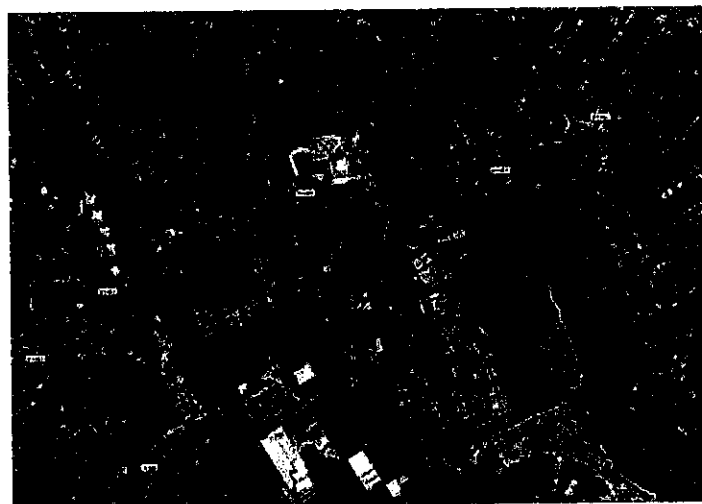
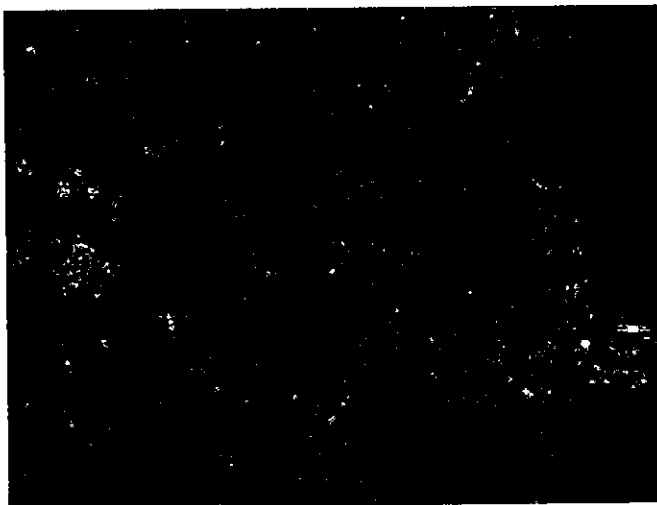




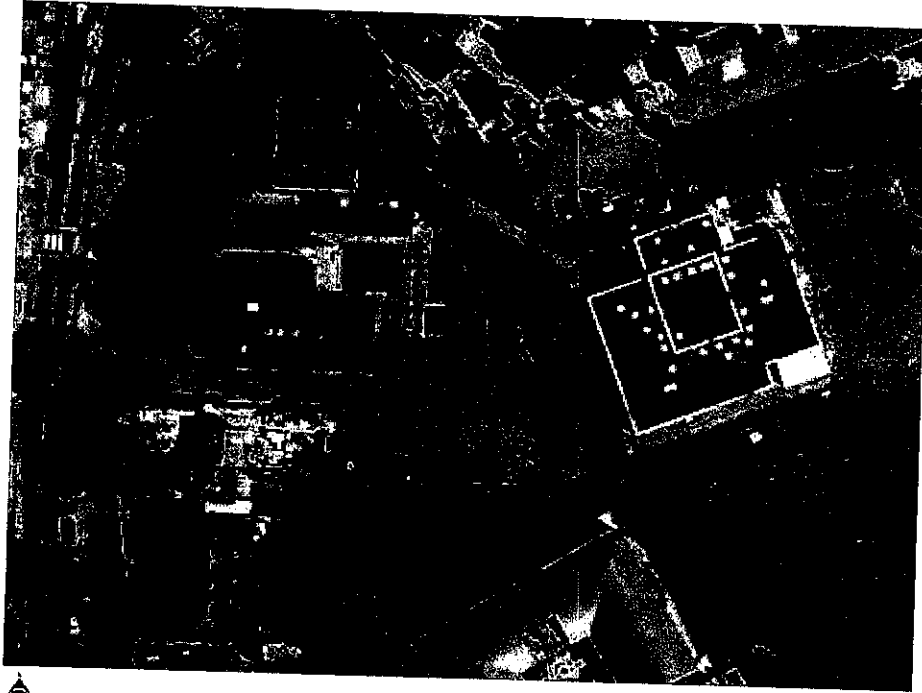
# Brunswick Park Centre

## A SITE APPRAISAL

### A1 Location



Brunswick Park Centre  
A SITE APPRAISAL  
A2 Context



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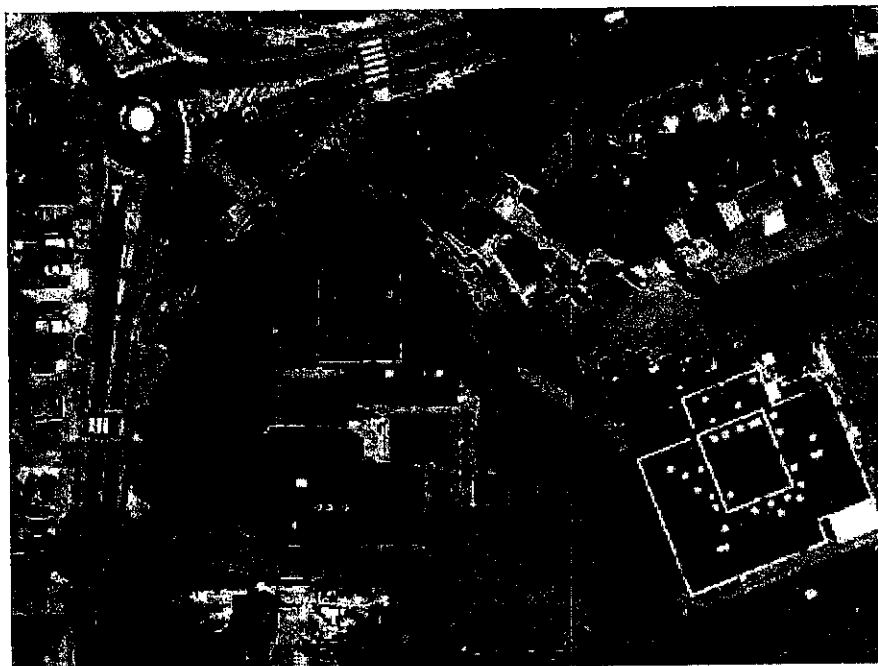


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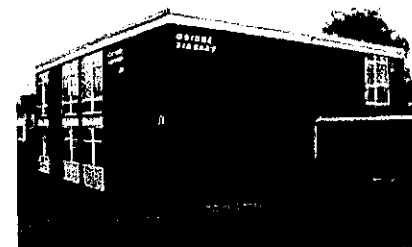
# Brunswick Park Centre

## A SITE APPRAISAL

### A2 Context



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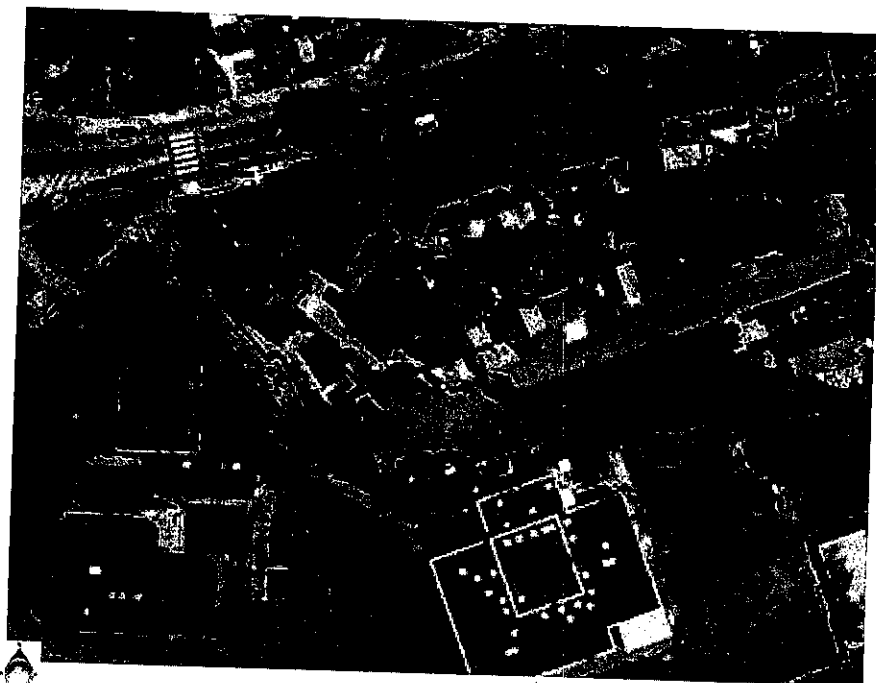


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**Brunswick Park Centre**  
**A SITE APPRAISAL**  
**A2 Context**



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3



4



5



6



7



8

**Brunswick Park Centre**  
**A SITE APPRAISAL**  
**A2 Context**



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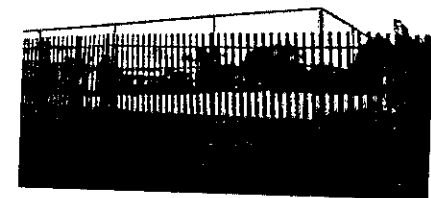
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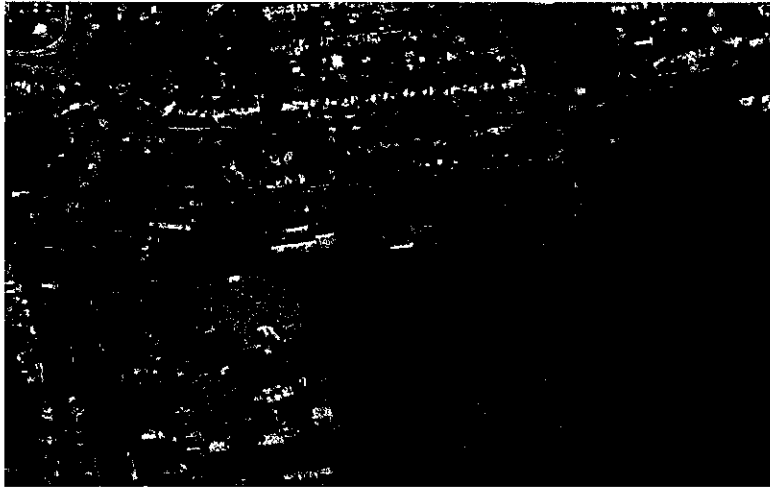


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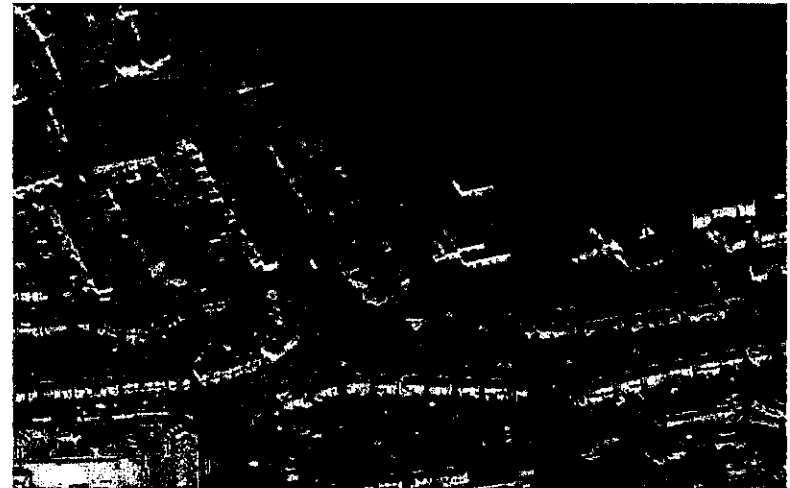


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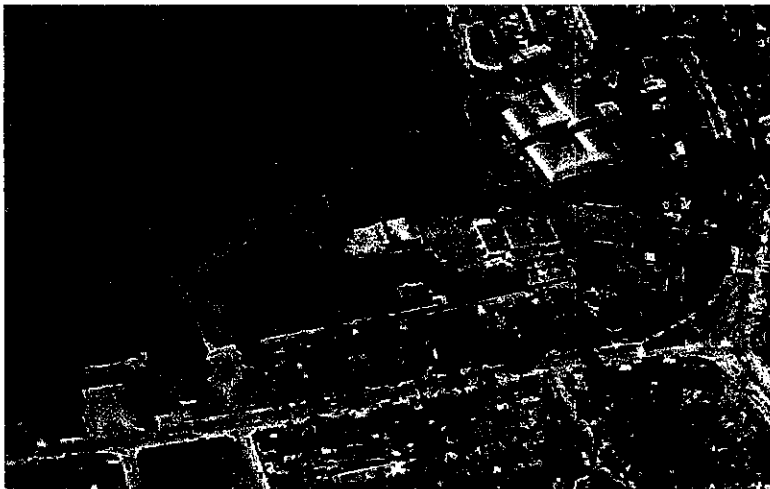
**Brunswick Park Centre**  
**A SITE APPRAISAL**  
A3 Birds eye views



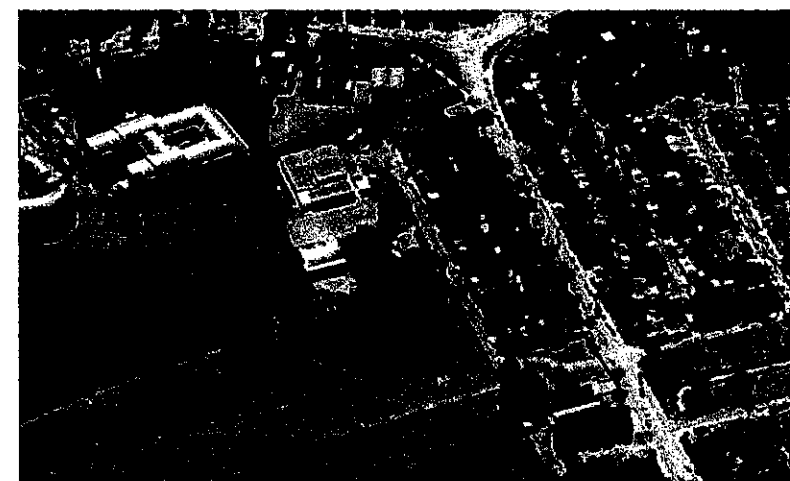
From the South



From the West



From the North



From the East

# Brunswick Park Centre

## A SITE APPRAISAL

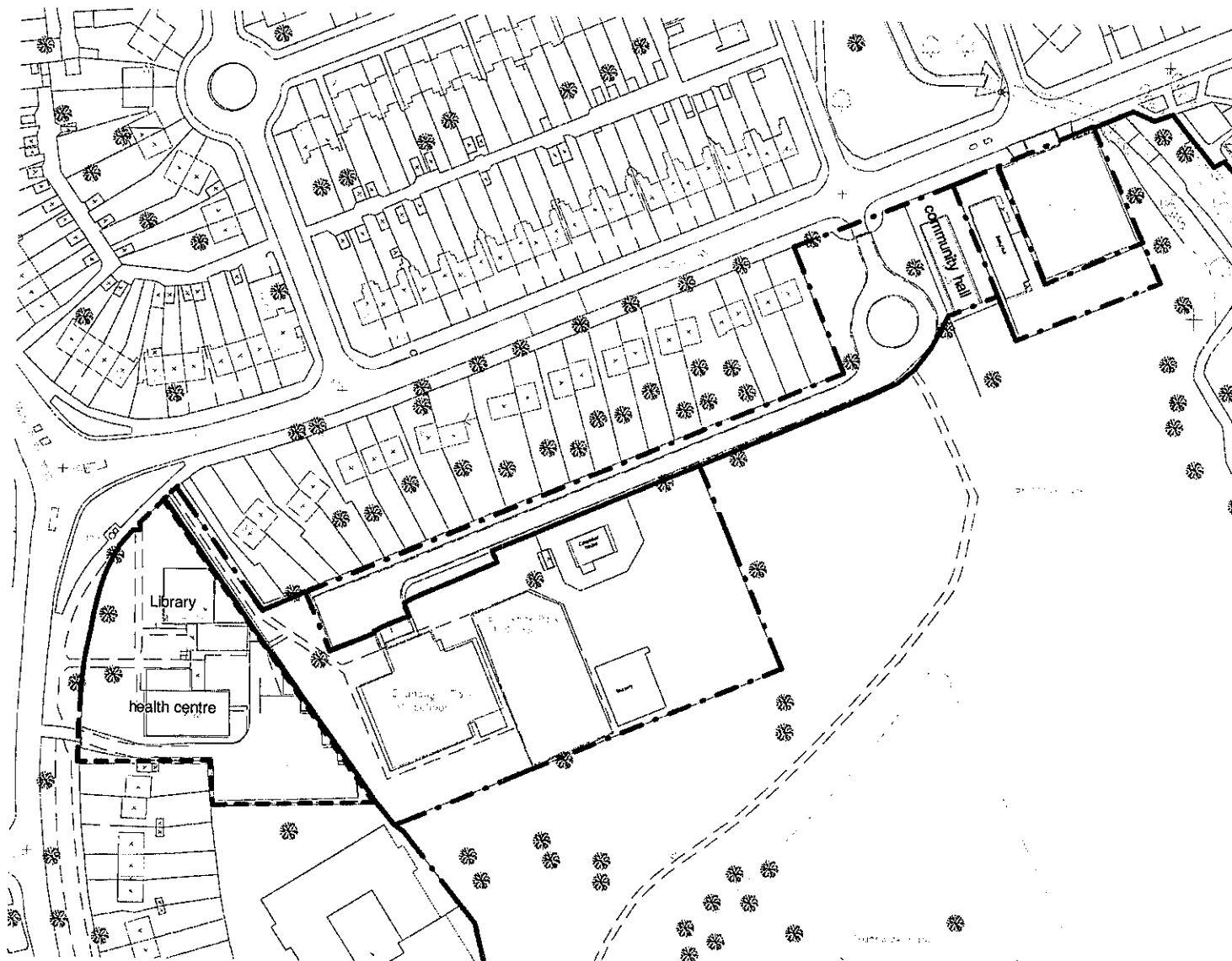
### A4 Existing: Boundaries

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**Site boundaries**

**Site under same ownership**



**1 Location plan showing the existing site boundaries**

1 : 1000

06050910 18.08.25

STATION	Planning Application
CONTRACT NO.	N/A
PROJECT	Brunswick Park
CLIENT	Elcovo Partnerships Ltd
DRAWING TITLE	Location plan showing existing site boundaries
DATE DRAWN	12/04/2010
SCALE	1 : 1000 PAS
DRAWN BY	CL
CHECKED BY	JL
DATE OF NEXT REVISION	00.00.01
REVISION	P1

**sprunt.**

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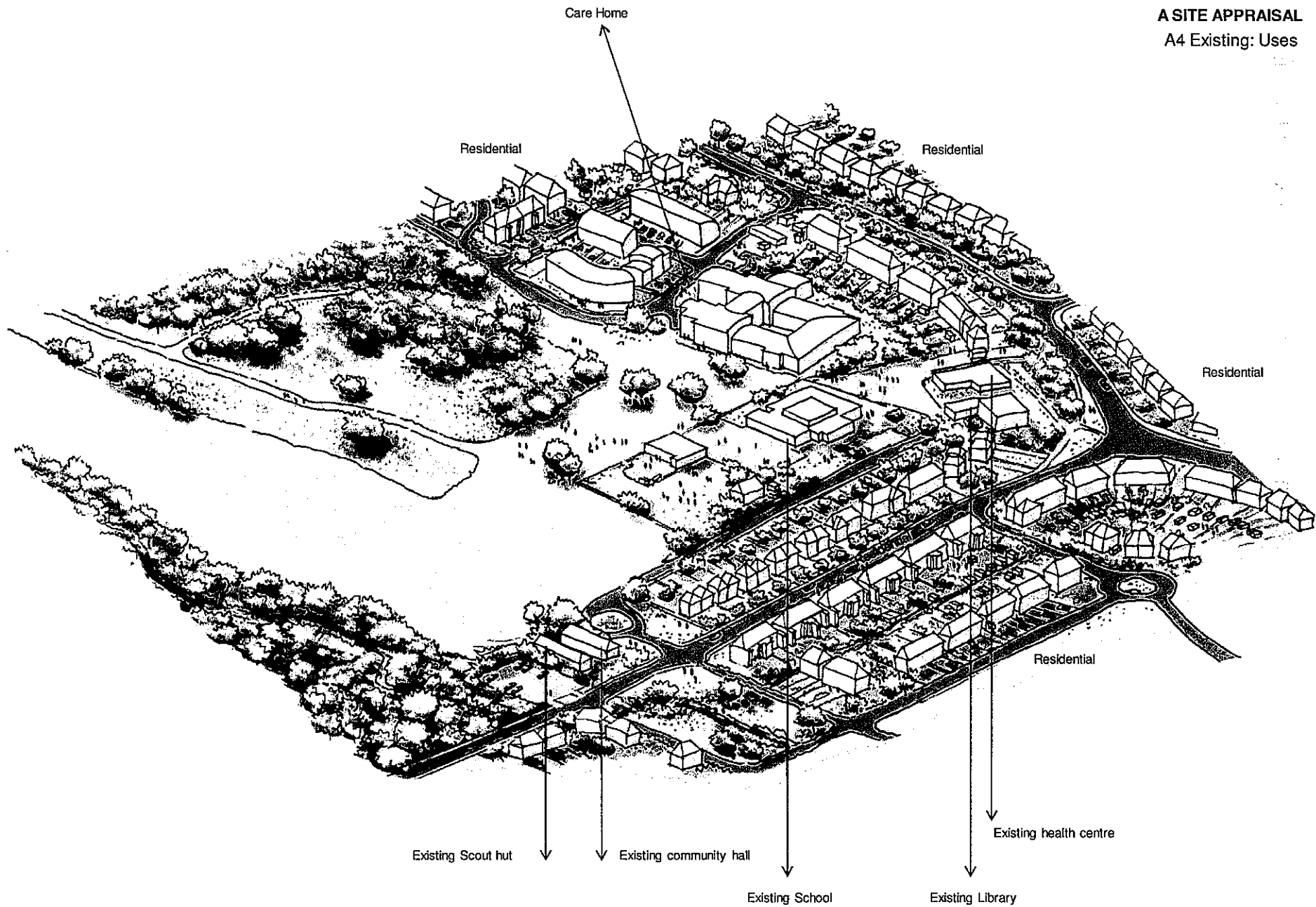
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# Brunswick Park Centre

## A SITE APPRAISAL

A4 Existing: Uses



## Brunswick Park Centre

## A SITE APPRAISAL

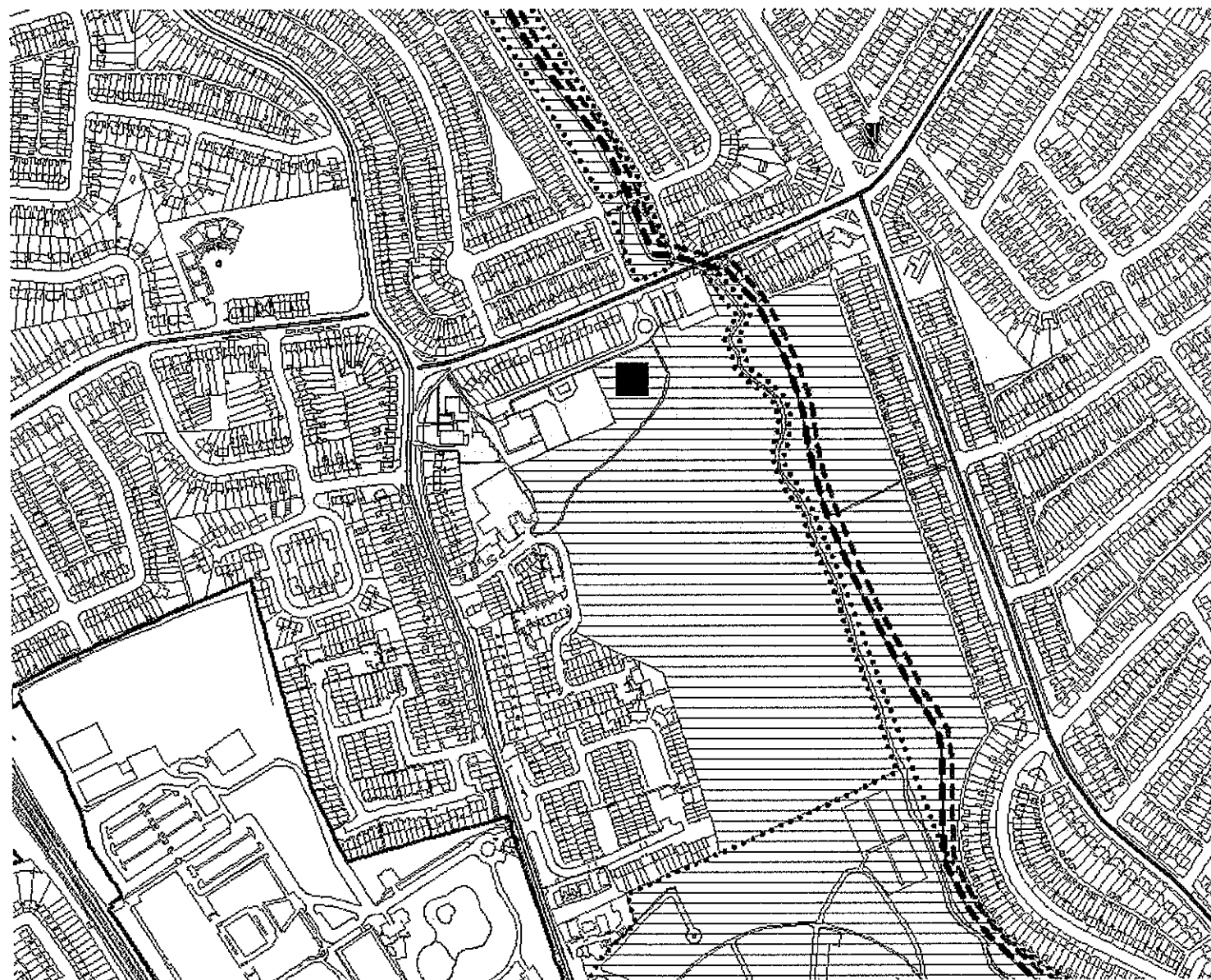
#### A4 Existing: Building Heights










# Brunswick Park Centre

## A SITE APPRAISAL

A4 Existing: Land Status



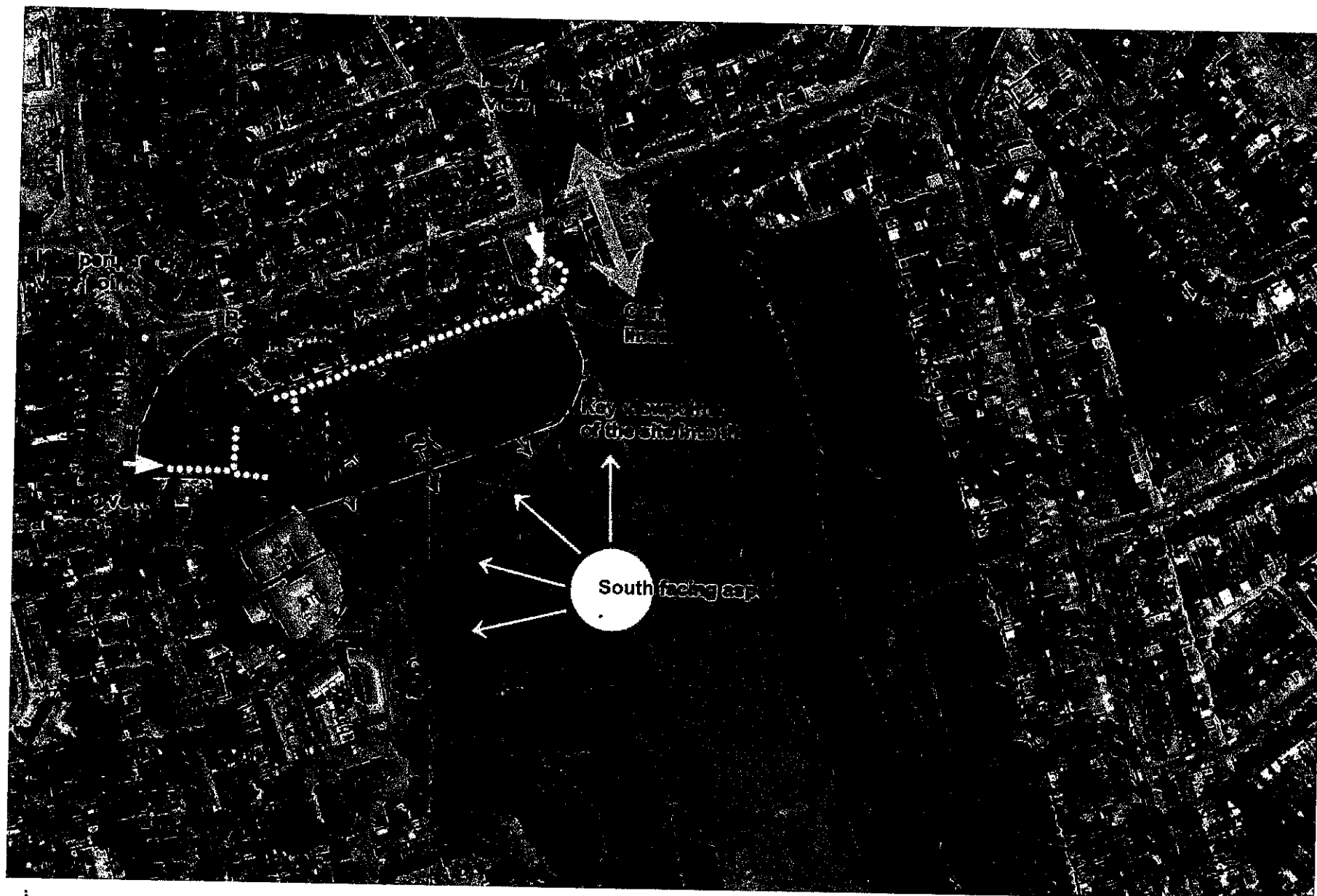
-  Metropolitan Open Land
-  Site of Borough Importance for Nature Conservation
-  Metropolitan Walk
-  Green Chains
-  Road Network – tier2
-  Road Network - tier3
-  Site for new facility



# Brunswick Park Centre

## A SITE APPRAISAL

### A5 Opportunities and constraints



## Context

### Generally

- The site is located in a suburban context dominated by a web of residential streets characterised by 2 storey semis (with red brick cladding and white render in elevation and tiled pitched roofs) and a few 3 storey blocks.
- Brunswick Park is part of a series of interconnected green spaces running along the length of Pymmes Brook as it flows into the Lea Valley and River Lea. Several of these spaces are designated as areas of Metropolitan Open Land (MOL) and run in a chain from New Barnet in the North West to Arnos Park in the South East of the Borough.
- The park links the open spaces on the northern side of Osidge Lane and New Southgate cemetery to the south, effectively forming a linear park route along the line of Pymmes Brook.

### Ecology

- A Phase 1 Habitat survey indicated that the site is fairly poor in terms of biodiversity, with limited habitats and species present.
- The dominant landscape character of the site is of amenity and semi-improved grassland.
- Notable habitats are the woodland areas along the line of Pymmes Brook, which have the potential to provide significant breeding and foraging habitats for birds and small mammals.
- There are four Sites of Importance for Nature Conservation (SINC) within 1km of the site, the most significant of these being Pymmes Brook and New Southgate Cemetery, which border the southern and eastern boundaries of the Park.
- Significant stands of woodland scrub trees are located to the south east of the site but these are species poor and poorly managed.

### Transport and Access:

- At present, the park is served by a small public car park to the east of the existing Scout Hut Building.
- Vehicle access to the school and for maintenance of the Park is via a second junction to the west of the scout hut, with a roundabout area for turning.
- School staff currently use the area in front of the school entrance, the rear access road and the upper car park adjacent to the doctors surgery for parking.
- The residential properties adjoining the rear access road also all have rights of access.
- Pedestrian access to the park is limited with the main access and egress points via a small gap in the hedge from a path of Osidge Lane, Nurserymans Road or New Southgate Cemetery.
- A designated Metropolitan walk runs along the line of Pymmes Brook and joins with the MOL on the other side of Osidge Lane.

## Opportunities and Constraints

### Opportunities

- Creation of a community hub for all local users which follows one consistent approach despite the large number of stakeholders: a controlled urban development.
- Improve public presence and access to all facilities including the country park.
- Minimise wasted areas by accommodating several services under one roof (more shared areas).
- Improve current pedestrian access from Osidge Lane with a new entrance avenue and gateway to raise the profile of the park and enhancing the linear park route.
- Create a new direct pedestrian and cycle access point from Brunswick Park Road Church Hill Road and Osidge Lane to allow greater accessibility for residents to the north west of the site.
- Rationalise existing parking with new dedicated parking provision for staff and visitors.
- Create a safe and efficient car parking area..
- Significantly enhance local ecology and biodiversity through tree planting, the creation of new habitats and wildflower and meadow planting.
- Plant new native hedges to site boundaries to improve site security and biodiversity.
- Enhance the existing MOL with new facilities and pedestrian links.
- Increase opportunities for social interaction, active lifestyles and experiencing nature.
- Control treatment of storm water and reducing flood risk.
- Improve sport and leisure facilities.

### Constraints

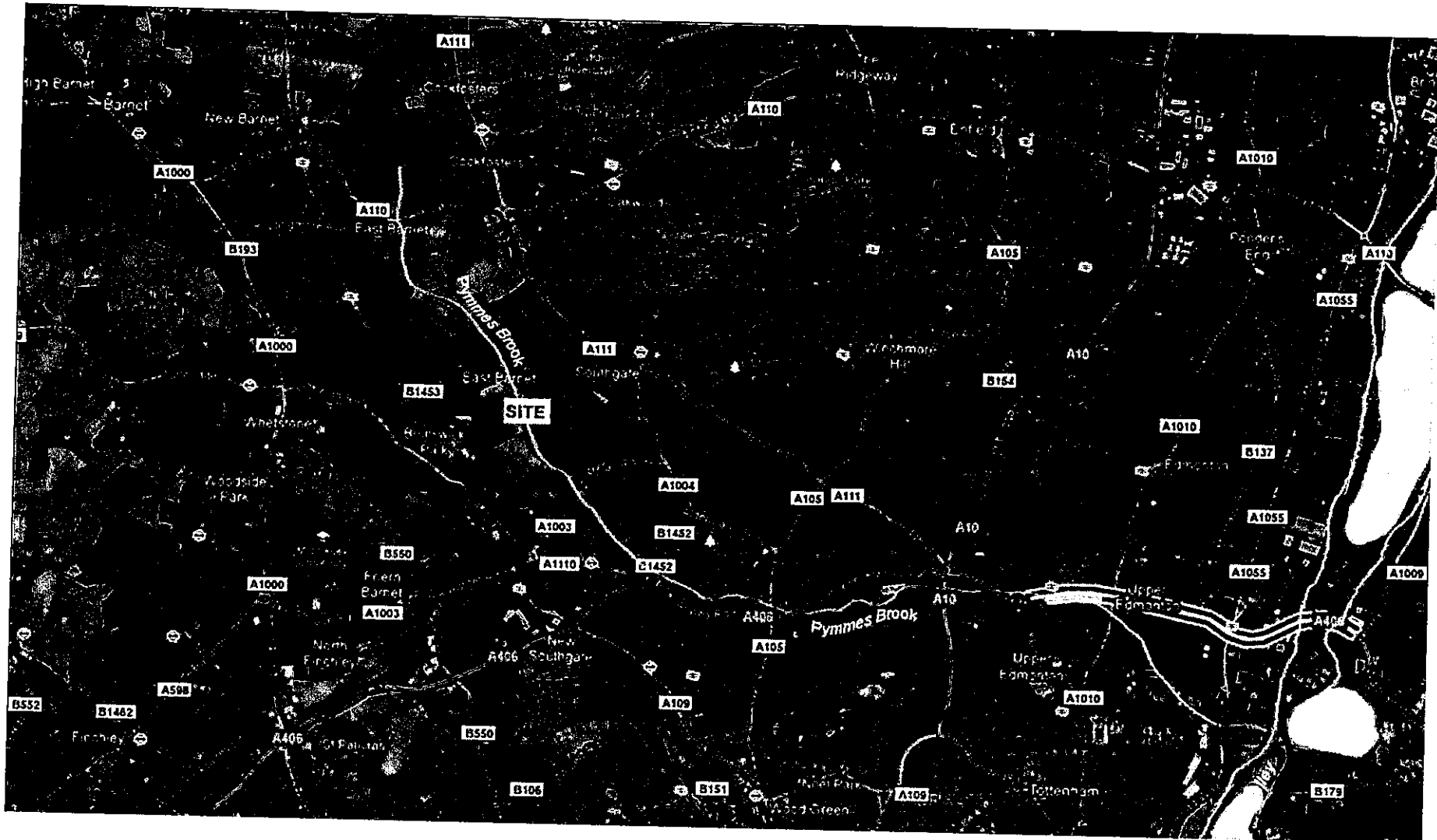
- Proposed site is on MOL.
- Rights of access to residential properties on rear access road.
- Potential for flooding on lower levels of the site.
- Potential contaminated land on existing doctors surgery and library area.
- Potential for roosting bats in existing buildings.
- Potential adoption issue with any proposed new parking and road.
- Site topography and existing levels.

Note: all above constraints have been fully assessed and the proposal as shown in the next parts of this document designs out risk elements while offering solutions to overcome remaining constraints.

**A SITE APPRAISAL**  
A6 MOL swap strategy

The proposal involves a land swap between Metropolitan Open Land (MOL) and brown field land to avoid any loss of MOL

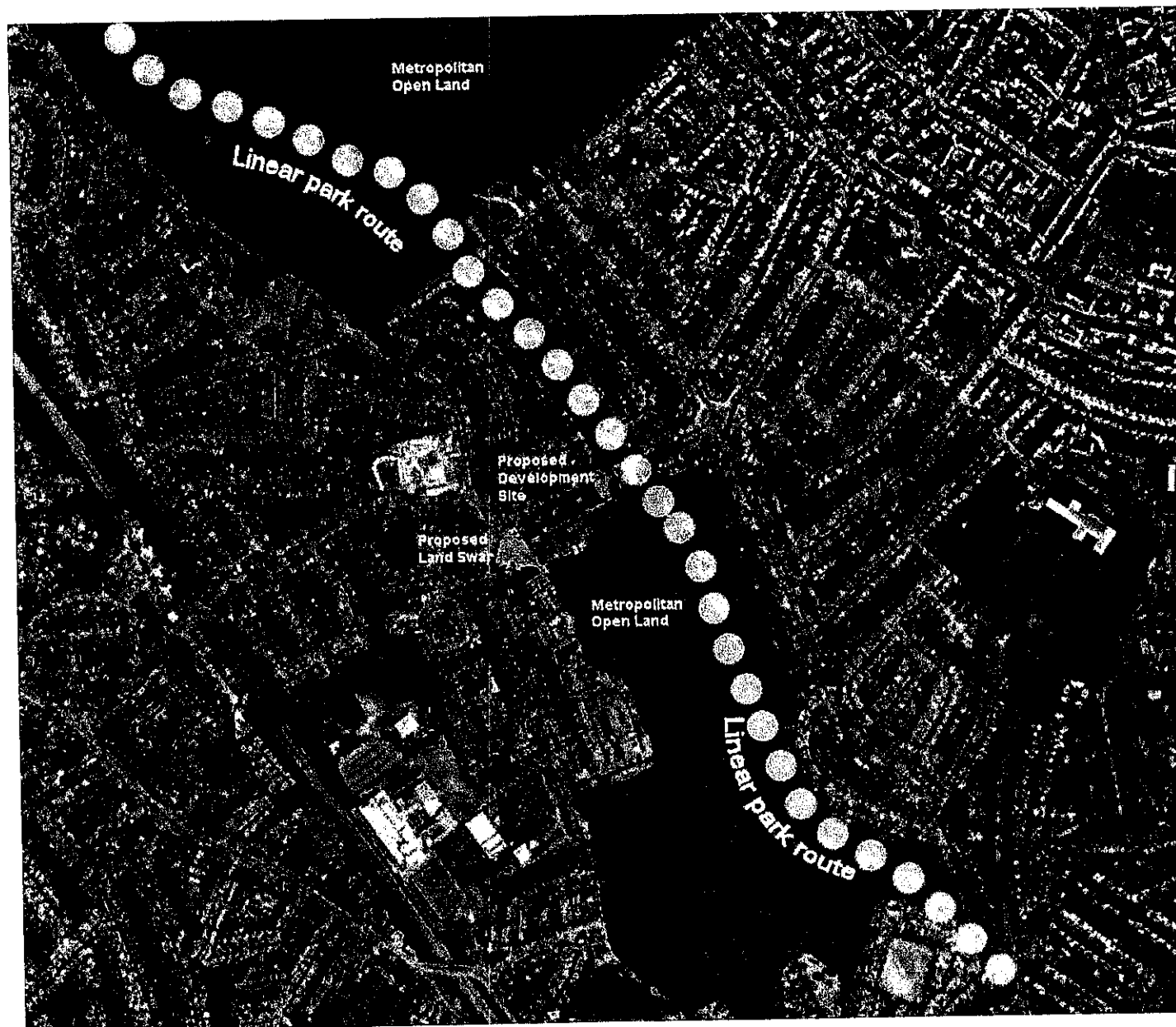
General location



## Brunswick Park Centre

### A SITE APPRAISAL

#### A6 MOL swap strategy



# Brunswick Park Centre

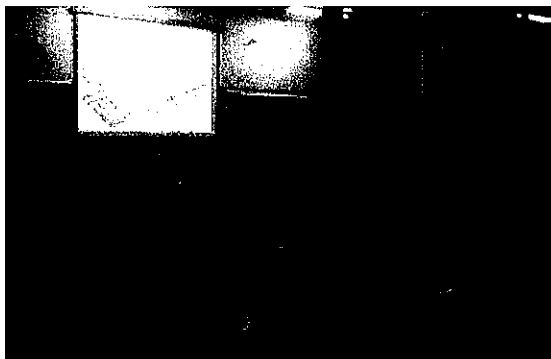
## A SITE APPRAISAL

### A6 MOL swap strategy

Site







#### Consultation

The design process has benefited from consultation with a large number of stakeholders who have provided the design team with detailed insight which have informed the design solution.

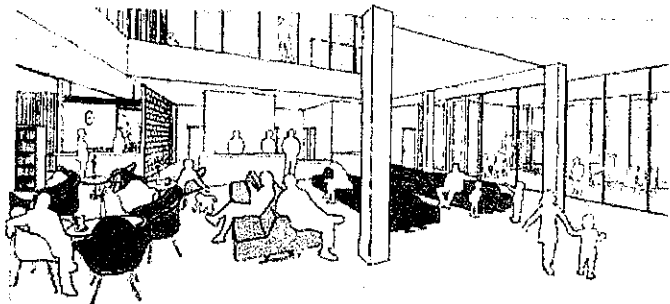
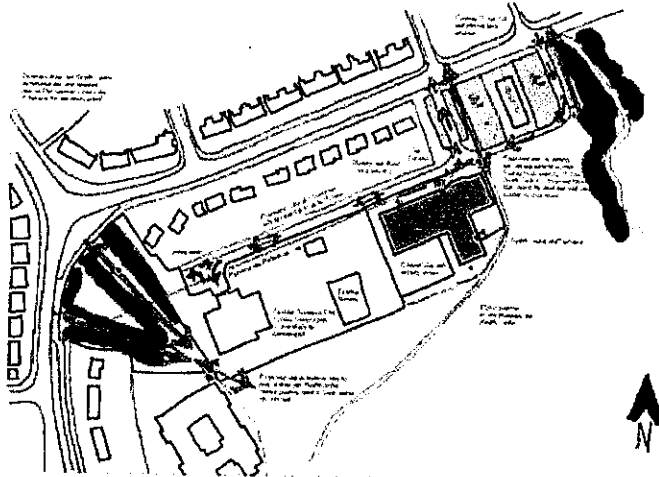
A summary is given below of the key meetings and how they have informed the design:

- **London Borough of Barnet:**  
These proposals are the result of pre-planning strategy and design sessions with Barnet officers between December 2009 and March 2010, including members of the planning (including open spaces), highways and property management departments, children services and Refuse. Trees and building control officers will be consulted shortly (the design team currently works with an independent building control officer who will liaise with Barnet authorities);
- **The Environmental Agency is working with the team with regards to Flooding Assessment** and has approved the status of the scheme (low risk);
- **Stakeholders consultation:**  
NHS Barnet (for the health centre) and managers and key personnel for the Acorn assessment centre, nursery, children centre and library have been consulted and have developed together a scheme which provides both the necessary accommodation and adjacencies but which also responds to all parties' vision;
- **Public Consultation:**  
A public Planning & Development Forum was held on 8 March 2010 and was well attended by the local community. Comments made by local residents have been incorporated into the design and thus is outlined in the planning statement;
- **Secured by Design:**  
Discussions have been held on site with the local CPDA and their comments incorporated into the design. An application for Stage D is being made in parallel with the planning application;
- **All the relevant services agencies have been consulted, constraints and opportunities have been analysed and imbedded into the scheme.**

# Brunswick Park Centre

## B DESIGN

### B1 Design process



#### Vision & Design Drivers

This scheme provides the opportunity to create an exciting and sustainable mixed use public hub combining both internal and external facilities easily accessible by the local community. The potential for sharing spaces between services would allow for all age groups to use the new hub throughout the week and create a new focus for the area.

The proposal constitutes the first phase for developing a new "village" for Brunswick Park where the Community Hub represents the centre, the Park provides the village green and the existing surrounding properties are the residential web.

The proposal is for a multi-function facility which co-locates a number of community uses together in one building with a common shared entrance, reception and support areas. In all, the building includes: Health Centre for 5 GPs and community services, Pharmacy, Library, Children's Centre, Nursery, Hydrotherapy pool, Acorn Assessment Centre & small Cafeteria

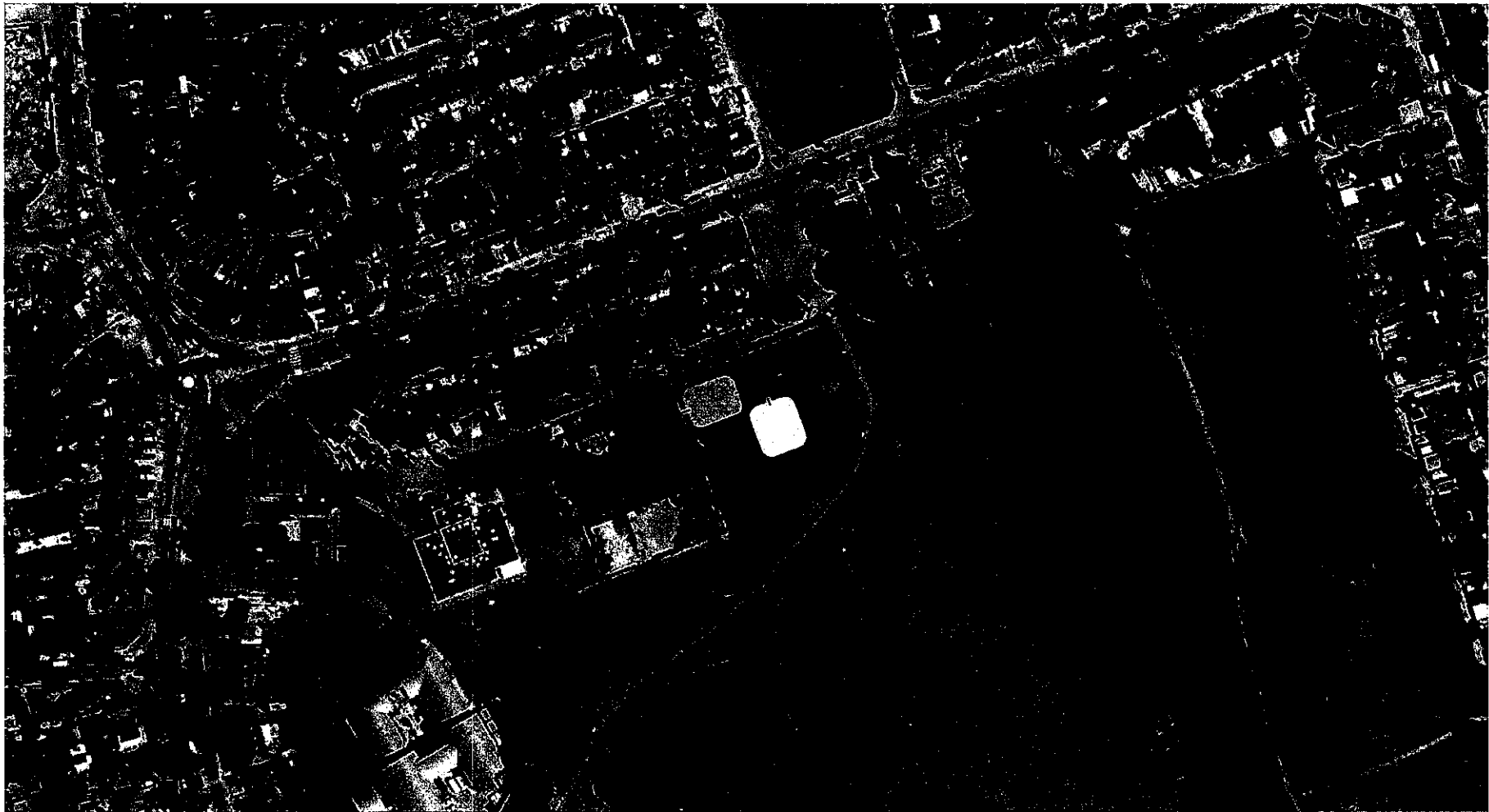
The concept and development of the scheme are based on the following:

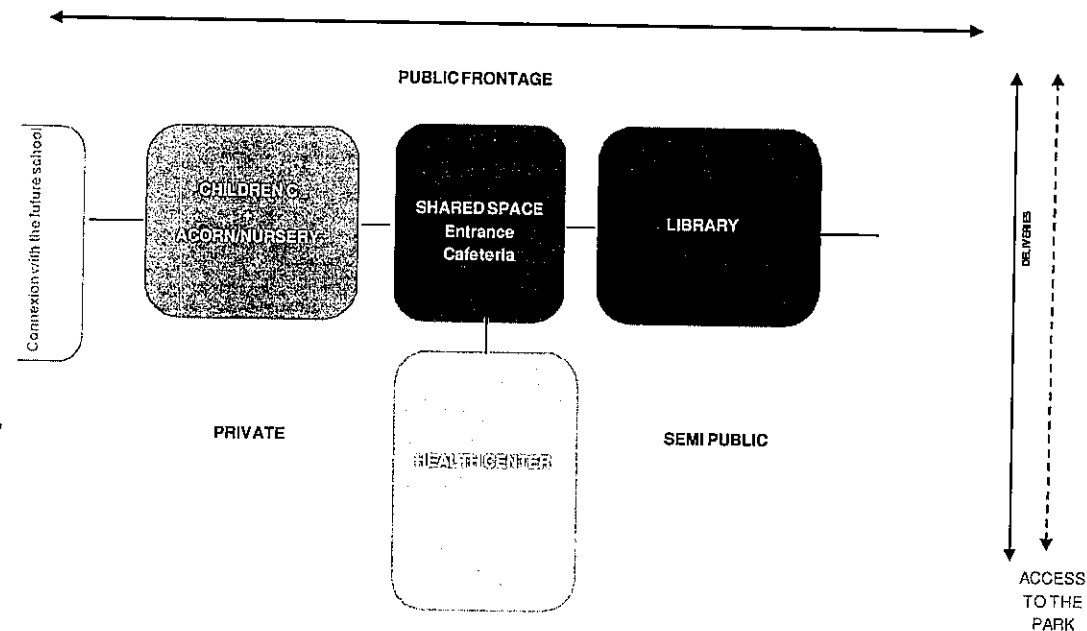
- Opening of strong view points onto the new hub from both Osidge Lane and Brunswick Park (focal point from the north-west roundabout with a new "garden" leading to the park);
- Osidge Lane's focal point (the new building) is developed as a three storey equivalent structure (2 tall storeys + plinth). It reinforces the public image of the buildings by creating some contrast with the residential structures but, still, remains in touch with its surrounding. It is therefore designed to be remarkable but low key;
- The front elevation lines introduces the principles of a new street frontage between Osidge Lane and Brunswick Park Road along the existing service road while the back elevation is more fluid and opens onto the park. Accordingly, the "urban" front has most of the main public uses (entrances, receptions, waiting areas, meeting and some offices) and the "country" back has the more confidential activities (class bases, child play, clinical rooms...);
- The treatment of the front elevation of the new building aims at delivering two messages:
  1. the modern white rendered two storey element acts as a bright signal to indicate the entrance and cut out the general mass while,
  2. the timber and transparencies on the ground floor elevation express a natural and open feeling to re-assure patients and users generally. The glazed entrance and library elevation will also show-up bright coloured interiors to reinforce the lively side of what is happening in the facility and act as cheerleaders;
- The scheme allows for a high level of flexibility to access the park by opening the public facilities onto it when required (children's area, library & café...).

## Brunswick Park Centre

### B DESIGN

B2 Conceptual approach: the new community hub and its site





Note: all "children" areas are shown on school side to ensure that the future 2 FE school will connect easily with the proposal and avoid having to cross "adult" areas for security reasons. The Health Centre, and particularly the clinical rooms, are to be away from the public frontage for confidentiality. The Library, a lesser sensitive use in terms of privacy, is then located on the most public side. The entrance and shared areas form a central connector for all facilities.

**B DESIGN**

