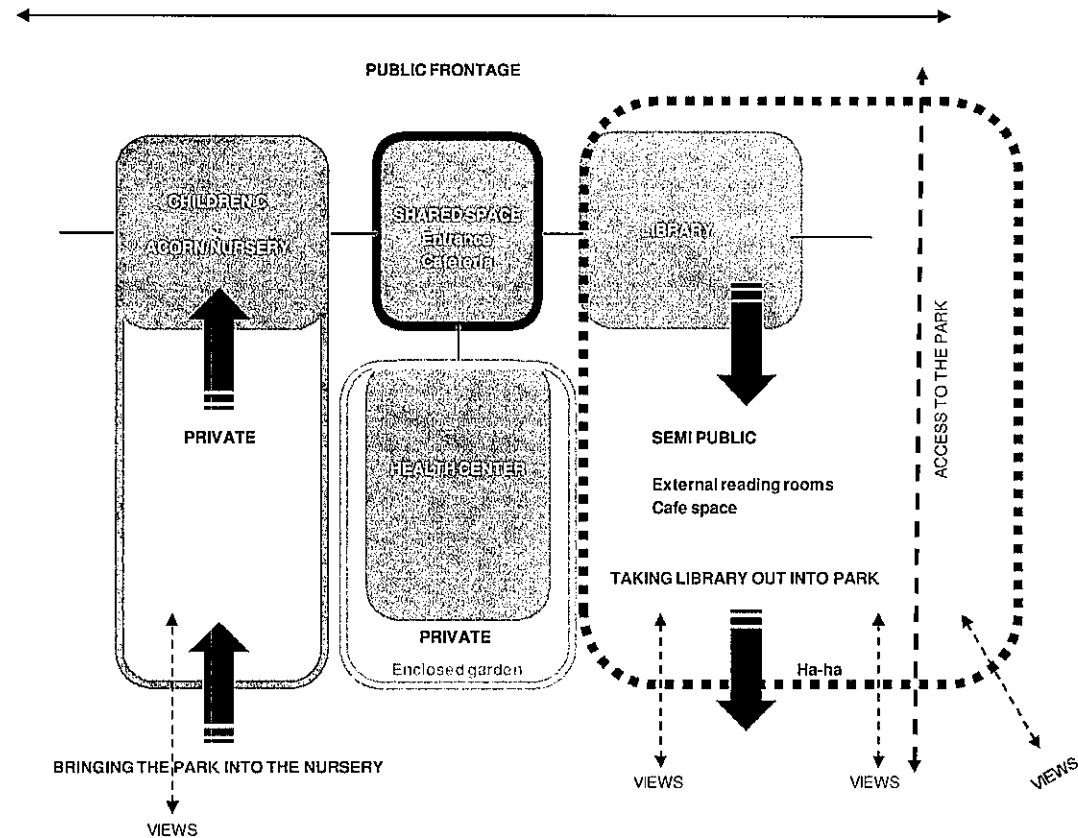


Brunswick Park Centre

B DESIGN

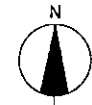
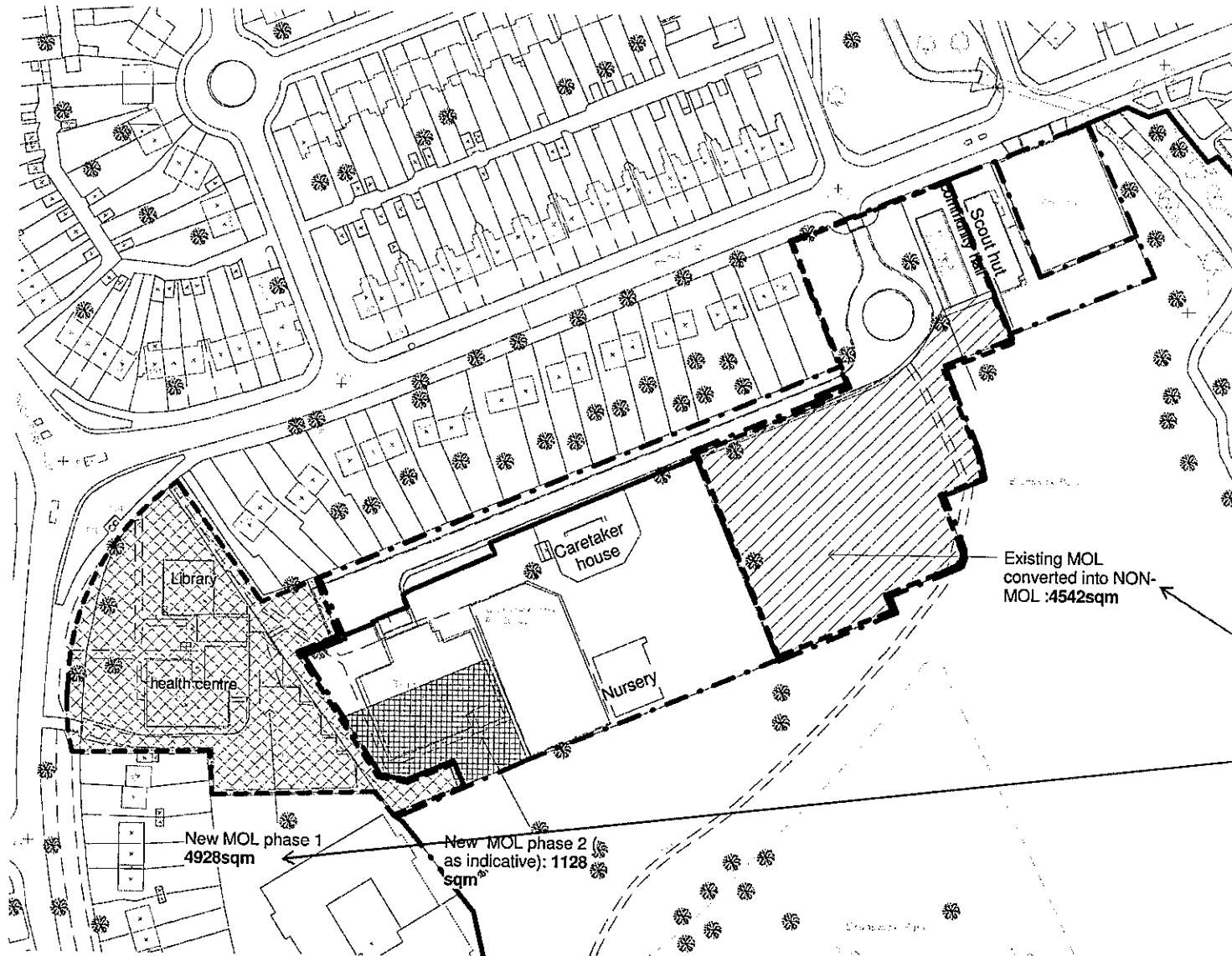
B2 Conceptual approach: link to the outside



Brunswick Park Centre

B DESIGN

B3 Proposed site plan: Phase 1



Site boundaries



Site under same ownership

Phase 1 :

- Demolition of the community hall
- Construction of the new Brunswick park centre (health centre, library, children's centre, Acorn assessment centre and nursery)
- Demolition of the existing health centre/library and redevelopment as MOL landscape

Land swap figures

- Proposed building and landscape taken from the existing MOL: 4542 sqm
- Non-MOL site (existing health centre/library + a piece of education land), to be redeveloped as MOL: 4928 sqm

Existing MOL converted into NON-MOL :4542sqm

New MOL phase 1 4928sqm

New MOL phase 2 (as indicative): 1128 sqm

1 Location plan showing the proposed site boundaries

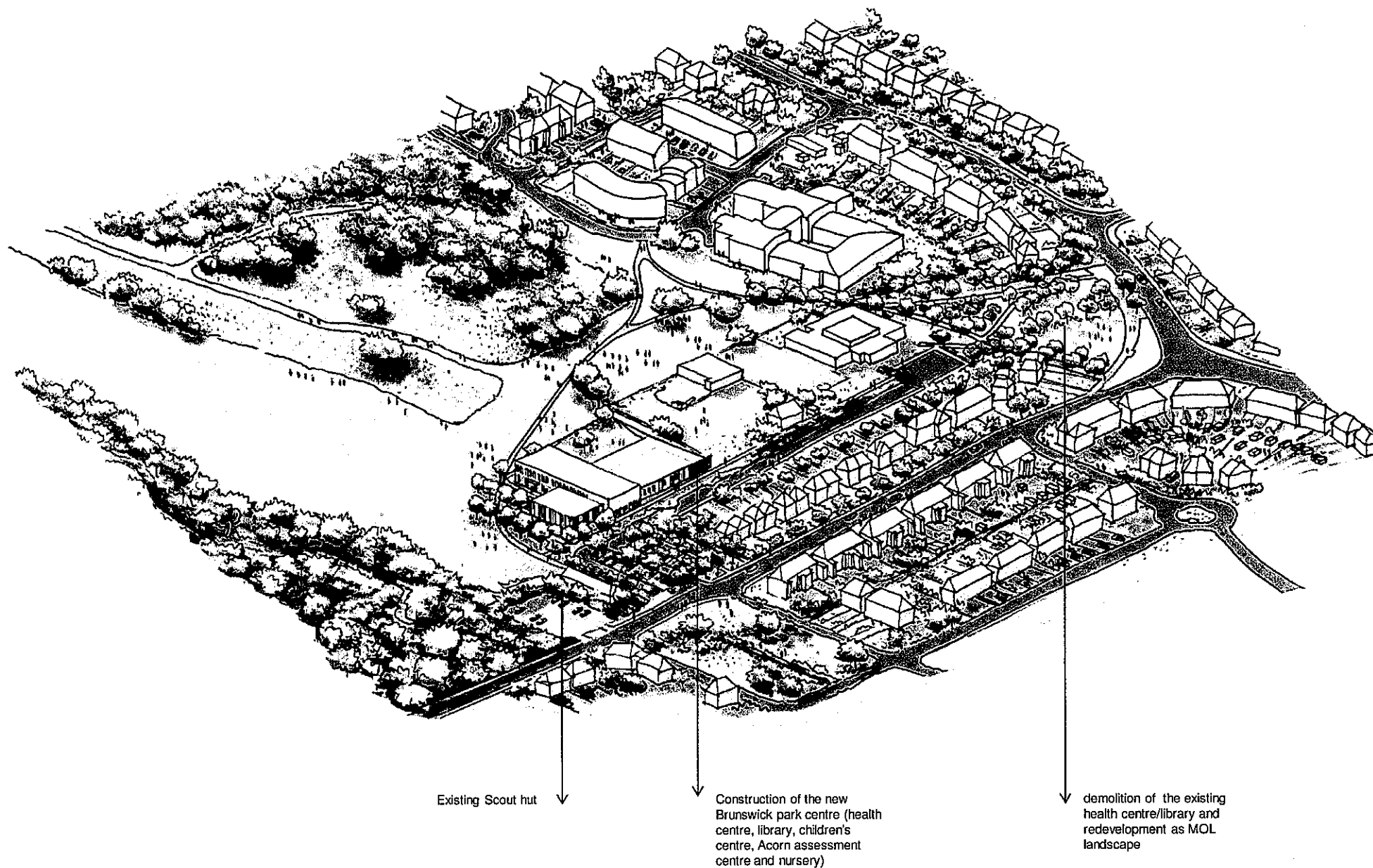
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Brunswick Park Centre

B DESIGN

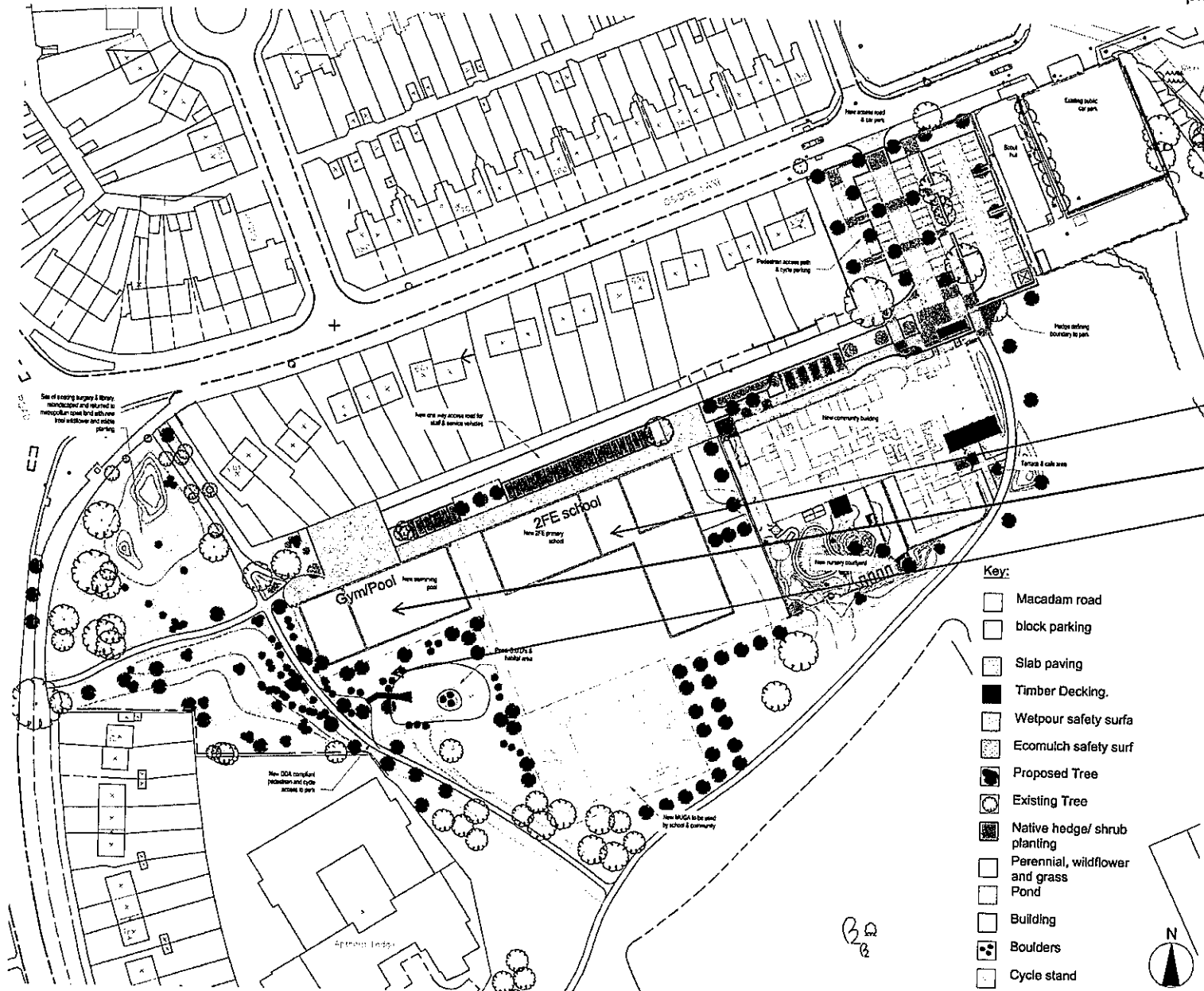
B3 Proposed site plan: Phase 1



Brunswick Park Centre

B DESIGN

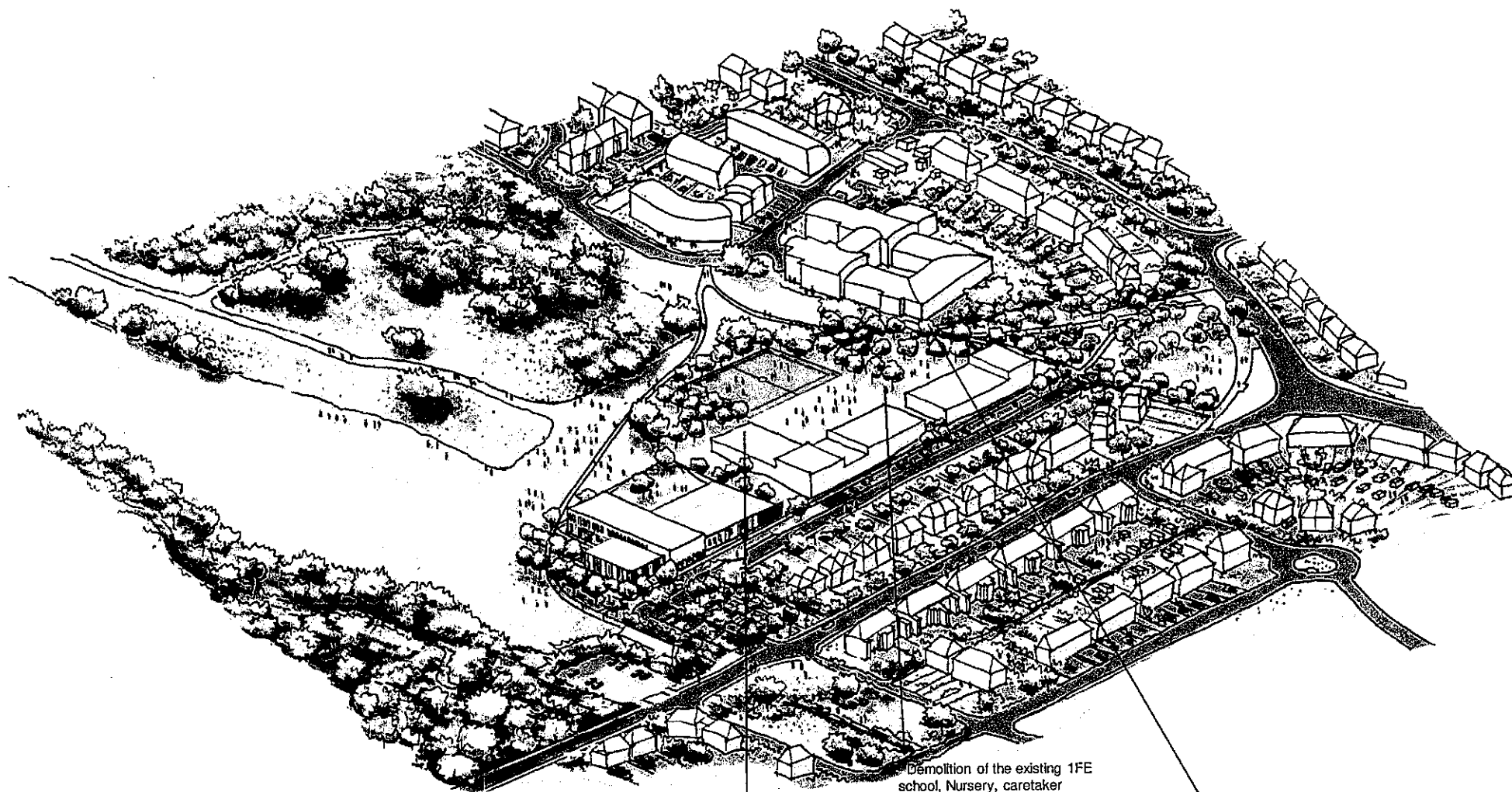
B4 Potential site plan: INDICATIVE ONLY Phase 2



Brunswick Park Centre

B DESIGN

B4 Potential site plan: INDICATIVE ONLY Phase 2



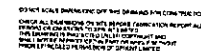
Note : Phase 2 is shown as
indicative and is not part of this
planning application

Construction of the new 2FE
school

Demolition of the existing 1FE
school, Nursery, caretaker
house.
-Construction of the Gym
/Swimming pool.

Conversion of part of the old
school land into MOL

B5 General layout

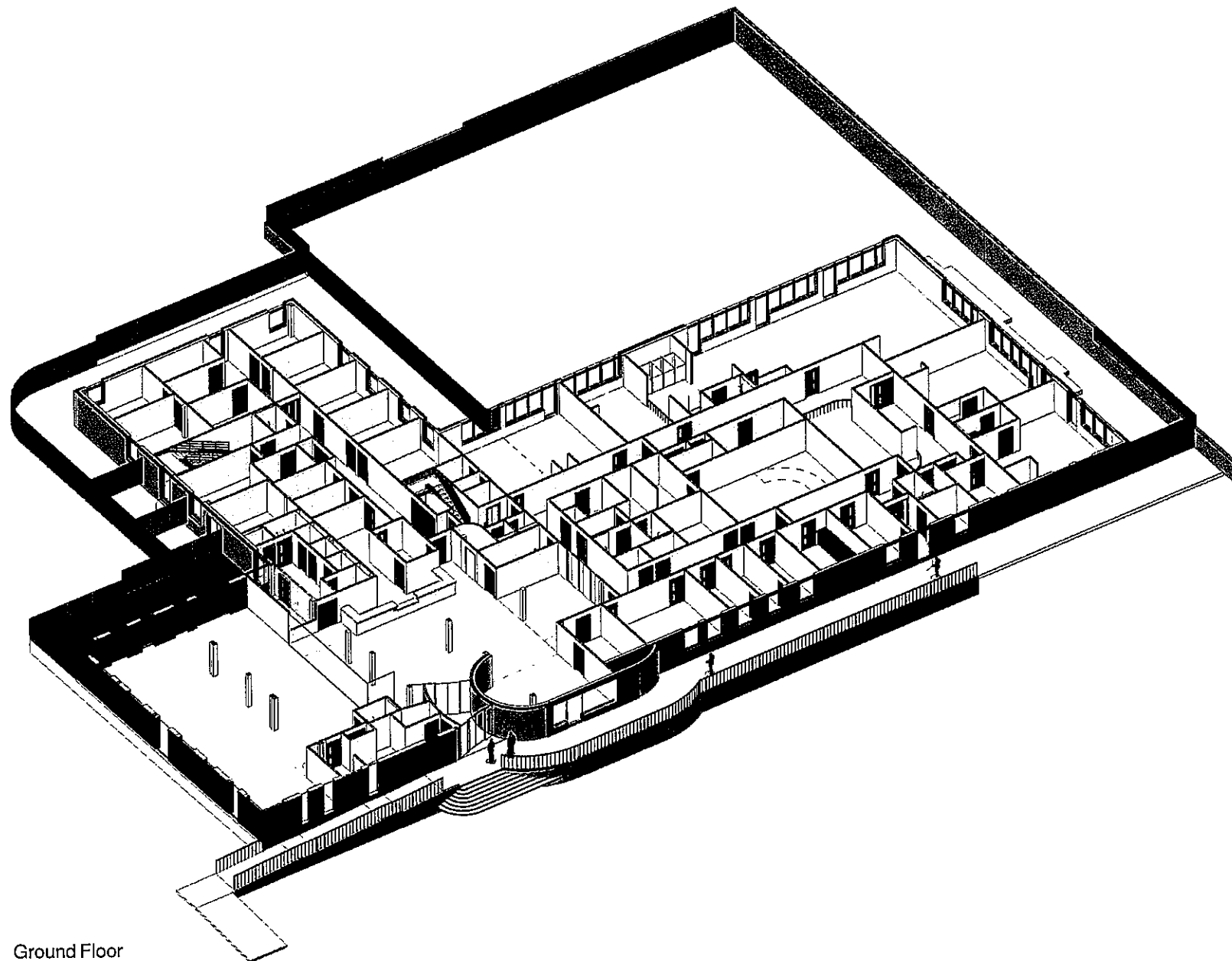


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Brunswick Park Centre

B DESIGN

B5 General layout

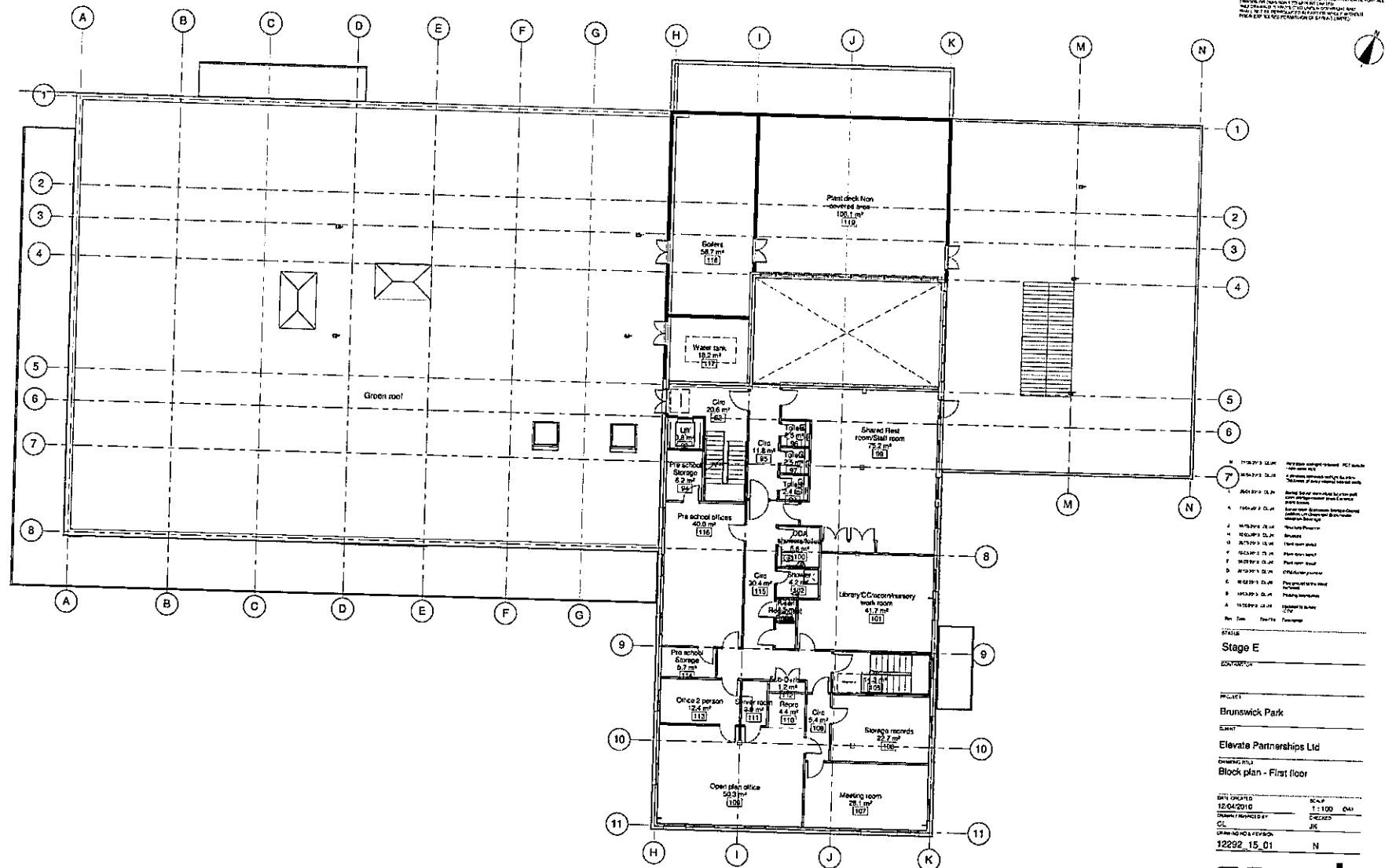


Ground Floor

Brunswick Park Centre

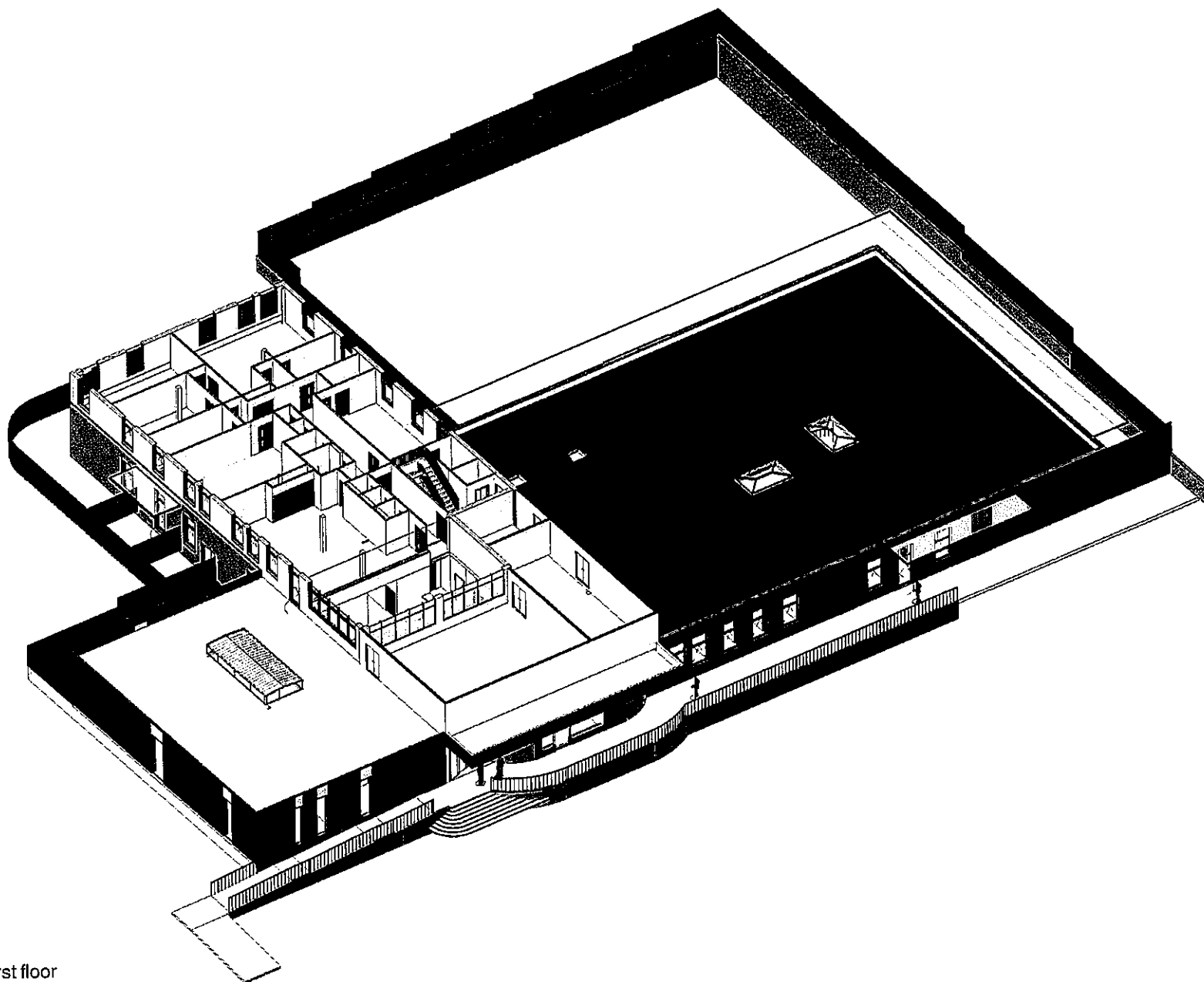
B DESIGN

B5 General layout



First floor

sprunt.



First floor

ONLY ONE COMPANY CAN GET THE BEST INFORMATION FROM ALL
THESE SOURCES. NO ONE ELSE CAN.
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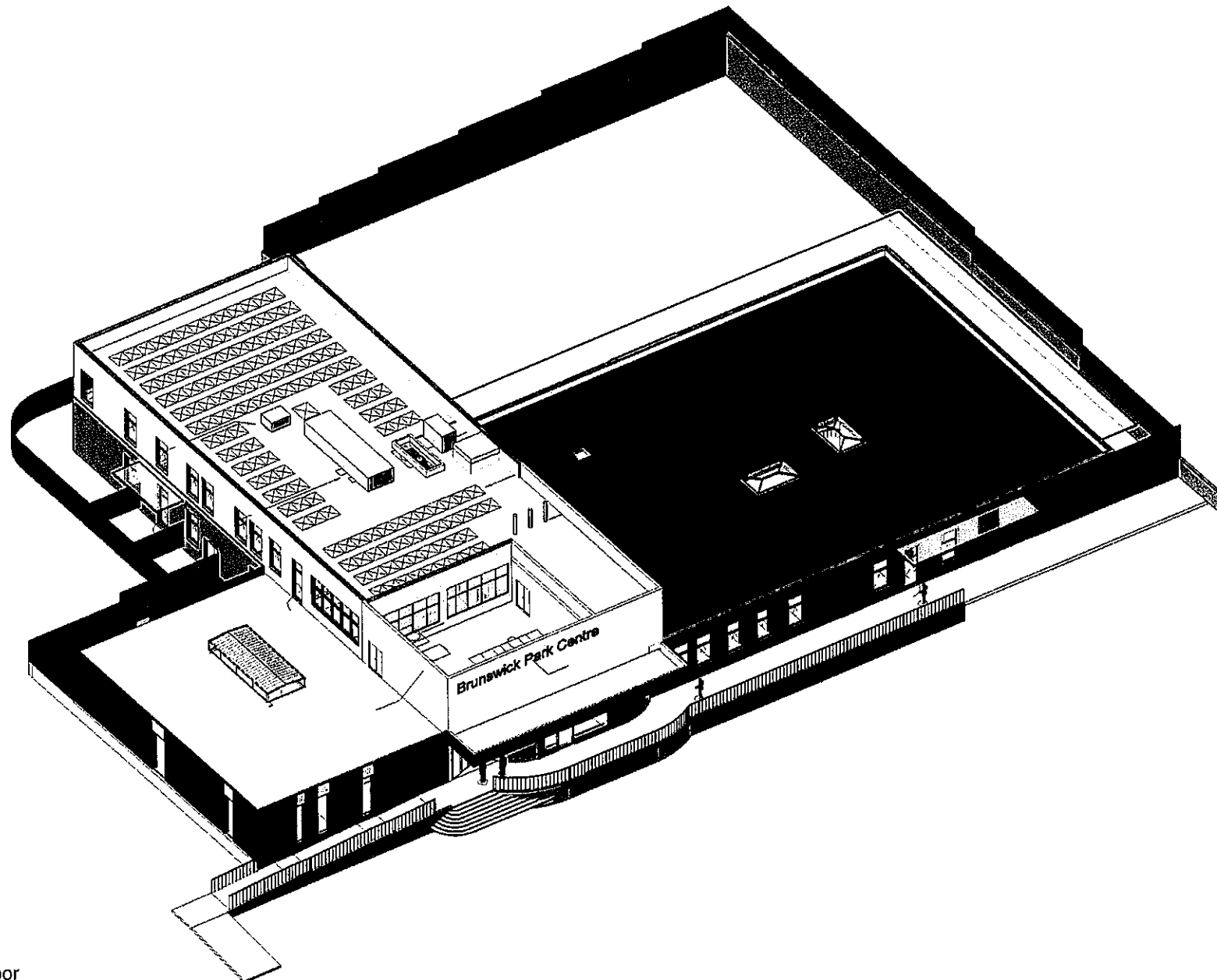


12292 Brunswick Park Centre (N11 1EY) – Stage D report / May 2010

Brunswick Park Centre

B DESIGN

B5 General layout



First floor

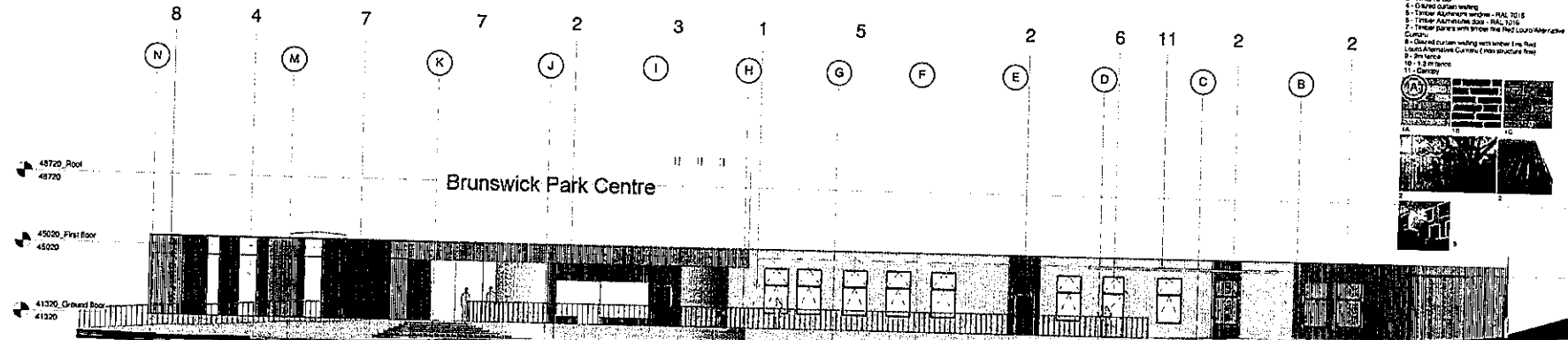
Brunswick Park Centre

B DESIGN

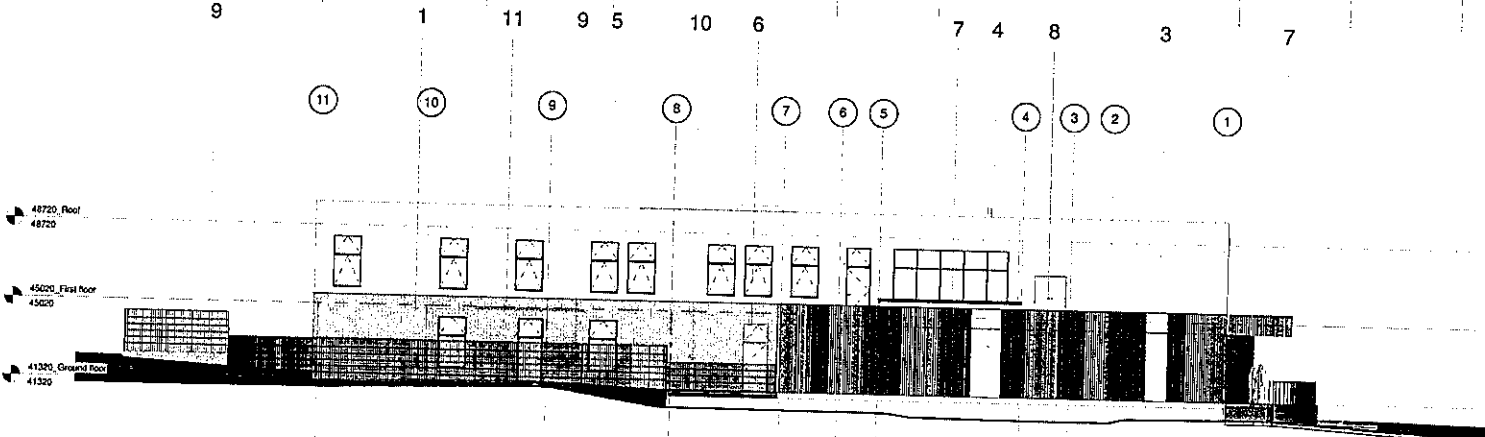
B6 Elevations / Sections

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1. Yellow brickwork with dark grey or black glazing
2. Yellow brickwork with dark grey or black glazing
3. Yellow brickwork with dark grey or black glazing
4. Yellow brickwork with dark grey or black glazing
5. Yellow brickwork with dark grey or black glazing
6. Yellow brickwork with dark grey or black glazing
7. Yellow brickwork with dark grey or black glazing
8. Yellow brickwork with dark grey or black glazing
9. Yellow brickwork with dark grey or black glazing
10. Yellow brickwork with dark grey or black glazing
11. Yellow brickwork with dark grey or black glazing



1 Elevation North
1:100



2 Elevation East
1:100

REVISION
Planning Application

REVISION

PROJECT
Brunswick Park

CLIENT

Elevate Partnerships Ltd

DESIGNER
North&East Elevations

DATE OF DRAWING
12/04/2010
DRAWN BY
JLH
CHECKED BY
JLH
SCALE
1:100
SHEET NO
12292_30_01_P1
P1

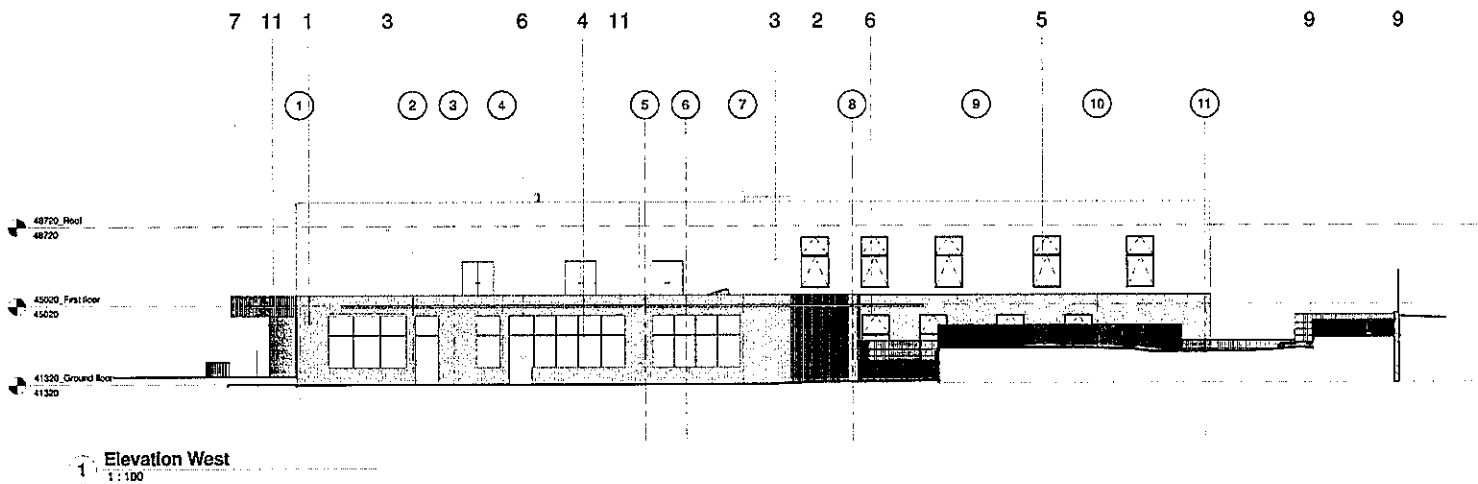
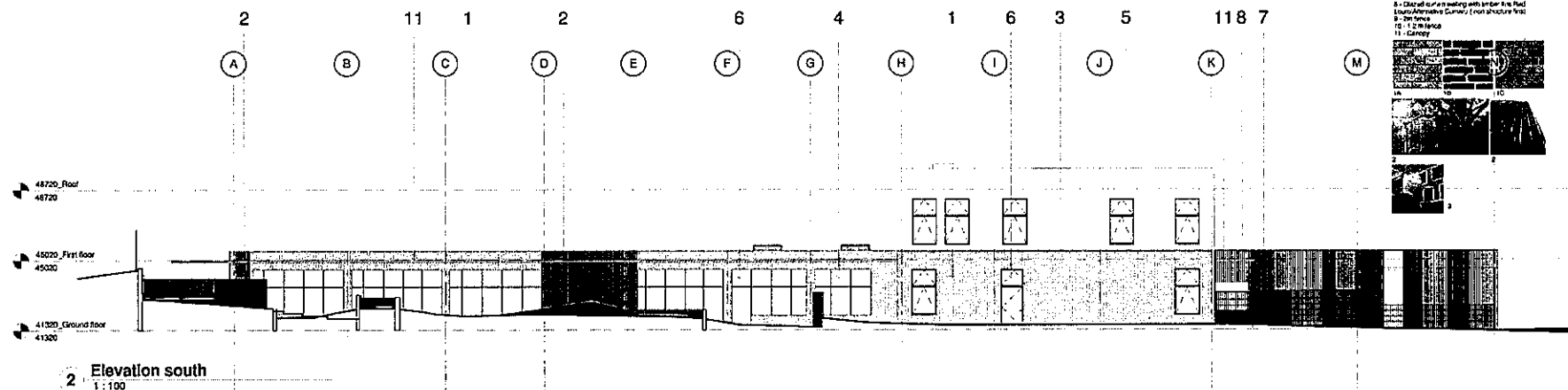
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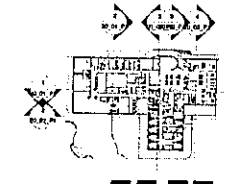
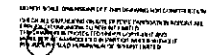
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B6 Elevations / Sections



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B6 Elevations / Sections



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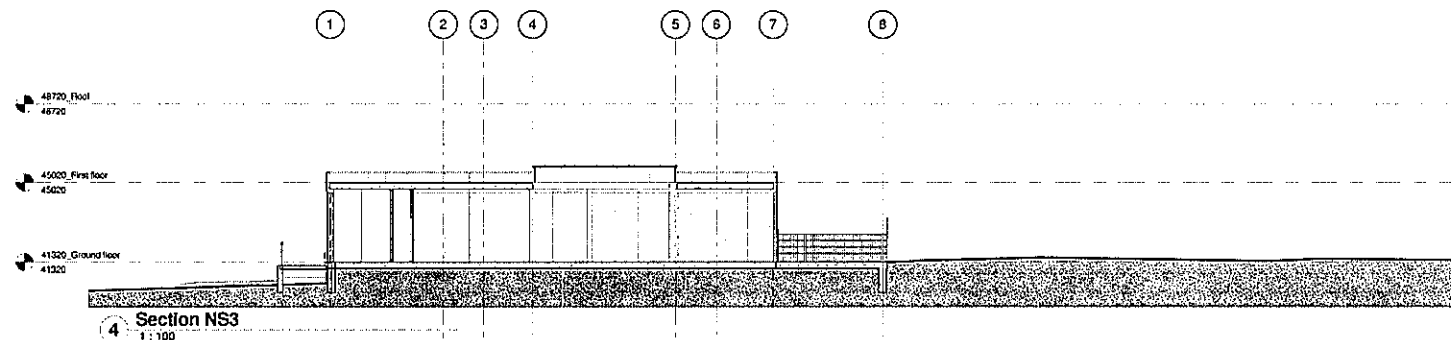
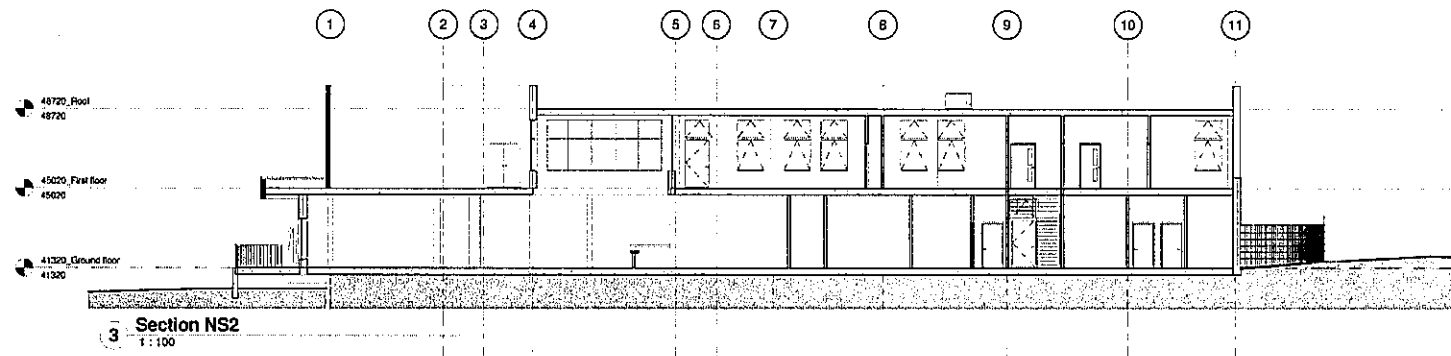
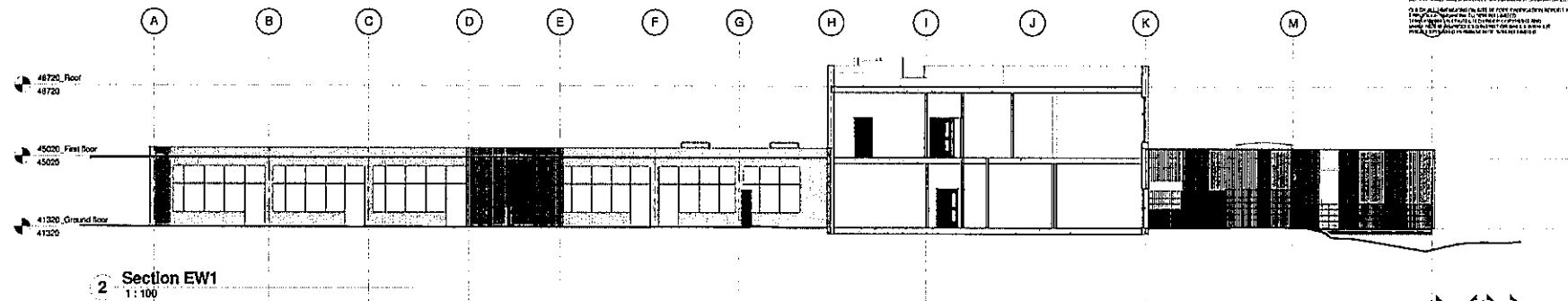
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Brunswick Park Centre

B DESIGN

B6 Elevations / Sections



NAME
Planning Application

CONTRACT NO.

PROJECT
Brunswick Park

CLIENT
Elevate Partnerships Ltd

DRAWING TITLE
Sections

DATE
13/04/2010

SCALE
1/100 @ A1 Indication

DESIGNER
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12292_20_02_P1 P1

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B DESIGN

B6 Elevations / Sections

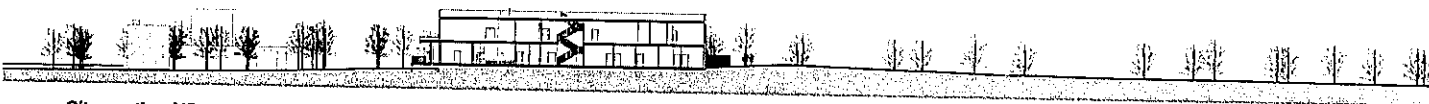
BRUNSWICK PARK CENTRE (N11 1EY) - STAGE D REPORT / MAY 2010
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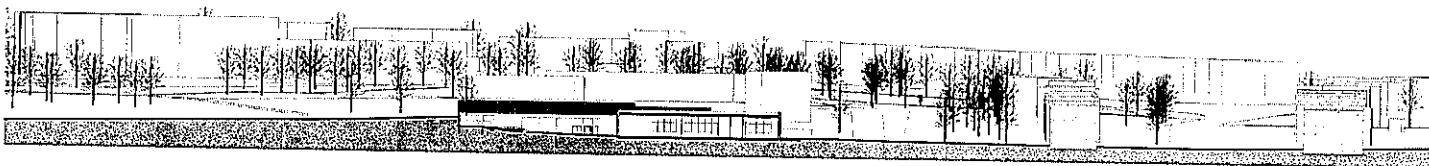
2 Site section EW
1:350



3 Site section EW1
1:350



4 Site section NS
1:350



5 Site section NS1
1:350

Planning Application

1204/2010

BRUNSWICK PARK

Brunswick Park

Client

Elevate Partnerships Ltd

Site Sections

DATE CREATED

1204/2010

CREATED BY

AMANDA D PIV

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SPRUNT The Community, 2nd Floor, 100 Brunson Drive, London E17 9ET
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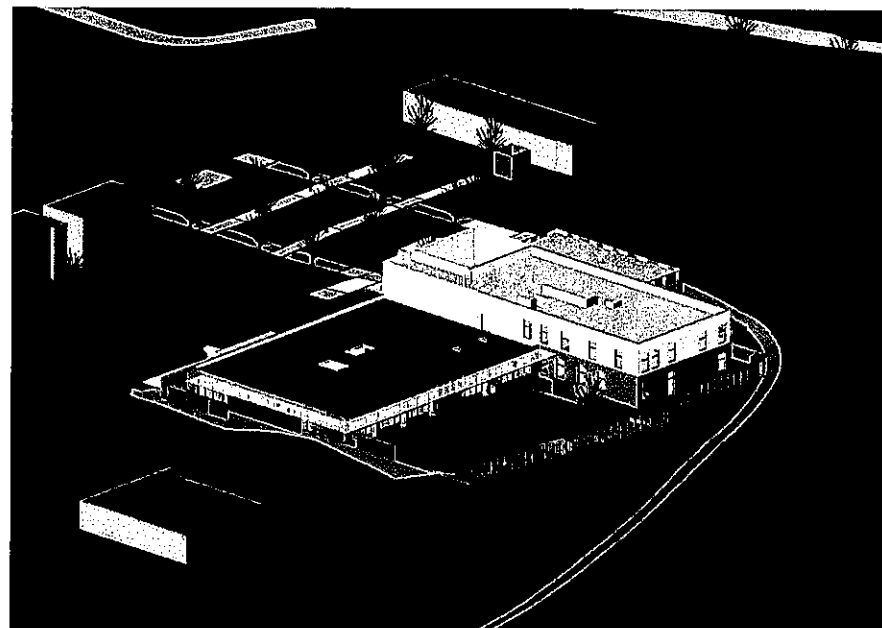
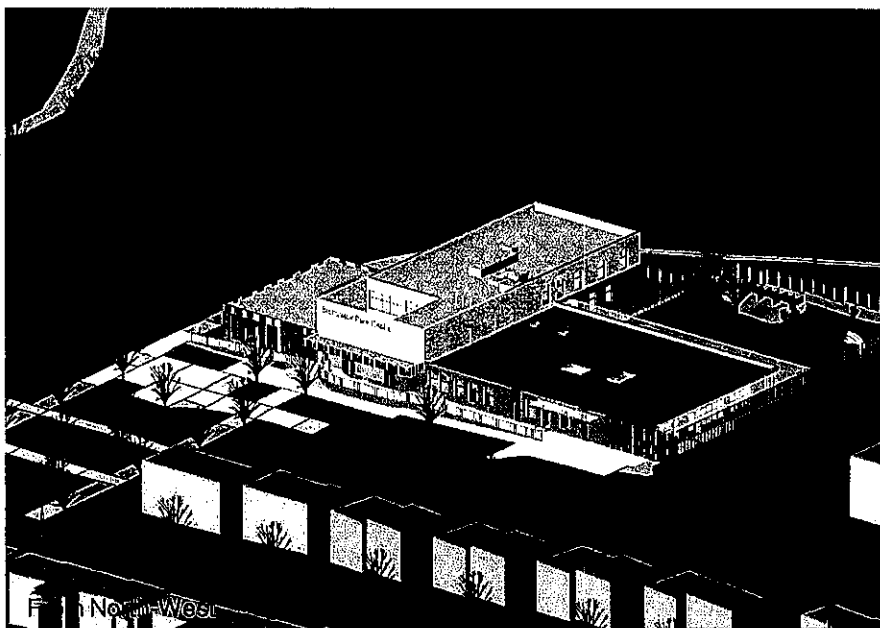
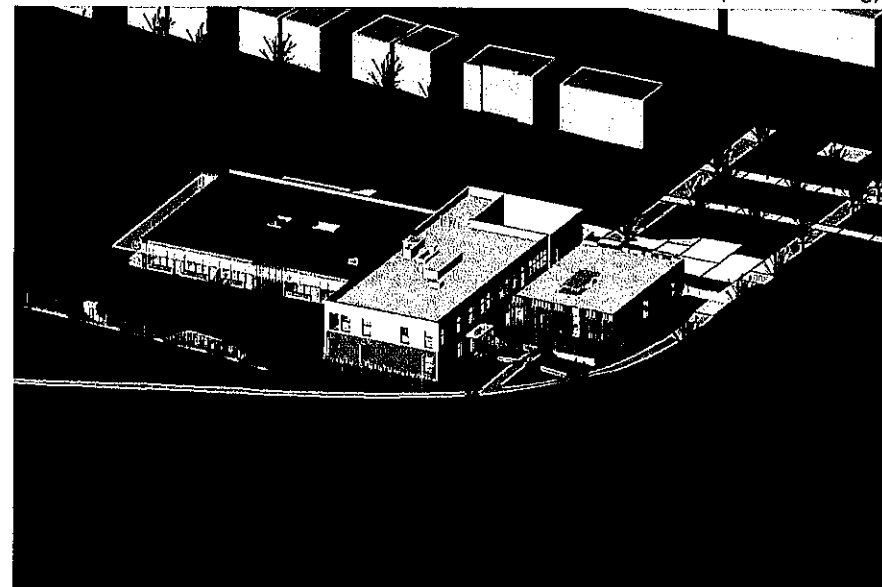
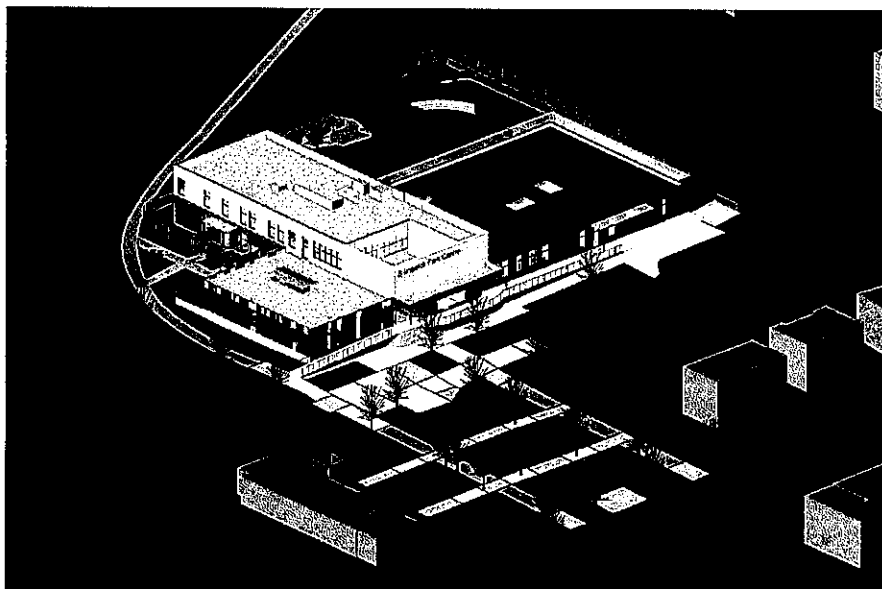
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Brunswick Park Centre

B DESIGN

B7 Scale (draft massing)



Brunswick Park Centre

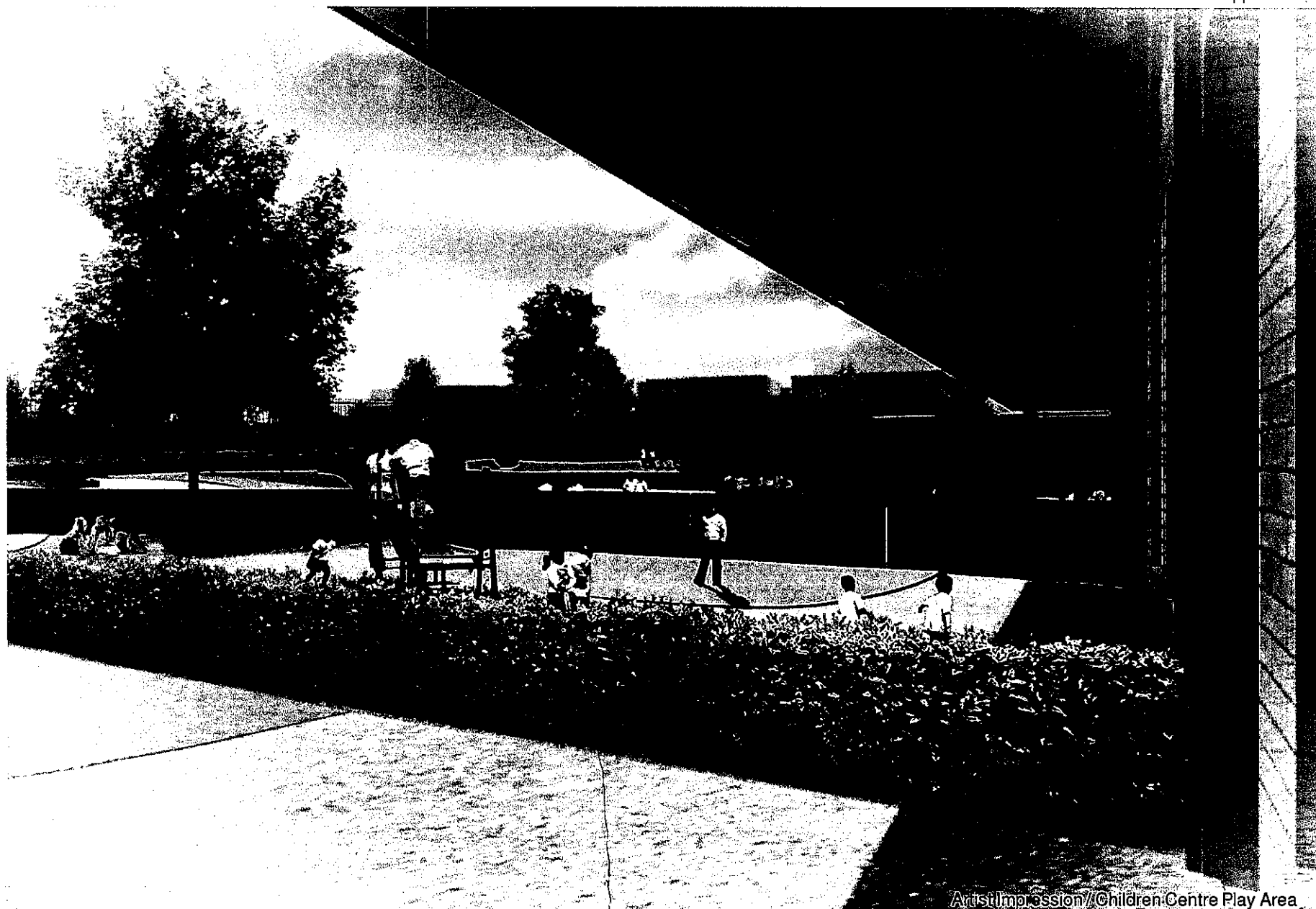
B DESIGN

B8 Appearance

Please note the new
access ramp is not
shown in this CGI



Artist Impression / Site Approach from Osidge Lane



Artist Impression / Children Centre Play Area

Brunswick Park Centre

B DESIGN

B8 Appearance



Artist Impression / New Park entrance from North-West (replacement MOL)



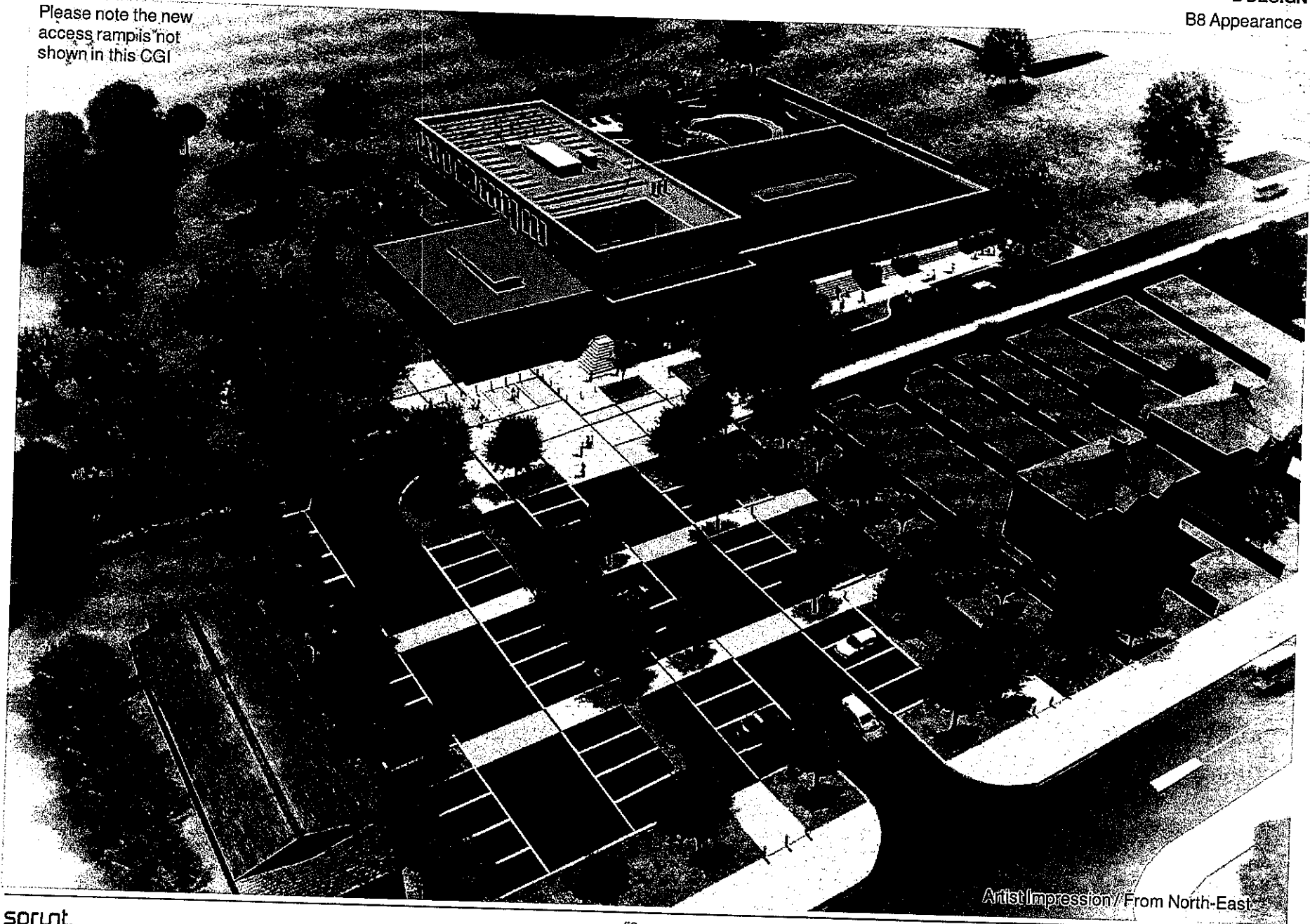
Artist Impression / From the School road

Brunswick Park Centre

B DESIGN

B8 Appearance

Please note the new
access ramps not
shown in this CGI



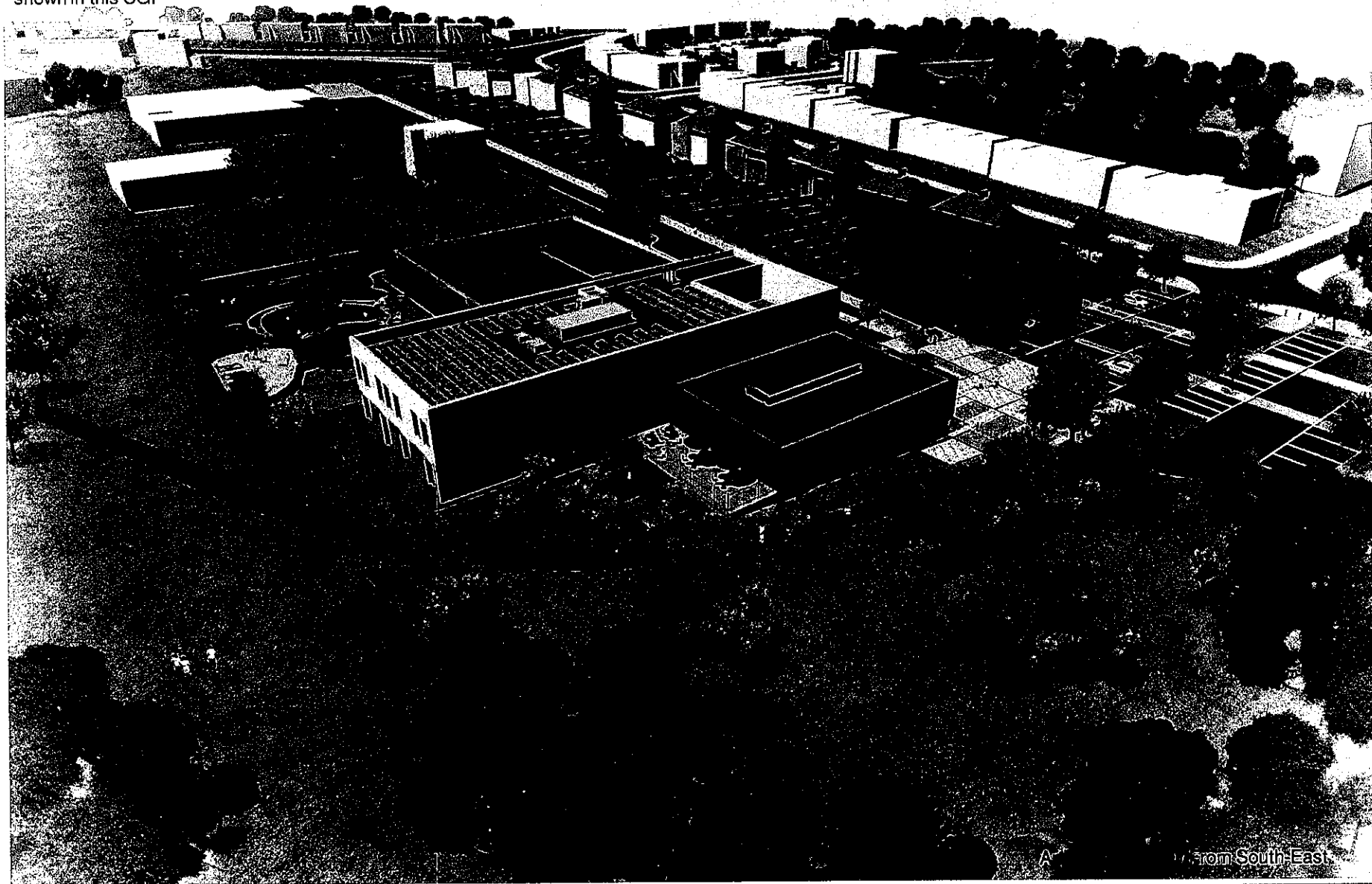
Artist Impression / From North-East

Brunswick Park Centre

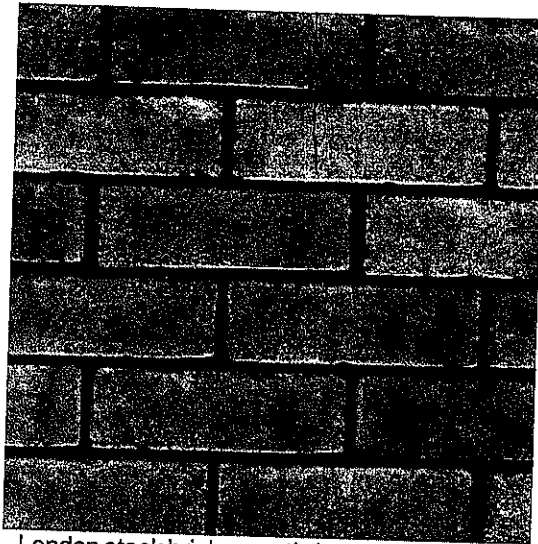
B DESIGN

B8 Appearance

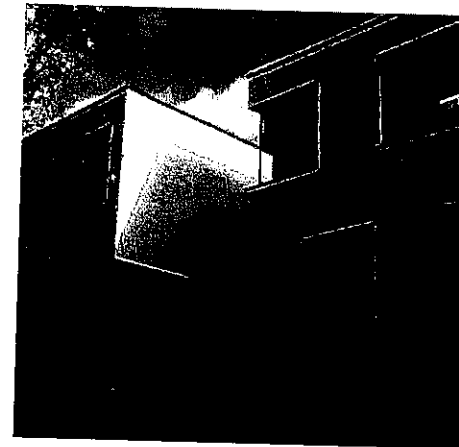
Please note the new
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shown in this CGI



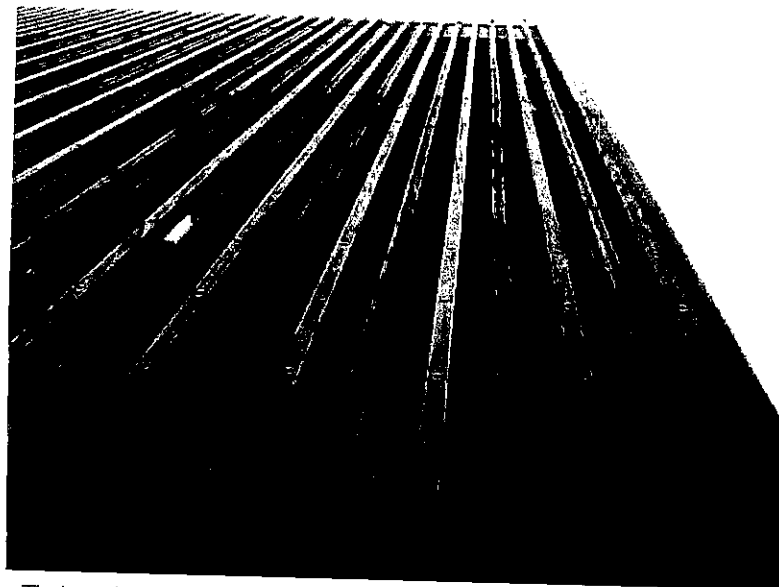
from South-East



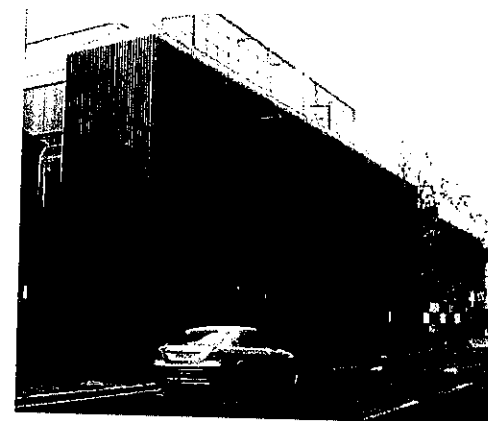
London stock brick smooth (stretcher bond)



White render

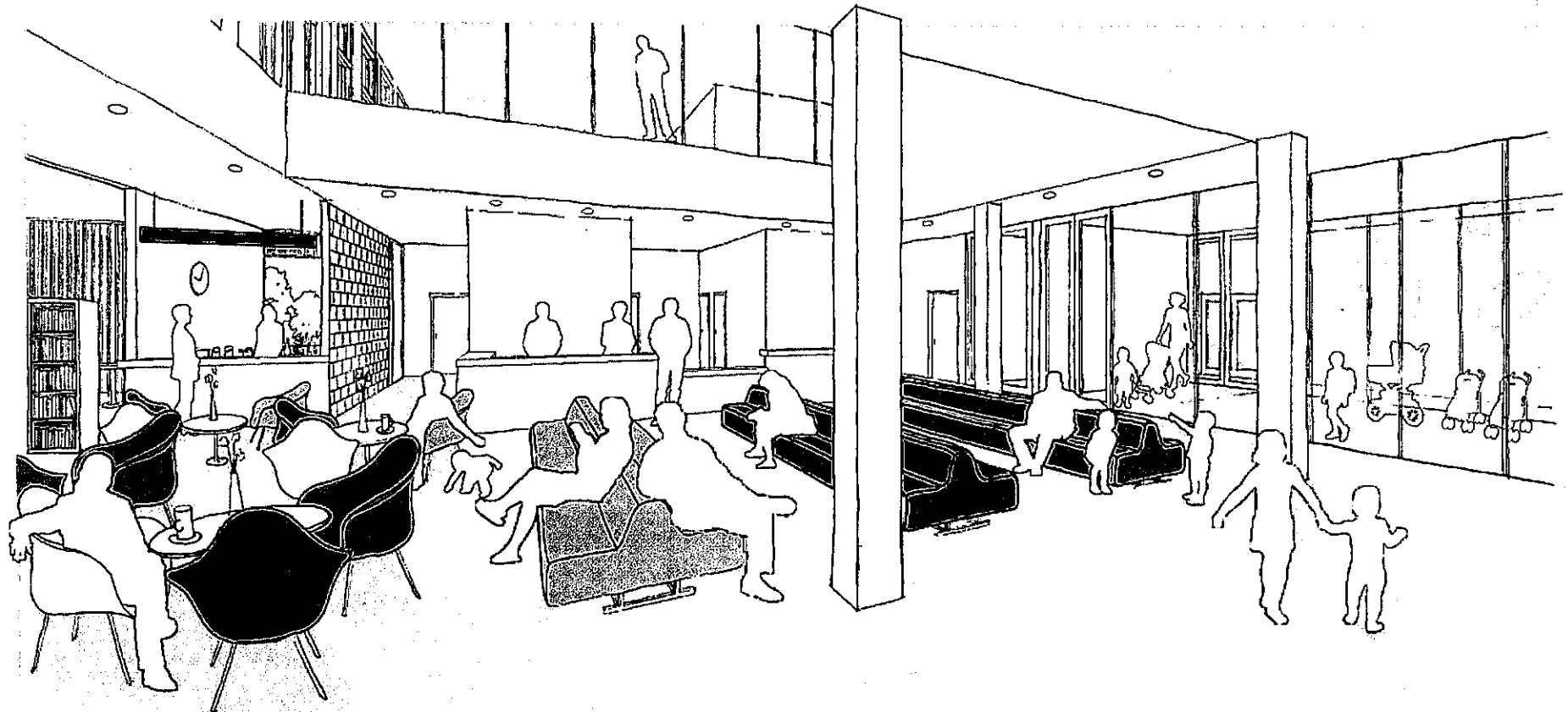


Timber cladding, Cumaru or red louro



Project reference using the Cumaru timber

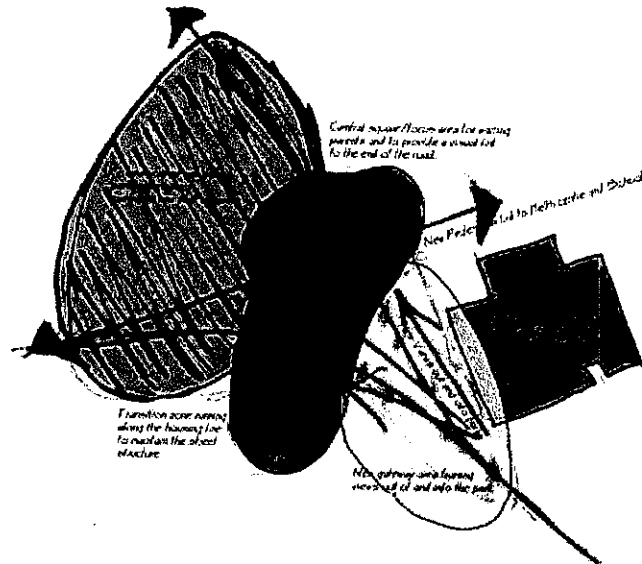




Brunswick Park Centre

B DESIGN

B11 Landscape



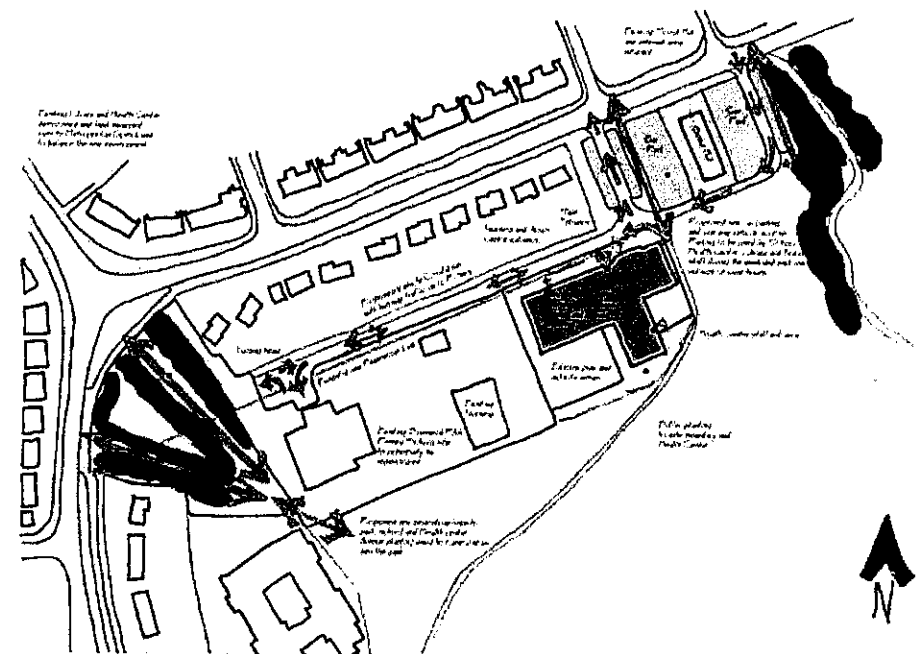
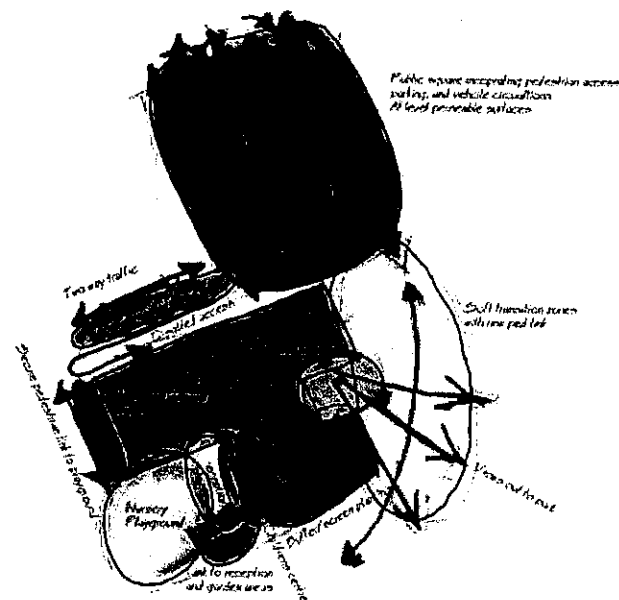
The initial landscape concept plan looked at the developing and enhancing the green links and linear park route identified in the analysis. This took into account the key views into and out of the site and the main pedestrian and vehicle access routes and led to more space specific concepts being developed.

Key issues identified during analysis of the site included:

- Poor access and links to the wider area;
- Limited facilities within the park;
- Low biodiversity;
- The need to maintain or increase the total area designated as MOL.

The landscape adjacent to the proposed development site is essentially dictated by the arrangement and function of the proposed building. Provision will need to be made for staff and visitor parking, pedestrian access, service vehicles and deliveries, secure cycle parking and outdoor play and recreation facilities. The building should sit within the context of the park and link with the space through extended views and use of materials. The landscaping should also give the building a presence within the community particularly when viewed from Osidge Lane.

The proposed land swap area breaks down into three distinct zones of transition with an open area to the front an intermediate space in the centre defined by the housing and the gateway/transition zone behind into the park. New planting and paths will frame views into the space and provide the park with a new presence in the community.



Design Strategy

The overall phased masterplan for the site aims to create a vibrant active hub that engages the community and provides access to health care, education, physical activity and open air recreation.

The proposed landscape scheme has three main objectives:

1. Creation of a new MOL area and entrance into the park with high quality landscaping used to enhance the overall structure and recreation opportunities of the park;
2. Ensure the building sits within the overall context of the space and surrounding landscape;
3. Provide a stimulating and functional nursery playground space which maximises the opportunities for play, social interaction, learning and development.

Phase 1

This sets up the core structure for the entry to the park and will be the basis for future development.

Proposed works include the following:

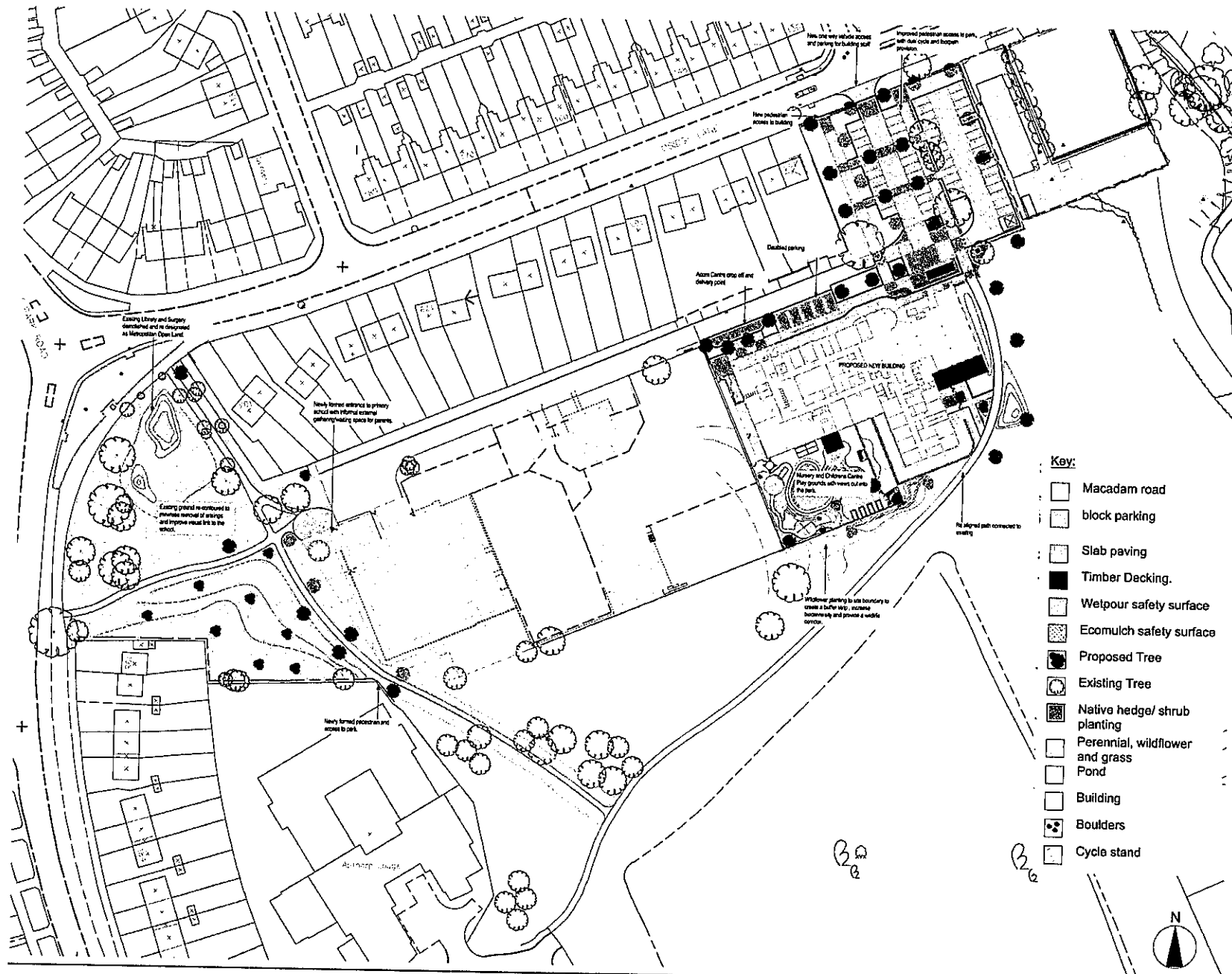
- Enhancement of the existing pedestrian and vehicle entrance from Osidge Lane with new, dedicated pedestrian and cycle routes (both into the park and to the new building) framed by avenue planting and boundary hedges.
- New secure cycle parking;
- New staff and visitor parking, incorporating a system to control traffic flow and minimise congestion during peak periods;
- New pedestrian and cycle route through the park leading to Nurserymans Rd providing an alternative route from Osidge Lane;
- New terrace seating and cafe area for use by building users, park visitors and staff, with the aim of increasing footfall and usage in the park;
- New terraced nursery playground, linking the building to the park and providing opportunities for natural interactive play;
- Source control SUDS system utilising green roofs, permeable paving to parking and footpath areas and swales to cope with storm water runoff, reduce flood risk and possible pollution pathways to Pymmes Brook;
- Formation of a new access to the park on the site of the current doctors surgery and library, designed to increase accessibility from the estates to the north west;
- Re-landscaping of the existing doctors surgery and library site, linking the park with Osidge Lane, Brunswick Park Rd and Church Hill Road to provide a new informal recreational resource, replace the MOL lost to the development of the new building and enhance the physical presence of the primary school within the community;
- Having an "Edible Landscape" philosophy towards planting of the land swap area, using species that provide nuts, fruits or edible leaves which can be easily foraged whilst providing seasonal colour and improving biodiversity;

- New habitat links and wild life corridors to the existing SINC and Nature reserve sites;
- Improved pedestrian links to other local green spaces, reinforcing the concept of the linear park;
- Significant enhancement of local biodiversity by creating new habitats and feeding areas, e.g. a green roof, wild flower meadow, native hedge and woodland edge planting;
- New pedestrian link off Brunswick Park Road to the existing school and the new community building;
- Creation of informal features to provide opportunities for play, social interaction and connecting with nature.
- Utilisation of the new car park to provide a gateway entrance to the MOL and new building with tree planting and materials use to create an open square with framed views to the building and open space behind.

Brunswick Park Centre

B DESIGN

B11 Landscape



B DESIGN

INDICATIVE

B11 Landscape

Phase 2

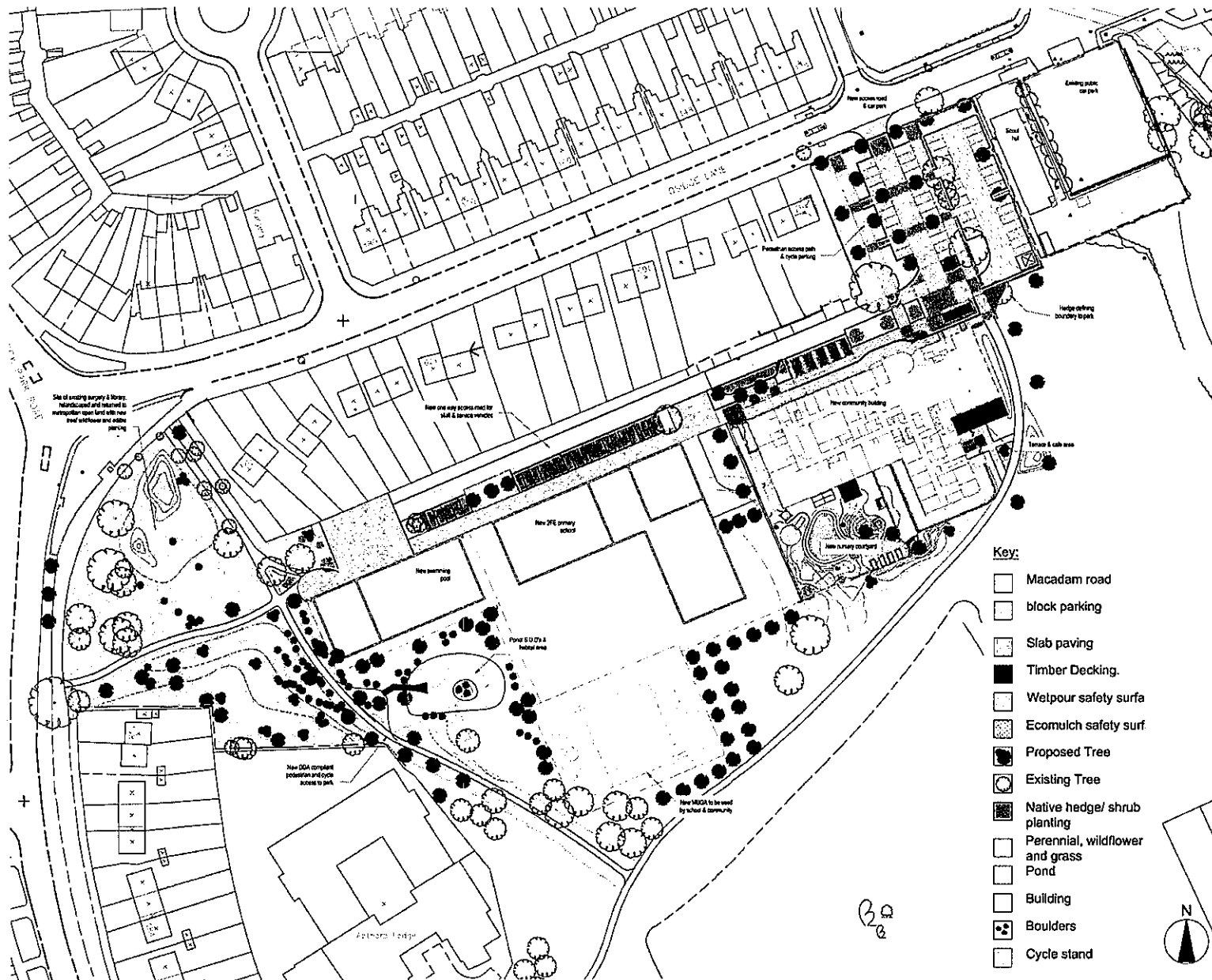
In developing Phase1 proposals it was necessary to look at other potential opportunities for redeveloping the Brunswick park School Site including a new 2FE Primary School, Swimming Pool and sports facility. It should be noted these plans do not form part of the application but are **INDICATIVE** and show that potential future work has been considered in developing these proposals.

(The master plan seeks to maximise the potential of the space by enhancing and improving the park as much as possible within Phase 1 whilst providing a structured framework to facilitate potential future development.

The concept is based on the idea of creating an active hub for the community with the New School and Swimming Pool creating a frontage/street scene to the existing secluded rear access road.

Changing facilities for sports teams would be provided in the Swimming pool building, which would also administer out of hours use of the MUGA facility shared with the school.

By incorporating a range of out of hours activities, the security of the area will be improved by prolonging public presence within the park.



Context images..

