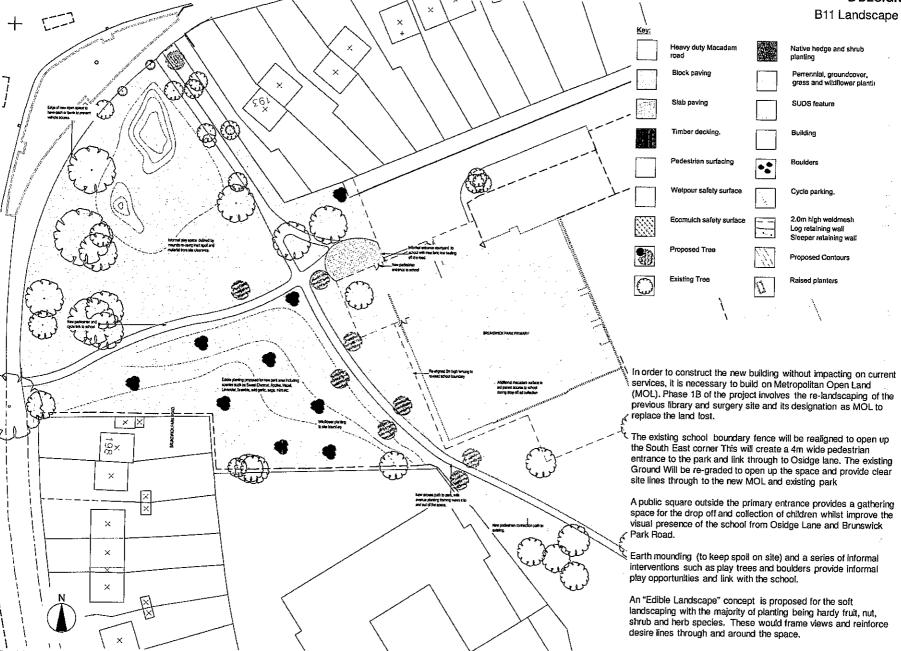


#### **B DESIGN**



## **Brunswick Park Centre B DESIGN**

B11 Landscape

#### Hard Materials:

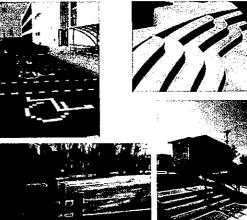
All paved surfaces will be level, even and non-slip. Lighting will be integrated into the design to assist access to the buildings at night and maintain security. Seating will be located to avoid obstruction of access routes. All materials used will be durable, attractive, and designed to integrate with the appearance of the

Boundary gates to all entrances will be secure and constructed from metal to the appropriate standards. These will be designed to protect the access points and the building but also to appear friendly and welcoming. Metal fencing to protect the nursery and children's centre playgrounds will be constructed from steel mesh with planting behind to soften the edge. Internal boundaries be formed by timber fencing , hedging and metal railings.

- 1. Zaun or similar approved steel mesh fencing;
- 2. Marshalls Priora permeable block paving, slab pave steps with feature railings and permeable resin bound surfacing;
- 3. Woven Oak/Willow panel fencing;
- 4. Woodscape durable hardwood benches;
- 5. Sleeper retaining wall and bespoke timber bollards;
- 6. Re-landscaped areas with informal play features.



2.



1.









5.



## **Brunswick Park Centre B DESIGN**

B11 Landscape

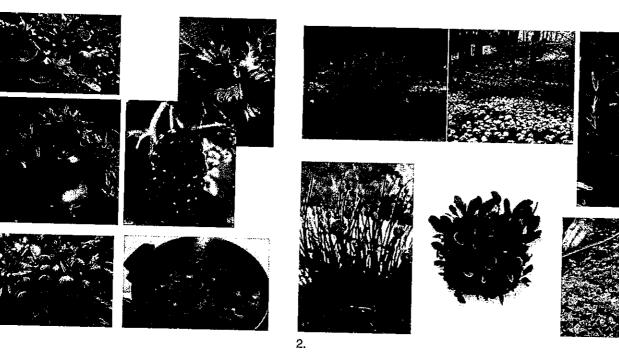
#### Typical Planting:

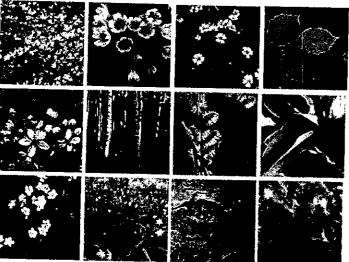
Plant species will be chosen for their edible, wildlife and ornamental value . A contemporary approach will lead to formal arrangements of edible species and link back to a display within the health centre with locals encouraged to forage and harvest produce as it becomes seasonally available.

- Fruiting trees e.g. Sweet Chestnut,
   Hazel, Crab Apple, Mulberry, Sloe, Apple
- and Cherry;
  2. Hardy shrubs and perennials e.g. Sage, Sorrell, Mint, Chives, Rosemary, wild
- Sorrell, Mint, Chives, Rosemary, wild Garlic, Bay etc.

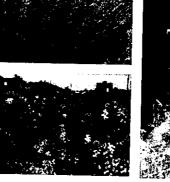
  3. Natural woodland planting e.g. Oak, Alder, Birch, Beech, Willow, Bluebells, Primrose, Iris, Lilly of the Valley;

  4. Wild habitat areas e.g. long grasses, wildflower meadows, marginal wetland species, according to site specific conditions to provide a variety of foraging and breeding habitats.







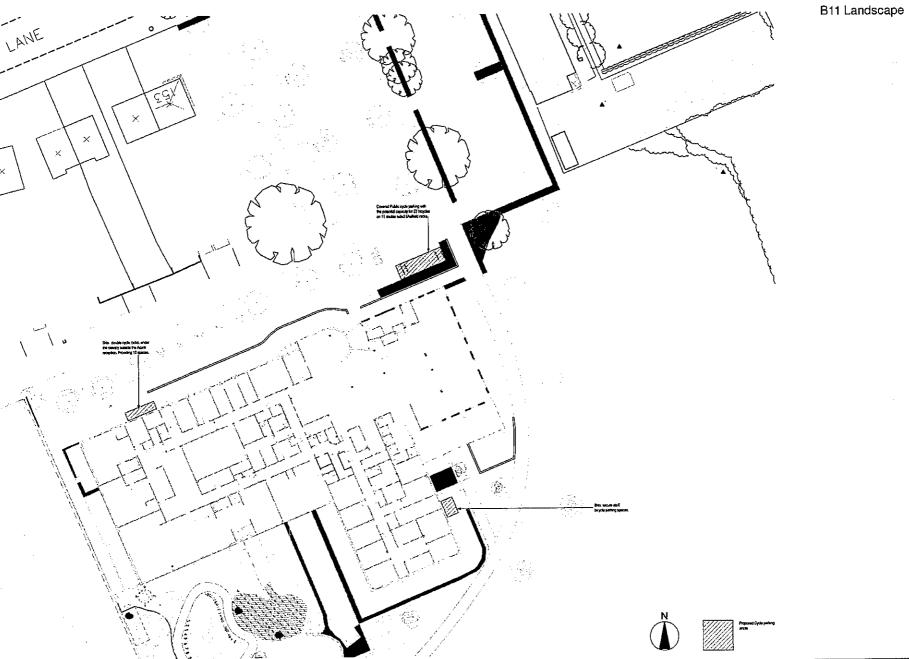




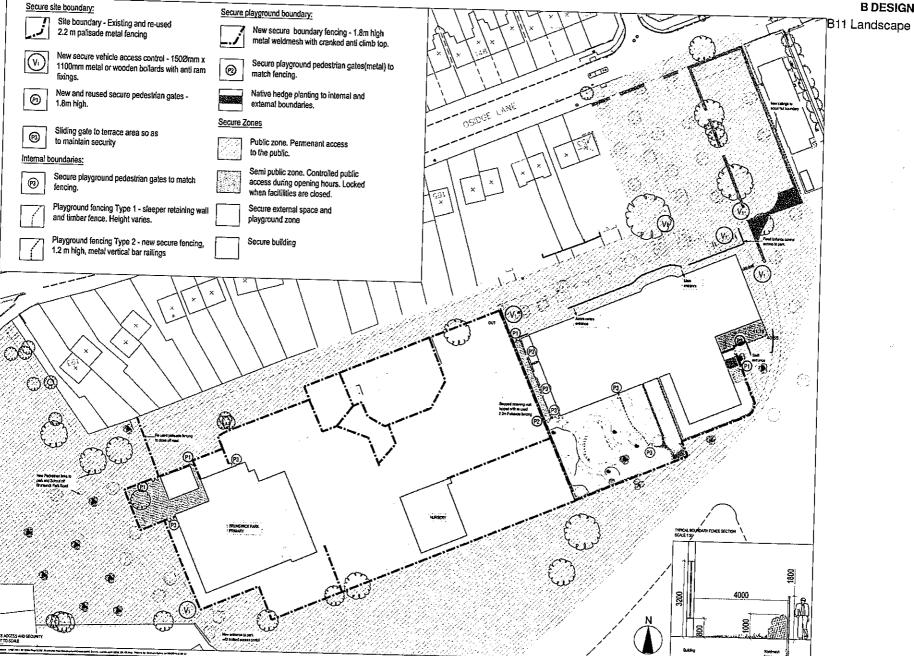
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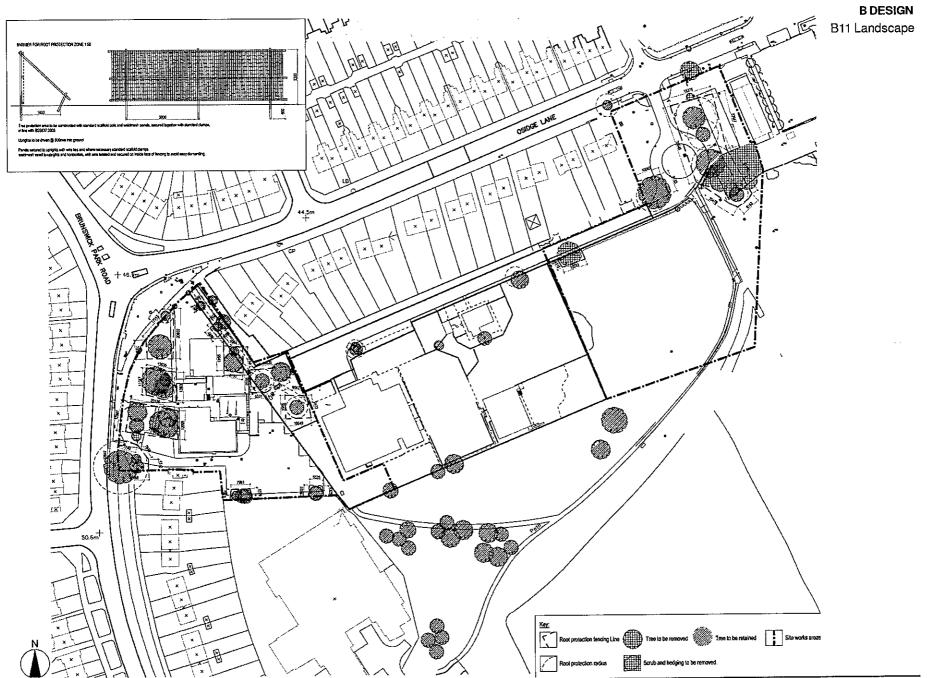
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## **Brunswick Park Centre B DESIGN**



#### **B DESIGN**









C ACCESS

C1 Introduction to inclusive design

The following pages show how access to the new facility has been developed. A large number of parameters had to be considered such as public transport, general vehicular and pedestrian access, accessibility to other public facilities in the neighbourhood as well as making sure we do not offer easy access to unwanted visitors (see "Secured by Design" section) but one subject has dominated the design development for this scheme: inclusive design.

The new facility is located between two bus stops (at 150m and 200m). If the bus is equipped for wheelchair users, we can expect this transport mode as available for all (general slope to reach the building in the region of 1 to 30).

The site being located on a slope, we had two options to consider: the first one, provide flush entrances where necessary along the slope and split ground floor levels internally, the second one, provide flush entrances where necessary from a platform accessed at one point along the slope with a single general ground floor level throughout. The second option was chosen as split ground floor levels would have required internal ramps and/or platform lifts which would make internal circulation difficult for some users or disturb the fluidity of the flow of internal traffic as well as wasting valuable internal space and resources.

The proposal provides vehicular access, drop off and parking facilities to disabled users. As the scheme contains an Acorn Assessment Unit which cater for some disabled children, we propose to locate the drop near the flush pedestrian access point along the slope. Then, we provide 5 wheelchair accessible parking bays adjacent to it. We're also providing at the bottom of the site a disabled access ramp dedicated to both wheelchair users and other disabled users which will come from the East side of the site where the main parking is located. The general slope to be negotiated by these users is at 1 to 15 with landing until the flat platform is reached.

Every element of the proposal both externally and internally has been designed to offer the best solutions for all users and follow the principles established under Disability Discrimination Act, Part M of the Building Regulations, Building Bulletin 102, LB Barnet and NHS requirements. This not only provides full accessibility to wheelchair users (gradients, door width, ironmongery, height of equipment, turning circles, lift, reception desk, hygiene facilities and hoisting) but also for all types of disabilities including strength, weight, hearing & visual impairment, autistic spectrum disorder.

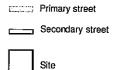
This scheme benefits greatly from the presence of the Acorn Assessment Centre. Not only is the facility designed in an inclusive way but will it evolve continually towards the best and up to date practice thanks to the in-house presence of highly trained specialised professionals.

Detailed design will now be developed with the team's stakeholders. Access group Women's Design Services has been contacted and we hope to benefit from their advice as soon as possible.

# Brunswick Park Centre caccess

C2 General access





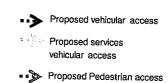


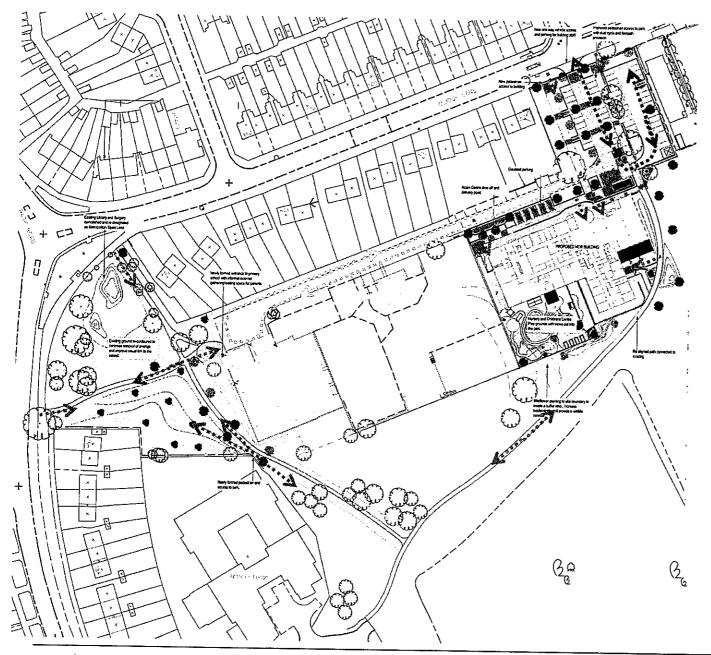
#### C ACCESS

C3 Existing external access

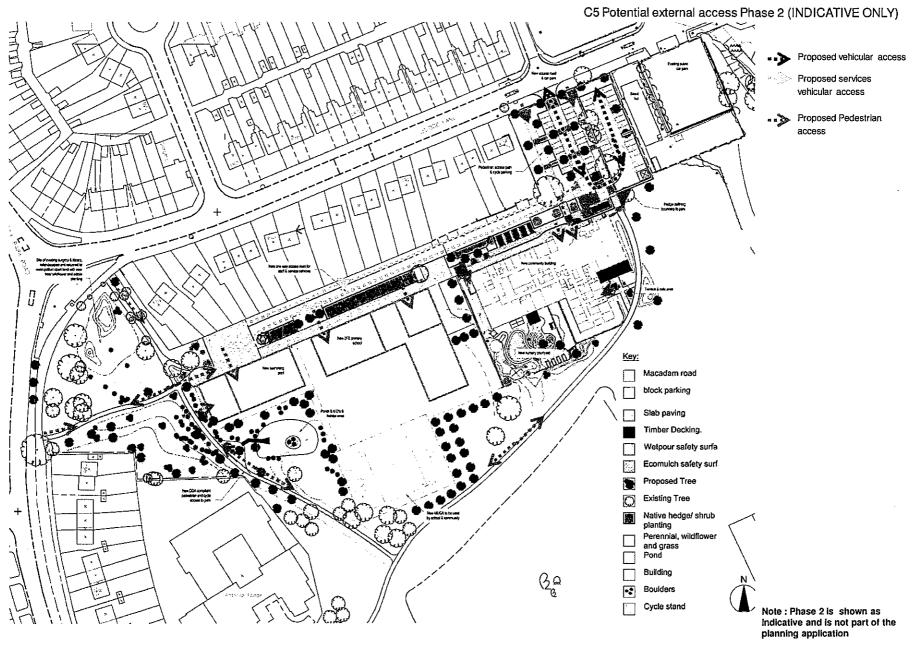


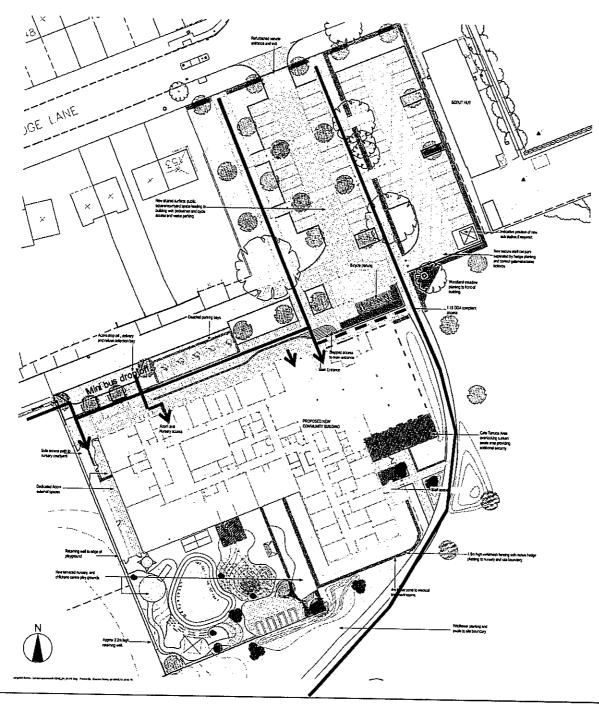
C4 Proposed external access Phase 1





**CACCESS** 





C6 Proposed access to the building

Main Pedestrian Access

-> Pharmacy Entrance

Secondary access for disabled Kids coming by mini bus. Acorn assessment teacher will open the doors and lock it as soon as a necessary. (drop off is visible from the Acorn office)

External access is open morning and evening when pupils need to exit or enter to the Nursery. An adult will stand and supervise the entrance.

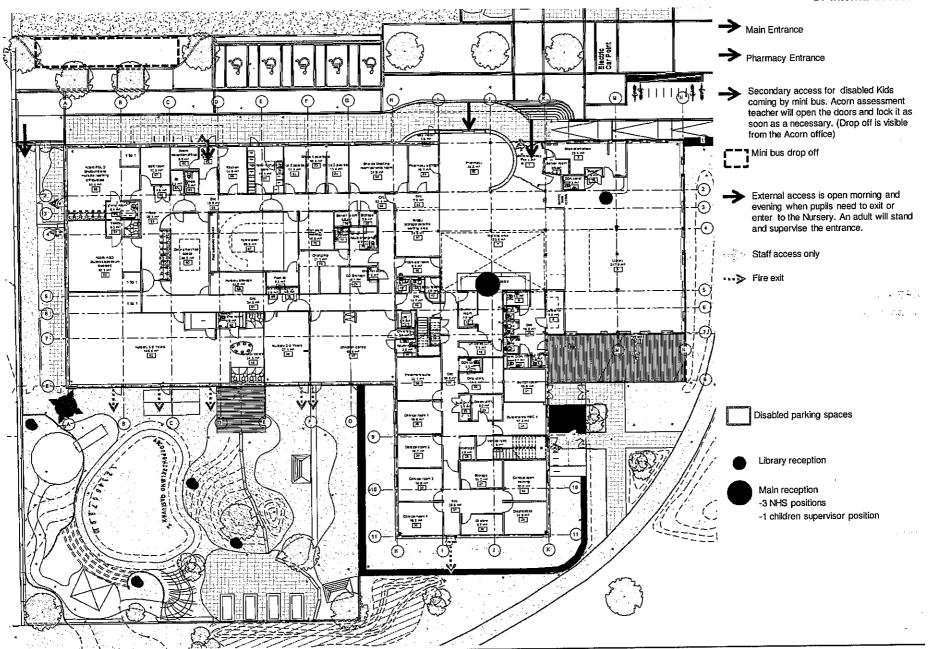
Staff access only

Disabled parking spaces

■■ DDA ramp

#### C ACCESS

C7 Internal access



## Safety and Security

C ACCESS

C8 Waiting area

\_\_\_\_Shared waiting area

The waiting area is a shared space for all building users: Library; Health centre; Children centre; Acorn assessment centre; Nursery; Pharmacy; cafeteria; and a hydrotherapy pool. It includes: toilets; buggy storage; baby feeding; cafeteria; waiting area; and the reception.

The waiting area is open plan and is therefore naturally open to surveillance. Also the shared staff room is overlooking the waiting area and offer a second natural surveillance. The space is naturally well lit from the double height space above it as shown on the picture below.

While, there is a desire to be open and welcoming, we have to ensure staff security as follow:

Reception

25.5 m²

DDA toilet

security book system

11.1 m²

The main reception have a natural full surveillance of everyone entering in the building. A high, wide reception desk is increasing the distance between the receptionist and caller, which offer a minimal of protection. Wheelchair users have specific lower access in the middle of the reception desk. A personal alarm attack will be provided. For any reason receptionist can escape at the back of the reception to find assistance.

The CCTV plan included in this report highlight the location of the CCTV camera into the waiting area.

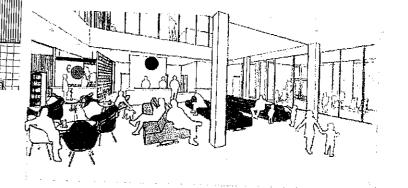
NHS interview room

The interview room is linked to the main reception and any interviewers could escape to the main reception for any reason.

NHS office/security

Pharmacy counter will be high and wide to prevent staff from coming into direct contact with customers. For any reason out of hours the receptionist can escape at the back of the counter through the pharmacy storage and end up into the waiting area.

Cafeteria. The cafeteria offer another natural surveillance on the waiting area and also on the toilets trough the glazed door at the back of the cafeteria.



1 1 positions 10.4 m² 83 Office 2 position

5.0 m

Changing 21.1 m<sup>2</sup> Shared Meeting

room/parents roo

31.5 m<sup>2</sup> 85

2.8 m²

CC Storage 1.2 m<sup>2</sup>

19.7 m

Children centr

rmacy storage

1€ ' ii' [ 39 ]

Buggy

9.4 m

14.7 m 42

Adult+name

Treatment suite

45.2 m²

Office/security 7.4 m²

DDATO

Dirty utility
14.1 m²

15.6 m<sup>2</sup>

# **新山山樹** 15 ~ E Ŧ

### **Brunswick Park Centre CACCESS**

C9 Proposed out of hours access



Library Entrance out of hours (evening and Saturday)

Roller shutter will be down out of hours (some evening and Saturday) to run the library, when the children centre /Acorn centre/ Nursery and the Health centre are closed.

......

Library zone out of hours



Pharmacy Entrance out of

Roller shutter will be down out of hours (some evening and Saturday) to run the library, when the children centre /Acorn centre/ Nursery and the Health centre are closed.

. . . . . .

Library zone out of hours



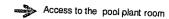
Cafeteria Entrance Saturday and Sunday

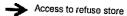
Sliding door closed to run the cafeteria out of hours (Saturday and Sunday) when the children centre /Acorn centre/ Nursery, library and the Health centre are closed.

......

Cafeteria zone out of hours

C10 Proposed services access



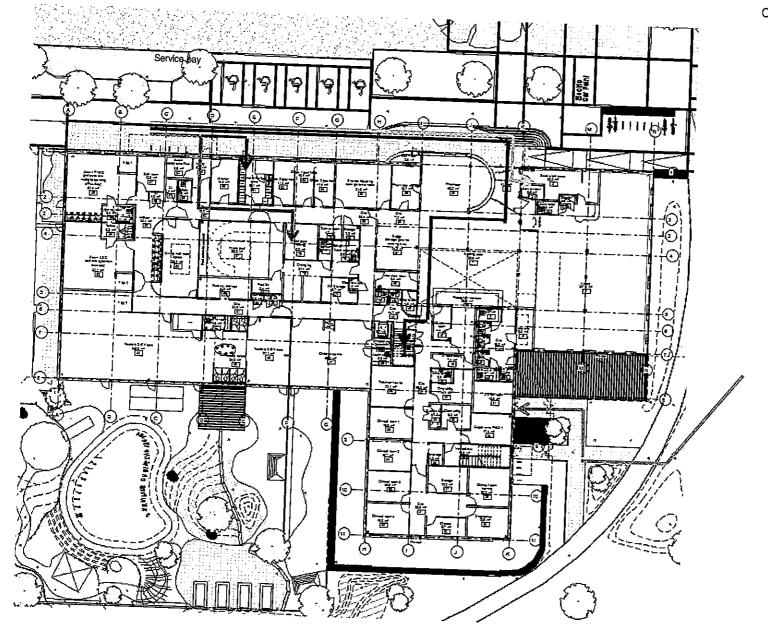


Switch room access

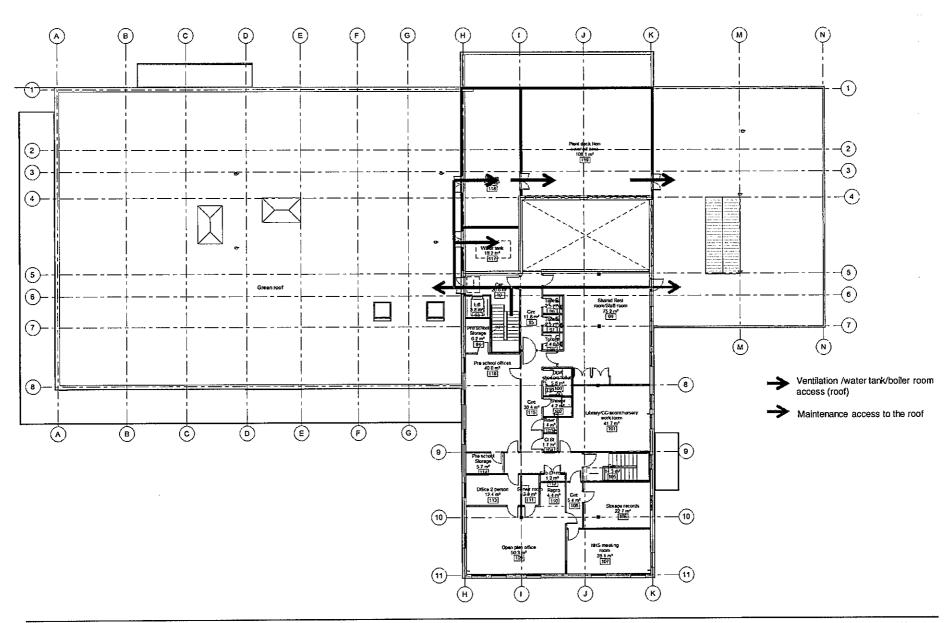
Gas meter access

Ventilation /water tank/boiler room access (roof)

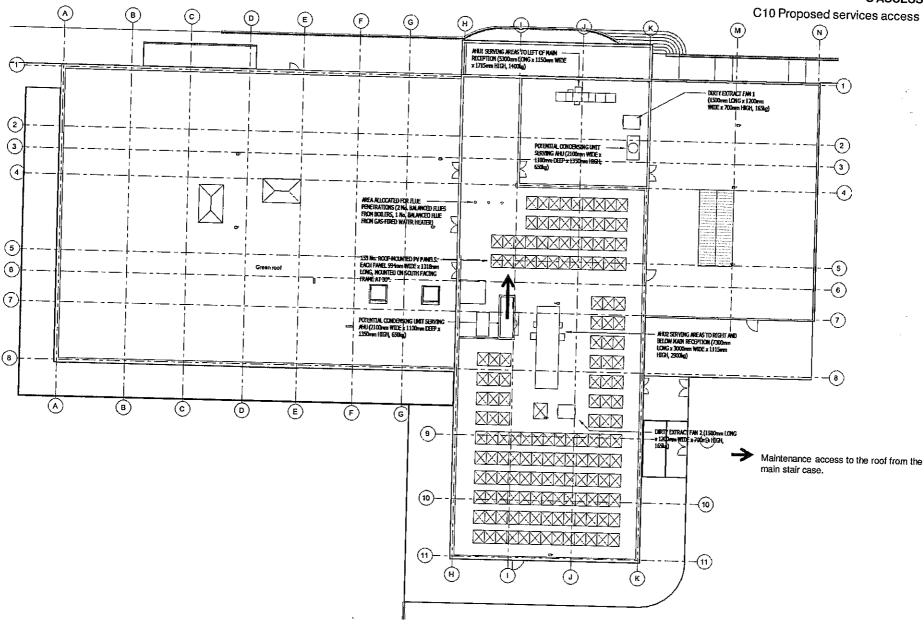
Elbrary deliveries



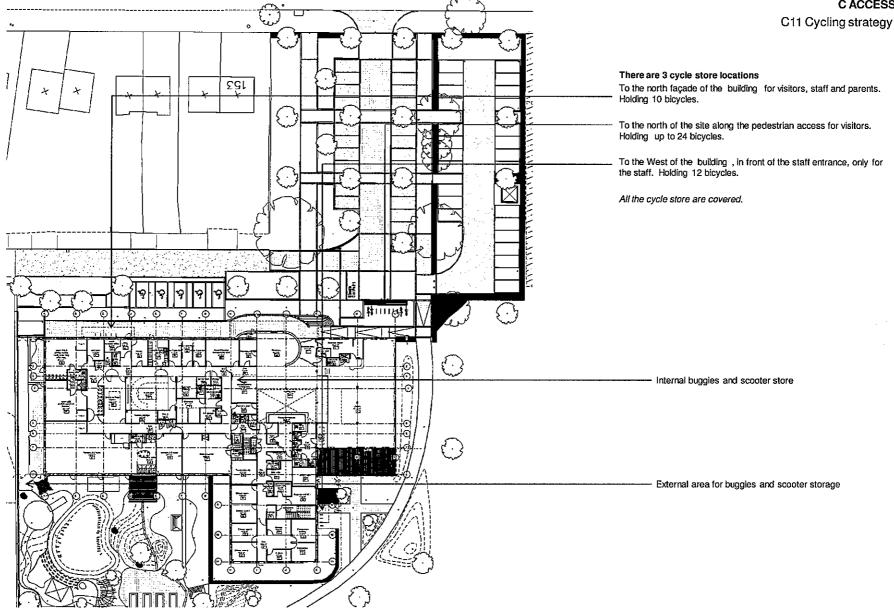
C10 Proposed services access



C ACCESS



## **Brunswick Park Centre** C ACCESS



sprint.

C12 Secured by design

The scheme has been design as follow (based on the "Secured by design Hospital Guidance" from 2005):

#### Campus Layout

•A secure boundary equivalent of 2m high paladin, weldmesh or similar. Note - Unless particularly dense and well-developed soft landscaping (i.e. hedging) is not acceptable. (Defensive planting in addition to secure fencing is encouraged)

The site is enclosed by a 2m weldmesh fence in the most vunerable areas, including the children play area, please refer to the access plan which follow this section.

 Entrances to be strictly limited. Entrances controlled by gates of similar construction or security rating to boundary treatment. There shall be no unobserved access or escape routes to or from the hospital.

As the building incorporate a health centre, a library, a children centre/Acorn centre/Nursery it will be open to the public but the entrance to each facilities will be controlled and restricted.

 All access points clearly signed including clear directional information to key areas (i.e. Reception)

The building has been design to clearly identify the different facilities and key areas and directional information and signs will be added where necessary.

•Reception area and main entrance shall be in close proximity with the route between clearly signed and controlled.

The reception is just opposite the entrance and at the centre of the three main sectors in the building.

- •Direct access to children by visitors to be monitored. Babies and children should be tagged. Visitors will be monitored as soon as they have access to children. The Nursery and Children's centre will run as normal practice. Accordingly, babies/children will not be monitored in the same way as if the facility was a hospital like the guidance would suggest.
- •The site arranged to maximise natural surveillance of all external spaces including entrances, car parks, cycle storage and main circulation routes. Buildings arranged on the site to avoid creation of unobserved areas. Recesses and complicated plan shapes that can conceal criminal activity from surveillance shall be avoided.

Library, Pharmacy, Children centre, Acorn centre and Nursery offices overlook the main external access, car park and public cycle park. The cycle park at the staff entrance to the east of the building will be enclosed by a 2m fence and only accessible by staff.

 External lighting and landscaping proposals considered together to maximise natural surveillance and avoiding hidden, shaded areas.

The landscaping proposal maximise the natural surveillance onto the children play area and the cafeteria and the external lighting proposals have been co-ordinated with them.

 Landscaping materials and external furniture i.e. litter bins and seating, to be robust so as not contribute to the crime risk.

The tables and chairs to the cafeteria will be fixed to the floor. The children's play area has external, secure storage.

- Avoid climbing features that provide unauthorised access to roofs or vulnerable windows.
   The only access to the roof will be internally and there will be no features in the façade to help intruders to climb onto the roof.
- ·Secure bin store area away from buildings.

The refuse store is part of the building but only accessible externally. Also the access is secure.

#### Lighting

•Lighting provided to all entrances, recesses, movement routes and car parks. External lighting levels to be to BS 5489 Part 9. Light fittings shall be vandal resistant and easily maintained. Lighting mounted at a height that allows best spread of light, without shadows and reduces vulnerability to vandalism. Lighting to be compatible with landscaping.

A lighting plan shown in this Access Section has been developed to meet this requirement.

#### **CCTV System**

Designed fit for purpose - facial identification, general surveillance or management, quality of pictures checked to ensure suitability. Monitored on site or by remote station. Cameras, wiring and recording or monitoring equipment secured. Robust with easy to maintain components. Designed in coordination with external lighting and landscaping.

A CCTV plan has been developed to meet this requirement (also shown in the Access Section)

#### **Building Design Generally**

•Low or flat roofs to be avoided, use simple roof shapes that do not provide hiding places as seen from the ground and are not accessible to unauthorised persons.

The building is made of two flats roof which are only accessible internally and cannot be reached externally (high parapets).

•Roof materials and construction to provide a robust and secure construction with roof glazing, service openings and plant rooms protected.

The plant rooms are enclosed and secured. Access onto the roof is internal (via main staircase). Roof glazing to provide light and ventilation to the library and the dining area/ hydrotherapy pool will be robust and secure.

## Brunswick Park Centre CACCESS

C12 Secured by design

 No climbing aids. (Check rainwater down pipe design, low canopies over entrances and roof eaves details).

Rainwater down pipes will fall inside the building. Low Canopies are 3.7m high and lower flat roof parapet is at 4.1m.

Simple plan shape is without recesses.

The plan shape is simple, being a T junction of a single storey and a two storey parallelepipeds, and does not provide recesses.

Entrances kept to minimum number (preferably one).

There is a single main entrance for the public in the centre of the building, which is clearly visible. There is also a separate access on the same public side of the building adjacent to the mini-buses drop off for the disabled children coming to the Acorn assessment centre, which is secured and managed by the Acorn teacher. The Acom office overlooks the mini bus drop off and is linked to the lobby entrance.

There is a secure staff access (with control access and CCTV) at the back of the building to the east.

Glazed doors linking the play area and children rooms to be to the required specification. All potential access points to be alarmed.

· Fire escapes secured and controlled - see fire doors below.

There are three secure, controlled fire exit doors.

Avoid surfaces vulnerable to graffiti that are difficult to maintain and keep clean.

At ground floor level materials are Brick, Glazing and timber. All to be treated with anti-graffiti varnish.

#### **Entrance Doors**

 All door sets to BSI. PAS 24. Specialist entrances using composite sets to achieve equivalent standard.

All doors will be PAS 24 or equivalent

- Glazed panels in and adjacent to doors to be minimum 6.4mm laminated glass.
   Minimum 6.4mm laminated glass in sealed units.
- Solid doors giving access to the public shall have a door viewer fitted at 1500mm above floor level.

Yes with lower panel for wheelchair users.

Fire doors without external door furniture. Each fire exit must be protected by an intruder alarm.
 Yes

#### Letter Boxes

•Letterboxes shall be installed 'through the wall' to discharge into a secure and fireproof chamber. Installation shall comply with Post Office recommendations.

The letter box is installed through the wall or the front facade. It will comply with the Post Office recommendation.

#### Windows

• Windows shall comply with BS 7950. 6.4mm laminated glass shall be used in all ground floor windows and vulnerable, easily accessible windows at other levels.

Minimum 6.4mm laminated glass in sealed units.

 Locking devices and opening restrictors shall be fitted to all ground floor and other vulnerable windows.

Yes.

#### Roof Lights

•Roof lights shall be robust and use polycarbonate materials and where necessary with internally fitted steel mesh or grill.

There are two roof lights in the building which will be a minimum 6.4mm laminated glass in sealed units.

·Intruder Alarms.

Yes

An intruder alarm system shall be installed in compliance with ACPO Security policy.

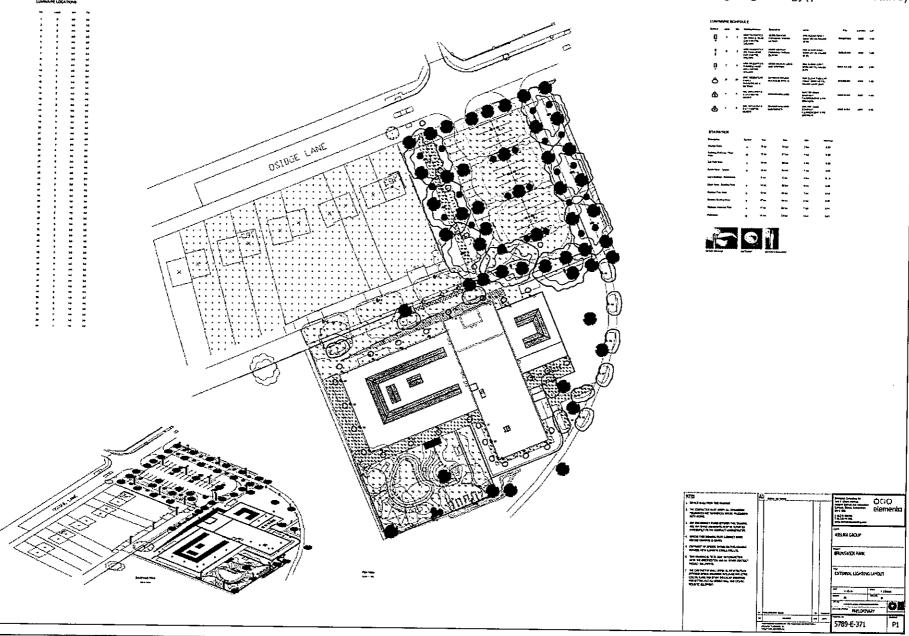
Yes

#### Management practice

- A security file shall be created and maintained. Yes
- Visitor Control procedures to be established. Yes
- ·Contractors working procedures established and activities logged. Yes
- ·Surveillance including CCTV and patrolling procedures established and recorded. Yes
- Property marking record maintained. Yes
- ·Crime Log and Police Contact Records maintained. Yes
- Cleaning and repairs recorded. Yes

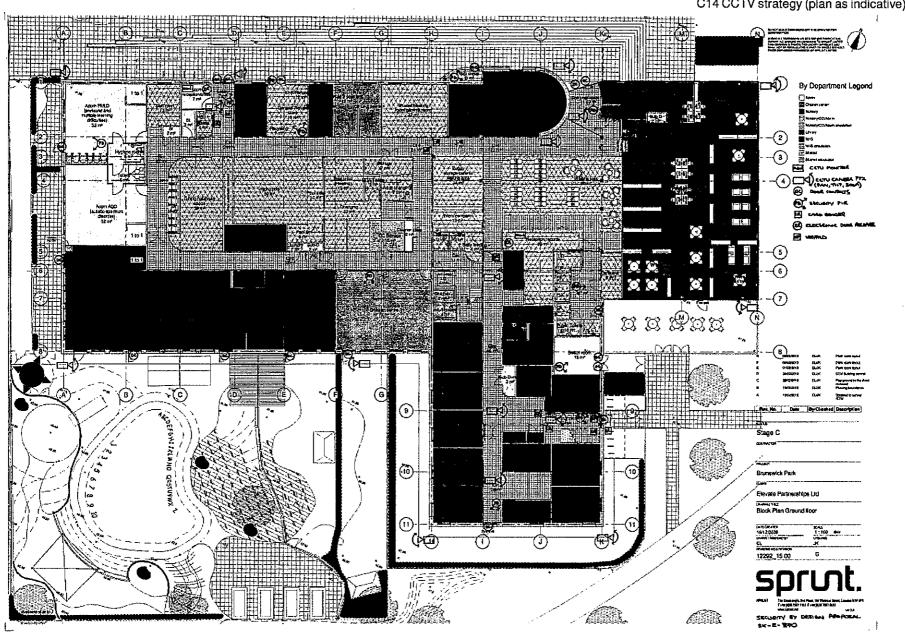
#### C ACCESS

C13 External lighting strategy( plan as indicative)



#### C ACCESS

C14 CCTV strategy (plan as indicative)



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