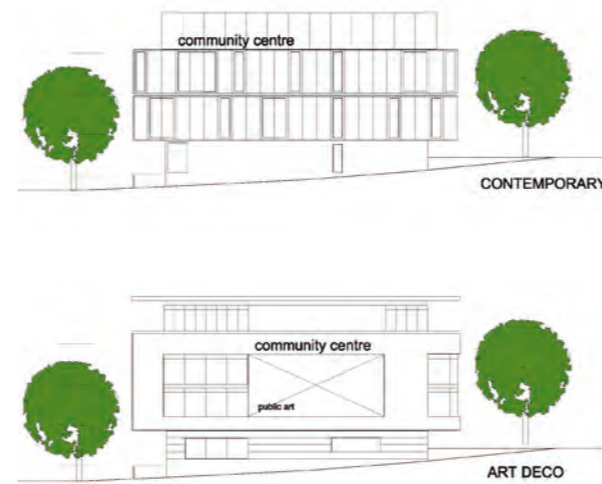
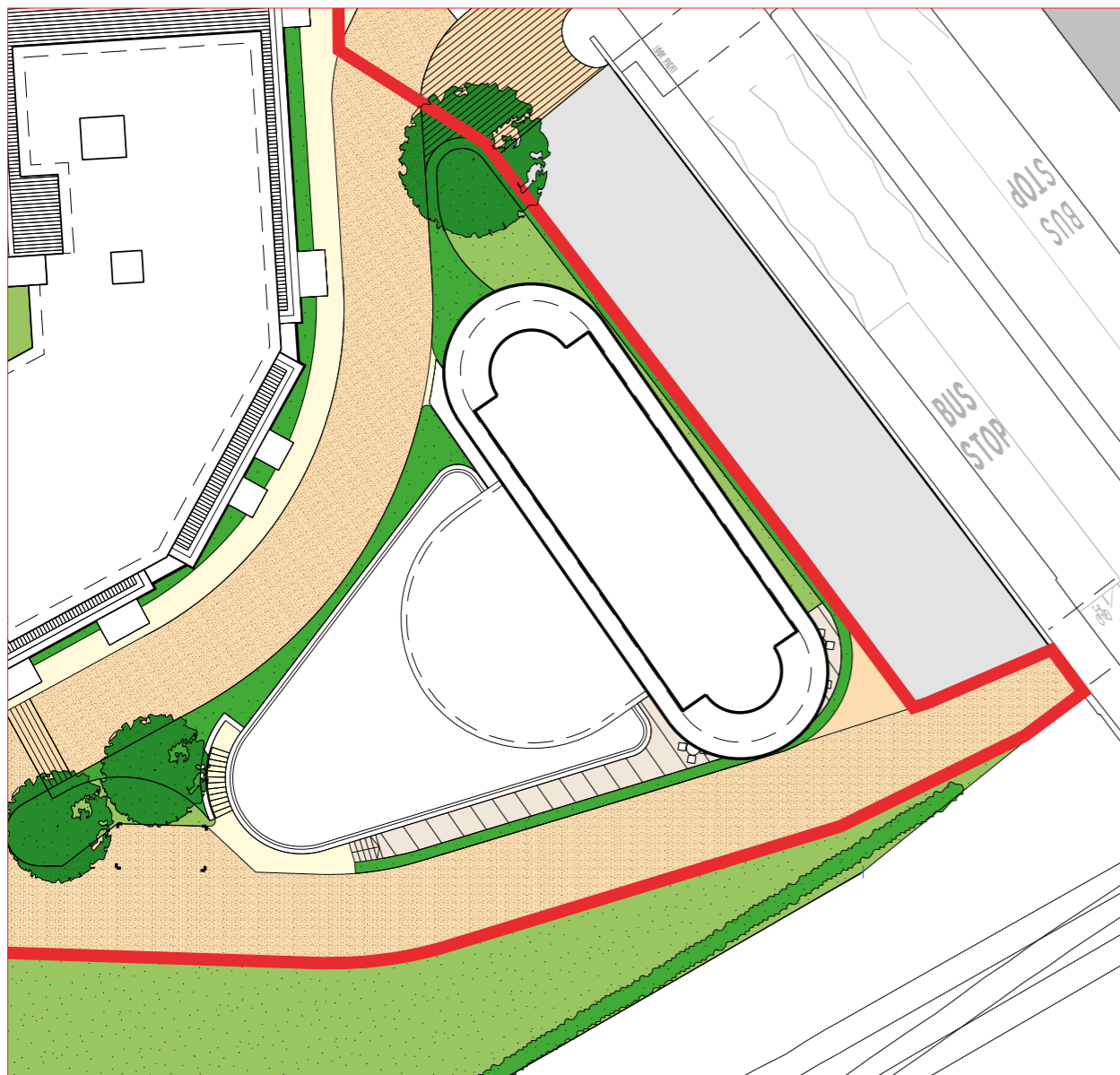
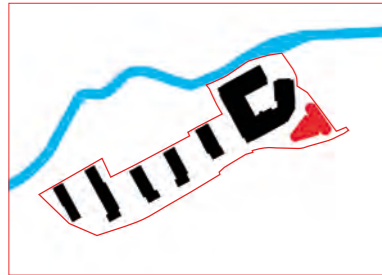
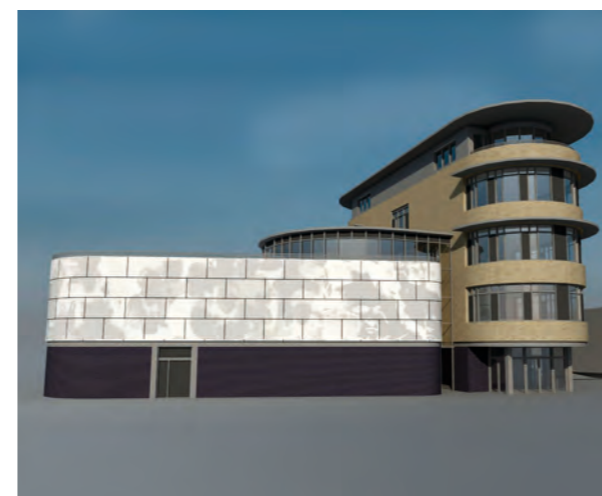


Design Response

Character Area - Community Building



Early design options



Community Building external sketchup view

Concept & Approach

The Community Building sits at the south eastern corner of the Site, opposite Twickenham Rail Station and is clearly visible from London Road in both directions. It benefits from a south-facing aspect and easy access both from within the development and the surrounding area.

The massing of the Community Building has been designed in three elements: A five storey element on London Road containing the cafe/bar and flexible space; a two storey auditorium seating 350-400 people to the west of this; and a glazed atrium linking these two elements together.

The entrance to the building is located to the north through the triple height atrium, off the new shared surface access leading from London Road. Illuminated walls, signage and an entrance canopy guide the visitor into the building past the reception area and into the centre of the building. A glazed lift with a wraparound staircase are positioned to allow monitoring from reception, as are the toilets and changing areas which lie to the north.

To the west, the auditorium is designed to take advantage of the shape of the Site, allowing the massing of the building to work with the proposed residential buildings to the north, whilst providing an ideal internal space focused on the stage area.

A basement level has been designed under part of the auditorium which houses a large store and two dressing rooms each with their own toilet and shower facility. An external stair connects this level with the outside in case of an emergency.

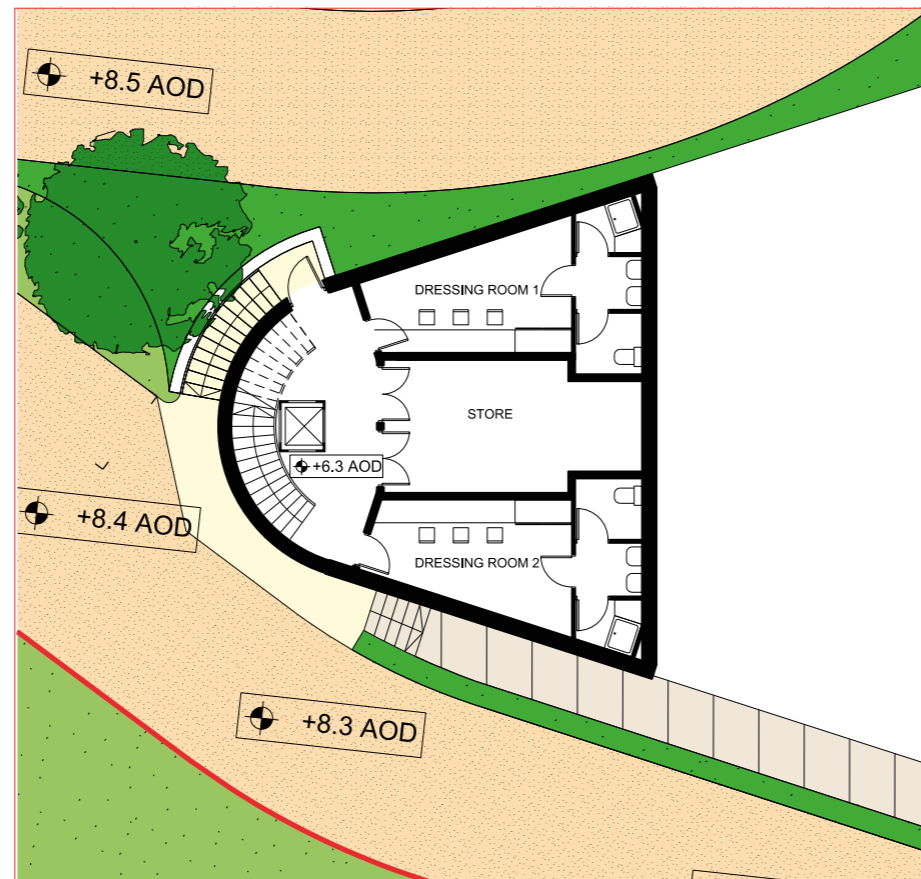
At the southern end of the ground floor is the cafe/bar, which has direct access onto a south facing terrace, providing an active frontage onto Brewery Lane at a raised level. The location of the bar will allow it to be used by the general public as well as those using the Community Building, making it more viable, and it is also ideally positioned to support events in the auditorium.

Design Response

Character Area - Community Building

On the first floor, a control room bridges the atrium which will house equipment for the projection of films or presentations and also control theatre lighting and sound. Two flexible spaces are also provided on this floor, which can be further subdivided if required when a final brief is created for the Community Building.

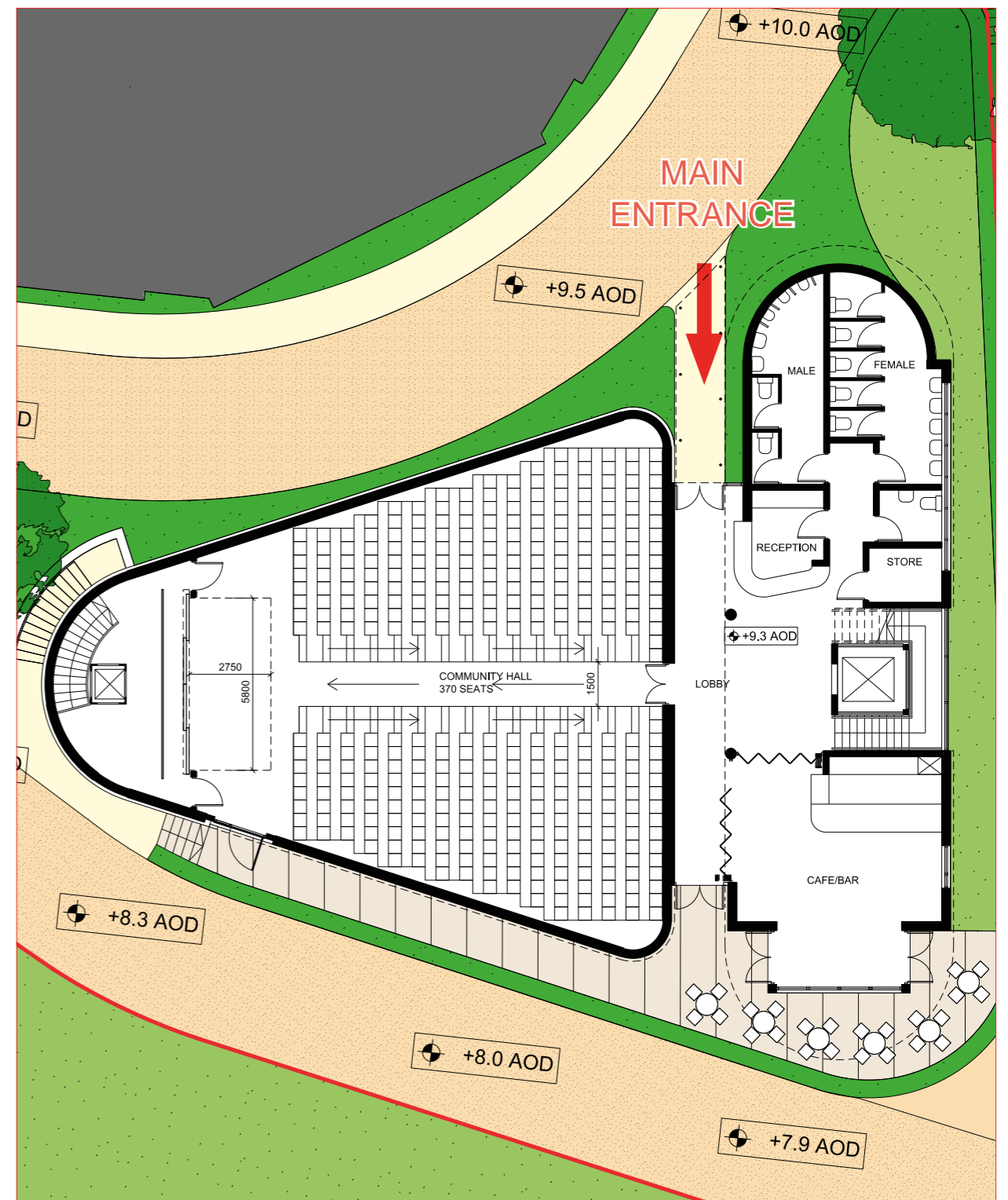
On the second floor of the building, two further flexible spaces are provided, as well as a glazed conservatory on the roof of the auditorium, which provides access to a large south and west facing roof terrace. A back of house kitchen is also located on this floor which can serve the conservatory during events. A dumb waiter connects down to the cafe/bar on the ground floor from where food can be served.



Community Building Basement Level



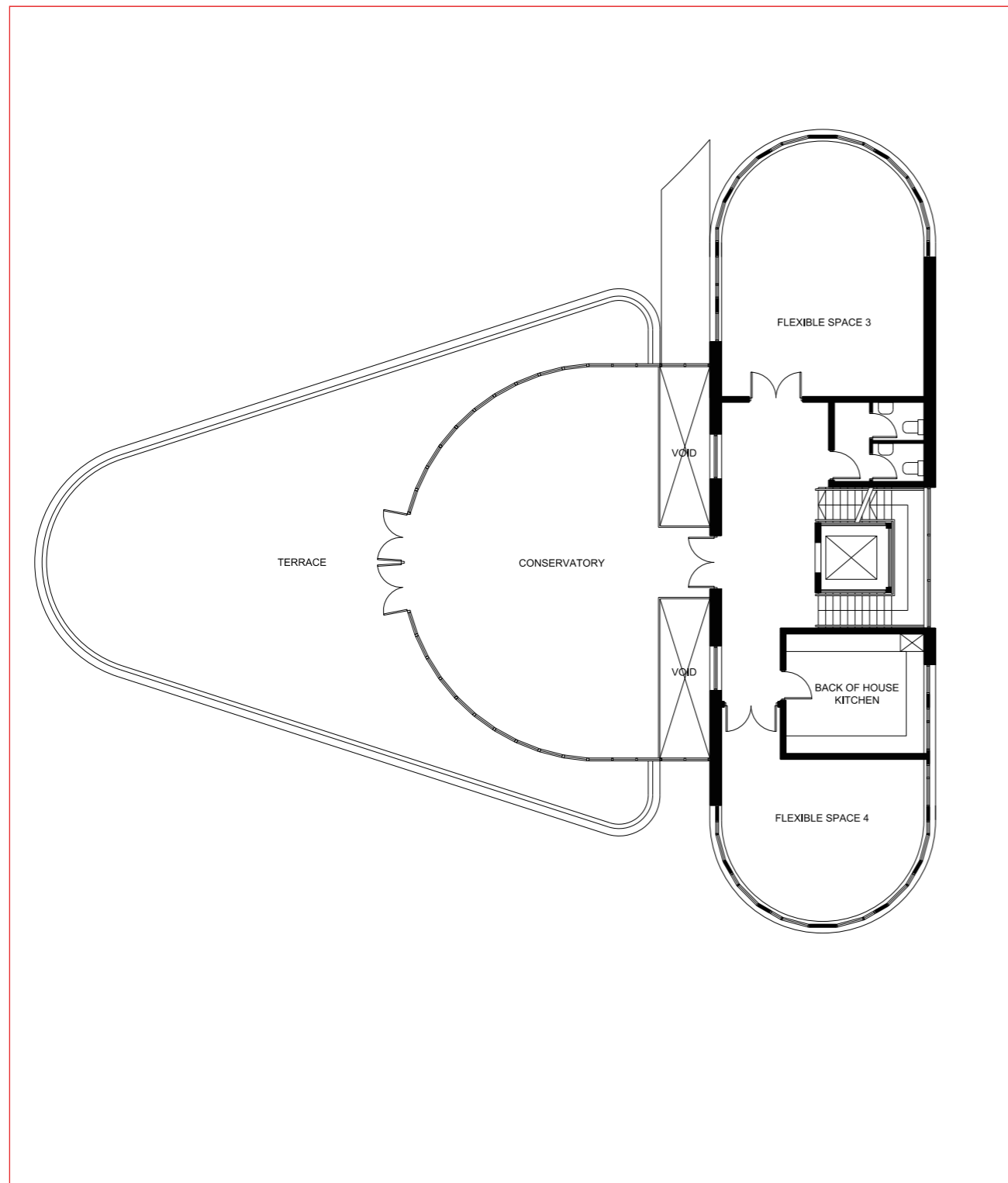
Community Building internal sectional perspective view



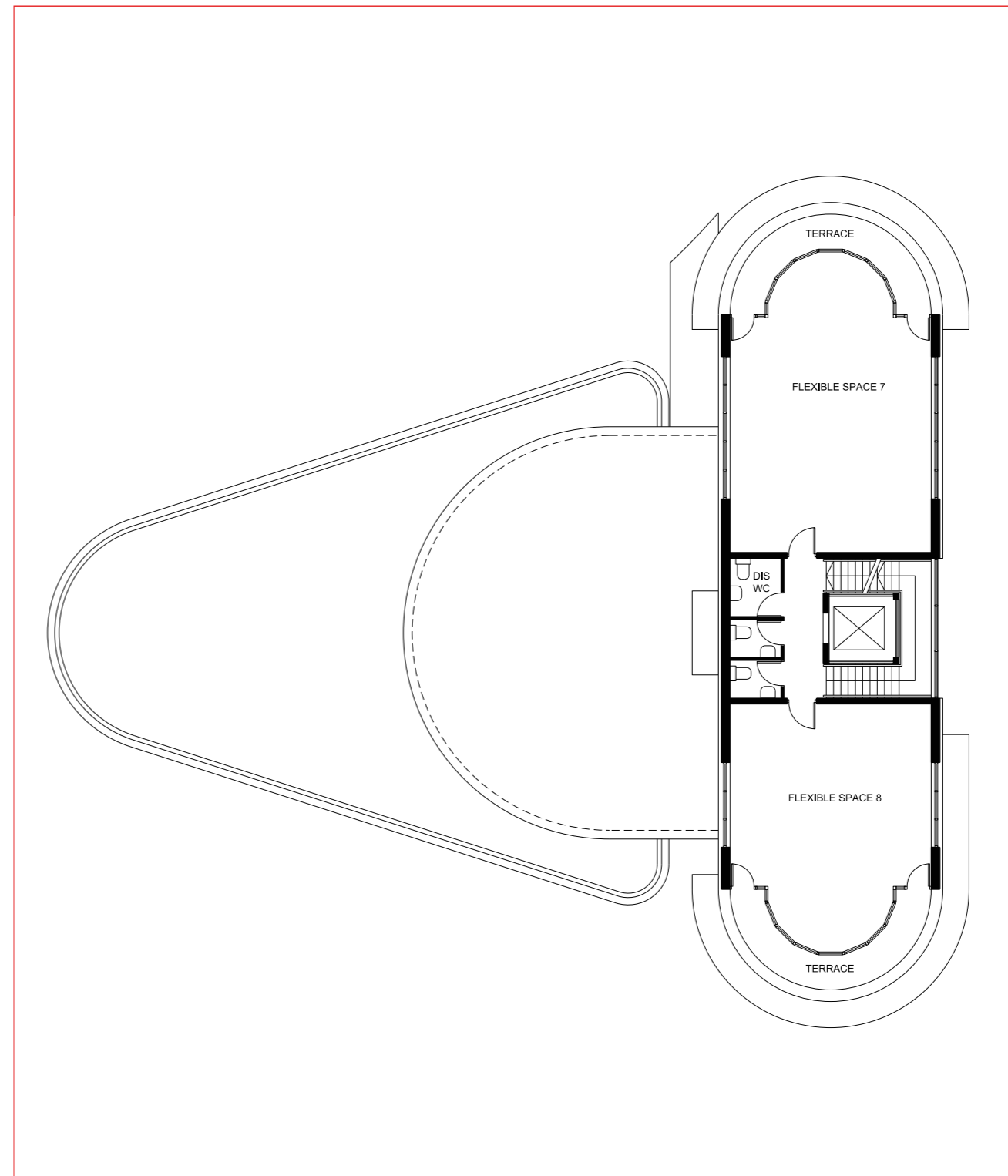
Community Building Entrance Level

Design Response

Character Area - Community Building



Community Building - Second Floor



Community Building - Fourth Floor

Design Response

Character Area - Community Building

Accommodation on the third and fourth floors are located in the eastern section of the Community Building only, with flexible spaces that could provide office accommodation or studio space. The fourth floor has been set back on the northern and southern ends creating roof terraces offering views over the surrounding area. Ancillary accommodation, including toilets and stores are located on all floors.

Aesthetic Approach

The Community Building sits in a key location on the Site. It is prominent from the London Road and the Rail Station as it provides a focal point for the local community. The building has been designed to act as a landmark, but in a way that is sensitive to its context. This is reflected in the massing approach, with the five-storey London Road building relating to the main road and railway, while the two-storey auditorium steps down to address the existing buildings to the west. The architectural approach of the three forms used in the Community Building, are as follows:

London Road

The building fronting onto London Road has been given a traditional base, middle, top composition, with the ends inset at ground and fourth floor level to relieve the mass and provide outdoor amenity area. The curved ends of the building are designed to address long views seen by pedestrians and motorists approaching from the north and south. The form of the building takes inspiration from the type 13 railway signal boxes which consisted of a solid base, a middle with strip windows, curved ends and an overhanging roof and found near the site in Richmond and Wimbledon.



Community Building external sketchup view



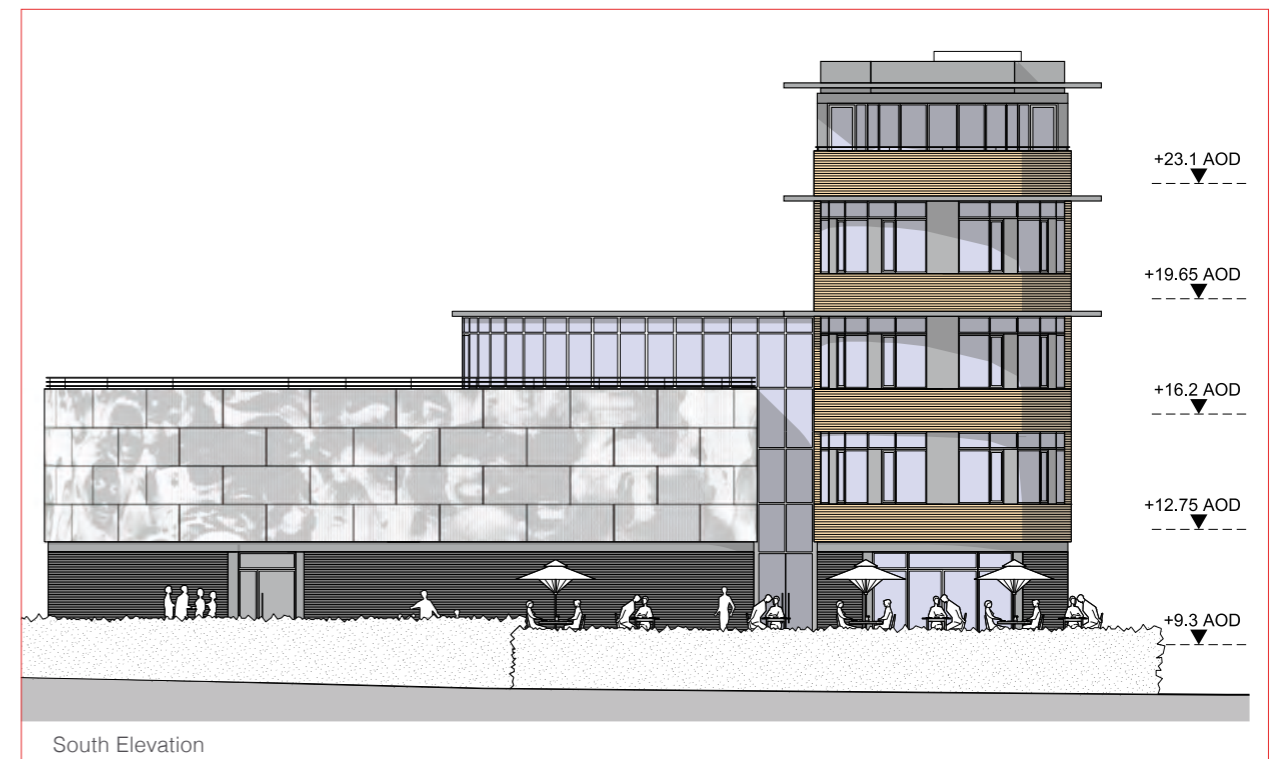
Wimbledon signal box



Richmond signal box



East Elevation



South Elevation