

# THE BRIEF

The Architects and Landscape Architects have been asked to submit proposals for the **re-design** of the external treatment of the current City Centre Opportunity Site South (CCOS South) scheme. Specifically to put forward proposals for:

- A landmark **commercial building** on the corner of Victoria Street and Bricket Road
- A single storey **pavilion** on the South West corner of the site
- Re-design of the external treatment of the whole building, whilst generally respecting the form and massing, height restrictions and **residential** layout of the previously designed scheme
- A more **active frontage** along Bricket Road
- An **attractive landscape** setting
- **Use** the **foundations and infrastructure** that has already been **constructed**





# A NEW PEDESTRIAN VISION

- Create a **family orientated** location to live, work, visit and relax based around a leafy public realm
- Memorable new buildings of **high quality** materials that add to the richness of St Albans' architectural heritage
- **Active frontages** that enliven the street scene with overlooking apartments that provide a sense of community
- Improve **pedestrian connections** in the heart of St Albans with attractive and green car-free routes
- Celebrate the **Quaker Gardens** on Victoria Street with a south-facing cafe, inside-outside landmark pavilion and public space
- An **active landscape** that includes opportunities for pop-up events, choreographed water jets and a Penny Packet Place a new green space on Bricket Road

**The Quaker Gardens**





# A GREEN PEDESTRIAN HEART

This diagram shows the proposed new buildings and the culturally important landmarks of the St Albans Museum and Alban Arena (in orange) in context with the busy Victoria Street and vibrant Saint Peter's Street.

The **leafy setting of Bricket Road** and Upper Marlborough Road would extend throughout the green setting of proposed new buildings. This celebrates the Quaker Gardens on Victoria Street and a wider vision for green and pleasant pedestrian spaces and connections to the Alban Arena, Civic Centre, Saint Peters Street and past the Rose Gardens to the Hatfield Road beyond.

This **green pedestrian heart** is within close walking distance to the shops of St Albans centre and less than  $\frac{1}{2}$  a mile to St Albans City railway station, creating a convenient, **attractive** and **sociable place to live**, work or visit with minimal needs to drive.

In quite a 'hard' setting with sparse vegetation, the green pedestrian heart plays on **biophilia**, a phenomena where we are naturally attracted to nature, views of trees, vegetation and green spaces. This is found to **lift mood**, **decrease stress** and create places that we value more than those without nature.

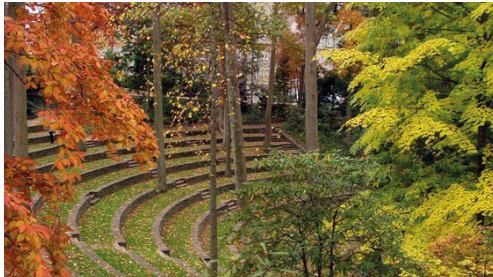




# NEW GREEN CONNECTED SPACES

This green, connected and accessible pedestrian setting is shown on the site masterplan:

- **Victoria Street** benefits from a greener edge with respectful incorporation of the Quaker Gardens, a memorable pavilion inspired by nature, planted terraces, street trees and a landmark building with green walls.
- **Samuel Ryder Promenade** with garden planting, blossom trees and places to sit connects the Quaker Gardens with Civic Close and a safe pedestrian crossing to the Alban Arena, Saint Peters Street and Rose Gardens beyond.
- Our vision offers active commercial frontage to **Bricket Road** with ground floor commercial spaces, thus positively enhancing the street's employment focus. The leafy character of Bricket Road would be strengthened with more trees and Penny Packet Place, an aspired playable pocket park that celebrates Samuel Ryder's famous seeds and strengthens the green setting of Hertfordshire House
- For those in wheel chairs or pushing buggies, the steep Civic Close could be avoided by a **pedestrian external lift** up from Bricket Road to the Samuel Ryder Promenade adjacent to Hertfordshire House, or via **accessible path** up and around the Quaker Gardens



04 Penny Packet Place inspired by St Alban's Samuel Ryder and his famous seeds





## Samuel Ryder Promenade

Residential and offices are entered from an appealing green route that connects the Quaker Gardens to Civic Close with lush planting, places to sit and a raised lawn. The space allows opportunities for cultural pop-up events alongside a place where children can play in the choreographed playful water jets.



**01** Flowering Cherry and evergreens along Samuel Ryder Promenade



**03** Raised lawn provides an informal place to meet and flowering clovers in the lawn offer nectar for bees



**09** View of the playable water jets, these can be lit, controlled and switched off when required

## Family meeting places

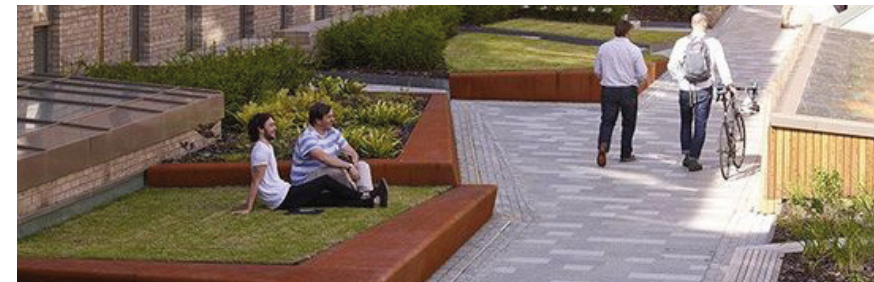




# A WELCOME FROM VICTORIA STREET

## Quaker Gardens

The Quaker Gardens are **celebrated** and expanded to become a larger public place that connects the meeting and reflective spaces. Respectfully illustrating and respecting a layout previously agreed with St Albans Quakers. The **public realm** surrounding the garden aims to remain **sympathetic** while gently enhancing the **peaceful** nature of this space.



02 Raised beds with comfortable edges to sit and talk



08 Seating edge to the meeting space, with incorporation of the Quaker Garden



10 Level changing terrace with lush planting to encourage a diverse biodiversity

View from Victoria Street





# COMMUNITY PLACES, SHARED SPACES

## The Pavilion

The Pavilion sits quietly beside the Quaker Gardens.

The ‘tree’ within the building and green roof above evoke the natural world and responds to the lush public realm within which it sits. An **openable façade** allows the inside and outside to merge providing a **place to pause, meet and relax**.



05 Newly planted trees to reinforce the leafy avenue of Bricket Road



06 South facing cafe with outdoor seating and tables



07 Flexible spaces for pop-up cultural attractions such as outdoor cinema, performances or poetry

Inside/Outside Pavilion





# A NEW ST.ALBANS LANDMARK

## The Landmark

At the junction of Victoria Street and Bricket Road a **commercial building** has been proposed as a dynamic form. The curved façade at lower levels encourages **pedestrian movement** from Victoria Street onto Samuel Ryder Promenade.

The curved glazed facade with vertical limestone fins distinguishes this building from the more rational and ordered form of its residential neighbours. It permits views to the inside during the day and stands as a **“lantern”** in the evening.

Lush green walls separate the commercial building from the adjacent residential block.



**Terraced Gardens on Victoria Street**

**View of Victoria Street / Bricket Road Corner**





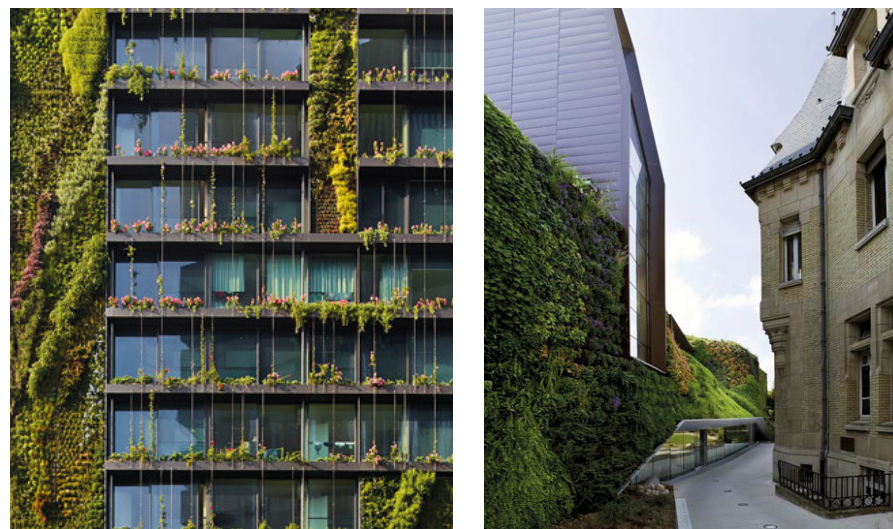
# A SUSTAINABLE DESIGN

Not only does the CCOS South proposal aim to make St Alban's greener through the extensive use of planting across the site it also has sustainable features such **green walls and climbing plants** on the façade.

The **footprint** of the proposed scheme takes into account the structural foundations already built **avoiding additional costs** for the scheme.

In addition the proposal should be designed to be as sustainable as possible. Focusing on identifying sensible and achievable methods to insulate the building fabric, harvest the energy naturally available on site, and use efficient and **renewable energy technology** where possible. It should reduce operational energy in use and embodied energy in construction.

## Examples of green façades



Aspects within the landscape include:

- Planting with **low** requirements for **maintenance** but encourage biodiversity
- Choice of materials such as **natural stone** and sub-bases of **recycled aggregate** with low embodied energy
- Sustainable drainage solutions with **permeable surfaces**, surface rills and **rain gardens** rather than grey engineering
- A **walkable environment** and location that encourages activity and is not car reliant
- Settings for group fitness **activity** such as boot camps
- A leafy place that is **supportive of mental health and wellbeing**

## Materials used

1. Hydroponic facade system (green wall)
2. Climbing facade
3. Recessed top storey - grey metal cladding
4. Polyester power coated aluminium curtain wall system
5. Limestone fins
6. Vehicular access to the underground car park





# DRAWING FROM A RICH LOCAL HERITAGE

## Mapping of Materials

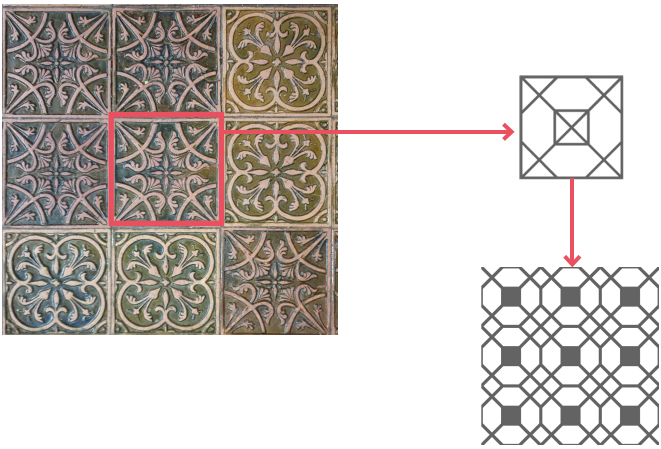
Originally undertaken as part of an earlier CCOS South planning application. This mapping illustrates the **variety of materials** and finishes that add to the rich tapestry of St Albans.

## Materials Palette

This proposal suggests a subtle palette of materials, pale brown **brickwork**, **limestone** features (used at Westminster Lodge and the Abbey) and **glazing** surrounded by metal frames that allow the buildings to sit within the context of the public realm.

## Architectural Motif

**Medieval tiles** in St Alban’s Cathedral choir have inspired an architectural motif that has been incorporated into the design in the form of ornamental balustrades and light diffusing screens.



## Materials used

1. Hydroponic facade system (green wall)
2. Recessed top storey - grey metal cladding
3. Brickwork - pale brown brickwork with stack bonded details between windows
4. Limestone window surrounds and plinth
5. Balcony railings and decorative balustrade
6. Polyester power coated aluminium windows and door frame



**Bay study**  
Scale 1:50

