



ST ALBANS CCOS SOUTH



St Albans
City & District Council



Architectural heritage in St Albans



OUR VISION

Our vision for St Albans City Centre Opportunity Site South (CCOS) is to generate an architecture which is fitting to its context in all regards. This is an approach that delivers a sensitive and considered scheme without being overtly apologetic and to that regard does not look to mimic or replicate but more take strong and positive reference from the best of St Albans, its history and heritage as well as the better aspects of current design.

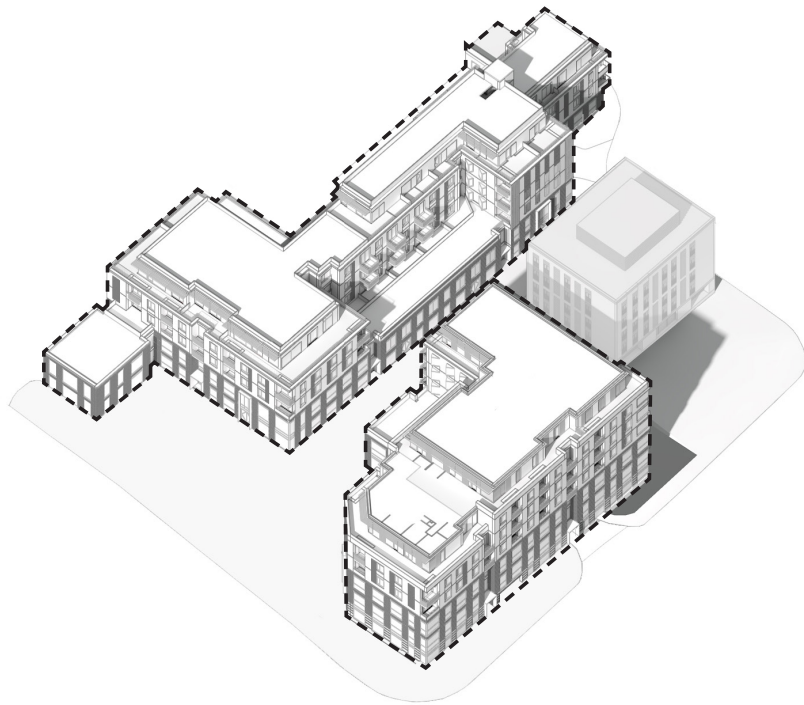
Location Plan



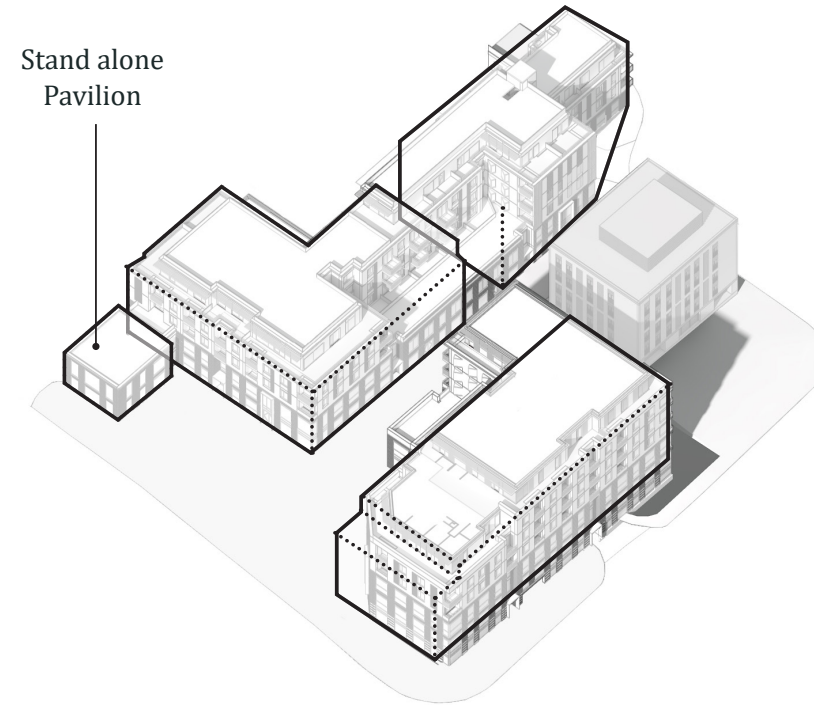
- 1. Magistrates Court
- 2. Albans Arena
- 3. To St Albans Station
- 4. Commercial area
- 5. Car Parking
- 6. St Albans Job centre
- 7. Crown Court
- 8. The Abbeyfiled Society
- 9. Victorian Grade II Listed



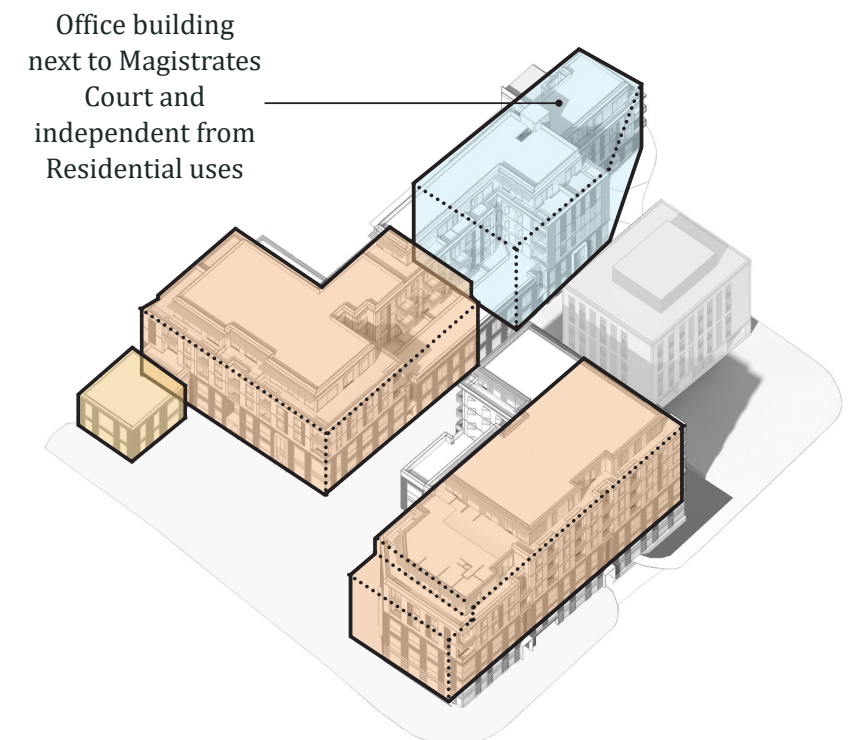
Analysis of existing proposal



BDP Proposal: Altering the arrangement of the uses, taking the office spaces to the lower floors and residential to the upper floors has given way to unbalanced façades, with the appearance of ‘top heavy’ buildings. A number of returns to the building forms and insets create a number of awkward adjacencies and over-looking issues.



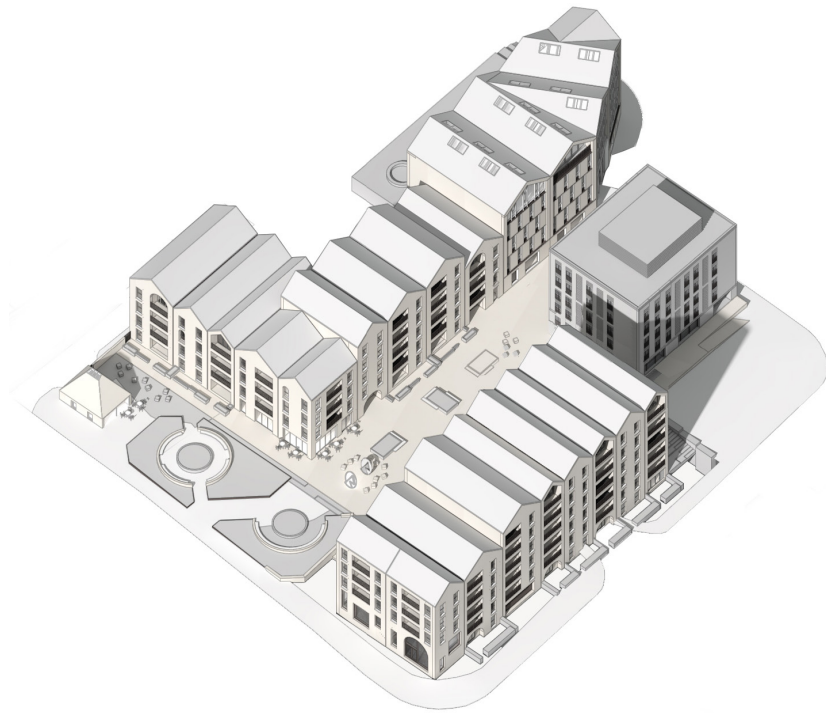
Rationalisation of the blocks: by simple moves, we can rationalise the form of the blocks to avoid many of the overlooking issues, whilst retaining area and creating better external spaces, together with a simplified construction phase and process.



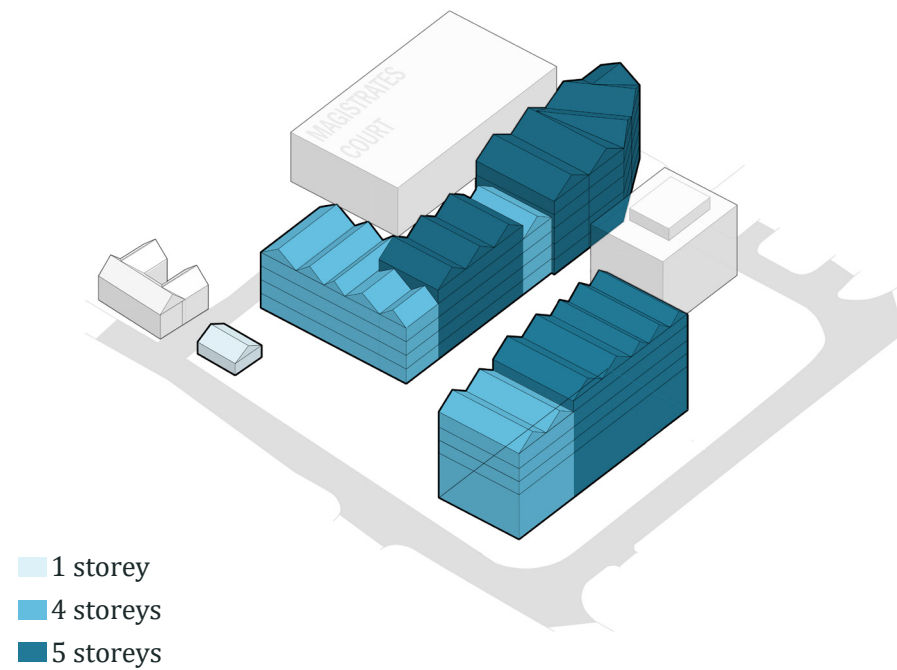
Uses: the uses are organised as per the planning permission. This provides a clarity to building form, and delineation of uses which provide better adjacencies throughout.

Taking into account the current consented scheme for the site, as well as the revised scheme proposed, we have looked to retrieve the best aspects of these schemes, re-worked and re-imagined the proposals into an arrangement of buildings and uses across the site which ameliorates the immediate context and creates comfortable adjacencies. Hopefully, these can then be improved upon with time and work with the development of the future masterplan objectives in the wider context, yet to be delivered, but which are clearly aspired to.

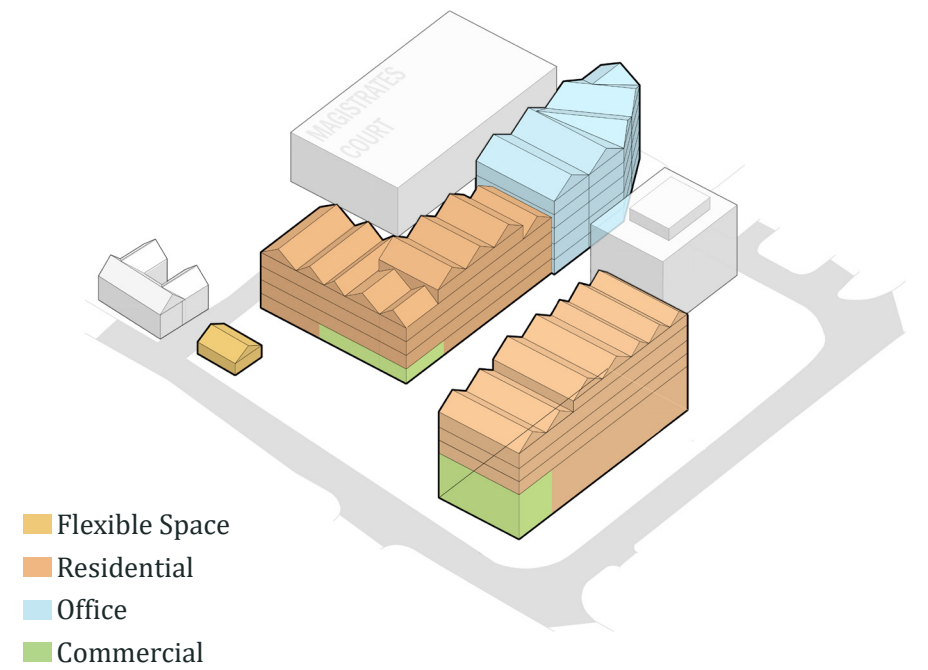
Proposed massing



Proposal: simplified massing and separate uses.



Massing



Uses

Our approach was to initially review both proposals for the site: the consented scheme and the forth coming BDP proposals. In review of the consented scheme there was merit in the separate office building, as opposed to spreading this use across all buildings. The outcome of this, is that you gain better adjacencies between uses; office against magistrates and office against residential, as opposed to residential against residential. In rationalising the building blocks and being efficient with design layout we have been able to retain the current extent of proposed housing of 98 units, but with lower number of floors and greater distances between buildings. By bringing more homes down to the ground, you create front doors on to the street, with more natural activation.

Overall view of the proposal

OUR VISION

Our approach to the facade treatments of the buildings is an holistic approach, which then enables the fulfilment of the brief set. That being;

- To enhance St Albans through excellent quality of design
- To provide a new landmark building as a key gateway
- To reflect the character and uniqueness of St Albans
- To respect the Conservation area, and...
- To bring a high level of sustainability and greening to the area

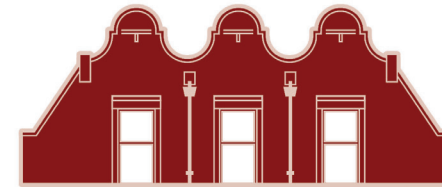
Key Moves



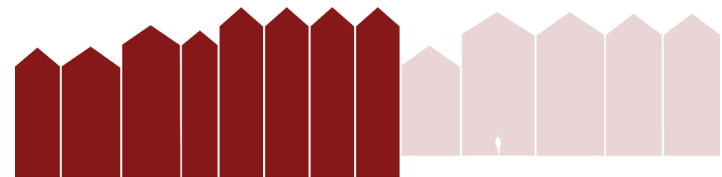
CREATING A LANDMARK



RELATIONSHIP WITH CONTEXT



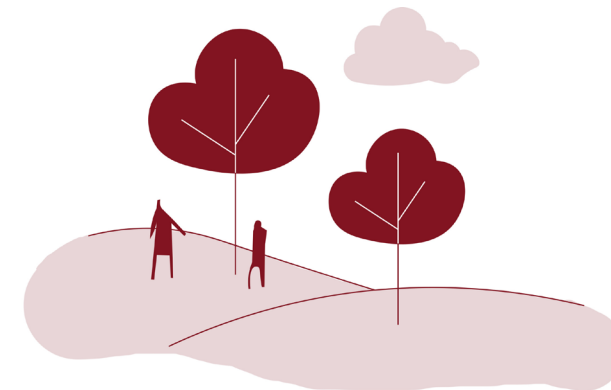
CHARACTER AND UNIQUENESS



ROOFSCAPE & IDENTITY



GREEN AND SUSTAINABLE DESIGN



QUALITY EXTERNAL SPACE

Creating a Landmark



Addressing the corner of Victoria St and Bricket Road is key in the proposal, as it becomes the new gateway to the city centre, albeit, we see this gateway as needing to be befitting to its context in respect of scale, shouldering its neighbouring buildings and sitting comfortably with the Listed buildings. Commercial uses fill its raised ground floor setting the right tone at street level.

View of Corner of Victoria Street and Bricket Road



Relationship with the context



St Albans has a very rich context and addressing the architecture of the city in a modern way is one of the key moves of the proposal.

Analysis of the Context

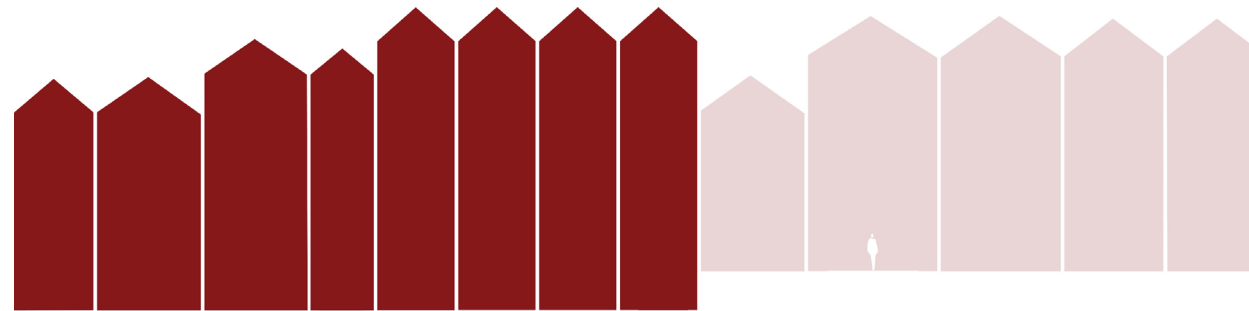


Roofscape Analysis of the surroundings to the site

REFERENCING ST ALBANS ARCHITECTURE

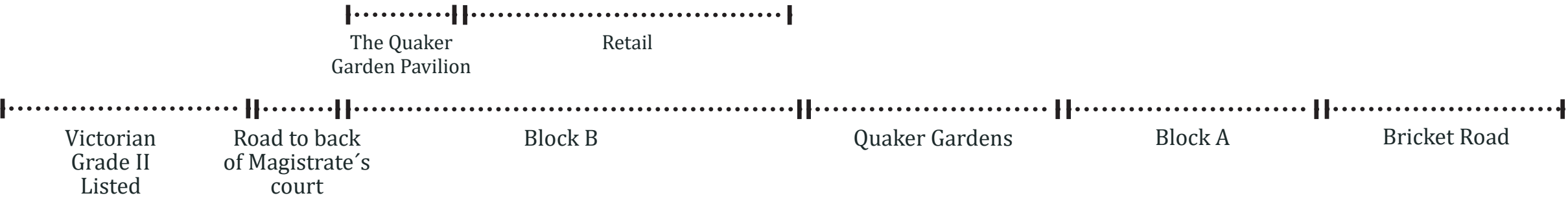
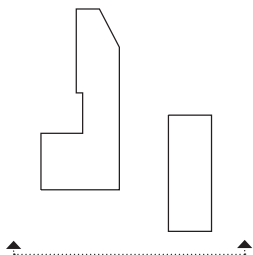
Roofscape and form are repeated through the streets surrounding the site, be it pitched roofs which zig-zag the skyline or dormers which puncture the roof scape, we have taken reference from this immediate context and through development of our proposals refined a modern roofline.

Roofscape and Identity



Victoria Street has a very characteristic roofscape and we take clear reference from this, but in doing so look to create an identity which whilst recognisable is modern in its motif and never pastiche.

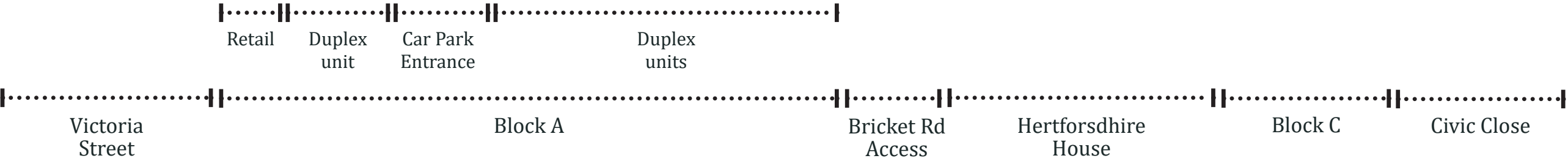
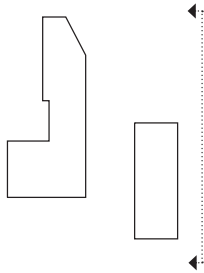
Victoria Street Elevation





In our approach to the site, our buildings generate a more encompassing design motif through the clean lines of a modern pitch and simple brick forms, creating recognisable architecture, referencing to the immediate context whilst not imitating. The change of levels in Victoria Street is simply addressed through the landscape and public realm, creating a soft transition between the street and the interior of the development. In the rationalising of the building forms we are able to provide a much broader avenue through the public realm and greater distances between the buildings.

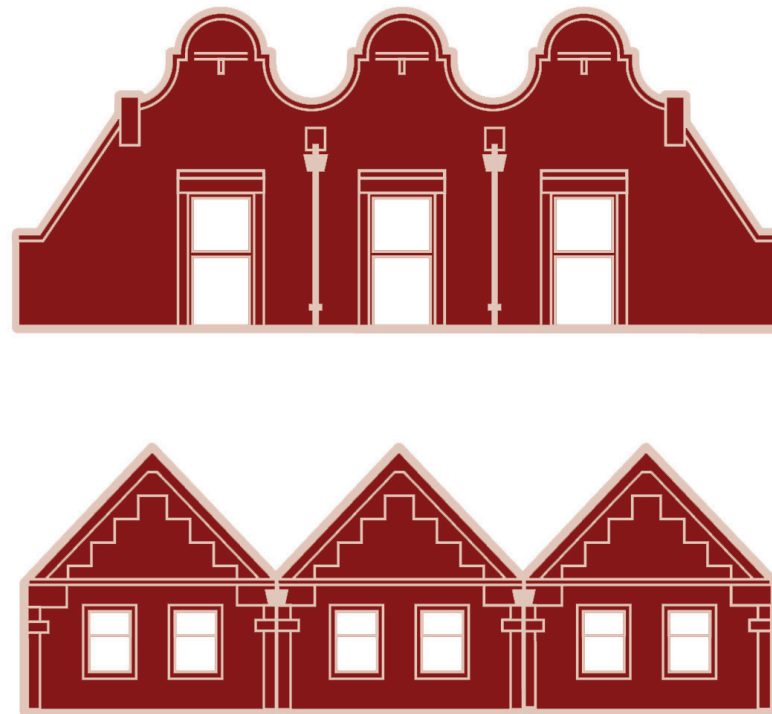
Bricket Road Elevation





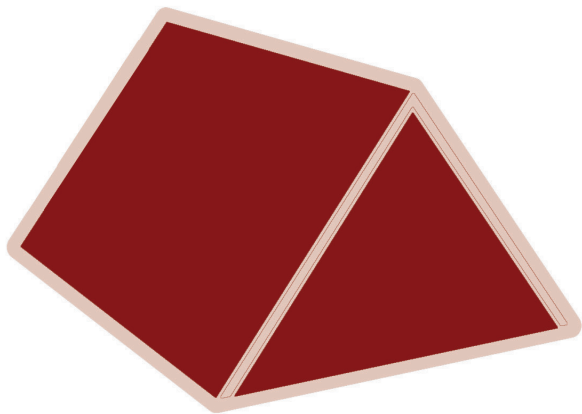
Bricket Road is a quieter street but with somewhat more difficult levels to traverse. Our proposal has been simple, in the re-arrangement of the building blocks and uses across the site, we have the benefit of bringing residential down to the ground and creating front doors onto the street, overall creating a far more sustainable active frontage to the road.

Character and Uniqueness

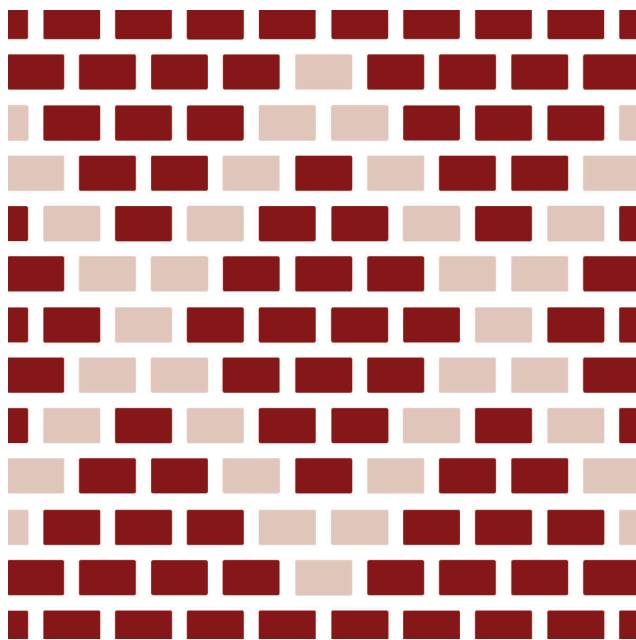


The detailing of the buildings is key in reflecting the character and uniqueness of St Albans. Our approach from our study of the architecture of St Albans has the ability to bring individual identity to each of the building forms which could speed the period for the new development to embed itself within the surroundings and comfortably age amongst the wider context.

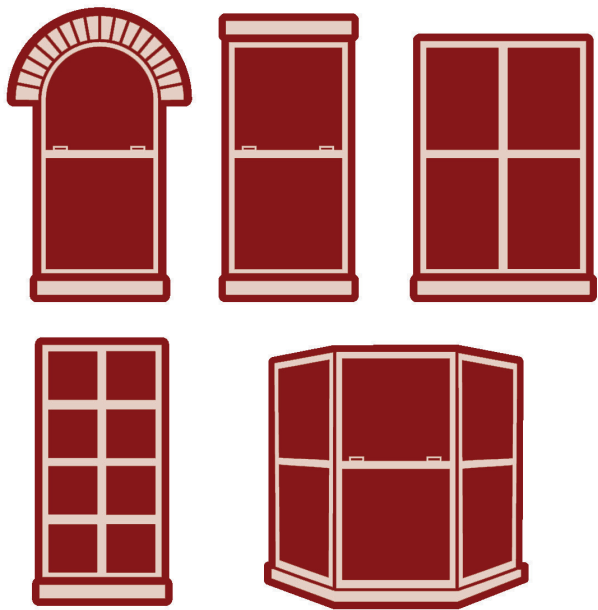
Character and Uniqueness of the Architecture in St Albans



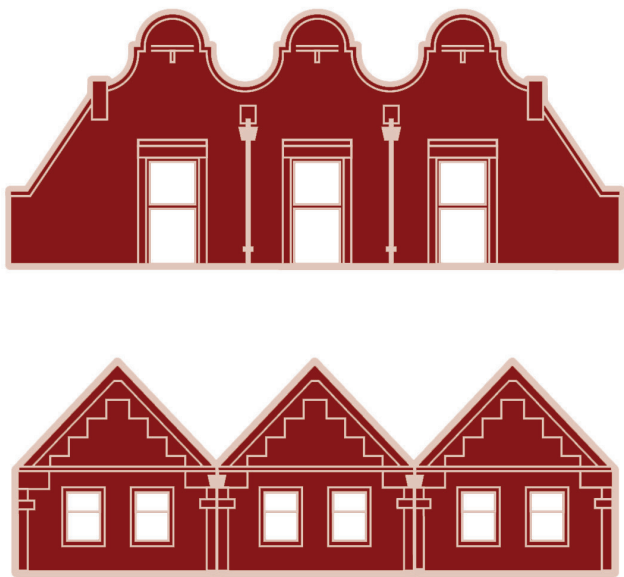
Gable ends and pitches



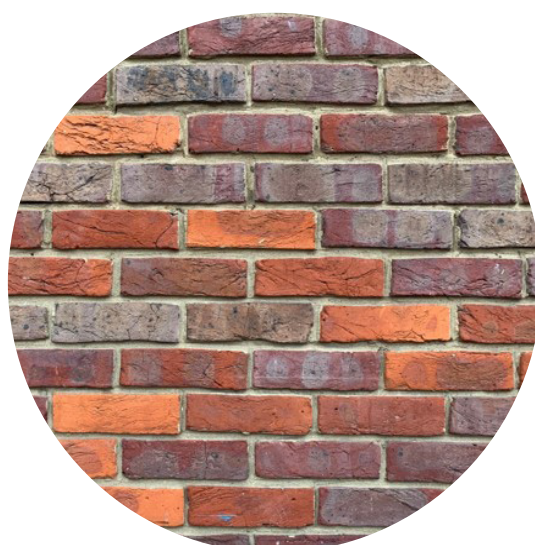
Brick Texture and Patterns



Window surroundings



Attention to Detail



Facade Treatments in St Albans

The immediate buildings of St Albans are of a particular character. Predominately brick in construction, the façades are enriched through the use of detailing as well as form. Soldier course bricks arch over windows, framing dormers or pitched roofs alike. Banding of bricks through colour or bonding are abundantly clear and further patterning is provided at times through highlight brick features of diagonal patterning.



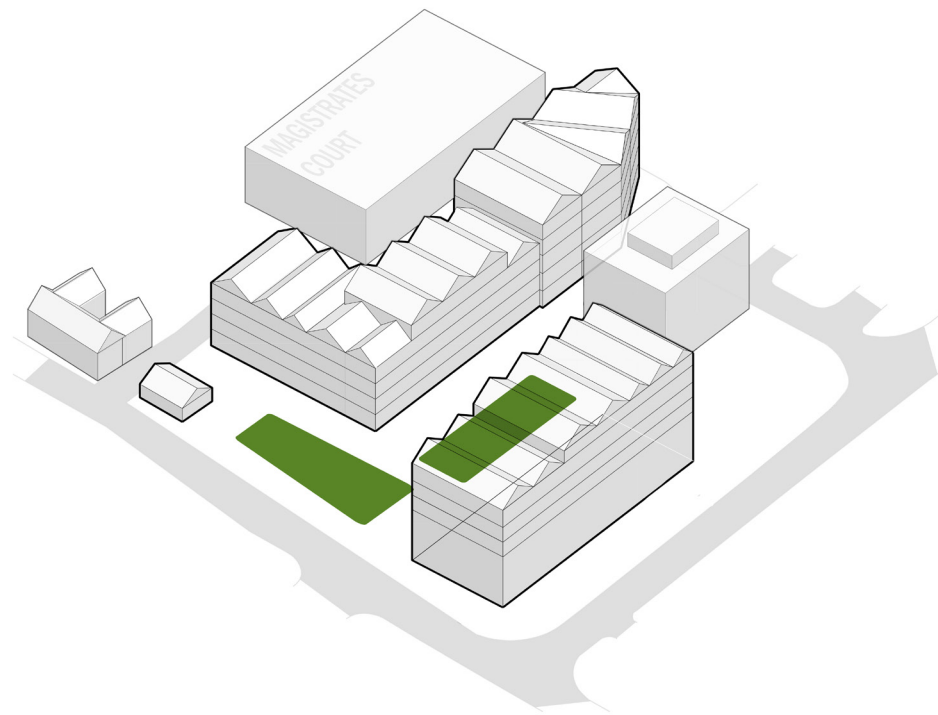
A further development and layering to our proposal could come from studies in the manner of special brick bonds to define a buildings base, grid or window reveal. Motifs could be delivered in reinterpretations of the existing tapestry found in St Albans today.

Quality External Space

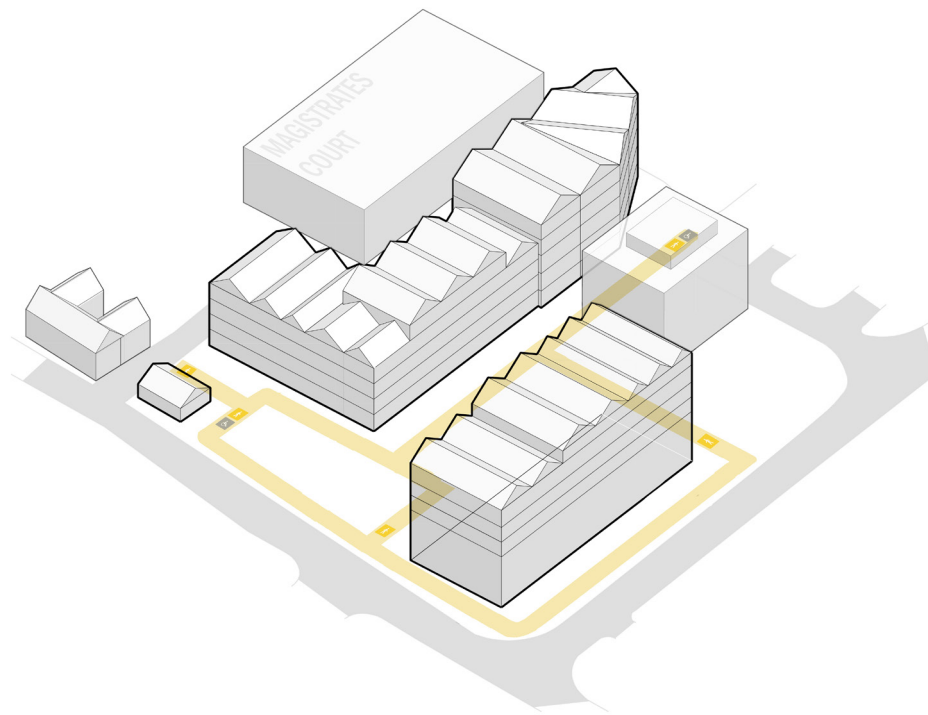


A good external space is key for a community. The integration of the Quaker Memorial and the relationship with the magistrates Court are also key components of the scheme.

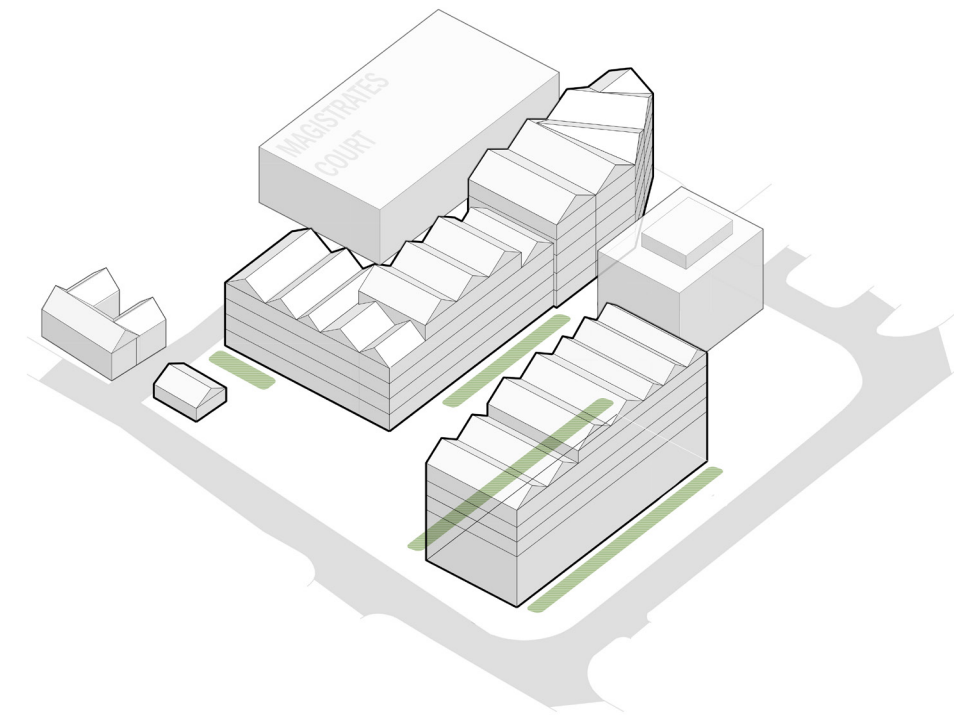
External Space Diagrams



Civic Spaces: providing enjoyment of the public realm by the community and the residents alike.



Pedestrian Routes: connections throughout the site are essential to connect with the surroundings and future masterplan.



Residential Private Gardens: private gardens for the residents as well as outdoor space for each apartment is provided.

Ground floor treatment



The principle behind the design is to create external spaces that contribute to the setting and uses of the proposed buildings while contributing to the enjoyment of the public realm by the community.

The public realm design also references the architectural language of the buildings in the proposed materials and forms to create a richly detailed sense of place, to be used not only by the residents but also by the people of St Albans.

Proposed Ground floor plan

- KEY
- Commercial

Residential Lobby/Amenities

Residential - 1 bed/2 people

Residential - 2 bed/3 people

Residential - 2 bed/4 people

Residential - 3 bed/5 people

Office

Back of House

Cafe/Pavilion

Entrance to Residential Block B

Entrance to Residential Block A

Entrance to Office Block C



Proposed Ground floor plan



KEY

- Commercial
- Residential Lobby/Amenities
- Residential - 1 bed/2 people
- Residential - 2 bed/3 people
- Residential - 2 bed/4 people
- Residential - 3 bed/5 people
- Office
- Back of House
- Cafe/Pavilion

Entrance to
Magistrate's Court Car Park

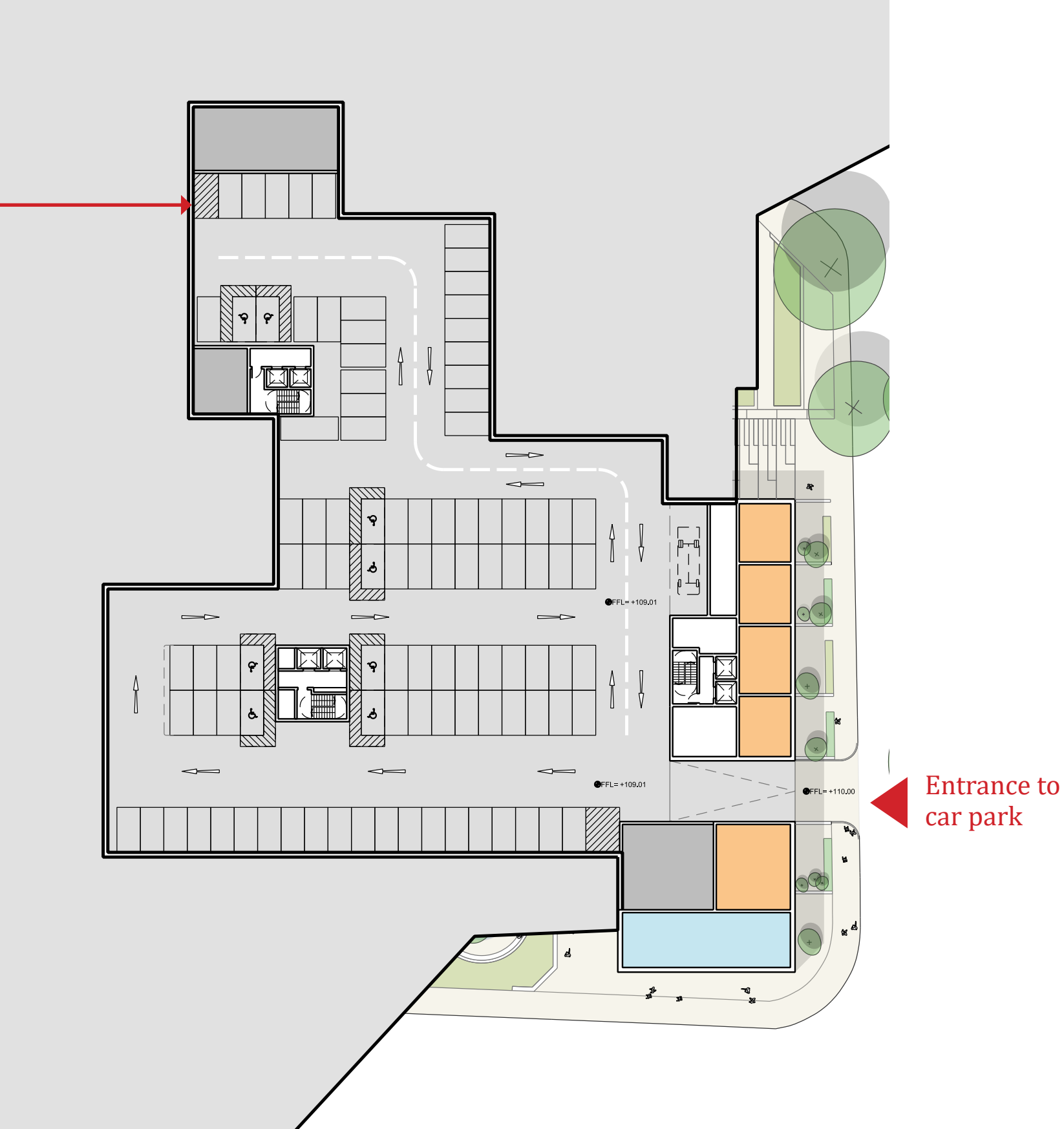
Entrance to
car park



Proposed Lower Ground floor plan

Basement outline
to follow Planning
consent's outline

- KEY
- Commercial
 - Residential Lobby/Amenities
 - Residential - 1 bed/2 people
 - Residential - 2 bed/3 people
 - Residential - 2 bed/4 people
 - Residential - 3 bed/5 people
 - Office
 - Back of House
 - Cafe/Pavilion



First floor plan

KEY

- Commercial
- Residential Lobby/Amenities
- Residential - 1 bed/2 people
- Residential - 2 bed/3 people
- Residential - 2 bed/4 people
- Residential - 3 bed/5 people
- Office
- Back of House
- Cafe/Pavilion



First floor plan

Resident's
Courtyard

KEY

Commercial

Residential Lobby/Amenities

Residential - 1 bed/2 people

Residential - 2 bed/3 people

Residential - 2 bed/4 people

Residential - 3 bed/5 people

Office

Back of House

Cafe/Pavilion



First floor plan

Rationalisation of the blocks,
reducing overlooking issues
and creating greater width
between buildings

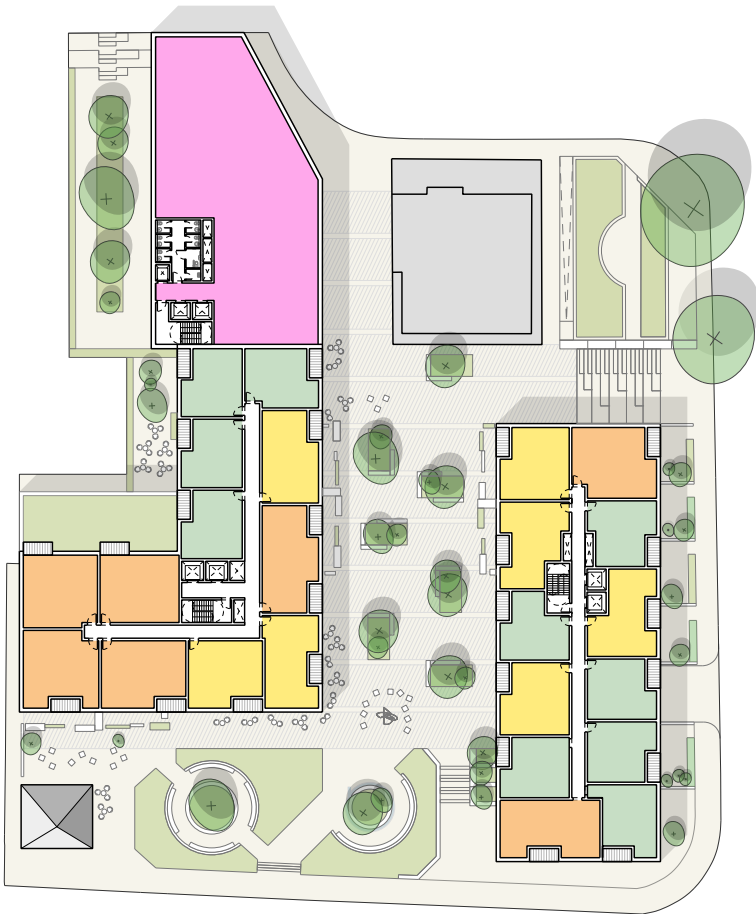
KEY

- Commercial
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- Office
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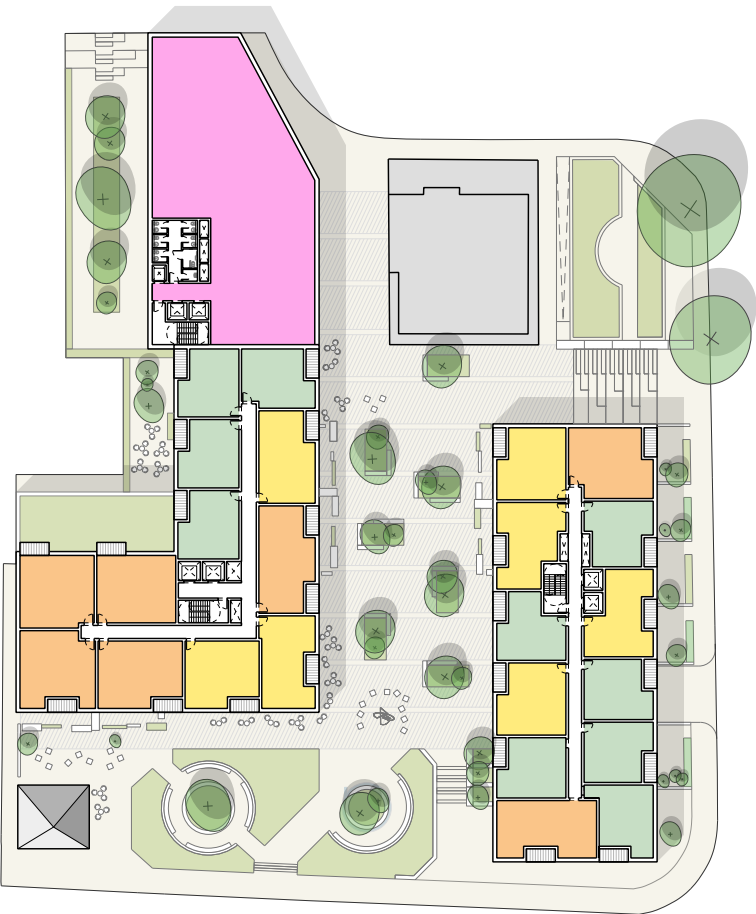
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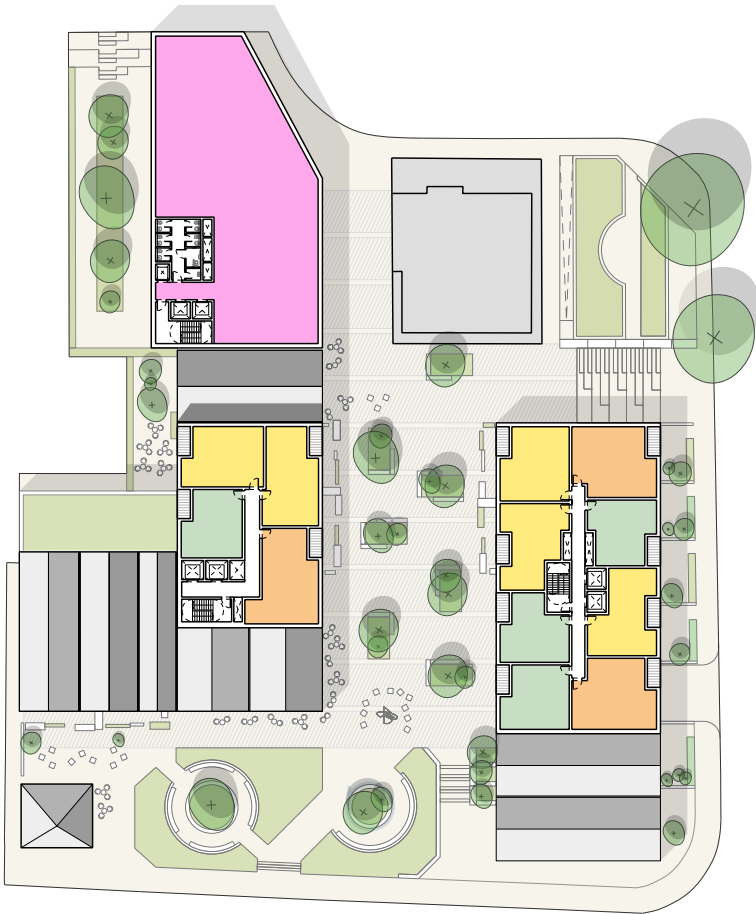
Floor plans



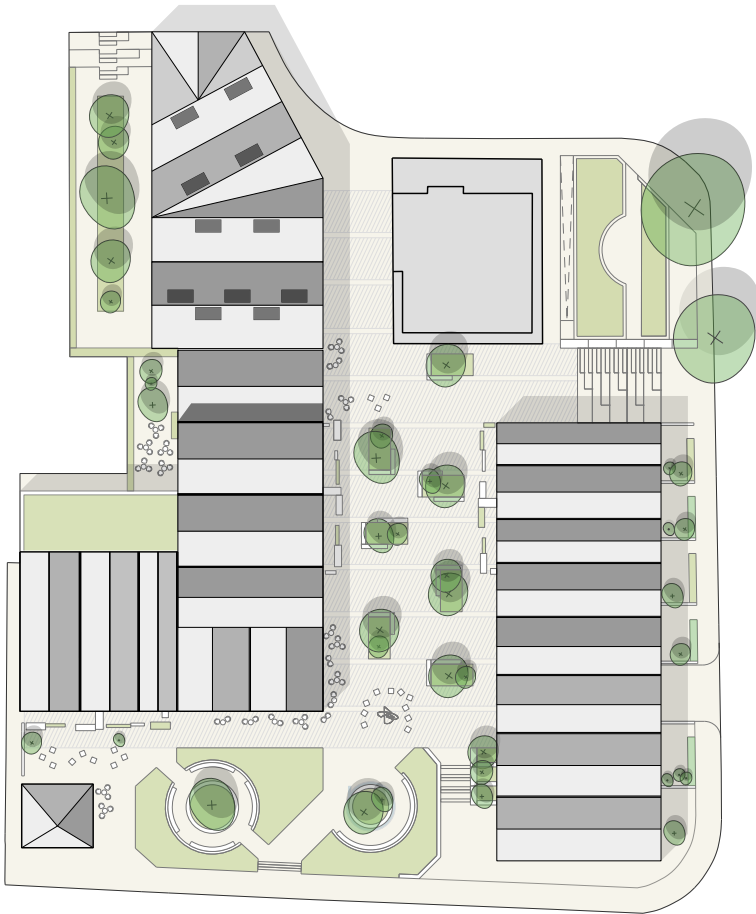
Level 2



Level 3



Level 4



Level 5

Ground floor treatment

The Quaker Garden



The Quaker Gardens



Ground floor treatment

2

The Quaker Garden
Pavilion



The Quaker Garden Pavilion



THE QUAKER GARDEN PAVILION

With the rich and long history of the Quakers use of the land facing Victoria Street, the Quaker Garden is a key element to any proposal. The pavilion building could work to serve this garden as a resting spot to reflect, or as a cafe or a more openly community led building.



Interior view of the
Quaker Garden Pavilion

Ground floor treatment

Residents Garden



View of the Residents Garden



Section and zoning of the Residents Garden



Ground floor treatment

Art Opportunity



Art Opportunity



Green and Sustainable Design



The scheme proposes a high level of sustainability. We have looked towards the office building in generating a very 'green' working environment for the future, as well as bringing good levels of greening to the public realm.

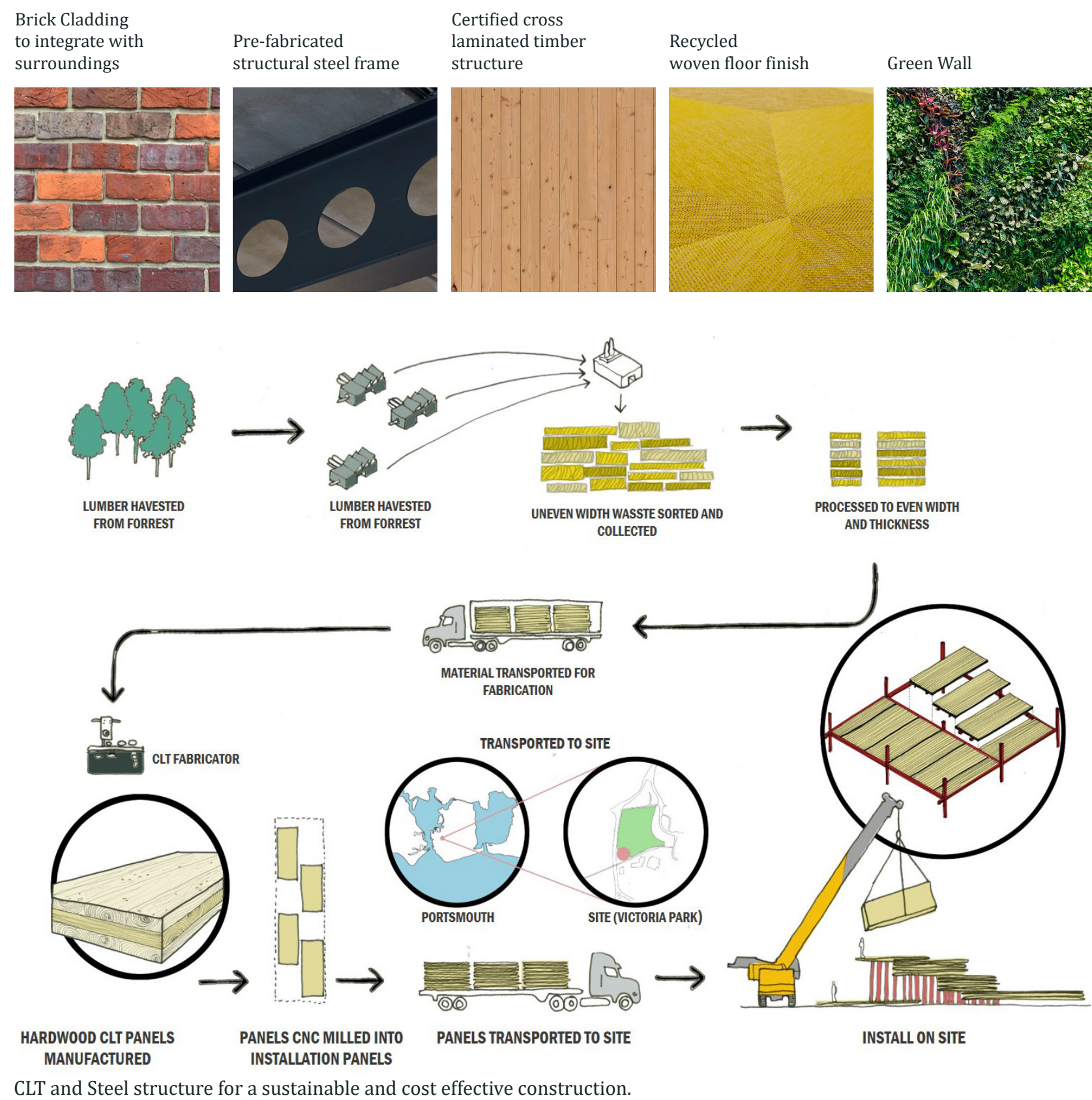
A Sustainable office building



The proposal for the office building follows the character of the residential buildings. The building creates an internal courtyard with the Magistrates Court, inviting people to use a quiet space and that can be enjoyed by both the Magistrates Court workers, future workers of the office building as well as making connections to the residential amenities.

A kit of parts and a low carbon structure for the office building

In terms of the construction and design of the office, engineered timber is by far the most sustainable structural material that is readily available and cost effective. When used in conjunction with a primary steel frame it delivers a reduction in embodied carbon over traditional structural frames whilst still enabling the long span, flexible spaces required by the office building.



And an Overall Sustainable approach for the site...



materials + waste

- Use of CLT Construction and exposed ceiling reduce embodied carbon
- Responsible sourcing
- Materials Red list

health + wellbeing

- Site-wide greenery
- Plant design throughout the year
- Promenade through the site
- Connection to nature

social sustainability

- Promenade / Social Interaction
- Public Social Spaces
- Biodiversity / Ecology

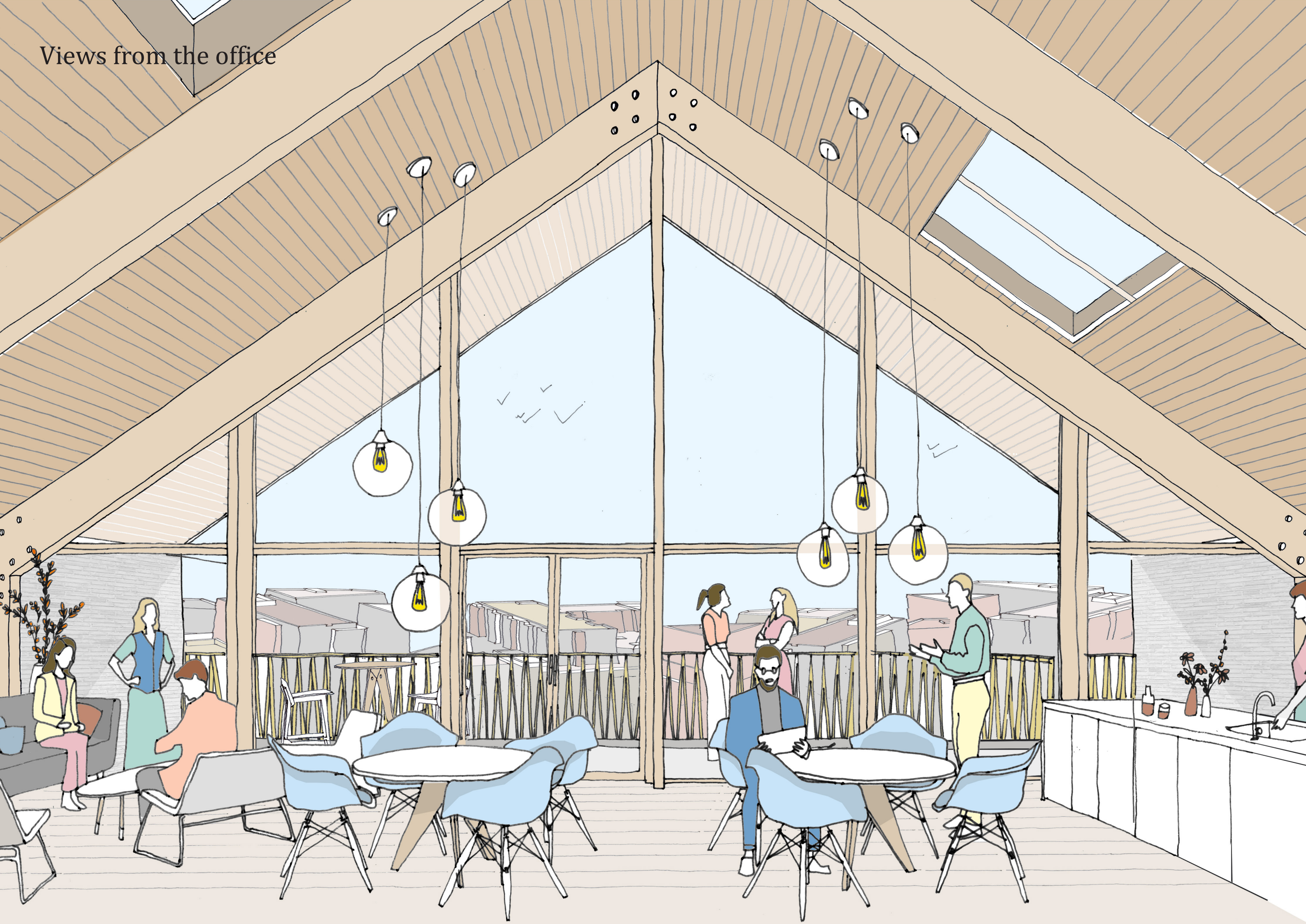
energy

- High Performance Envelope
- PV Panels integrated in roofs
- BREEAM Outstanding

water

- Rainwater collection from roofs and landscape
- Greywater for irrigation and WCs

Views from the office



Courtyard with Magistrates Court

With the orientation of the building, there is a great opportunity to create a living wall in the facade facing the Magistrate's Court. This opportunity would lend a softening to the backdrop of the court building and a calming space to be enjoyed by both the workers and guests of the Magistrate's Court. Benefitting the office occupants, the residents, leading them to the residential amenities and wider community, the siting of a commercial building at this location in the masterplan gives way to many more advantages should a residential building be placed here.





Thank you



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