AOMD

Architectural Office Michael Dillon

PAPA's Play Park Community Building

Pre-application
Apr 2023

Contents

1.0 Executive Summary

1.1 Introduction

Papa's Cafe and Community Hall: A New Building for New Generations

This application is for a new community hub at PAPA's Park. The scheme is a reimagined application for the already approved scheme. Ref. No: 20/03466/FUL

The proposal has been redesigned to be a more uplifting, light filled buildings that is more public and fits in with, and celebrates its context. It will be a learning place for future generations built from tactile, sustainable materials in a progressive and creative way, generating energy and being self sustaining, all whilst being robust and easy to maintain.

The key outcomes of the new building are to:

- Increase local users/participants using the amenity

- Provide a Level of income to cover maintenance costs; to keep the playground and sports pitch open to all 365 days

- Safeguard existing jobs

- Offer a number of subsidised rental agreements to support local or minority groups

- Offer local people improved arts/creative/ horticultural skills

- Provide a New and improved low-carbon space

- Offer an Improved biodiversity in outdoor space

1.2 Project Team

Client: PAPA's Park Charitable trust

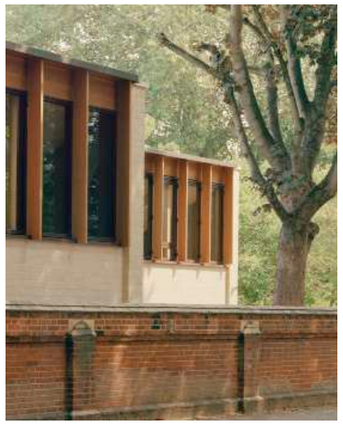
Architect: AOMD (Architectural Office Michael Dillon)

AOMD was established by Michael Dillon in 2022. The practice is founded on a cross-sector speciality in contemporary timber construction. Prior to setting up AOMD, Michael worked for ten years at Mæ architects. His last completed building, Sands End Arts and Community Centre, was shortlisted for the 2022 RIBA Stirling Prize. It was voted London's Building of the Year by the Royal Institute of British Architects alongside winning a RIBA national award. Michael was the project architect from concept to completion.

Relevant Experience

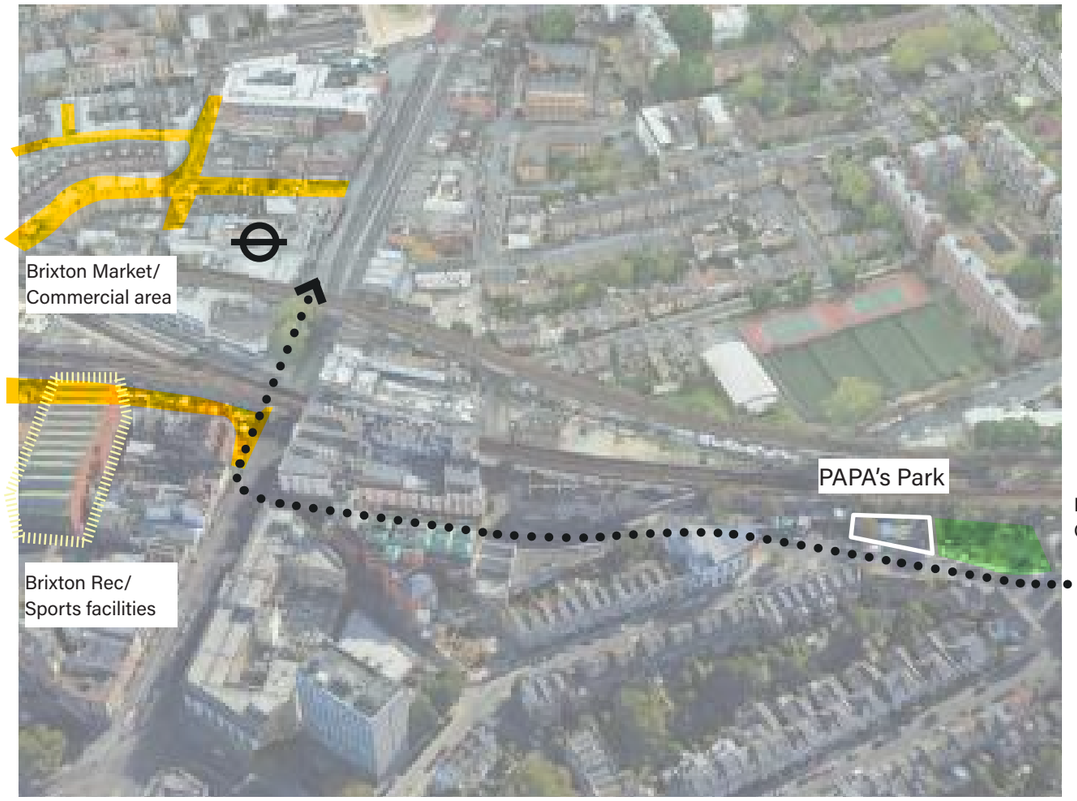
— Sands End Arts and Community Centre (with Mæ Architects)
— White City Central Development. A £105m new build Housing, Community Centre and Nursery (with Mæ Architects)
— Agar Grove Estate regeneration, London, NW1, £97m 500 unit Passivhaus (with Mæ Architects)
— Garden Studio

Structural Engineer: Hayne Tillett Steel
QS: Thompson Cole
CDM/PD: IM2LTD



Top left and right: Views of the community centre from the street, with solar shading in the form of vertical douglas fir louvres.

Bottom left and right: Views of the courtyard to the south, offering open views to the park and a seamless connection from inside to outside



1.3 Site Context and analysis

The Site of Papa's Community Centre is located only a stone's throw away from Brixton station, offering huge potential for becoming a thriving social centre, known as a local landmark and a building and landscape the whole community is proud of.

Site proximity

There are a number of key design moves we think would open up the design of the community building, developing a proposal that opens to the street, is easy to use, efficient and overtly public.

— Linking to the arm of commercial/ public realm on Pulross Road

— Signposting a key community venue/centre

— Making the most of position adjacent to pitches and offices offering a quiet lunchtime spot

— Linking to the close by retail and residential footfall between Brixton and Clapham

— Building a case for a pedestrianised street and offering a sitting place for residents and parents, a local meeting place just away from the hustle of Brixton centre

— Make more of its landscape setting
The site has been described by users as an oasis, so close to the vibrant centre of Brixton. The proposal should use the landscape features, trees, verdant railway tracks to its advantage

— Atract the community, be visibly open and accessible.
The large window of the current community centre gives an idea of the cafe space beyond, the new proposal should be open and visible, a hive of local activity accessible to all

Opposite: Overview site analysis showing the key points and potential of the sites proximity.
Site photos illustrating the approach along Pulross Road

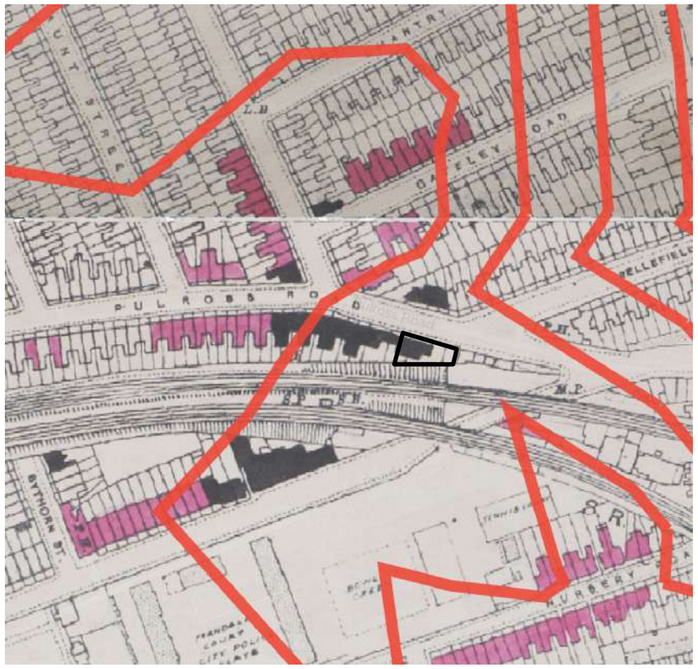
1.4 Site history

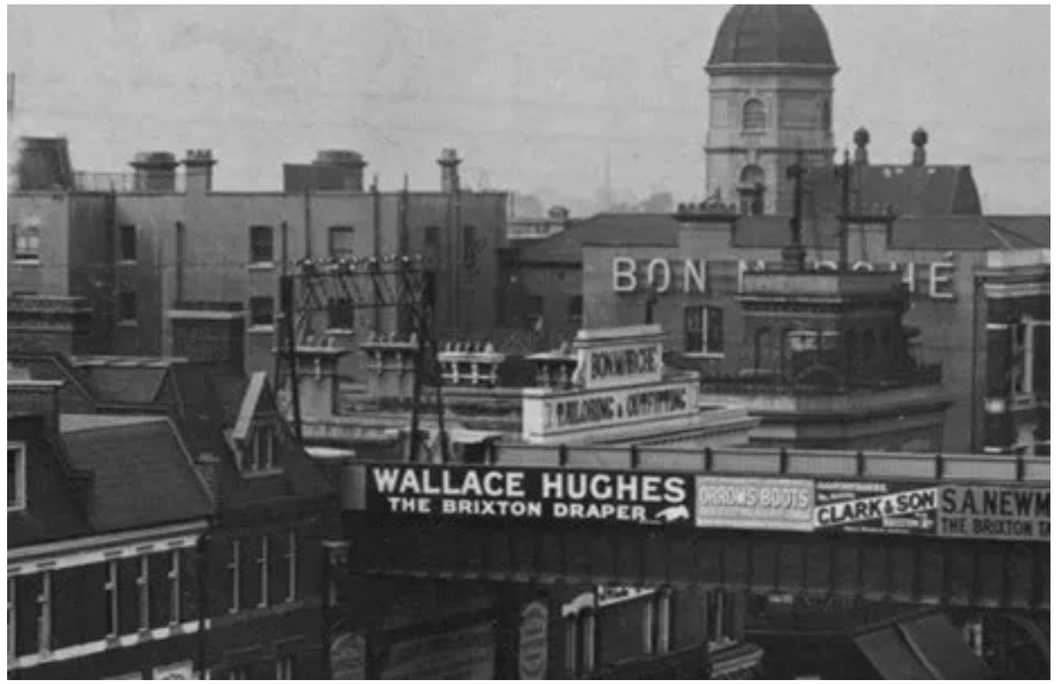
The site occupies a thin area of land that was historically an extension of the existing terrace housing on Pulross Road. These left over sites are typically occupied in the vicinity by light commercial units, with varying forms. Most are single storey garages or business units.

Strong form-making referencing industrial typologies

Brixton Rec by Geoge Finch is a much loved local builing, its form is strong and its scale vast, yet it tucks into the streetscape of Brixton un-noticed to some. Our aim would be to make a building that takes the mantra of the rec and makes an uplifting, bold building in its form, making the most of areas of the site that aren't overlooked by residential, keeping it lower and formally typical to light industrial buildings in more sensitive areas.

Brixton has a varied roofscape and steps in scale that we are confident in referencing to make a beautiful form that sits in its context carefully.

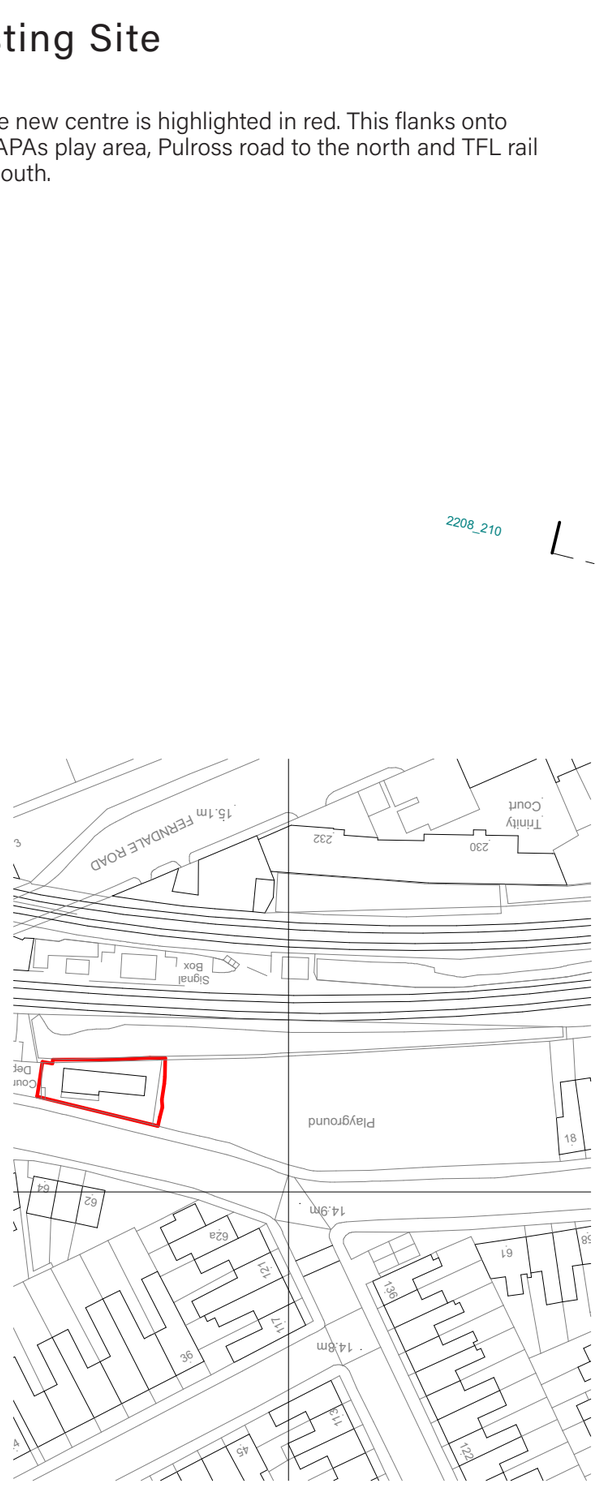




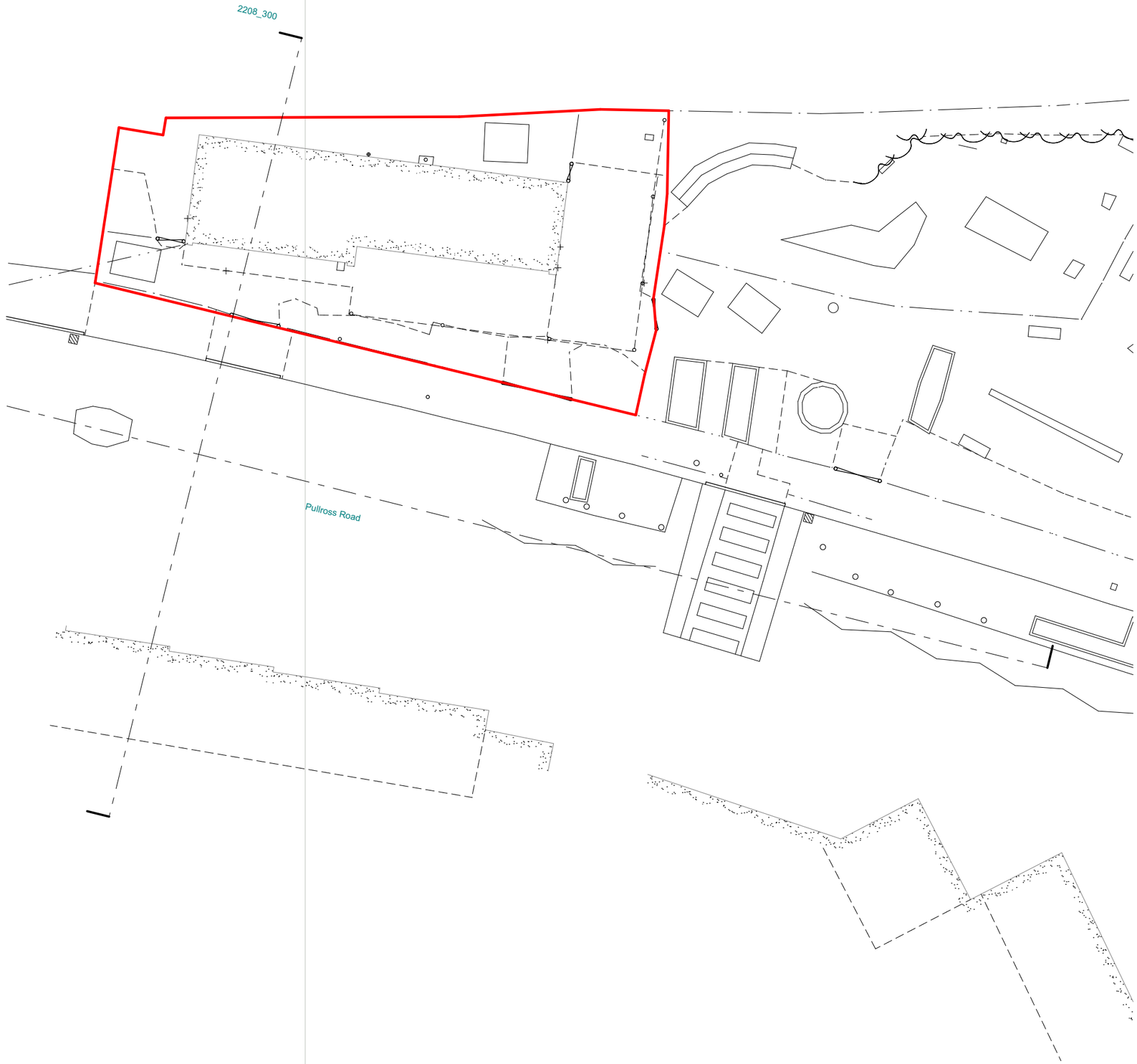
Opposite: Photos of historic Brixton, from the roofscape top to the Rec and its formal audacity, to the interior of the market.

1.5 Existing Site

The site for the new centre is highlighted in red. This flanks onto the existing PAPAs play area, Pulross road to the north and TFL rail tracks to the south.

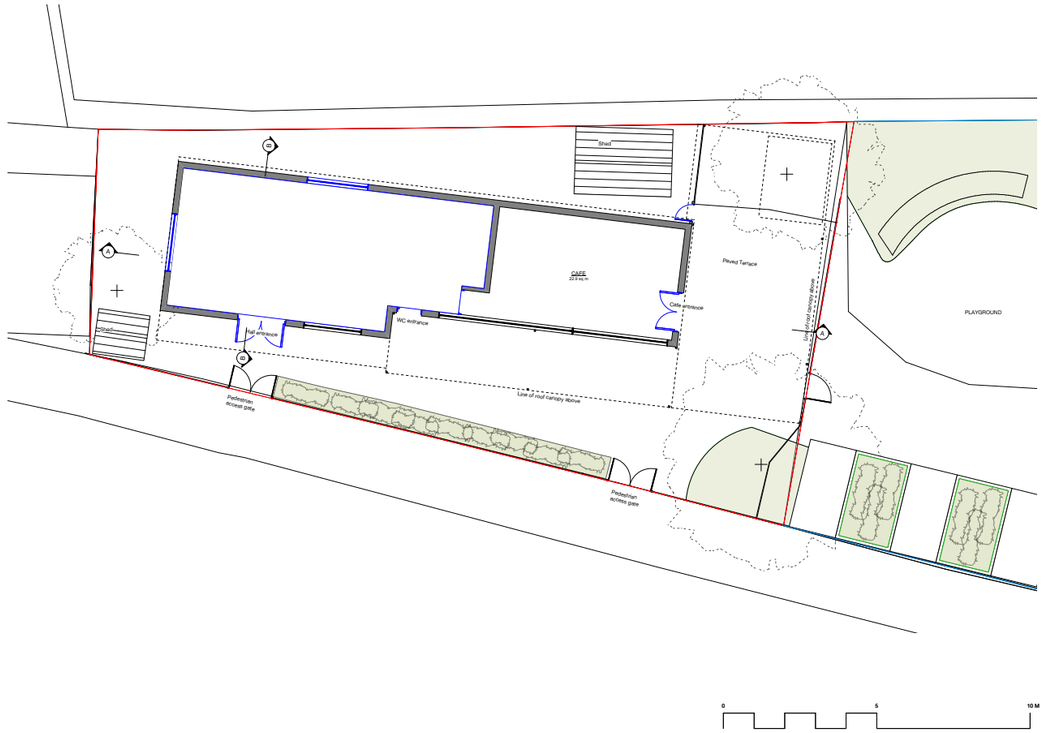


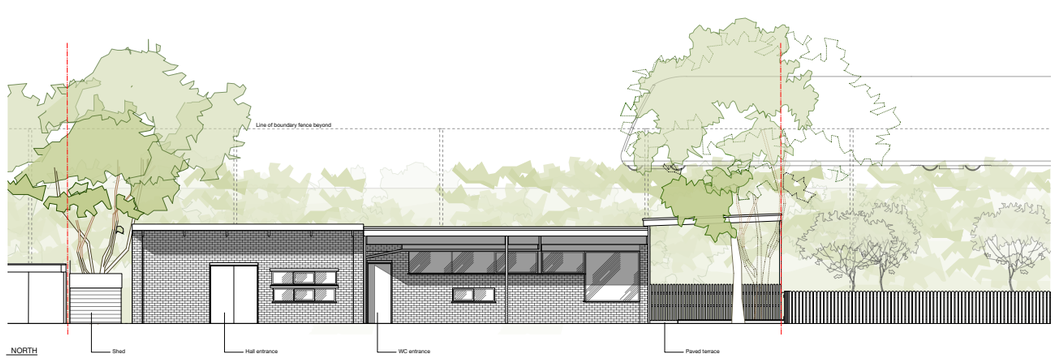
OSPlan 1:1250

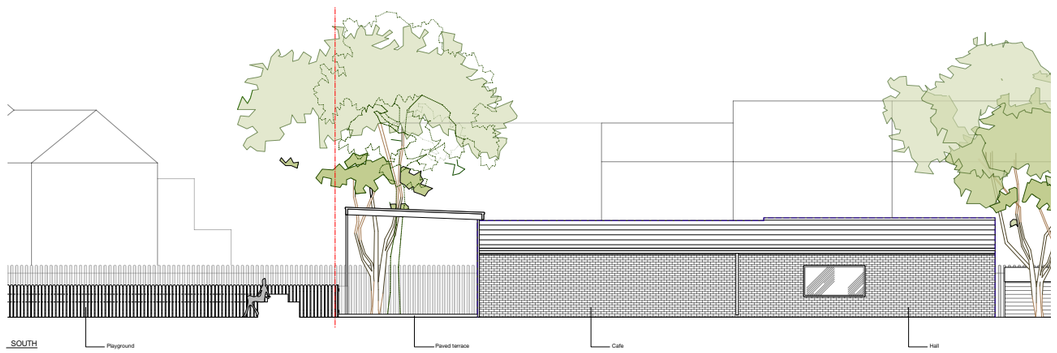


Existing Site Topographic plan 1:200

North



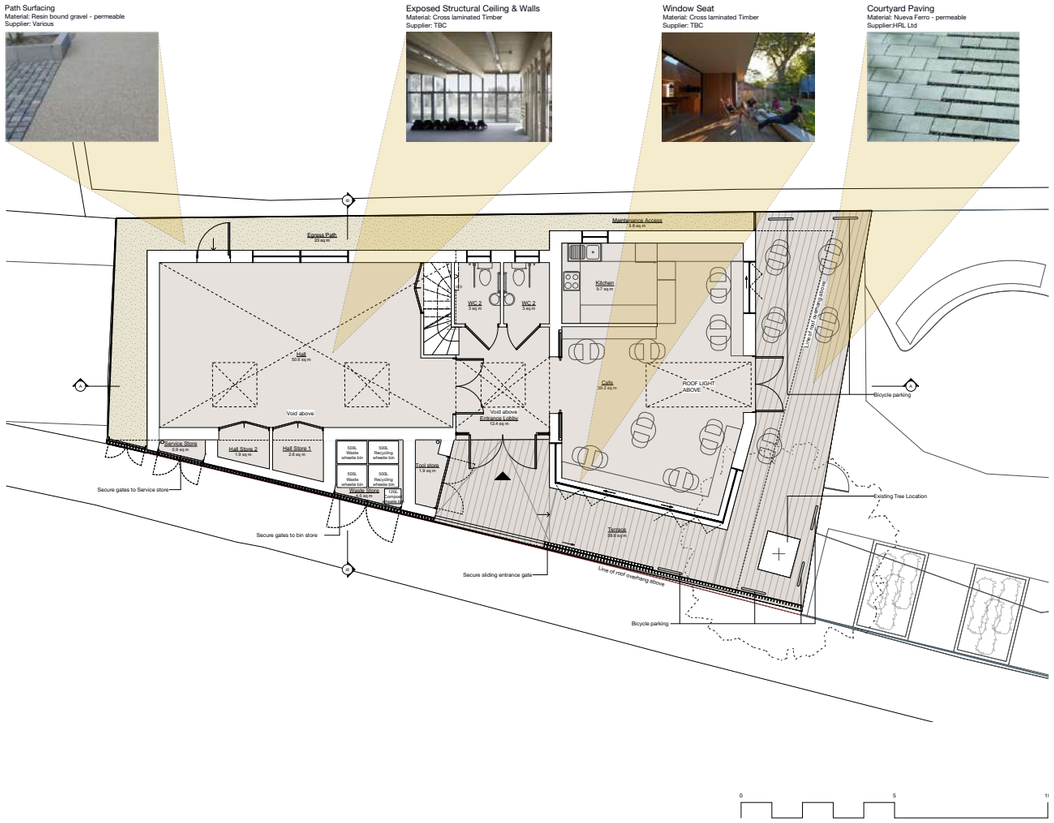




1.6 Existing Building

The project looks to repurpose and replace elements of the existing building on site. The hall and cafe don't currently provide suitable facilities to host local groups or to atrract external users in to the cafe. The facility also doesnt have an active frontage to the playground which allows overseeing.

As part of the project agenda we are assessing the existing fabric and considering re-use of elements where possible. Some items we are assesing are the existing slab, existing post base foundations and some of the external steelwork.



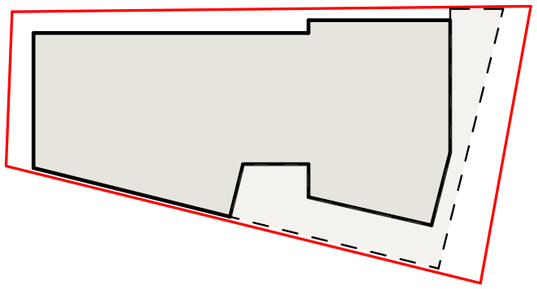
1.7 Previously Approved Planning Scheme

Papa's have already submitted an approved planning scheme for the community site, however the board agreed to re-assess and produce a new scheme that acheives the following elements:

- A more sustainable material and fabric agenda
- More generosity to the street
- An external cafe garden area
- Design that maximises solar gain
- A more attractive face to passing custom

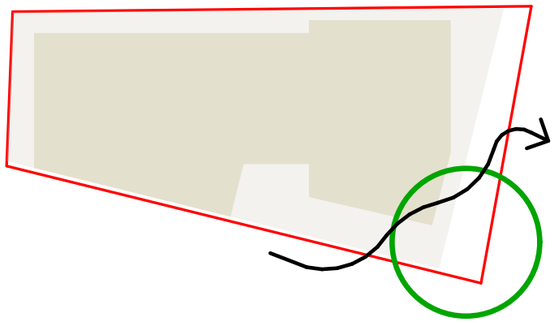
The ways in which the new design has adressed these items is assessed in the following pages.

2.0 Proposals: Enhancing the Use of the Site



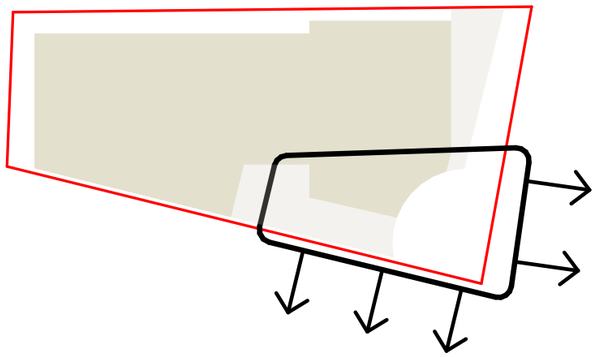
Analysing the Existing Planning Proposal

— Roof takes up a large area of the site, shading external areas to the North and West
— Boundary condition has a maintenance zone surrounding it
— Tight corner to access the play area from street



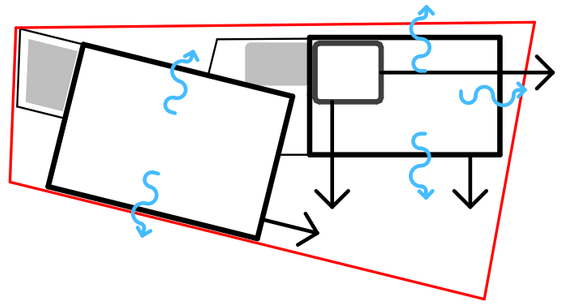
Step 1. Forming a Clear Route to the Play Area

— First move makes a clear route to the play area, removing the corner of the building
— Respecting the existing tree on site and celebrating it as part of the outdoor area.



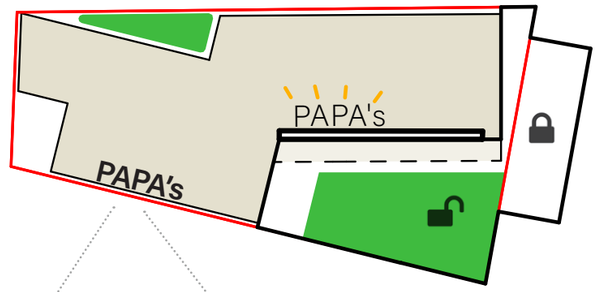
Step 2. Set Back to Make a New Public Space to the Street

— Public space to Pulross Road to draw traffic into the cafe
— Making the cafe more visible to the street
— Potential if Pulross Road is traffic calmed or pedestrianised to form a set back open public space.



Step 3. Naturally ventilated spaces and open sightlines

— Creating a outdoor seating area/courtyard to face the play area, allowing more passive surveilance.



Step 4. Remove the Long Boundaries to Street and Park and Add Large Vibrant Signage

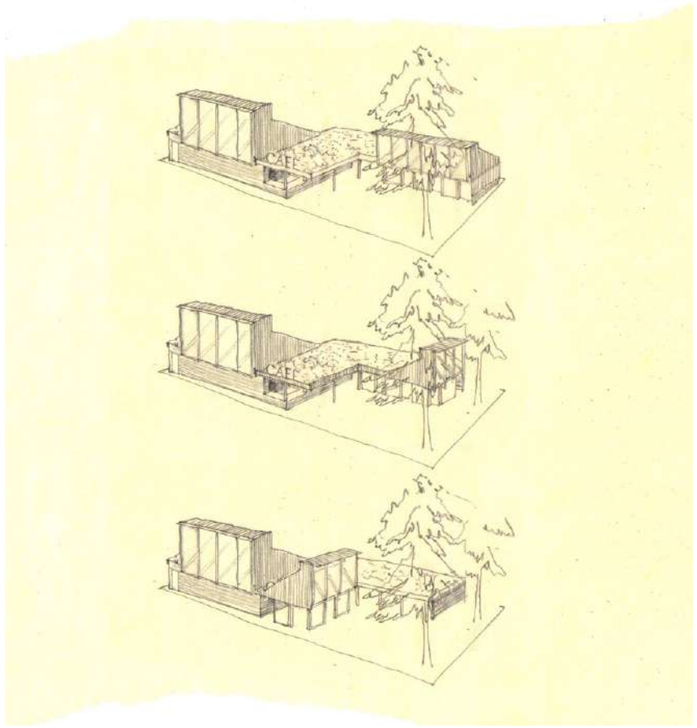
— Removing boundary fences to Pulross Road and the playpark. Creating secure gate at narrowest point
— Adding planted boundary to Pulross Road around tree base
— Creating new signage along Pulross Road (see precedent image left)
— Creating a rear garden to collect rainwater and aid accessbility

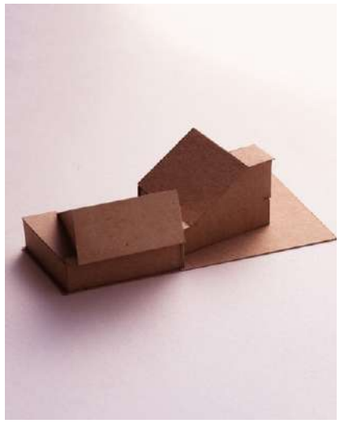
Key:

— Building footprint
— Overhang
— Landscaping/garden area
— Site boundary
— Locked boundary

2.1 Proposals: Design development and aspirations

From the outset the design team have tested a number of massing iterations for the site, considering overbearing the street and setting back to make an open, inviting public garden space to the street.





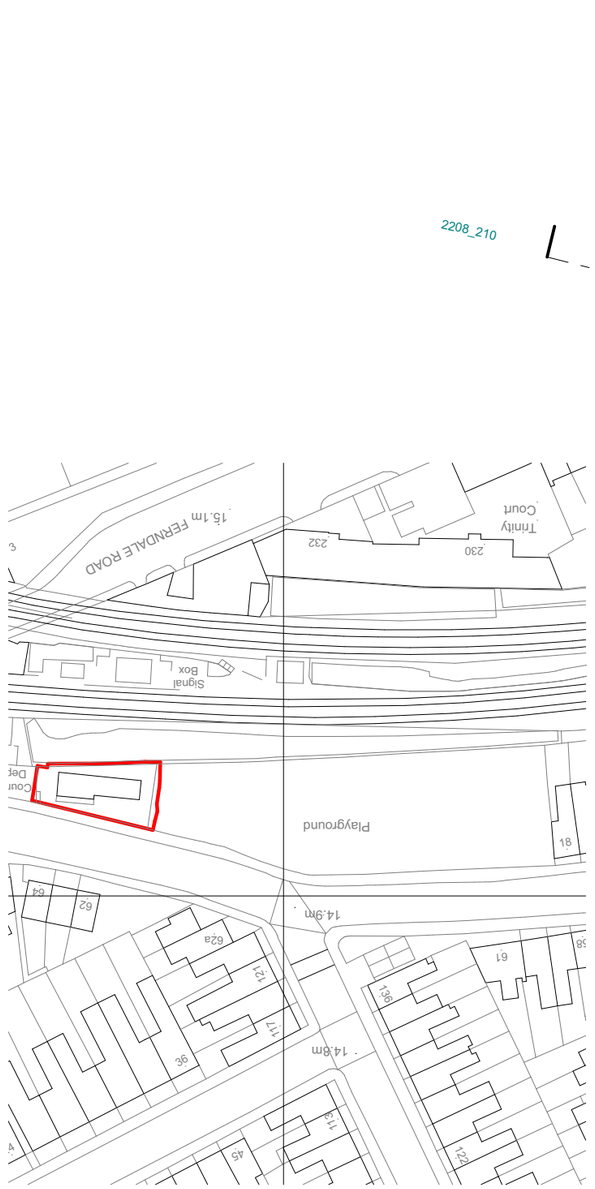
Above right: Design development sketches testing massing of the cafe and hall

Right: Early card massing development models

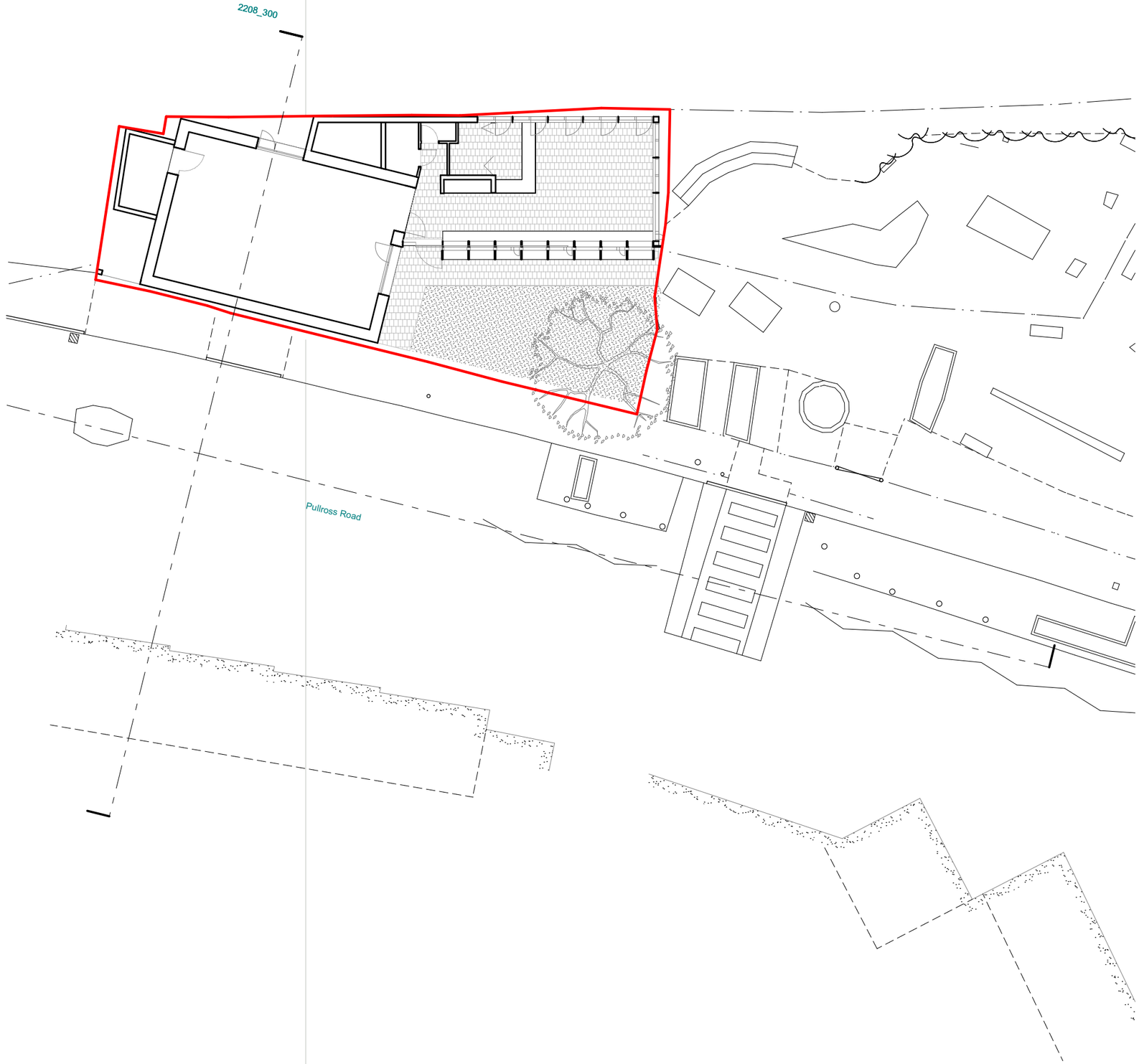
Opposite: Structural models exploring the new hall space, constructed from carbon sequesting timber frame and woodfibre/hemp insulation panels.

2.2 Proposed Site

The site plan shows the current proposal and how it fits into the existing streetscape and park.



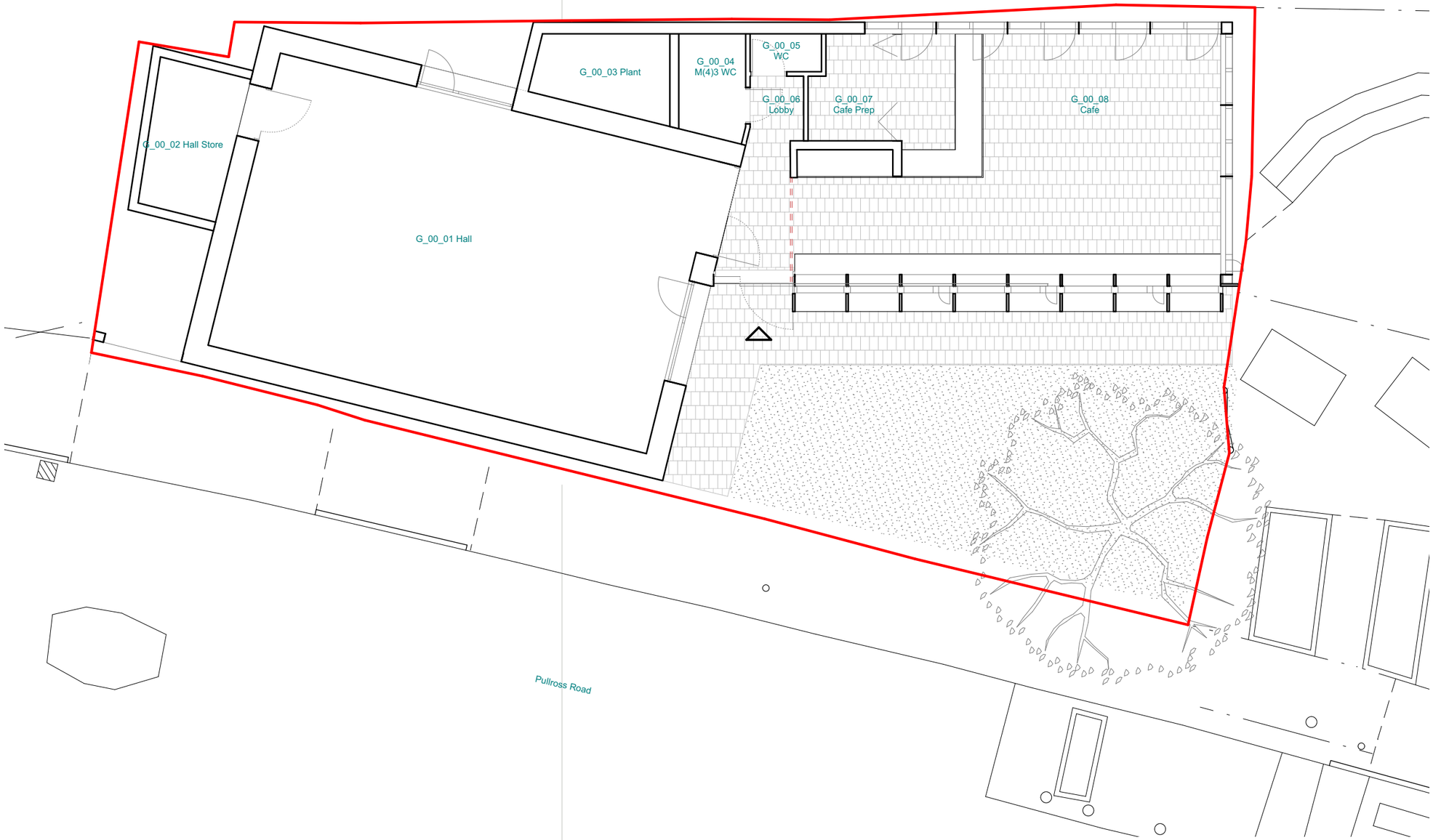
OSPlan 1:1250



Existing Site Topographic plan 1:200

2.3 Proposed Plan

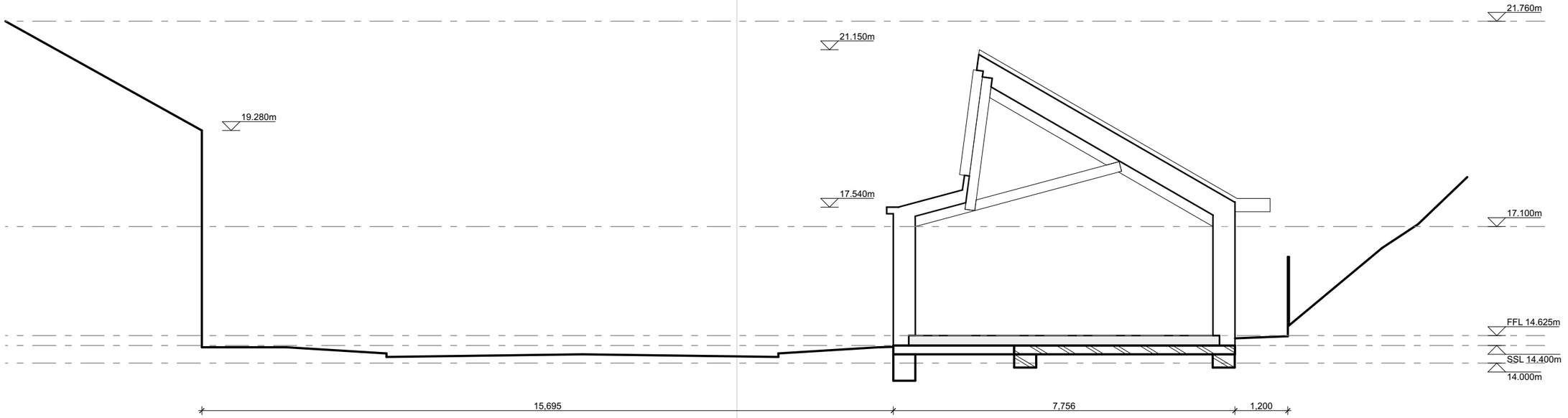
The site plan of the new building is comprised of two simple volumes; The hall and the Cafe. The hall is a double height space, with ample storage and access to a small rear courtyard and the front street facing courtyard. The cafe is open to all sides, designed like a pavilion or market hall space it is open light and airy, the windows are located to form a connection with the park context.



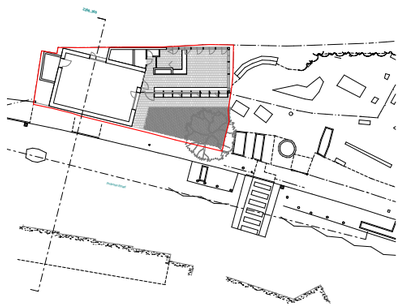
Sketch view from the playground. Looking at a lightweight beautifully designed pergola structure with a busy cafe on the corner and more open family sitting space

2.4 Site Section

The section illustrates the massing that is stepped back from street in order to minimise obstruction to the neighbouring properties. It also illustrates the hall built on top of an extended existing slab.

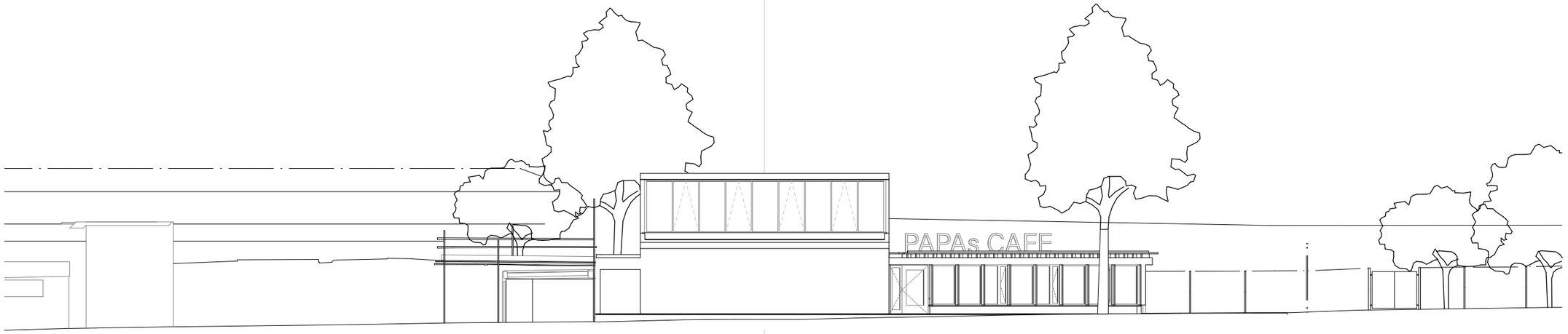


1 Site Cross Section 1:100

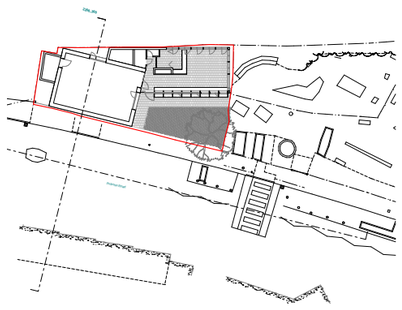


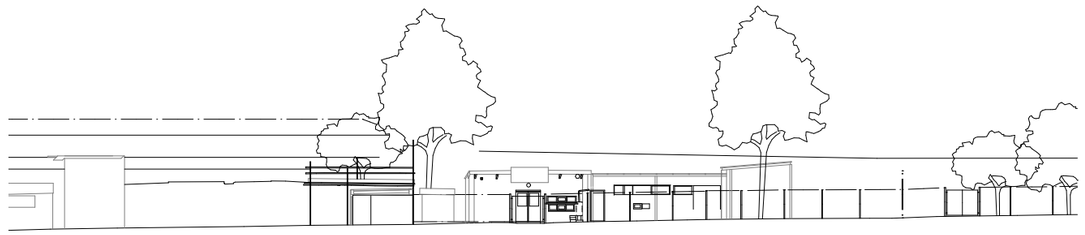
2.5 Proposed Elevations

The elevation sits two park buildings into the form of the street. The taller hall element is typologically modelled on a north facing industrial unit or a greenhouse, that fits in with the light commercial/industrial nature of the current site. The cafe is a lower wing that is a pavilion in the park.



Proposed Elevation 1:200





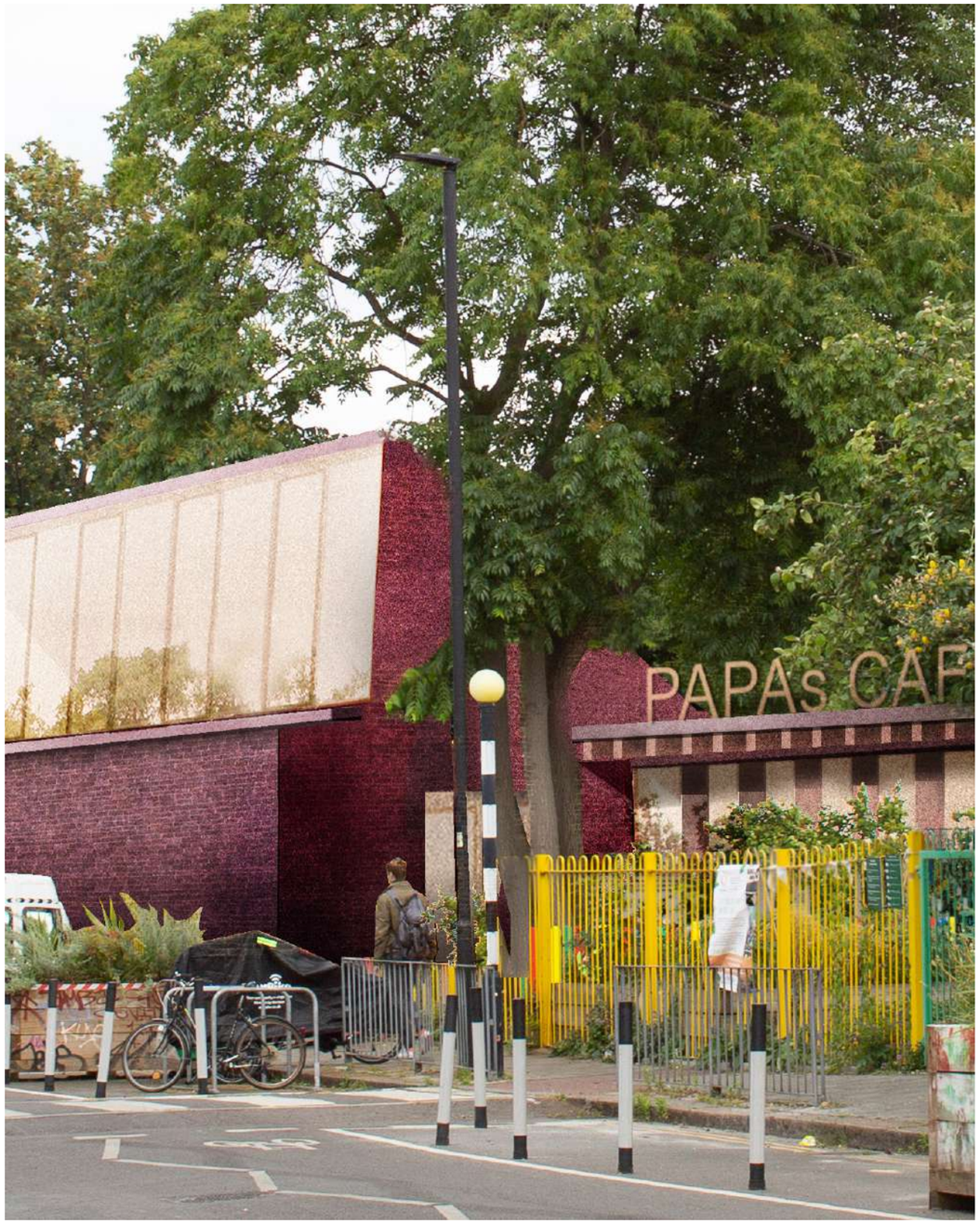
Existing Elevation 1:200

2.6 Street Views

This view shows the community building from the junction of Pulross and Dayfell Road.

2.7 Street Views

This view shows the community building from the junction of Pulross and Bellefields Road. The signage on both options are showing current ideas we are testing.

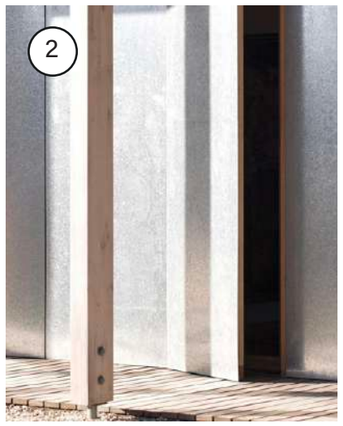


2.8 Materiality

The Community buildings will be utilising locally sourced, low carbon materials throughout the construction. The materials below illustrate the current approach.

1: Cafe External frame: exposed softwood
2. Column bases and flashing: Mill grade aluminium/steel
3. High level glazing: Carefully designed alumium and timber window sets with visible timber structure behind.
4. Timber shutters: External timber cladding to some areas of the cafe pavilion building to form a tactile park exterior.
5. Robust multi-stock brick: we are looking at a combination of stocks of ketley brick to form a robust dark red/blue facade with articulation in the brick jointing.

Timber frame external with butterfly roof



Column bases/Flashing

High level standard size glazing

Window seats and shades

Robust multi stock brickwork

3.1 Creating a Sustainability Checklist to achieve LETI 2030

We see that the community centre should inspire its users, with visible means of running in a self sustaining manner. It needs to create a space that is low tech and flexible for future generations.

Operational energy

Implement the following indicative design measures:

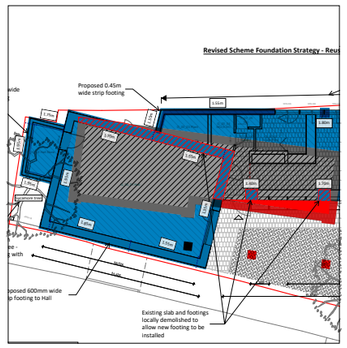
Fabric U-values (W/m².K)

Walls	0.13 - 0.15
Floor	0.09 - 0.12
Roof	0.10 - 0.12
Windows	1.0 (triple glazing)
Doors	1.2

Fabric efficiency measures

Air tightness	<1 (m³/h. m²@50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.5 - 0.4

ST1: LETI Operational Energy Targets for 2030.



ST1.2: Preliminary Structural drawings looking at the feasibility of re-using the existing slab

ST1.1/3: Efficient low carbon off site timber frame superstructure

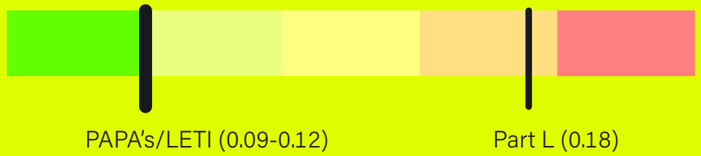
Sustainability Target 1: Fabric First

— We would use the LETI guidance (left) as a marker for achieving a fabric first envelope and meet u-values
— Working with the MEP engineer we would thermally model the building to balance cost and efficiency on items such as double glazing.
— We would design simply and robustly to take the easy wins such as removing all thermal bridging and making the fabric super airtight.

ST 1.1: Walls U-value: 0.11-0.13

+ Timber frame construction to maximise insulation and minimise material waste.
+ Create a net zero carbon superstructure system.

ST 1.2: Floors U-value: 0.12

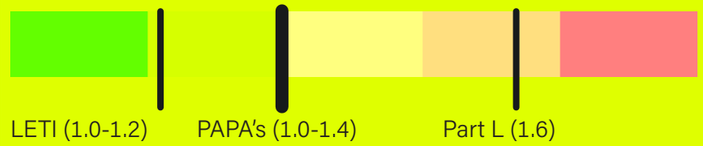


+ Re-using existing floor slabs to reduce embodied carbon

ST 1.3: Roofs U-value 0.11-0.12

+ Timber frame construction to maximise insulation and minimise material waste.
+ Create a net zero carbon superstructure system.

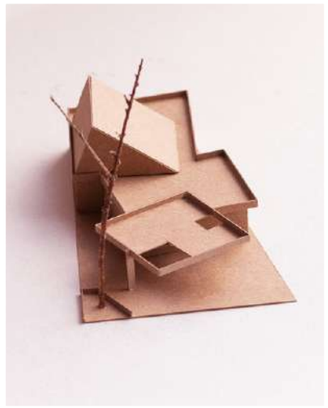
ST 1.4: Windows/doors U-values 1.0-1.4



+ Utilising off the shelf systems
+ Using timber framed systems where applicable on smaller apertures to reduce embodied carbon
+ Using less carbon intensive double glazed systems
+ Glass G values 0.5 or less

ST 1.5: Air Tightness of 1m3/h

+ Designing out cold bridging and potential air leakage
+ Utilising the flexibility of timber frame construction to make a breathable structure



ST2.1: Form testing models, working through cafe orientation and forming large roof areas of PV to generate

Sustainability Target 2:

Intelligent, Low tech, Passive Design

ST 2.1 Intelligent orientation

+ Desiging glazing in areas where overheating measures and overshading arent required

ST 2.2 Efficient form factor

+ Target Form Factor in line with LETI of <3

ST 2.3 Maximising natural ventilation

+ To make all spaces naturally ventilating where possible.
+ Designing in cross ventilation and manually openable windows into as many aspects of the building as possible.

ST 2.4 Low-tech heating and cooling

+ Design out unneccesary heatloss in pipe runs etc.
+ Maximise the use of low tech, high efficiency MEP

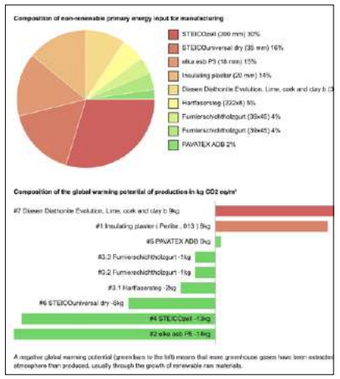
ST 2.5 Maximise Energy Generation and Storage

+ Utlise entire roofs as South facing PV, utilise storage to power the centre

Sustainability Target 3:

Reducing Material Consumption, Very Low Embodied Carbon

ST3. LETI offices/schools guidance on embodied carbon as a target



ST3. Internal calculations as to the embodied carbon in the primary building elements

ST3.3: Removing internal finishes and leaving the frame as exposed

ST3.1: Low Carbon Superstructure

+ 30% of a buildings embodied carbon is the superstructure, Using Steico I Joist or equivalent timber frame is carbon negative

ST3.2: Extend and adapt substructure (utilise existing services)

+ Target of 50 % of the building area built on re-used slab
+ Design around existing incoming and outgoing services and utilise existing below ground servicing runs.

ST3.3: Remove superflous internal finishes

+ Remove unneccarry linings and associated maintenance painting etc. Utilising the superstructure as internal finish

ST3.4: Prioritise Local sourcing and manufacture

+ At RIBA stage 4-5 work with local companies to supply and source the key building components, cutting down transport costs

ST3.5: Maximise pre-fabrication

+ Minimise waste, and maximise time efficiency on site.
+ Stick pre-fab frame construction
+ Minimise wet trades

ST3.6: Make MEP as efficient and low tech as possible. Minimise maintenance requirements

+ Design out MEP as a first principle.
+ Use super efficient low output fittings

ST3.7: Work with recycled (50%) and reusable (80%) facade materials

+ Target of 50 % recycled building materials
+ remove concrete mortar or permanent fixing systems and design demountability in.

Our Whole Life Carbon Targets

350 KG CO2/m2
PAPA's Aspirational Target

600 KG CO2/m2
LETI Guidance for 2030/PAPA's Minimum Target

2400 KG CO2/m2
Current Building Regs

ST4 Calming timber lined interiors

Sustainability Target 4:

Uplifting, calm and democratic spaces

ST4.1: Uplifting space: High Levels of Natural Daylight

+ Improving outlook to the surrounding nature. Making the most of high level north facing windows and cross breeze.
+ Far surpassing suggested daylight levels

ST4.2: Natural ventilation and manually controllable environments

+ Prioritising natural ventilation in all spaces
+ Designing in thermal mass and purge ventilation for weather extremes

ST4.3 Calm Space: Considered, Simple Acoustic Treatments

+ Using large areas of ceiling to make simple acoustic absorption,
+ Designing internal walls to minimise the passage of sound

ST5 A Public Cafe Courtyard Garden

Sustainability Target 5:

A Public Garden attracting Biodiversity

ST5.1 Maximising Green Areas, Making a Public Garden and Attracting Biodiversity

+ Proposing a public facing courtyard garden that increases the sites biodiversity
+ Re landscaping the verge conditions and making a softer street edge
+ Removal of large areas of hard standing and replace with permeable solutions and rainwater harvesting
+ Make visible circular aspects such as water spouts for watering the garden

ST5.1 Improving servicing and accessibility

+ Provide more efficient bin space directly onto the street
+ Provide sustainable transport parking such as stands for bikes and E-bikes.
+ All site facilities level access and open to all

3.2 Access and Servicing

The site plan below illustrates a draft layout of the servicing and accessible facilities offered by the centre. All areas will be level access with suitable door widths and legible signage. The Waste pickup is located adjacent to the existing dropped curb within 5m of the road edge.

1. Bin Access

2. Accessible Bike Parking

3. Door widths and level access

4. Secure lines/boundaries

5. PAS 24 doors

Key:

- Bin Store
- Sheffield bike stand
- New gated access 900mm high
- New beech hedge boundary (800mm) with low level wall (225mm)

4.0 Outline business case/ operational hours

The core opening hours are:

Café Winter
09.00 to 17.00 Monday to Saturday
09.00 to 16.00 Sunday

Café Summer
09.00 to 19.00 Monday to Saturday
09.00 to 18.00 Sunday

Hall
08.00 to 23.30 Monday to Saturday (bookings up to 23.30 plus 30mins clear and clean)
09.00 to 18.00 Sunday

Deliveries and Servicing

- An existing loading bay is in place on Pulross Rd (directly in front of the café) that facilitates deliveries/loading to take place between 8.30-5pm from Monday-Friday.
- To limit noise and disruption to neighbours we will request most regular deliveries and servicing from Pulross Rd to take place between 08:30 and 10:00 Monday-Friday.
- Deliveries must be taken through the café gate from Pulross road and care must be taken to ensure gates, planting and doors are not damaged during deliveries.

Access and Security

Pedestrian access is via two gates, one from Pulross Road and another into the park/playground. These are secured/locked out of hours.

Open
Café: The café operator will unlock the café facilities to the public at the daily opening time.
Hall: The hall will have a booking system and access code. It can also be opened by the café operator.

Close:
Café: The café operator will lock the café facilities at the daily closing time.
Hall: The hall will have a booking system and access code. It can also be locked and secured by the café operator.
After hours: Access can be agreed with the Papas Park Committee/Volunteers (eg. in relation to maintenance or events clean-up) but must comply with any license or specific event protocol.

Waste & Deliveries

The dedicated waste storage area is accessed directly from Pulross Road will be used for waste removal and deliveries. The café operator will be responsible for putting the bins out and returning them to the dedicated storage area according to Lambeth Council's designated collection days.

Use of WCs

- WC's (including an accessible WC) are located on the ground floor and is open to the public for use during hours of operation.
- In an event scenario, these facilities are kept open during the agreed event hire times, but the café and park areas secured.

Accessibility
- The site provides level access for wheelchairs, buggies or users with mobility impairments.
- The external and internal doors into the café and hall are designed to ensure wheelchair users can access the space and facilities.
- Signage will consider the needs of visitors with visual impairments.
- Information will be provided on the Papas Park website to allow visitors to pre-plan their visit depending on their individual needs.

Music & Climate Control in the Hall and Café Climate control

- The Café operator will have access to any BMS or heating control system to ensure efficient use according to opening hours and event scenarios. We will also explore remote access via an app.
- The hall has openable windows designed to enable natural ventilation.

Music
- Music can be connected to a simple bluetooth AV unit within the hall and a separate system in the café.
- Music within the café is the responsibility of the operator. The committee will include maximum Db levels in the lease agreement to minimise disruption to neighbouring residents.
- Papas Park Ltd (landlord) will reserve the right to ask the operators to reduce the volume of their music.

Wi-Fi
- The café operator will be responsible for providing WiFi for public use in the hall and surrounding seating areas.

Events
- Any specific security measures required will be arranged on an event-by-event basis and will be the responsibility of the hiree.
- Papas Park Limited will provide a terms and conditions document, which will need to be signed before every event or new hire. This will outline any Emergency and Safety Procedures including H&S, Fire and Security regulations and requirements.
- Any additional event requirements will be subject to the necessary licenses and approvals.

AOMD
Architectural Office Michael Dillon

The Studios
9 Spring Lane
Bidborough
TN3 0UE

Unit 5F
Canonbury Yard
190 New North Road
London
N1 7BJ

w: aomd.co.uk
t: 07771624584
Company no: 14055942
ARB Registered: 087306C