

**ALLFORD
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MORRIS**

Church Street

**Information
Pack**



CHURCH STREET

Church Street, Newham, London E15 3HX

Contract Value:

£6.5m

Completion Date:

June 2009

Contract Form:

Design and Build

Areas:

55 flats

Site area: 22,388 sq ft (2079 m²)

25no. 1 bed flats 517-592 sq ft (48-55 m²)

12no. 2 bed flats 700-797 sq ft (65-74 m²)

16no. 3 bed flats 915-1022 sq ft (85-95 m²)

2no 4 bed maisonettes 1291-1324 sq ft(120-123 m²)

Parking:

27 car spaces (2 x fully accessible) / 5 motorbike spaces / 4 cycle spaces

Team:

Client:

One Housing Group (Formally Community Housing Group)

RSL Landlord:

One Housing Group (Formally Community Housing Group)

Architect:

Allford Hall Monaghan Morris

Main Contractor:

Bugler Development Ltd

Quantity Surveyor:

John Rowan & Partners

Structural:

Price & Myers (pre-novation) /

M Pegram & Associates (post-Novation)

Services Engineer:

Norman Bromley Partnnership LLp (Pre-Novation) /

Grove System Design Ltd (Post- novation)

Building Manager:

One Housing Group (Formally Community Housing Group)

Landscape Architect:

Terra Firma

Approved Inspector:

NHBC

Planning Consultant:

Bob Bennet

Transport Consultant:

Peter Brett Associates

Ecological Consultant:

Price & Myers

Party Wall & Rights of light:

Malcolm Hollis

Trade Contractors:

Freshfiled Lane Brickworks Ltd (Brick Supplier),

Ferguson Brickwork (Brickwork Contractor),

Inwido (Wondow Supplier), J Reddington (Concrete Frame),

Swift Metalwork (Metalwork) Schindler Lifts (lifts),

Benchmark and Price Kitchens (Kitchen Suppliers),

Hillingdon Flooring (Flooring).

Allford Hall Monaghan Morris Team

Matt Allen, Simon Allford, Jolanta Dzikowska, Jonathan Hall, Janna Hohn, Saba Komarzyski, James Lusher, Paul Monaghan, Peter Morris, Morna Robertson & Morag Tait.

For further information and for images please contact:

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Project Description

Church Street, developed for One Housing Group, is a new build development of 55 homes on the site of a disused shirt factory, wedged between post war housing, shops and a nursery school on a narrow street. Opposite the site is All Saints Church and its associated grounds, providing a green outlook to the north.

The development addresses the problem of a deep site with narrow street frontage by creating two five storey villas facing each other across an internal courtyard. Residents enter through one shared front door on Church Street, passing through the front block and into the courtyard to get to the entrance to the rear block. The courtyard is landscaped to provide secure and overlooked amenity space at the heart of the development.

The new housing provides accommodation for families, couples and single people, in a tenure blind development. The north building fronting Church Street accommodates 36 shared ownership flats of predominantly 1 and 2 bedrooms, while the South building houses 19 rented homes of mainly 3 bedrooms, including two wheelchair units and two 4 bed maisonettes. A basement car park, naturally lit, accommodates 27 car spaces and 74 cycle spaces below the courtyard.

Response to Urban Context

The proposal has been designed to tie into the streetscape around it, by articulating the massing of the north and south villas to respond to the neighbouring buildings. The form of each villa is built up from interlocking elements of three, four and five storeys. On the Church Street facade, the four storey element aligns with the maisonettes to the east, whilst the three storey element aligns with the terrace to the west. The junction of these three and four storey elements is in the middle of the proposed frontage which is also opposite the churchyard gate, creating a natural place for the entrance to the development. The fifth floor is set back from the street frontage, but carries down to the ground on the courtyard elevation.

Materials and Detailing

The philosophy behind the development is that of a limited palette of simple, robust, materials combined together into a carefully proportioned whole – both the elevations and the flats themselves. The buildings are constructed with a selected dark facing brick. Brick also forms the finish to the internal communal areas to give an attractive, robust and low maintenance finish.

Elevation treatment

The pattern of openings is carefully proportioned, for either windows or recesses to internal balconies. At ground level, larger, more generous openings are provided at the communal entrances.

The windows are vertically proportioned, in a system derived from the golden section, and repeat across the facade in just

two different sizes, depending on the room they light. The head and sill heights are constant, while the widths vary. The same proportion of openings continues onto the balcony recesses, and around the corners, so that the solidity of the masonry is broken down at the edges of the blocks. The same proportioning system has been used for sizing the solid masonry panels between the windows to give a balance between solid and opening across the facade.

Each window has two inward opening leaves, with external glass balustrade panels so that they can all act as balconies. The cheeks to the recessed balconies are treated in a contrasting material to the external brick skin and a have glass balustrade panel aligning with the balustrade panel to the windows. Both help to reflect light into the balcony space and provide a smooth contrast to the more textured masonry.

Amenity and Security

The flats are all designed to *Lifetime Homes Standards*, comply with the *Housing Corporation Scheme Development Standards* and, in area, are well above the local authority size requirements with storage carefully considered.

Security and amenity are carefully balanced - the development obtained *Secured by Design* certification whilst all flats have access to the communal courtyard. Each block has its own secure core, with a top lit stair and lift access, but all share the front entrance door and hallway. All flats except 2 one bed flats have some private outdoor amenity space, whether balconies or small gardens at ground.

Key Dates

July 2005	AHMM Appointed to prepare designs for Church Street
February 2007	London Borough of Hackney grants planning approval (unit total 54)
July 2007	Date contractors take possession of site
August 2007	The 'Housing Design Awards' - Project winner for unbuilt project
October 2008	Additional planning application submitted for additional unit (unit total 55)
June 2009	Practical completion achieved
July 2009	New residents move in

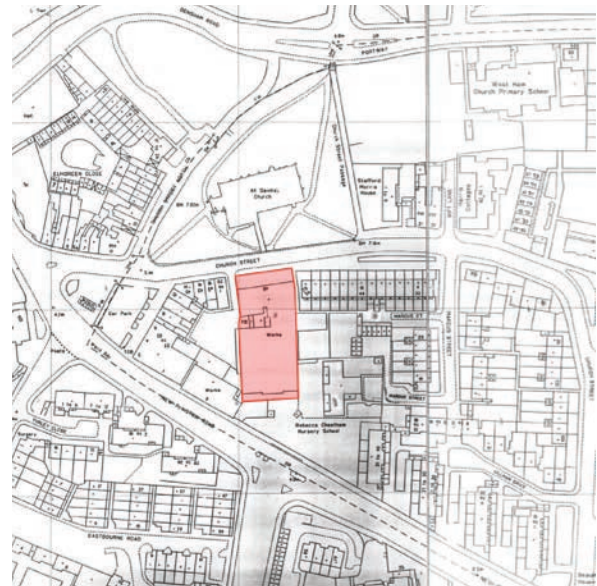
Site Context

Historical Maps



1894 Ordnance Survey NTS

The site in use for housing and Church Street is a major through route



1993 Ordnance Survey

Site in manufacturing use (possibly already disused)
The New Plaistow Road is complete, and replaces Church Street as the main route. Neighbours to west and east are replaced with current buildings

Existing Site Photos



View of site from New Plaistow Road

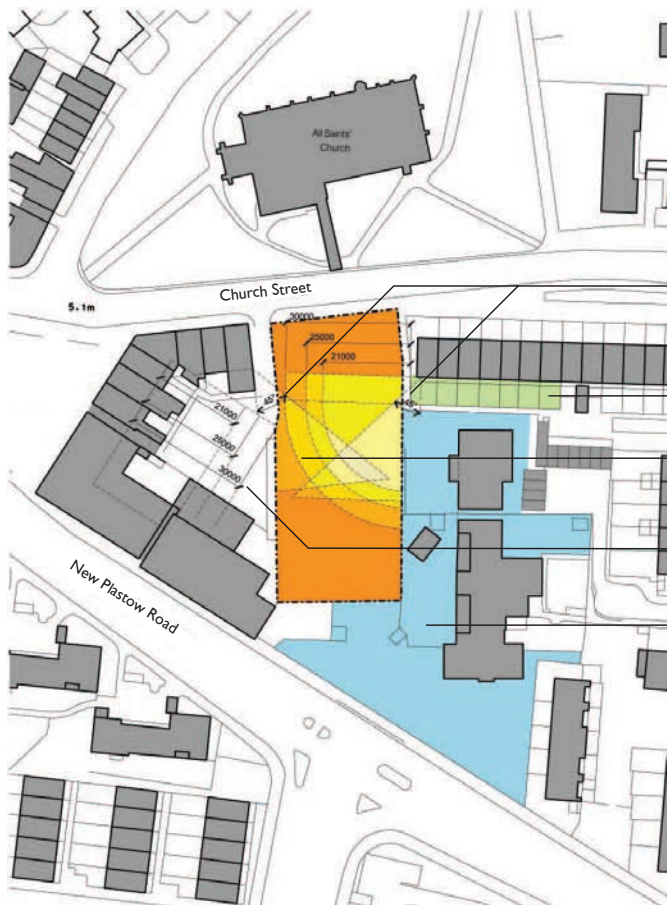


View of Church Street taken from corner of Church Yard



South elevation panorama

Site Constraints



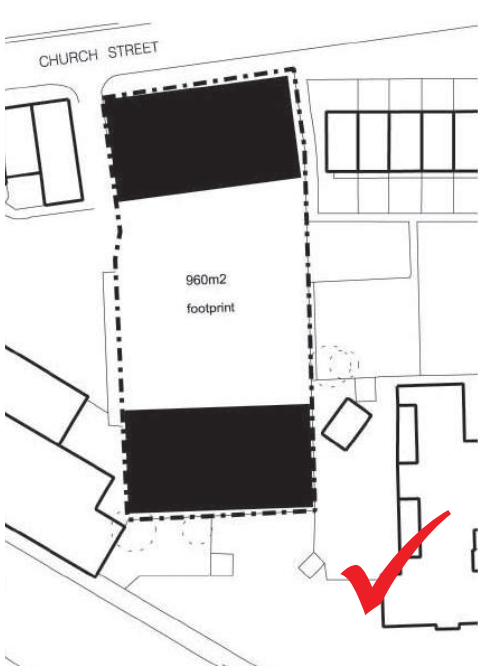
Block Configuration

This is a deep site with a narrow street frontage, and the only access available is from Church Street. An analysis of the site revealed issues with height, overlooking and daylighting angles, if the opportunities of the site were to be maximised.

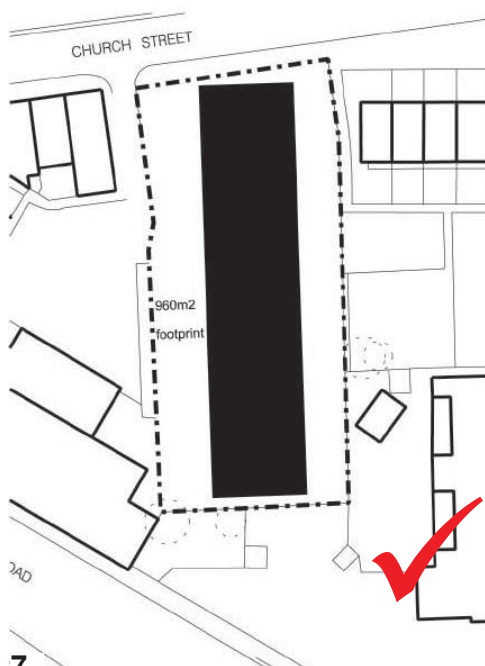
When combined with a review of possible forms for the volume required, it became clear that the most efficient was a long single block to the centre of the site, but this left very little useable communal amenity space.

Splitting the block in two and rotating it, and then pushing a block to each narrow edge of the site creates a large, central, courtyard for both amenity and outlook from the new buildings. This also created a natural division between the RSL and the shared ownership flats, so that they can be managed independently.

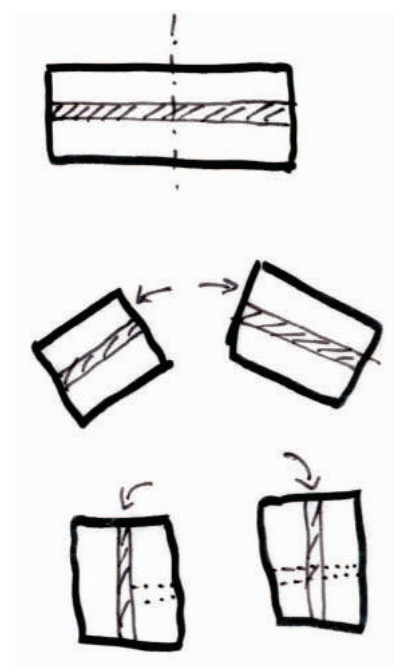
Analysis diagram of overlooking and daylight constraints Scale 1:1000



Most efficient form but too little useable amenity space



Efficient, compact, creates amenity space



Design Development

Massing

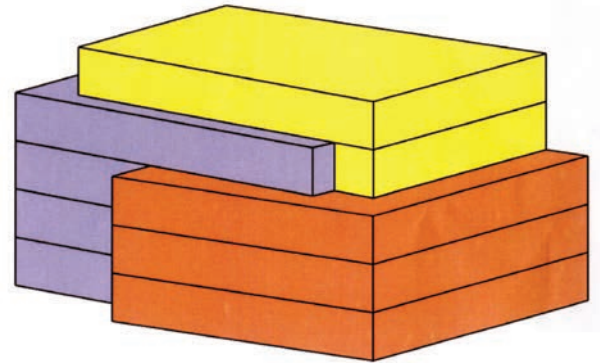
The immediate surroundings of the site consist largely of three to four storey residential properties, with some retail and services forming a local centre at the junction of Church Street and Plaistow Road. There are taller blocks nearby, and the design team were asked to consider that the local centre may in the future be redeveloped more densely as it nears the end of its useful life.

It was felt that a five storey building could be appropriate, both as a response to the present condition and as a transition to a potential future taller neighbour.

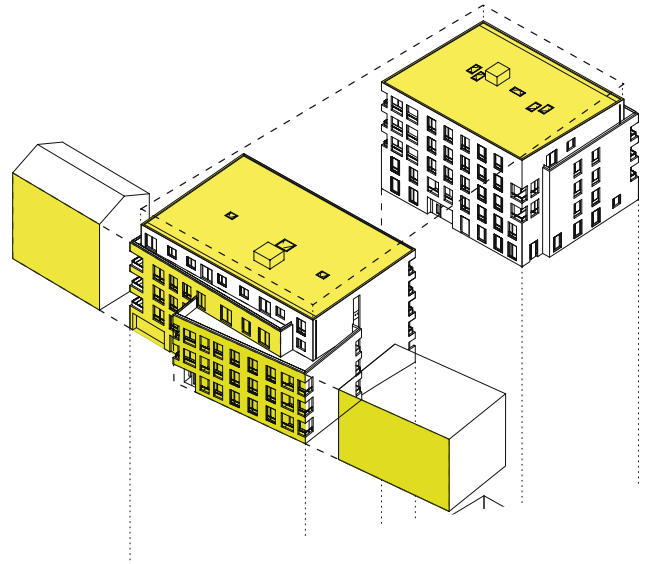
However, the present condition meant that the scheme needed to address the small scale of the existing street and its relationship with the historic church opposite.

The “villas” were each treated as a set of interlocking brick envelopes, of 3, 4 and 5 storeys, aligned to respond to site edges and neighbours. On the front villa, this explicitly dealt with the context, with the smallest block on the narrow street edge relating to its 3 storey neighbour. The four storey block then set back to the building line of its four storey neighbours, while the tallest block sets back again to align with its twin villa across the courtyard.

The villas are always seen in this context, a linking piece within a complex and somewhat disparate urban context.



Three inter-locking shapes that form the front block.



Axonometric view illustrating massing relationship with street neighbours



Church Street view with indicative 5-storey block on site boundary shown shaded



Church Street view illustrating the interlocking blocks in context

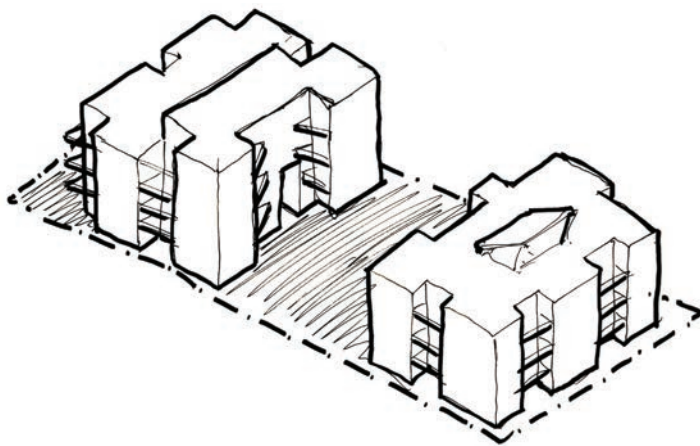
The Interlocking Forms in each Villa

The villas are each made up of a group of interlocking blocks wrapped in brick envelopes.

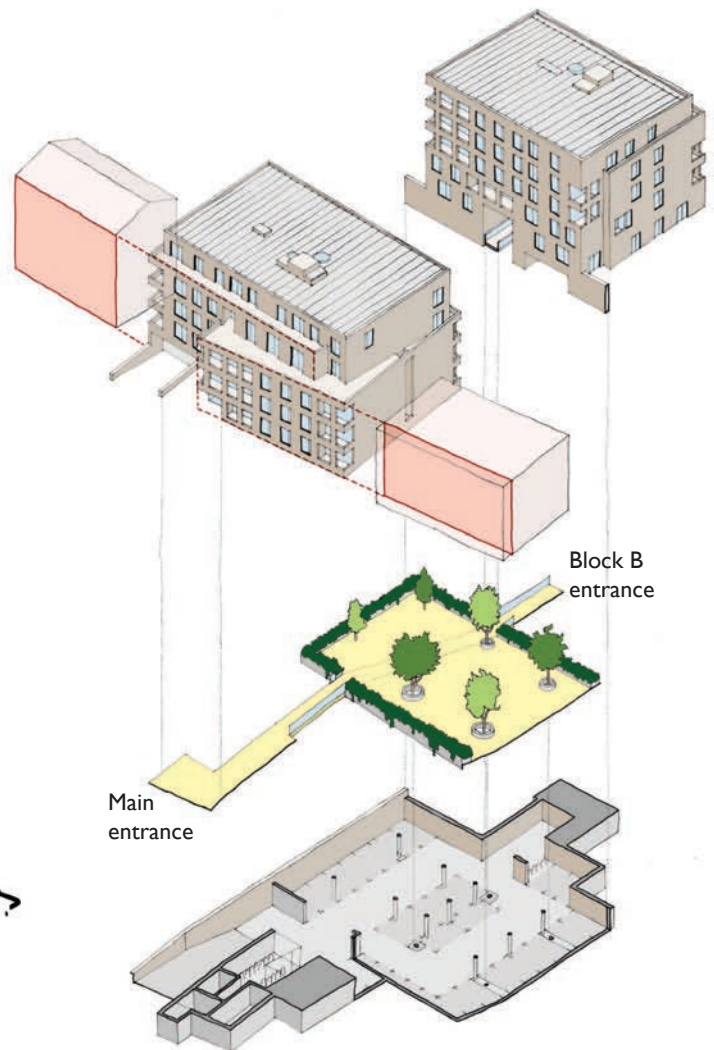
These interlocking forms create complex geometries as they intersect, and the choice of brick work as a constant envelope material gives the facades a natural order, by the repetition of the brick module and a carefully gauged rhythm of opening and solid sizes.

The breaks in the system where the blocks intersect create larger openings for entrances, or special windows onto common parts.

The brick envelopes continue into the building, with the facing brick from external facade treatment becoming the lining to the internal common parts. This reinforces the idea of the brick enveloping interlocking blocks, and one robust material running through the development.



Two separate blocks with central courtyard



Exploded isometric view of proposal



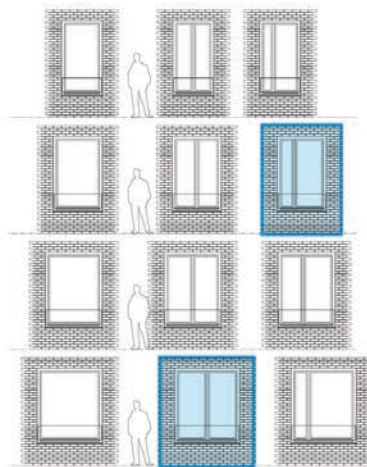
Elevation to show the relationship of the built facade and the adjoining three and four storey buildings

Proportions

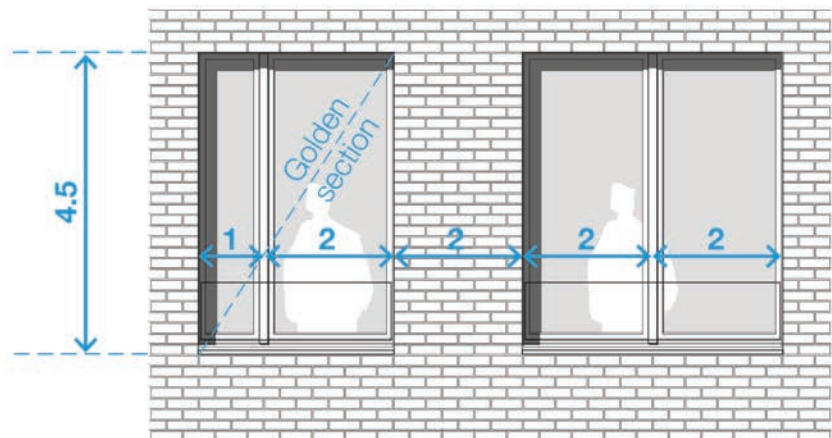
The rhythm of solid and opening sizes needed to read as a well proportioned system, imposing order over the complex geometries created by the interlocking forms.

The head and sill heights to the windows are constant, to give an ordered grid effect, while the rhythm is provided by the two opening widths options, set by the room they light.

The proportion of the openings was derived from the golden section, and the set openings size continues across the balcony recesses, and around the corners, so that the solidity of the masonry block is broken down at the edges of the blocks. The same proportioning system determines the size of the solid masonry panels between the windows, to give a balance between solid and opening across the facade.

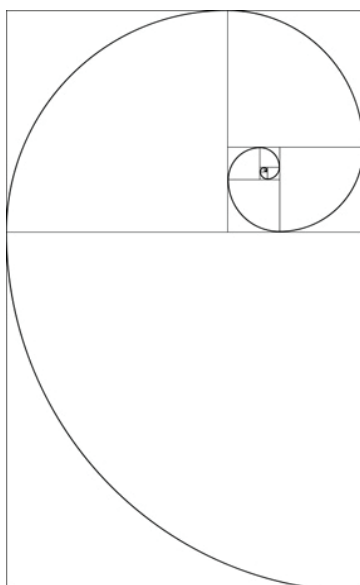


Options for window sizes



Typical bedroom window

Typical living room window



The golden section



An early proportion study of the rear block courtyard elevation using the two chosen window proportions and the three pier sizes they relate to

Entrance Sequence

The entrance to 48 Church Street is at the junction between the interlocking brick forms, directly opposite the entrance to the churchyard. This is also the point where the street narrows and changes from commercial to residential.

The brick plane folds back into the entrance hall, and the entrance door screen is recessed, forming its own glazed corner, under a dark soffit.

The front door opens onto a communal hallway. This leads to the first core, then into the courtyard for access to the rear block. A view through the hall shows the courtyard in the distance. Each core is independently secured.

The courtyard itself is a floating platform between the blocks, covering the basement car park. The void to either edge allows for daylight and natural ventilation to the space below.

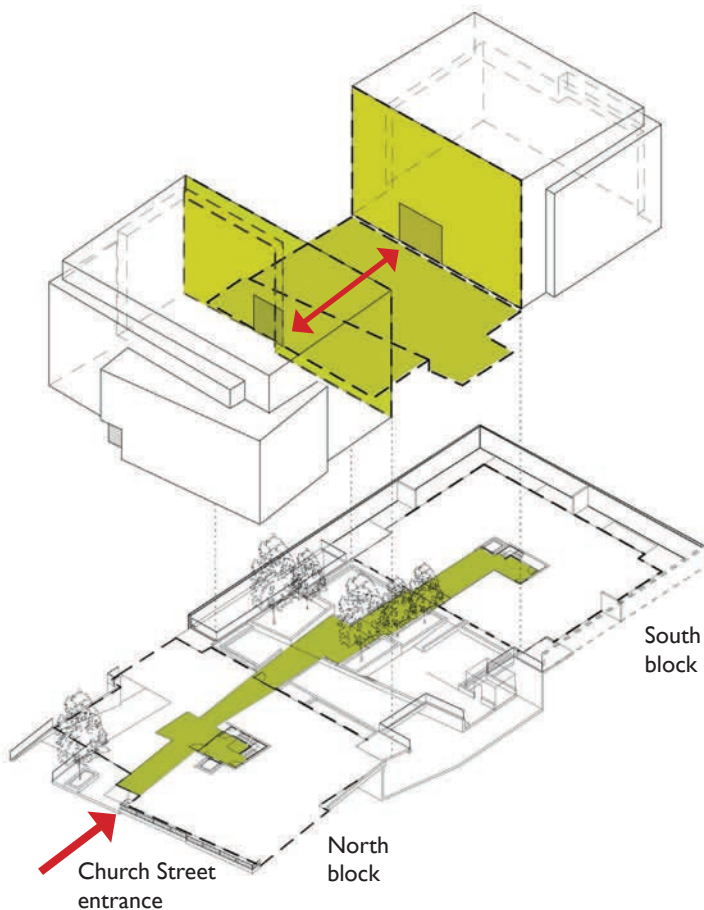
Very simple graphics, based on a brick module, provide a splash of colour to draw the eye to the address and wayfinding within the scheme.



Main entrance from Church Street - design study



Front door on Church Street looking towards the courtyard



Internal Common Parts

The internal common parts take the brick treatment from the external envelope right to the front door of the flats.

A robust and cost effective finish, it requires little maintenance over time.

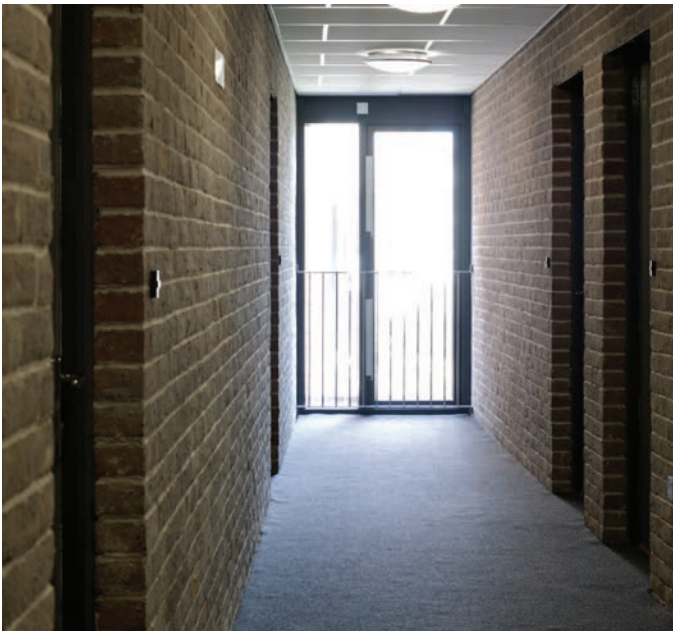
Signage graphics are simple and in a limited palette based on a brick module size.

The internal corridors take up the junction between the interlocking brick boxes, and the hallways are tapered to suit the angles between the blocks.

End windows in most of these hallways bring daylight into these spaces, softening the effect of the brickwork, and allowing views out.



The brick wall finish brings the external finish into the internal common parts



Exploded Isometric View of entrance proposal

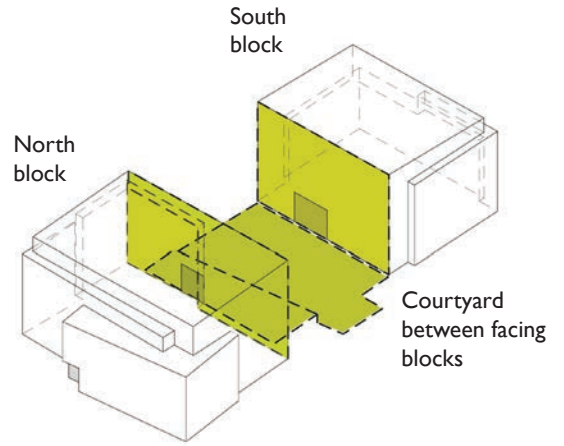


Tapered brick corridors with grey front doors and windows at end of corridor

Landscape & Basement

AHMM worked with Terra Firma landscape architects to create a useable and robust communal courtyard area for use by all residents. The courtyard is the primary route for the

tenants in the rear block and a ramp deals with the one metre change in level between the front and the rear block.



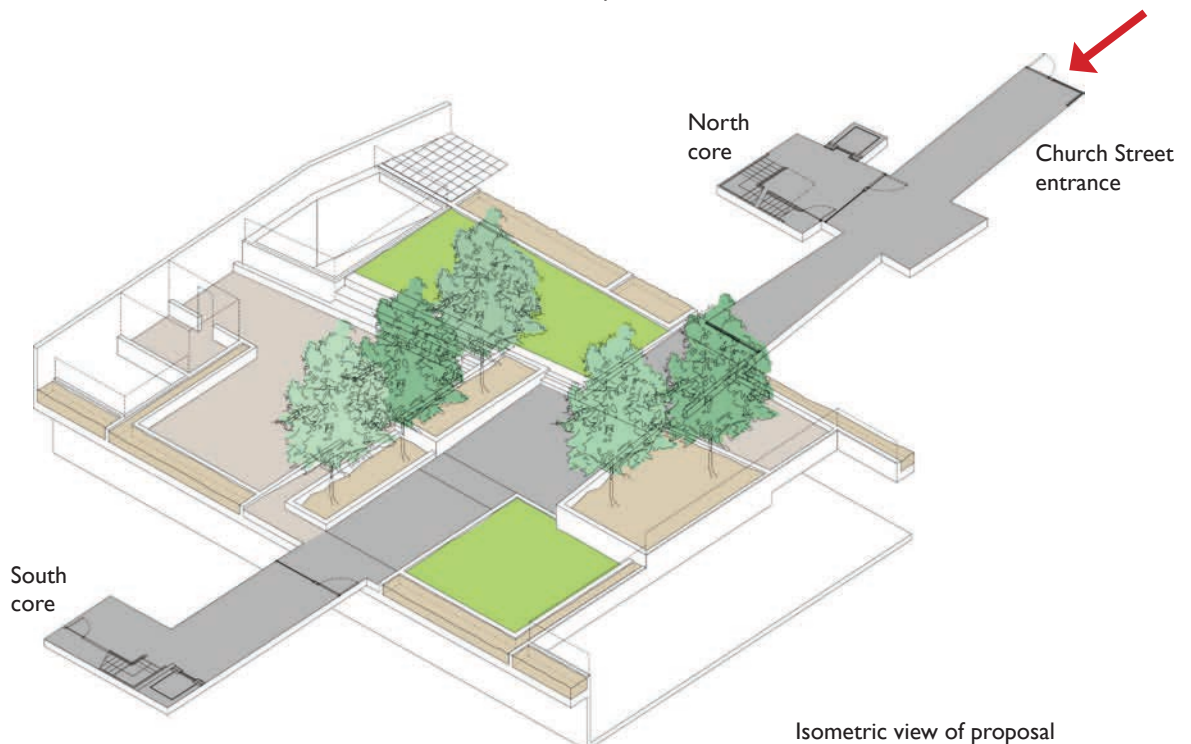
Isometric view of courtyard area



Perspective view

Platforms within the landscape divide it up into smaller useable spaces, with lawn, or hard surface, or planters. Changes in level are used to give each space some individual definition.

Privacy for the ground floor residents is provided by wide planters against the buildings, while at each corner small private spaces butt up to the edge to the void lighting the car park below.



Isometric view of proposal

Material and Construction Details

The philosophy behind the development is that of a limited palette of simple, robust, materials combined together into a carefully proportioned whole – both the elevations and the flats themselves.

The buildings are a concrete frame structure with a dark facing brick by Freshfield Lane Brickworks Ltd, selected for their mottled coloured appearance. A naturally coloured mortar complements the colour of the brick. The bricks were laid as stretcher bond with a bucket handle finish to the mortar joint.

Balconies are lined with painted cement board, robust and easily maintained. The balustrades to balconies and windows are glazed and clamped into galvanised steel, intended to be painted dark grey.

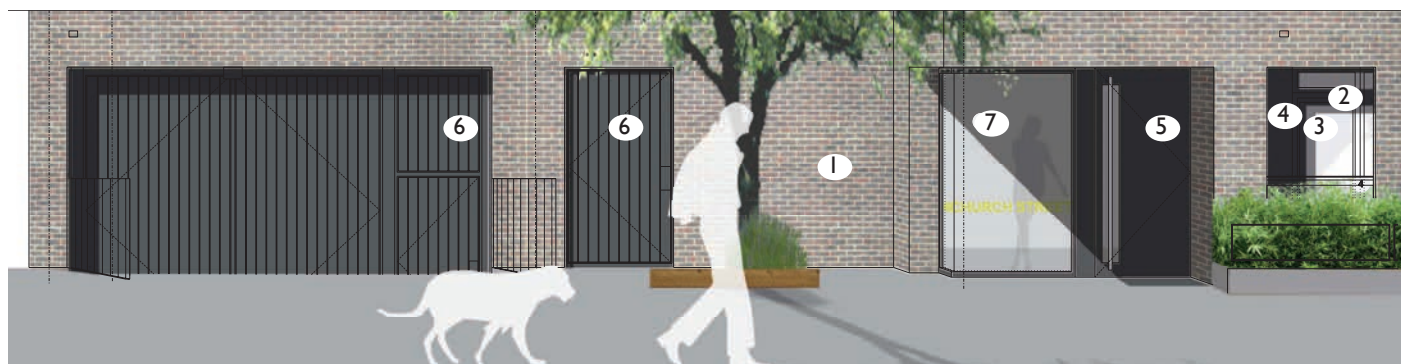
Windows and balcony doors are timber with aluminium facings, all powder coated in dark grey to give a crisp contrast to the brickwork details.



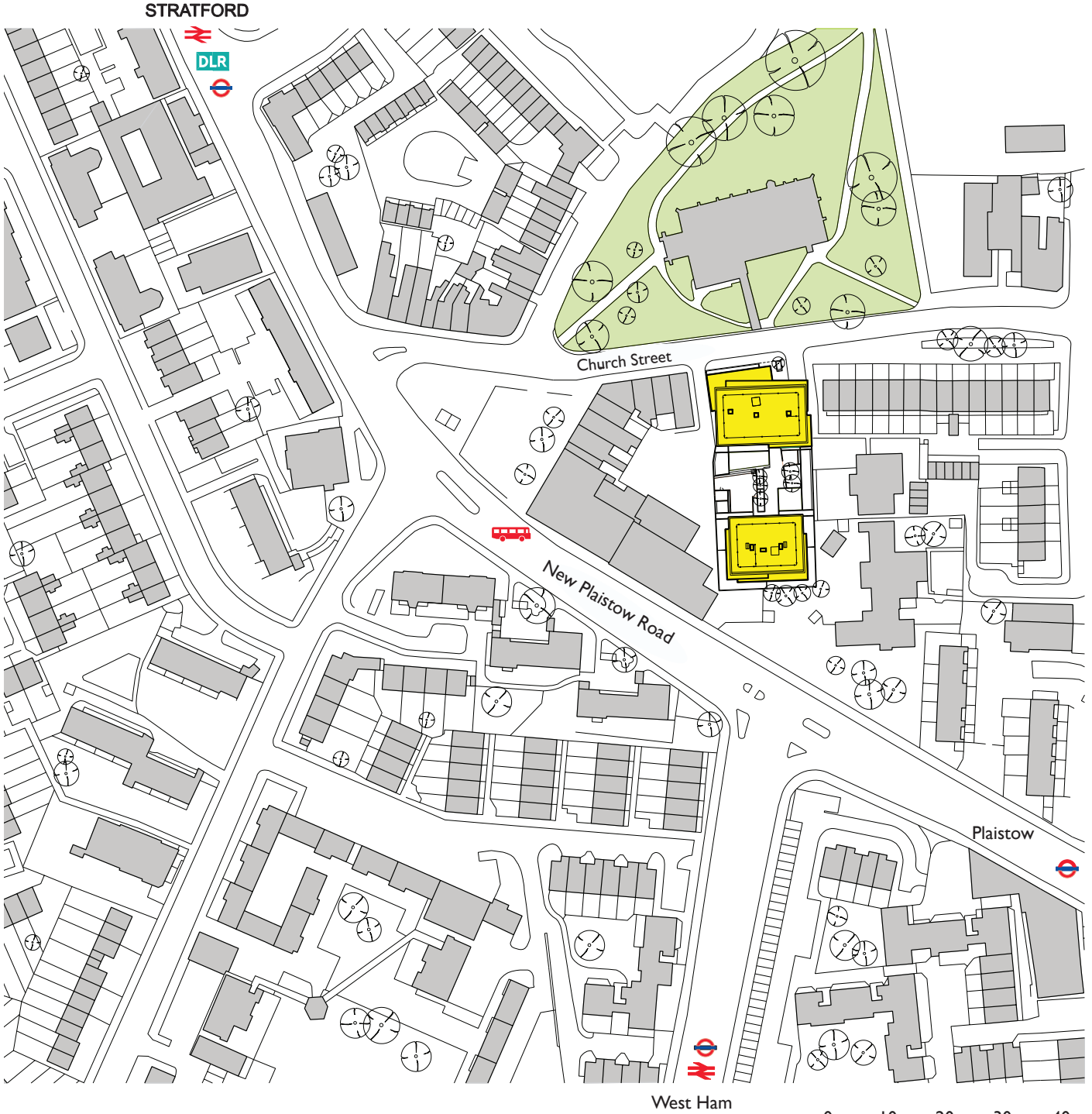
Detail Studies showing corner balcony detailing with full height living room glazing with matching adjacent colour panels. The soffit and far wall are finished in a light colour to maximise amount of light reflected into the deep plan living room/kitchens.

KEY

- 1 Brickwork
- 2 Coloured window frame
- 3 Clear glass
- 4 Metal panel lining to match window frame colour
- 5 Entrance door with vision panel
- 6 Metal gate - colour to match window frames
- 7 Clear glass with signage as manifestation



Main Church Street elevation showing vehicle entrance, bin store door and main entrance door into covered shared space

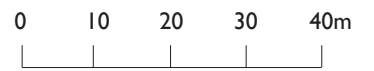


Location plan



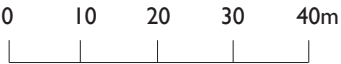


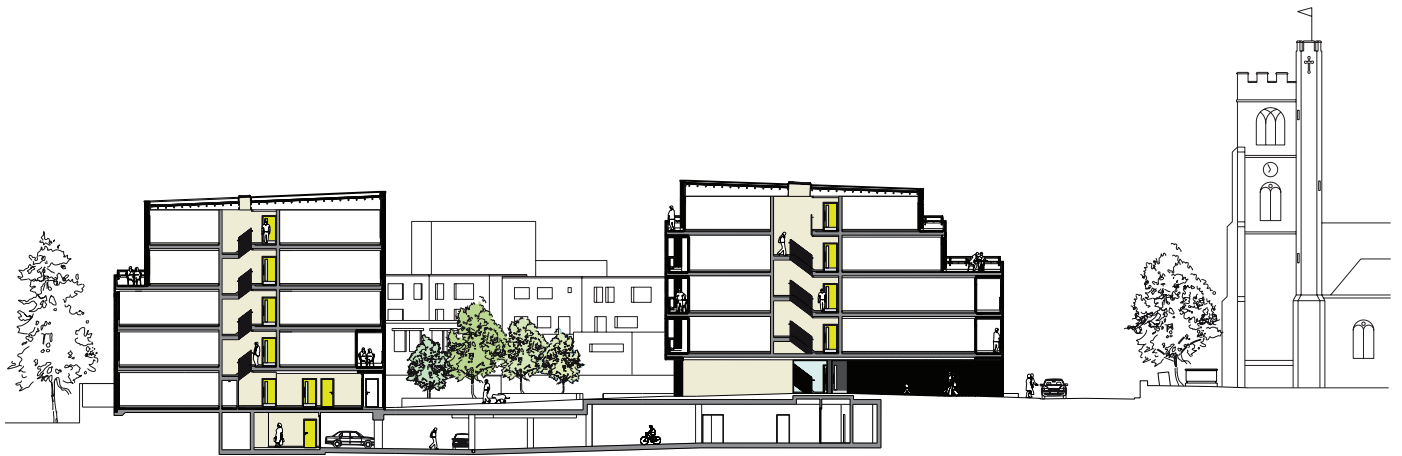
Ground floor plan





Second floor plan



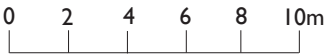


Section perspective of Church Street





North elevation with brick





Church Street elevation



Corner balconies



View looking up Church Street



Rear block elevation

A660_75r © Timothy Soar



Courtyard from balcony



Block from basement car park



Basement car park

A660_67 © Timothy Soar



Flat entrance door in tapered corridors



Tapered corridor



Internal view of balcony from living room



Typical living room



Typical kitchen in shared ownership block



All Saints Church from terrace on set back third floor



Typical fourth floor terrace