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Barking Central

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Barking Central Phase One

Barking Central has revitalised Barking town centre with a large mixed-use scheme of seven new buildings including a new Learning Centre, over 500 residential apartments, a 66 bed hotel, a bicycle shed for 250 bikes, nine retail units, a café, a new town square and an arboretum.

Delivered in two phases over nine years and overcoming many challenges along the way, the finished scheme symbolises the regeneration of this London Thames Gateway town.

The first phase redeveloped the existing Barking Library to provide a modern community library with conference facilities, a one-stop shop, café, art gallery and classrooms. A six storey residential development called Ropeworks was built above the library incorporating 246 one and two bedroom flats in two blocks set around a courtyard.

Sector :	Mixed Use / Regeneration
Location :	London, UK
Address :	1 Town Square, Barking IG11 7NB
Client :	Redrow Regeneration & London Borough of Barking and Dagenham
Value :	£35m
Start :	December 2002
Completion :	BLC June 2007 Rope Works November 2007
Contract Type :	Design & Build (JCT 98 CD with quantities

Key Dates

1999 :	LBBB produce planning brief setting out their vision for the re-development of Barking town centre and hold an invited competition focusing on the Town Hall Square
2000 :	Urban Catalyst selected as preferred developers with Avery Associates and Gustafsson Porter's Scheme
2000 :	Avery Associates re-sign
November 2002 :	AHMM and design team appointed
December 2002 :	AHMM submit Outline Planning Application
December 2003 :	LBBB grant Outline Planning Approval
December 2003 :	AHMM submit Reserved Matters Application for Phase I Lifelong Learning Centre and 112 apartment scheme
January 2004 :	Urban Catalyst and Wates form Joint Venture development company for Barking Central I
February 2004:	LBBB grant Reserved Matters Approval for Lifelong Learning Centre and 112 apartment scheme
April 2004 :	Urban Catalyst and Wates instruct AHMM to re-design scheme to increase number of apartments to improve viability
September 2004 :	AHMM submit Reserved Matters Application for Barking Central I Lifelong Learning Centre and 206 apartment scheme
December 2004 :	LBBB grant Reserved Matters Approval for Lifelong Learning Centre and 206 apartment scheme
December 2004 :	Commencement of works on site by Wates
December 2005 :	Redrow Regeneration takeover the project from Urban Catalyst
January 2006:	Ardmore re-commence work on site after taking over the construction contract from Wates
March 2006 :	AHMM submit Reserved Matters Application for Barking Central I Lifelong Learning Centre and 246 apartment scheme
May 2006 :	LTGDC grant Reserved Matters Approval for Lifelong Learning Centre and 206 apartment scheme
June 2007:	BLC opens and first section of Phase I apartments handed over
November 2007 :	Barking Central I residential due for completion four months ahead of programme

Areas

Gross Internal BLC:	62,430 ft ² 5,800 m ²
Gross Internal Rope Works :	150,694 ft ² 14,000 m ²
192 x 1 bed apartments:	409 - 484 ft ² 38 - 45 m ²
54 x 2 bed apartments:	645 - 893 ft ² 160 - 83m ²

Project Team

Client :	Redrow Regeneration (Barking) Ltd & London Borough of Barking and Dagenham
BLC Stakeholders :	London Borough of Barking & Dagenham, Department of Communities & Local Government, Barking Library, Barking College and University of East London
Architect :	Allford Hall Monaghan Morris
Project Manager :	Gill Associates
Main Contractor :	Ardmore Construction Ltd
Public Realm Architect:	muf architecture / art
Quantity Surveyor :	Baqus Nigel Rose (formerly Nigel Rose LLP)
Structural Engineer :	Buro Happold
Landscape Architect :	Grant Associates
Services Engineer :	Faber Maunsell/Kier Building Services/CPC Mechanical & Electrical Services
Planning Consultant :	Savills Hephher Dixon (246 scheme) Robson Planning Consultancy (up to 206 scheme)
Environmental Designer :	Morag Myerscough /Studio Myerscough
Fire Consultant :	Buro Happold (FEDRA)
Acoustic Consultant :	Bickerdike Allen Partners
Approved Inspector :	NHBC
Planning Supervisor :	Tweeds Project Services
Highways Consultant :	Buro Happold
Accessibility Consultant :	Buro Happold

Allford Hall Monaghan Morris Team Members

Matthew Allen, Simon Allford, Sarah Baccarini, Polly Bansal, Kerstin Bedau, Ming Chung, Lisa Cholmondley, Paulo Costa, Jonathan Hall, Jonathan Harris, Charlotte Harrison, Sarah Huneyball, Ross Hutchinson, Gareth Jones, Hazel Joseph, Maya Koljonen, Susan le Good, Dan Marshall, Paul Monaghan, Peter Morris, Steve Morton, Gabriel Musat, Glenn O'Loughlin, Andrew Paine, Jonathan Picardo, Mira Porstmann, Anna Radcliffe, Steve Ritchie, Peter Sargent, Wade Scaramucci, Karen Scurlock, Ana Sa, Heidrun Schumann, Fiona Selmes and Georgia Tzika.

Barking Central Phase Two

Barking Central has revitalised Barking town centre with a large mixed-use scheme of seven new buildings including a new Learning Centre, over 500 residential apartments, a 66 bed hotel, a bicycle shed for 250 bikes, nine retail units, a café, a new town square and an arboretum.

Delivered in two phases over nine years and overcoming many challenges along the way, the finished scheme symbolises the regeneration of this London Thames Gateway town.

Sector :	Residential
Location :	London, UK
Address :	Town Square, Barking, IG11 7GS
Client :	Redrow Regeneration & London Borough of Barking and Dagenham
Value :	£36m
Start :	December 2002
Completion :	November 2008 : Bath House & Axe Street complete March 2010 : Piano Works, Lemonade Building, Bike Shed and Public Realm
Contract Type :	Design & Build (JCT 2005 CD with quantities

Key Dates

March 2006 :	LAHMM submit Reserved Matters Application for Barking Central I Lifelong Learning Centre and 246 apartment scheme
May 2006 :	LTGDC grant Reserved Matters Approval for Lifelong Learning Centre and 206 apartment scheme
May 2007 :	LTGDC grant Reserved Matters Approval for Phase 2
November 2008 :	Barking Central II - Bath House and Axe Street due for completion
March 2010 :	Barking Central II Building Piano Works, Lemonade Building and Bike Shed due for completion
May 2010 :	Official opening of Barking Central Public Realm

Areas

Piano Works (GEA) :	35,273 ft ² 3,277 m ²
Bath House (GEA) :	73,302 ft ² 6,810 m ²
Lemonade Building (GEA):	108,177 ft ² 10,050 m ²
Axe Street (GEA) :	36,177 ft ² 3,361 m ²
Bike Shed (GEA) :	8105 ft ² 753 m ²

Schedule of Accommodation

158 x 1 bed apartments:	409 - 441 ft ² 38 - 41 m ²
96 x 2 bed apartments:	645 - 710 ft ² 60 - 66 m ²
18 x 3 bed apartments:	882 - 908 ft ² 82 - 84 m ²

Project Team

Client :	Redrow Regeneration (Barking) Ltd & London Borough of Barking and Dagenham
Architect :	Allford Hall Monaghan Morris
Project Manager :	GBaqs Nigel Rose (formerly Nigel Rose LLP)
Main Contractor :	Ardmore Construction Ltd
Public Realm Architect:	muf architecture / art
Quantity Surveyor :	DBK Goyne Adams (formerly DBK Back)
Structural Engineer :	Beattie Watkinson
Landscape Architect :	Grant Associates
Services Engineer :	Atelier Ten, CPC Mechanical and Electrical Services
Planning Consultant :	Savills Hepher Dixon (formerly Hepher Dixon)
Environmental Designer :	Morag Myerscough /Studio Myerscough
Fire Consultant :	Buro Happold (FEDRA)
Acoustic Consultant :	Bickerdike Allen Partners
Approved Inspector :	HCD Building Control Ltd
Planning Supervisor :	Tweeds Project Services
Highways Consultant :	Beattie Watkinson
Accessibility Consultant :	Buro Happold (Inclusive Design)
Environmental Consultant :	Buro Happold (COSA Solutions)

Allford Hall Monaghan Morris Team Members

Simon Allford, Sarah Baccarini, Scott Batty, Ming Chung, Amrik Gaheer, Ben Gibson, Joao Guedes Ramos, Jonathan Hall, Lee Higson, Gareth Jones, Hazel Joseph, Susan le Good, Barbara McGarry, Dan Marshall, Peter Mayhew, Paul Monaghan, Peter Morris, Steve Morton, Gabriel Musat, Andrew Paine, Mira Porstmann, Alexa Ratcliffe, Stephen Ritchie, Morna Robertson, David Springett, James Sweet and Rhys Winslade.

For further information and images please contact

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Project Summary

AHMM believe there's more to regeneration than simply building new houses. Regeneration is about long term investment and a consideration for what really makes a difference. Barking Central demonstrates that the real key to city centre regeneration is in not throwing away old buildings, but knitting old and new together to breathe new life into a city.

Barking Central is a considerable success story in regeneration terms, breathing new life into what had become something of a forgotten Thames Gateway backwater. The project has revitalised Barking Town Centre with a large, mixed-use scheme of seven new buildings, including a new Learning Centre, over 500 residential apartments, a 66-bed hotel, bicycle shed for 250 bikes, nine retail units, a cafe and public spaces.

Delivered in two phases over nine years, Barking Central was masterplanned and designed by Allford Hall Monaghan Morris (AHMM), with muf art/architecture creating an interlocking arrangement of civic square, arboretum, folly wall, and an arcade, with public art commissions.

After years of neglect, Barking Central has transformed into a flagship, community focused development, with a greater choice of housing and pioneering facilities, serving to enhance a long forgotten neighbourhood spirit.



Barking Central



View of Arboretum and Tom Dixon lighting from the colonnade

Project Description

The masterplan was delivered in two overall phases. The first phase re-developed the existing 1970s Barking Library. The existing library was retained, but reinvented to provide a modern community library with conference facilities, a one-stop shop, café, art gallery and classrooms. A six storey residential development, called Ropeworks (named after the Ropework factory which was originally on the site) was built above the library incorporating 246 one and two bedroom flats in two blocks set around a courtyard.

The second phase of Barking Central includes a 66-bed hotel, retail units, a grand bike shed and three residential buildings – Bath House, Lemonade Building and Axe House. The masterplan was deliberately designed with buildings of varying forms, heights and materials, connected by a colour strategy. Bath House (named after the Old Bath House which was used for town meetings) has 96 one and two bedroom apartments, most of which overlook the Arboretum and Town Square. Lemonade Building (named after the R Whites factory which previously inhabited the site) takes the form of a tower, enclosing the west end of The Arboretum. Its height responds to the tower of the Town Hall and signals the regeneration of the town centre. The 17 storey building accommodates 68 one and two bedroom apartments, all with terraces inset to provide more sheltered spaces. Axe Street houses 40 apartments, a mix of one and two beds and 18 fully wheelchair compliant three beds for social rent.

Identity and Colours

AHMM worked with Studio Myerscough to create identities for each building, drawing on the history of the site, along with the seasonal changes of the Arboretum, for names and colours.

The Public Realm

Muf architecture/ art were commissioned to design a new Town Square for Barking, which is designated as one of the Mayor of London's 100 Public Spaces. Muf created spaces of contrasting character: The arboretum is framed by the Bath House and the library arcade, which is illuminated by 13 golden chandeliers designed by Tom Dixon. It provides a playful landscape amongst a glade of trees. The space in front of the existing Town Hall and the new library entrance creates a new formal Town Square. The north side of the square is faced with an art piece to screen the rear elevation to an existing retail unit. It is a seven metre high brick folly made entirely of reclaimed local material, and built in collaboration with Barking College to create a fragment of the imaginary lost past of Barking.

The first phase of the new Town Square won the 2008 European Prize for Urban Public Space. This biennial competition recognises and encourages activities aimed at recovering and creating spaces of cohesion in cities.

The History of Barking Central

The site and town centre as a whole has a rich history, transforming from agricultural land to the location of a range of industrial uses such as the Rope Works, R Whites Soft Drinks Factory, and Piano Factory. As the town centre evolved, this site became the civic heart of the town, holding the Town Baths, The Magistrates Court, and later the Town Hall and Municipal Library.

The regeneration of Barking began over nine years ago and the history of the project forms part of the ambitious regeneration of Barking as a key town in the Thames Gateway. Barking Central will continue the theme of being named after historic Barking buildings or former uses on the site.

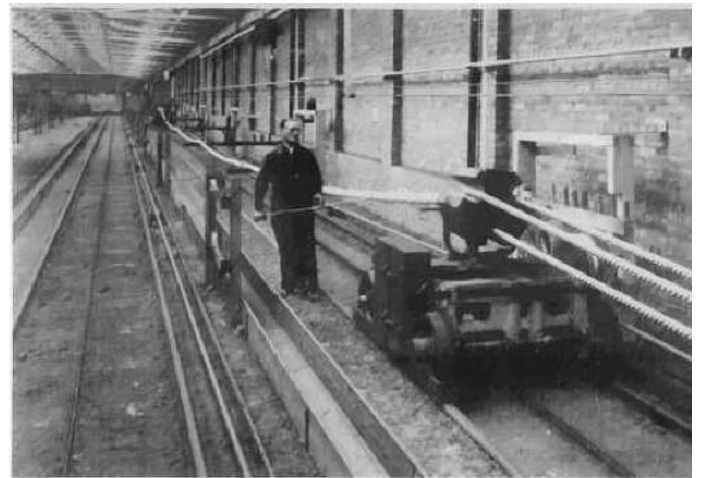
The historic civic and industrial uses of the site have become design drivers for the emerging masterplan that AHMM have developed, be it through the established building forms and characteristics, elevational treatment, or indeed the evolving building names and branding.



Map circa 1896 with location of former ropeworks building indicated with phase 1 and 2 developers superimposed over the top



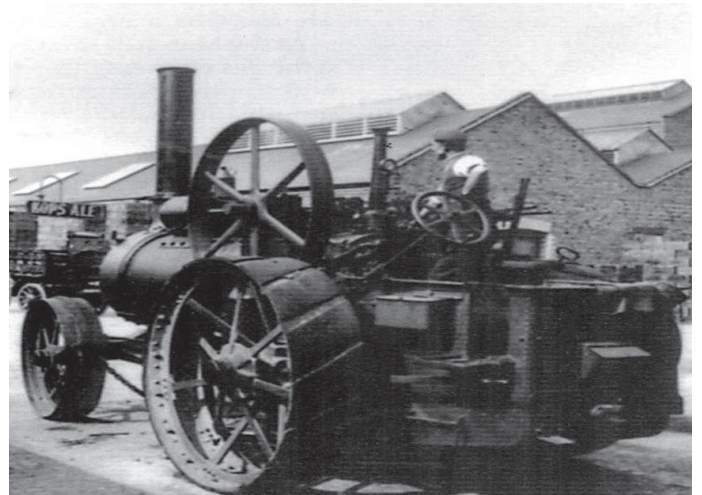
Photograph of Barking Town Hall



Photograph of the Ropeworks circa 1890

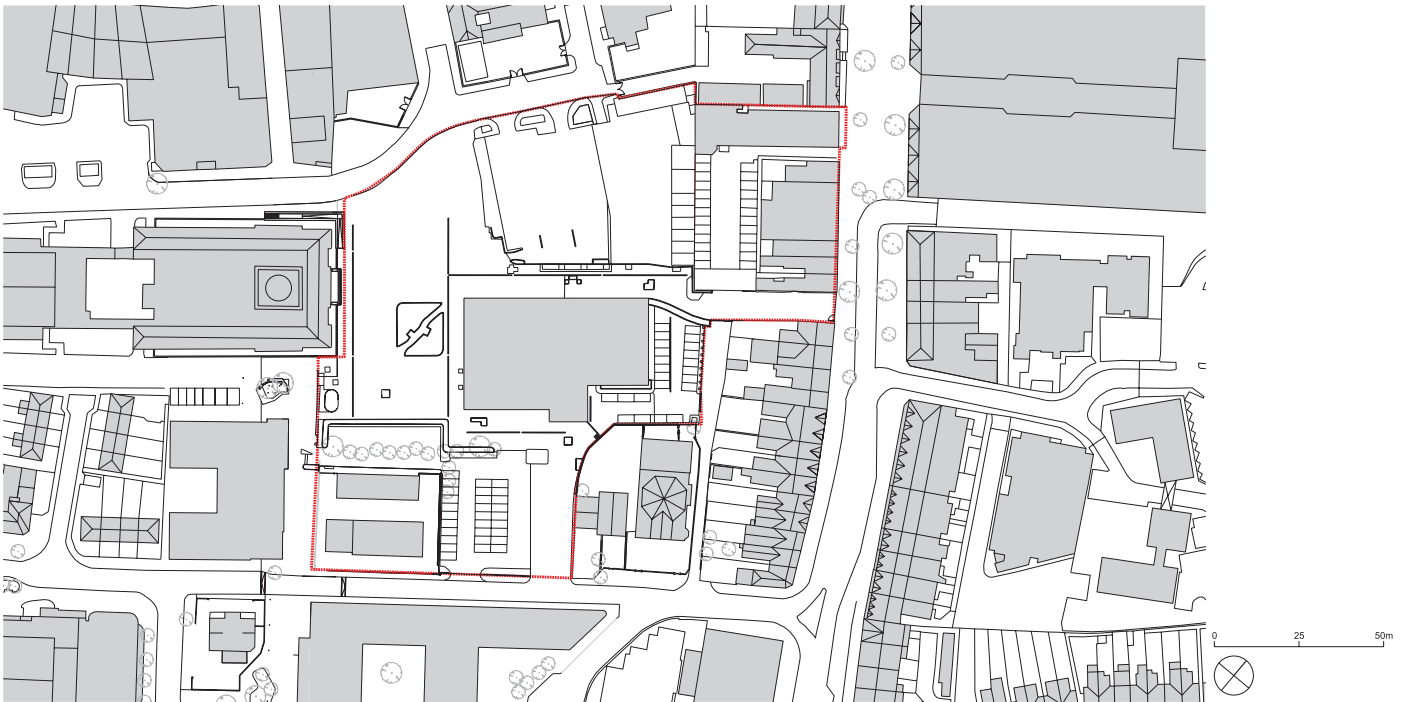


Photograph of Old Bath House, regularly used for town meetings



A steam traction engine of the original R Whites Lemonade Factory

The Existing Site



Existing site plan



Existing library and public realm



Existing library and Town Hall

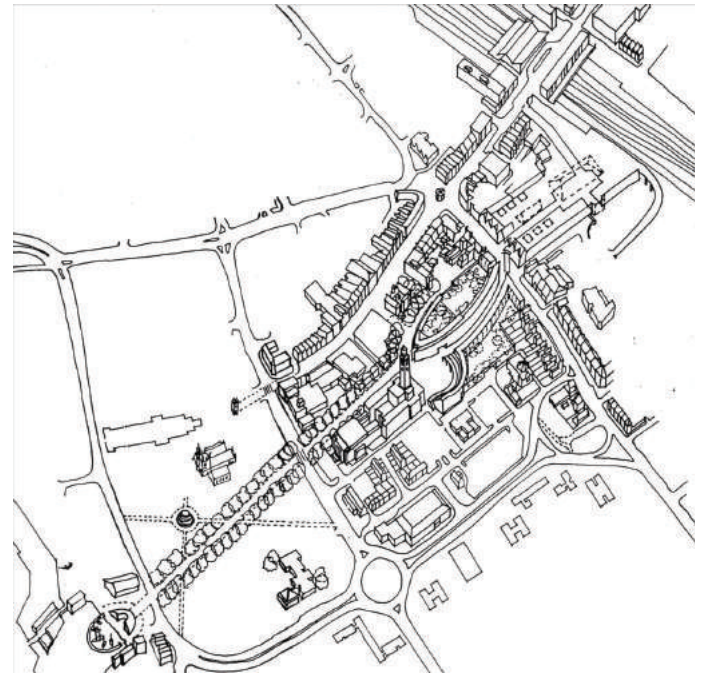
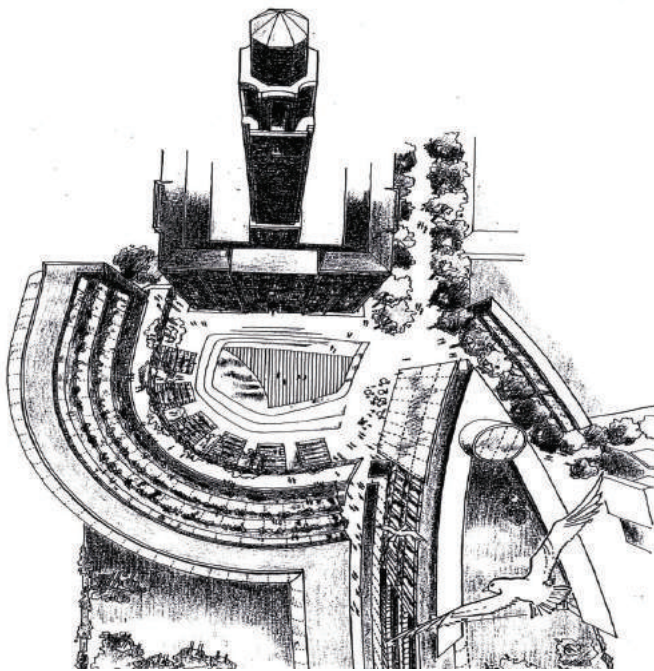
Urbanism

Restitching

Despite the fact that the site occupied one of the most strategically important plots in town, when the land became available for regeneration it was being used as a car park for the town centre. At this time the site was framed by the service entrances to many small scale commercial buildings which fronted on to Ripple Road and East Street, and the primary entrances to the Town Hall and the Municipal Library.

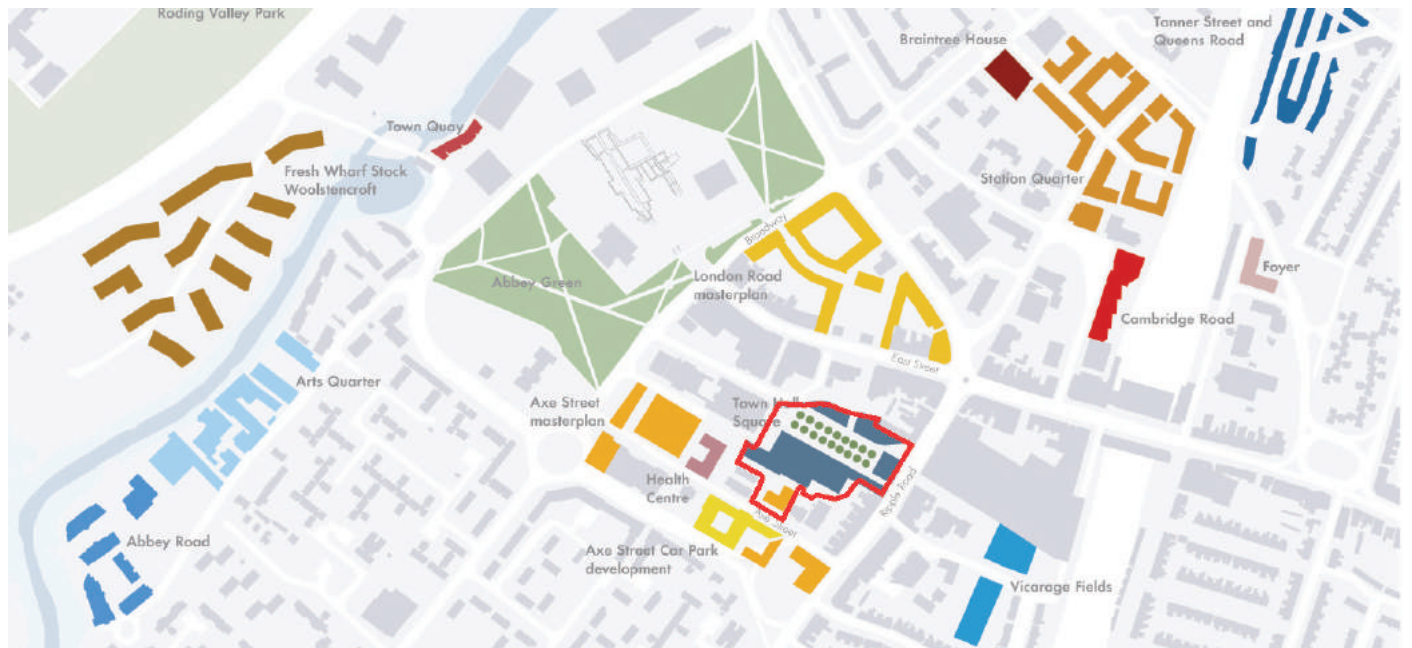
A masterplan was therefore developed to achieve a number of key urban strategies that would re-stitch the urban fabric of Barking, extending the impact of the scheme beyond the edges of the site. This contradiction was one issue which the design aimed to address.

From 2000, a number of proposals were developed for the site by a variety of different architect firms, including Allies and Morrison, PRC Fewster and Avery.



Original scheme by Avery

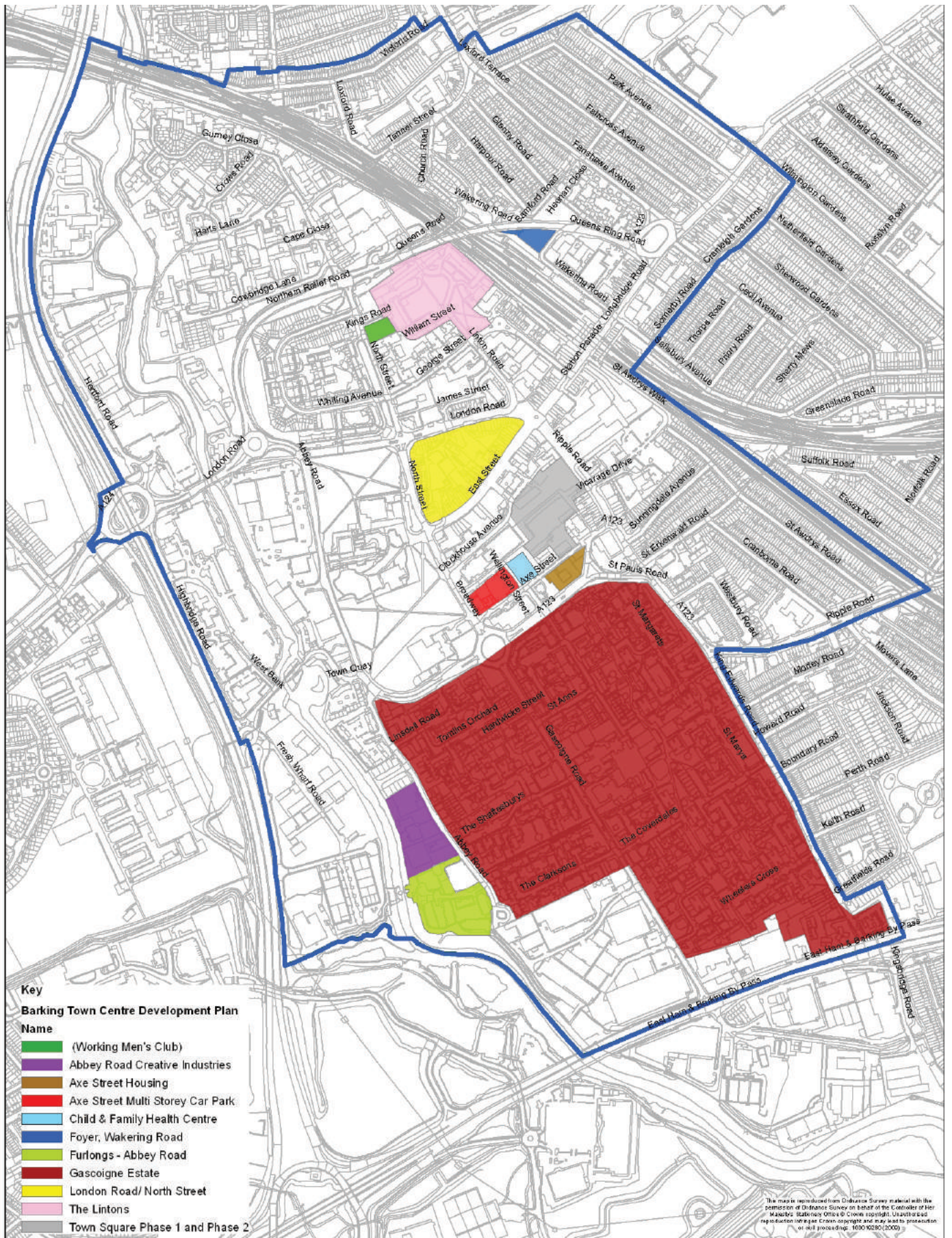
Original scheme by PRC Fewster



- Buildings
- Fresh Wharf, Stock Woolstencroft
- Town Hall Square, AHMM
- Braintree House, Inner London Group
- Abbey Green, Groundwork East London
- Street
- Station Quarter
- Tanner Street and Queens Road, Jestico Whiles
- Roding Valley Park
- Water low tide
- Axe Street masterplan, Allies and Morrison
- Abbey Road, grafik
- Town Quay, jm architects
- Water high tide
- London Road masterplan, Rick Mather
- Cambridge Road, Lovell Sims Ltd
- Foyer, Jestico Whiles
- Health Centre
- Axe Street Car Park development, Jestico Whiles
- Vicarage Fields, Stanford Eatwell & Associates
- Arts Quarter

Original masterplan by Allies & Morrison Architects

An Emerging Masterplan



Barking Town Centre development plan

An Emerging Masterplan

In 2002, Allford Hall Monaghan Morris were appointed to masterplan the area. The proposals re-established routes and connections between key places in the town centre to tie the scheme into its context. A key route from the Broadway to the new civic square was celebrated with the creation of a grand colonnade. The Ropeworks building oversails the structure for the BLC and is further supported on a dramatic colonnade of V columns, with the interior designed by muf art/architecture alongside Tom Dixon.

Politics and Economics

“The worst thing that can happen in regeneration is that the vision is lost” Will Alsop

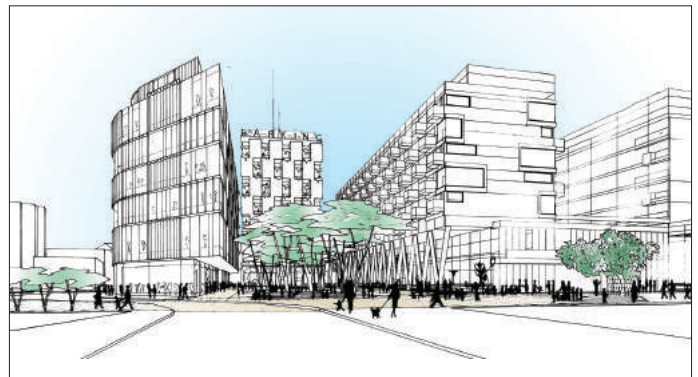
As with all large scale urban regeneration projects, the client group is a complex mixture of local authority, community organisations and developers and AHMM worked hard to ensure that the vision for Barking Central was not lost in this mix. As well as the London Borough of Barking and Dagenham (LBBD), the design team dealt with the following authorities; Southern Housing, London Thames Gateway Development Corporation, GLA, Design for London, and CABE; organisations including Barking College and University of East London, and the developer client Redrow Regeneration.

The Deal, Public v. Private

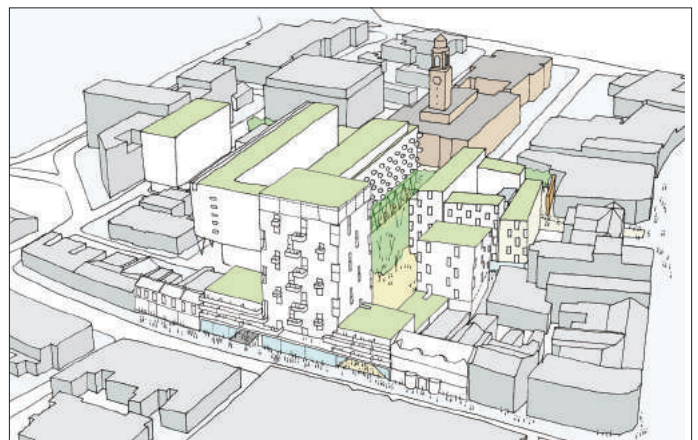
The land owner for the development throughout the process was the LBBD who worked in partnership with the private developer (originally Urban Catalyst and then Redrow Regeneration). In return for allowing the developer to implement the delivery of over 500 market sale residential units on the LBBD land, the developer was obliged to create a number of affordable residential units, to create a new Life Long Learning Centre (within the fabric of the existing library), and to spend over £1m on ‘public realm design’.

Early on in the design process it was established that the town’s important civic building needed to be re-established within the town centre. Early iterations of the masterplan explored various configurations for the proposed massing and layouts, all of which established new public spaces as a civic setting for the Town Hall and Municipal Library.

With agreement of all parties, the principle of expending the public art budget on the public realm was agreed. In collaboration with Muf art/architecture, The Town Square and The Arboretum were created, framed by the new building forms.



North perspective of Arboretum from town square



Aerial perspective looking south



Aerial view of Barking Central II looking towards the Town Hall and Abbey Fields



Aerial view of Barking Central II looking towards the Town Hall

Architecture

Identity and Intensity

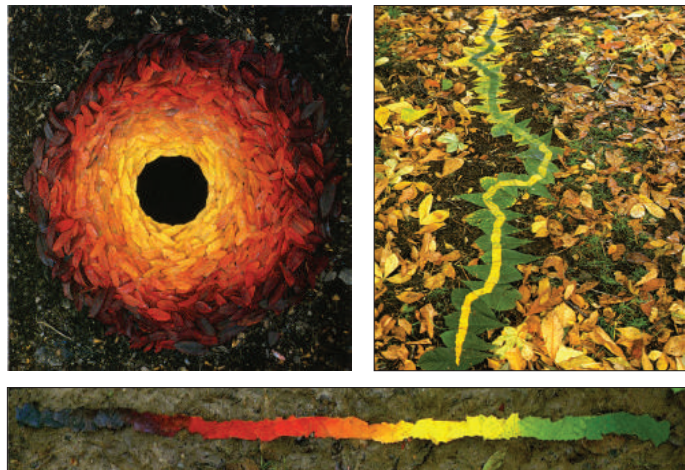
AHMM worked with Morag Myerscough to create identities for each building from the beginning of the scheme, drawing on the history of the site for names and colours. In addition, the location of each building was used to define new spaces and create an understandable and enjoyable urban experience. Importantly it remade the civic square which the town hall and new BLC addressed. Other buildings were used to create a secondary public space with new frontages, that replaced the service entrance usage of the existing condition.

Active ground floor street edges were used across the site to ensure vibrancy through uses, whilst enabling natural surveillance through the day and night, and crucially to ensure that the development would become commercially viable. Also both phases of the development accommodated 1, 2 and 3 bed homes along side other uses, which ensured that the area would be inhabited from the beginning. The density of the housing and the increased use of both the BLC and the Town Hall were key to creating a vibrant urban quarter

Use of Colour

The colour strategy draws inspiration from the Arboretum which is enclosed by the buildings. Vivid colours are used to articulate elements of the buildings, for example the projecting or recessed balconies. These are inspired by the seasonal changes of the trees in The Arboretum, as well as the natural colours of the planting and foliage in the Arboretum, which suggests the spring to autumn range of leaf colours.

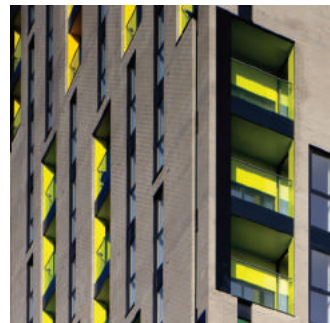
The Ropeworks to the south of the Arboretum utilises the spring to summer range of colours, whilst the Piano Works and Bath House on the opposite side of the public space reference the autumnal range of colours. In addition, the site previously held the RWhites lemonade factory. The colours which are used for the balconies to the Rope Works and Lemonade building reference that specific history of the site.



© Andy Goldsworthy Installation



Projecting balconies showing seasonal colour inspiration

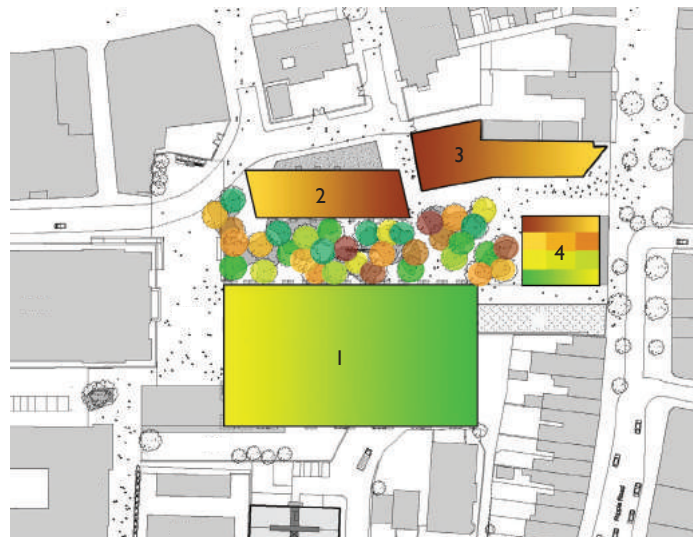


Recessed balconies showing seasonal colour inspiration



© Andy Goldsworthy Installation

© RWhites Lemonade



KEY

- 1 Rope Works
- 2 Piano Works
- 3 Bath House
- 4 Lemonade Building

Ground floor plan showing seasonal colour inspiration

Collaboration Morag Myerscough: Identity & Graphic Design

Barking Learning Centre

Collaborating with other designers and creatives is key to the approach of AHMM and they actively seek to encourage this in every scheme. At Barking, they played a key role in convincing the client body to work with a range of other designers. At the BLC, they persuaded the client to allow them to retain control of FF&E contract for the library – raising the standard to include bespoke furniture and bold branding and wayfinding by longtime collaborator Morag Myerscough.

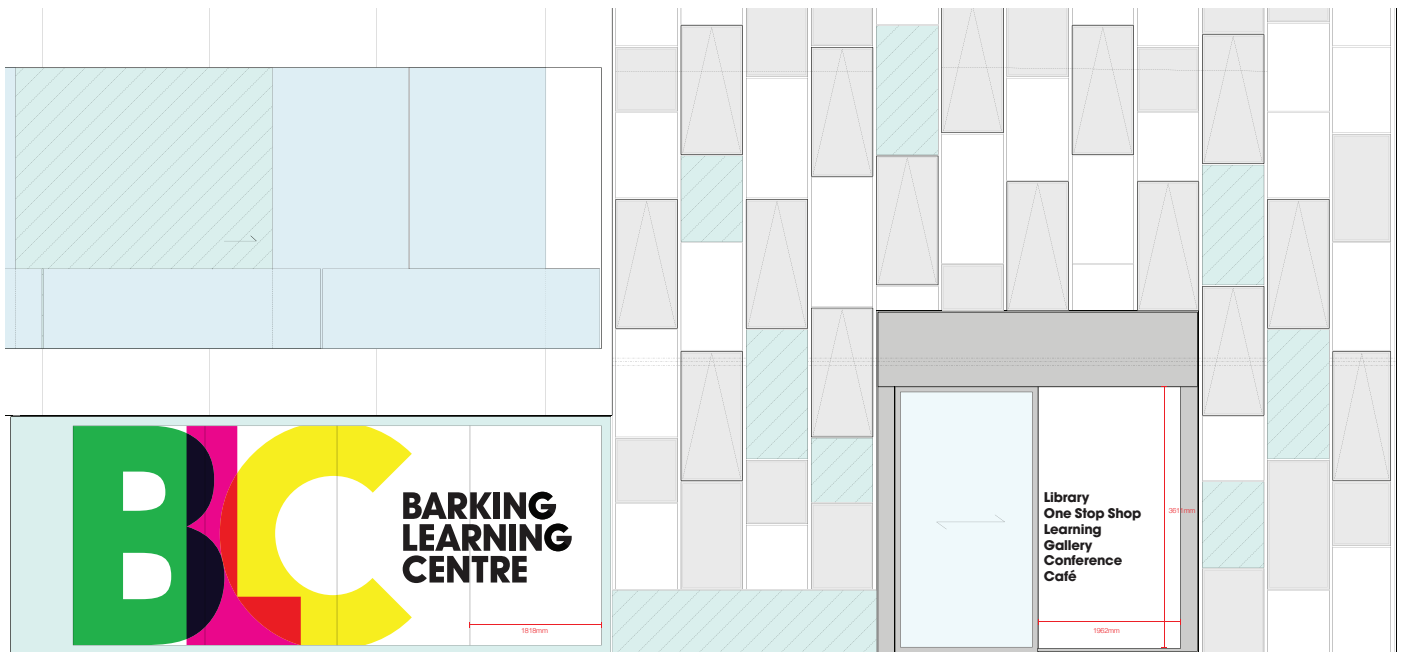


Barking Learning Centre logo



Concept sketch for entrance

Across the whole scheme the team also worked with Morag Myerscough to develop building branding and colour strategies for all buildings. This was key to developing a new identity for the area and drew extensively from the rich history of the site and its previous uses.



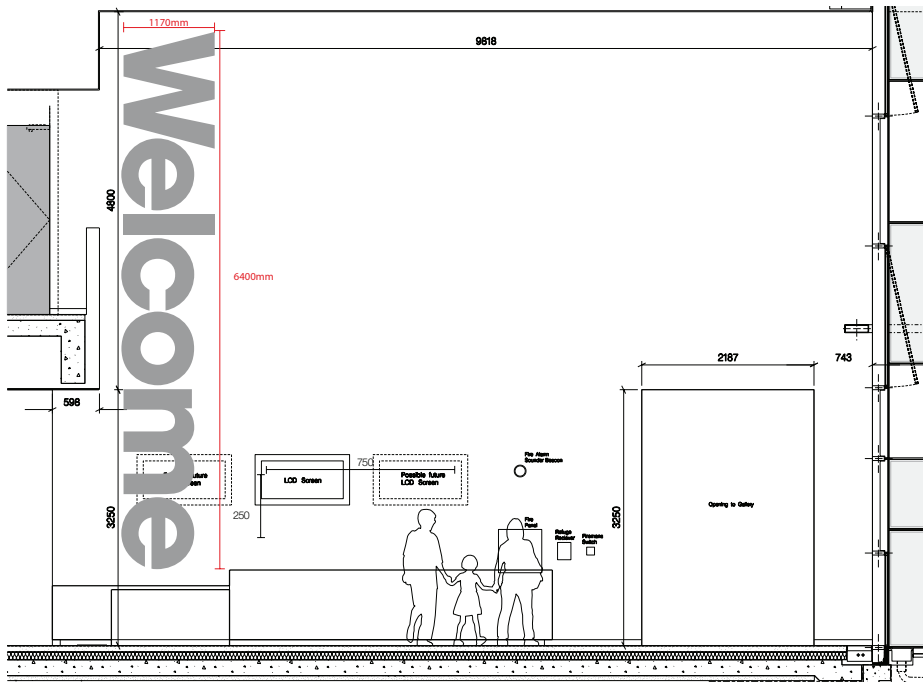
Visualisation of supergraphics for the main entrance of Barking Learning Centre



Development of the Barking Learning Centre logo



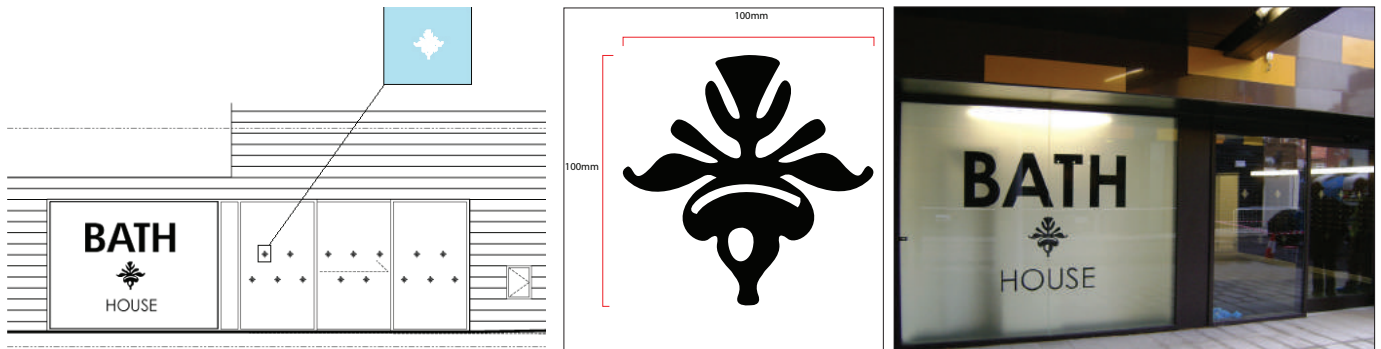
Barking Learning Centre



Library entrance graphics



Bath House



Bath House entrance graphics

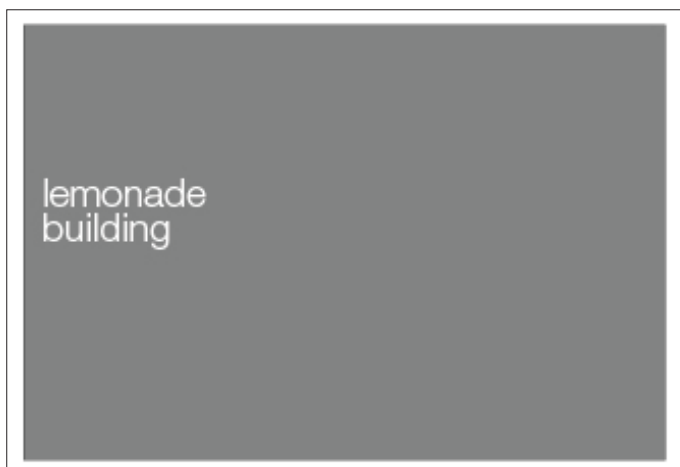
Lemonade Building

lemonade building

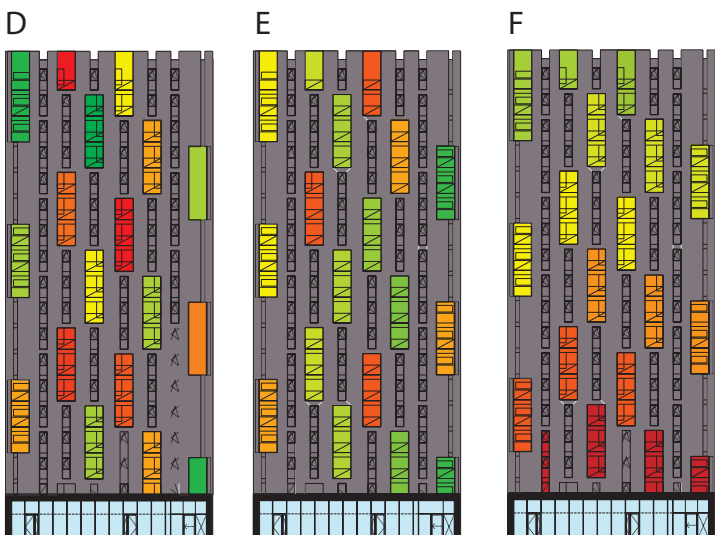
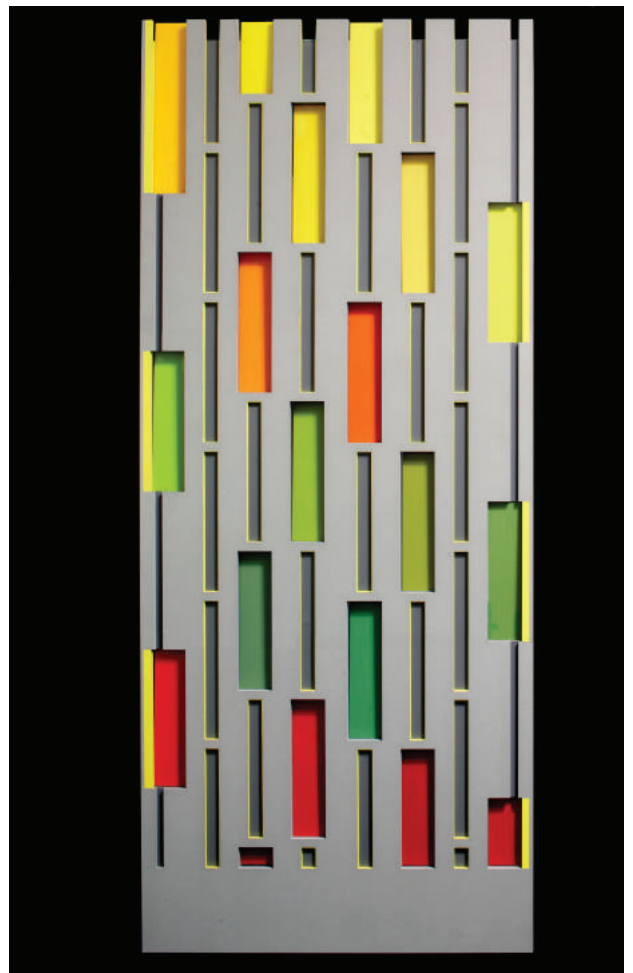
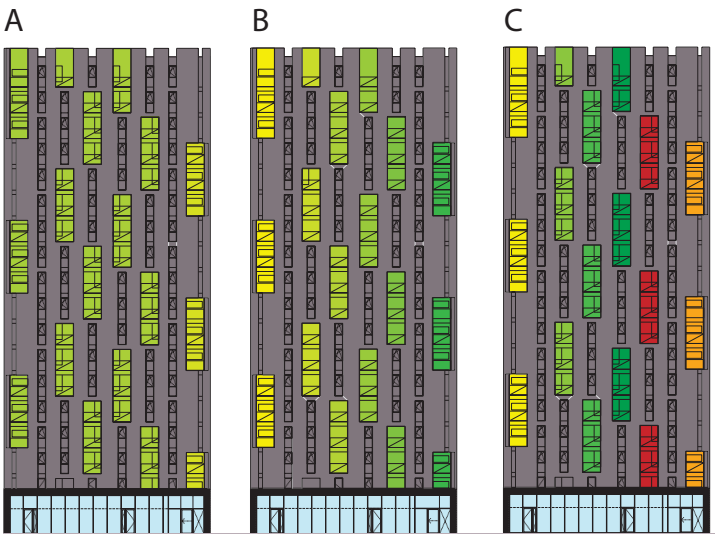
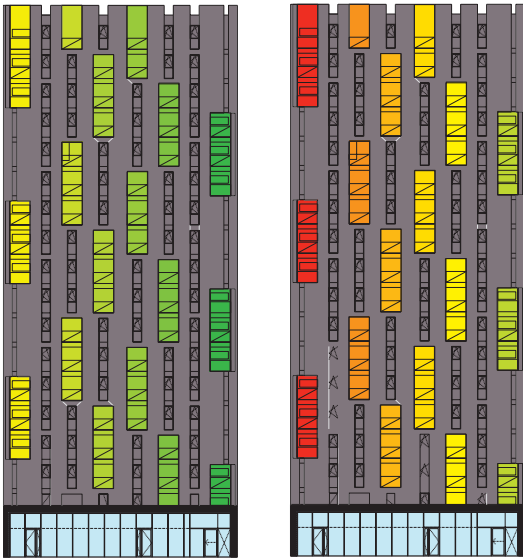
3 arboretum place



Lemonade Building front glazing and lightbox



Lemonade Building



Collaboration
 muf architecture/art: Public Realm

muf have expertise in urban and landscape design that recognizes and values the specific cultural identity of a place.

AHMM commissioned muf to design the public realm for Barking Town Centre as part of the mayor's 100 public spaces programme. Barking Central had existing spaces that were overshadowed and windy. muf exploited this condition: filling one open space with a forest; extending the existing walkway to form an arcade creating a new pedestrian connection.

The Arcade and the Forest

The North facade of AHMM's new building for the square is pulled back at the ground floor creating an eight metre high arcade. In the spirit of celebrating municipal provision, we have introduced large scale candelabra and propose a tiled geometric floor material. The candelabra brings a more human scale suspended at four metres - the tiling marks the route to the Town Hall and refers to the long-lost but lamented Edwardian villas and their front paths. The trees are positioned to accommodate the desire lines that run diagonally across the site.

The public realm design makes a coherent new space for the town square where the town hall, library, the one-stop-shop, approximately 500 new homes, retail, cafes and a major public art commission all come together.



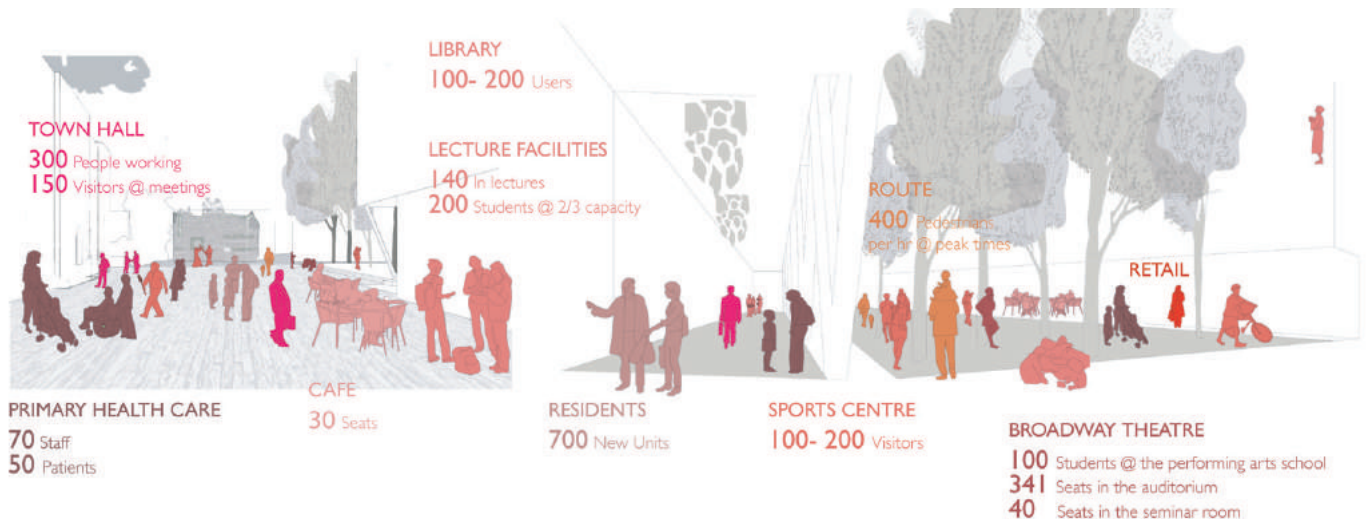
Site plan



Arboretum panorama at night



Arboretum panorama during the day



Proposed occupation

Collaboration
muf architecture/art: Public Realm

Public Art

The public art element provides the fourth elevation to the wall, conceived and developed and implemented by muf, this 7 metre high folly recreates a fragment of the imaginary lost past of Barking. The project involved a number of diverse groups in its detail design, this included students from the Theatre School, elders from the Afro-Caribbean lunch club and apprentices from the local bricklayers college.



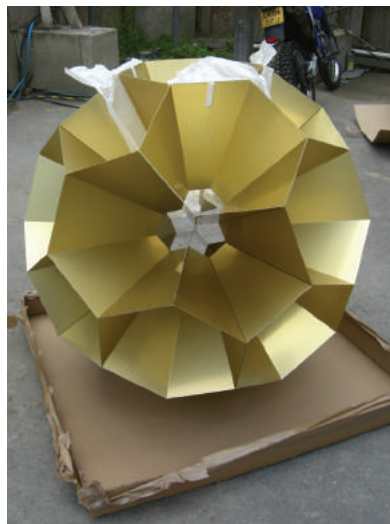
Brick folly wall by muf architecture / art

Tom Dixon & The Royal College of Art

Other designers involved in these spaces were Tom Dixon and students from the Royal College of Art, who were responsible for specific elements such as the chandeliers which line the colonnade, the special in-situ concrete walls in the landscape, and the bespoke landscape elements such as the drinking fountain. AHMM further collaborated with Grant Associates for the design of the courtyard to The Rope Works building.



Drinking fountain



Tom Dixon chandeliers



Town (civic) square



Architectural salvage



Barking Central colonnade with Tom Dixon lighting

Collaboration Ardmore Construction

AHMM worked closely with Ardmore Construction Ltd [ACL] to develop a project programme that minimized the number of trades on site, achieved energy and time savings and met the budget cost. Building details were developed together with their sub contractors to test their buildability, minimize cost and maintain quality enabling the contractor to complete the building 3 months ahead of schedule. Cost efficiency was maintained through the offsite construction of key elements such as the balconies, stair balusters, door sets, kitchen joinery and the use of precast stairs. This allowed for quicker installation, less material wastage and less energy use.

Due to the need to simultaneously construct the residential blocks of the Rope Works while work continued on the library below, modular construction principles were adopted from the outset to allow for ease of fabrication, installation and maintain programme and cost control. This is evident in the use of 'Bolt-on' balconies, standardised pre-fabricated window sets and a rainscreen cladding system to the external elevations. The cladding system in particular utilized composite panels fixed with the grain finish turned in 4 different directions to create a dappled façade utilizing only one metallic colour finish, minimizing the lead in time, the need for special one off elements and resulting in a cost efficient but attention-grabbing elevational treatment.

Apartment sizes and layouts were developed to utilize an in-situ cast concrete frame with flat slabs and blade columns. Standardised 1, 2 and 3 bed layouts were co-ordinated to maintain a vertical symmetrical services and structural setout. This minimized offset concrete frame components and limited the different type of units, which result in easy duplication of the separate building elements and a seamless floor on floor construction process. Finishes and materials in the communal corridor and entrance areas were specified for their durability, robustness, and in case of damage easy and cost efficient replacement.



Construction of Bath House



Construction of Bath House



Construction of Lemonade Building cladding



Construction of Bath House balconies

Sustainability

Sustainability has been a key design driver on the project influencing strategic decisions right from the outset at Barking Central. This includes the building of the housing over the existing library structure, itself re-modelled as part of the development. As such there was minimal demolition waste on the site.

The contractor prepared a construction environmental management plan for the development that set out: the key environmental management responsibilities; the significant environmental aspects and the environmental review programme. In addition, the management plan showed the calculations and considerations undertaken to reduce energy consumption and carbon emissions for the whole development.

The scheme incorporates a sustainability strategy providing 10% renewables through the use of biomass heating, solar thermal hot water heaters, wind turbines and natural ventilation and night time cooling in the Barking Learning Centre. The scheme also has the technical capacity to connect to the 'Barking Heat Main' (which utilises waste heat from the Barking Power station) when this comes into effect.

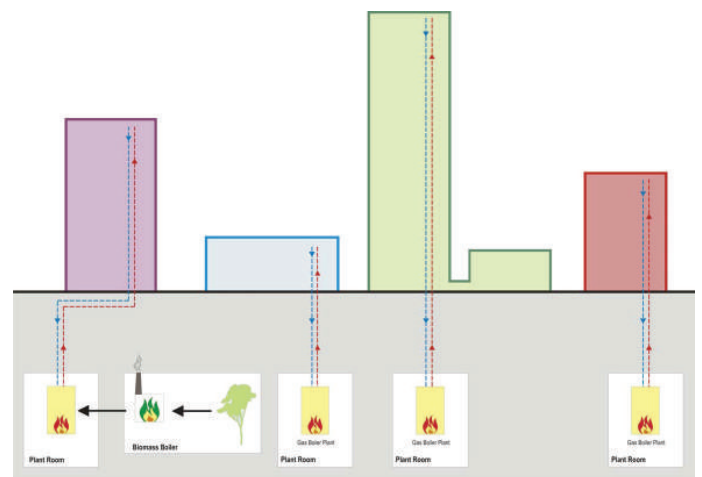
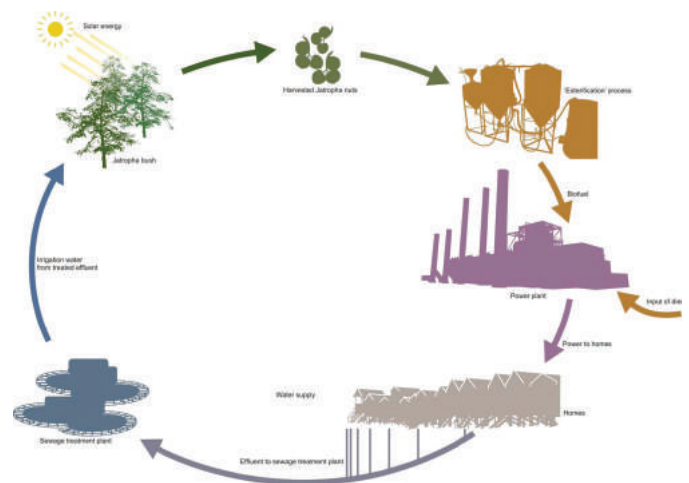
Consideration is given to the construction detailing and material choices of the scheme. The development has made prudent use of construction materials by sourcing FSC or PEFC-certified timber and utilise materials with a recycled content wherever possible. Windows are triple glazed as part of a highly insulated envelope, and 'Green' and Brown Roofs' are used to improve the ecological impact of the development, this is further developed by planting native species in the courtyard garden. These have provided a valuable habitat for Black Redstarts and other wildlife.

Water conservation is also addressed through the use of dual flush WCs, aerating taps and low-flow showers. Water meters were installed in all homes to encourage occupants to be aware of their water usage and so encourage conservation.

These measures have led to the scheme achieving an EcoHomes rating of 'very good'.

Contribution to reducing climate change

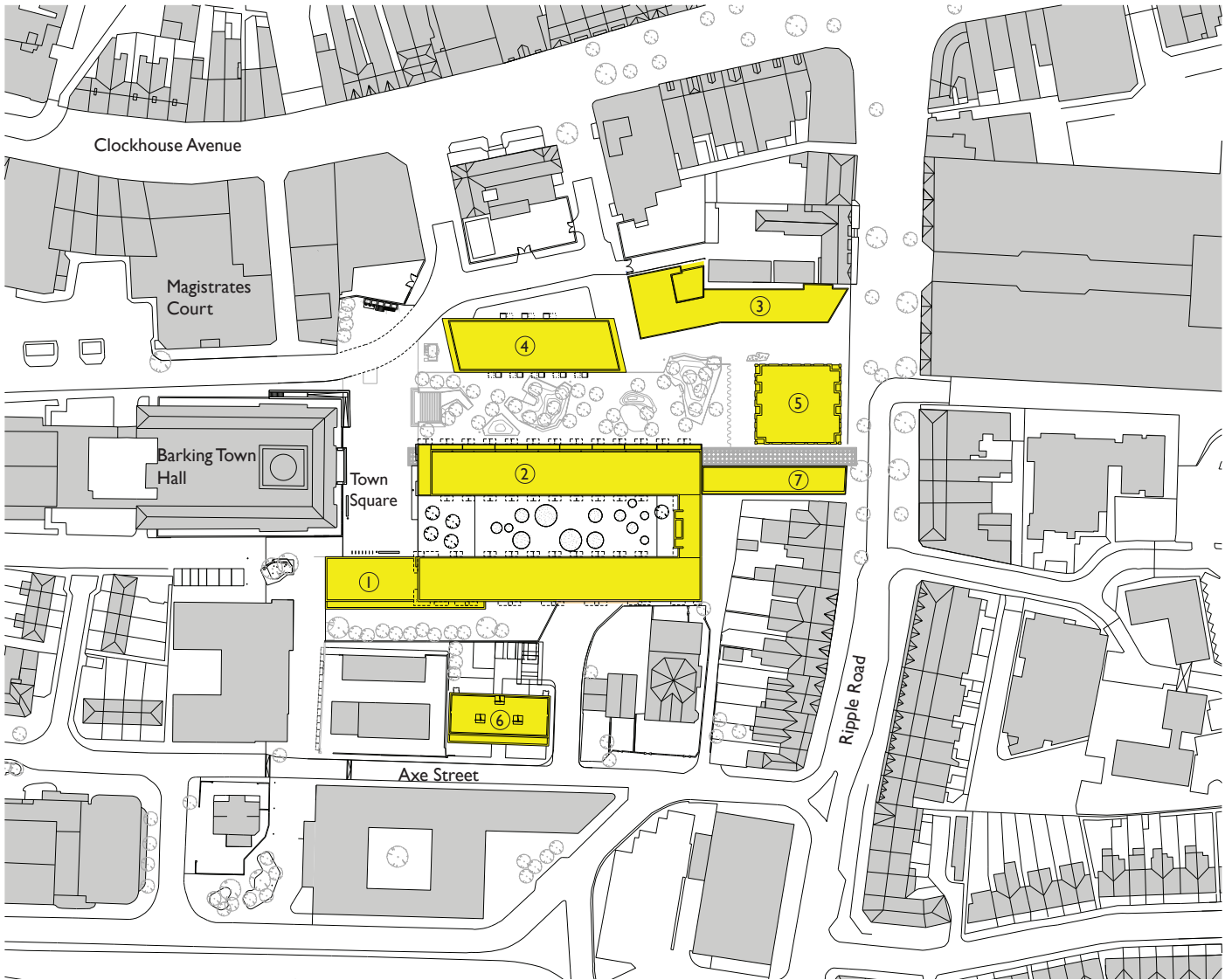
The project makes a contribution to reducing climate change in a variety of ways. Devised as a car-free project it makes the most of its proximity to the excellent transport connections Barking offers, green roofs assist with insulation whilst reducing flood risk in an urban environment, the buildings white colour helps to provide overheating and some of the flats have solar thermal renewable technologies. Phase II brings the addition of a purpose built bike storage facility.



Environmental management plan



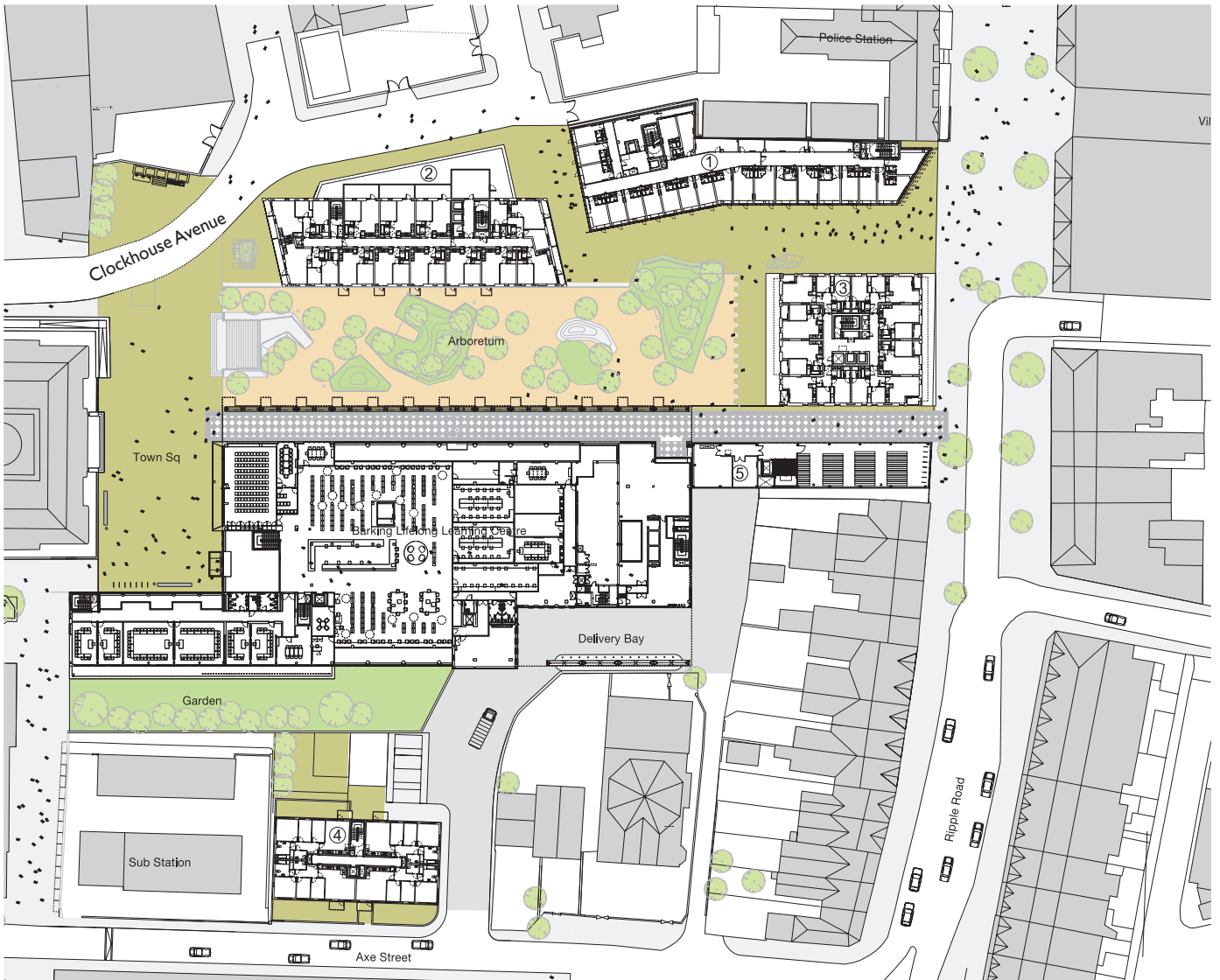
Green/sedum roofs



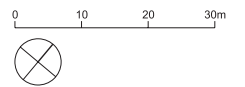
- KEY**
- 1 Barking Learning Centre
 - 2 Rope Works
 - 3 Piano Works
 - 4 Bath House
 - 5 Lemonade Building
 - 6 Axe Street
 - 7 Bike Shed

0 25 50m

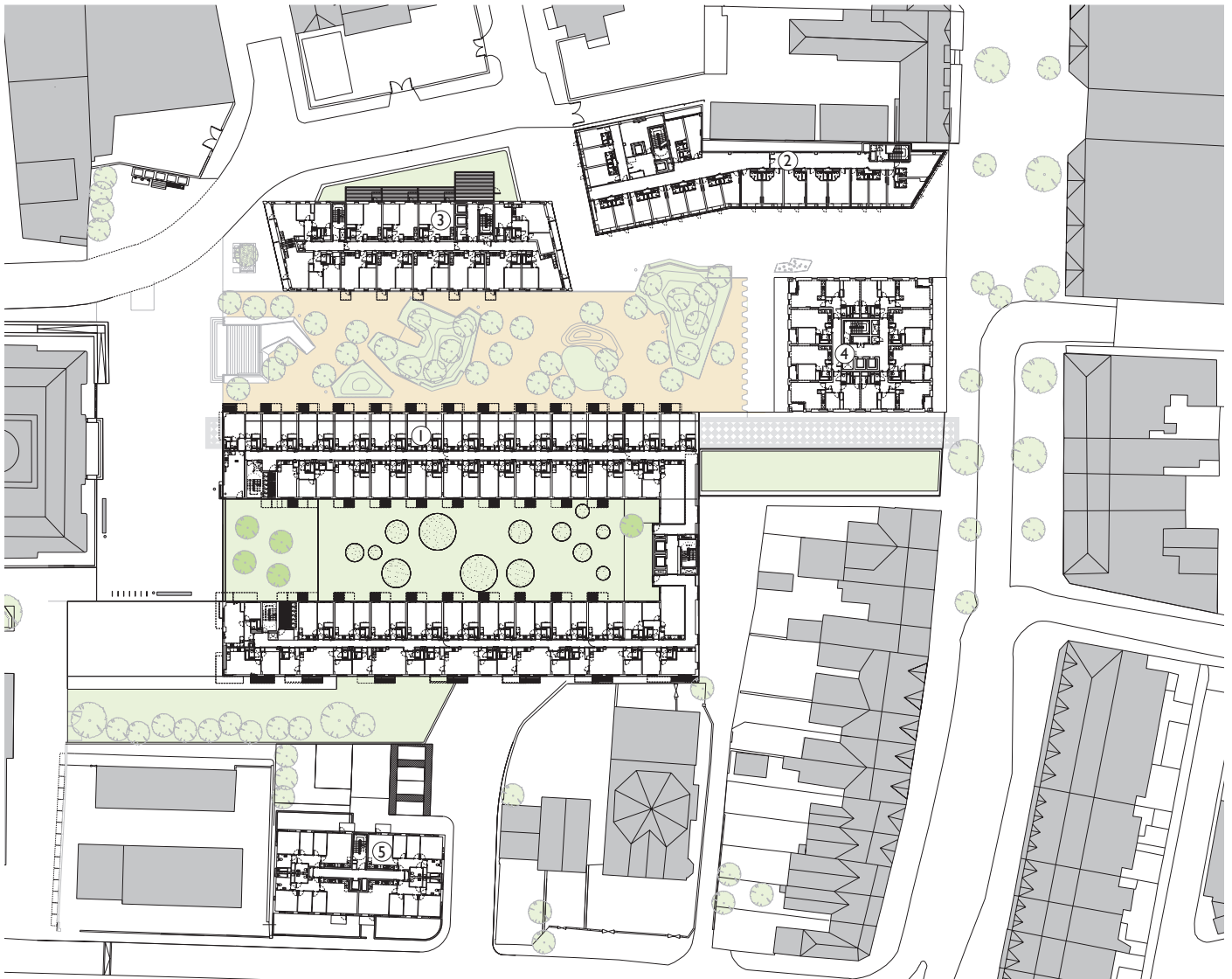




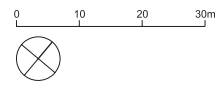
Barking Central ground floor plan



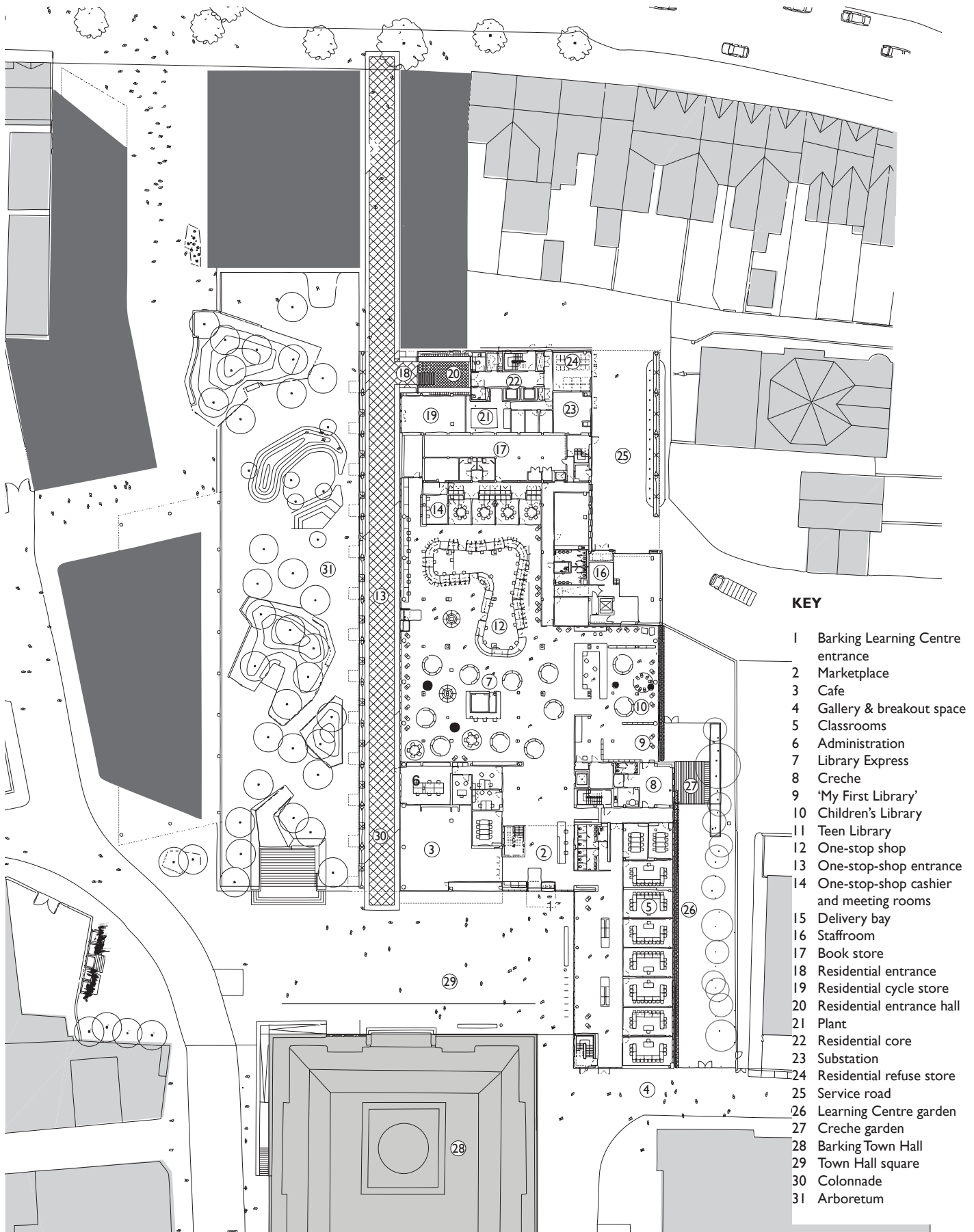
- KEY**
- 1 Piano Works
 - 2 Bath House
 - 3 Lemonade Building
 - 4 Axe Street
 - 5 Bike Shed



Residential typical floor plan



- KEY**
- 1 Rope Works
 - 2 Piano Works
 - 3 Bath House
 - 4 Lemonade Building
 - 5 Axe Street



KEY

- 1 Barking Learning Centre entrance
- 2 Marketplace
- 3 Cafe
- 4 Gallery & breakout space
- 5 Classrooms
- 6 Administration
- 7 Library Express
- 8 Creche
- 9 'My First Library'
- 10 Children's Library
- 11 Teen Library
- 12 One-stop shop
- 13 One-stop-shop entrance
- 14 One-stop-shop cashier and meeting rooms
- 15 Delivery bay
- 16 Staffroom
- 17 Book store
- 18 Residential entrance
- 19 Residential cycle store
- 20 Residential entrance hall
- 21 Plant
- 22 Residential core
- 23 Substation
- 24 Residential refuse store
- 25 Service road
- 26 Learning Centre garden
- 27 Creche garden
- 28 Barking Town Hall
- 29 Town Hall square
- 30 Colonnade
- 31 Arboretum

Library ground floor plan



Piano Works

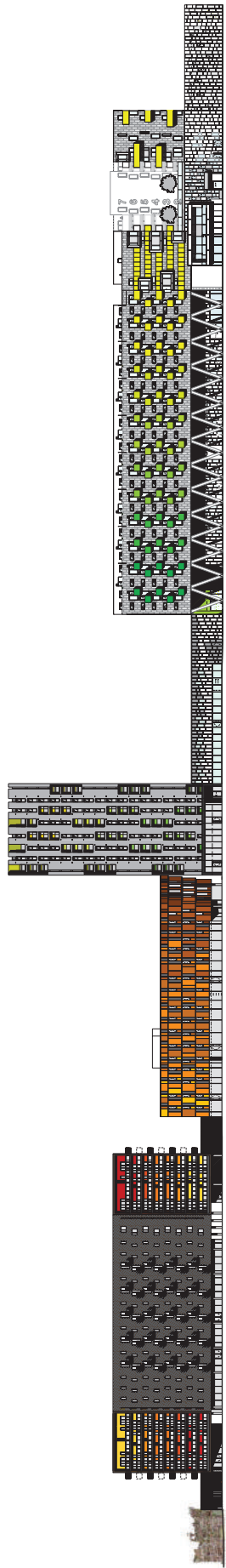
Bath House

Lemonade Building

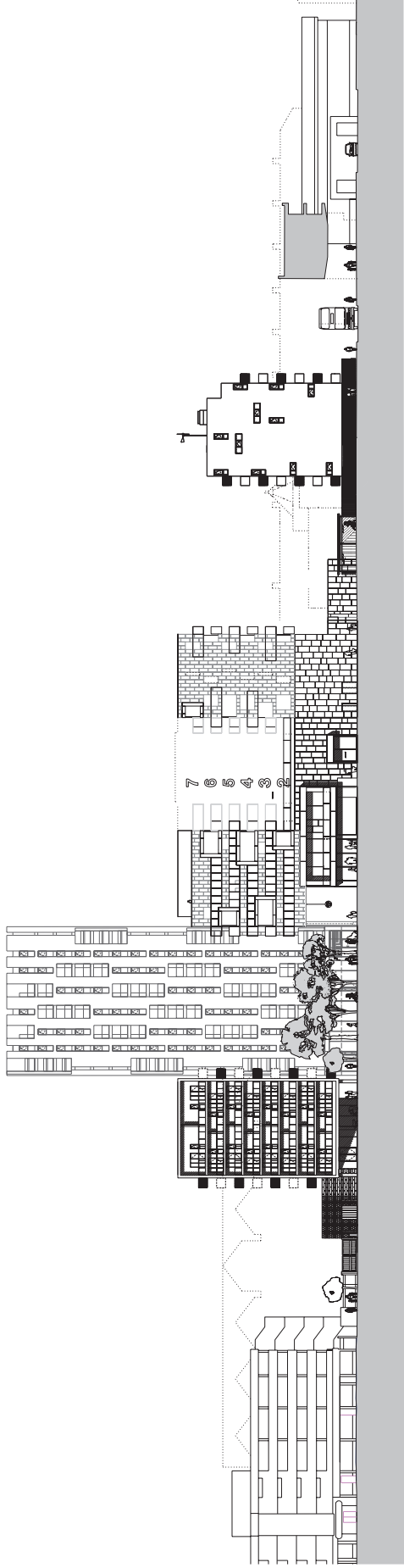
Axe Street

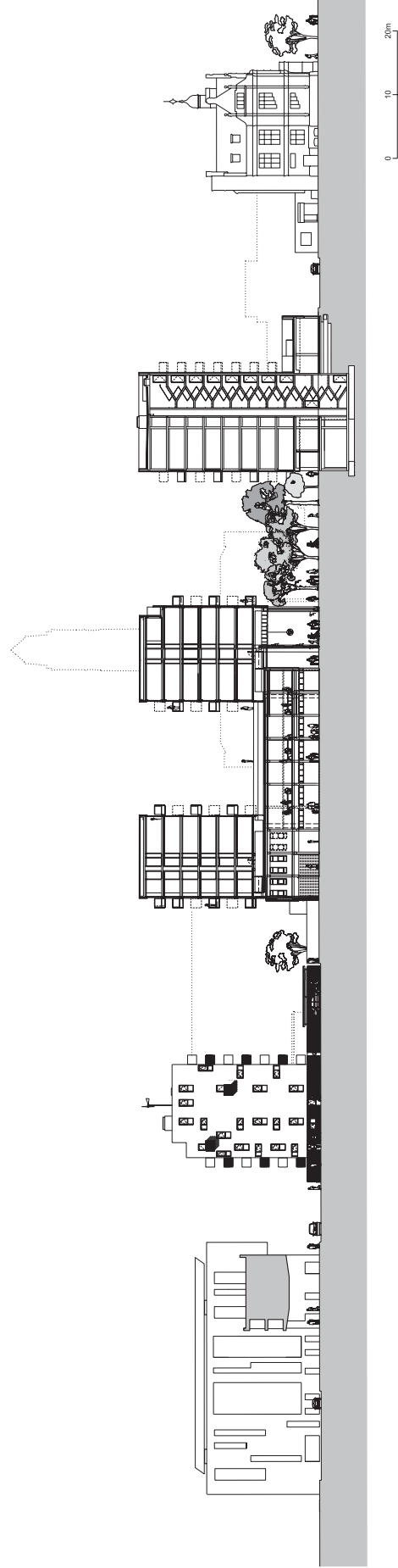
Various flat types



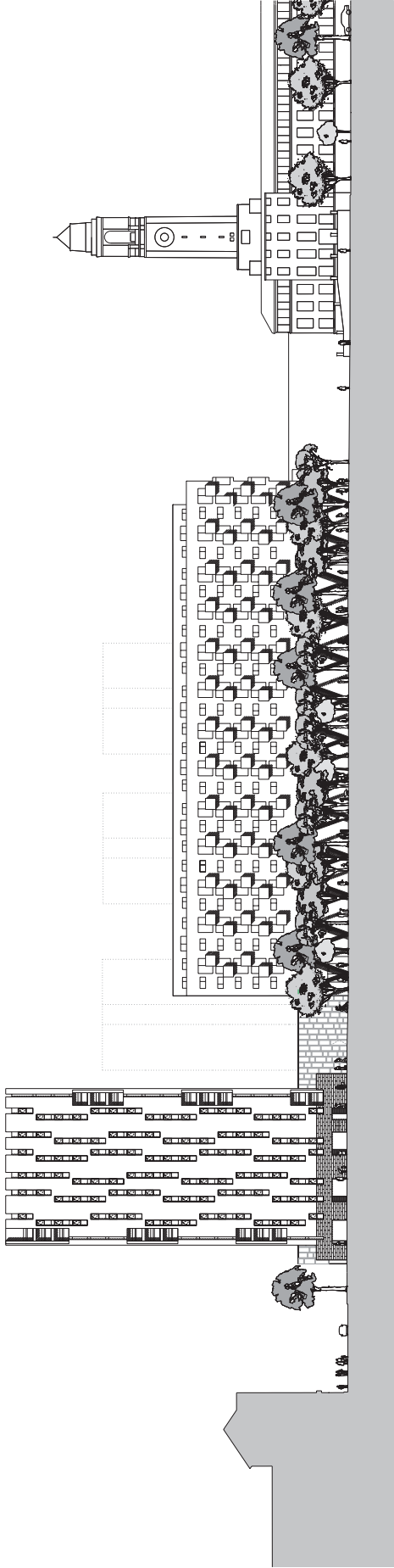
North Elevation of Barking Central



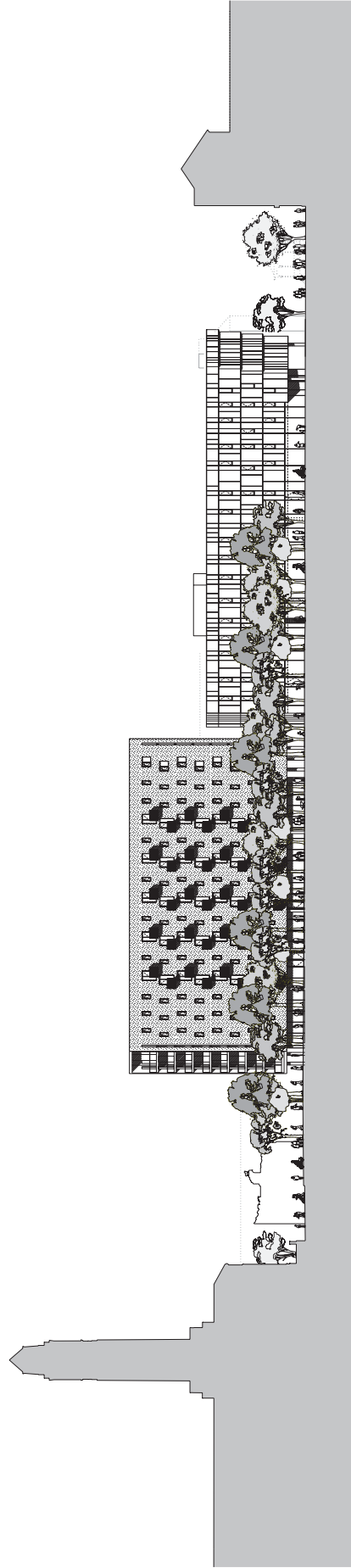
Section looking north through the arboretum



Section looking south through the arboretum



Section looking east through the arboretum



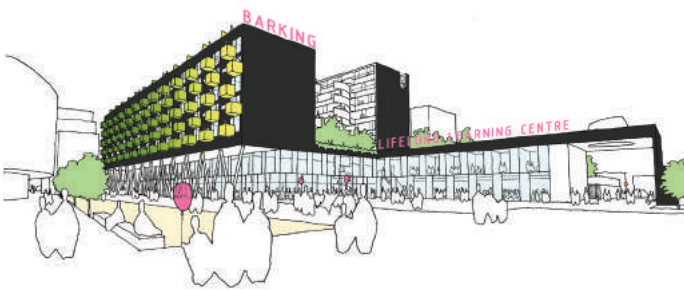
Section looking west through the arboretum

Barking Learning Centre Design Development : Exterior Concept Sketches

Skin

The development of traditional library into a life-long learning centre offering a much wider range of public amenities with ICT suites, conference facilities, a one-stop-shop, café, art gallery, classrooms as well as library facilities, was key to the urban strategy. This facility brought a new civic heart to the new Town Centre.

The key constraint of the scheme was the required retention of the structure of the existing library. The existing library was reconfigured and extended into a modern community building offering a much wider range of public amenities with ICT suites, conference facilities, a one-stop-shop, café, art gallery, classrooms as well as library facilities. All these uses now spill out into the town square.

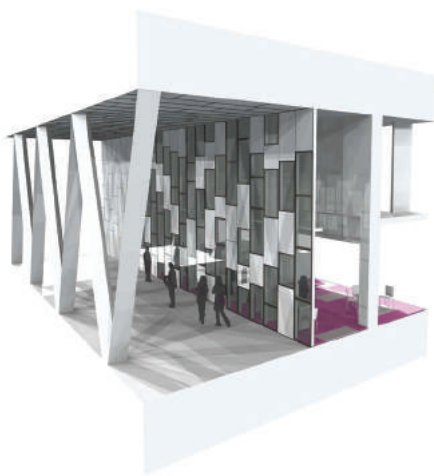


April 2004. Concept Sketch showing the 206 apartment scheme and two-storey library following Urban Catalyst's decision to increase the number of flats from 112

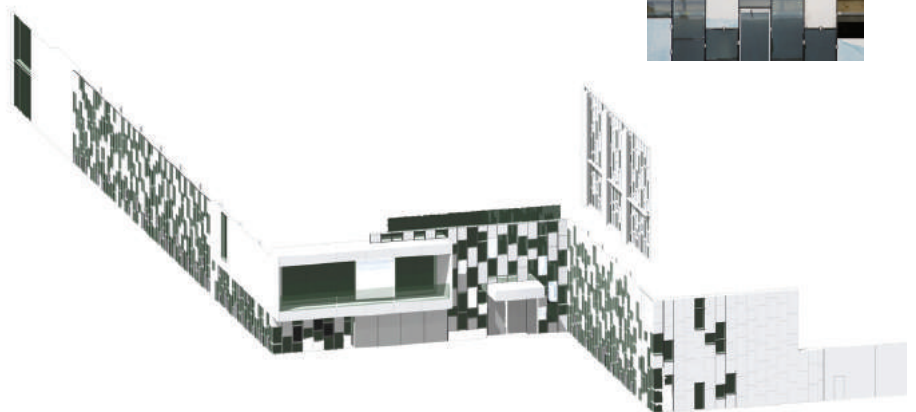
The distinctive façade of the library is a mosaic skin created from aluminium and glazed panels. This skin wraps around the façade of the new and old structure, to unite both forms. The façade was carefully designed using building regulation requirements to define the setting out and of the various panels to provide the required amount panels for insulation, ventilation, and natural light, whilst maintaining the appearance of transparency.

The library façade is punctuated by the canopy of the double-height reception area, helping orientate visitors and, on the first floor, a new large public room that cantilevers into the square. Inside the spaces are inspired by modern retail environments to create an informal atmosphere on the ground floor where wi-fi is provided to encourage use of the centre for pleasure and work by a diverse mix of the community.

This new public amenity began the transformation of this part of Barking into a lively area just off the high street. The library has seen a dramatic increase in users and is now open until 10pm, creating a community focus of activity in the town centre. By retaining the original 1970s library building and supporting the new housing above on a new concrete frame and transfer structure the density of the scheme has ensured a flow of people in the area throughout the night and day.



Perspective image showing design development of BLC mosaic skin. The contrast of the residential silver cladding and coloured balconies with the white of the garden elevations was influenced by the sculptures of Barbara Hepworth.



Perspective showing the extent of the BLC mosaic skin



Barking Learning Centre Design Development : Interior Concept Sketches

Inside the spaces are inspired by modern retail environments to create an informal atmosphere on the ground floor where wi-fi is provided to encourage use of the centre for pleasure and work by a diverse mix of the community.

The Barking Learning Centre offers a much wider range of public amenities with ICT suites, conference facilities, a one-stop-shop, café, art gallery, classrooms as well as library facilities.

AHMM persuaded the client to allow them to retain control of FF&E contract for the library – raising the standard to include bespoke furniture by leading contemporary designers.

This new public amenity began the transformation of this part of Barking into a lively area just off the high street. The library has seen a dramatic increase in users and is now open until 10pm, creating a community focus of activity in the town centre. By retaining the original 1970s library building and supporting the new housing above on a new concrete frame and transfer structure the density of the scheme has ensured a flow of people in the area throughout the night and day.



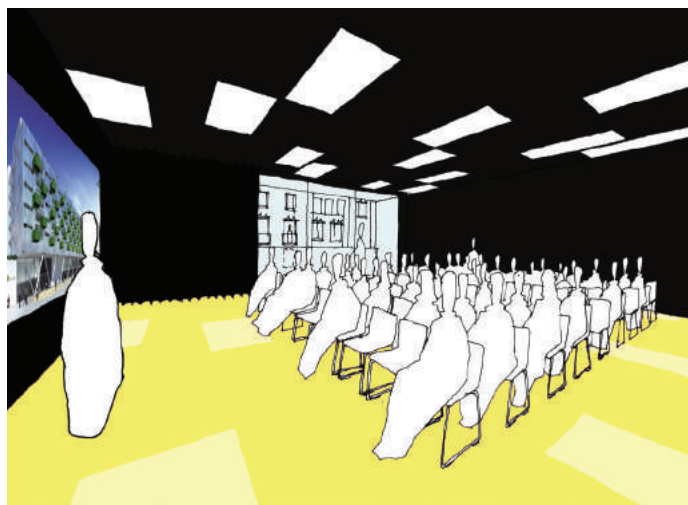
May 2005. Sketch of One Stop Shop showing 'sock desk', rubber floor finish and the ceiling system composed of Barrisol light panels, aluminium radiant panels and acoustic panels



May 2005. Sketch of BLC classroom



Sketch of the Gallery space with views out to Town Hall and outside square

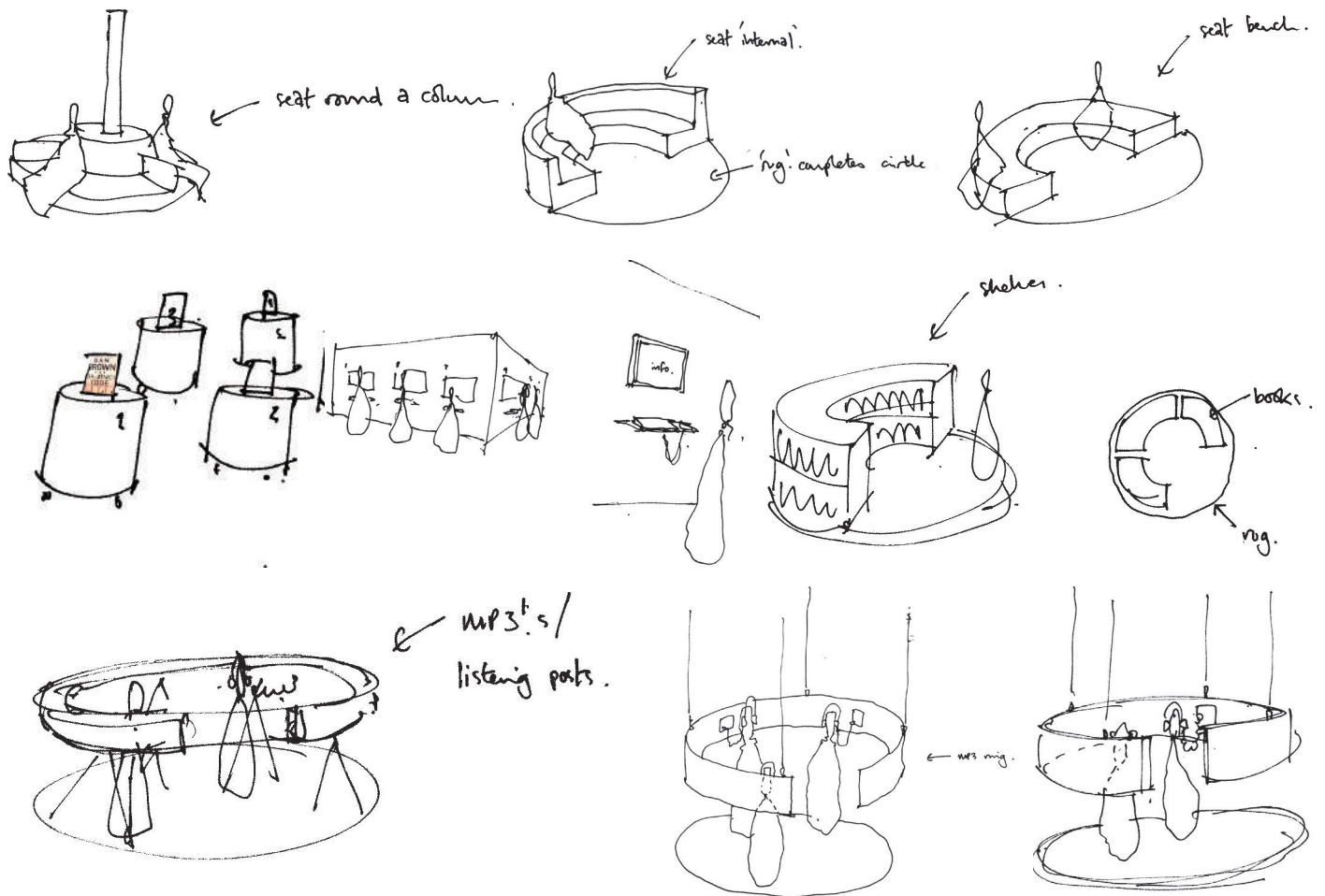


May 2005. Sketch of the BLC lecture theatre



May 2005. Sketch of the BLC market place showing the stainless steel main stair in the new double height entrance space

Barking Learning Centre
Design Development: Furniture Studies



AHMM sketches of the bespoke furniture for the Barking Learning Centre



Bespoke furniture design by Studio Myerscough



DVD & book bespoke shelves



Internal of the library

Rope Works Design Development: Exterior Concept

The Rope Works building sits on top of the structure for the BLC, and is further supported on a dramatic colonnade of V columns that run along the side of the public building forming an urban giant scale colonnade. The outer elevations of each building are clad in a mosaic of shimmering silver rainscreen punctured and animated with staggered balconies. The balconies are coloured green at the east end of the elevation shading to yellow at the west – inspired by the colours of R Whites who previously inhabited the site.

The six floors of residential accommodation is arranged around a sky garden, designed by Grant Associates. This space has been created on the roof of the Barking Learning Centre. The elevations surrounding this space change to a white self-coloured render with white balconies creating an unexpected and tranquil environment for residents in the heart of Barking, and to maximise opportunities for light and brightness in this space.

All of the new apartments in Barking Central are spacious with open-plan living and kitchen, and are fitted out to a high specification.



Red & Grey image of courtyard garden of the 246 apartments planning scheme



Barking Central sky garden



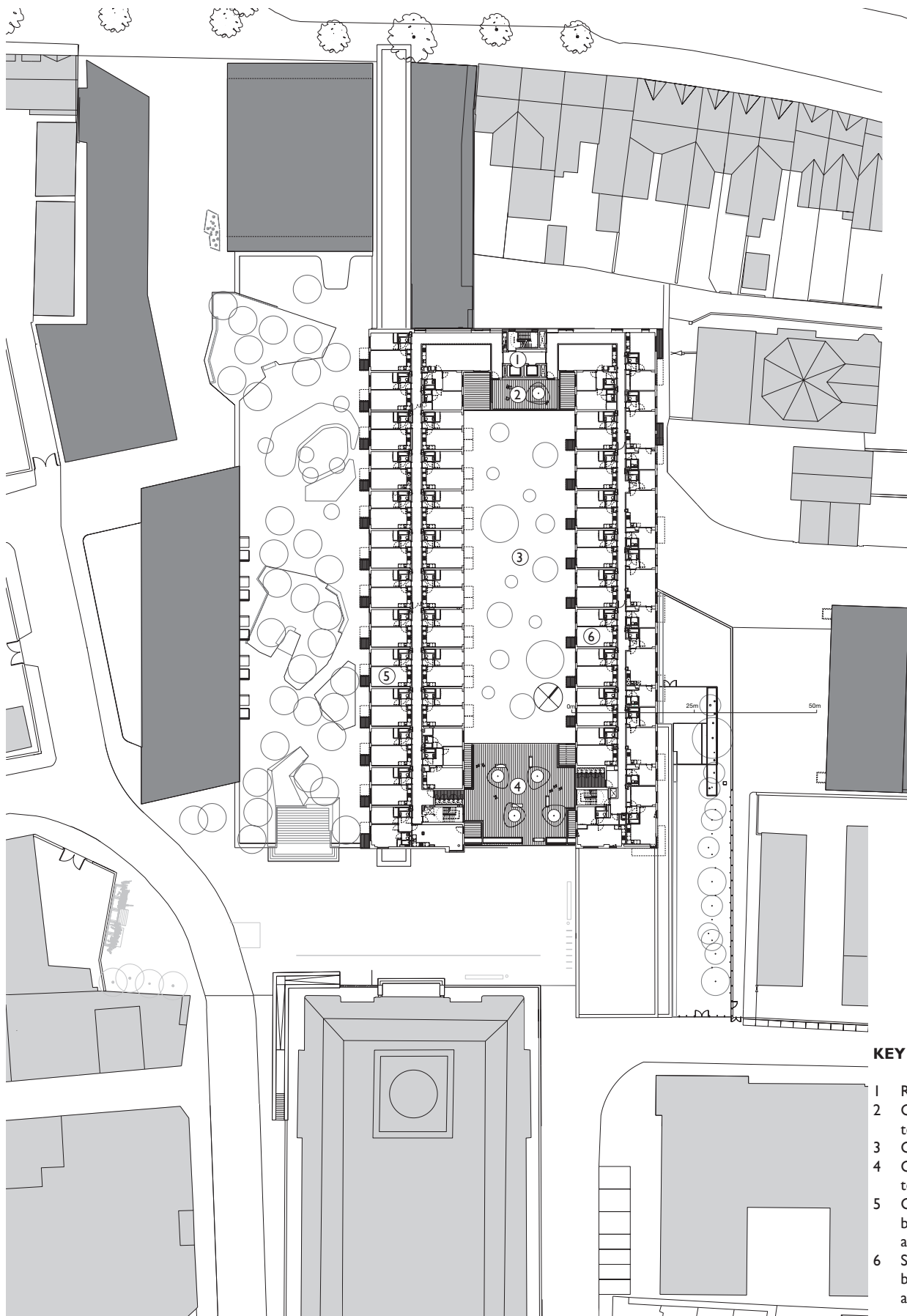
Model of Barking Central



Smoothed image of north elevation of the 246 apartments planning scheme



Rope Works projecting seasonal balconies

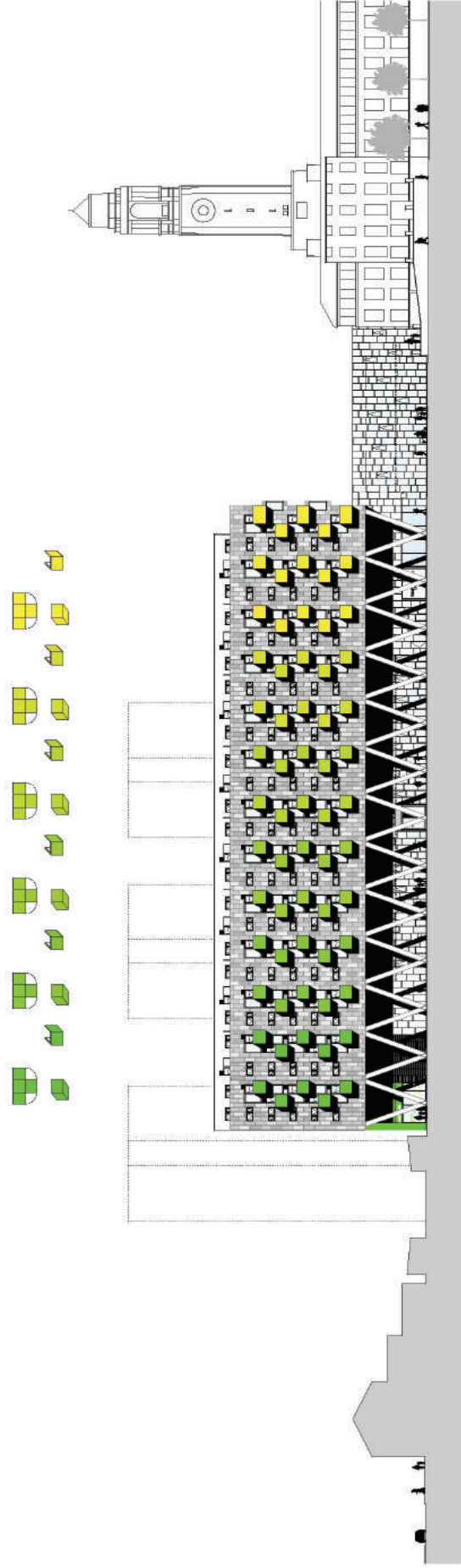


KEY

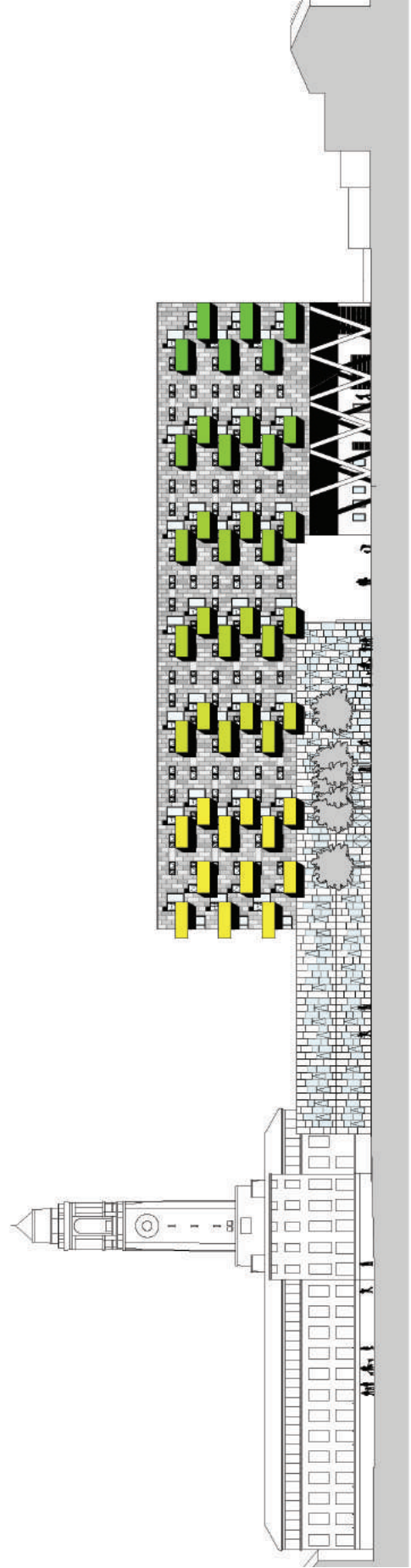
- 1 Residential Core
- 2 Communal decked terrace
- 3 Courtyard garden
- 4 Communal decked terrace
- 5 Cutmore (north block 1 & 2 bed apartments)
- 6 Schrier (south block 1 & 2 bed apartments)

Rope Works Second Floor Plan





Rope Works north elevation



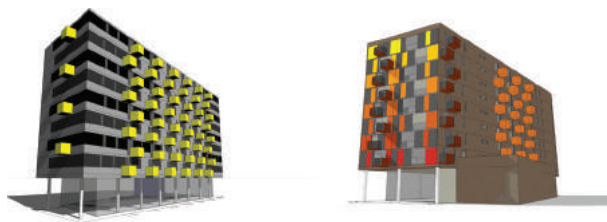
Rope Works south elevation

Bath House

Design Development: Textured Brick Studies

Bath House defines the north side of The Arboretum. The massing of the building relates to that of the BLC and Rope Works, to formally enclose the public space with buildings of a consistent datum.

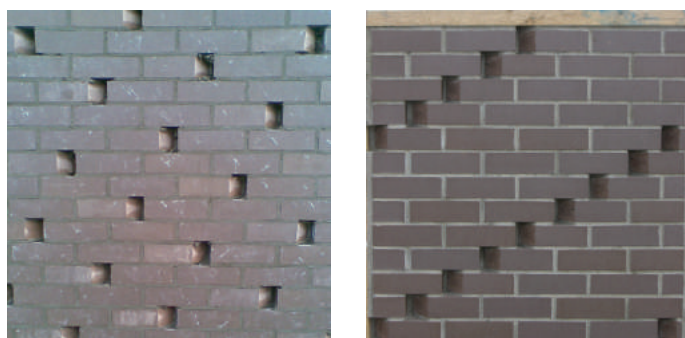
The building comprises eight storeys set on a ground floor plinth which accommodates 4 retail units. The upper storeys push out to form a covered walkway in front of the ground floor retail units, and to provide these units with a protected zone. Linear lighting is incorporated at the soffit edge to emphasise the linear dynamics of this space, and to accentuate the Town Hall/Ripple Road axis.



Sketch views exploring the proposed brick profile for Bath House

Brick was chosen for Bath House to provide a visual connection with the existing context of the Magistrate's Court, Police Station, and Town Hall, and also to provide a contrast to the large module smooth panels used opposite on Phase I.

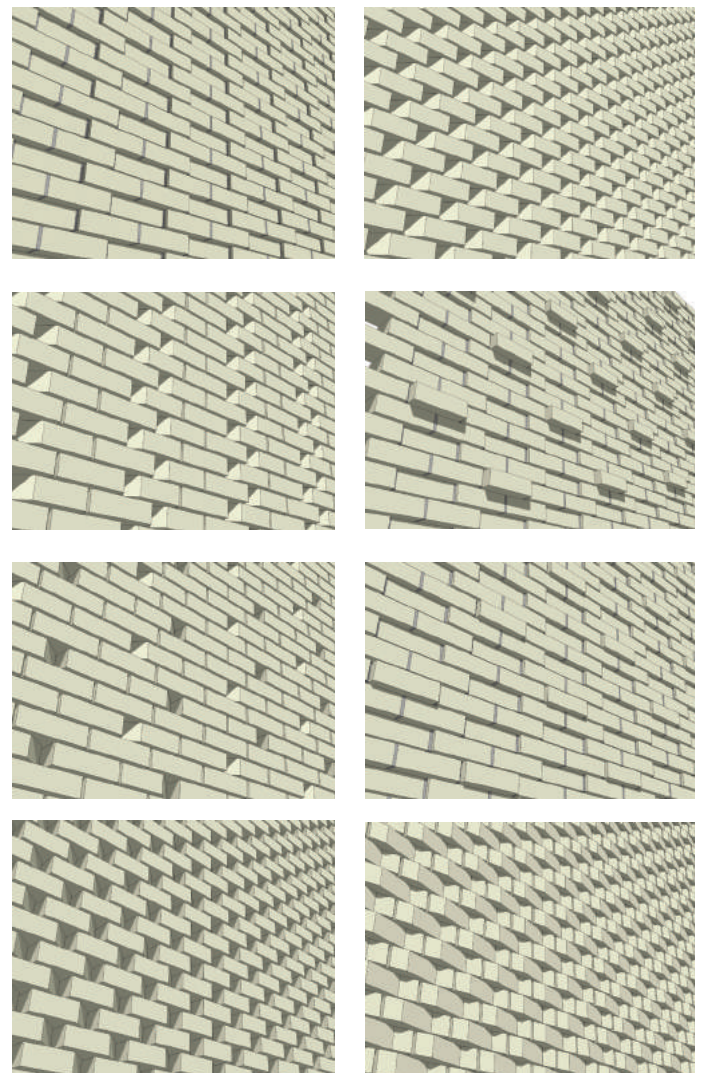
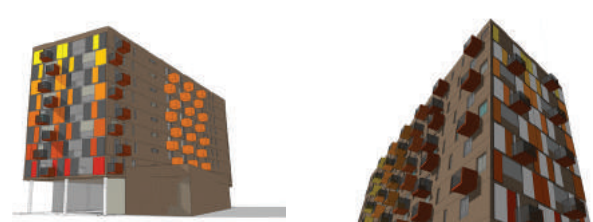
Each long elevation is clad in smooth Ibstock Cheddar Brown brick, which provides a crisp, modern look to the building. Given the scale of the facades, the design sought to incorporate texture and pattern to provide relief and interest. This was achieved by introducing a 'cant' brick (a standard special) every fourth brick in each horizontal course. The result is a relatively uniform pattern dappled across the façade. The pattern does have a slight bias toward the Town Hall as a subtle reinforcement of the axial dynamic of the Arboretum. Cants were omitted where they occurred on reveals to openings. Bricks underneath cants were specially extruded to have 2 holes instead of 3 to prevent early brick failure by frost attack at mortar filled hole. Coloured mortar was used to match the brick and further 'smooth' the elevations.



Proposed brick profile for Bath House

To the rear, the ground floor pushes out to maintain the street edge opposite the service access to the Magistrates Court. This civic relationship is recognised by a façade treatment of robust glazed tiles with interspersed colours.

The upper storeys contain 96 residential units comprising a mix of one and two bed apartments, most of which overlook the Arboretum and Town Square. Each has an external amenity space comprising projecting balcony or terrace (level 1 only) and there is also a communal terrace at level 1. Apartments are entered from the new pedestrian route between The Piano Works and Bath House.



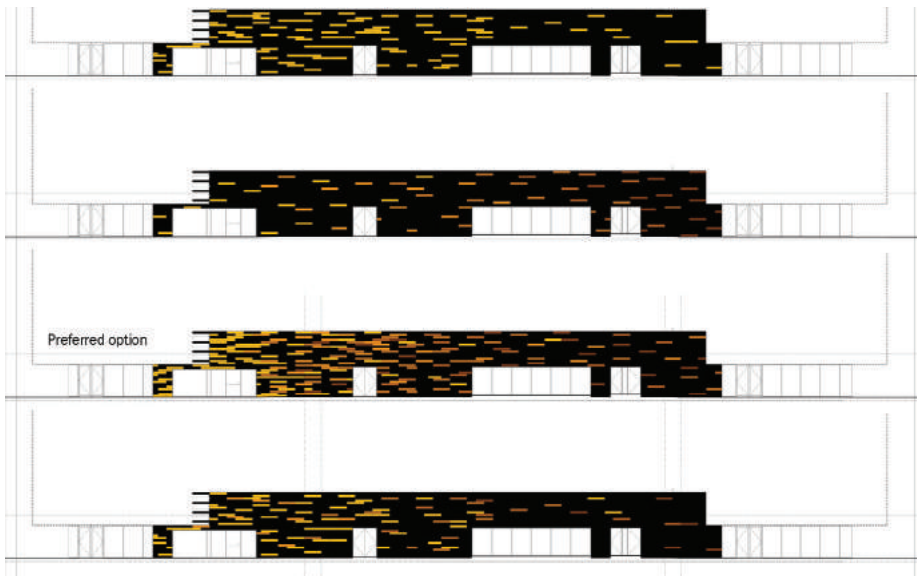
Sketch views exploring the proposed brick profile for Bath House

Bath House

Design Development: Skin

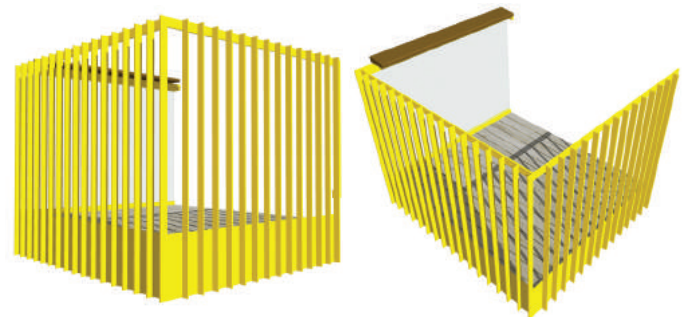
Skin

At each end, the brickwork returns to form a frame around recessed balconies, with special brick made to accommodate the angles at the building ends. These frames incorporate full width balconies which break down the large canvas of colour.

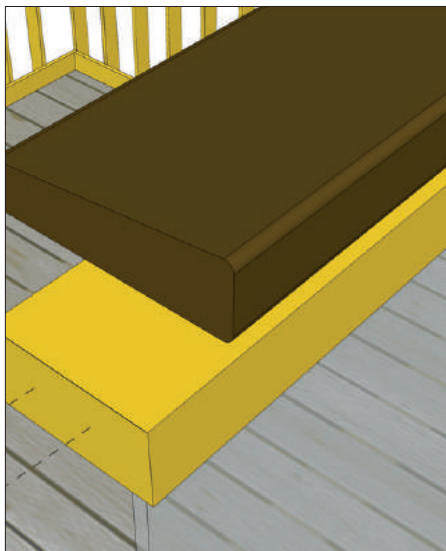


Balconies

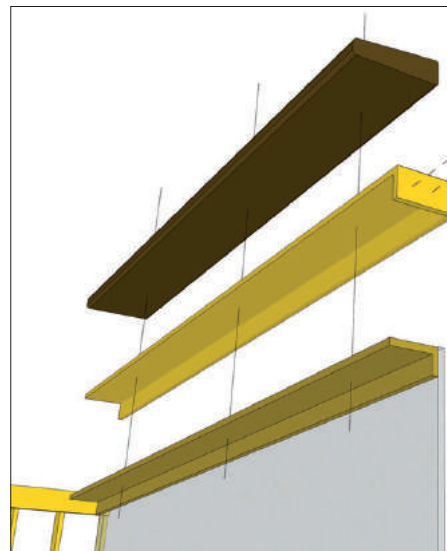
These elevations were then further articulated with the introduction of projecting balconies providing the amenity space to the residential units. The balconies 'hand' across the building to present the different aspects of the Arboretum, and are coloured to reflect summer to autumn foliage, taking inspiration from the Arboretum, and to follow the colour strategy for the entire public space. The brick compliments and enhances these colours.



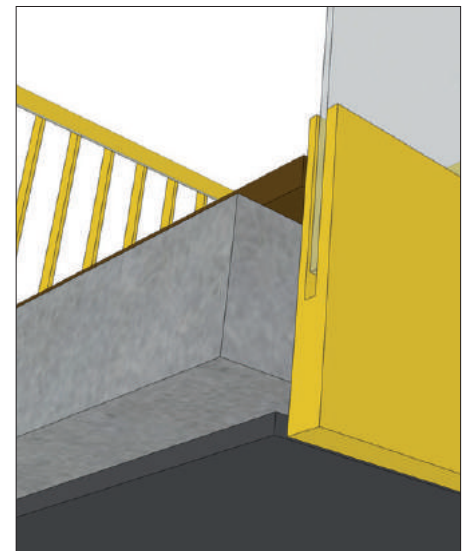
Sketch studies for the balcony design for Bath House



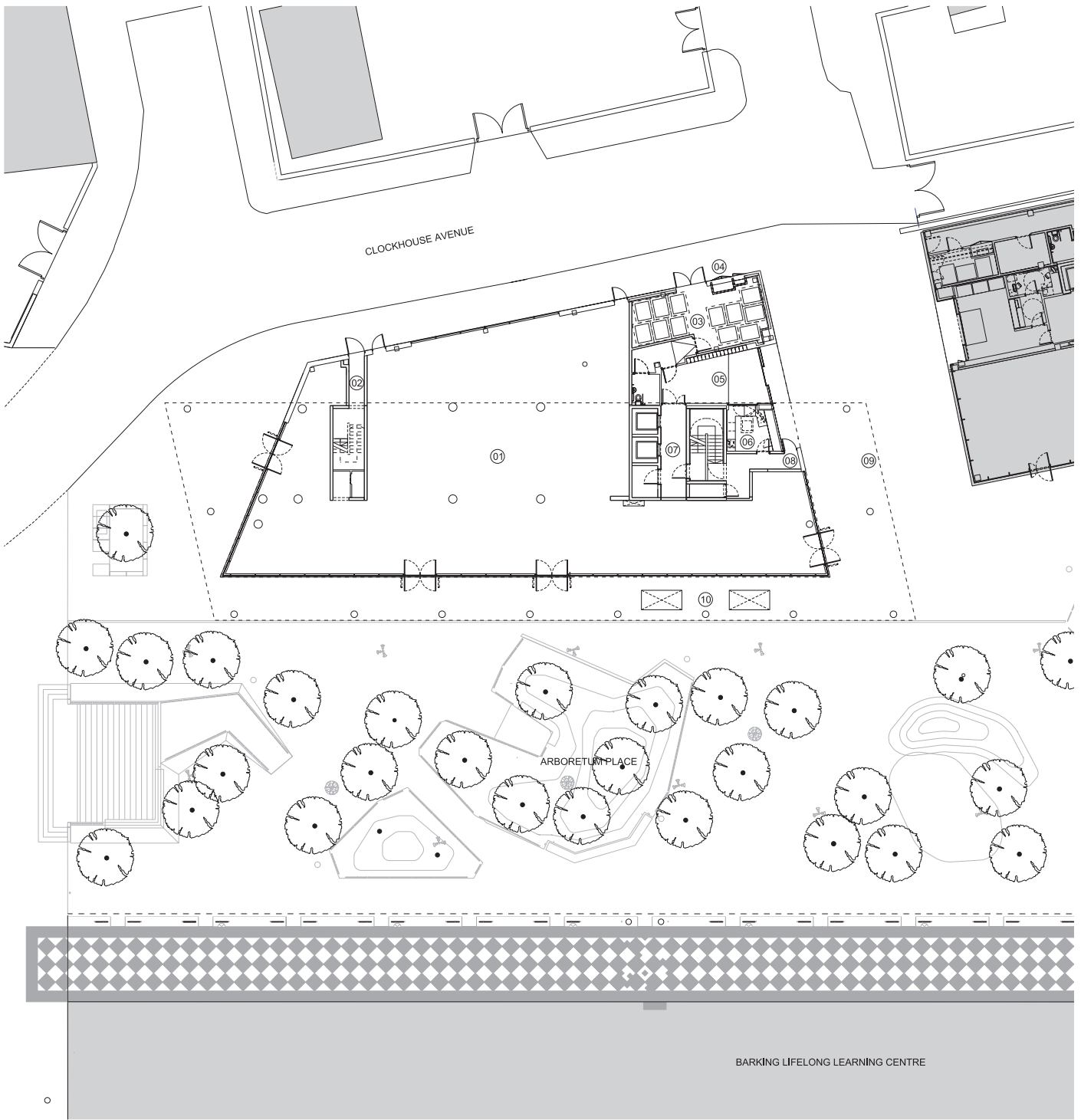
Timber ledge / clamping angel fixed back to brick facade



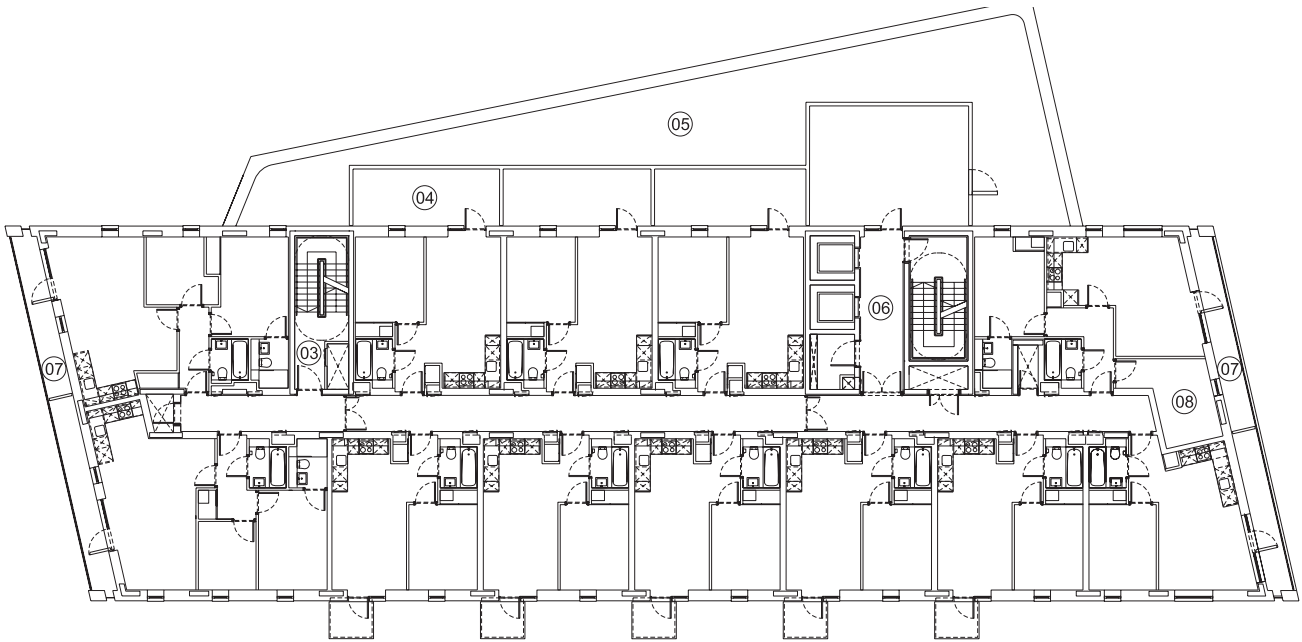
Timber ledge / clamping angel exploded



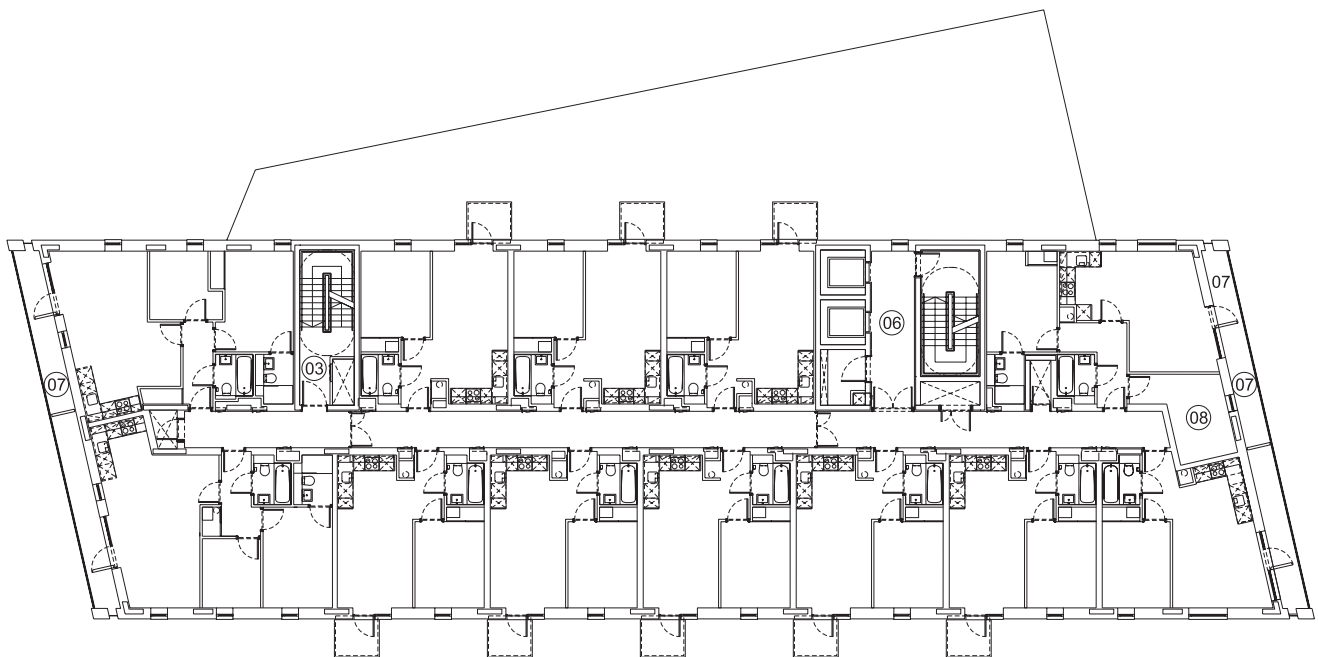
Prefabricated glass clamping angle fixed to slab



Bath House ground floor plan



Bath House first floor plan

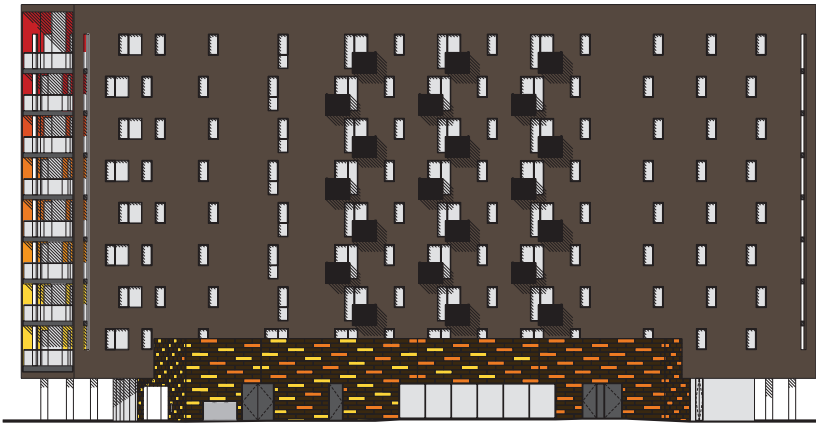
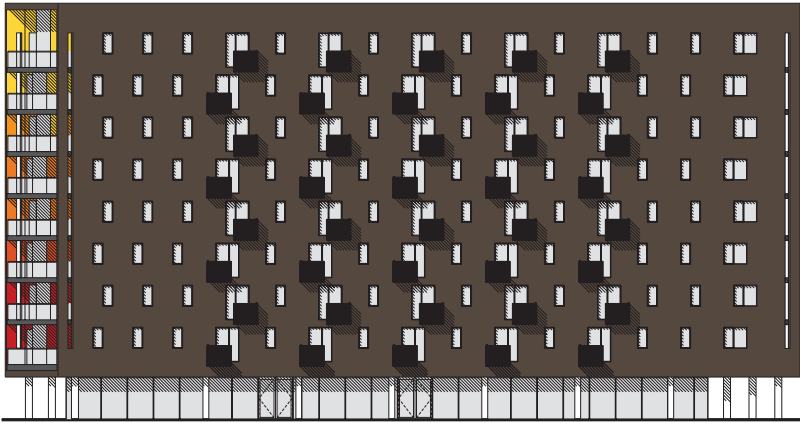


Bath House typical floor plan

0 5 10m

KEY

- 01 Plant space in basement
- 02 Fuel inlet pipes for biomass boiler
- 03 Secondary escape stair
- 04 Balconies to residential units
- 05 Sedum roof
- 06 Circulation core
- 07 Inset balconies to residential units
- 08 Residential units

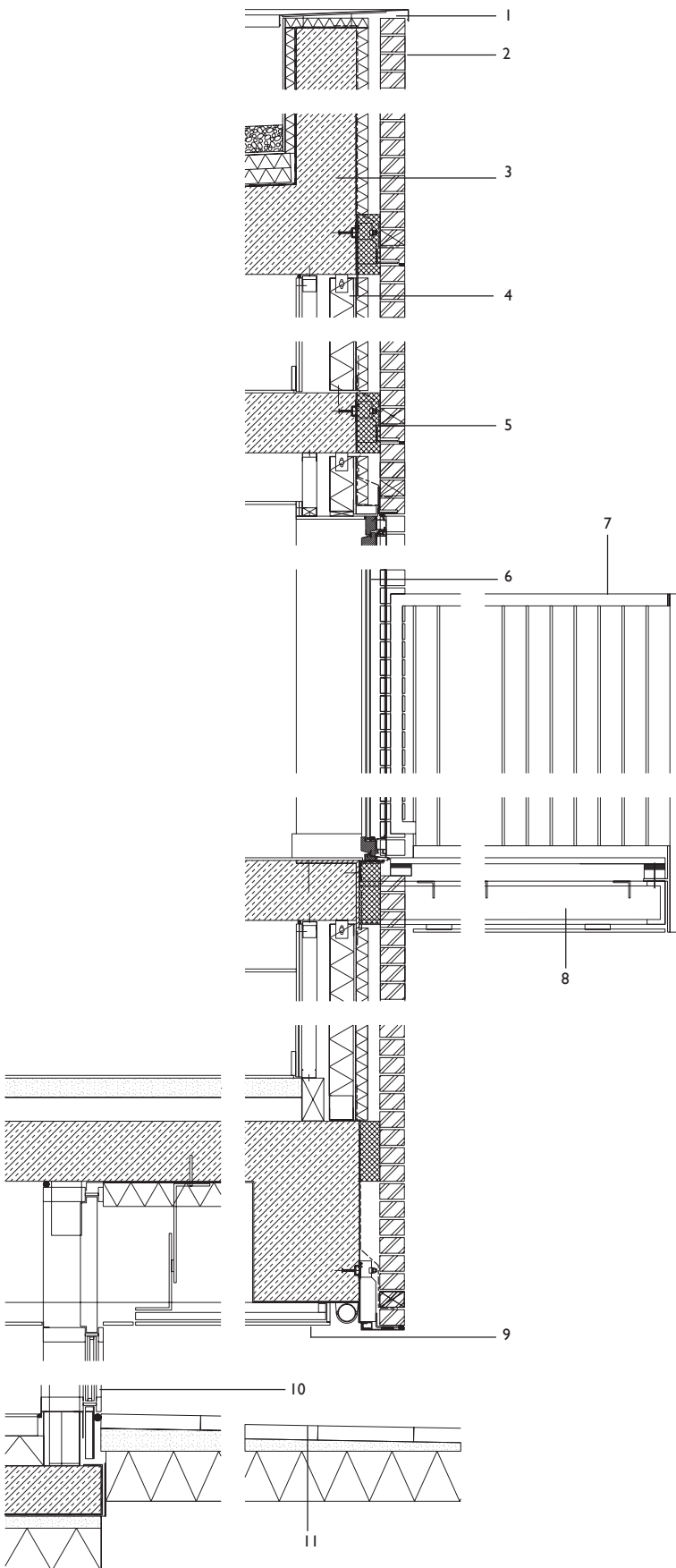


Bath House Elevation

0 5 10m

KEY

- 01 PPC aluminium coping
- 02 Ibstock Cheddar brown bricks
Standard special 'Cant' every 4th
brick. On s/s support system. Celotex
insulation. Air gap
- 03 Reinforced concrete upstand
- 04 SFS system with cement board
- 05 Fire stop
- 06 Leiab composite / door frame with PPC
metal externally & treated timber internally
- 07 Galvanised steel flat balcony
- 08 Cantilevered galvanised steel support frame
- 09 Cement board soffit with perimeter lighting
- 10 Thermally broken PPC curtain walling
system fitted with single glazed clear units
- 11 Granite paving to MUF details



Detailed vertical section through Bath House envelope 1:25

Lemonade Building

Design Development: Exterior Concept Sketches

Skin

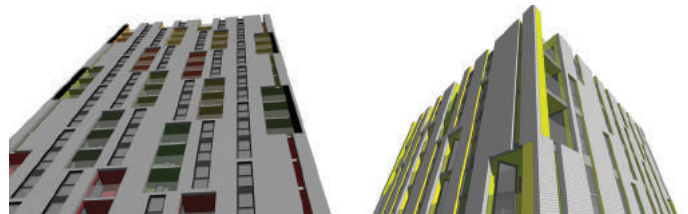
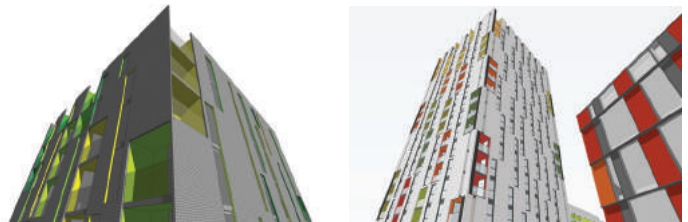
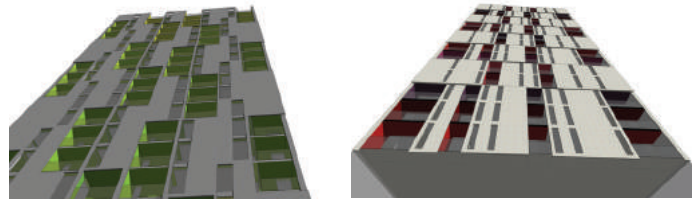
The Lemonade Building sits between Bath House and the Rope Works terminating the view of the Arboretum. The height of the building responds to the height of the tower of the Town Hall at the other end of the Arboretum, whilst providing a signal representing both the heart of the town centre and it's regeneration.

At ground floor level the building accommodates 4 commercial units, enabling the terrace of retail units along Ripple Road to continue, and providing an active edge to The Arboretum.

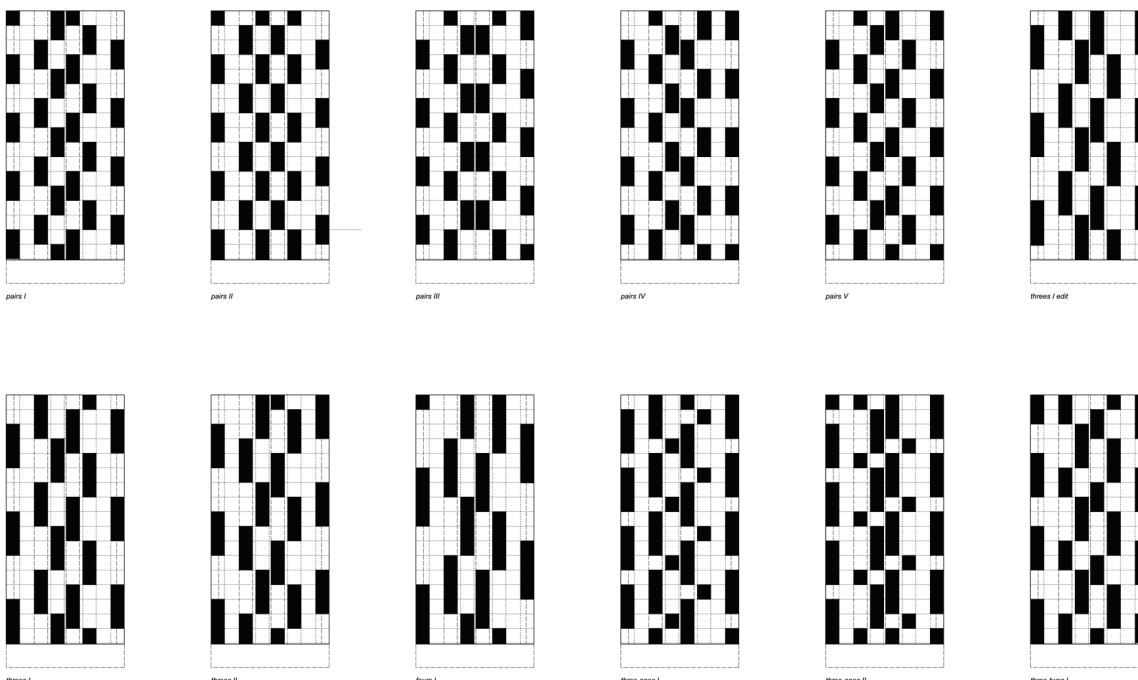
The building accommodates 68 x 1 bed and 68 x 2 bed apartments over 17 floors.

The building is clad in smooth grey brick which unites the brick of the neighbouring civic buildings and Bath House together with the envelope of the Rope Works. The brick elevations are punctured with windows and balcony recesses. The composition of these was carefully developed to provide a vertical and dynamic emphasis to the building.

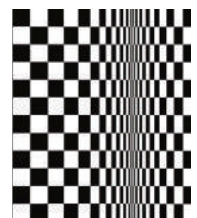
The balconies and windows emerge at the top of the tower through the brick facade providing further vertical articulation, to the roofscape. The recesses incorporate colour to articulate the punctures, which relates to the colour strategy for the neighbouring buildings surrounding the Arboretum.



Studies into the articulation of the Lemonade Building façade



Bauhaus Textile

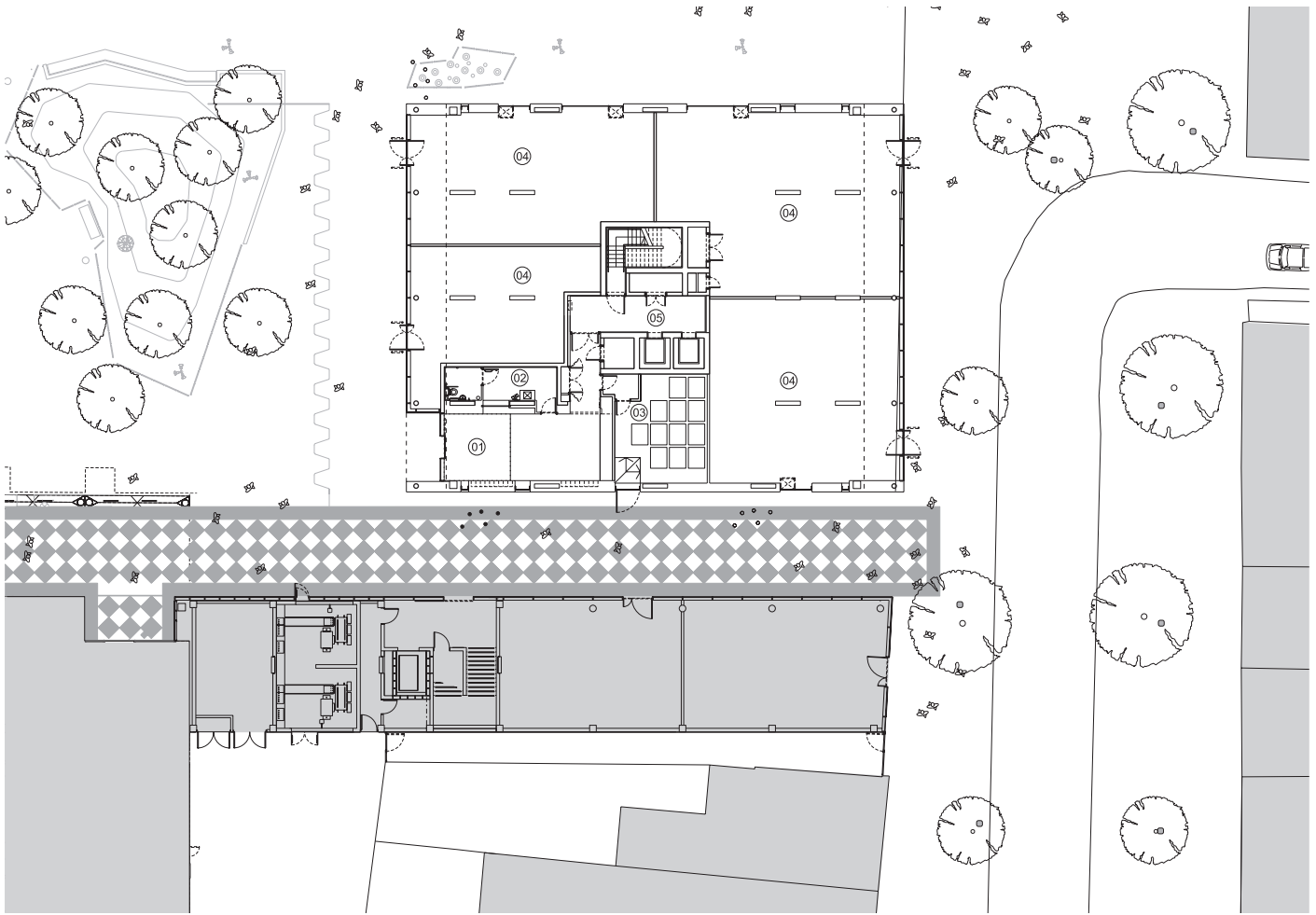


© Bridget Riley



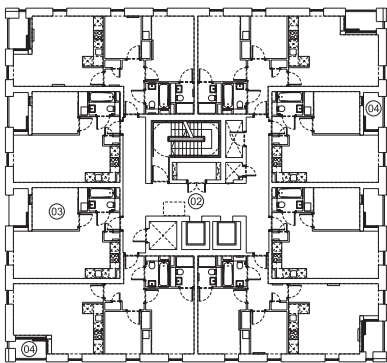
© Dan Flavin

Early investigations and reference images for the composition of the elevations to the Lemonade Building

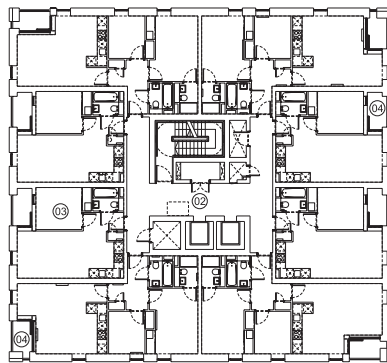


Lemonade Building ground floor plan

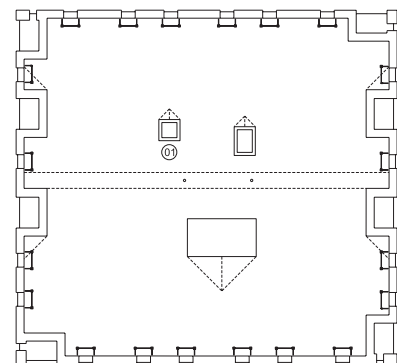
- KEY**
- 01 Entrance Lobby
 - 02 Concierge
 - 03 Bin Store
 - 04 Retail Unit
 - 05 Circulation core



Floor 05
Floor 11
Floor 17



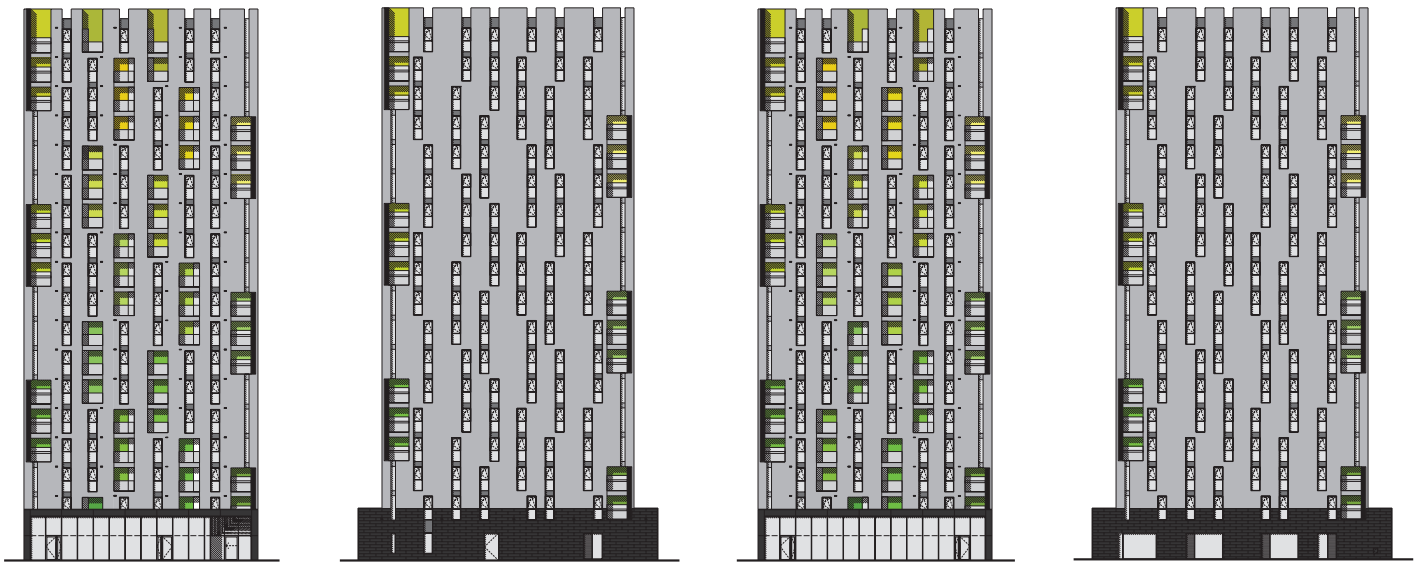
Floor 06
Floor 12



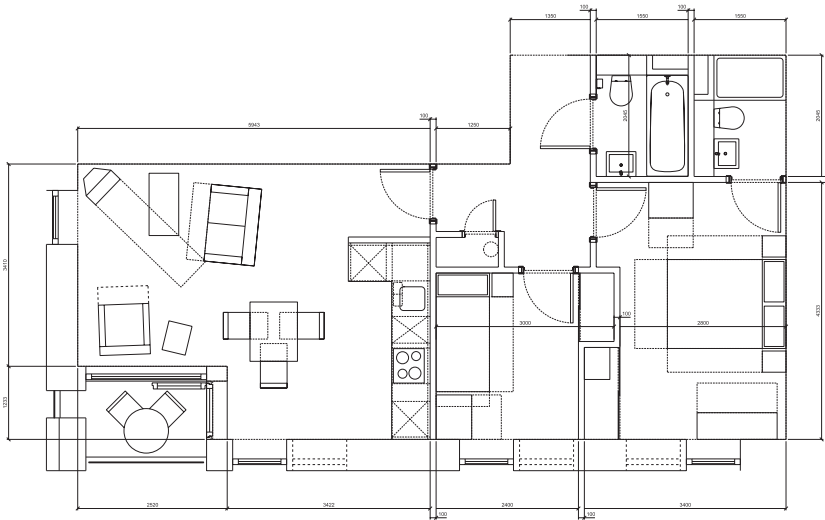
Roof Plan

- KEY**
- 01 Maintenance access
 - 02 Circulation core
 - 03 Residential Units
 - 04 Inset balconies to residential units

Lemonade Building typical floor plans

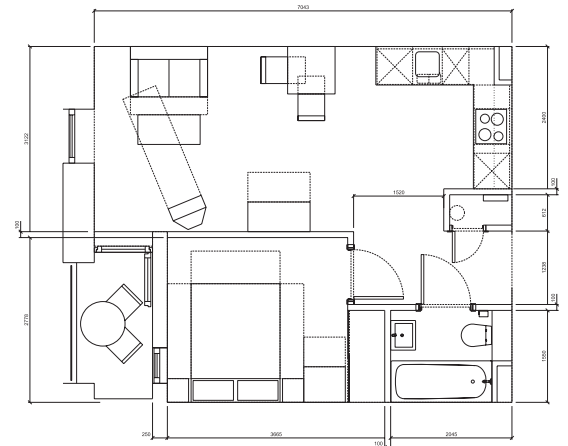


Lemonade Building Elevation



Net Internal Area = 61.7m²
Balcony Area = 2.9m²

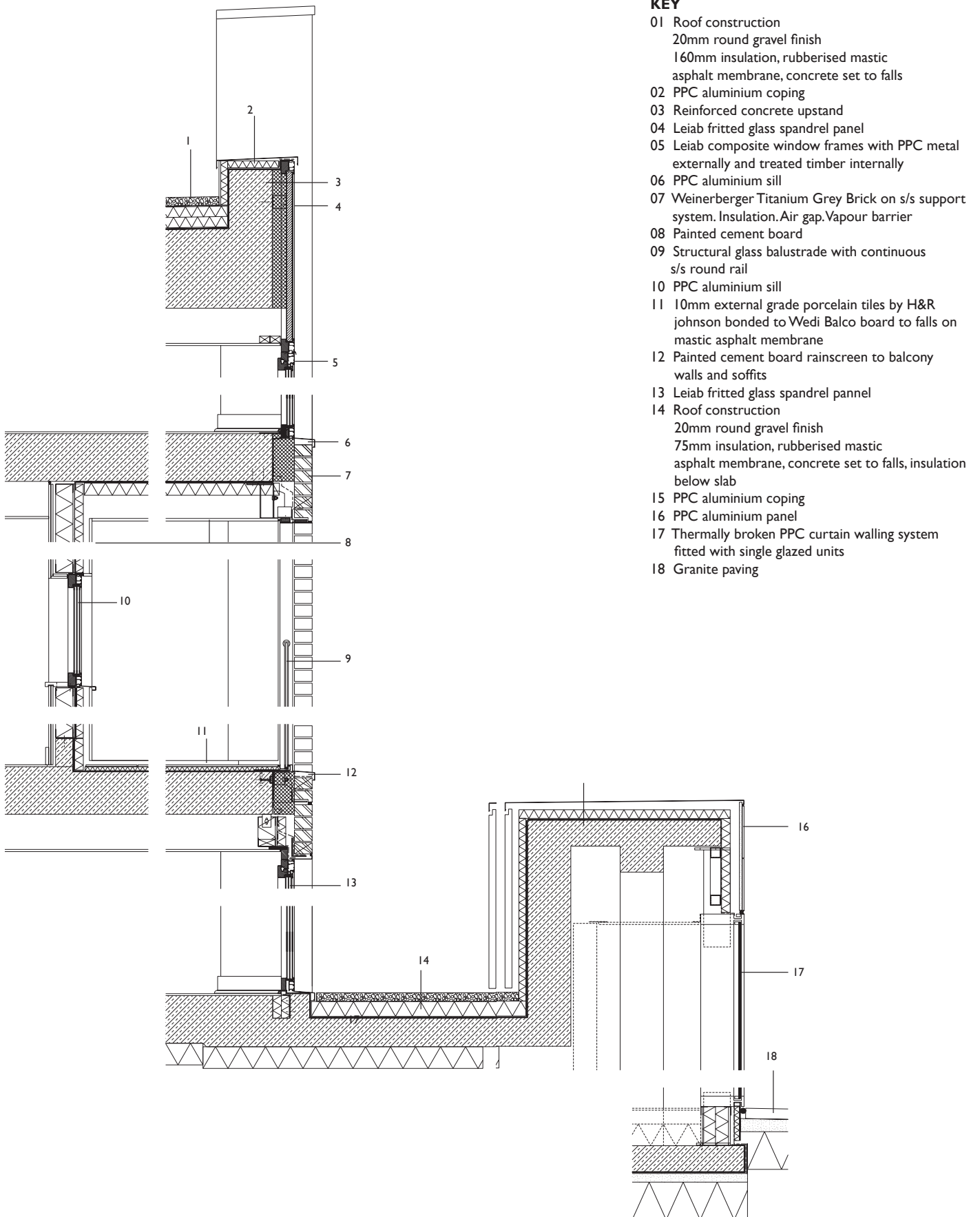
2 Bed Flat Type



Net Internal Area = 38.8m²
Balcony Area = 3.1m²

2 Bed Flat Type

Lemonade Building detailed floor plans



Detailed vertical section through the Lemonade Building envelope 1:25

Piano Works Design Development: Exterior Concept Sketches

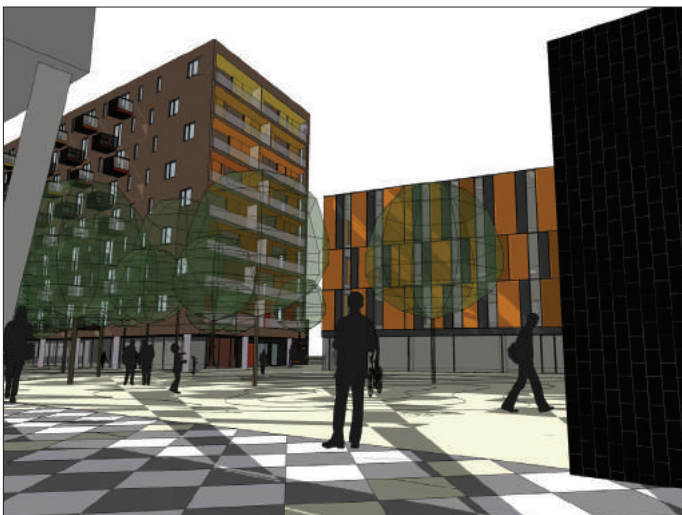
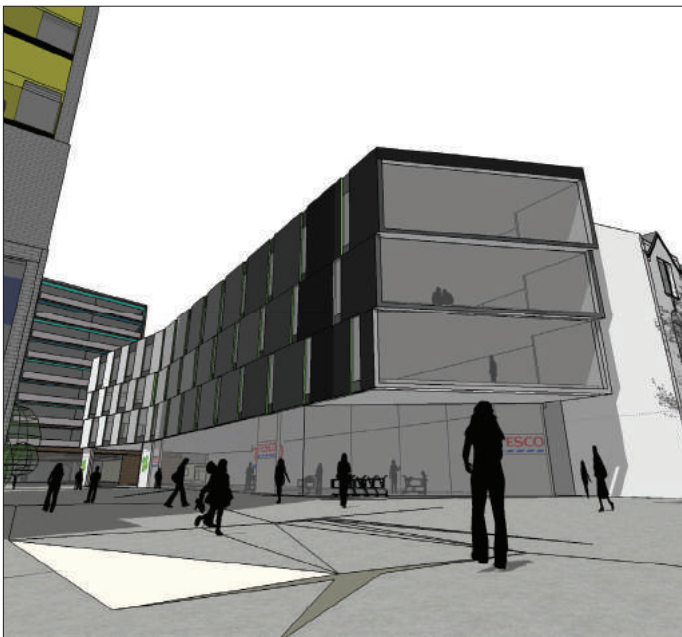
Skin

The Piano Works was originally designed as a Commercial (office) Building. Late on in the development of the Masterplan, the brief changed to incorporate a 66-bed budget hotel.

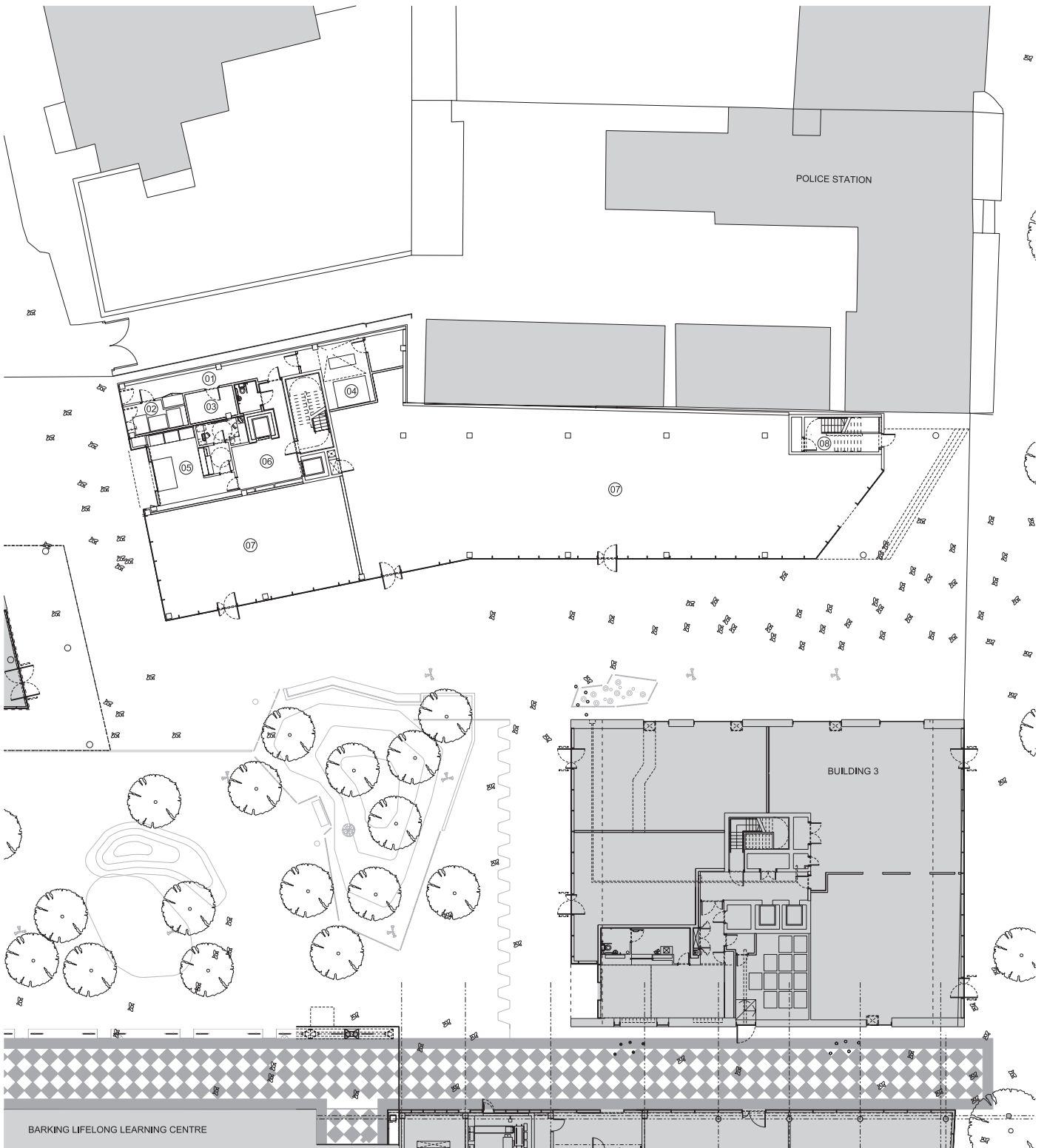
The building sits between the existing Police Station and The Lemonade Building on the Ripple Road frontage.

Its form was carefully considered to address the necessity to complete the urban block to which it is joined as well as funnel pedestrians into the new development.

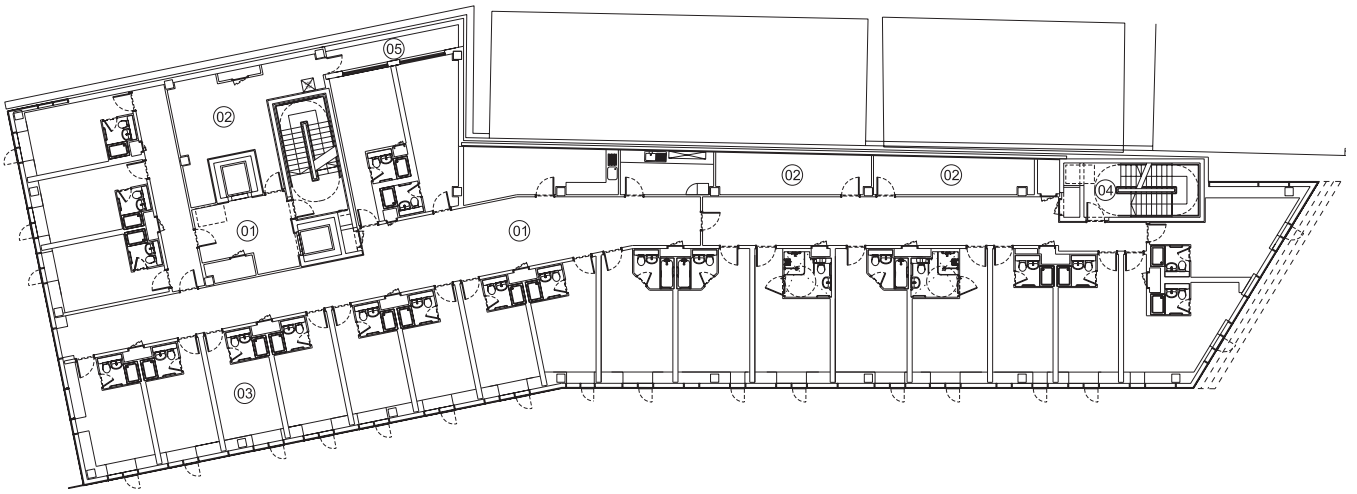
The tones of its cladding also attempt to respond to its impressive civic neighbours. The façade formed of a smooth skin of solid panels, together with opening lights, gives a variegated cladding to the arboretum.



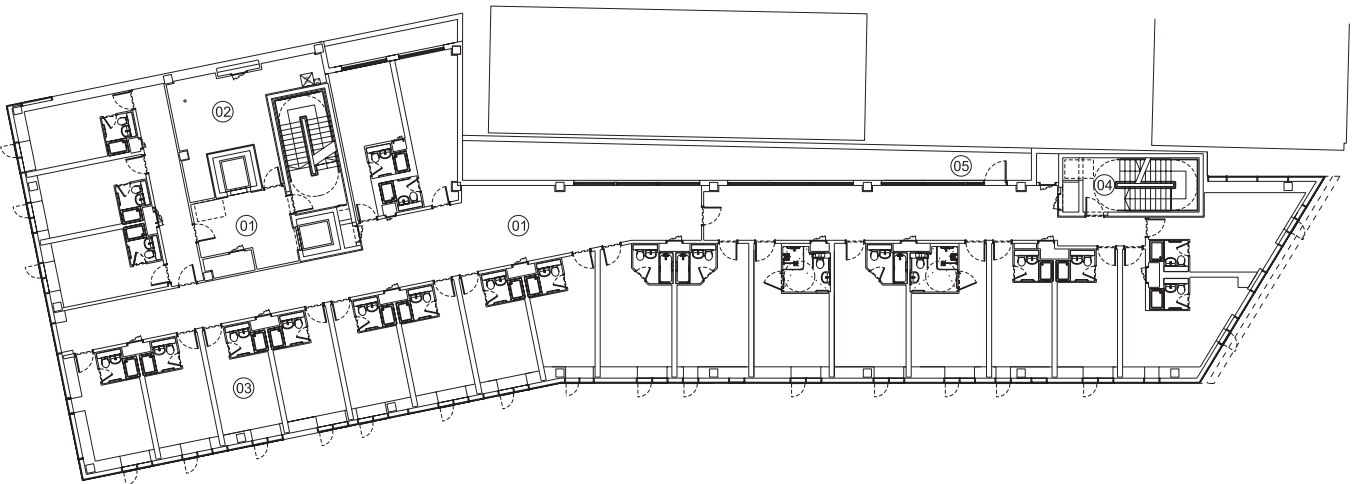
Piano Works concept sketches of exterior skin



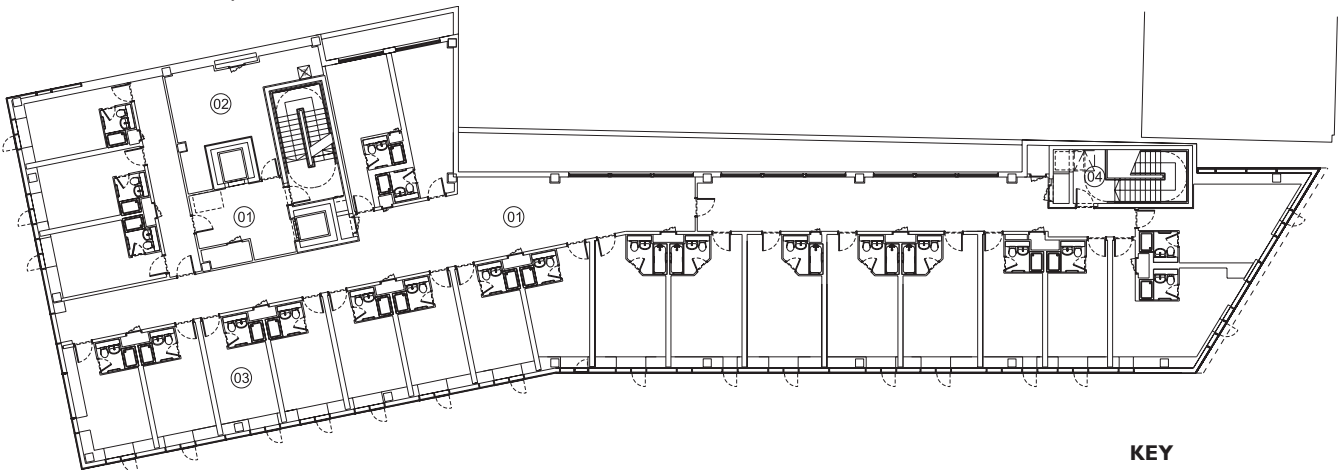
Piano Works ground floor plan



Piano Works first floor plan



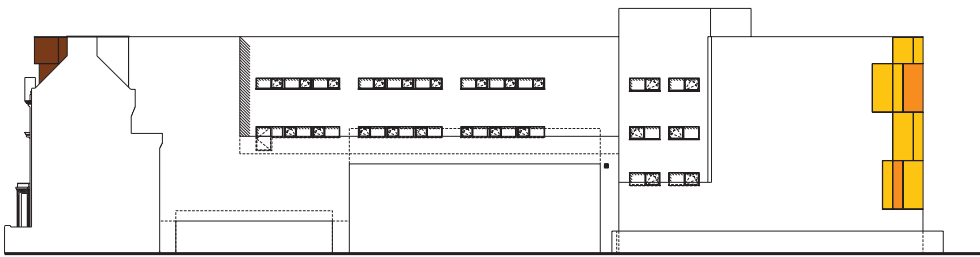
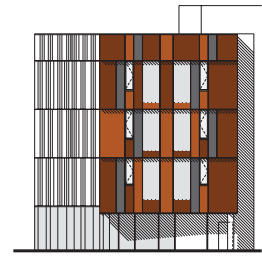
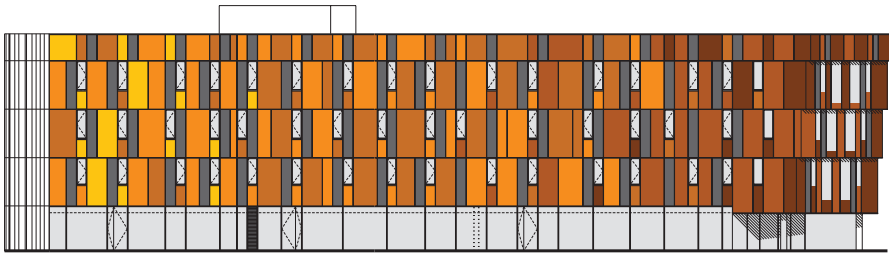
Piano Works second floor plan



Piano Works third floor plan

- KEY**
- 01 Circulation space
 - 02 Storage
 - 03 Hotel Rooms
 - 04 Secondary escape
 - 05 Maintenance access
 - 06 Plant room

0 5 10m



0 5 10m

Piano Works Elevation

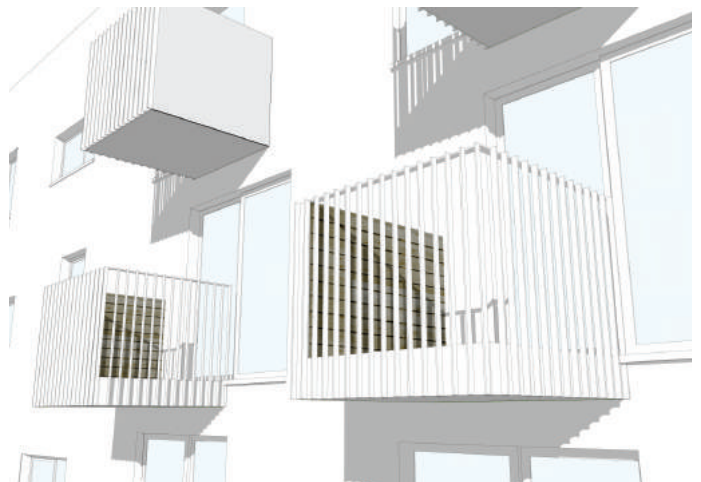
Axe Street Design Development: Exterior Concept Sketches

Skin

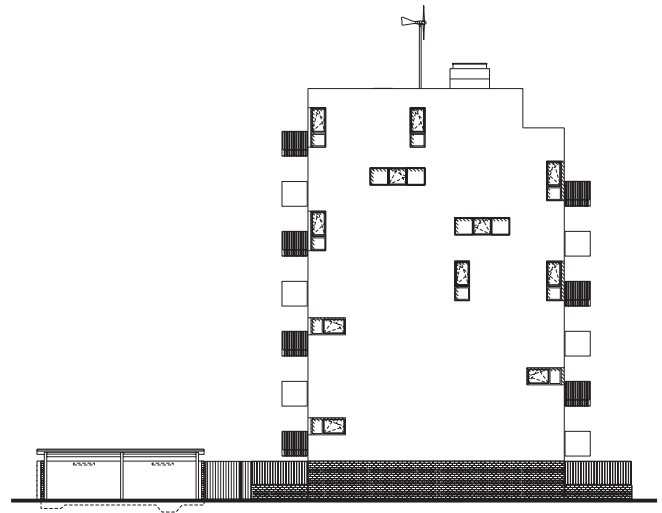
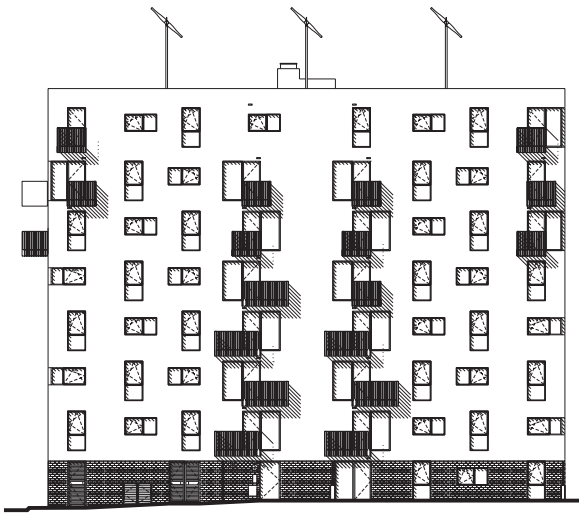
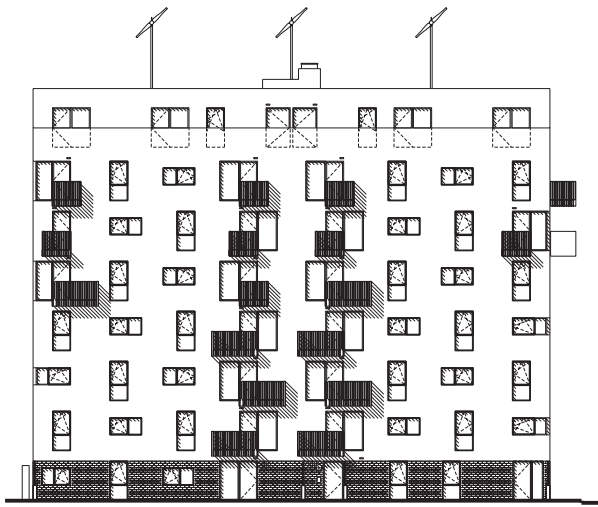
Axe Street Building is a residential building addressing the existing datum set by the new buildings on the street.

The building is rendered at the higher levels, and sits on a robust tiled base. The tiled finish is used to the low level walls in the landscape, linking the building to the surroundings.

The façade is articulated with a pin wheel arrangement of windows, alongside ppc white projecting balconies. The monochromatic colour is used to contrast with the complex colours used in the neighbouring buildings.



Axe Street concept sketches of exterior skin



0 5 10m

Axe Street Elevations

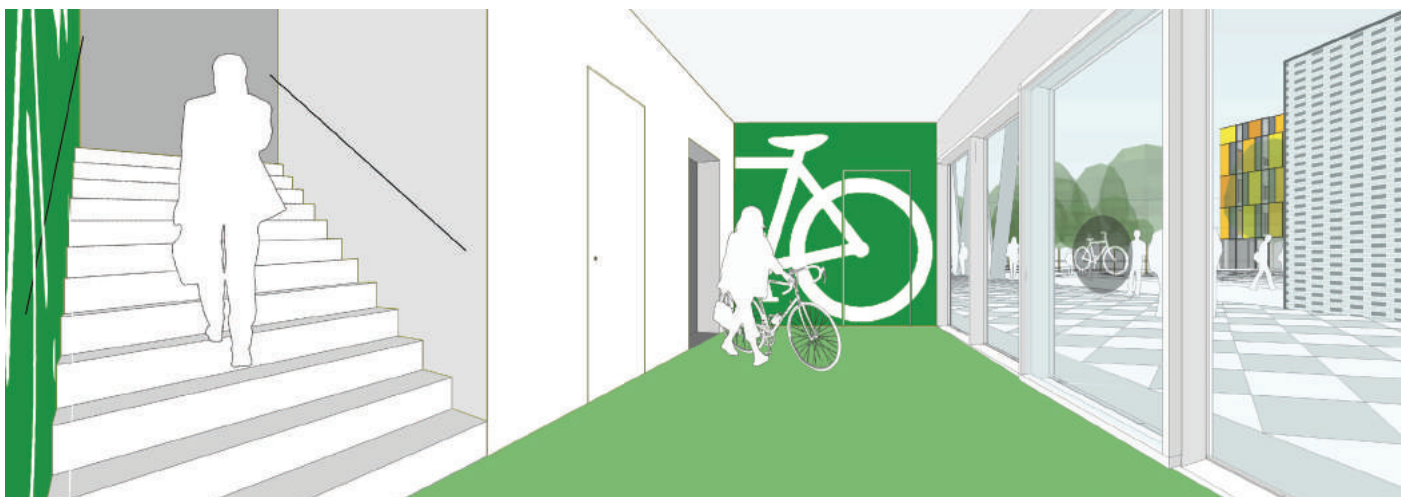
Bike Shed

Design Development: Interior Concept Sketches

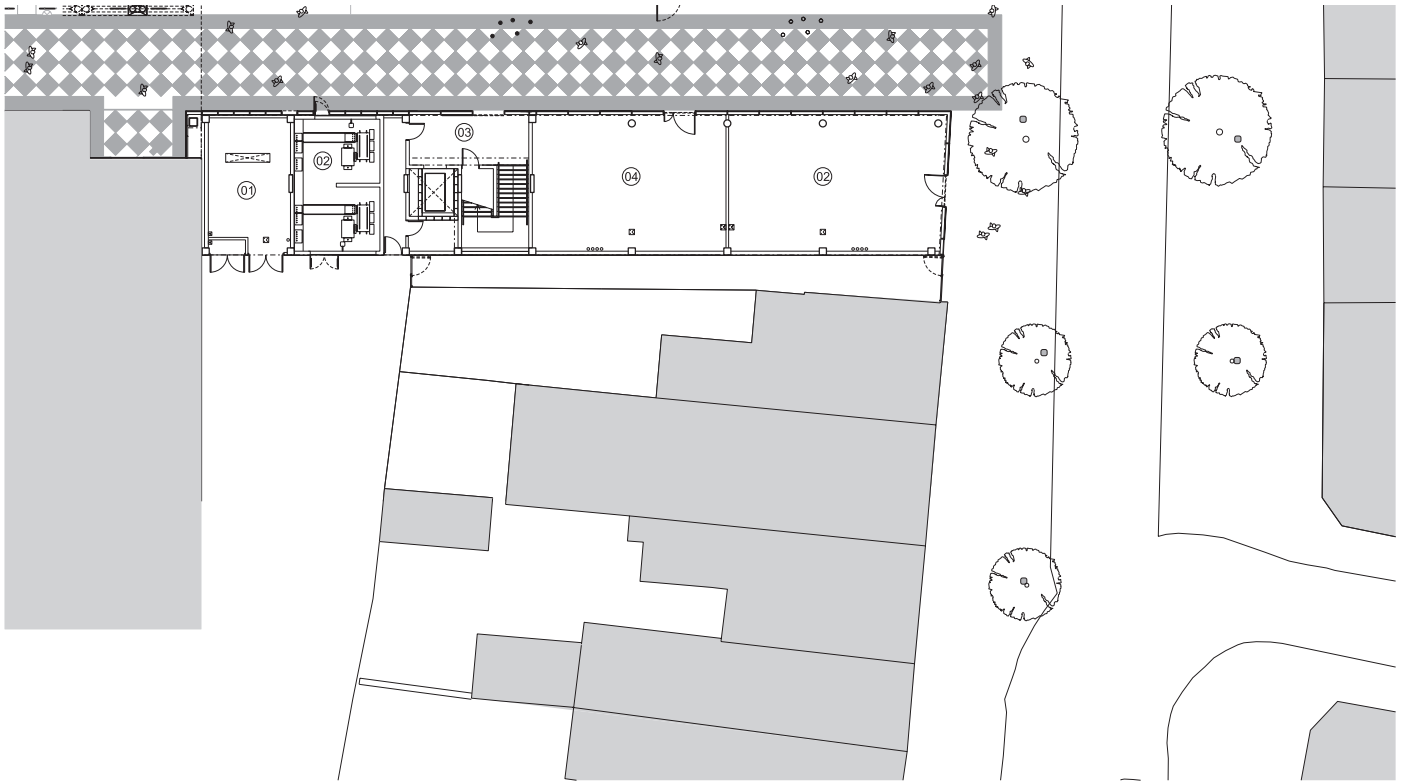
The Bike Shed incorporates centralised cycle storage for the entire development. This facility is located at first floor and the ground floor is separated into 2 retail units. The uses were organized in this way in order to meet the GLA requirement for 100% cycle storage provision, whilst providing valuable commercial space and the retain crucial active edges to all ground floor uses.

The building was designed to continue the form of the Barking Learning Centre on to Ripple Road, in order to suggest a continuation of the colonnade, and draws pedestrians along the route to the heart of the development. To accentuate this, the principle for the design of the cladding and the floor finish is a continuation of those used to the Barking Learning Centre.

The cycle store does not require the same thermal and acoustic control as the BLC, therefore slight alterations have been made to the system allowing a level of translucency, ventilation and efficiency of structure and cost.



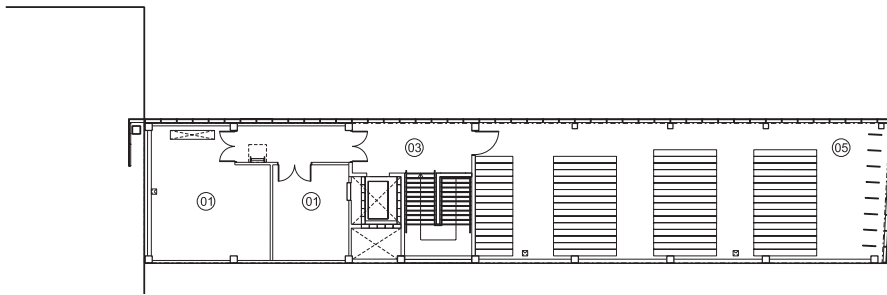
Bike shed interior concept sketches



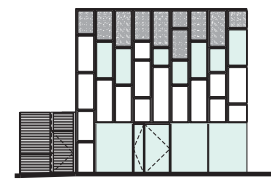
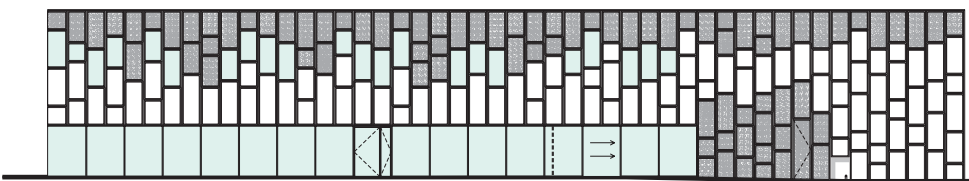
Ground floor plan

KEY

- 01 Plant room
- 02 EDF substation
- 03 Circulation core
- 04 Commercial unit
- 05 Cycle store



First floor plan



0 5 10m

Bike Shed Elevation

Barking Central Opening



Barking wins the European Prize for Urban Public Space 2009



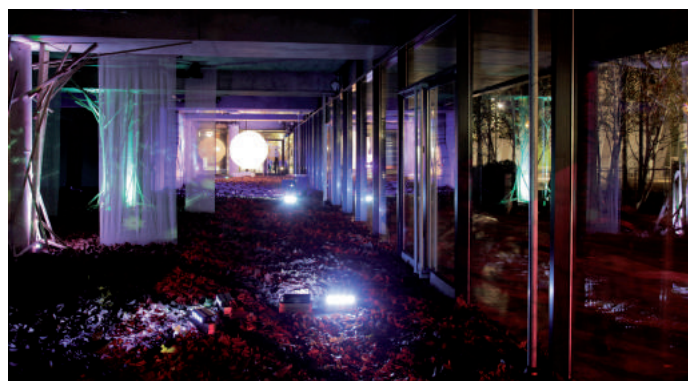
Arboretum Opening - September 2009



Public Realm opening - May 2010



Molten Festival at Barking Central
December 2011



Client References

Barking Learning Centre

“The BLC has been opened for 2 years and during this time the residents of Barking & Dagenham have greatly benefited from the building. Library visits have doubled than the previous library with approximately 550,000 people visiting last year. The integrated partnership arrangement means a resident is able to come and learn a course and at the same time take books to complement their learning.

The other striking example of success includes the diversity of the communities that use the building which accounts from people from all walks of life. The building is regularly visited on average 50,000 people a month making use of the council's one stop shop service, café, library, gallery, conferencing, learning at Adult College and Barking College and moving onto study with University of East London.”

Zoinul Abidin, Group Manager Libraries,
London Borough of Barking and Dagenham

London Borough of Barking and Dagenham

Barking Town Centre is one of the most deprived areas in the borough with two wards; Abbey and Gascoigne ranking within the top 10% most deprived wards in the country. Significant gaps have been identified in the supply of health, social care and educational workers available to support the population of Barking and Dagenham and beyond.

The council's vision is to enable local people to widen their employment prospects, encourage small business growth and improve people's skills by accessing services in the new Barking Learning Centre (BLC).

The BLC forms part of the Barking Town Square, which is a flagship project for the transformation of the Town Centre. The Town Square project has aimed to create new residential, office and leisure units, landmark public architecture and high quality public space at the heart of the town centre. The council developed this project following an architectural and development competition.

The BLC has been distinguished as an innovative project in inner city living. It has been designed by Allford Hall Monaghan Morris Architects (for) Redrow Regeneration Ltd. This bold new residential and cultural complex provides both homes and educational services to the local community. The scheme also includes a new public square, designed by Muf Architecture. It's a novel idea combining public library services, a one-stop-shop and a centre of excellence for education and skills development for local people as well as the borough's first art gallery. BLC aims to improve literacy, numeracy, and other basic skills to increase peoples job opportunities and encourage educational development through its learning facilities. The improved IT facilities encourage people to access information through the internet or increase their knowledge and awareness through books, which will give local people the very best a modern library and learning environment can offer. Special services for teenagers and children as well as resources for learners, reference library and pre booking facility throughout are offered. 'My First Library' will provide a dedicated library service for under fives, with picture books and a range of toys to borrow or enjoy in the library. A wider range of non-fiction, fiction and reference books will also be available with over 50,000 volumes in stock. This will be complemented by a series of electronic journals and other online resources for learners.

One Stop Shop

An independent review in 2003 resulted in the establishment of a contact centre and One Stop Shops in 2004 to make it easy for residents to contact the council. Partnership services will also be accessible making it more customer focused. The One Stop Shop has made it much easier for the public to access council services. The new learning centre has been designed to ensure customers receive an excellent service at every visit rather than stopping at various different points throughout the Borough.

The BLC now provides appropriate information and advice by serving as a key focal point for people. Services that can be accessed range from green issues, housing services, council tax and housing benefit advice to reporting anti social behavior, graffiti and fly tipping. Further services will be accessible by the end of the year to provide an even better service to the local community offering flexible and longer opening hours.





View of Barking Central from Abbey Fields showing the range of colours from autumn through to spring



View looking towards the Arboretum with Bath House (Right) and Rope Works (left)

A604_484 © Tim Soar



From left: Bath House, public realm and Arboretum, Lemonade Building, Ropeworks Building with colonnade, cafe and Barking Learning Centre below

A604_599 © Tim Soar



Lemonade Building framed by Bath House and Rope Works



View from Lemonade Building looking down towards the Arboretum



View of the colonnade, arboretum and Bath House

A604_484 © Tim Soar



View of colonnade from Arboretum



Look through Library Colonnade towards Town Hall with Tom Dixon lighting © and Colonnade designed by muf architecture/art ©



View of Arboretum and Tom Dixon lighting from the colonnade



Barking Learning Centre Main entrance and Lecture Theatre [West Elevation]

A548_218 © Tim Soar



Barking Learning Centre Main entrance and Lecture Theatre [West Elevation]

A548_217© Tim Soar



Internal image of the 'Marketplace' Entrance to BLC



Marketplace view looking towards Library Reception



Internal image of the library and stacks

A548_152 © Killian O'Sullivan



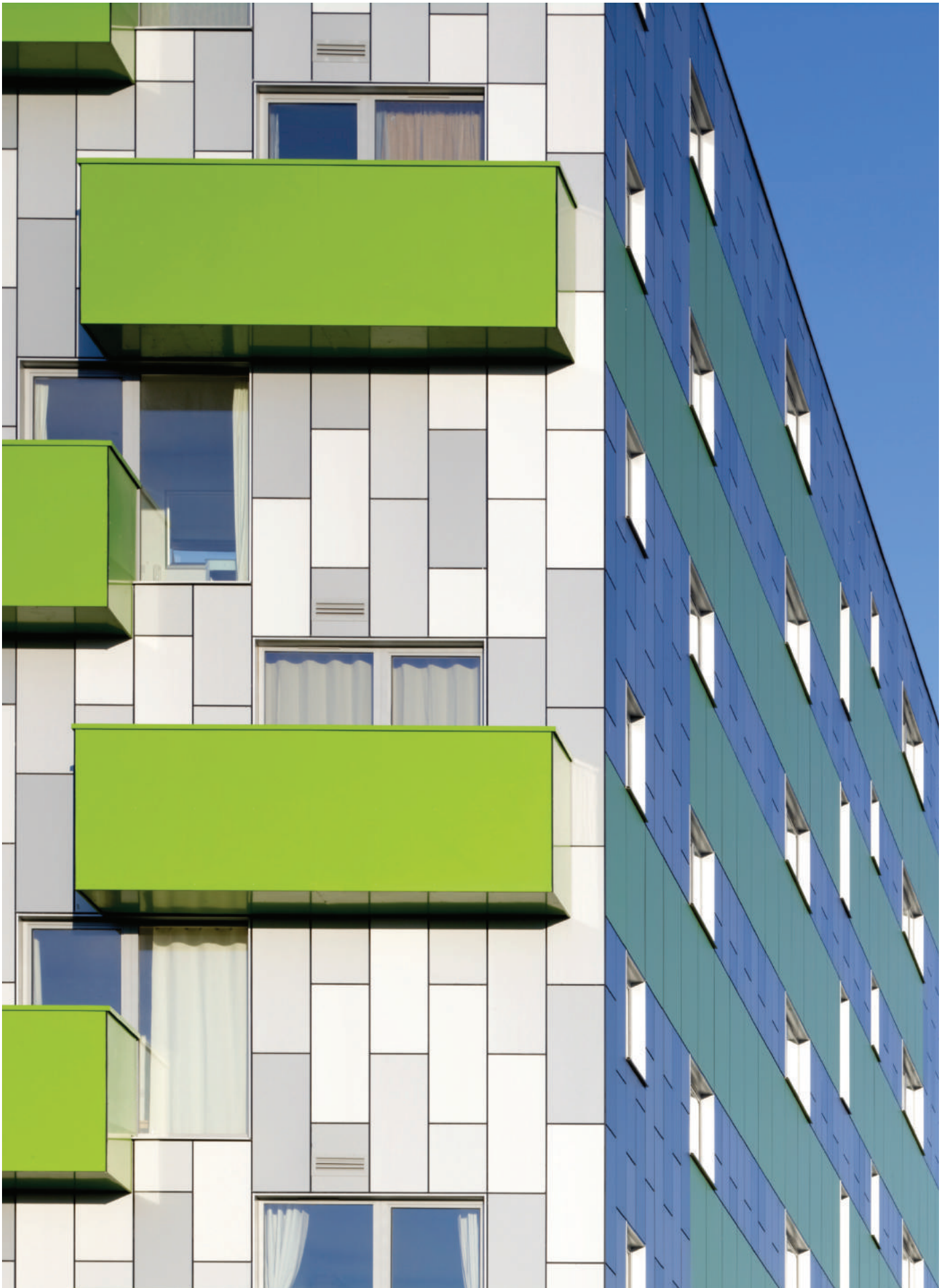
Internal image of the library



Member of the public, reading in the Barking Library Centre



Image showing balconies of the South façade. Fading from Yellow to Green



South facing balconies and East elevation cladding



Projecting balconies of the Rope Works and the sky garden



Bath House



Bath House elevation incorporating textured brickwork and projecting metal balconies



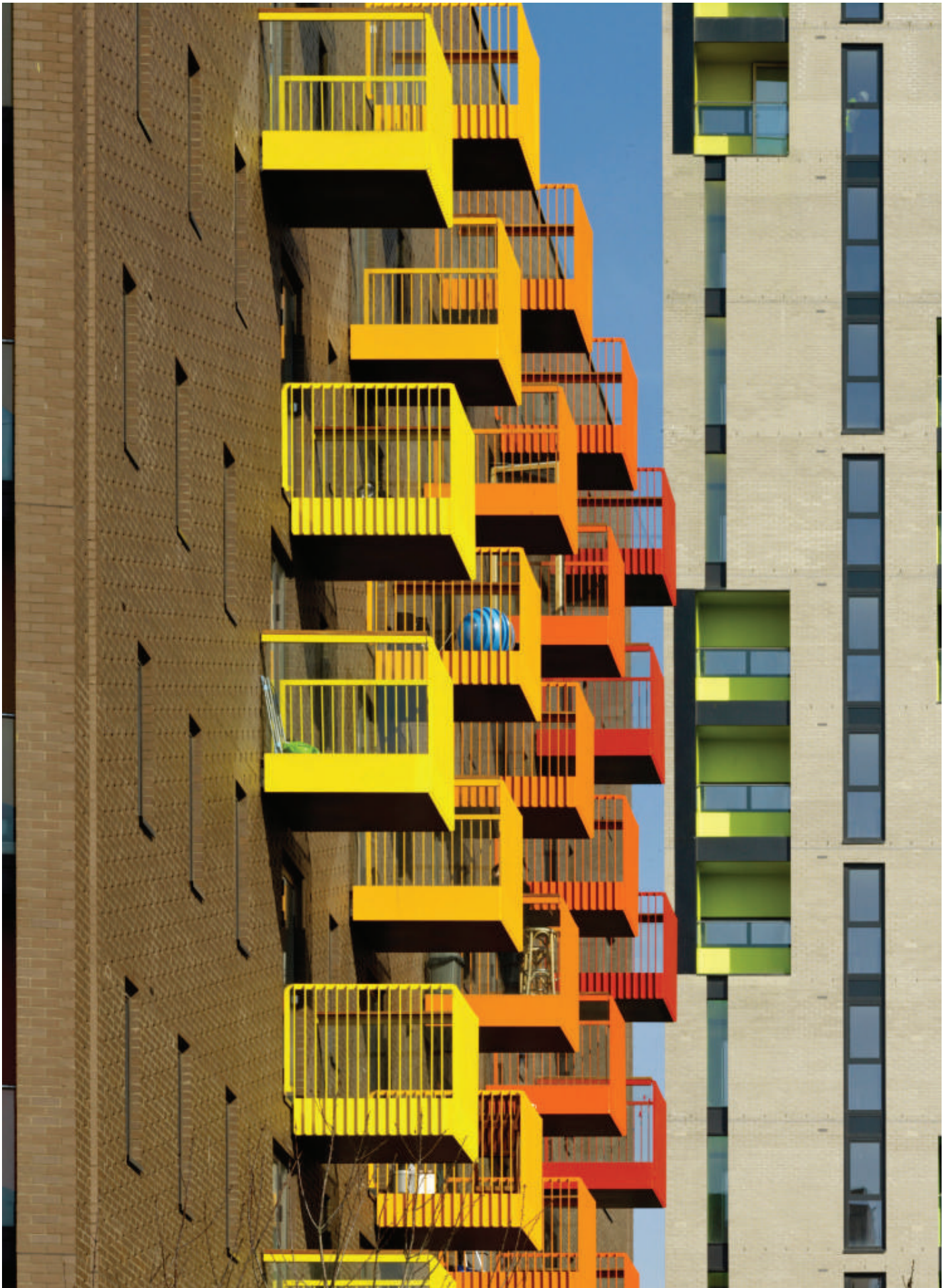
View of the Arboretum from the library colannade

A604_531 ©Tim Soar



View of the Bath House and seasonal coloured balconies through the library colonnade

A604_489 © Tim Soar



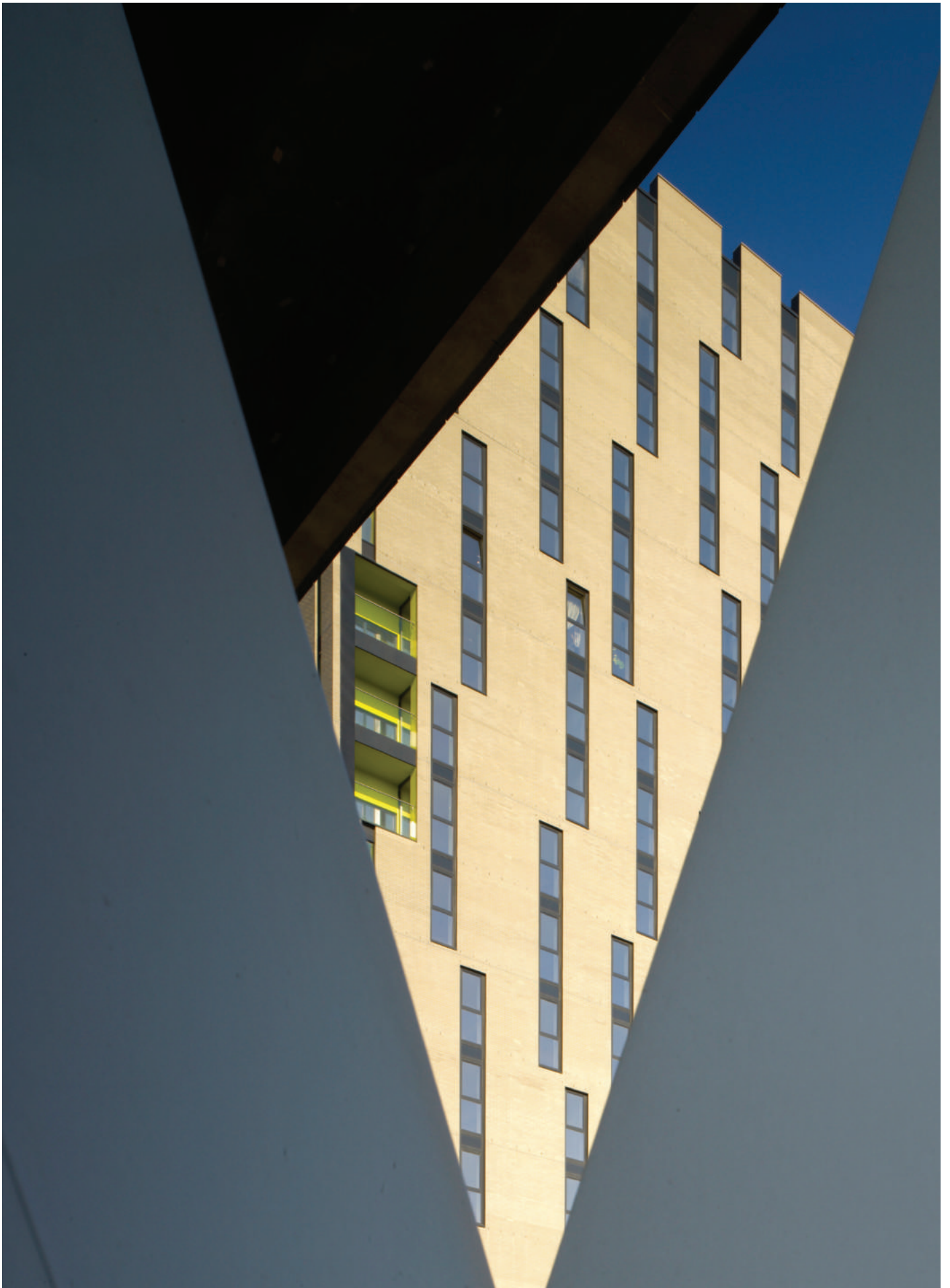
Detail façade of Bath House and Lemonade Building



Detail façade of Bath House and Lemonade Building



Detail view of the façade of the Lemonade Building



View of the Lemonade Building through the arboretum



Detail view of the façade of the Lemonade Building

A604_616 © Tim Soar

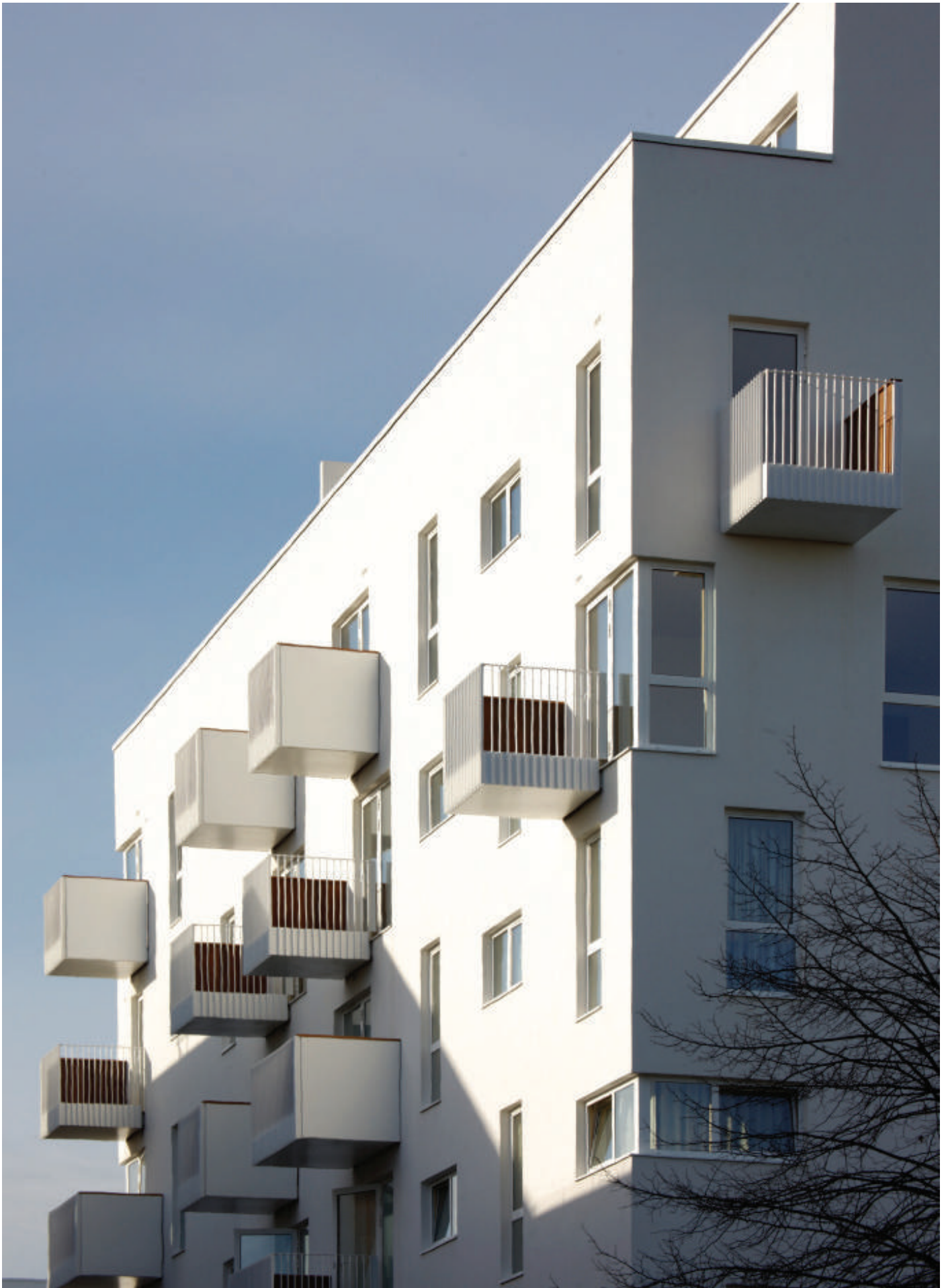


Bath House (left) and Piano Works Travelodge (right) showing range of autumn colours

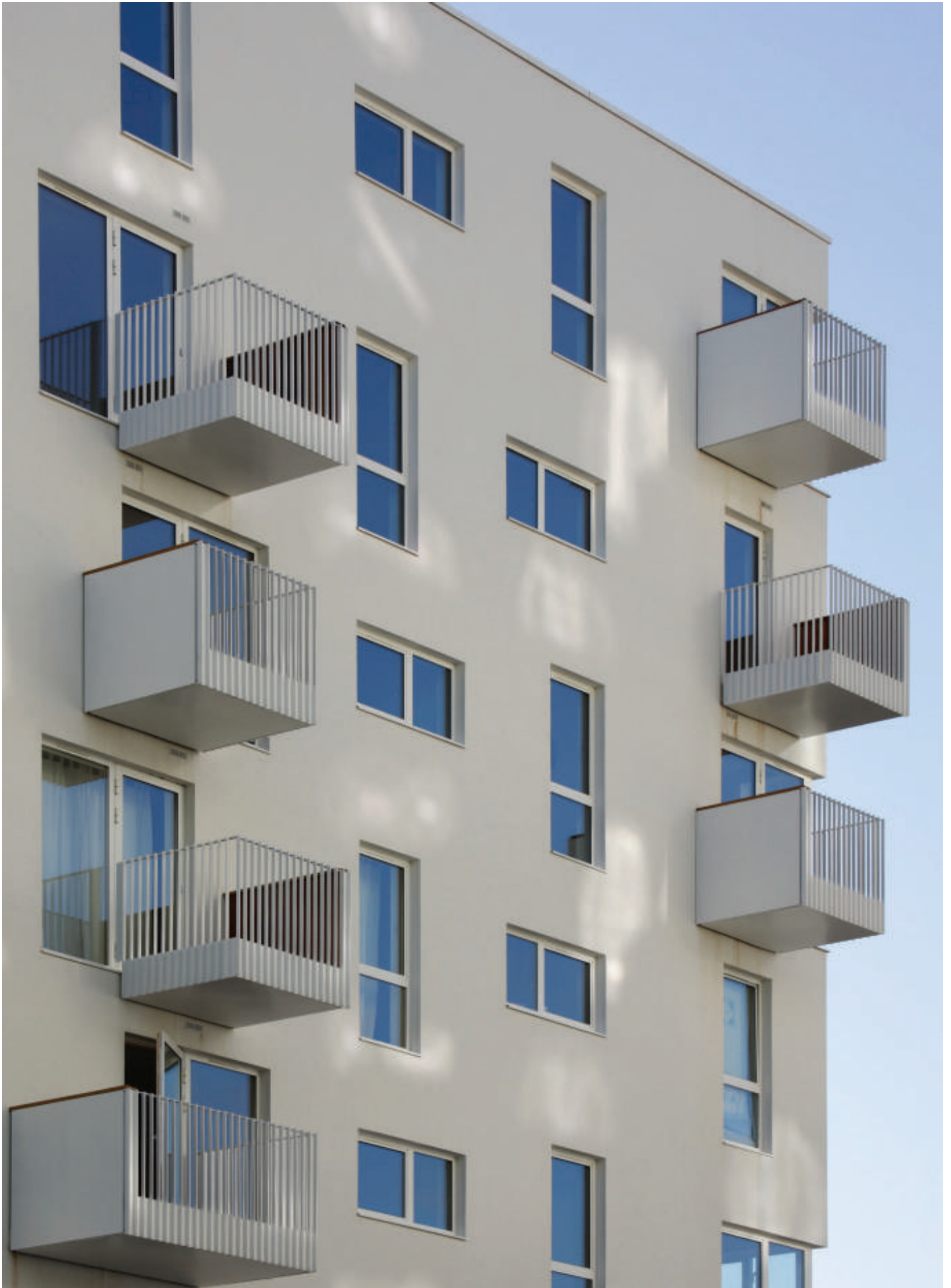
A604_495 © Tim Soar



View from Bath House towards Ripple Road and Piano Works Travelodge (left)



Detail view of the façade of Axe Street



Detail view of the façade of Axe Street