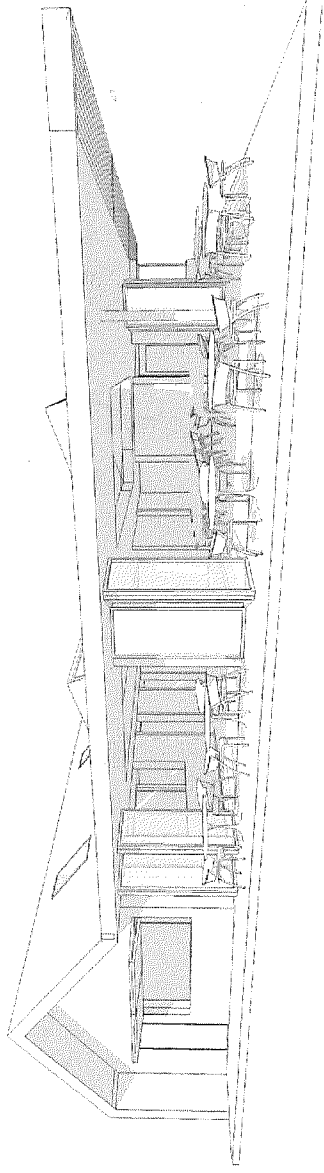


Cobtree Manor Park Visitor Centre

Design Competition - Submission Document



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guy hollaway
ARCHITECTS

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Concept Design Proposals

DESIGN APPROACH

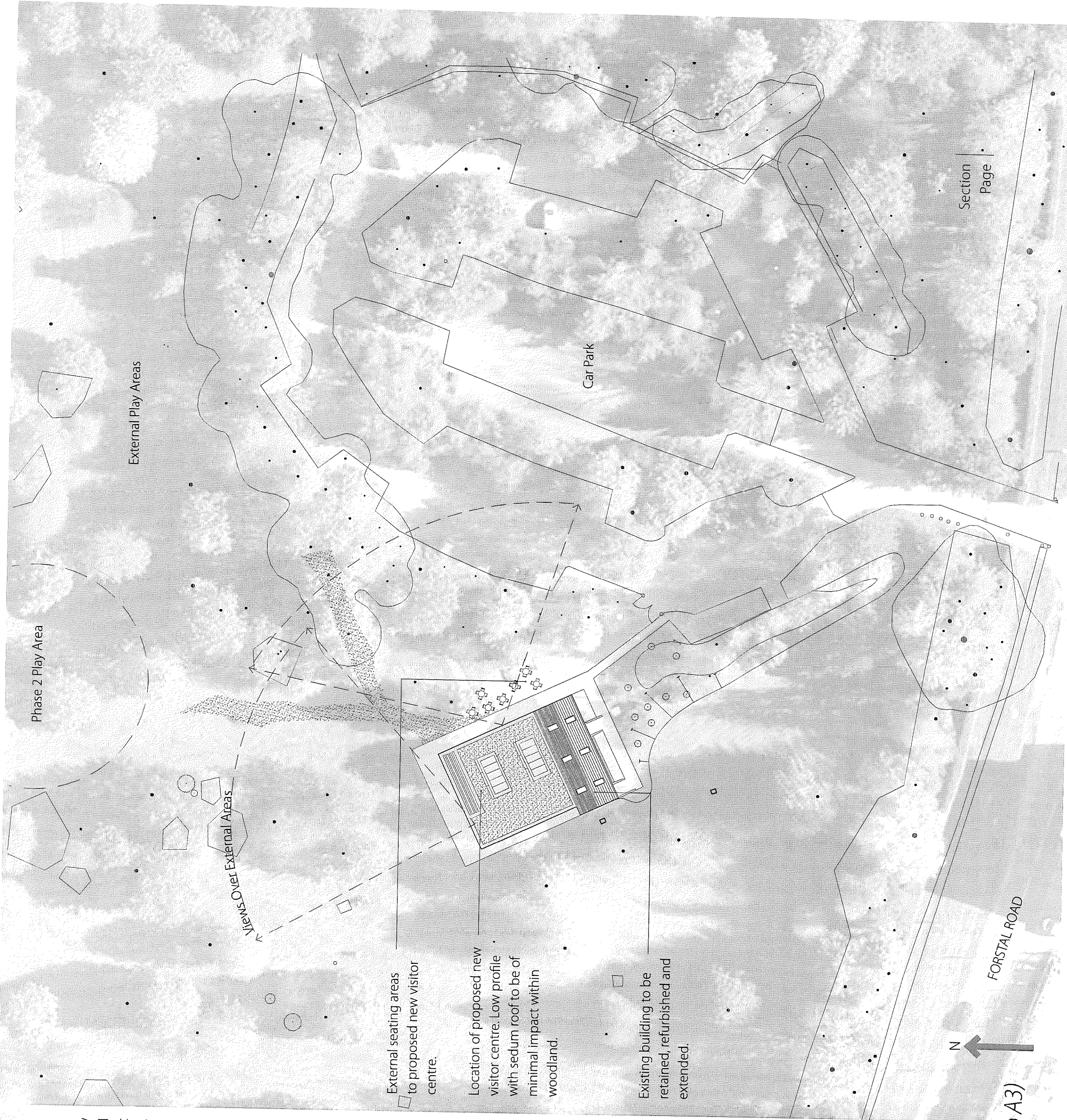
Our approach to this design is to create a sympathetic low lying building which will sit comfortably onto this parkland setting. We have chosen a pallet of natural materials that enable the existing building to flow into the new extension. The existing roof is to be re-clad with timber shingles and we are suggesting to retain the existing brickwork and sawn tooth brick detailing with timber cladding to the proposed extension.

When designing the interior layout, we have taken care to ensure the accommodation brief fits exactly to the area schedule; however we have been able to reduce the overall new build area by utilising the existing building, therefore reducing the new build area by 12 sqm.

The kiosk has been repositioned in its current position in full view of the car park. The veranda extends from the kiosk around the café and multifunctional room to have a view of the new 'park' play area, also enjoys lunch time sun. The veranda is protected by the overhanging roof and set within the roof are security roller shutters to protect the glass bi-folding doors from any anti-social behaviour. We have designed the building so that it can be completely protected by security shutters. (please see *Hawkinge football pavilion in example of our work*) and conversely when in use the whole building can open up to the park, in good weather the bi-folding doors can be open to make the interior café and multi-use room feel like they are in the park. Both these two rooms are linked but can be separated by sliding acoustic large doors, each room has direct access to the toilets from inside the building with space for an educational and interpretation white boards.

The rooms are fully glazed and gain further daylight through roof north lights which have operable vents to allow hot air to escape. The building has been designed with low maintenance highly durable materials. We are proposing a highly insulated sustainable building with a sedum roof to the extension and solar panels on the south side of the north lights. We would aim to achieve an excellent BREAM rating. The building complies with BS 8300 and fully inclusive to comply with KCC technical guide 2008. We are proposing that the toilets are completely re-fitted but have taken care to retain soil piles in their existing locations. The toilet area will benefit from new skylights to ensure they are well lit with natural daylight.

Proposed Site Plan (1:500 @ A3)



SCHEDULE OF ACCOMODATION

Male Toilets 18.5 sqm
 Female Toilets 16.7 sqm
 Lobby / Corridor (within existing building) 12.5 sqm
 Kitchen & Store (to be extended by 6 sqm to accommodate internal & external servery) 20 sqm

Indoor Cafe Seating Area (inc secure multi use room) 100 sqm
 Store For Multi Use Room 7.5 sqm
 Cleaners Store 3 sqm
 New Baby Change 5 sqm
 Rangers Office 15 sqm
 Plant Room 5 sqm
 Park Equipment Store 15 sqm
 Disabled Toilet 3 sqm

Total 153.5 sqm
Gross Internal Area (inc existing building) 222 sqm

Existing building to be retained and included within the proposal with minimal internal reorganisation. Facilities to be refurbished throughout.

Facility for washing dogs / boots / prams and wheelchairs to front of existing building.

Existing brick building to be retained with exposed brickwork and new roof using wooden shingles, to be sourced from immediate woodland if possible.

Kiosk to be retained in existing location and extended to meet required accommodation of 2sqm including kitchen stores to be accessible within kiosk

Existing path to be retained and included within proposal

Bi-folding shutters to external servery

Internal servery

Proposed new skylights to existing building to replace existing north light to be removed

Sliding solid acoustic screen to cafe seating area creating secure multi use room.

Dedicated waste storage area built into fabric of proposed building secure from vandalism and away from public view.

Rangers office overlooking woodland & main external playing areas

White board for educational use within multi use room

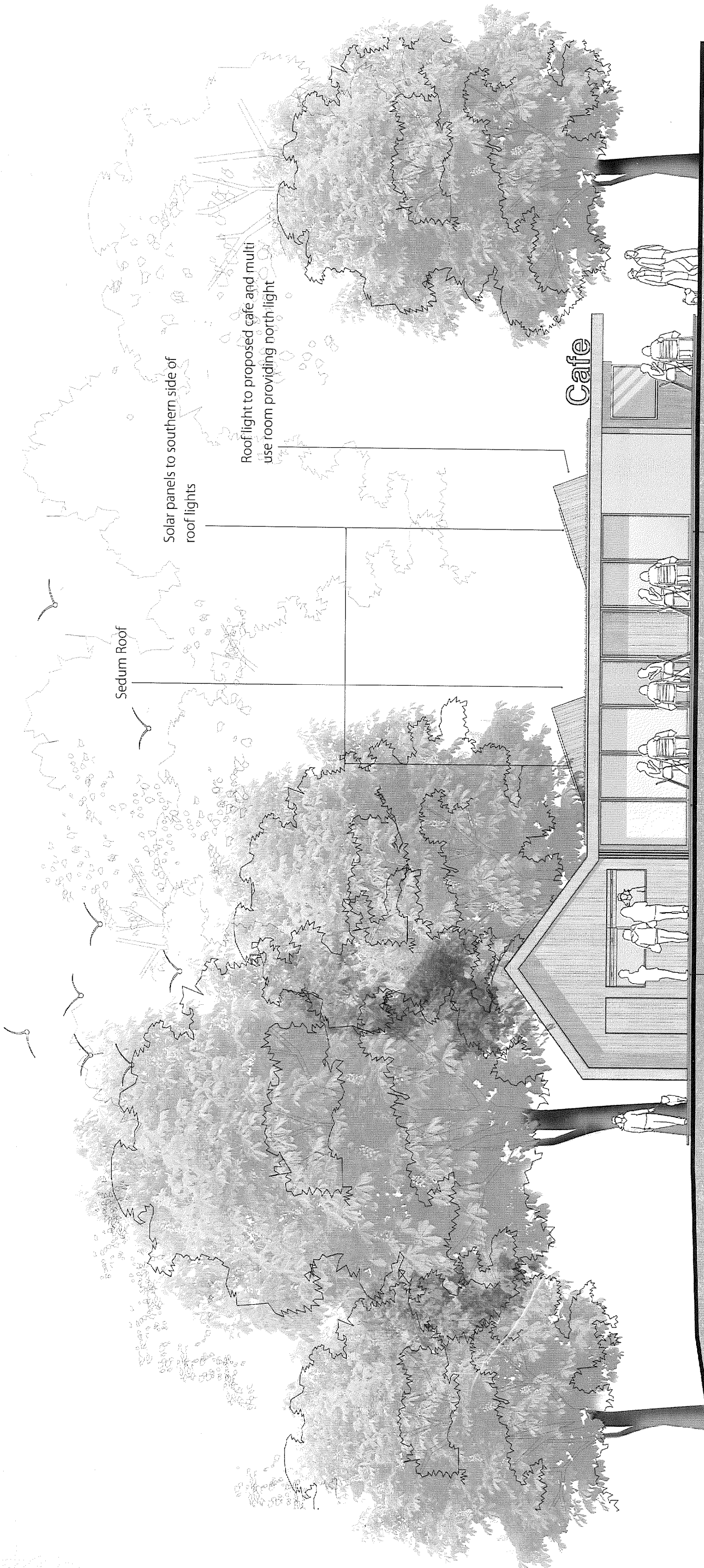
White board and zone for interpretation boards within cafe

Dotted outline indicates proposed roof light over, allowing north light into the building

Computer data points to be provided with broadband connection

External deck to cafe & function room overlooking woodland and external play areas

Part covered veranda with views to large 'fort' play area.



Extent of existing building

Extent of new building

Kiosk

Bifolding doors to cafe and multi use room opening up to external covered veranda

External covered veranda with visible from car park and with views over external play areas

Sedum Roof

Solar panels to southern side of roof lights

Roof light to proposed cafe and multi use room providing north light

Cafe

Re roof existing with locally sourced timber shingles

New skylights to toilets providing natural daylight to existing building

Bi-folding shutter to kiosk frontage

Further external seating in south sun

Existing brickwork retained

External toilet access

Existing pathway leading from car park

Kiosk

External covered veranda with views overlooking external play areas

VIEWS

