

Demolition and Re-build of the
Old Depot buildings at Myatt's Fields Park
Cormont Road, LB Lambeth

Version 11 - 3 November 2021



Above: street view looking towards the newly formed main entrance on Cormont Road, with the existing greenhouse to the right and the new front extension containing park managers offices to the left of the extension.

Contents

1. **A Contextual Appraisal of the site**
2. **Design Principles**
 - Amount of Development
 - Layout
 - Scale
 - Landscaping
 - Appearance
3. **Accessibility**
 - Site Access
 - Emergency and Service Access
 - Local Services

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1. A Contextual Appraisal of the site.

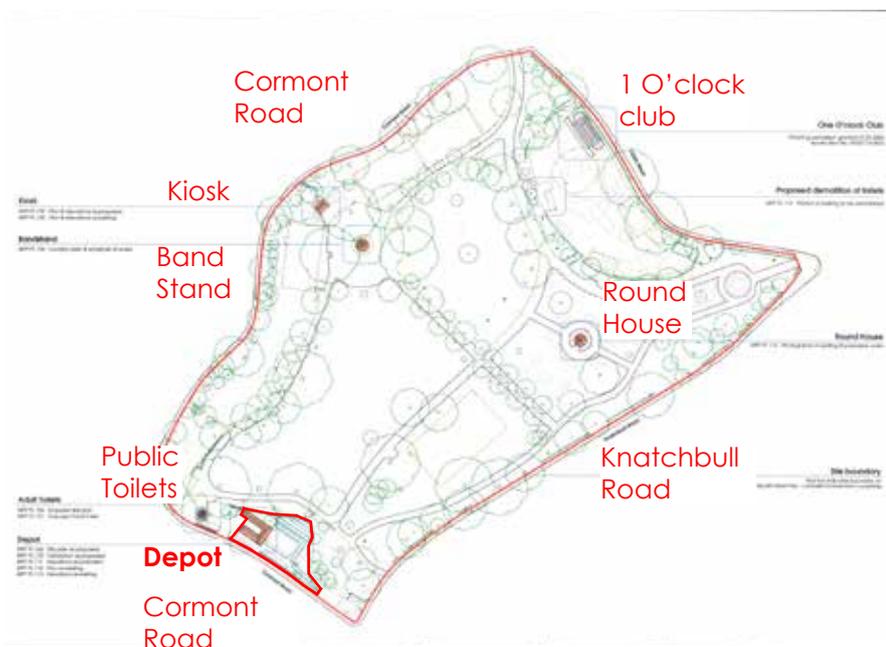


Aerial Photograph of the site.

The Depot buildings are located within the curtilage of Myatt's Fields Park, accessed via the car park off Cormont Road. Myatt's Fields Park is a listed Victorian Park in the CA25 Minet Estate Conservation Area.

The Old Depot buildings are not themselves listed.

Recent applications for park building renovations and new builds included a new public toilets building nearby the Depot.



The site.

A £3 million renovation was completed in 2010. The park is now a healthy living hub which brings the local community together.

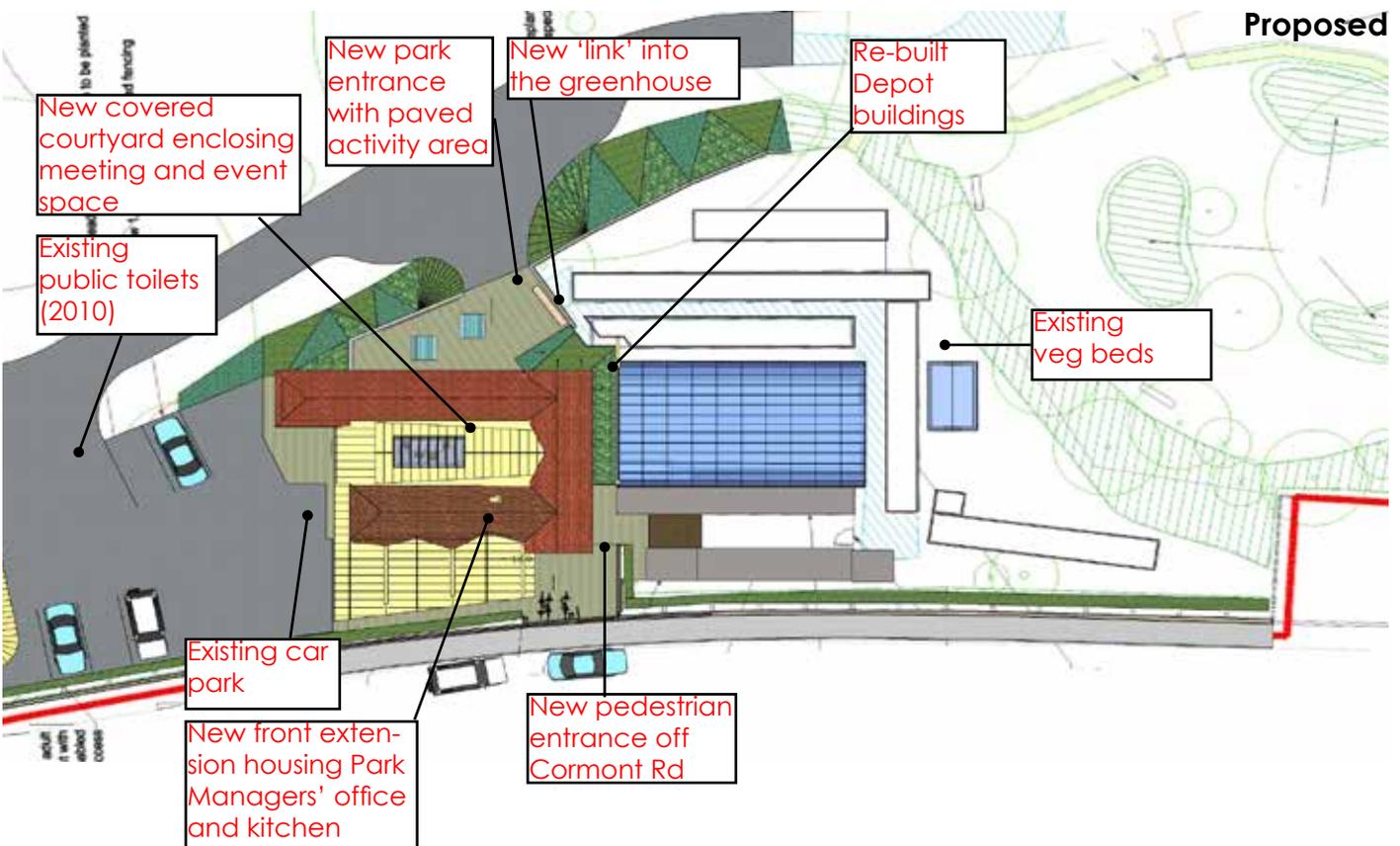
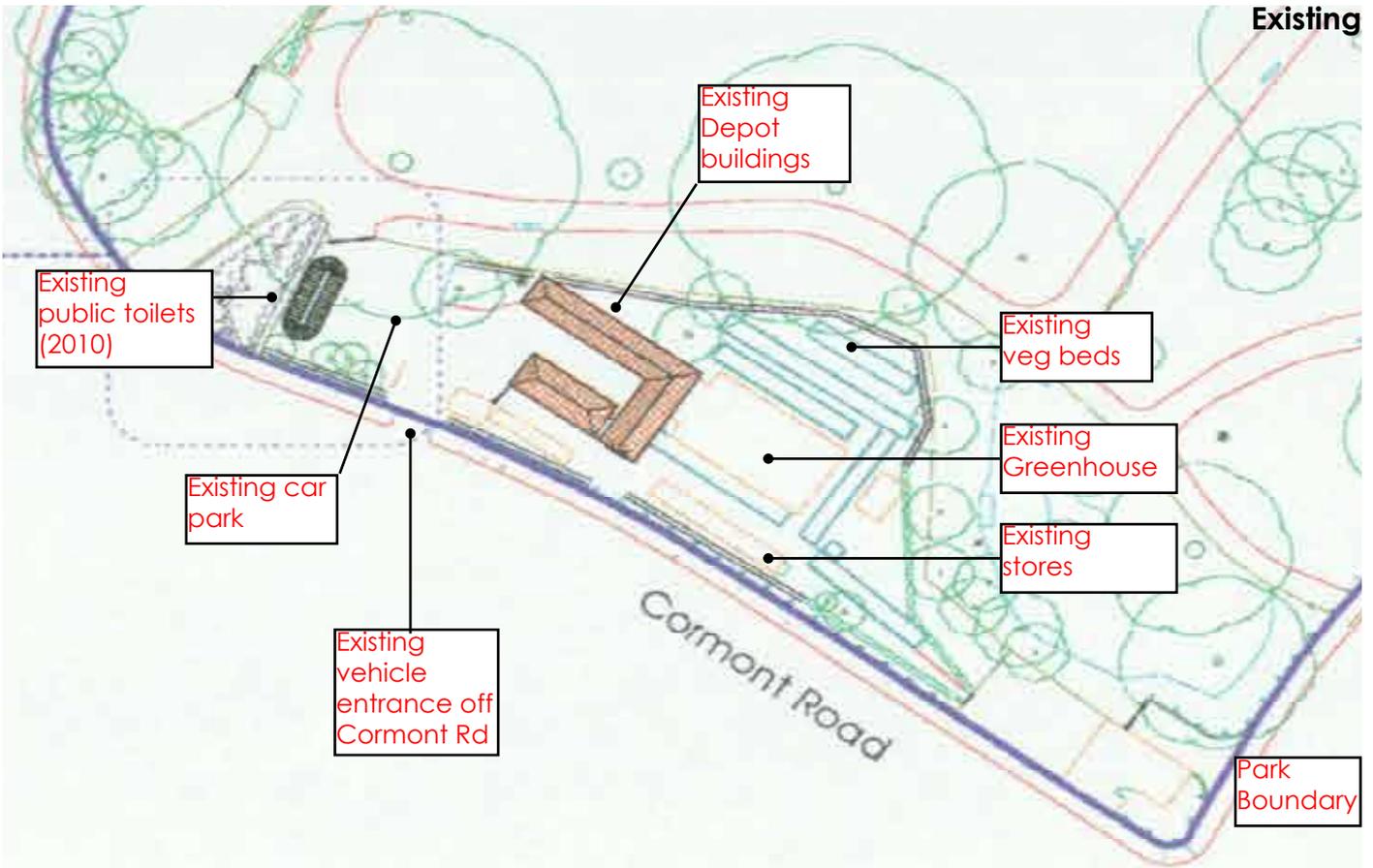
As well as creating new buildings for the public toilets and the 1 o'clock club, renovations were carried out to the existing Round House, Band Stand and Kiosk.

The Minet Estate conservation area is predominantly characterised by Arts and Crafts style houses.

Live Panning Permission is already in place for almost identical proposals based on an extension and infill approach April 2019. This application seeks to renew planning permission based on a demolition and new build approach which the client, Lambeth Council, believe provides an opportunity to build better quality for longer and in a highly sustainable way.

1.

Site Plan
NTS - see scaled plan drawing



The proposals to develop the Depot buildings comprise demolition of approximately 100 square meters of the existing building (this represents the entirety except for the Green-House). The demolished building is being re-built on top of its existing footprint, together with approximately 110 additional square meters of new-build extensions, to create a single conglomerate whole that will better serve the needs of the Myatts Fields Park Project (MFPP) who are currently based at the building.

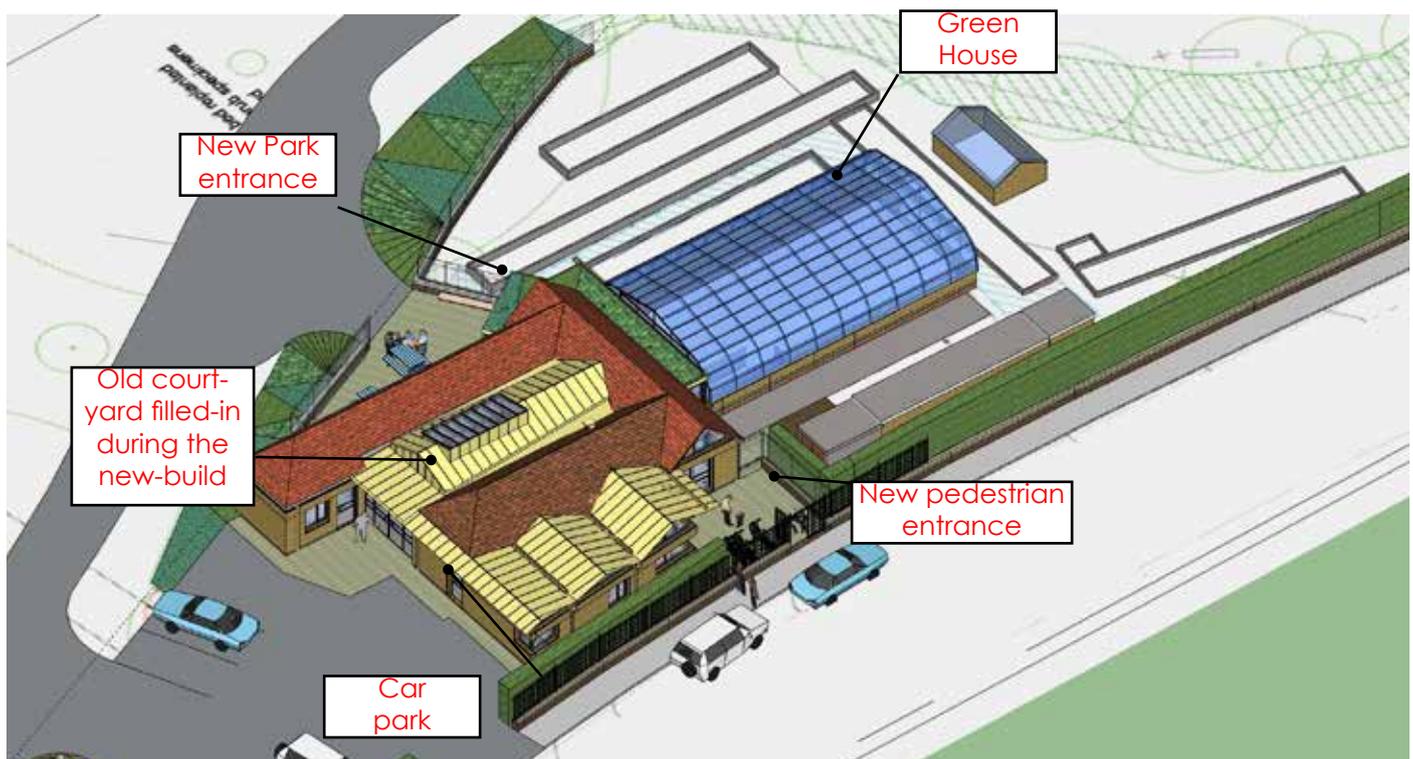
The design has been developed to respond respectfully to its Minet Estate Conservation Area context, and creates a domestic scaled building with relatively modest intentions between the Cormont Road boundary and Myatt's Fields park. The sustainable approach taken in these proposals aims to conserve and enhance what is considered by many to be a charismatic set of facilities, and is an exercise in breathing new life into a valuable community enterprise.

The greenhouse was originally used to incubate shrubs for planting-out in the park, now the Depot buildings act more like an incubator for small-scale community enterprises and activities. By tailoring the Depot facilities to better suit MFPP's needs, MFPP aim to make these opportunities more visible and more accessible to local people.

In 2010, Heritage Lottery funding didn't stretch to include renovation of the Depot buildings. Now the park is established as a successful community park, the challenge is to sustain this into the long term, especially when hefty cuts are predicted for public services including parks.

MFPP has offered to take over the horticultural maintenance of the park with a possible long term aim of taking over running of the park's buildings and facilities.

These proposals are key to MFPP's ambitions to make the park's buildings and facilities more self-sustaining, and more environmentally sustainable.



The following set of rooms and spaces were identified by stakeholders during workshops as requirements of the newly re-modelled Depot building. All of these elements are incorporated in the proposed plans below:

1. Greenhouse
2. Winter Café
3. Training Kitchen
4. Education Room
5. Office Hub / Work Space
6. Meeting / Event Space
7. Wheelchair WC

**Proposed
Ground Floor Plan**



**Proposed
Bird's Eye View
(no roof)**



A new pedestrian entrance is proposed on Cormont Road providing access right through the building and into the Park. A second new entrance park-side enables this. The use of the old side entrance through the car park which was previously shared with cars and park maintenance lorries is downgraded to loading access.



The photograph below shows how the Depot building's are currently visible from Cormont Road. The above image shows how the original park railings, wall and masonry coping, are proposed to be carefully adapted to allow create anew gate, giving access into the Depot and the Park beyond.



The view below illustrates the proposed park-side entrance to the building, creating a new modest but welcoming face to towards the park. In the foreground, left, a new metal railing and low wall at sitting height (similar to the Cormont Road boundary) secure the greenhouse garden where original raised planters are still heavily used today to grow vegetables. The paved area to the right offers an activity space for community related functions and Depot activities, also offering a potential space to erect a temporary marquee.



The aerial view below shows the extent of proposed north-facing roof glazing and the paved activity space park-side.



The view below shows the new light well (centre) and new Park Managers' office / Kitchen extension (right), as seen from the car park.



The proposed development has been designed to sit favourably against the existing buildings that front on to Cormont Road. They extend the roof forms of the Old Depot buildings and echo the heterogeneous mix of clay plain tile gabled frontages surrounding the depot. The 2010 buildings' livery of gold-coloured copper roofs are quoted in roof extensions of the same material on the re-developed Depot. This aims to communicate to Park visitors that the park buildings are all linked, and access is permitted to all.



The view above illustrates how the proposed buildings are 'low-slung' against the edge of Cormont Road and aim to sit modestly within the residential setting. They are deliberately designed with modest height in mind. As with the other park buildings, a lightweight roof 'floats' above a glassy clerestory and the boundary hedge.

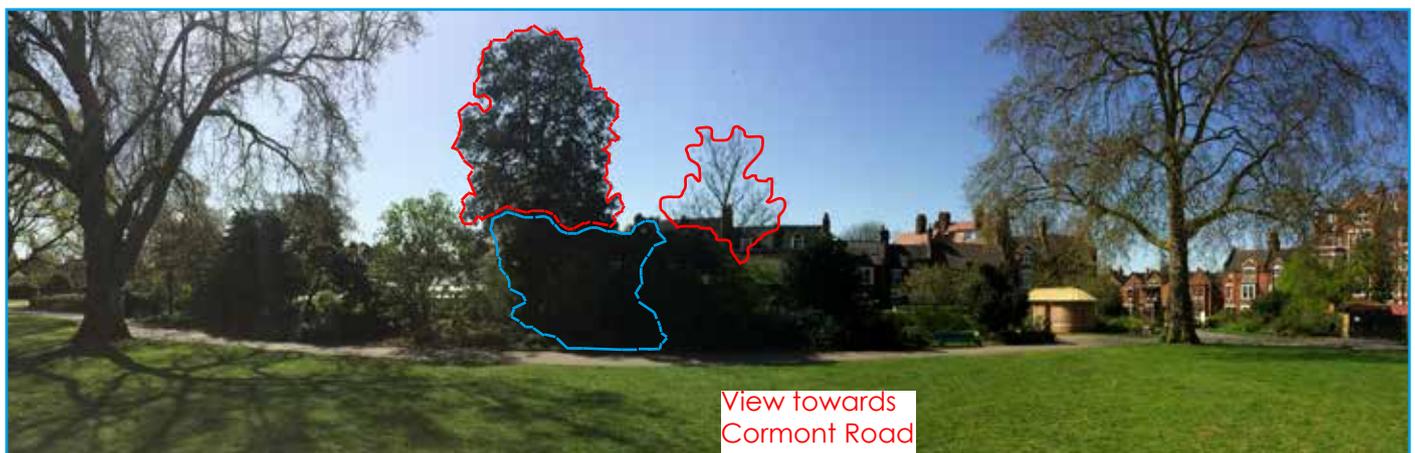


It is proposed to remove a Eucalyptus tree and a self-seeded weed tree Sycamore (shown outlined in red) that have grown very close to the rear of the Depot buildings in order to create space for the new park-side entrance. Some planting (shown blue) between the tree and the park is also proposed to be removed to create a modest entrance to the Depot from the park. A specialist statement has been commissioned from an arboriculturist and has been submitted as supporting information.



Sycamore tree removed

Eucalyptus tree removed



View towards Cormont Road



View towards Church steeple



Perhaps the proposals' most important visual aspirations are to create a more attractive view of the Depot from the park and from the street (including from Cormont Road neighbours' upper-floor windows). The reason for this is to address the fact that the existing Depot buildings are expressly unwelcoming at present – they were designed to be invisible and public engagement exercises have shown that many local people don't even know of the Depot's existence. Many who do, don't know that it is freely accessible to them.

The proposals seek to respond to the following additional visual aspirations generated during public consultation:

- the resulting building should capitalise on greater visual continuity with the green house.
- there is no specific aspiration for the centre to have a raw or self-build quality.
- daylight and winter sun should be maximised, while retaining the drama of moving through a dark, enclosed space, into the extraordinary greenhouse space.
- there should be sensitivity to the Victorian 'screening' around the perimeter of the park.

Site Access

Access to the Depot buildings is inadequate currently. Visitors arrive via the buildings' only entrance at the side, through the car park off Cormont Road. Depot staff have described this as intimidating at certain times of year when it gets dark early. The proposals therefore open-up the Depot to direct, controllable access from the Park, and from the street (Cormont Road). The vehicular access to the site remains unchanged and is via the Cormont Road car park.

Emergency and Service Access

The emergency and service access to the site remains unchanged.

Local (statutory) Services

The proposals aim to make no change to demands on local services. The proposals contain an ambition for the resulting building to be sustainable in its use of solar power to heat water, and provide power. The demand on mains services connections will remain minimal.

END