

Design For Change Workshop 5

Diamond Place Design Parameters and 3D Modelling

19 participants took part in this session, arranged within three groups. Following a short presentation by BDP which summarised the outcomes of the previous two sessions, the groups spent the rest of the workshop exploring the site at 1:500 scale.

The groups commenced by undertaking a more detailed two-dimensional spatial exploration of the site - deciding on key routes and access, and considering site context.

Each group was then given a precise volume of plasticine in different colours to represent the different site uses, and asked to fit this on the site in a three-dimensional arrangement to better explore massing, heights and framing of space.



This page presents an overview of the similarities and differences between the 3 group's design proposals.

The chapter then expands to explore each group's designs separately, looking at key moves, strengths and weaknesses of each.

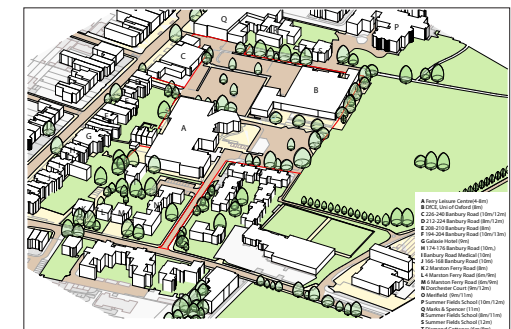
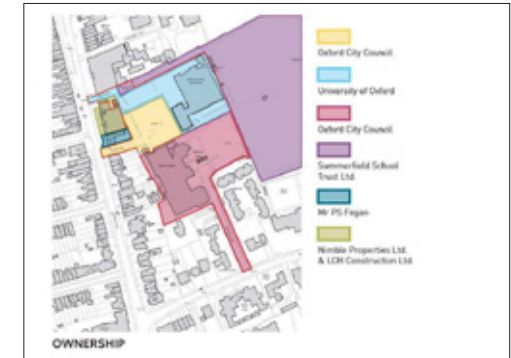
Each group considered site constraints in more detail while creating their models, such as surrounding building heights, overlooking windows, trees and ownership boundaries (drawings to the right of this page).

Similarities

- All groups proposed OUD and OCC housing in roughly the same locations, based on ownership boundaries
- Mainly dense 4-6 floors proposals, but with one group exploring 2 storey blocks and two groups exploring 8-10 storey blocks or towers
- All had some issues in terms of overlooking distances / daylighting
- NOA was based near the Diamond Place entrance in all schemes
- Two groups placed the Health Centre and NOA close together near the Leisure Centre
- Green roofs/ walls were suggested in two designs
- All schemes suggested a tree lined central route from the Diamond Place entrance for pedestrians and cyclists
- Cars kept to Ewert Place and Ferry Lane entrances
- Central public green space is important to all groups

Differences

- Two groups looked at more staggered architectural forms, whilst one group created more efficient but potentially monolithic linear blocks
- Group 1 put the taller buildings around the site edges, Group 2 maintained a fairly consistent height throughout but rose slightly towards the centre of the site to define the public space, Group 3 varied height more randomly throughout with a mix of towers and blocks
- Group 2 achieved full numbers on site, but at the sacrifice of privacy distances between blocks. Groups 1 and 3 were slightly under on units.



Group 1

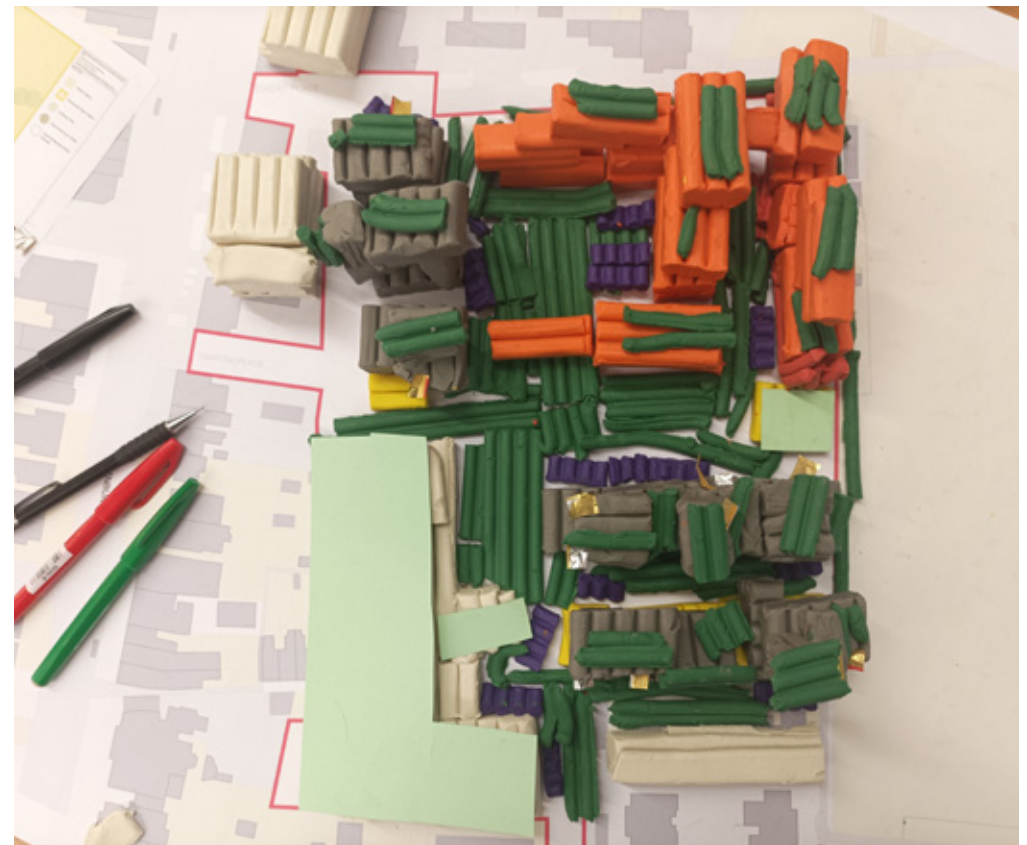
Number Of Units

- OCC: 38 x 4 flats = 152 flats
- OUD: 21 shared flats (12 bedspaces) + 12 staff and post grad (6 studios) = 252 + 60 = 312 units



Key Design Moves

- OUD in Ewert House Corner
- OCC in Ferry Lane Car Park
- OCC at rear of Co-op building
- Health Centre in Ewert House Corner under OUD block and rising up at end of block. Facing sport's ground
- Community centre under block behind Co-op building
- Staggered layout with blocks rising up to far corners of the site. Lower height in the centre of the plan
- Height variation across site: Buildings 2 – 8 floors
- No monolithic blocks. Variation and interesting forms / cantilevers and bridges
- Roof terraces and projecting balconies
- Green roofs throughout, and over Ferry Leisure Centre
- Large green spaces between buildings and good privacy distances
- Central communal green space
- Green route along Diamond Place road through centre of site
- Parking divided into two locations: 1) edge of Ferry Lane site under OCC homes 2) By Ewert Place site entrance under OCC homes
- Bike parking scattered throughout

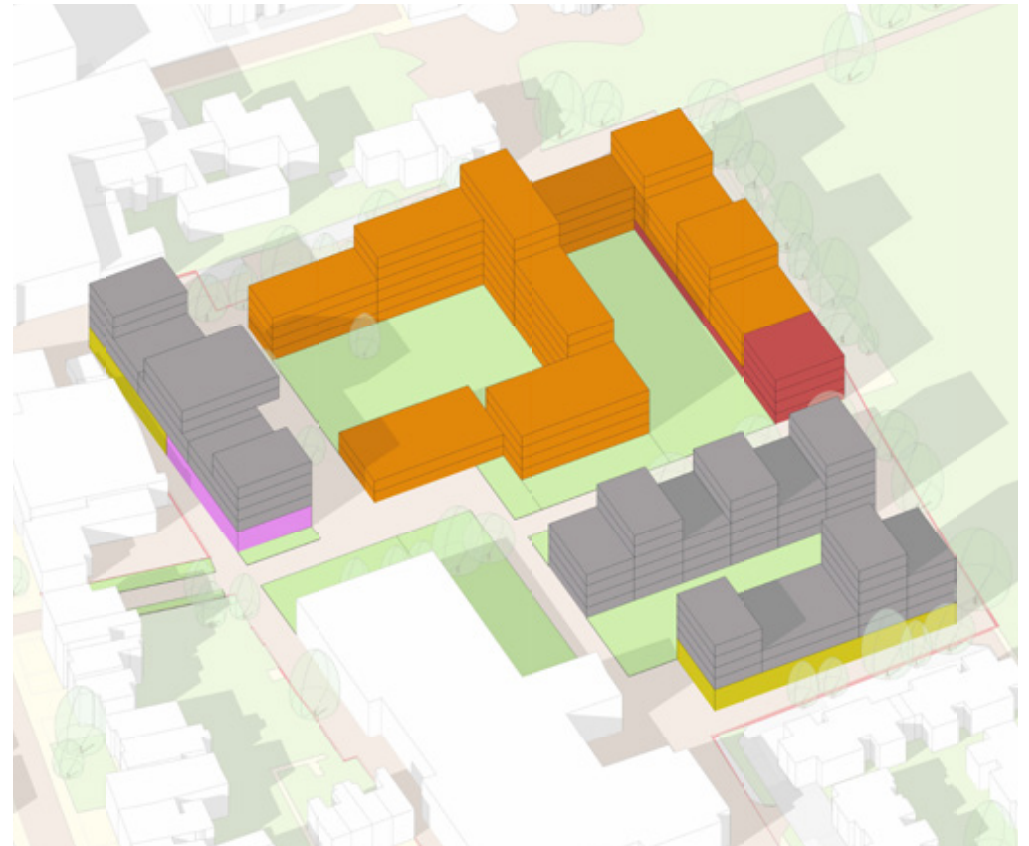


Design Strengths

- Generally good privacy distances between windows
- Daylight penetration
- Coherent urban form framing green spaces
- Interesting variation to built form
- Lots of green space

Design Weaknesses

- Weak centre to site – not well defined or overlooked. No landmark buildings
- Some incomplete urban blocks/ weaker edges
- Too tall in corner near Summerfield School. Overlooking issue by school accommodation
- Car parks under blocks – screen better along public edges?
- Some efficiency lost in staggered design = more expensive and less environmentally efficient
- Health centre harder to access at far edge of site



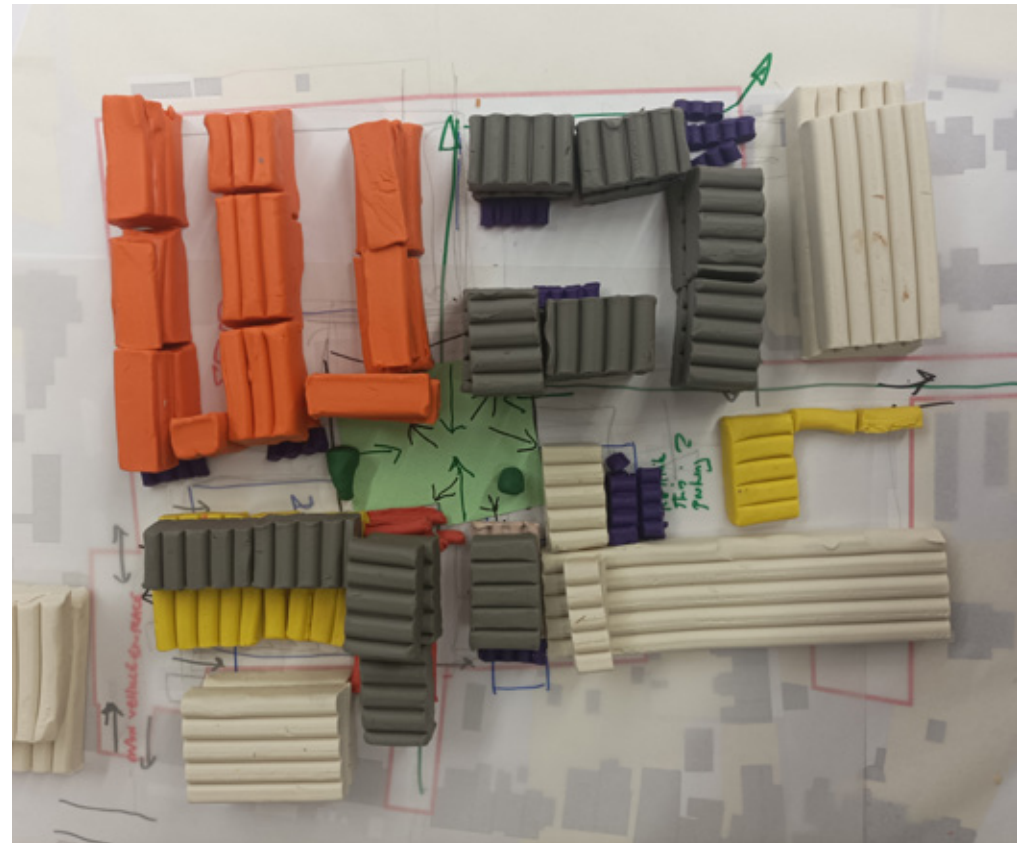
Group 2

- OCC – 40 x 4 flats = 160 flats
- OUD – 21 shared flats (12 bedspaces) + 17 staff and post grad (6 studios) = 252 + 102 = 354 units



Key Design Moves

- OUD in Ewert House Corner
- OCC in Ferry Lane Car Park
- OCC at rear of Co-op building
- Health Centre along Diamond Place entrance, behind Co-op building
- Community centre next to Leisure Centre
- Fairly consistent heights of between 4 – 6 storeys
- Some more monolithic blocks. Linear arrangement and courtyards
- Large Central communal green space, perpendicular to green route along Diamond Place road through centre of site
- Private green spaces between buildings, with narrow privacy distances
- Parking by Ewert Place site entrance under OCC homes and behind Health Centre. Some parking outside Leisure Centre and bike hub here
- Bike parking scattered throughout

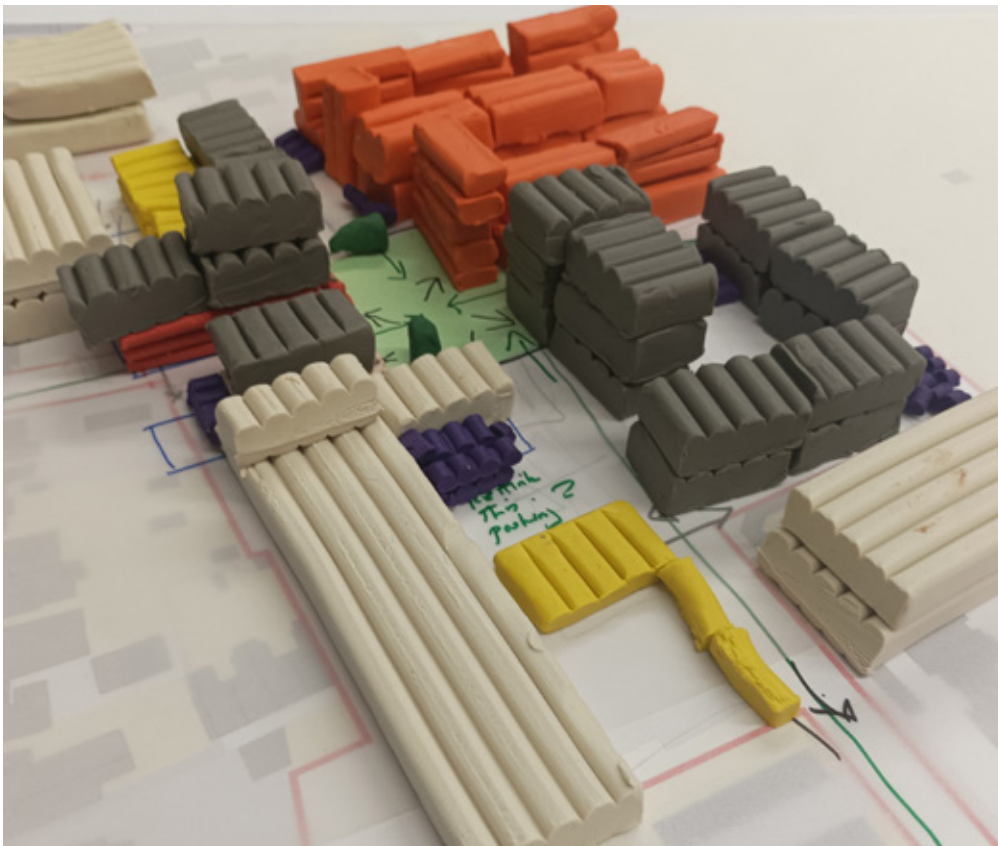


Design Strengths

- Clear definition of public and private spaces with strong edges
- Courtyard shape is successful
- Good overlooking / passive surveillance over public green space.
- Efficient design – simple and more energy efficient / cheaper
- Strong Diamond Place entrance defined by community facilities with residential above

Design Weaknesses

- Privacy distances too narrow between blocks
- Consistent building height becomes monolithic
- Daylighting issues between tight blocks
- Ewert Place entrance becomes less welcoming 'back street' to parking area



Group 3

Number Of Units

- OCC – 38 x 4 flats = 152 flats
- OUD – 21 shared flats (12 bedspaces)/ 13 staff and post grad (6 studios) = 252 + 78 = 330 units



Key Design Moves

- OUD in Ewert House Corner, and extending out towards site entrance
- OCC in Ferry Lane Car Park
- OCC and OUD at rear of Co-op building
- Health Centre and Community Centre stacked along Diamond Place entrance next to Leisure Centre
- Heights vary between 4 and 6 storeys mainly, with one central 8 storey landmark tower
- Staggered form prevents monolithic blocks
- Smaller blocks scattered around site with less clear fronts and backs
- Parking below housing behind Co-op building, plus some surface car parking by OUD scheme and by community hub
- Bike parking scattered throughout, with large bike park outside Ferry Leisure Centre
- Central communal green space, along green route along Diamond Place road, which dog-legs through centre of OUD housing scheme
- Trees and green roofs



Design Strengths

- Central landmark tower onto public square, define end of Diamond Place vista
- More considerate heights opposite Summerfield School – could improve further
- Strong defined tree-lined entrance along Diamond Place

- Community facilities all connected

Design Weaknesses

- Some issues with lack of windows where clocks are too deep
- Fronts and backs poorly defined in areas of site
- Buildings scattered around site with less formation of urban blocks / less defined corners and streets

