

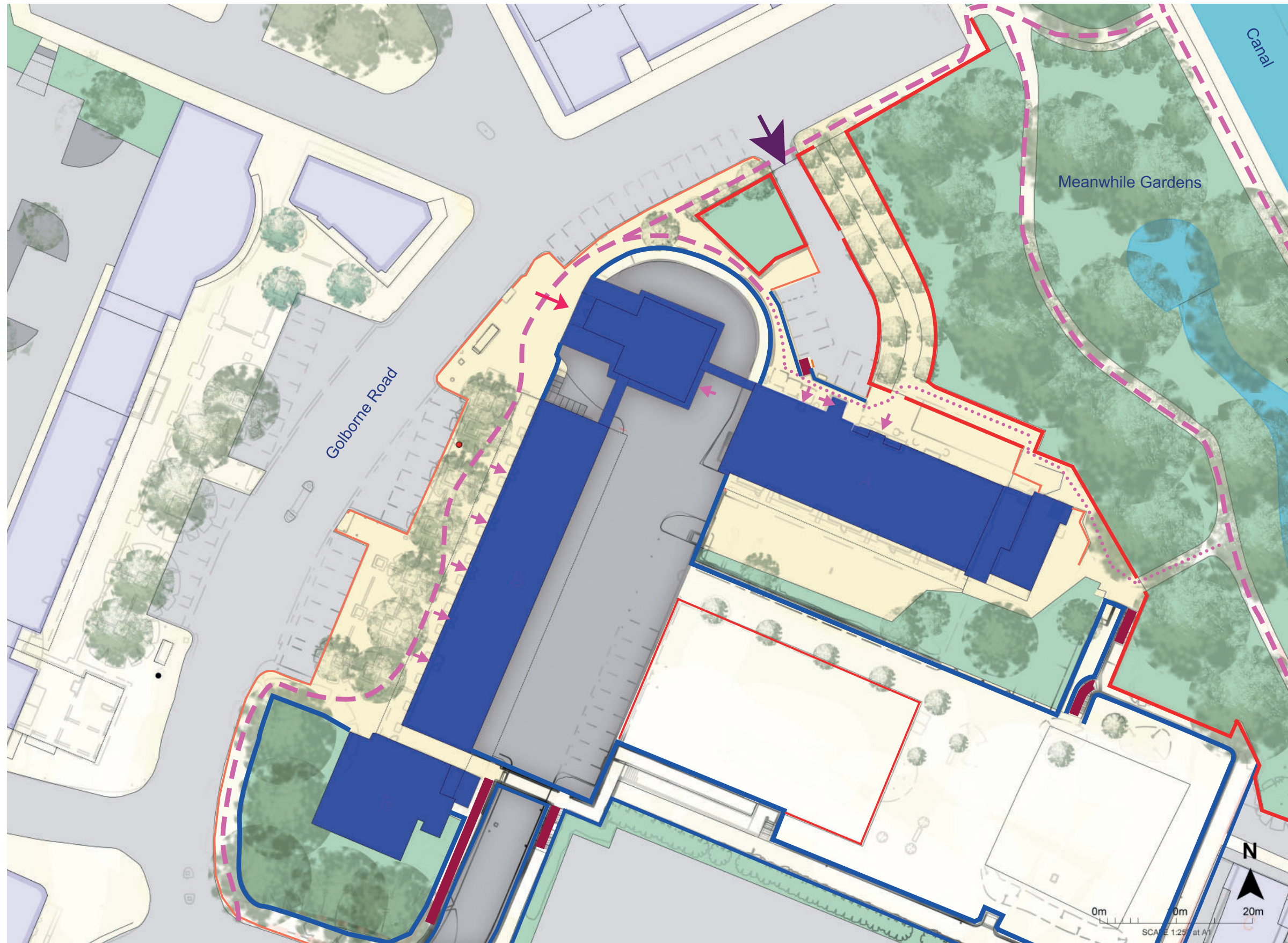
# TRELICK TOWER

## Environmental Improvements

Project Board Meeting 6th Feb 2020

Conceptual Masterplan Design Review

# Site Analysis: Access and Circulation



- Wall
- Fencing
- Access
- Kerb / Level change
- Steps or Ramp
- ↘ Vehicular access
- ↘ Primary pedestrian access
- ↘ Secondary pedestrian access
- Circulation
- - - Pedestrian route
- . . . . . Secondary pedestrian route

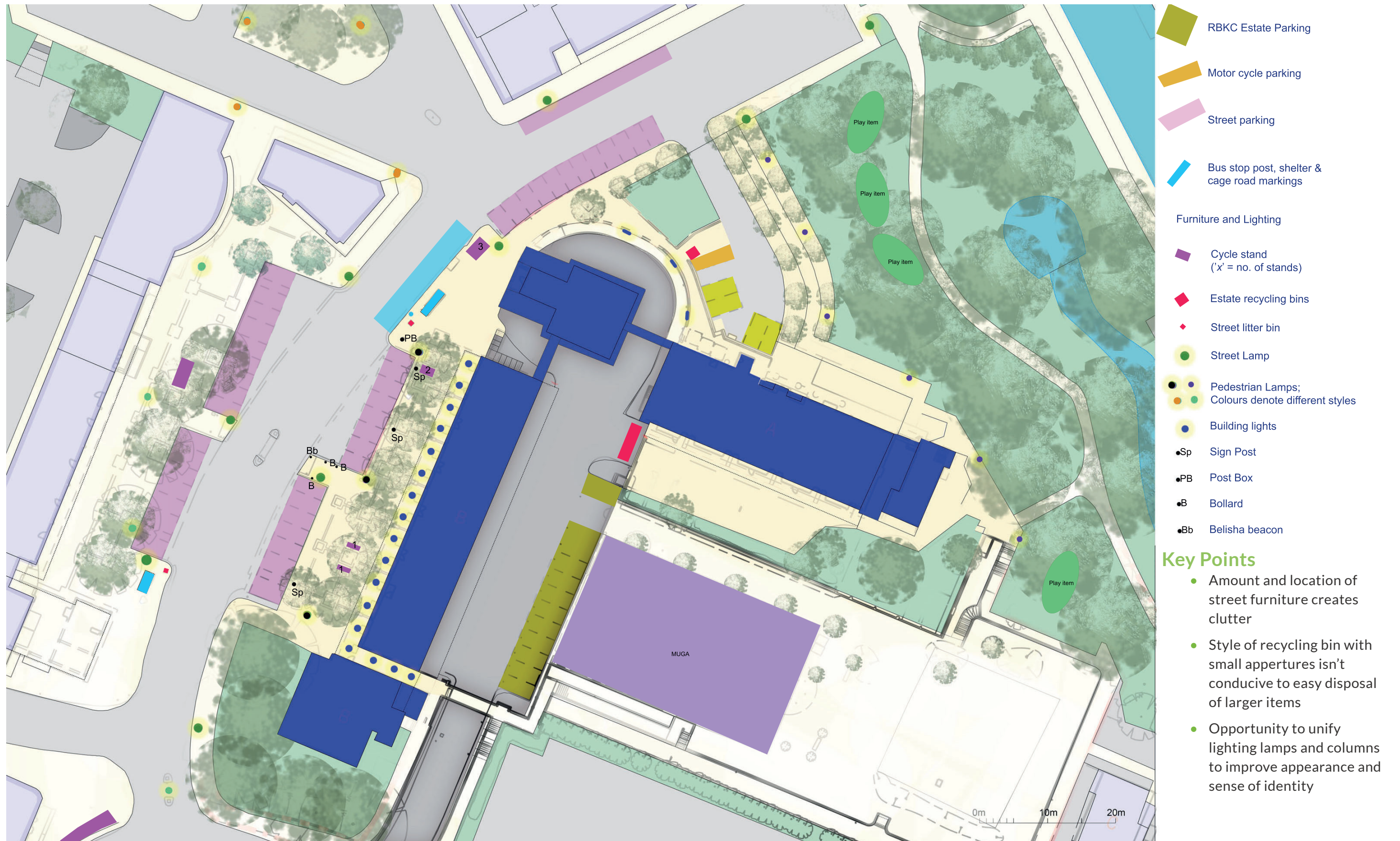
## Key Points

- Fencing to the Oremi centre conflicts with pedestrian desire lines and creates barriers to movement
- Amount of fencing reduces visual amenity
- Narrow and poor pedestrian access route to Oremi Centre adjacent to low wall and temporary access ramp
- Tower entrance access undefined on street

# Site Analysis: Soft Landscape and Gardens



# Site Analysis: Parking, Street furniture and Amenities



## Site Heritage and Sensitivity

The site forms part of the wider setting to Trellick Tower, a Grade II\* listed heritage asset built between 1968 - 72; parts of the project site are considered to be within the Tower's curtilage. The listing comprises all original buildings and structures, such as the shopping parade, car park and external walkways to the south. The site is not located within a conservation area and it is understood the trees are currently not protected by TPOs.

The original landscape vision to this monumental building was to offset its verticality with a strong horizontal network of shared amenity spaces, footpaths and ramps. Goldfinger was committed to the modernist idea of 'soleil, espace, verdure' ('sun, space and greenery'); and the aim of building high was to free the ground to be accessible landscape. The intention was for a series of interconnected and well-defined external spaces at a more human scale, with segregated vehicular and pedestrian use.

However, what were originally conceived as 'walkways in the sky' also created a series of dark spaces attracting antisocial behaviour. With subsequent partial demolition of original features like the podium, there are 'dead ends' and the under crofts can be intimidating. The asset's heritage significance has been harmed by the loss of key elements and fragmentation of its setting.

The approach of the conceptual masterplan is not to reinstate the original elements but to enhance its setting by redefining it for this generation. To provide activity and flair at ground level without impacting on its openness, whilst also addressing practical and safety issues for a more comfortable user experience, aiming to encourage greater use of the external spaces - the underlying aim of the original modernist vision.

We have referred to guidance from the following documents

- Cheltenham Estate Conservation Management Plan (Haworth Tompkins, 2015)
- Trellick-Edenham Planning Brief SPD (RBKC, 2015)

## Design development considerations

Due to the sensitivity of the site, it is recommended the concept designs are developed with discussions and input from

- RBKC Conservation Officers
- RBKC Tree Officers

## Outline Brief

The brief has been developed following meetings with RBKC and public engagement. Broadly, the design principles are :

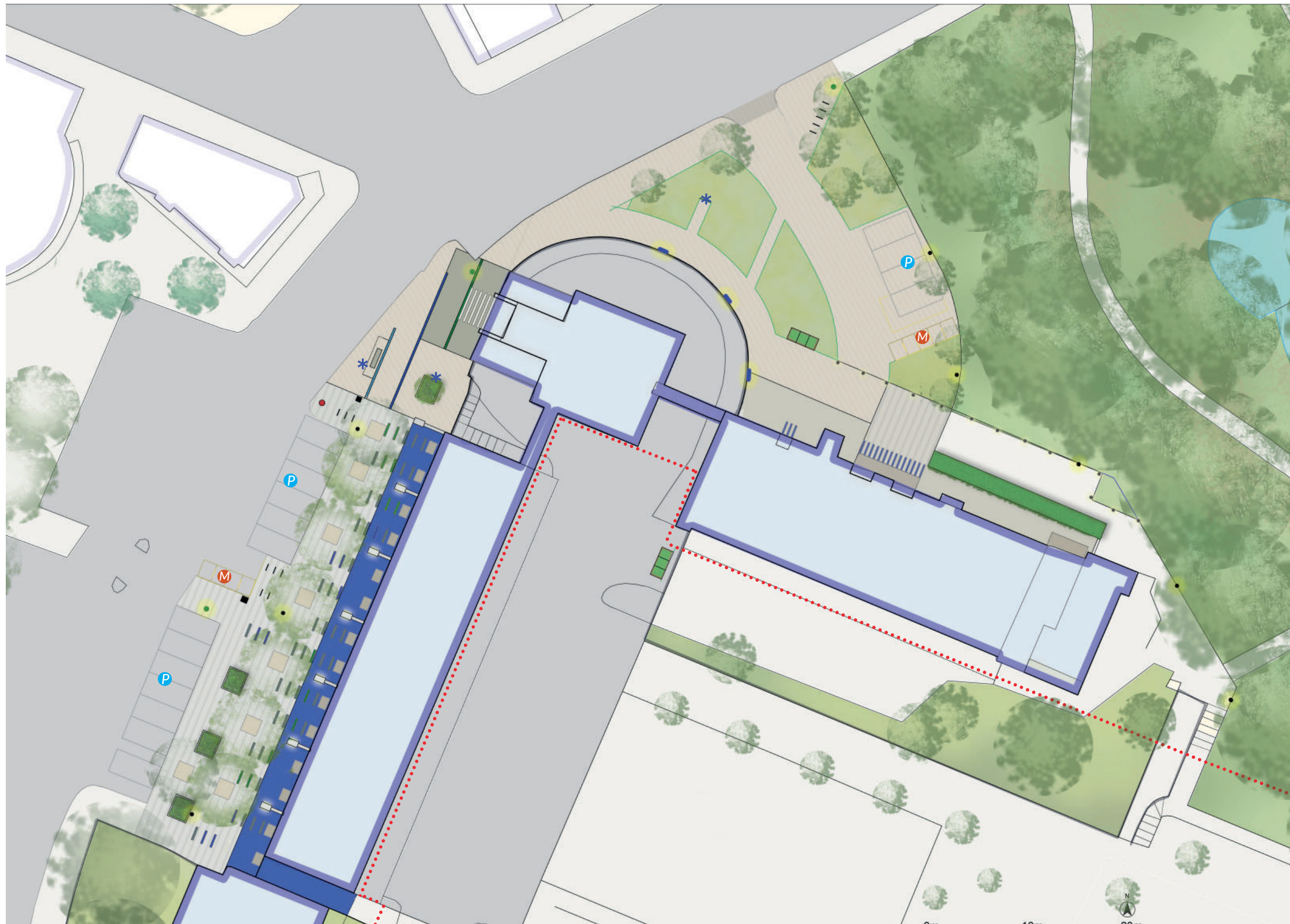
- **Unify Trellick's Setting:** create a strong entrance and legibility of public and semi-public spaces that have purpose and are well integrated with the surrounding landscape and built environment, respecting connectivity and linkages to its wider context.
- **Reflect Trellick's Identity and Improve its Appearance:** use the character of the urban form and of the local community to inspire material selection, forms and landscape elements to create a distinctive and appropriate sense of place
- **Improve Functionality and Pedestrian Accessibility:** address the safety and use-ability of walking routes' levels surfacing, lighting and signage. Re-organise furniture and bin provision . Review opportunities for incidental play and the balance of planting and soft landscaping to improve drainage and biodiversity.
- **Tell Trellick's Heritage:** use creative cues to reveal aspects of Trellick's history and inspire engagement in its story across different audiences

## Design Development Information

The proposals in this document are illustrative conceptual proposals, not to be used for construction. Further information and liaison with RBKC departments is required to develop designs to the next stage, this includes but is not limited to :

- Topographic and utilities surveys; levels and below ground
- Waste Department - collection requirements
- Housing Department - Fire tender access
- Housing and Maintenance - Parking proposals
- TFL - Bus Stop adaptation
- Planning Department - Pre application advice may potentially require LBC and / or planning application if not PD

# Draft Concept Masterplan

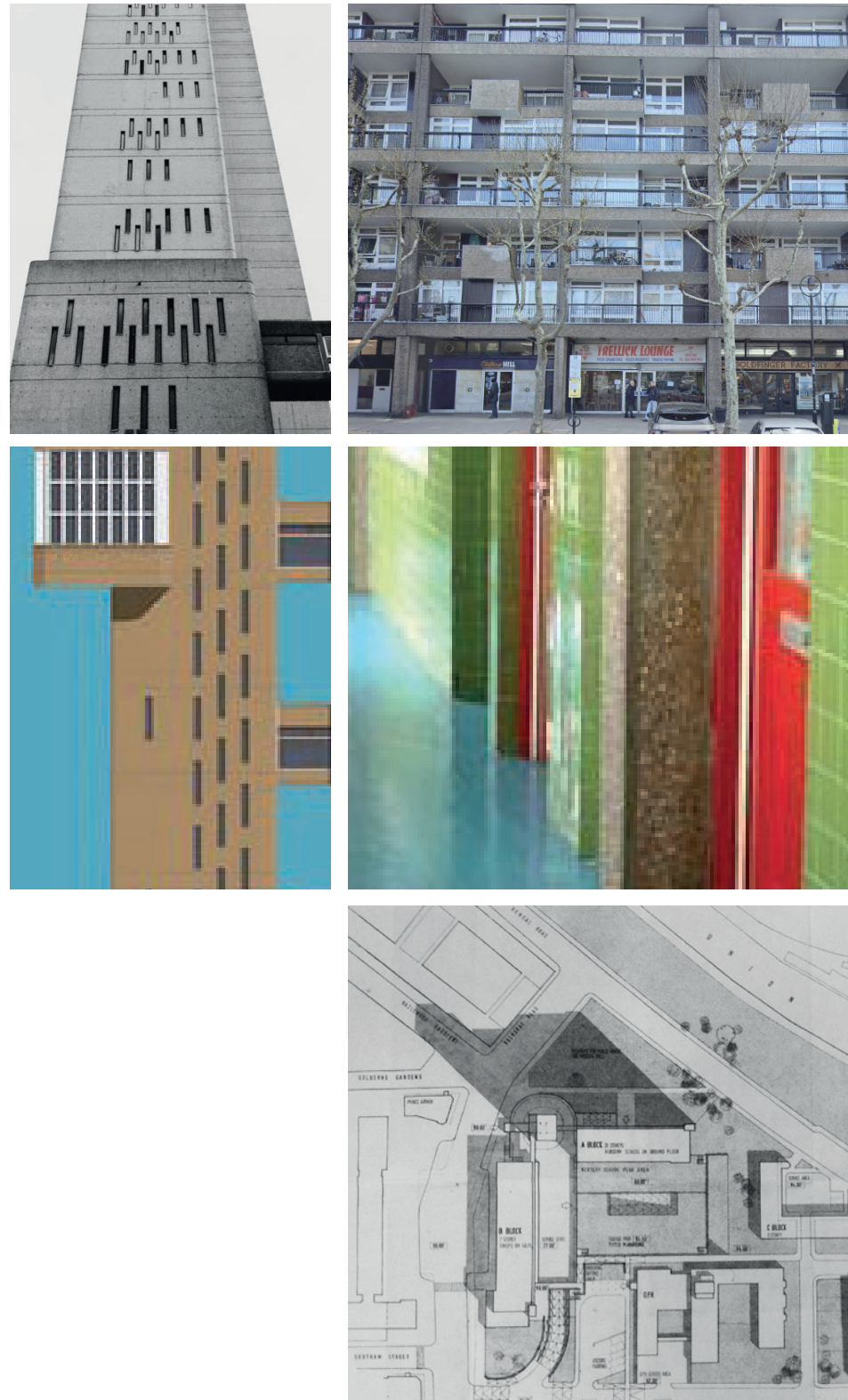


-  Large 'plank' concrete paving slab unifying Tower and Shared surface facilities
-  Plank concrete paving slabs to Tower entrance: dark grey/brown
-  Large rectangular concrete paving slabs: medium grey
-  Medium square concrete paving slabs: light grey / silver
-  Feature paving inlays: e.g. tiles, lighting: colours TBC
-  Luxcrete concrete with glass inserts paving
-  Amenity grass with Ornamental shrub and grass planting areas
-  Raised hardwood timber slat planter
-  Hedge planting
-  New Feature / Specimen tree
-  Existing tree retained
-  New recycling bins with Green Roof
-  Cycle racks
-  Motorcycle parking bay
-  Car parking bay
-  New up-lighting to columns
-  Interpretation panel / Feature
-  Bespoke Brutalist / heritage feature bus stop and bench
-  Lighting Bollards
-  Area shown as Strategic Site in SPG

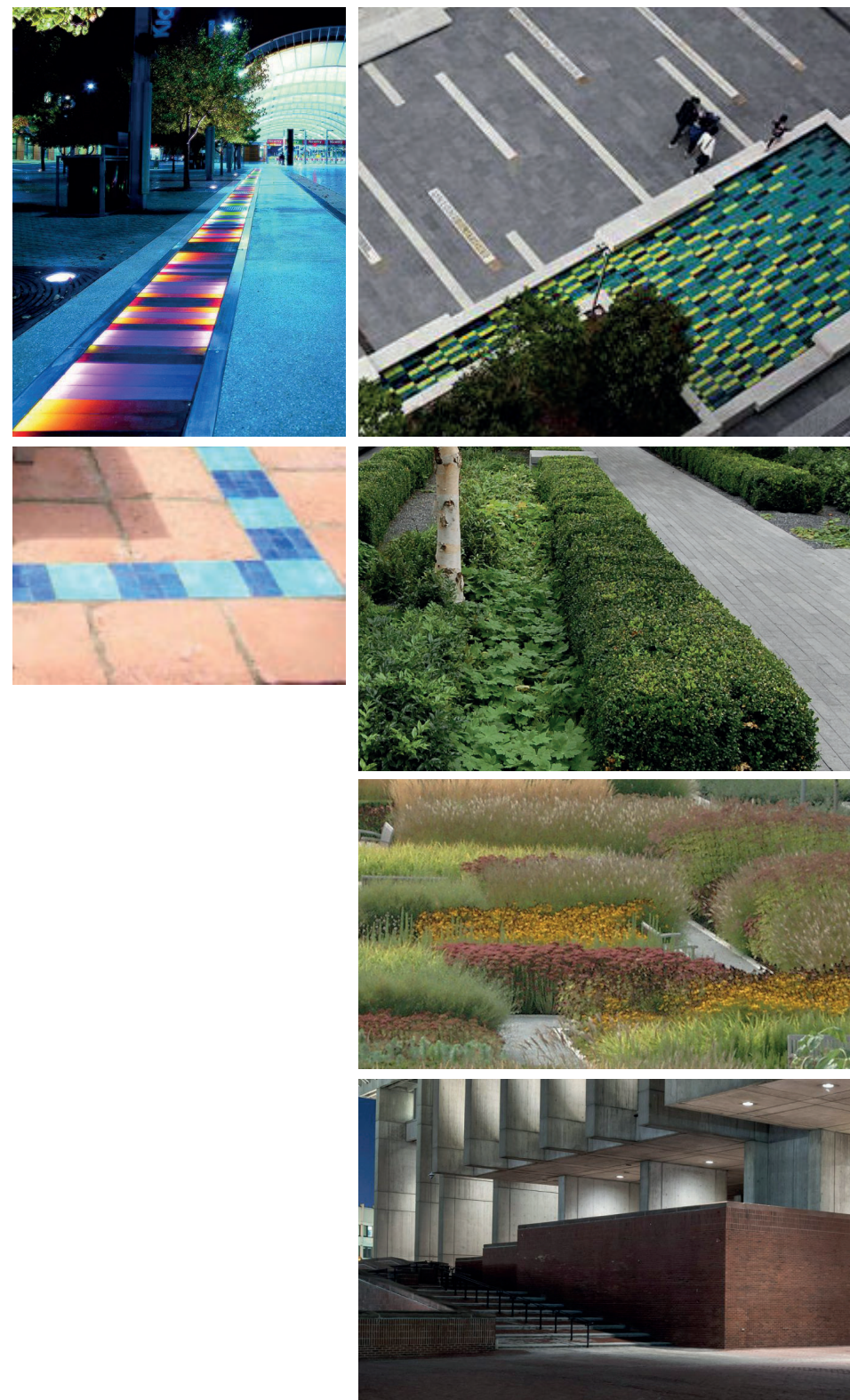
Note:  
 Concept design stage proposals for discussion only, subject to further information including, but not exhaustive of; topographic survey; underground services; planning consents; liaison with Waste, Transport, Housing and Highways departments, Tree and Conservation officers. Not to be used for construction.

# Draft Concept Masterplan

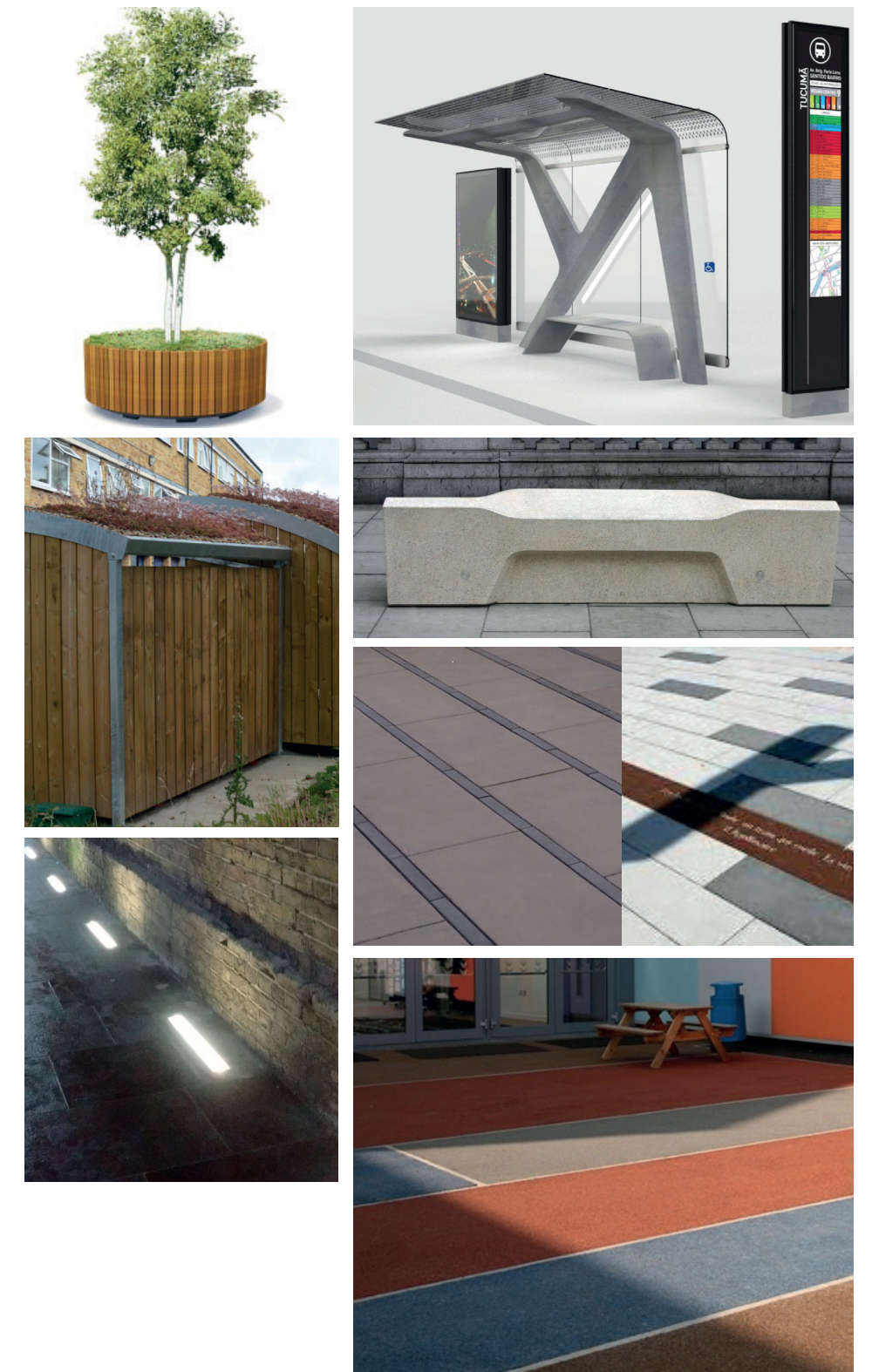
## Architectural Cues



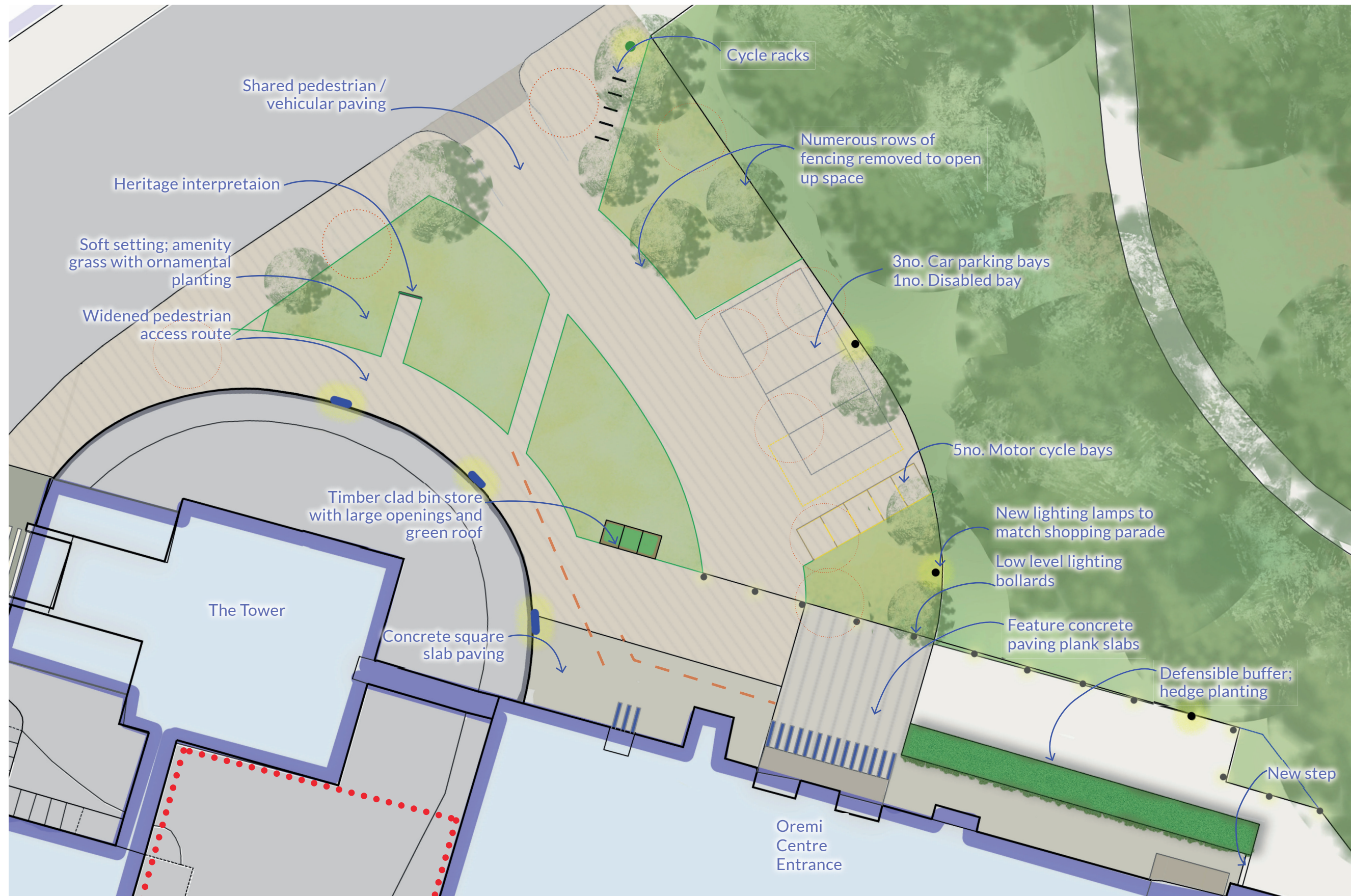
## Design Language Precedent



## Materials and Products Precedent



# Oremi Centre Entrance



- ⋯ Proposed tree removals
- Approximate location of proposed low wall to be removed (not thought to be original, tbc)



# Oremi Centre Entrance

## Public Engagement Key Headlines

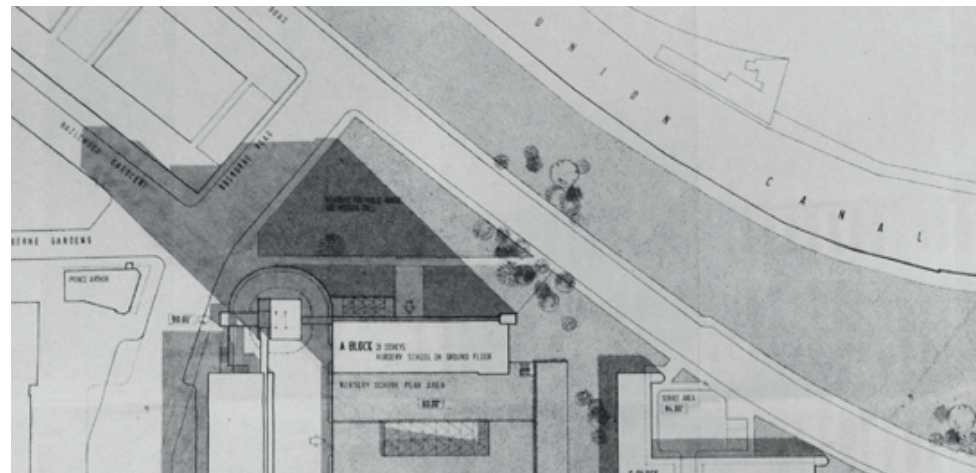
- Improve pedestrian accessibility and circulation
- Simple, attractive and effective design with attractive greening
- Improve appearance and useability of re-cycling facilities

## Conservation Management Plan (2015)

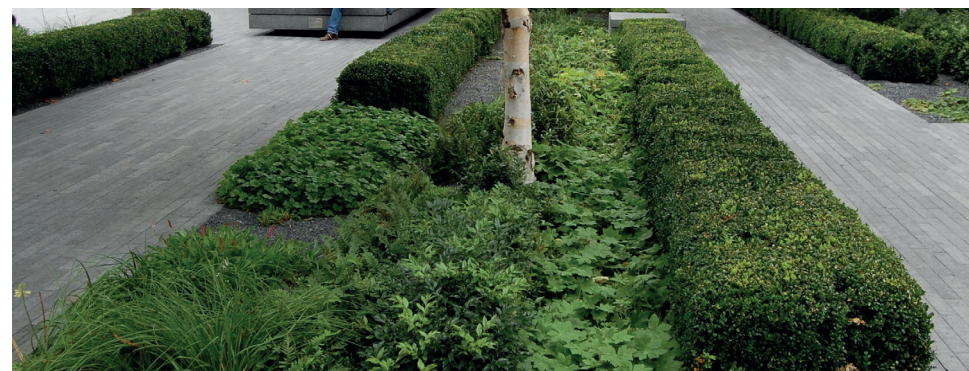
### Recommends

- 'Explore changes to the landscaped area north of Block A to allow greater se and management of this area'
- 'Explore how the level changes and severed pedestrian routes can be resolved to provide level access to the courtyard space'.

## Architectural Cues



## Design Language Precedent



## Materials and Products Precedent



# Main Entrance

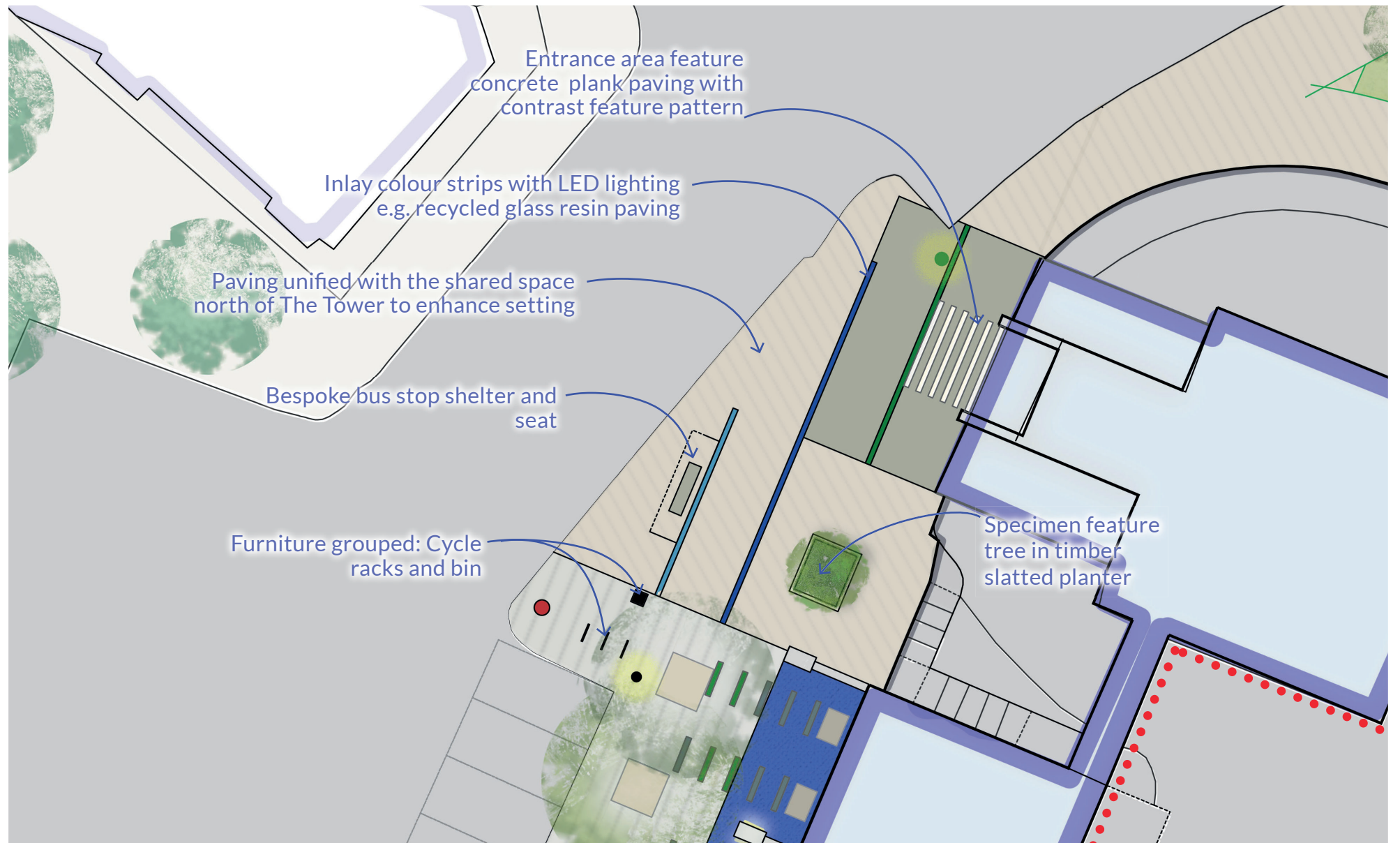
## Engagement Headlines

- Create a sense of welcome and presence on the street
- Introduce colour and greening

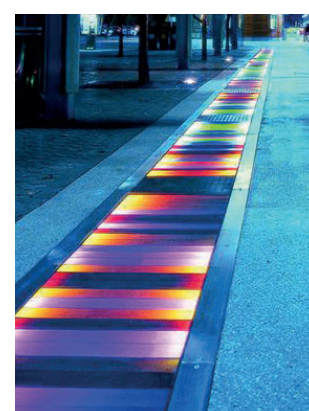
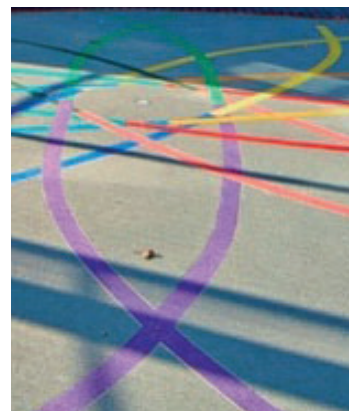
## Architectural Cues



## Design Language



## Materials and Products Precedent



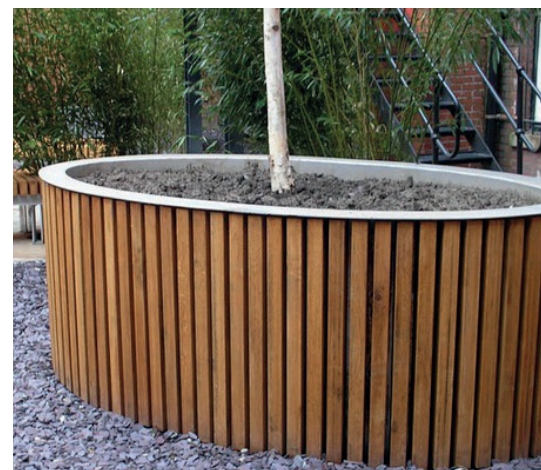
# Main Entrance



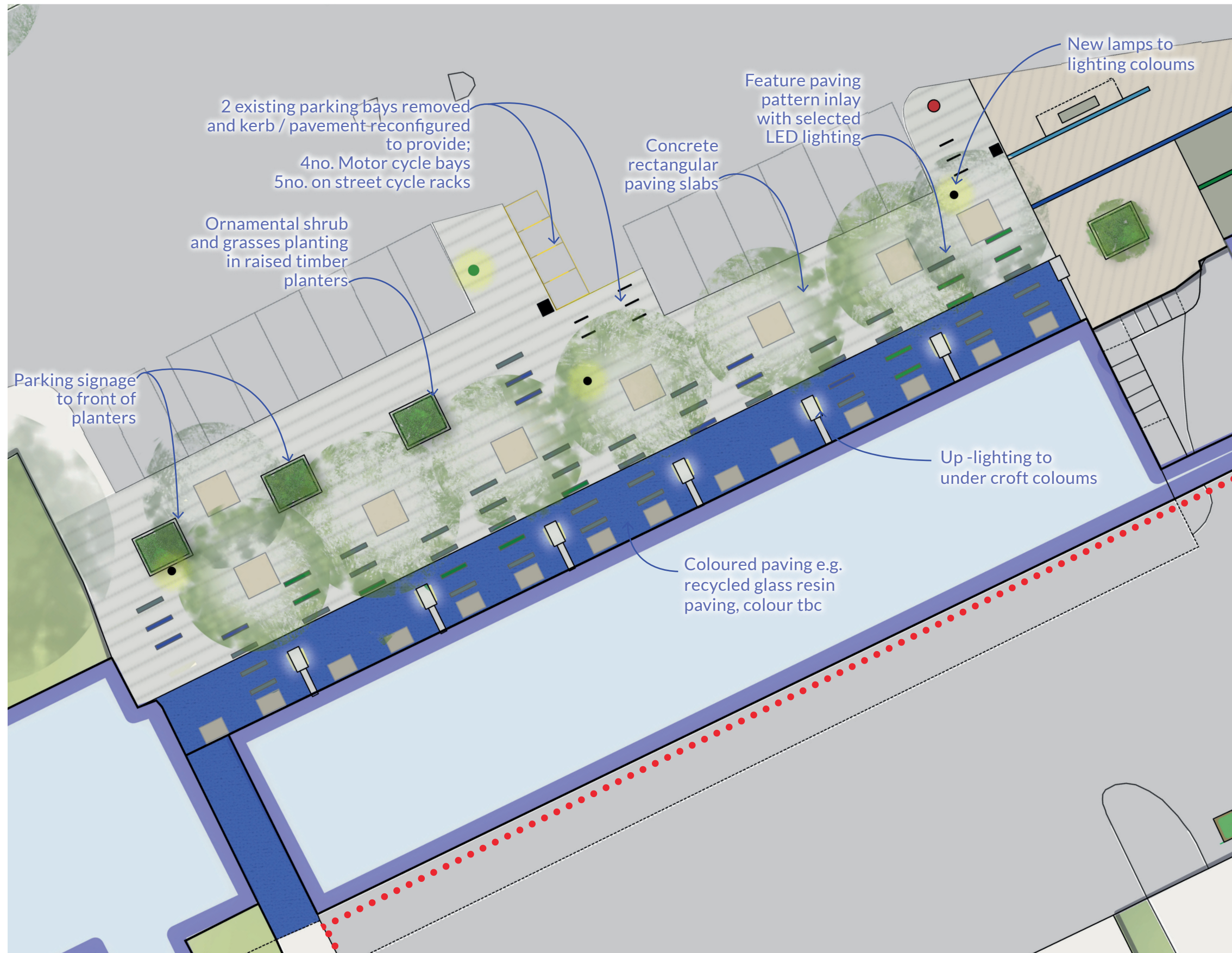
Visualisation conceptual improvements



Visualisation existing entrance



# Shopping Parade



# Shopping Parade

## Engagement Headlines

- Improve pedestrian sense of safety with better and more attractive lighting, keen interest in feature lighting
- High quality greening requested
- Improve functionality and visual appeal for pedestrian users

## Materials and Products Precedent



## Architectural Cues



## Design Language Precedence

