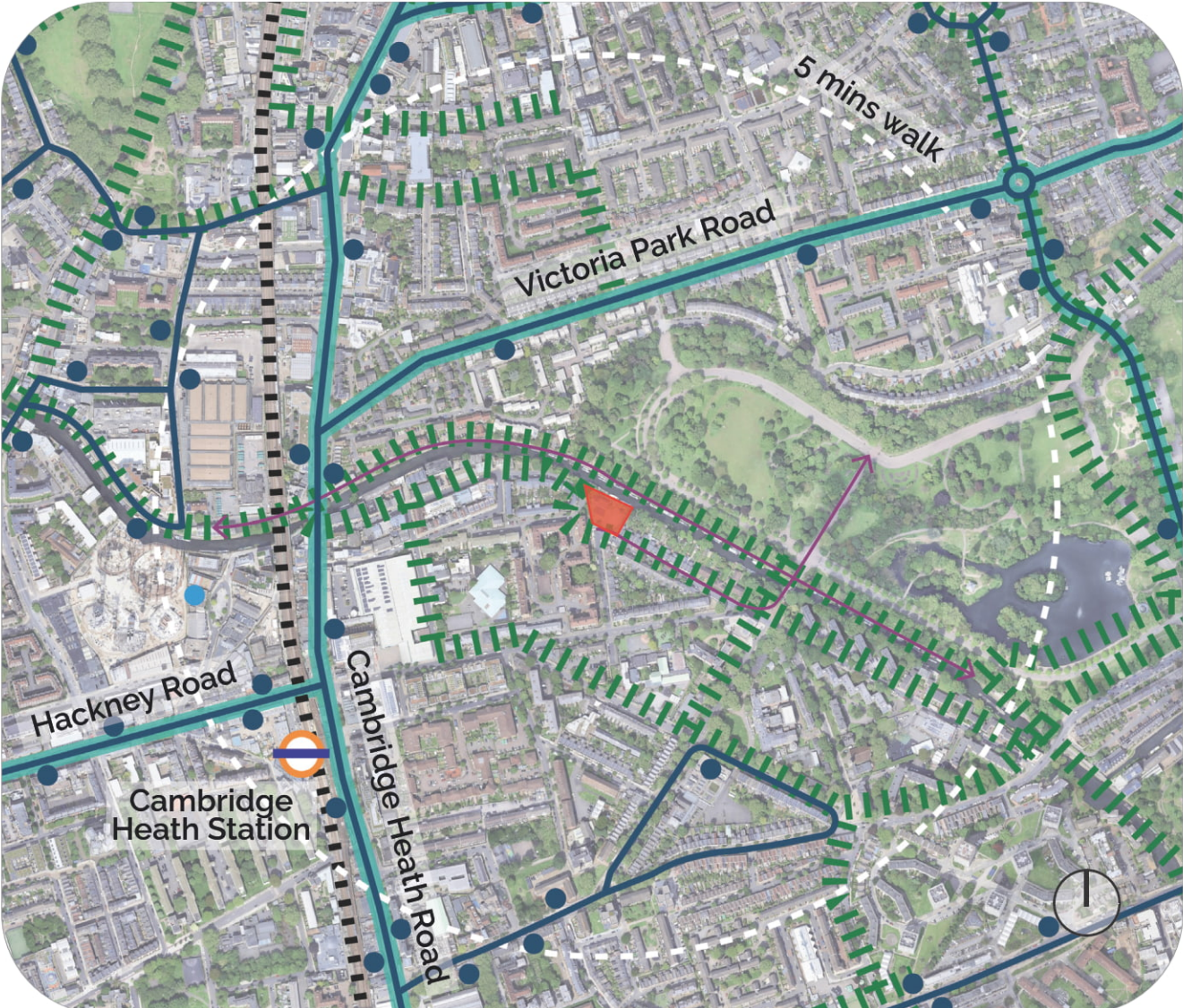


Canal Club Community Centre & Garden, E2 9HP



Site Photo Position

The site is located on the south bank of Regent's Canal, opposite Victoria Park and next to the Wellington Estate.

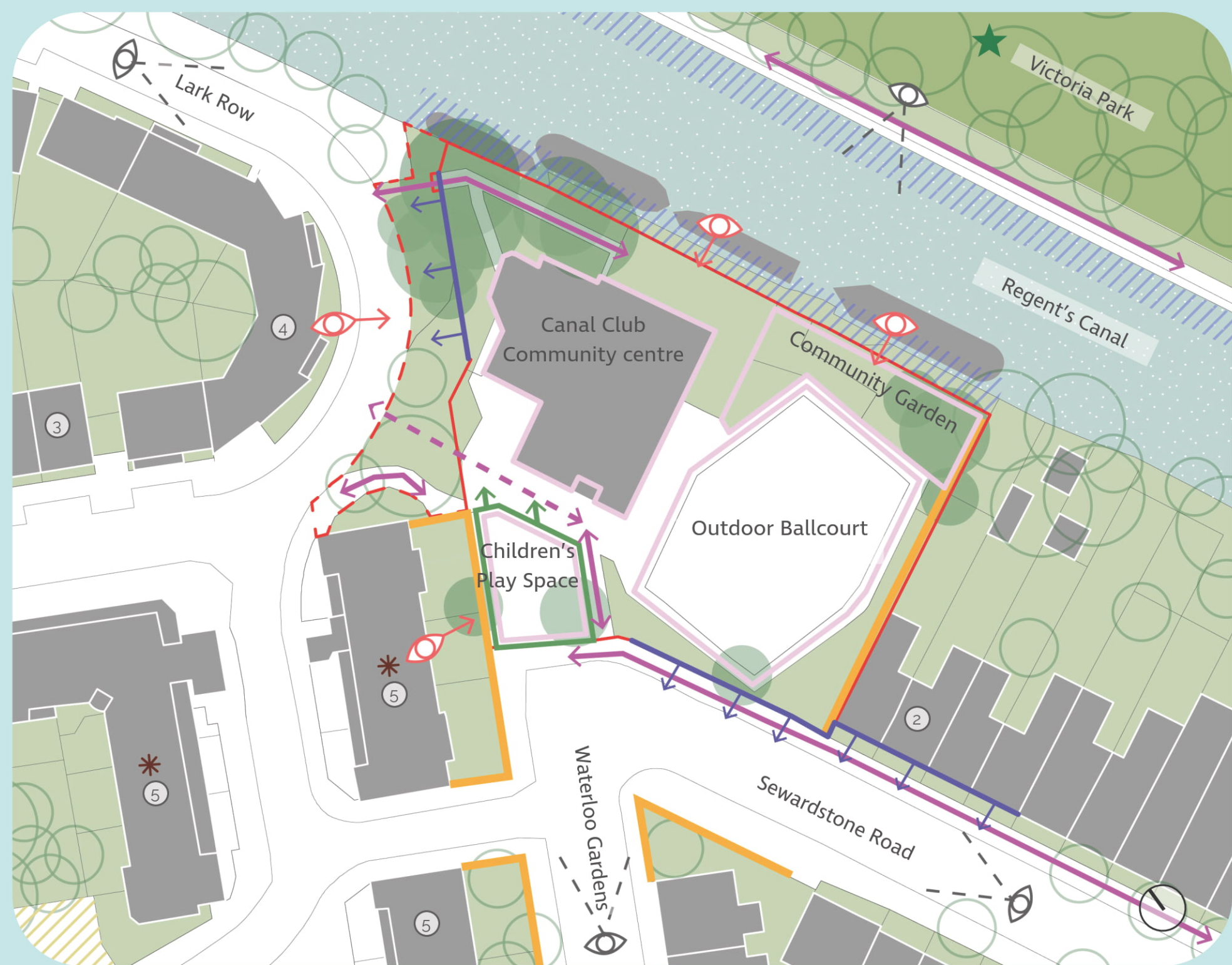


Cambridge Heath Overground station is close to the site, and several bus stops are within walking distance.



A single storey building, home to the Canal Club, occupies the site, along with an outdoor ballcourt, community garden and children's play space.

Opportunities and constraints

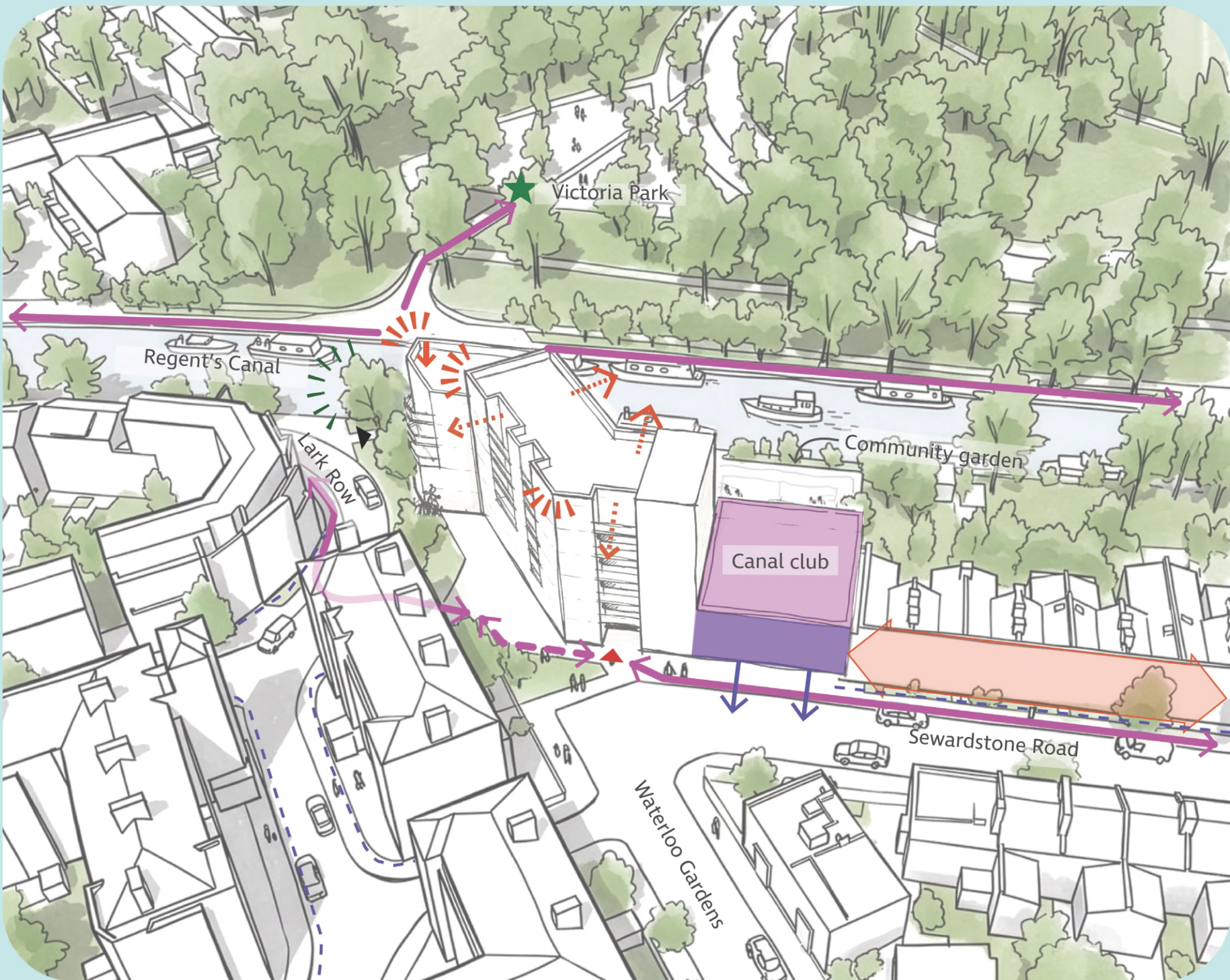


Key

- Site boundary
- Existing Building
- Existing Tree (offsite)
- Number of Storeys

Opportunities	Constraints
Key view	Existing facilities + amenities on site require re-provision or improvement
Existing tall building	Existing tree (onsite)
Continuation of frontage	Overlooking
Existing pedestrian link	Boundary condition
Proposed pedestrian link	Existing Moorings
Site boundary	
Increased Site boundary	
Increased/Improved Play	

Site proposal



Key

- Proposed pedestrian route
- Existing pedestrian route
- Key corner
- Retained tree
- Dual aspect amenity
- Reduction in height
- Active frontage
- Community centre
- Continuation of Building line

Six storey residential building with 20 socially rented homes. Front doors adjacent to play space to the west, direct access through the site north to south, and a new community centre located on Sewardstone Road.



Canal Club Community Centre & Garden, E2 9HP

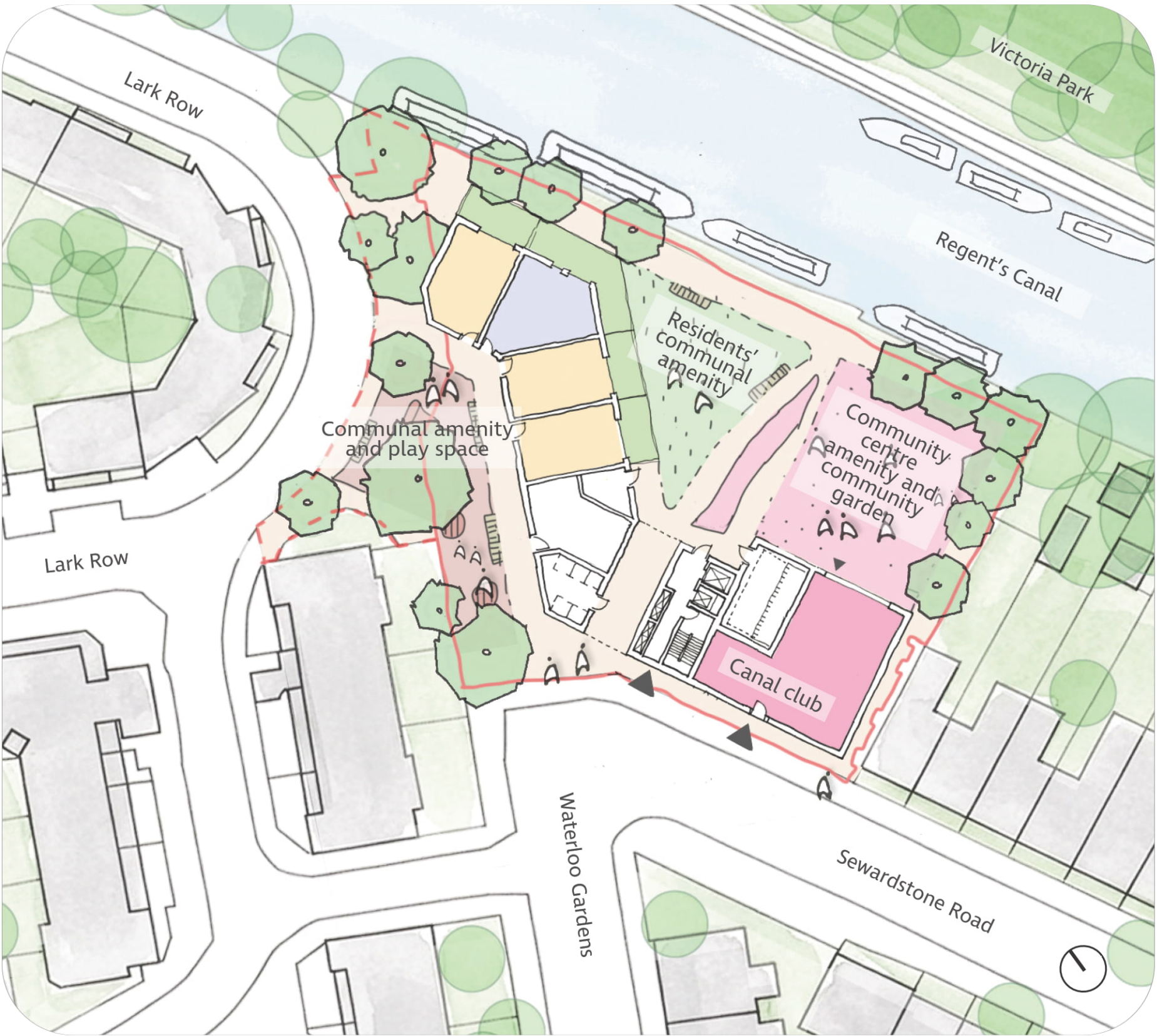
Landscape principles



- Key
- Community centre
 - Access through site
 - Door step play space
 - New key pedestrian route
 - Community External Amenity
 - Key corner
 - Pedestrian routes
 - Key pedestrian route
 - Existing frontage
 - Building cores
 - Resident's External Communal Amenity

Proposals seek to better connections to Lark Row, improving safety and providing play space. The courtyard contains dedicated community centre amenity and the community garden, alongside resident's amenity.

Ground floor plan



Residential Accommodation schedule					Community Centre
1 Bed 2 Person	2 Bed 4 Person	3 Bed 5 Person	4 Bed 6 Person	Total homes	Area (GIA)
4	4	7	5	20	360 sqm

Two storey maisonette family homes provide a direct relationship with the play spaces adjacent. The proposed community centre sits along on Sewardstone Road continuing the neighbouring building line.

Residential building precedent



Melfield Gardens
Levitt Bernstein Associates

Community centre precedent



Wolves Lane Centre, Wood Green
Studio Gil and Material Cultures

Publicly accessible play space



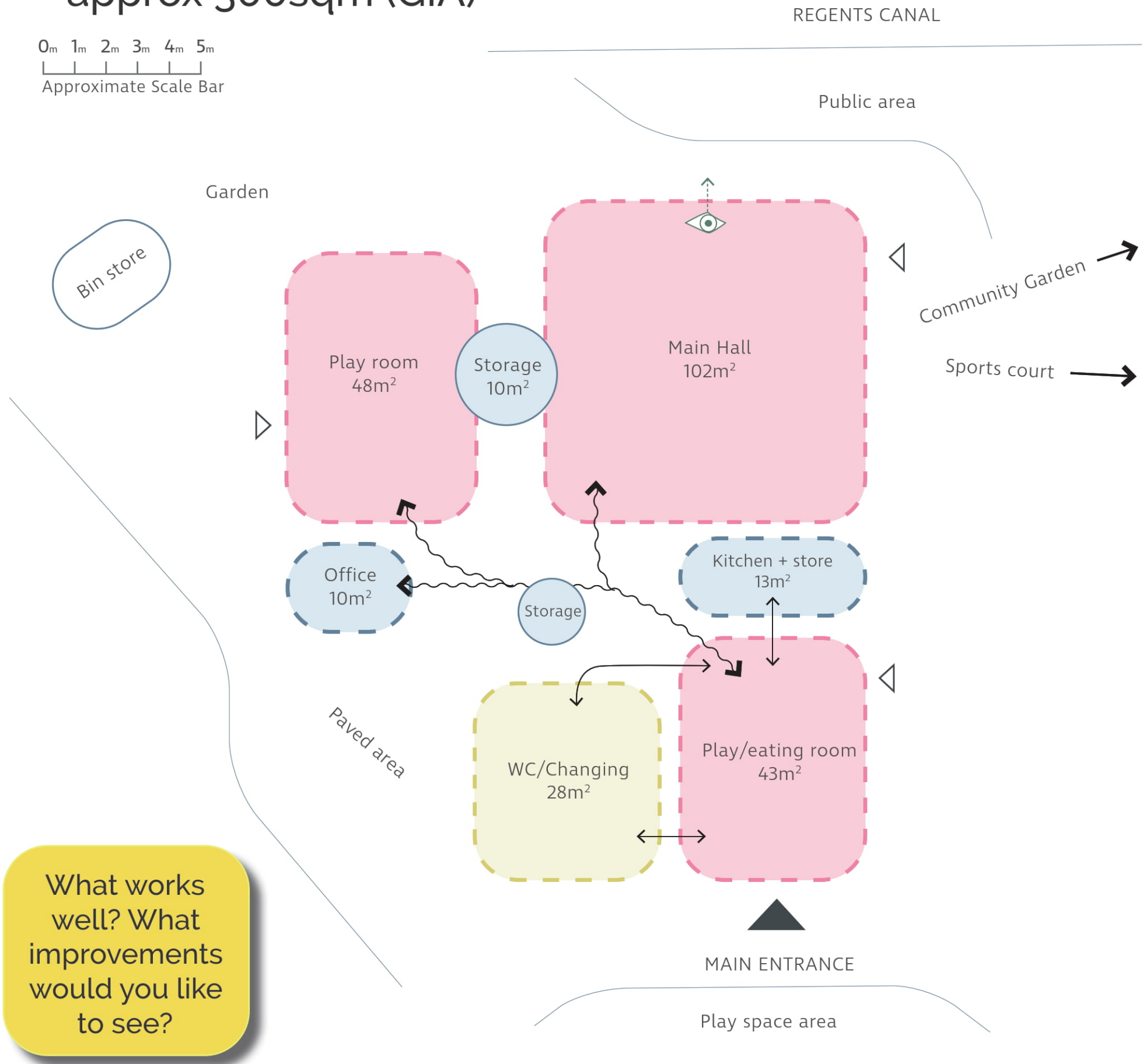
Broadmarsh, Nottingham
Play Equip



Canal Club Community Centre & Garden, E2 9HP

Existing adjacency diagram

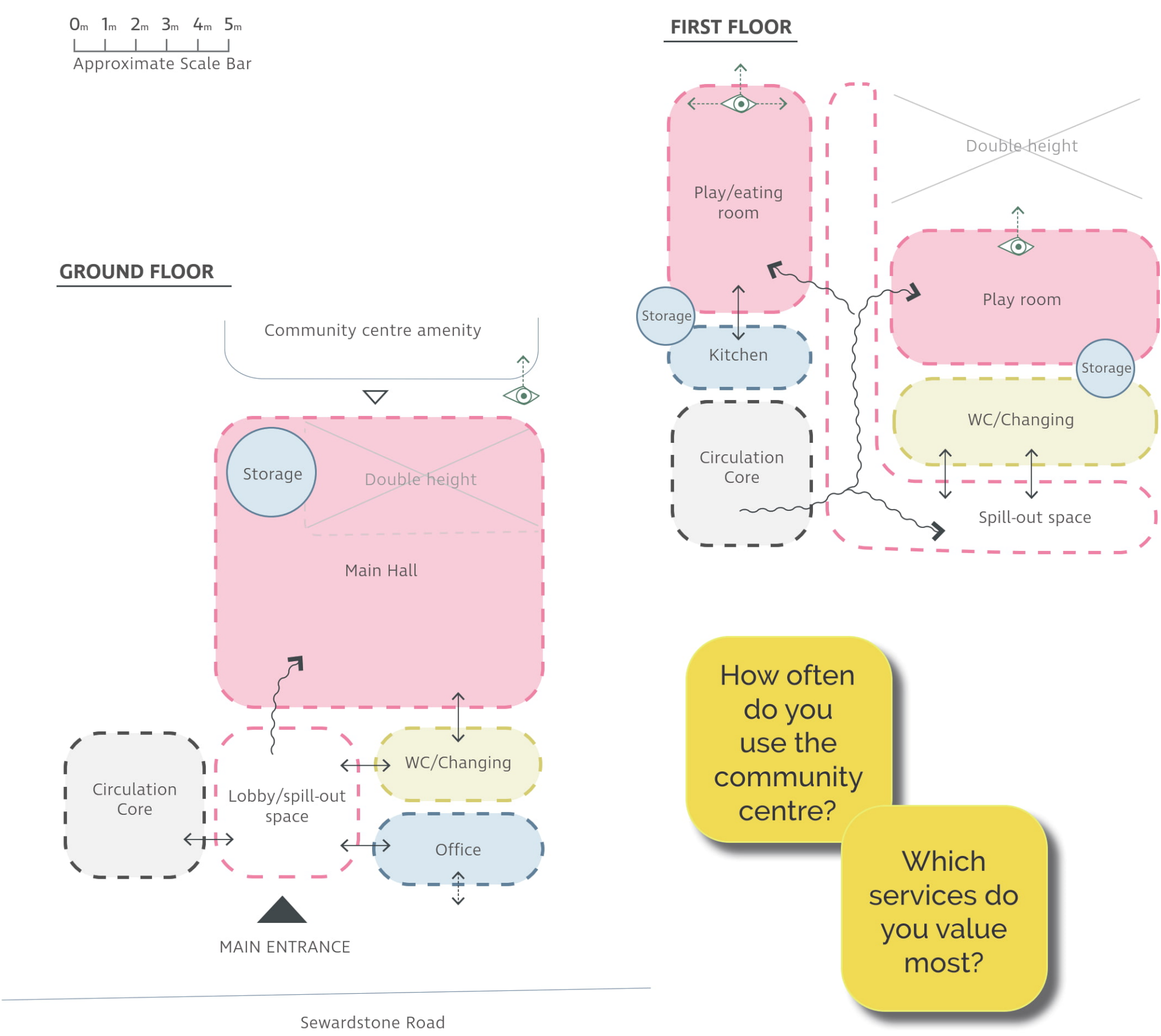
- approx 300sqm (GIA)



The Canal Club's existing building contains a main hall and two smaller connected play spaces, along with a kitchenette, office, WC/Changing and storage space throughout.

Proposed adjacency diagram

- approx 360sqm (GIA)



Over two storeys, the proposals for a new community centre includes improved like for like spaces, a main hall, two flexible play rooms along with more breakout areas and improved facilities generally.

This is an evolving design and we invite you to comment on these images

Community Space:



Example: Sands End Community Centre
Mae Architects



Example: Wolves Lane Centre
Studio Gil and Material Cultures

Wellington Estate:

Improvements to existing play and ball court amenity



Example: Claremont Park
Townshend Landscape Architects



Example: Shadwell Estate courtyard
Turkington Martin

What improvements would you like to see?

