



GRAYS SOUTH REGENERATION

CIVIC OFFICE PHASE

GRAYS, THURROCK
RIBA STAGE 2 INITIAL RESPONSE - REVISION A

Issued 30th October 2018

WHERE DO WE STAND?

We stand with you. Whoever you are — a client, a colleague, a supplier, someone who lives or works in, or is just passing through, a building we've designed. We stand with you because, for us, architecture is all about people. Get to know them and what's important to them, connect with them and collaborate, deal with them respectfully and with integrity and, together, you can solve any problem, overcome any challenge and achieve any ambition. That's what it takes to create sustainable, innovative, valuable and positive architecture. Architecture that improves lives, builds communities and enhances society.

Life touching design.

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1.0 INITIAL STAGE 2 DESIGN

1.1 GROUND FLOOR PLAN

COMMENTS INCORPORATED FOLLOWING STAGE 1 SIGN OFF:

1. More details on the type of café being proposed (coffee shop with pre packed food)

Island café with bench seating and separate store room is proposed. Based on Camden Civic Offices Café model of pre-packaged food with no on-site cooking

2. Members were keen to have an outdoor space for the café

Outdoor seating area shown. Uses defensive landscaping to provide disconnect from public area and stop the café door from being an additional main entrance into the building

3. Café and meetings rooms to be switched around

These areas have been switched as shown. Registry Archive utilises space under second stair to provide enough space for homeless waiting area

4. What are the plans for the space beneath the stairs, don't want it to be dead space

These areas under the stair will be used to house the base-station for the floor staff and as one of the areas of self service terminals as shown

5. Concerned about the outside space alongside the registrars entrance to make sure it does not become a crime hotspot

Secure fence line added at the point of the Registrars entrance as shown. Area adjacent to the covered walkway is under development with Secure by Design and has the potential to be open but protected via defensive landscaping and planting

6. Concerned about space between new build and CO2 becoming a crime hotspot

Space to be closed off with continuation of the masonry facade as shown. Space behind is retained as escape route but landscaped to give an attractive lightwell and outlook to the café.

7. Members not keen on revolving doors would like to see sliding doors similar to the ones we have now

Sliding doors now shown in oval configuration. To be developed further



Example of double sliding entrance doors - taken from Lambeth Civic centre

PLEASE NOTE:

All layouts are indicative. As the RIBA Stage 2 design process continues the wider design team will develop the designs further with co-ordinated input from structural & service engineers, fire consultant, building control & the planning authority. This may lead to alterations to the layouts as the design is developed

1.0 INITIAL STAGE 2 DESIGN

1.2 FIRST FLOOR PLAN

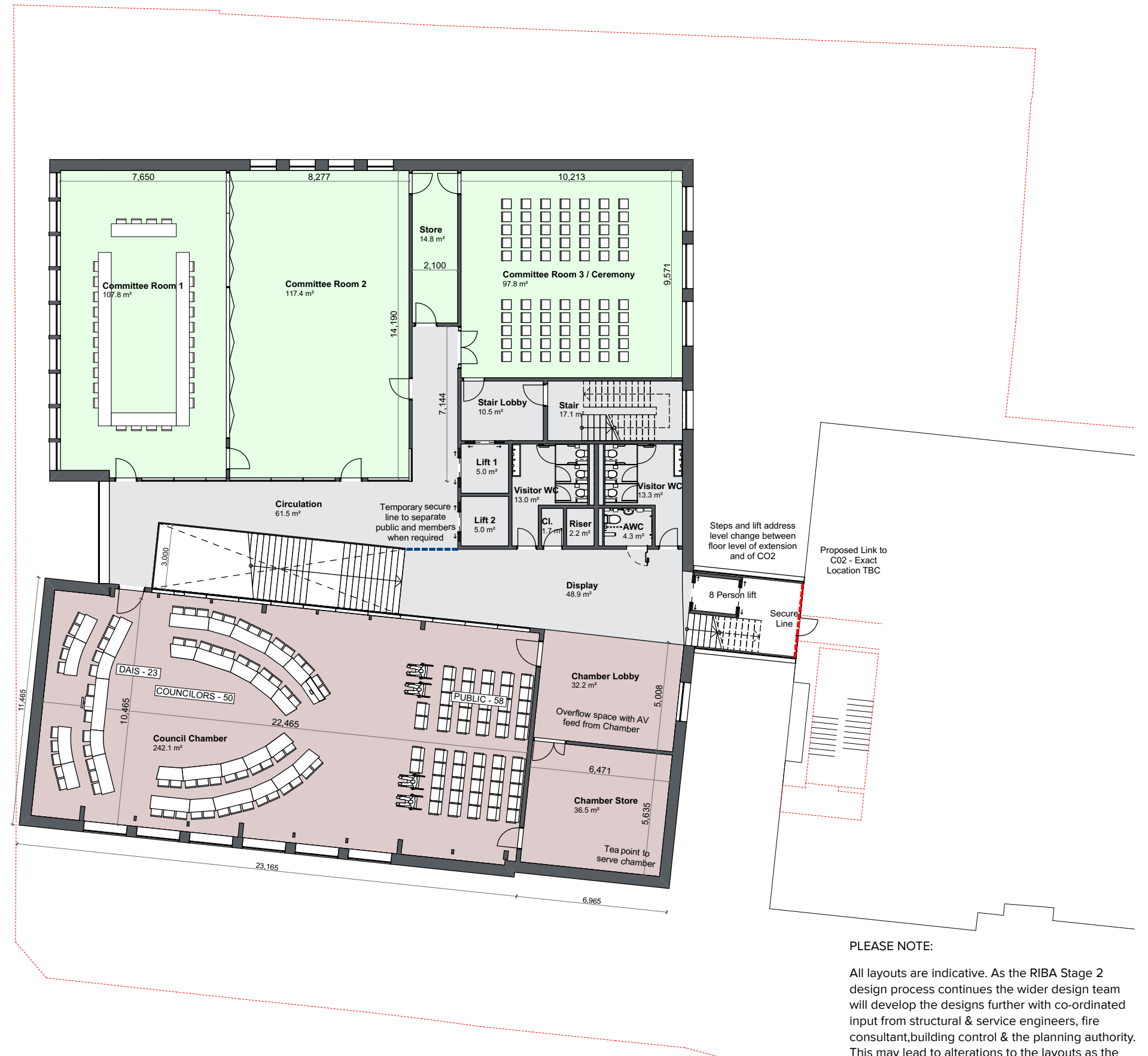
COMMENTS INCORPORATED FOLLOWING STAGE 1 SIGN OFF:

8. Need a better feel for the scale of the internal spaces, actual dimensions

All plans now include key indicative dimensions and people are shown to give an indication of scale

9. Chamber box shape feels about right, more discussion will be needed on the configuration of seating. Members stressed the need for Cllrs to face the Mayor as much as possible and were content with the public gallery where shown.

Updated plans have adjusted the '3 sided' seating configuration to ensure that every member is facing the Mayor



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1.0 INITIAL STAGE 2 DESIGN

1.3 SECOND FLOOR PLAN

COMMENTS INCORPORATED FOLLOWING STAGE 1 SIGN OFF:

10. Move the Leader's office so it is overlooking the high street with access to the terrace

Leaders office has been relocated as shown

DESIGN CHANGES FOLLOWING RECEIPT OF INITIAL MEASURED SURVEY

Following the receipt of initial measured survey information on 16.10.2018 it has become apparent that there is a level change between the proposed ground floor of the new building (which will be set relative to the High Street pavement) and the existing ground floor level of CO2.

This level change is in the region of 2.6m at Ground Floor, 2.2m at 1st Floor & 1.6m at second floor. We are awaiting the final survey information for confirmation of this.

The proposed solution to address the level change is to introduce a set of steps and a lift within the link bridge area as shown on each floor plan.

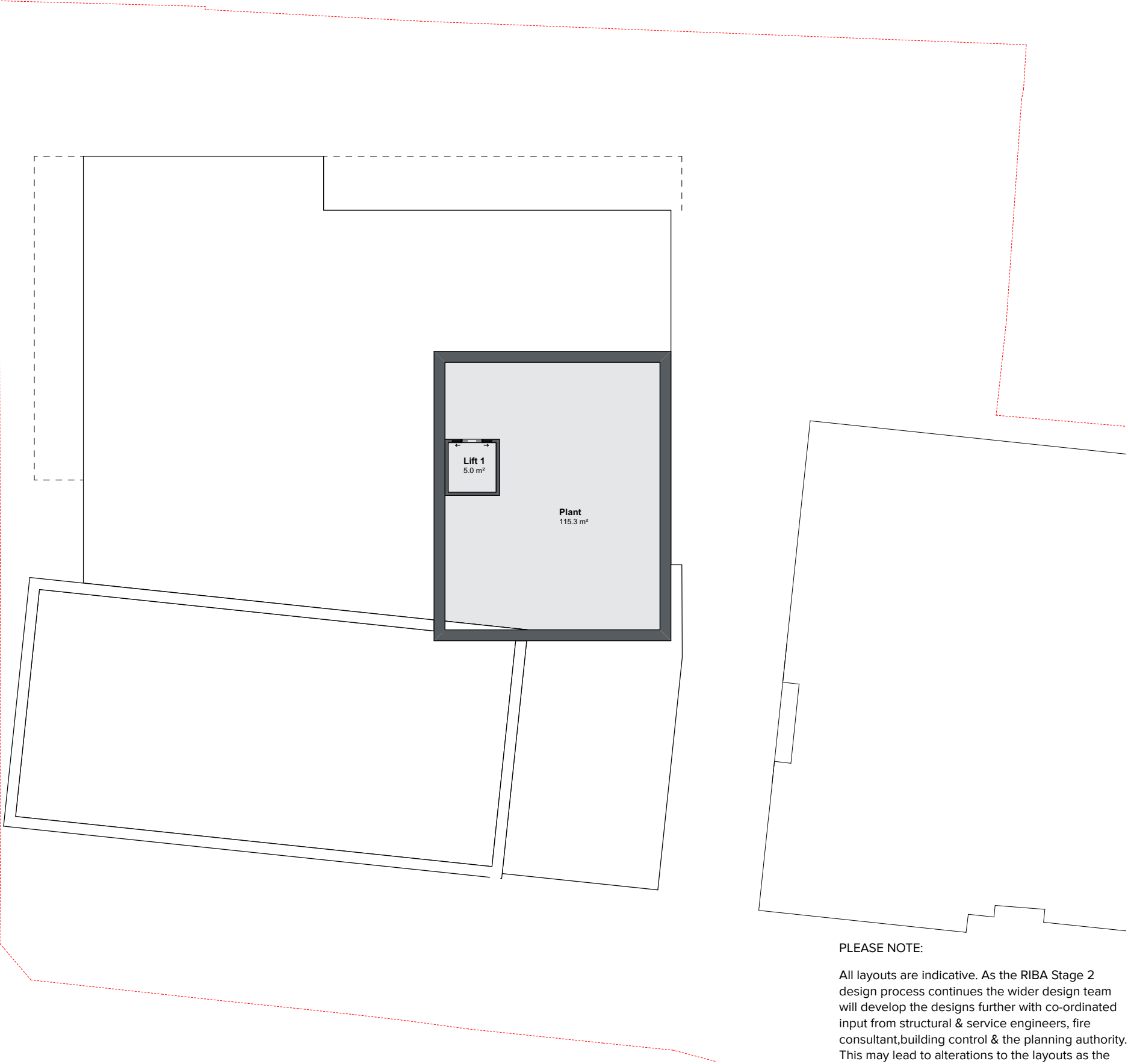


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1.0 INITIAL STAGE 2 DESIGN

1.4 ROOF PLAN



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1.0 INITIAL STAGE 2 DESIGN

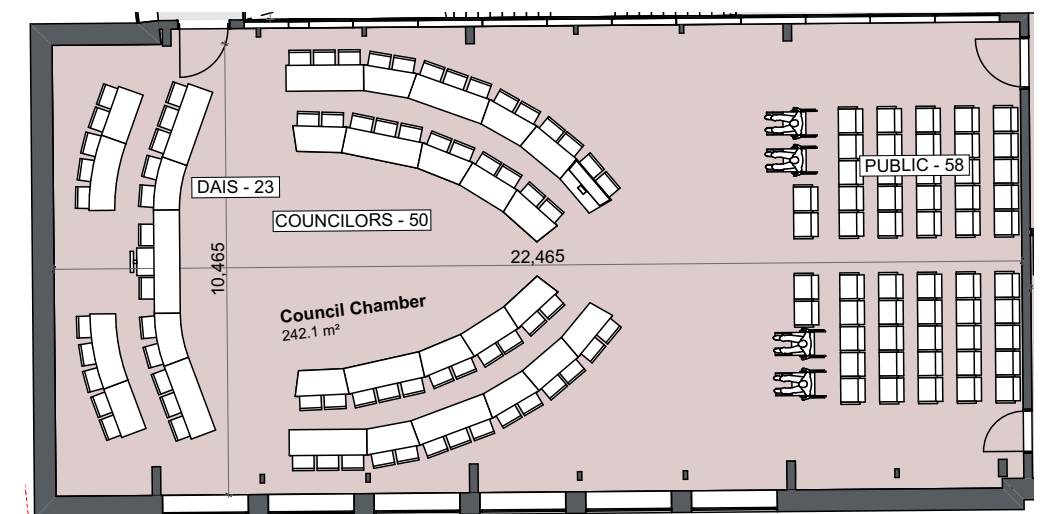
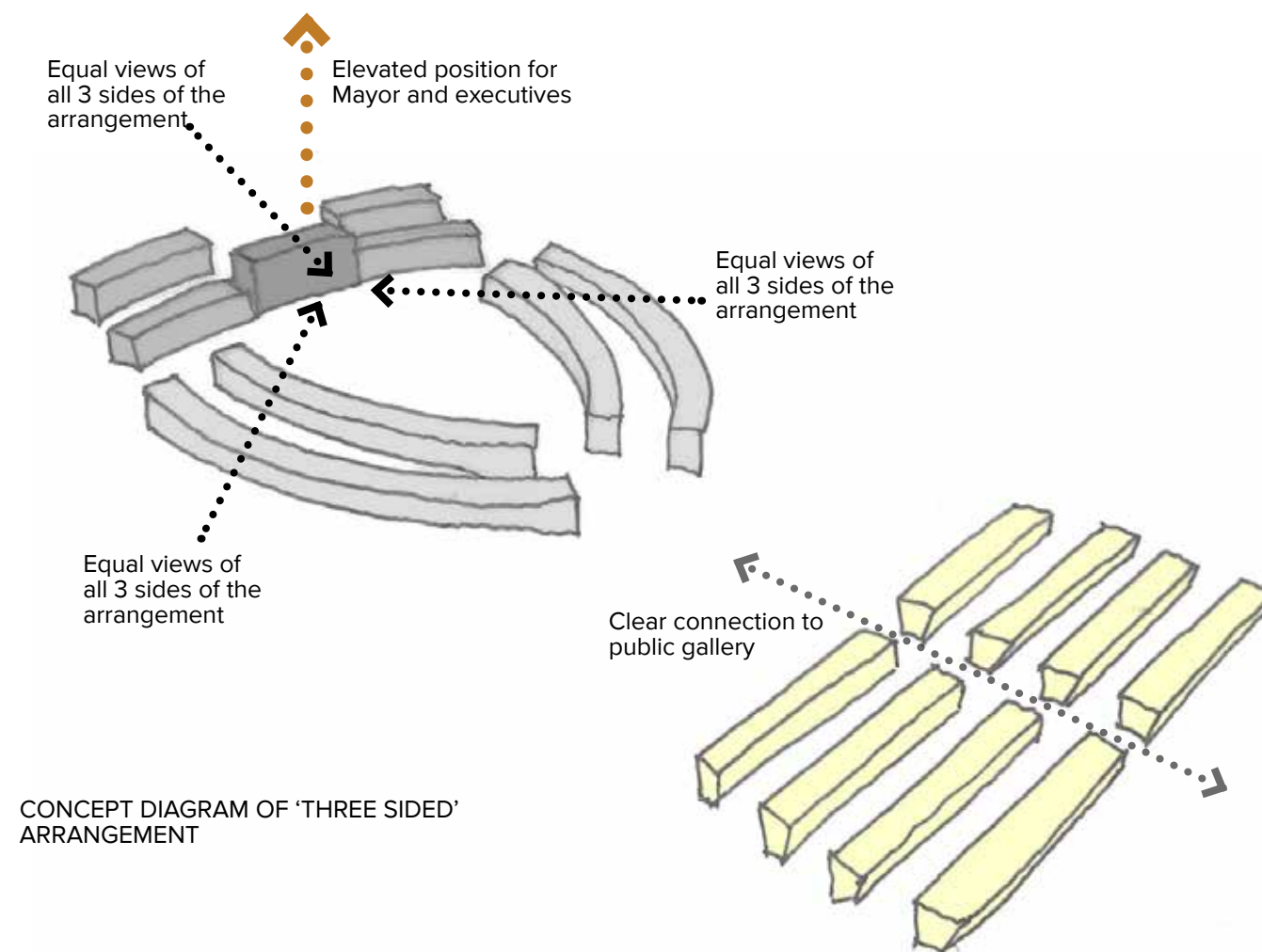
1.5 COUNCIL CHAMBER LAYOUT

The favoured layout option shown has 5 key characteristics:

- Twin entrances - one for members, one for the public
- Public seating in rows to the rear of the chamber
- Variations of the theme of group and adversarial seating
- Leader and directors seating on a Dais
- When required additional loose seating can be added (shown in yellow)

The team has developed these characteristics to capture the dignity and gravitas required for the council chamber, clearly referencing traditional arrangements whilst being forward looking.

	EXISTING AREA	PROPOSED AREA
COUNCIL CHAMBER	195 sqm	196 sqm
PUBLIC GALLERY	39 sqm	51 sqm
TOTAL CHAMBER AND GALLERY	234 sqm	247 sqm



1.0 INITIAL STAGE 2 DESIGN

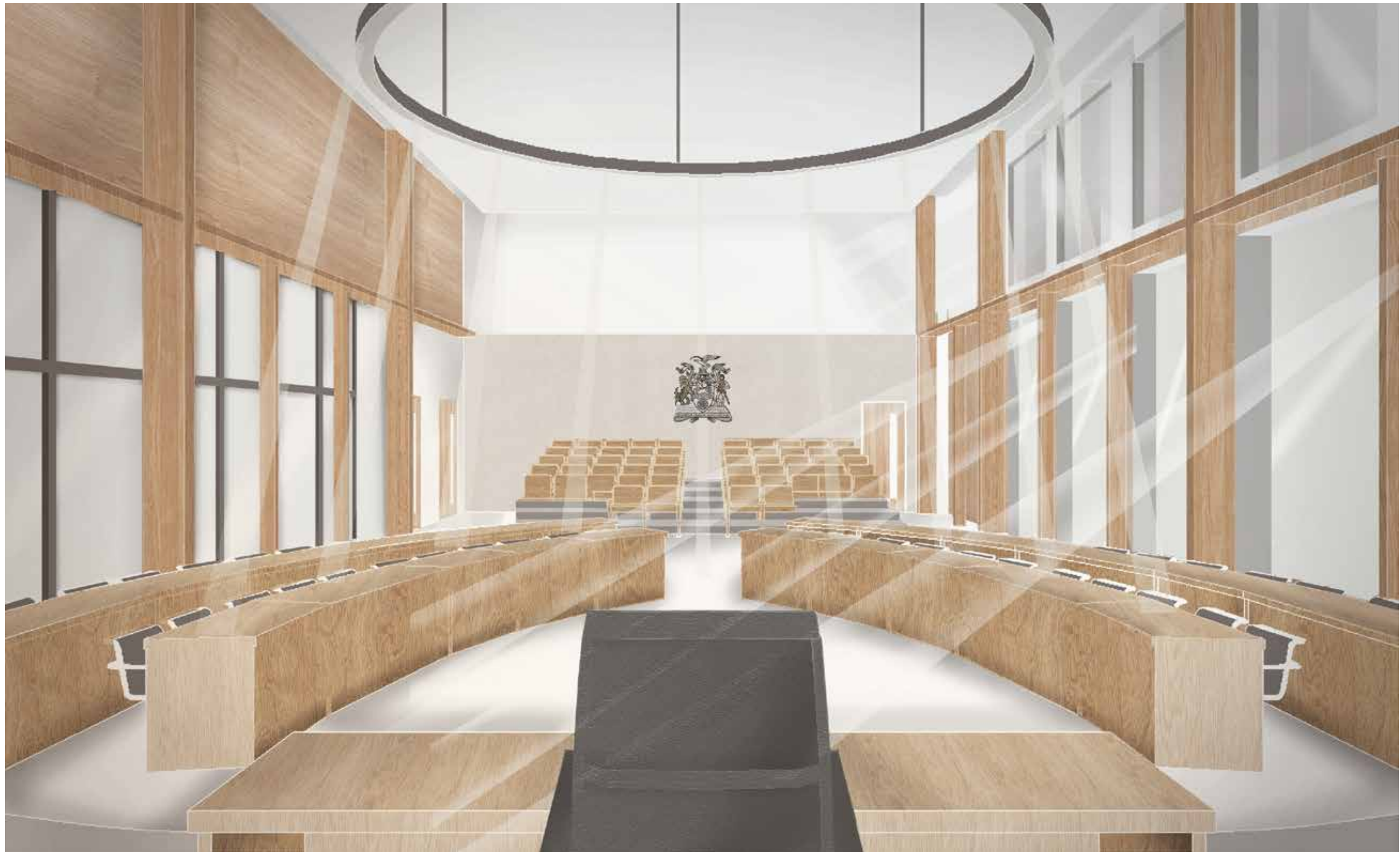
1.6 INDICATIVE ARTISTS IMPRESSIONS OF COUNCIL CHAMBER



View from public gallery

1.0 INITIAL STAGE 2 DESIGN

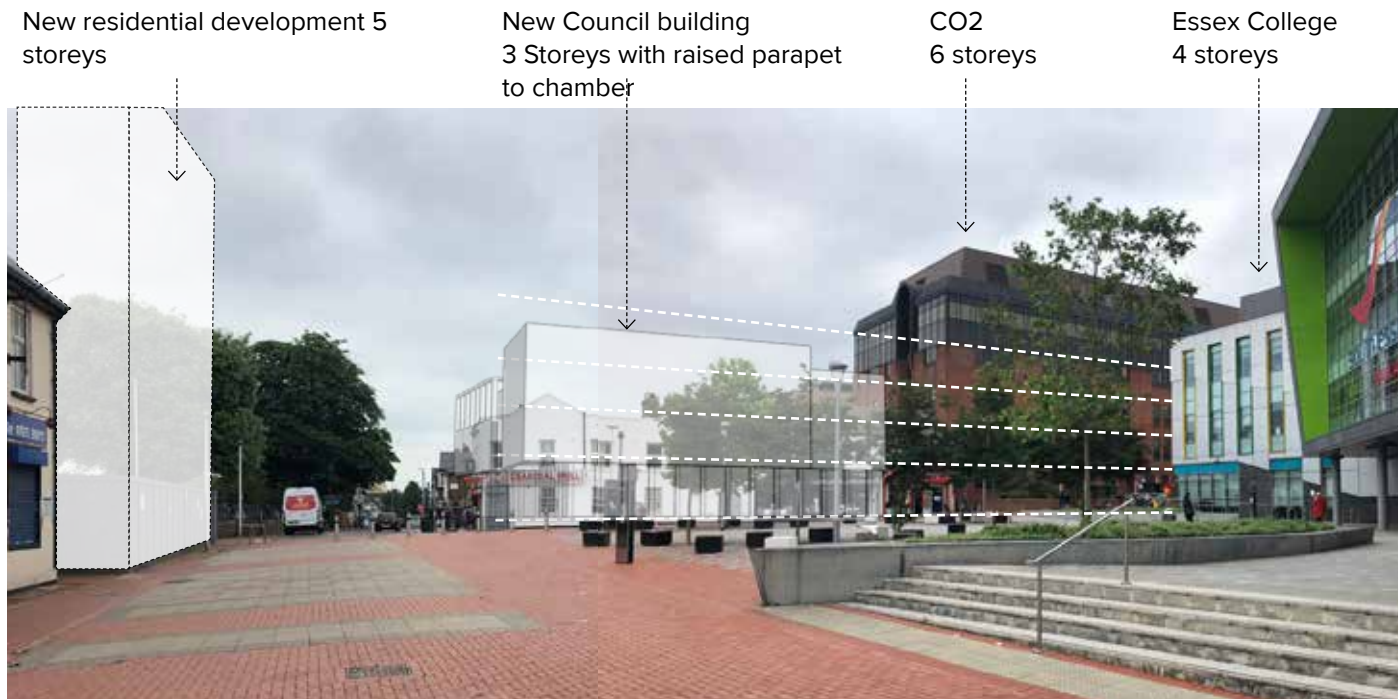
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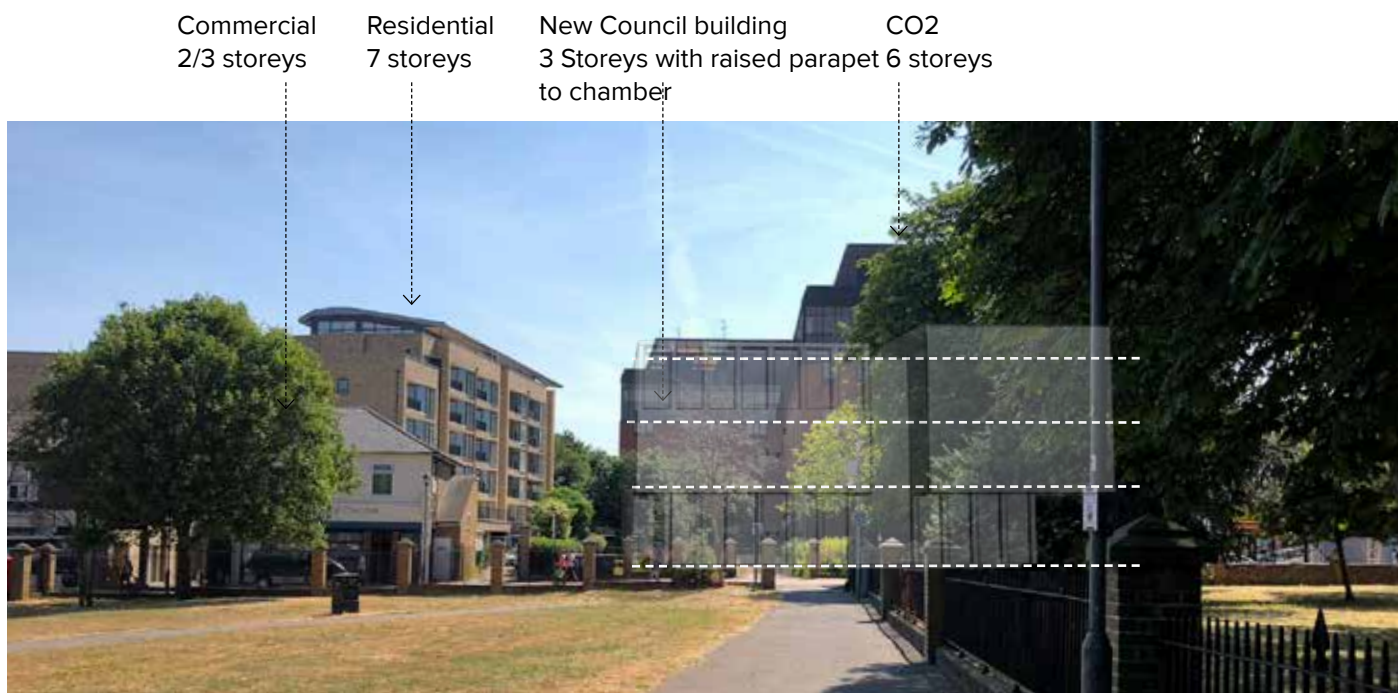
View from Dais

2.0 INITIAL EXTERNAL ENVELOPE DESIGN

2.1 MASSING VIEWS



View of site from Essex College Square



THURROCK COUNCIL OFFICES

The form and massing of the proposal plus the detail design of its façades will ensure that the building is a positive addition to the public realm.

Sufficient mass will be provided to ensure an impressive statement that is not subservient to the existing building or dwarfed by South Essex College but equally does not negatively impact upon the church.

The façades will reference a portico to give height, verticality and civic presence without overbearing solidity. Similarly at the perimeter overhangs will be incorporated to hint at a larger mass whilst providing covered public realm.



Base section of Whitworth Gallery by MUMA

Considered for:
-Brick plinth with glazed sections



Base section of Kult by Leber Architekten

Considered for:
-Cutaway entrance with overhang

APPEARANCE



Deinzee Town Hall by Tony Fretton Architects

Considered for:

- Visible elevated council chamber and the clear links to the democratic process inside
- Vertical framing and civic presence
- Simple yet elegant design



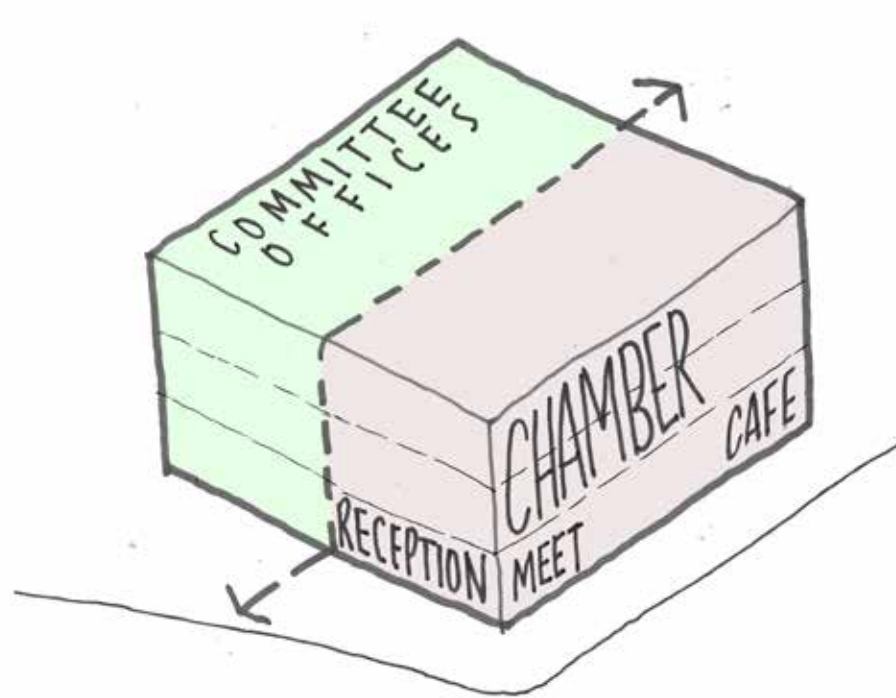
Judge Business School by Stanton Williams

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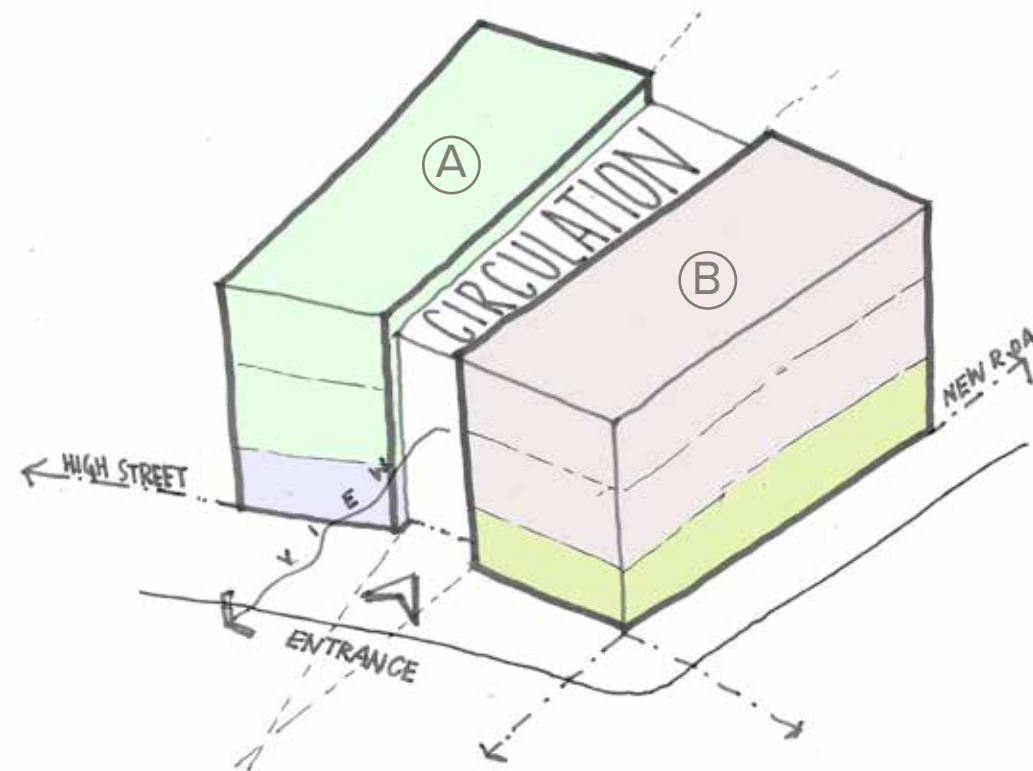
2.2 BUILDING FORM

The shape of the building has been developed to respond to the context of the site and to the nature of the spaces that it contains.

The diagrams below highlight the three key steps in the development process and show how the final shape of the building has been created .



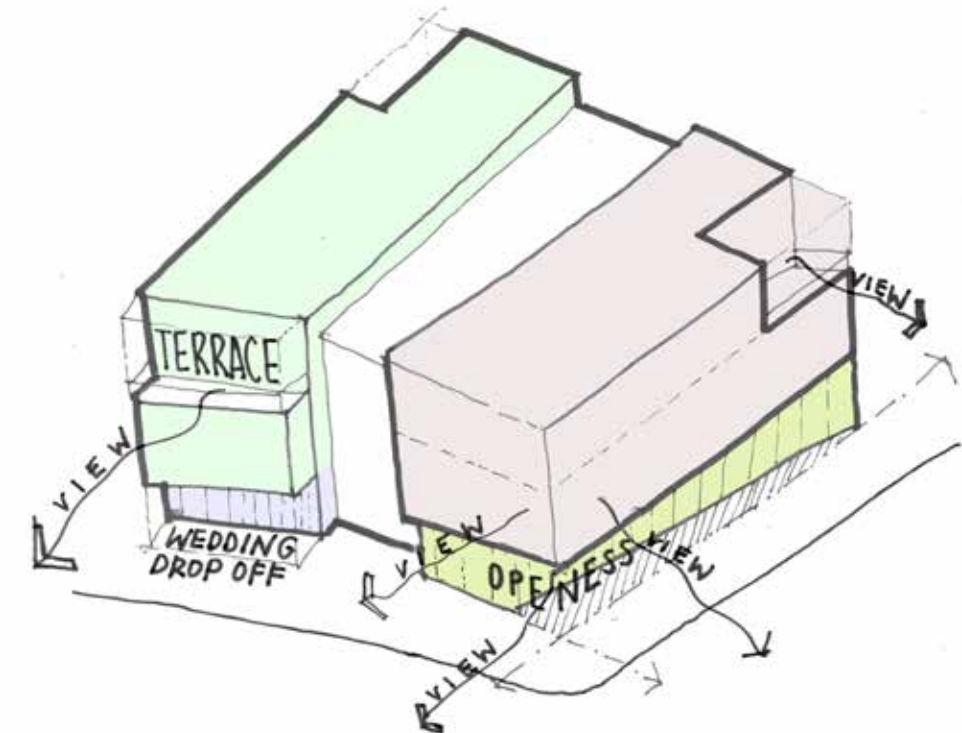
STEP 1:
THE BUILDING IS TO BE CONSIDERED AS TWO HALVES,
IN ONE HALF ARE COMMITTEE ROOMS AND PARTY OFFICES
THE OTHER HALF CONTAINS THE COUNCIL CHAMBER AND
PUBLIC HUB



STEP 2:
THE BUILDING IS 'SPLIT' IN HALF WITH A CENTRAL SPINE OF
CIRCULATION.

BLOCK A IS ALIGNED TO THE ORIENTATION OF THE HIGH STREET,
BLOCK B IS ALIGNED TO THE ORIENTATION OF NEW ROAD

THIS ALIGNMENT CONNECTS THE BUILDINGS TO ITS
SURROUNDINGS AND PRODUCES THE VOLUME OF INTERNAL
SPACE REQUIRED.



STEP 3:
THE TWO PARTS OF THE BUILDING ARE 'CARVED' TO
PROVIDE ENTRANCES, VIEWS IN AND OUT AND AN
INTERESTING ELEVATION THAT HELPS TO ACTIVATE THE
SURROUNDING STREETS

2.0 INITIAL EXTERNAL ENVELOPE DESIGN

2.3 MODEL PHOTOGRAPHS

We have explored the design of the external envelope using the model shown in these photographs



View from south west



View from north west

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View from north west



View from south west

2.0 INITIAL EXTERNAL ENVELOPE DESIGN

2.4 INDICATIVE ARTISTS IMPRESSIONS



Indicative view from south west



Limestone detailing above windows



High variance stock brick option



Mixed grey brick option

2.0 INITIAL EXTERNAL ENVELOPE DESIGN

2.4 INDICATIVE ARTISTS IMPRESSIONS



Indicative view from south west

NORWICH

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