

# Strategic Design Study

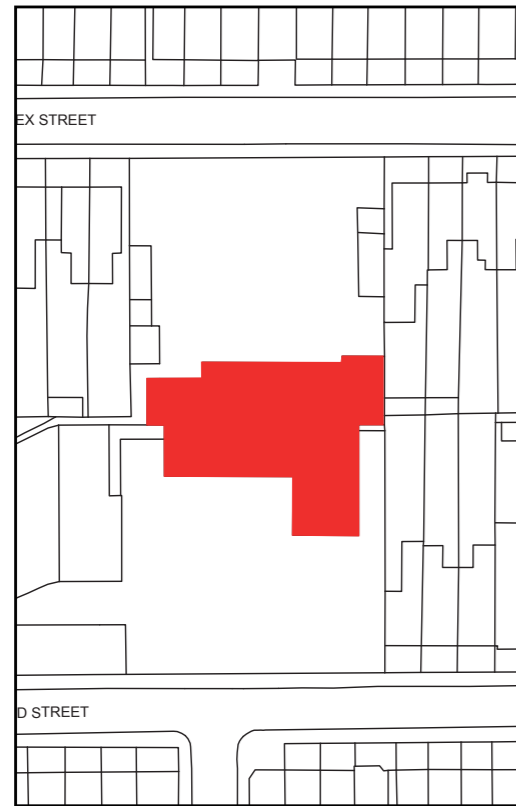
for the Irving Building on Hertford and Essex Street

Prepared by Transition by Design

19th November 2015

# INITIAL SITE OPTIONS

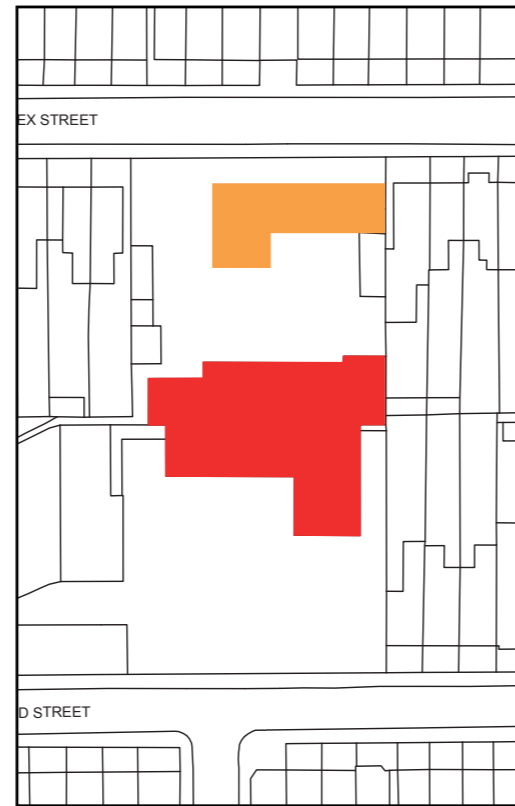
Massing exploration to develop options for further analysis



## OPTION 1

Renovation of existing building.

*Opinion: Eco-retrofit existing Irving Building to a high environmental standard with space for 6 flats in combination with office space for community, charity and social enterprise or all residential up to 18 affordable cooperatively-owned flats.*



## OPTION 2

Renovation of existing building  
+  
The addition of a new-build terrace fronting onto Essex Street

*Opinion: **Preferred option.** Cross-subsidy available between community-owned enterprise and community-owned housing. Rear terrace encloses private shared garden for residents.*

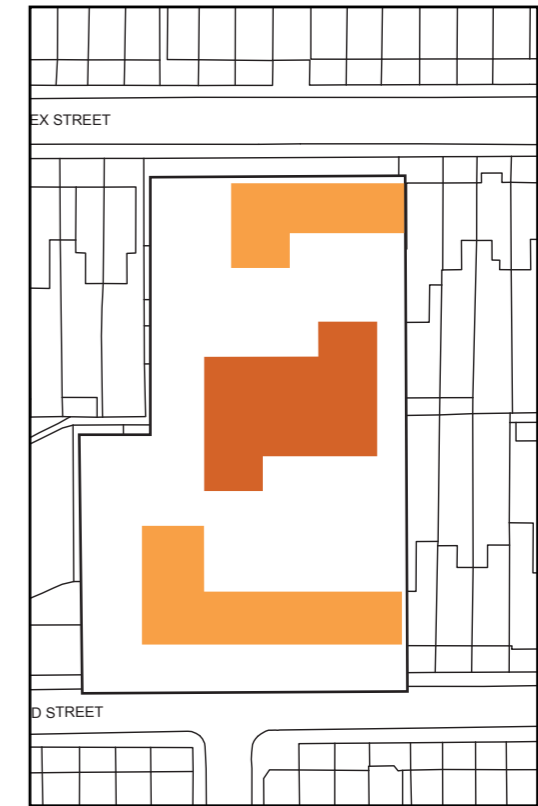
*Space for car-share scheme, visitors cars and ample cycle provision.*



## OPTION 3

Renovation of existing building  
+  
The addition of a new-build terrace of family homes (75m<sup>2</sup>+) fronting onto Essex Street  
+  
The addition of a new-build terrace fronting onto Hertford Street

*Opinion: New-build on Hertford St could be a community center, arts/ performance venue or alternative location for cafe/retail.*



## OPTION 4

Full demolition of existing building and construction of a larger new-build cohousing scheme

*Opinion: Not recommended due to the high energy impact of demolishing an already habitable building. Building well-loved in community.*



NORTH

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- TWO-STOREY
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AREA AND DIMENSION ARE ASSUMPTIONS BASED ON THE INFORMATION TO HAND AND REQUIRE A FULL SURVEY BEFORE BEING QUOTED ACCURATELY

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Project: IRVING BUILDING

Client: DEBORAH GLASS-WOODIN

Drawing title: INITIAL SITE OPTIONS

Drawing No.: SK 001 - SITE OPTIONS

Rev: -

Scale: 1:1000

Size: A3

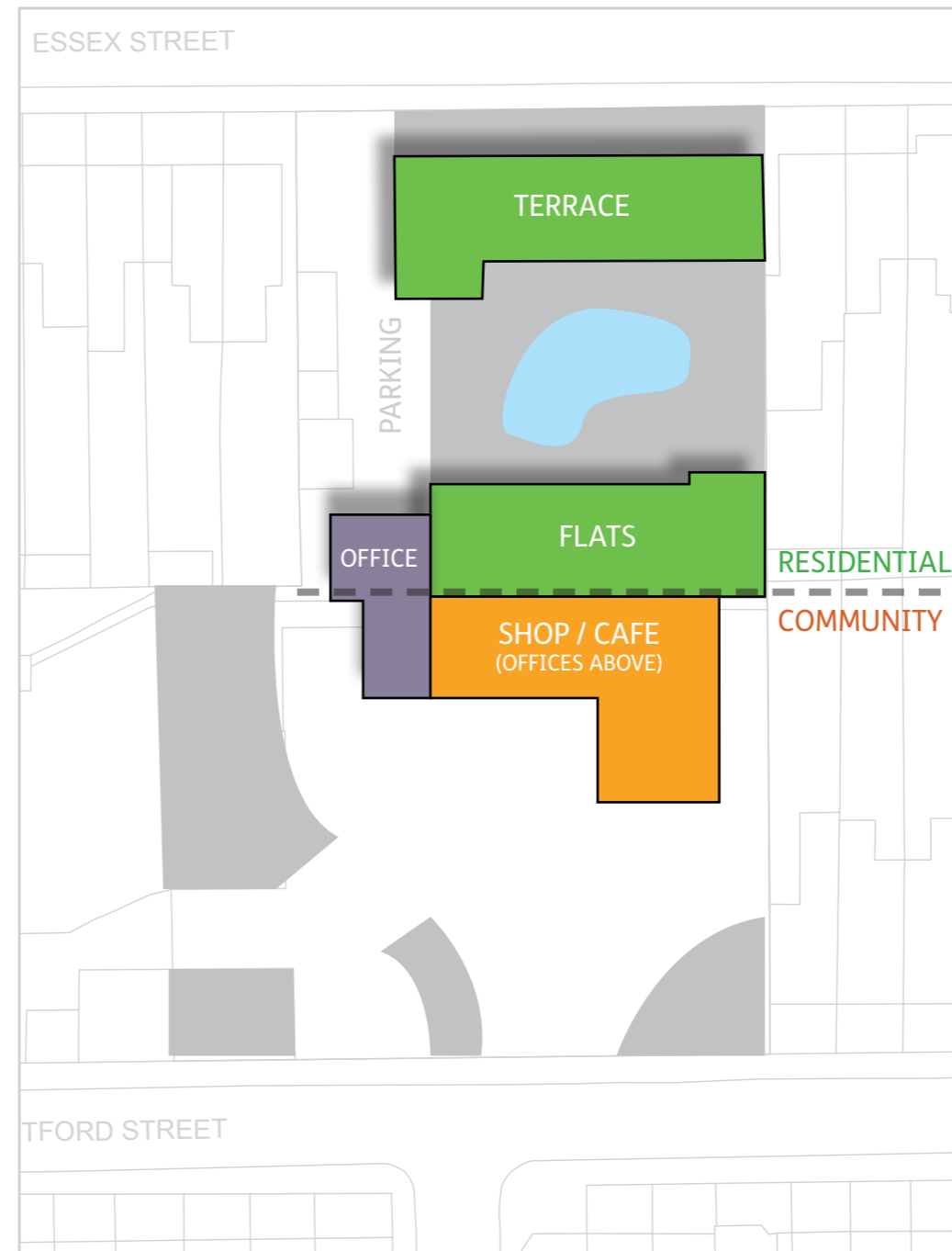
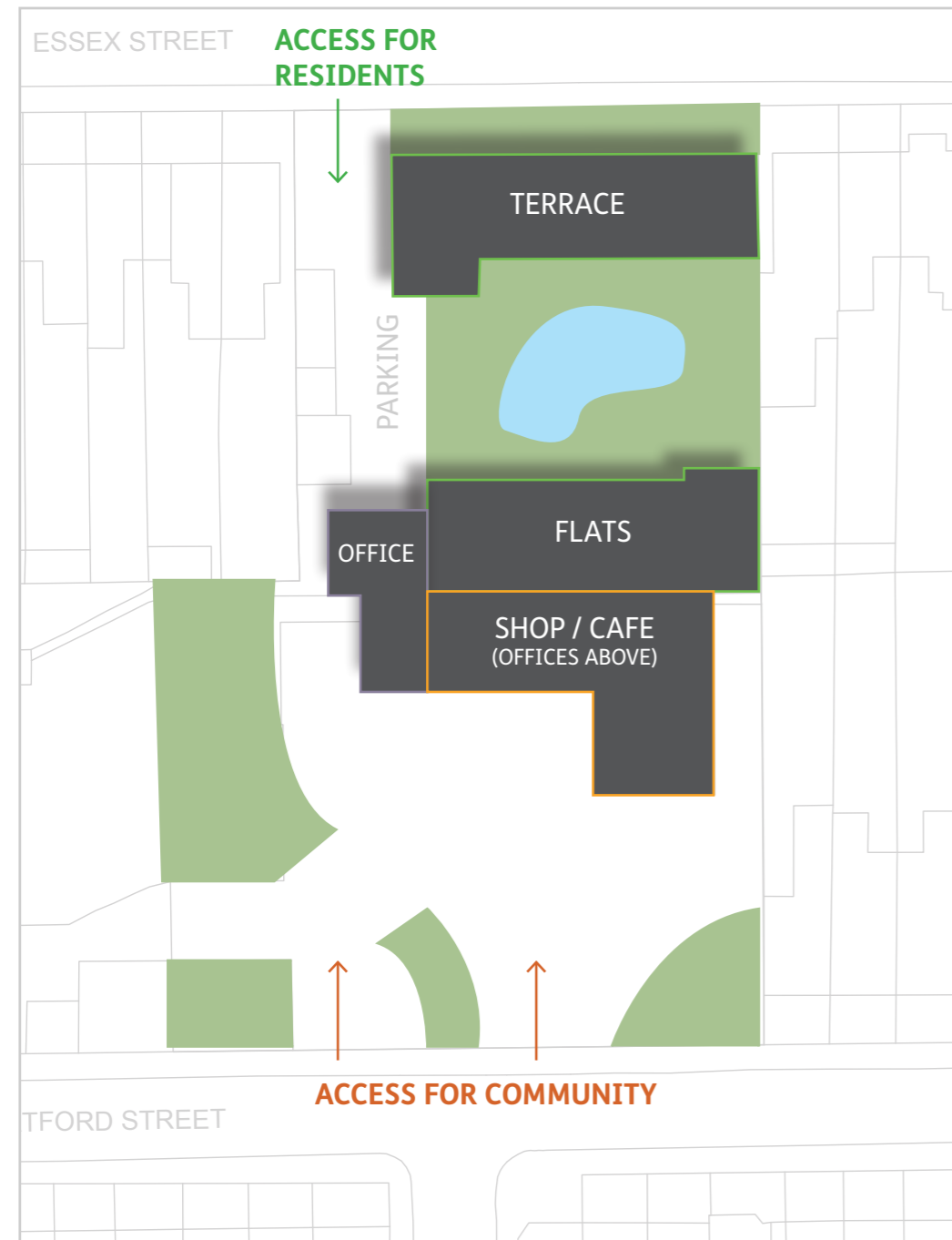
Drawn: CF

Checked: -

Date: 18/11/2015

# INITIAL SCENARIO

## Taking forward Option 2 (Renovation and new-build terrace)



### SCENARIO

Renovation of existing Irving Building and construction of new terrace

Irving Building: 65% community and office space for charities and social enterprise. 35% residential two and three-bed truly affordable flats for keyworkers. External space to Hertford St for markets and community events.

Terrace: Terrace typology to continue the rhythm of the streetfront onto Essex Street. Passivhaus standards could be achieved due to efficiency of terrace form. Potential for a large cooperative house and 3-bed affordable family homes.

### Pros

- + Always people on-site due to range of uses (residential / office / cafe / retail / community space / events)
- + Improved street-frontage to Essex Street
- + Sheltered garden and pond (SUDs) create community resource for residents
- + All benefits of rent go back into the community and value of homes retained

### Cons

- Site has potential to deliver a greater number of truly affordable homes

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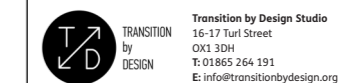
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NORTH

- Residential
- Office
- Food / Retail

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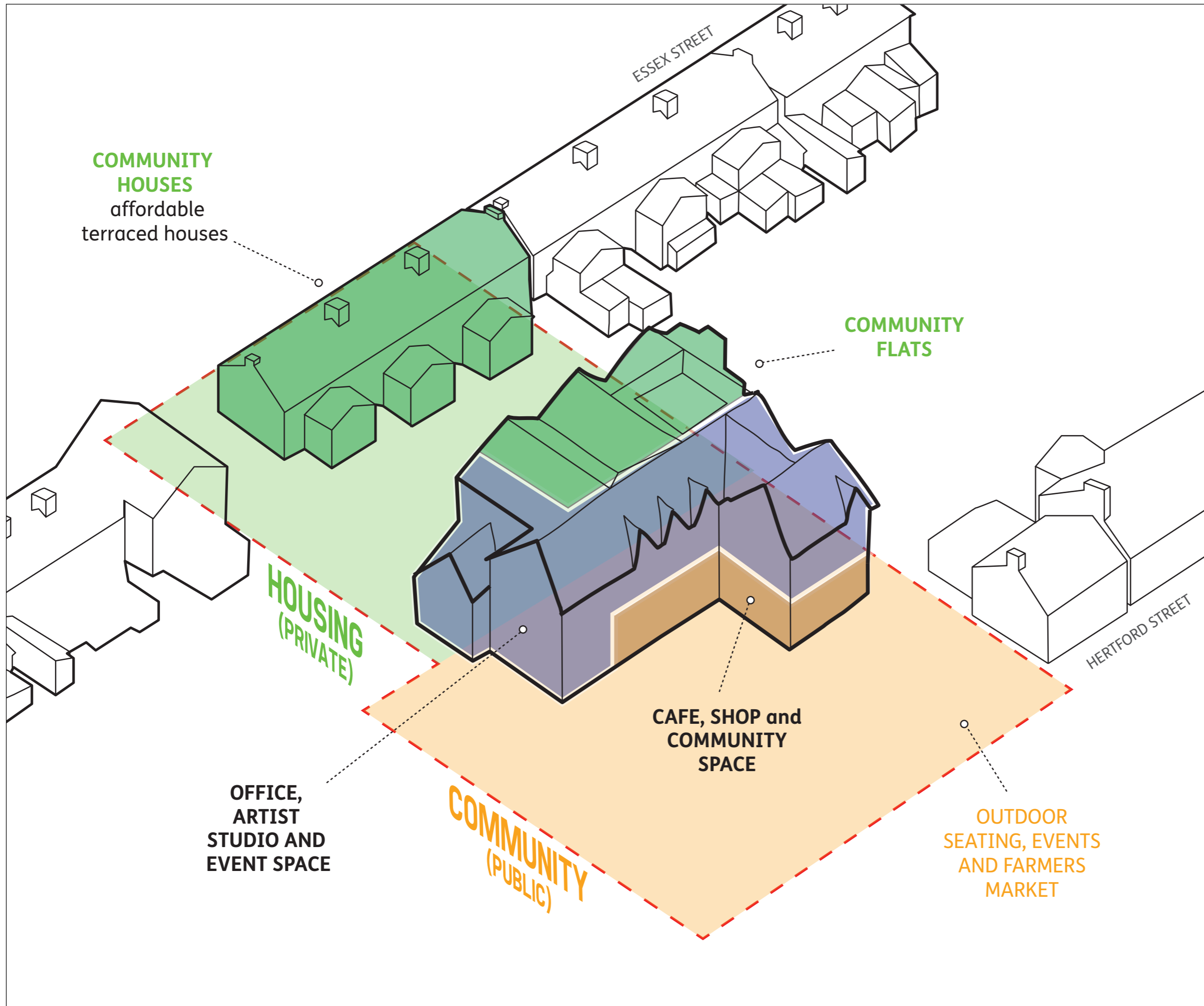
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Drawing No.: SK 002 - INITIAL SCENARIO Rev: -


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Drawing No.: SK 003 - SITE STRATEGY		Rev: -	
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