

DAG's brief summary of perceived strengths and weaknesses of the three designs

| | Strengths | Weaknesses |
|-----------------|---|---|
| Scheme 1 | <ul style="list-style-type: none"> • Echoes classical style of Town Hall with modern idiom and continental feeling with colonnades. • High London standards for residential space. • Mini-forest at west end of Quaker Garden. • Green terrace creating space between residential blocks • Sustainability: cross laminated timber, glued laminated beams, off-site fabrication, natural light and ventilation, solar panels, rainwater harvesting and grey water re-cycling. • Looks forward not backward, light, variety and interest, humanising. | <ul style="list-style-type: none"> • Residential facade competent but possibly mundane. • Excessive glazing on office building. |
| Scheme 2 | <ul style="list-style-type: none"> • Design: curved façade to office and pavilion building. • Light and airy pavilion at west end of Quaker Garden. • Living space. • Widens the promenade, green walls and lawn in promenade and office building. • Planting on Bricket Road. | <ul style="list-style-type: none"> • No clear feeling of particular design style. • Concern about being out of scale with location. • Fragmented, unconvincing. • Green walls randomly distributed, no overall design coherence. • Mixed bag of architectural and landscaping gestures. • Clear glazing down to the floor level on the commercial building. |
| Scheme 3 | <ul style="list-style-type: none"> • Pick up on a more traditional approach to the architecture, reflecting St Albans brick and pitched roofs of Victoria Street. • Widening of Promenade to create an enlarged public open space, curved facades at ground level • Brick pavilion. • Tree planting as predominant landscaping approach. • Sustainability: high performance envelope proposed using cross laminated timber and steel structure, photo-voltaic roof panels, rainwater storage and grey water recycling. • Green wall a feature. | <ul style="list-style-type: none"> • Buildings nearest to the site are flat roofed, and so a question arises as to why the Architects used traditional pitched roofs. • Office building not on Victoria St/ Bricket Rd corner. • Tension between horizontal living space and vertical form. • Loses a feeling of uniformity overall. • Housing to ground level problematic. • Industrial feel, converted warehouses. • Clear glazing down to the floor level on commercial building. |

Note: SADC have stated:

1. *The design of the Quaker Garden has been agreed with the Quaker's and there is no intention to make any alteration to this as a result of the design competition.*
2. *We understand that architects have given consideration to the CCOS North site during their design process.*