

## FORDBRIDGE CENTRE | ASHFORD



## FEASIBILITY STUDY

ON BEHALF OF



CONTENTS

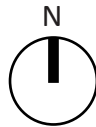
- Site **Brief** 3
- Site location plan 4
- Site OS plan 5
- Site images 6
- Existing Ground floor 7
- Existing first floor 8
- Interventions plan 9
- Option1 10
- Options 2 12
- Option 3 13

Date	22/06/2018
Compiled	MC
Checked	NT
Authorised	NT

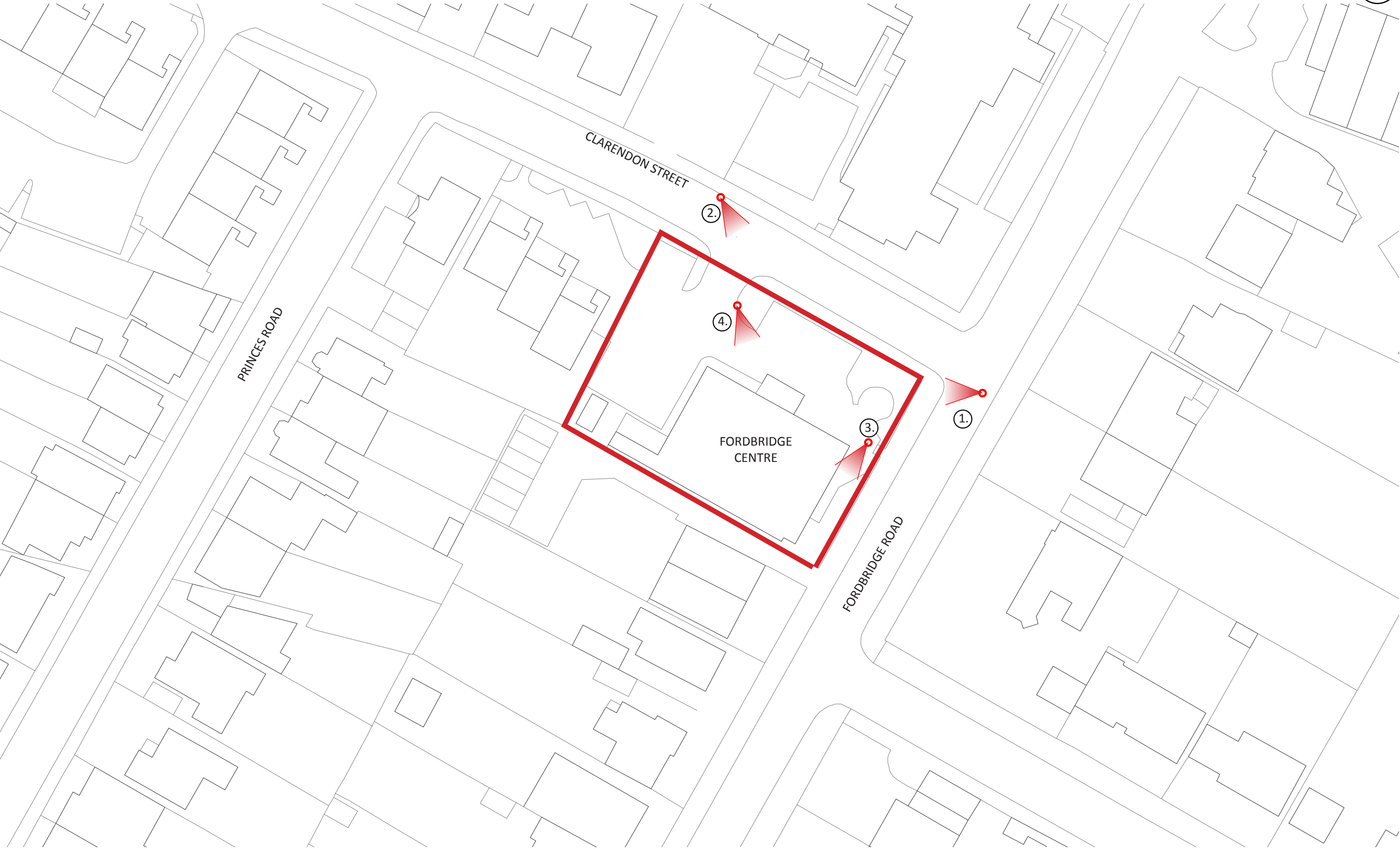
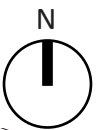
The site is located on Clarendon Street in Ashford, Surrey just off the main street. It is home to the Fordbridge Day Centre. This is a day centre for elderly people to come during the day and socialize. There are a number of services and recreation activities on offer to people attending the day centre. With increased demand and usage in recent years the centre has been in the unfortunate position of turning people away, as it does not have the facilities to cope with such a volume of people.

It has been proposed that an additional space be added to the existing building in order to accommodate a higher percentage of people on a day to day basis. The following document is a feasibility study to suggest a number of design options as to how this would be achieved with minimal disturbance to the running of the day care centre.













View 1



View 2

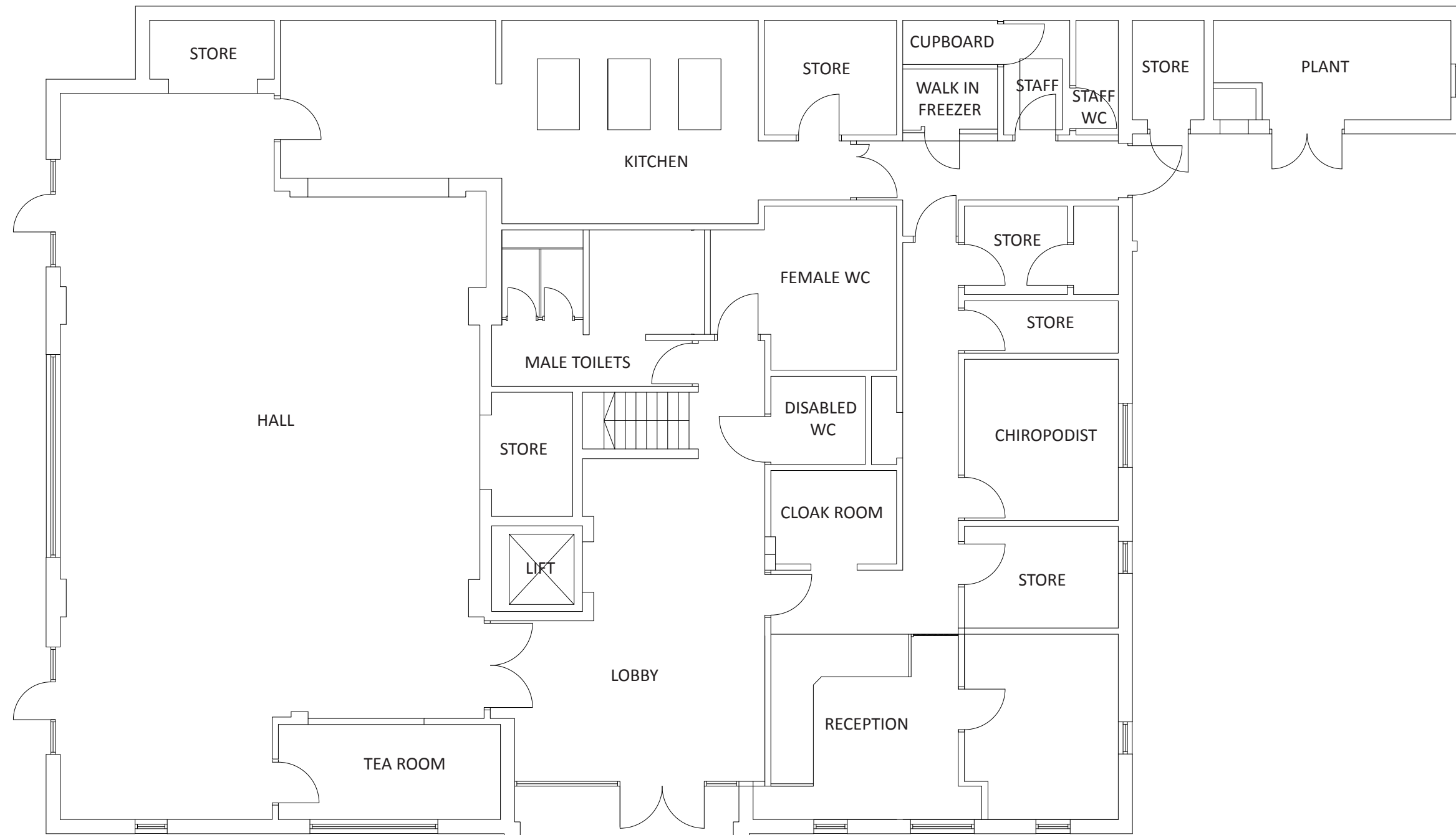


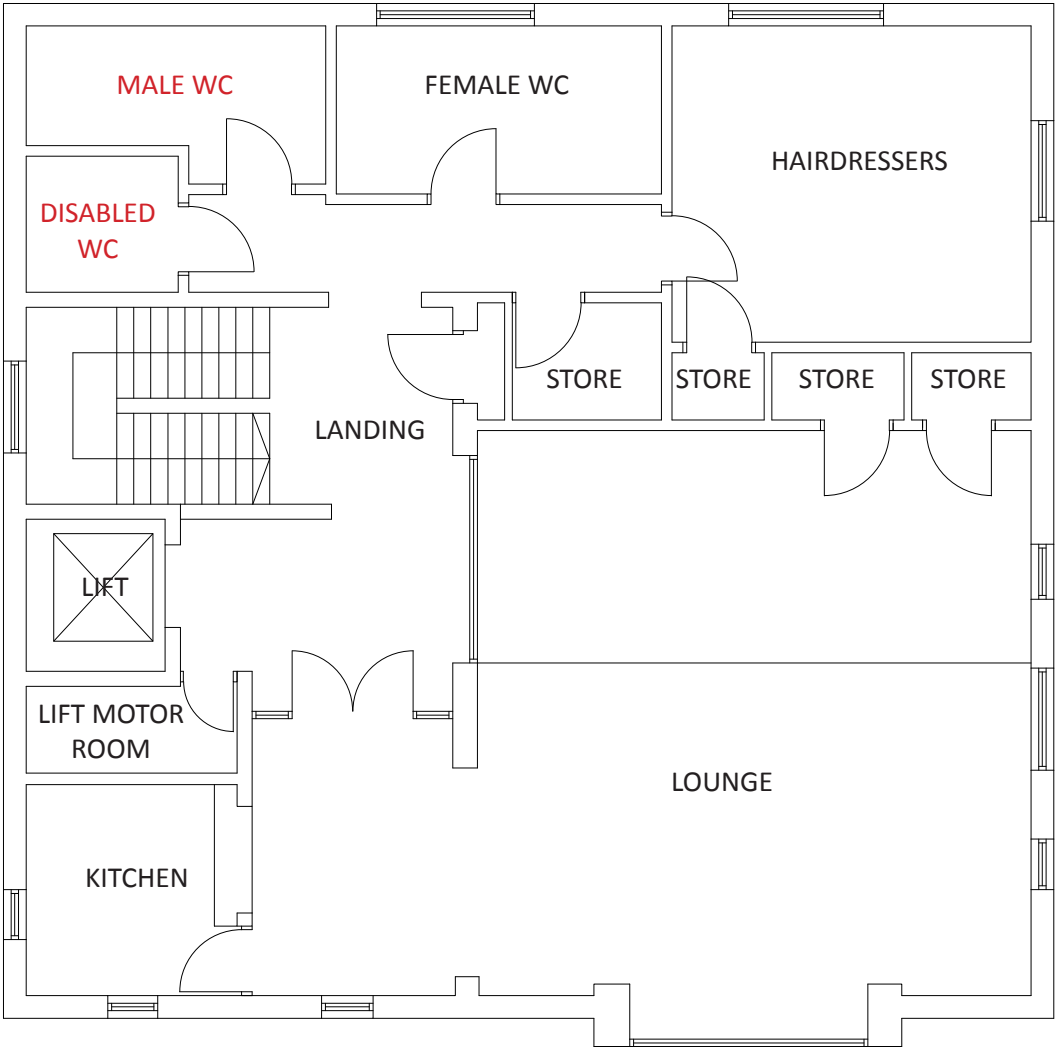
View 3



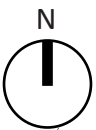
View 4









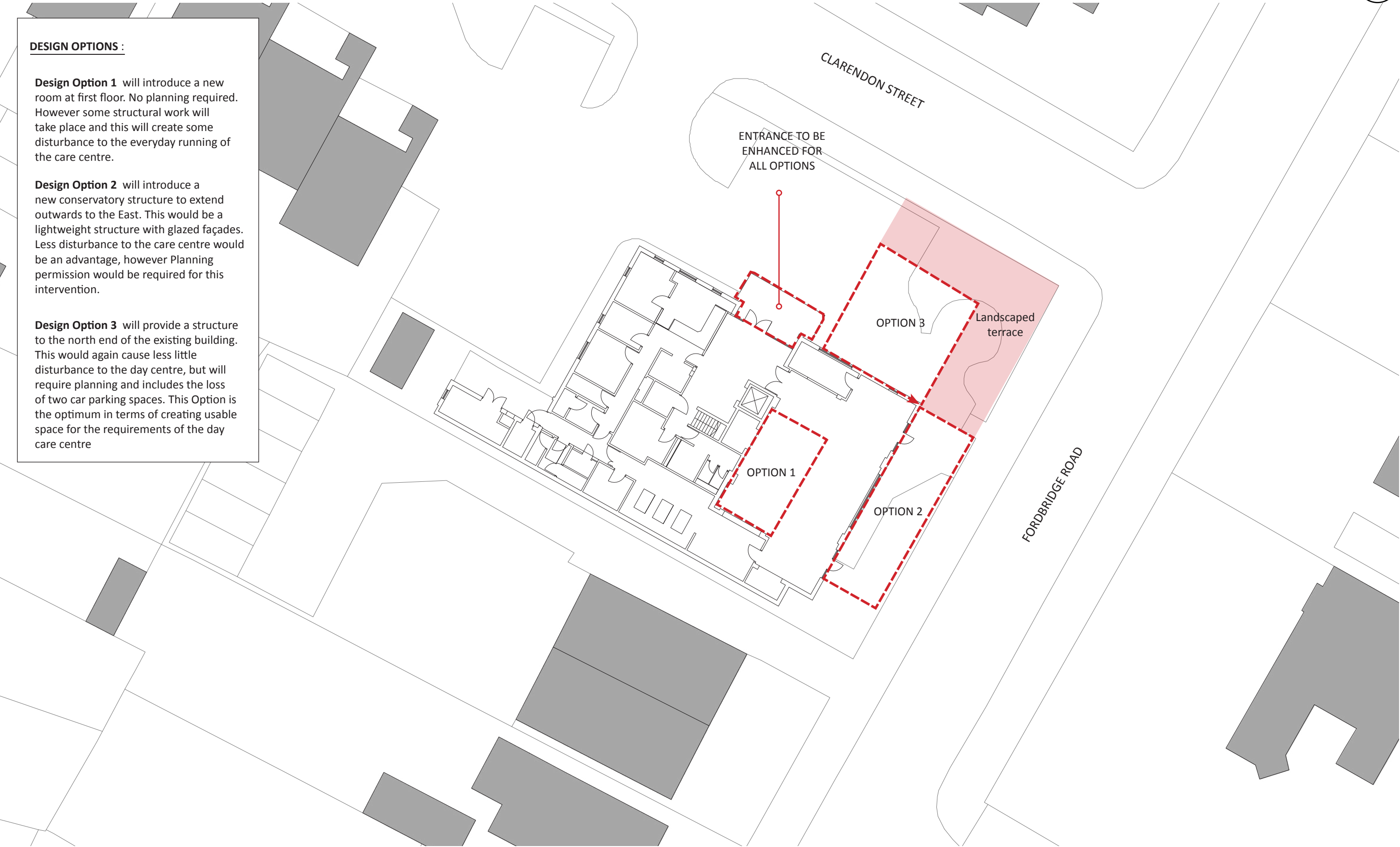


**DESIGN OPTIONS :**

**Design Option 1** will introduce a new room at first floor. No planning required. However some structural work will take place and this will create some disturbance to the everyday running of the care centre.

**Design Option 2** will introduce a new conservatory structure to extend outwards to the East. This would be a lightweight structure with glazed façades. Less disturbance to the care centre would be an advantage, however Planning permission would be required for this intervention.

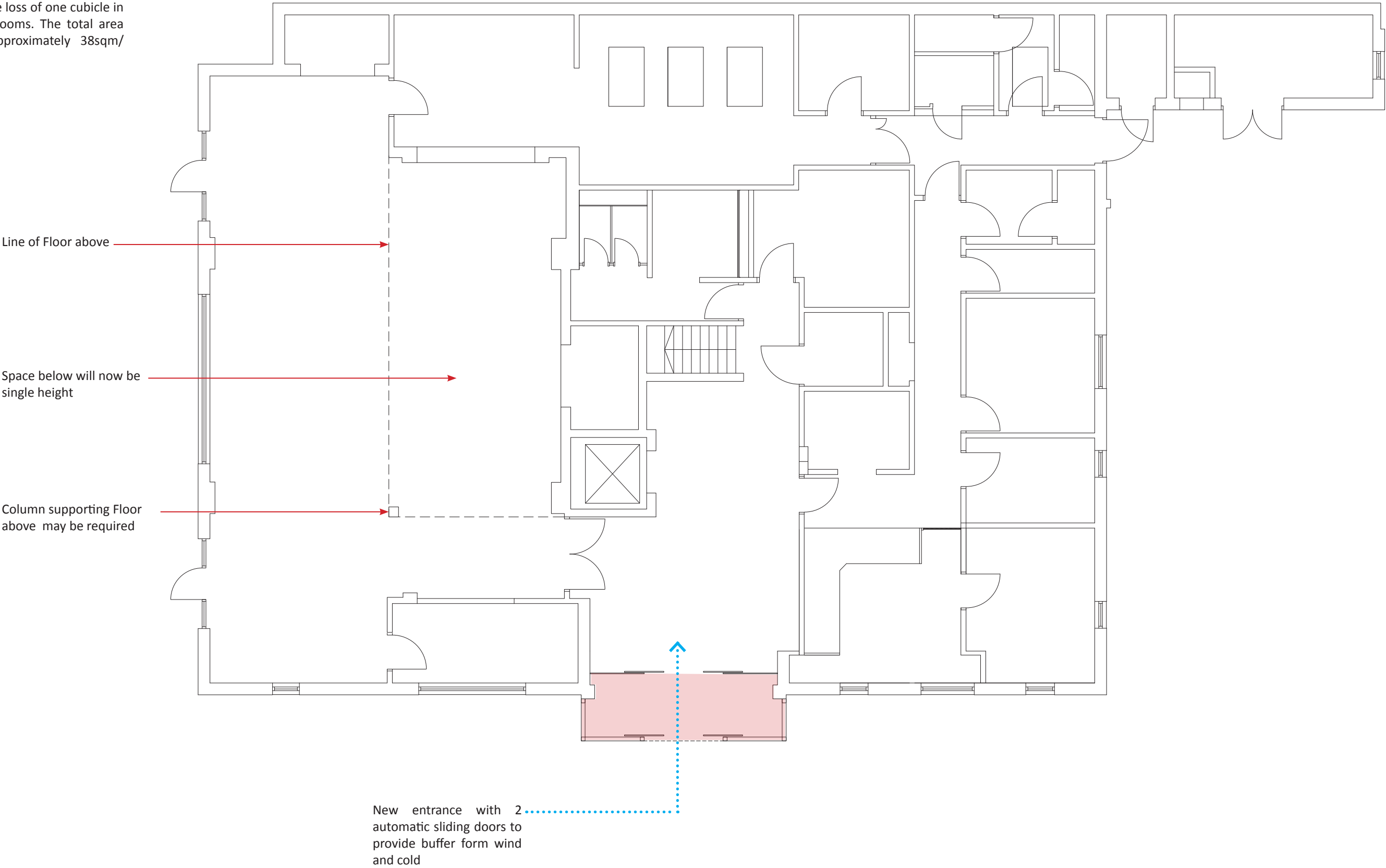
**Design Option 3** will provide a structure to the north end of the existing building. This would again cause less little disturbance to the day centre, but will require planning and includes the loss of two car parking spaces. This Option is the optimum in terms of creating usable space for the requirements of the day care centre



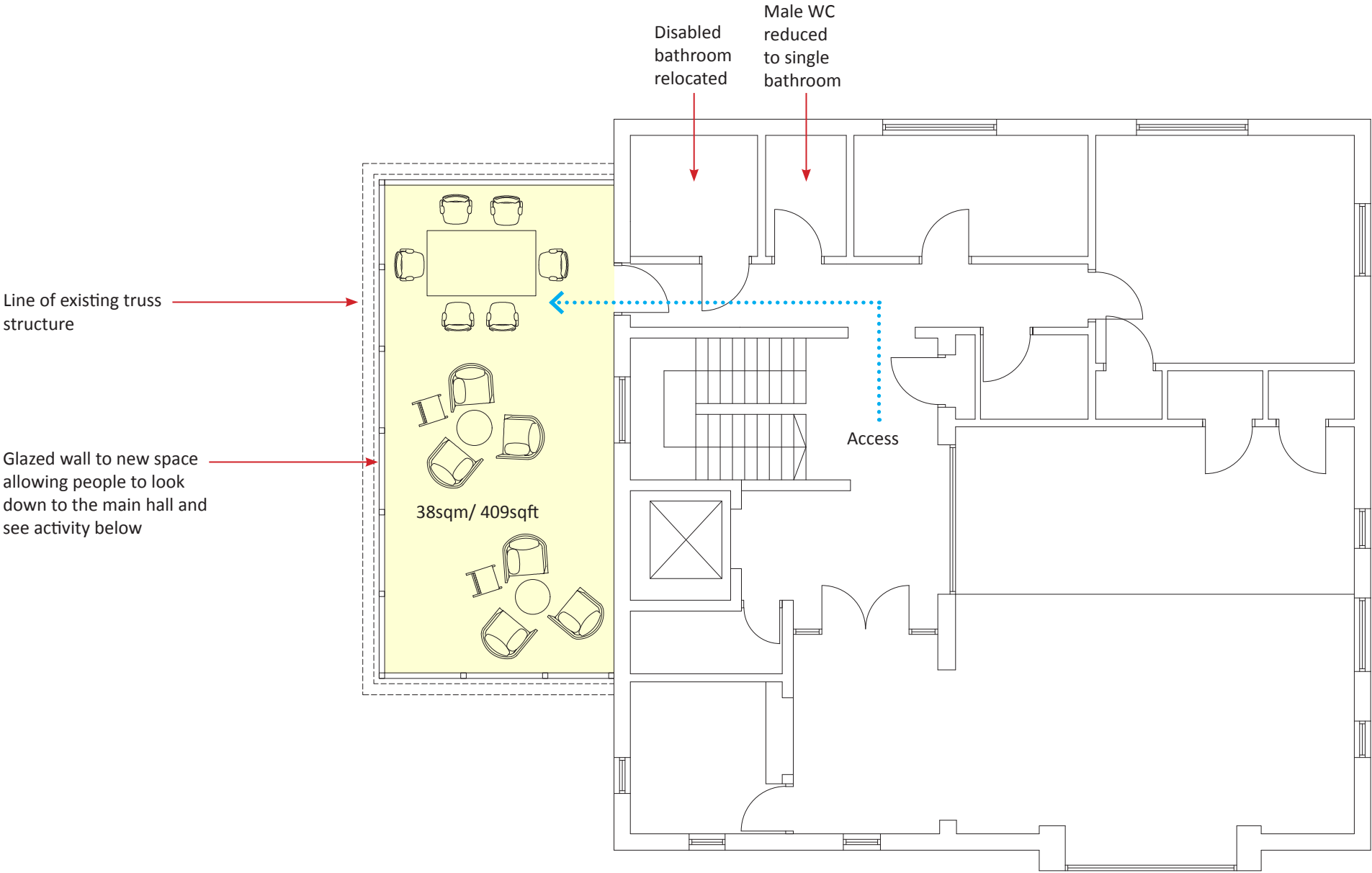


PROPOSED | OPTION 1 GROUND FLOOR

New space indicated in yellow.  
Access will be gained through the  
current disabled toilets at first floor  
as shown on existing plans. The  
disabled bathroom will be relocated  
to the existing location of the male  
bathrooms at first floor. This option  
will result in the loss of one cubicle in  
the male bathrooms. The total area  
achieved is approximately 38sqm/  
409sqft



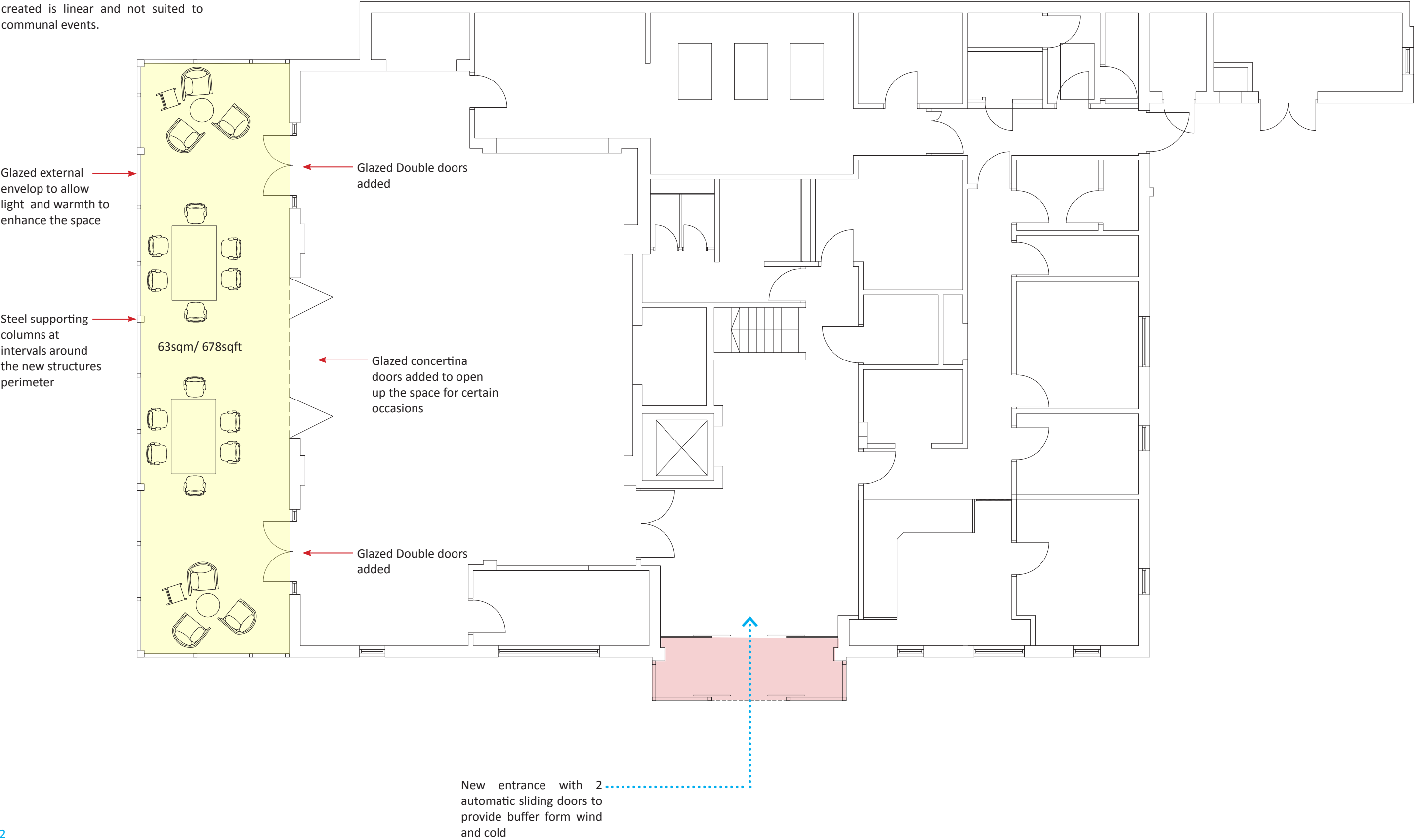






PROPOSED | OPTION 2 GROUND FLOOR

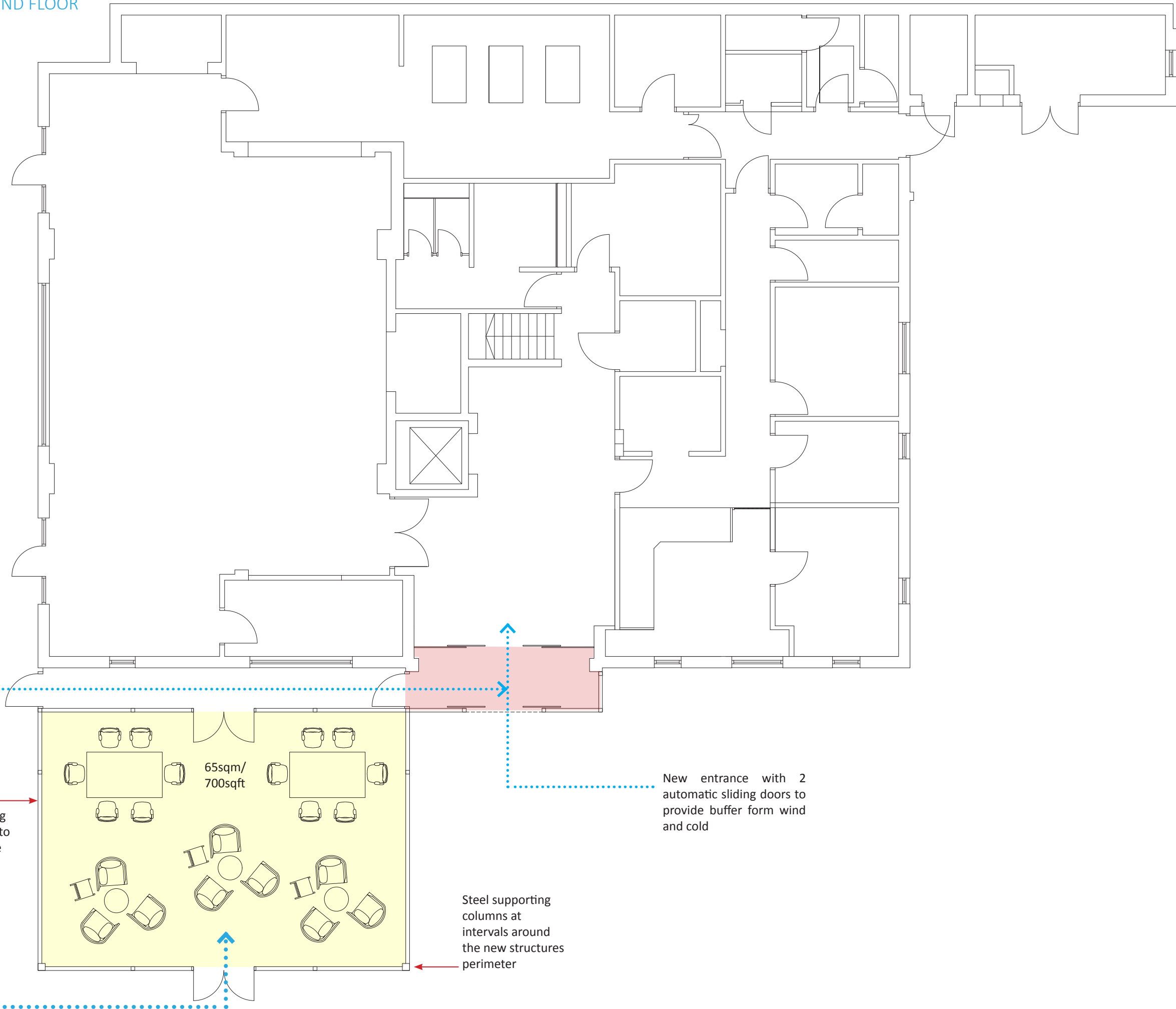
Option 2 pushes out to the east of the existing building on the ground floor. It is a lightweight conservatory type structure with a solid roof to prevent overheating. It achieves 63sqm/678sqft. However the space created is linear and not suited to communal events.





PROPOSED | OPTION 3 GROUND FLOOR

Option 3 is a smaller lightweight structure that extends out to the North of the existing building. It is a lightweight structure made of steel and glass. It will have a solid roof to avoid overheating, that ties back into the existing eaves and maintains a similar language to the care centres domestic apex style of roof. The area works out at approximately 65sqm/700sqft. This option may be more usable for functions as noisy activities can be kept separate from the main building.



Access from Forsbridge road maintained, Space segregated to stop wind and cold penetrating the new space

Glazed external envelop to allowing light and warmth to enhance the space

Access to landscaped terrace

New entrance with 2 automatic sliding doors to provide buffer form wind and cold

Steel supporting columns at intervals around the new structures perimeter