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The grade 2 listed washhouse and library on Wells Way were built and opened in 1903 by the architect Maurice Adams. The building closed for the public as a washhouse and library but reopened as a box club and an office base for Groundworks in the former library space. The club currently occupies the Ground Floor with extended facilities on the First Floor. The basement is not used and is currently in a derelict state.

Each floor is currently accessed separately and therefore fragments the whole building. A complete new access strategy needs to be developed to make the building accessible to everyone. Two different options have been developed, one with a lift using one of the light wells and the other one with an external lift. Finally the option with a lift in the lightwell has been preferred.

In the light of a new masterplan for Burgess Park, there will be an investigation about the integration of the building into the park's landscape. There may be a case for keeping the building's orientation towards the street as well as for opening it at the back into the park. Various ideas have been illustrated for the open spaces. However, each one of them has an important impact on the future development of the entire building and this can only be judged as part of the masterplanning process for the park.

Groundworks identified in their Burgess Park brochure from 2002 that it needs more major attractions if it will be seen as a metropolitan park. Suggestions for attractions included:

Ski Slope, mountain bike area, climbing wall, outdoor theatre, centre for sustainable technologies, healthy living centre. The building and its adjacent open spaces do have the capacity to form one of these possible attractions in the future. Some other ideas have been added, i.e. Lido, Community Centre, Party/Function spaces for rent, Exhibition Space etc.

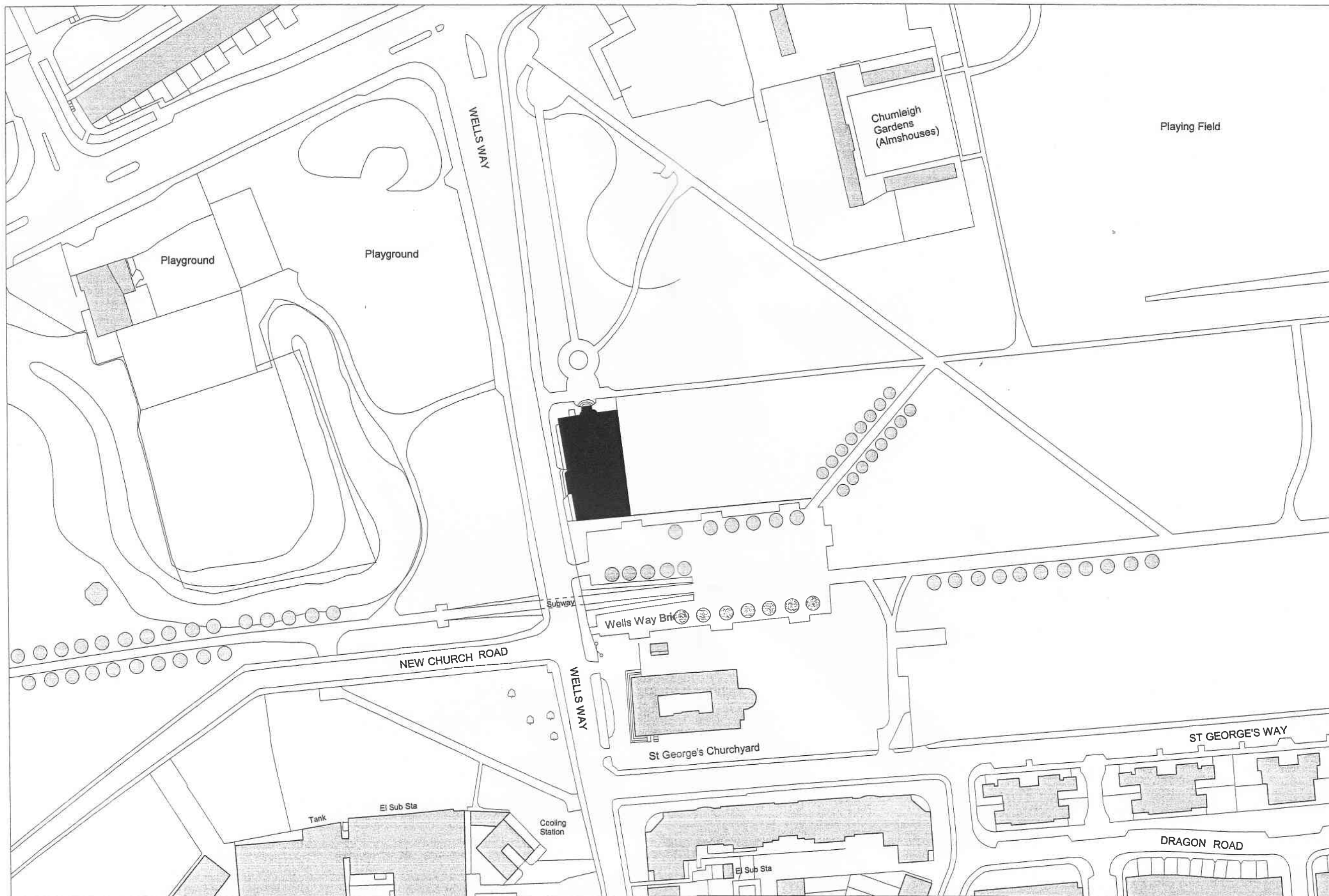
The building could become part of a wider sustainability concept for the park. The heating could be run by a woodchip boiler. All cuttings from Burgess Park could be collected, processed and then used to heat the building. This forms another connection between the building and the park. The warm water needs for the building could be covered by approx. 10 - 15 m² south facing solar collectors. The current basement is vast enough to accommodate spaces for fuel storage and a large warm water tank.

Two different functional options have been developed, one of which sees the sports club extended across the whole building and the other one sees the building converted into a community centre with lots of varied function spaces and associated catering facilities. The sports club is accommodated within the existing building's fabric, whereas the community centre option explores the opening of the building into the park.

The building is a composition of two parts – the former washhouse and the former public library.

The first floor of the washhouse opens on to a flat roof, which is pierced by a lot of large skylights, bringing daylight into the depth of the plan below. This still dates back to a time when the building was part of a dense urban context rather than being part of a large metropolitan park.

The washhouse is located in the middle of Burgess Park. Its front faces Wells Way, the only bisecting street through the park. At the eastern end a 60m long and approx 2m high brick wall runs into the park, which originally separated the rear gardens of the terraces from the towpath along the canal.



Site Map 1 : 1250



Site Map 1 : 500

The front and side elevations have recently been restored.
The chimney is not yet completed and is therefore still wrapped in scaffolding.

There are two distinct entrances into each part of the building.

The elevation facing the park is formed as a flank wall without openings.

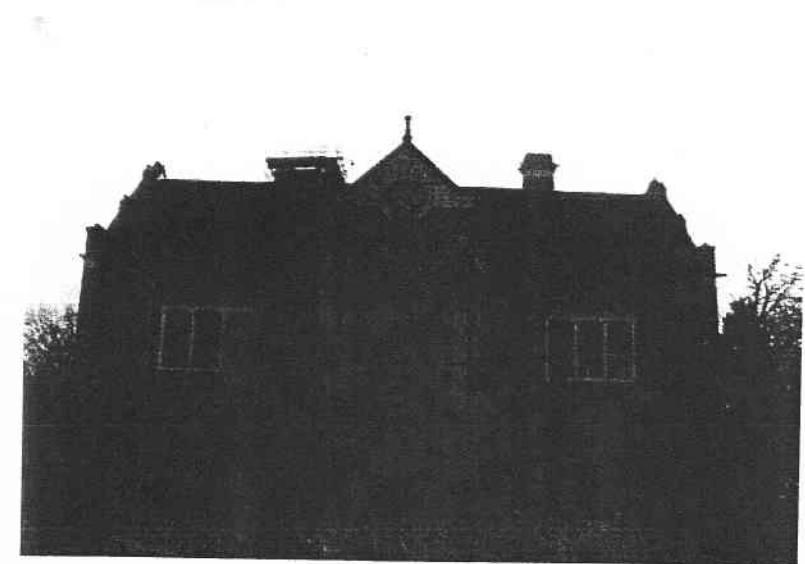
Currently the ground and first floor are in use but the basement is derelict and not a usable space.



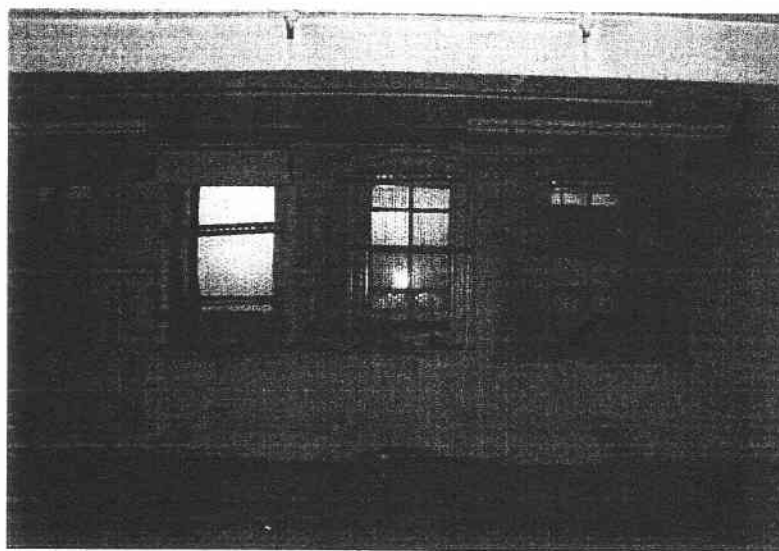
Front elevation along Wells Way



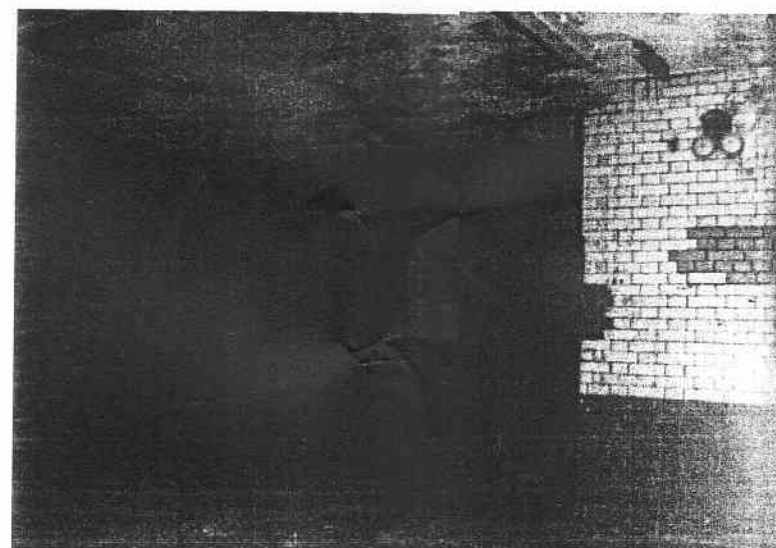
Rear elevation facing Burgess Park



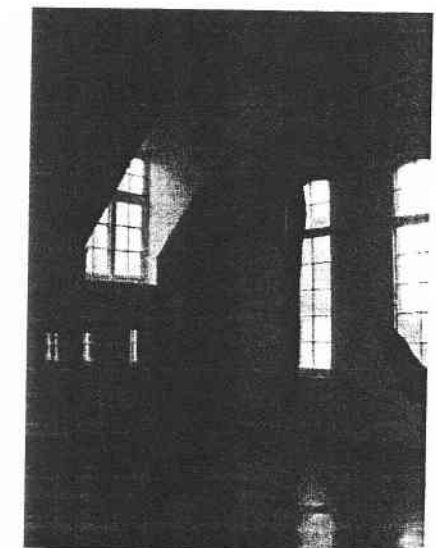
Side elevation of former library entrance



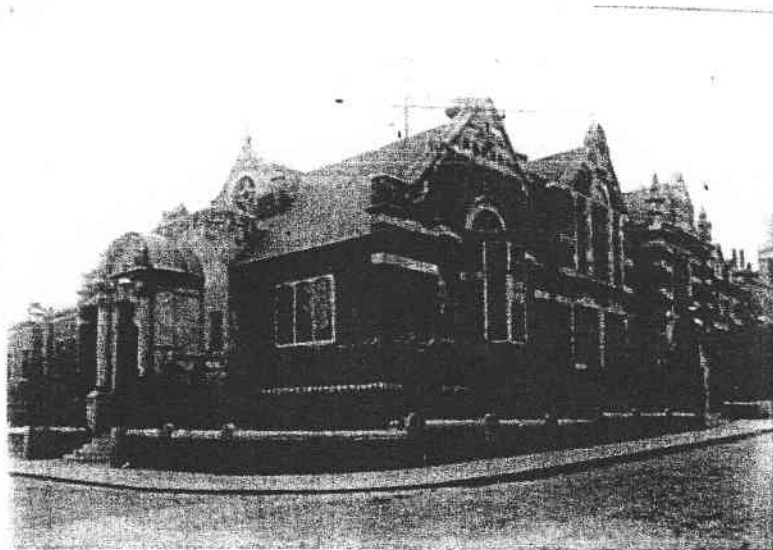
Basement, main room (low)



Basement, main room (high)



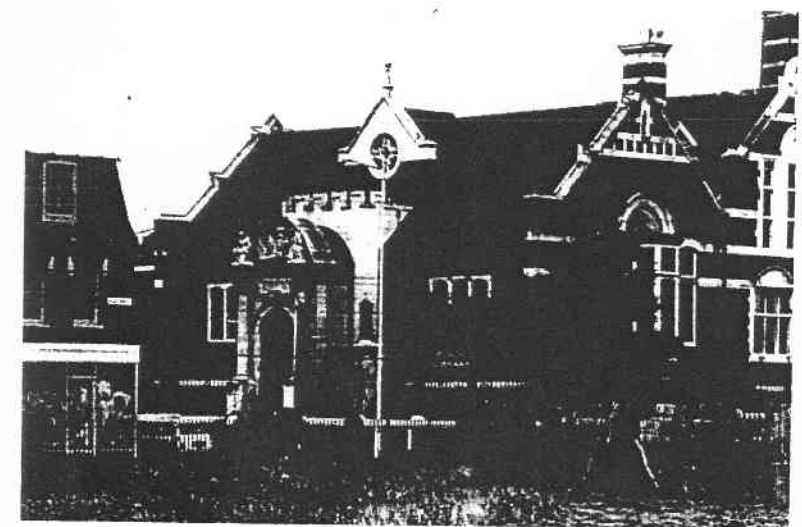
First floor, main room



1910



1960



1977

historic photographs

FEASIBILITY STUDY - 'LIBRARY / WASHHOUSE ON WELLS WAY - BURGESS PARK'

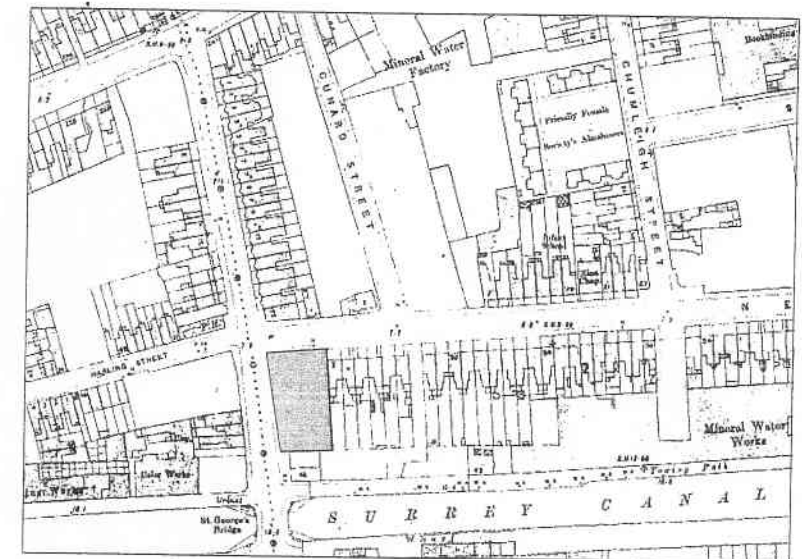
team 51.5° architects



1893



1914



1947

historic photographs

FEASIBILITY STUDY - 'LIBRARY / WASHHOUSE ON WELLS WAY - BURGESS PARK'

team 51.5° architects



Site Survey 1 : 250

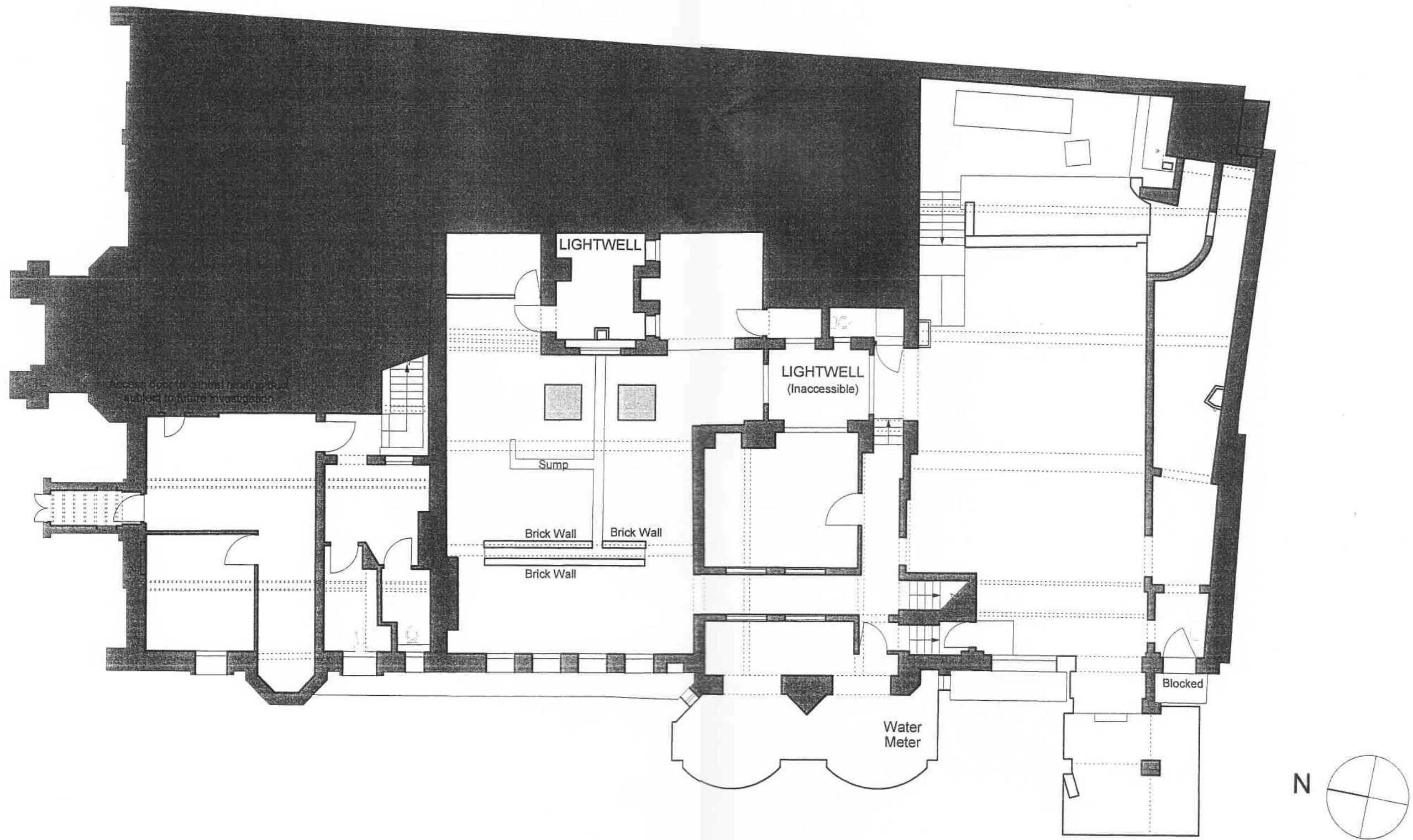
The basement of the former library is used by 'Groundworks' as a storage and toilet facility area. Parts of this basement were not accessible and therefore the real extend of the basement is not known.

The basement of the former washhouse splits in two parts because of the different room heights. The southern part of the basement is generally about 700mm deeper with a pit at the eastern end, which sinks another meter into the ground. The basements are accessible by fairly narrow and steep staircases.

The floors are currently not even, but are carved by trenches and sumps.

All windows are in complete disrepair and are partially boarded up.

Water meters and the water intake are located underneath the entrance staircase to the building and the pavement.



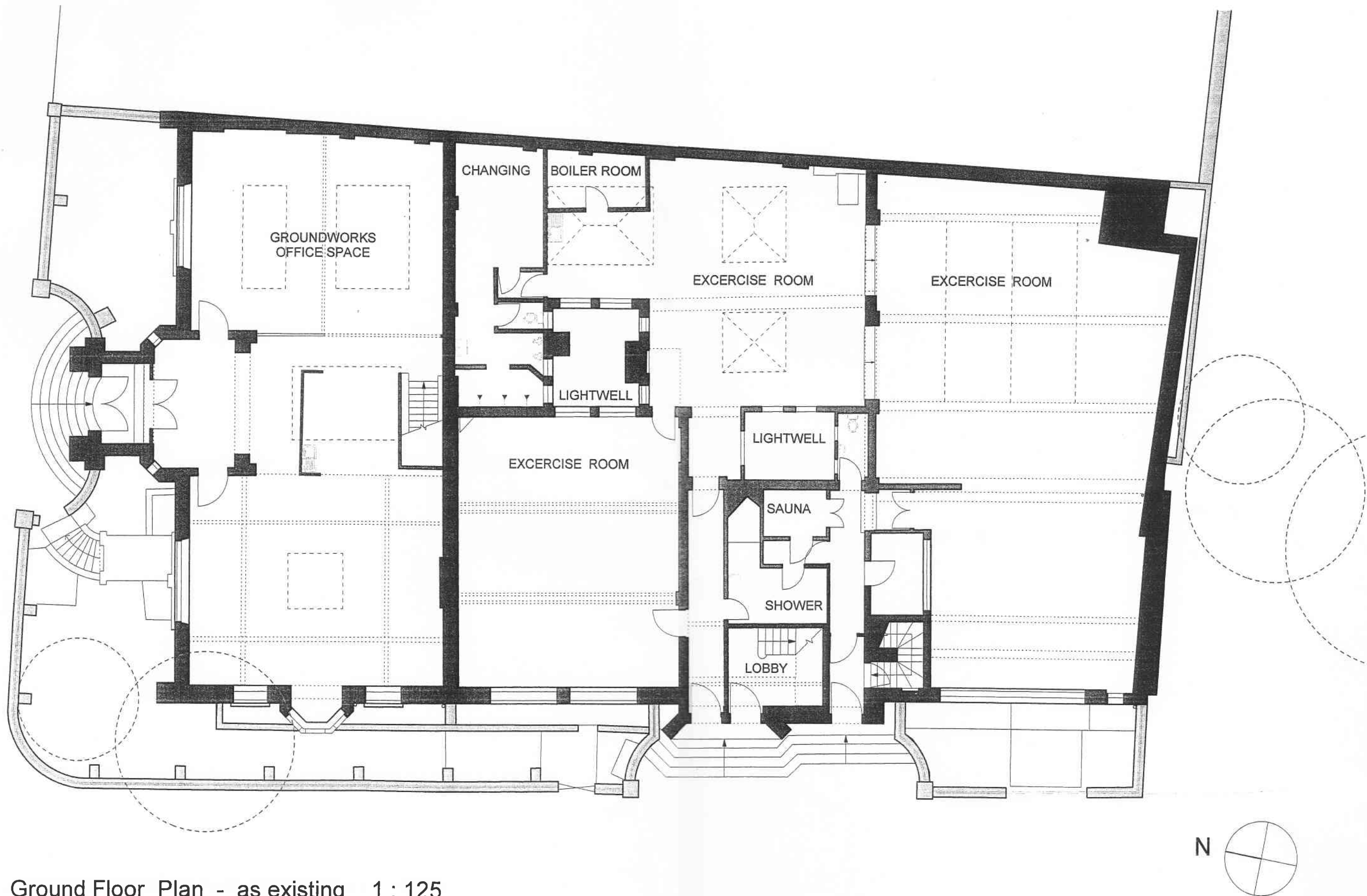
Basement Plan - as existing 1:125

The former library part of the building is used as an office space by 'Goundworks' with its own entrance from the park's path.

The former washhouse comprises of three different entrances to access the different floors. The current entrance corridors are quite narrow. A beautiful lobby with a separate staircase connects to the first floor.

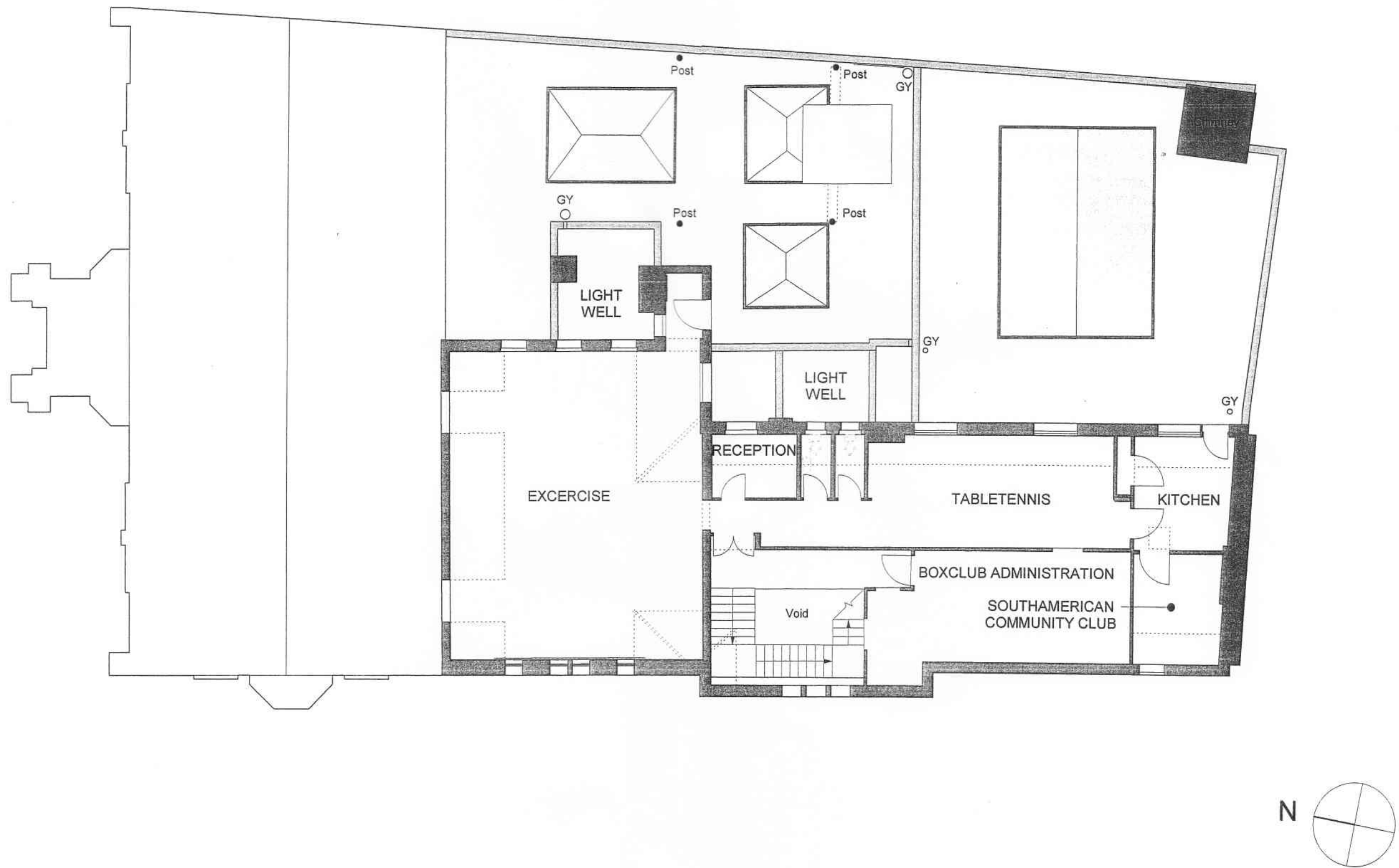
The boiler, which powers the building, is located in a small room along the eastern boundary wall.

The existing light wells are not used according to their function. Sanitary rooms are facing the light wells and therefore these ones are enclosed.



Ground Floor Plan - as existing 1 : 125

This floor is totally separately accessed. It is currently used by different community groups. Doors from the kitchen and one exercise room open on to the flat roof.



First Floor Plan - as existing 1 : 125

Five different principal proposals have been developed for the adjacent park space. However these options only make sense if a long term vision for the building itself has been established.

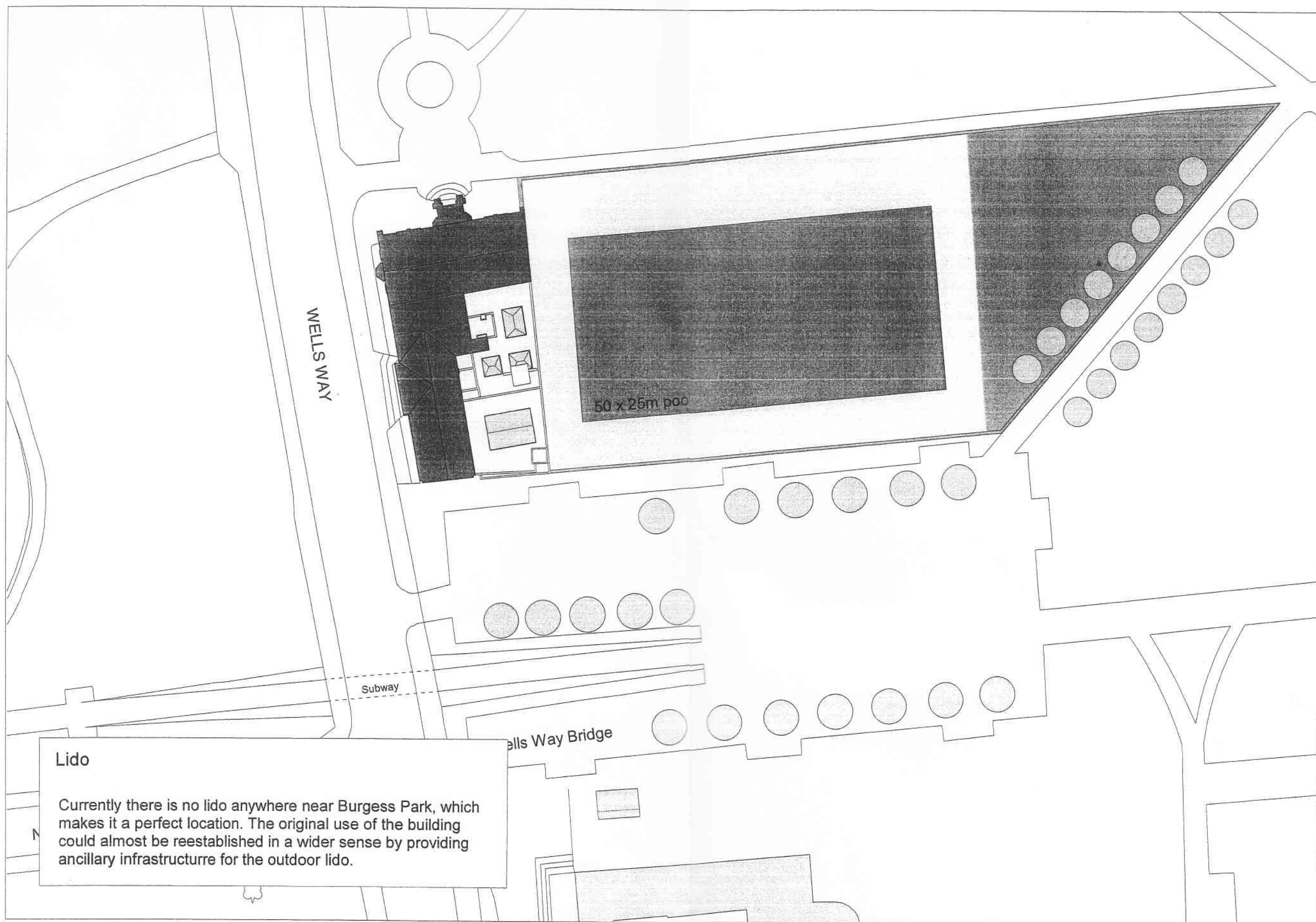
This exercise should be ideally part of the masterplanning process for Burgess Park to prevent a piecemeal development.



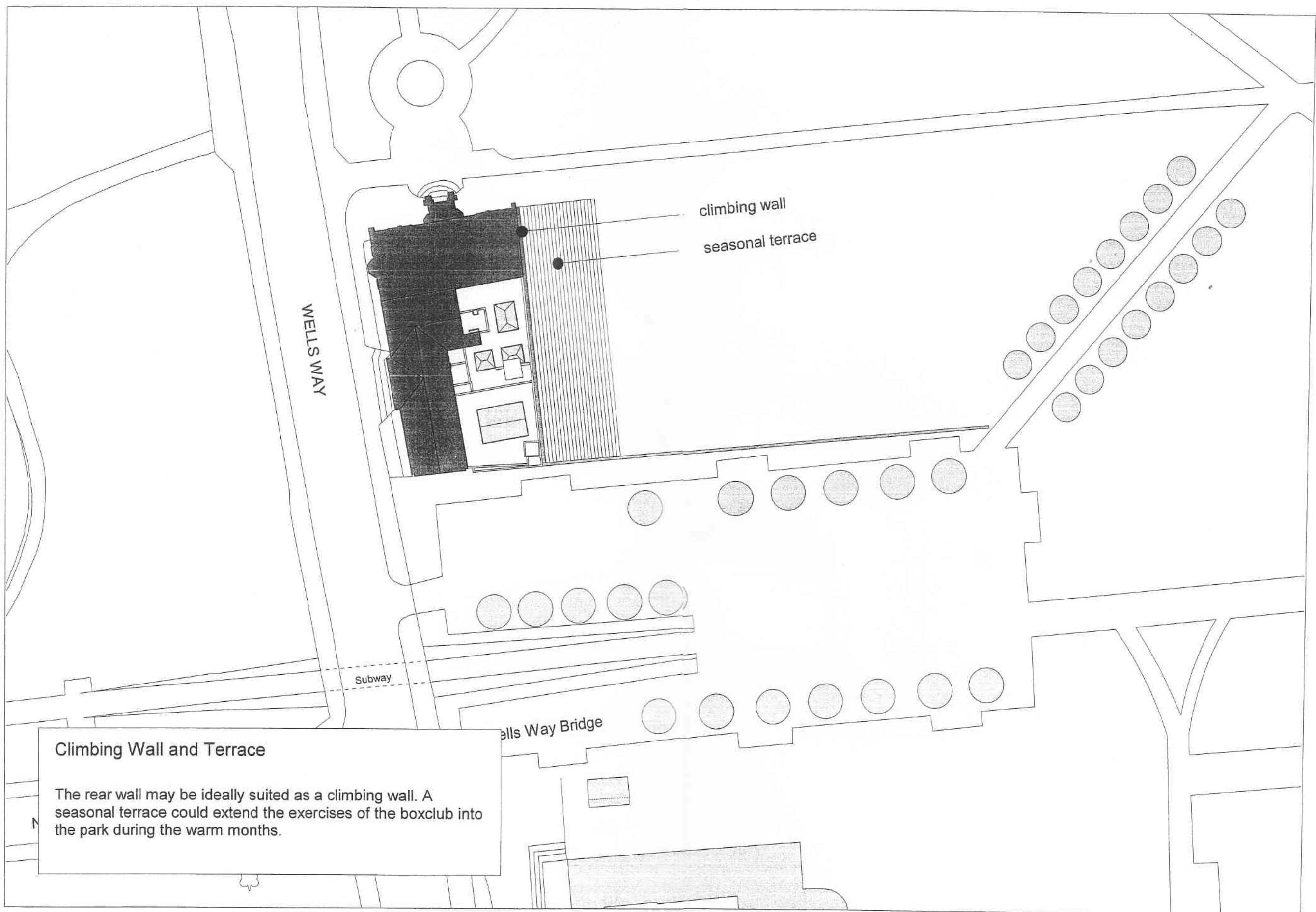
Site Proposal 1



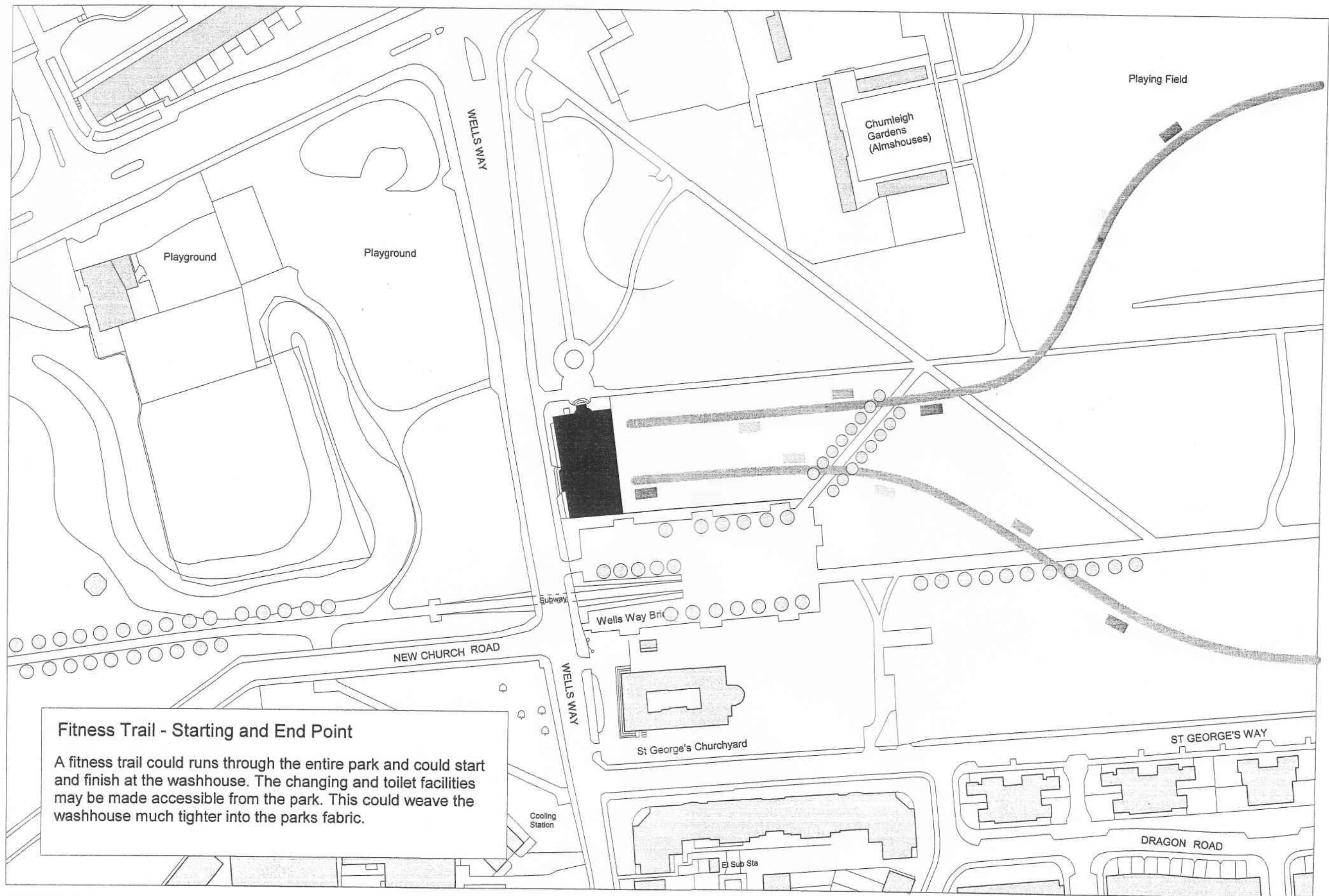
Site Proposal 2



Site Proposal 3



Site Proposal 4



Site Proposal 5

Two different functional options have been developed, one of which sees the sports club extended across the whole building and the other one sees the building converted into a community centre with lots of varied function spaces and associated catering facilities. The sports club is accommodated within the existing building's fabric, whereas the community centre option explores the opening of the building into the park.

Both options will need to be discussed with the local conservation officer and English Heritage and is obviously subject to Planning Approval.

Both options should be closely linked with the masterplan for Burgess Park and a future vision of the building and its surrounding landscape. Depending on the use and therefore the density of occupancy a particular escape strategy has to be developed and one might even find that the existing staircases, especially the one connecting to the basement would need to be replaced.

Option 1:

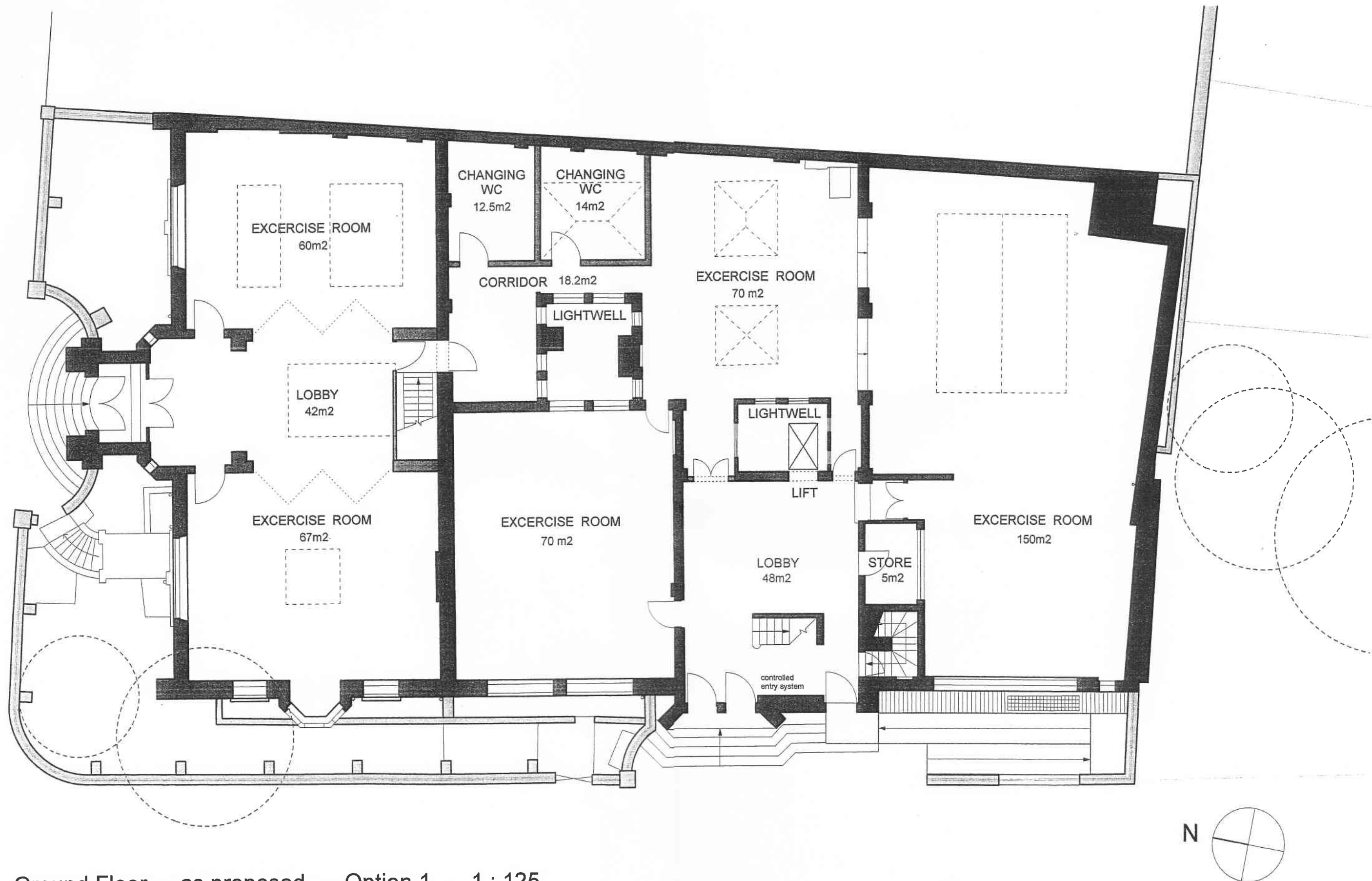
Community Sports Centre

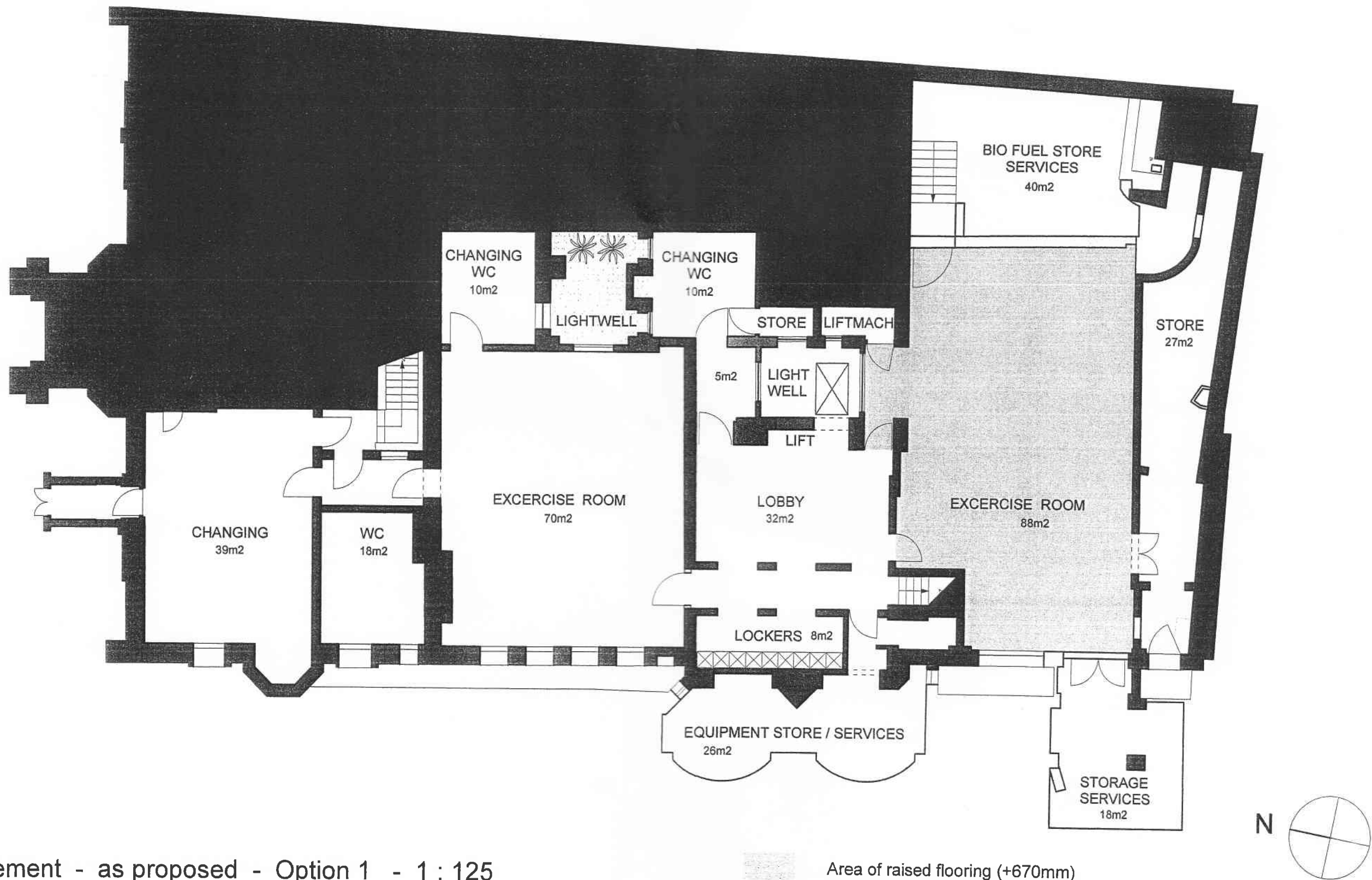
The existing sports- and training facilities will be spread across the whole building. Both parts of the building could be connected to form one big unit.

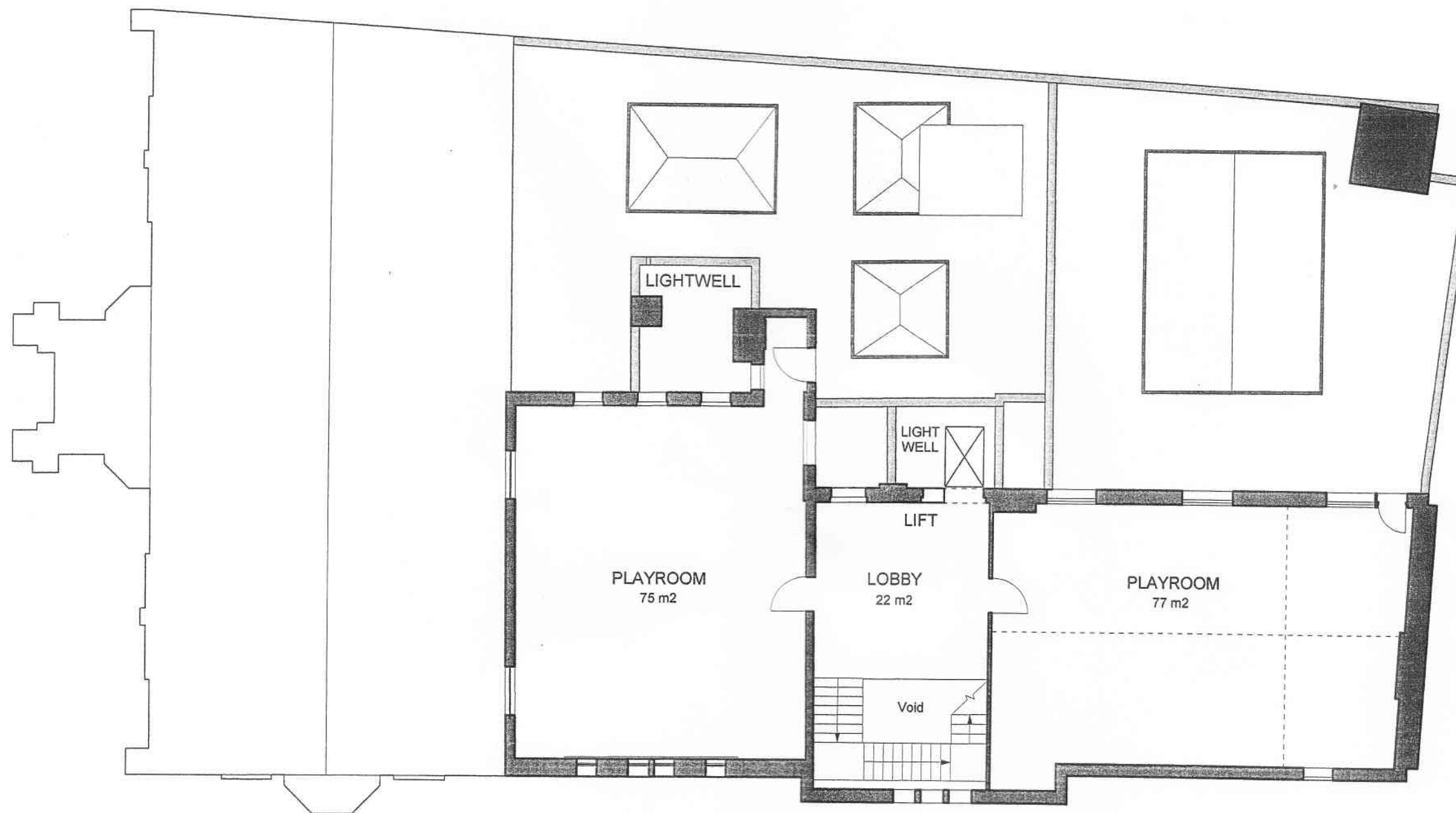
All three entrances lead into one generous lobby from which the lift and all exercise rooms are clearly accessed.

An external ramp is leading to one of the entrance doors to allow access with a wheel- or pushchair. In the basement the central lobby separates two different exercise areas. On the first floor the lobby clearly corresponds to the generous staircase. However two of the toilets will be lost and might be integrated into other toilet blocks on the ground floor or the basement.

This option only needs a few structural interventions. All existing windows will need to be reinstated, especially in the basement and the light wells, not only for daylight purposes but also for thermal efficiency.







First Floor - as proposed - Option 1 - 1 : 125

Option 2:

Community Centre / Function Spaces and Catering facilities for hire

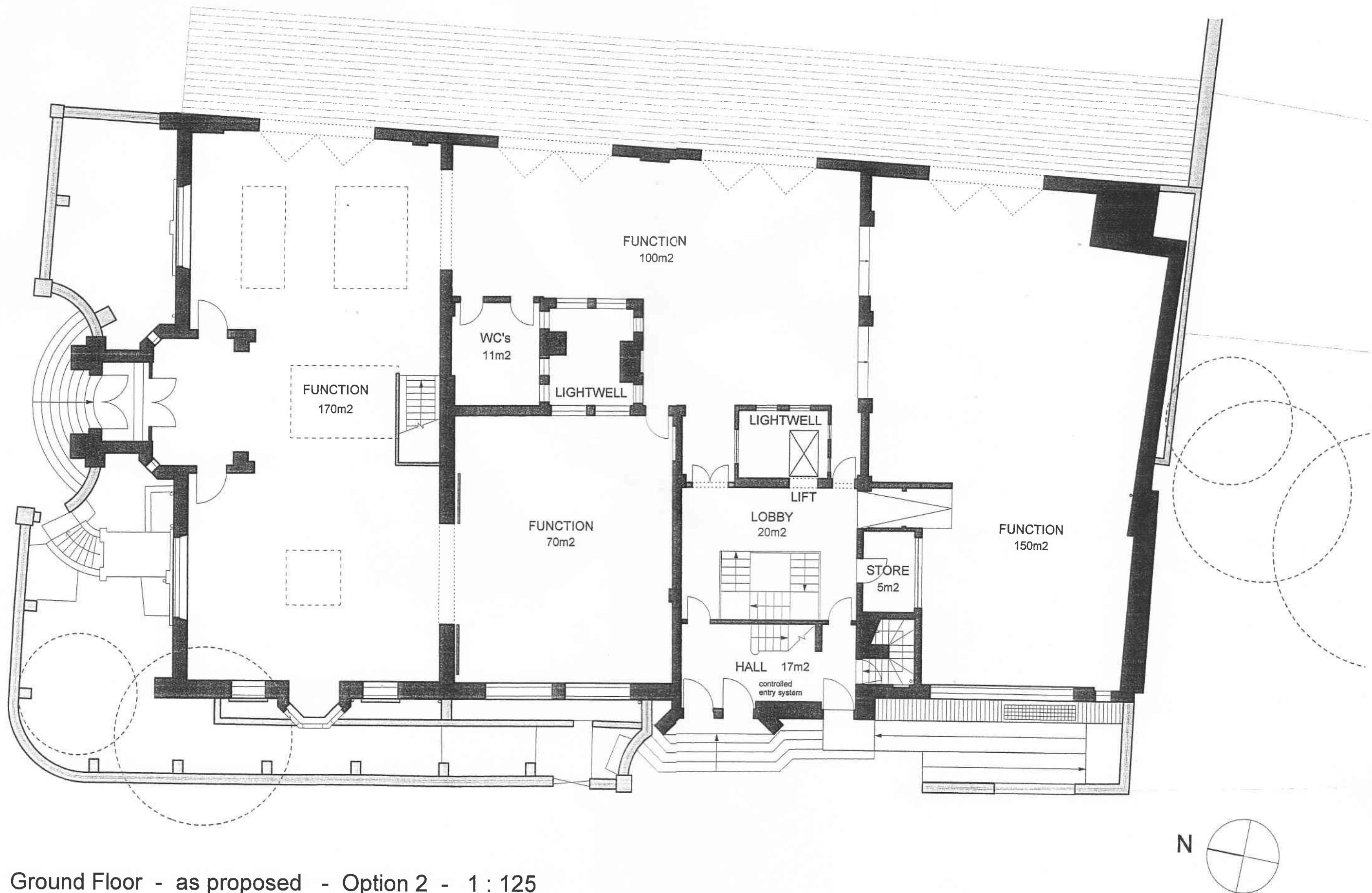
This option explores stronger interventions with the existing building's fabric.

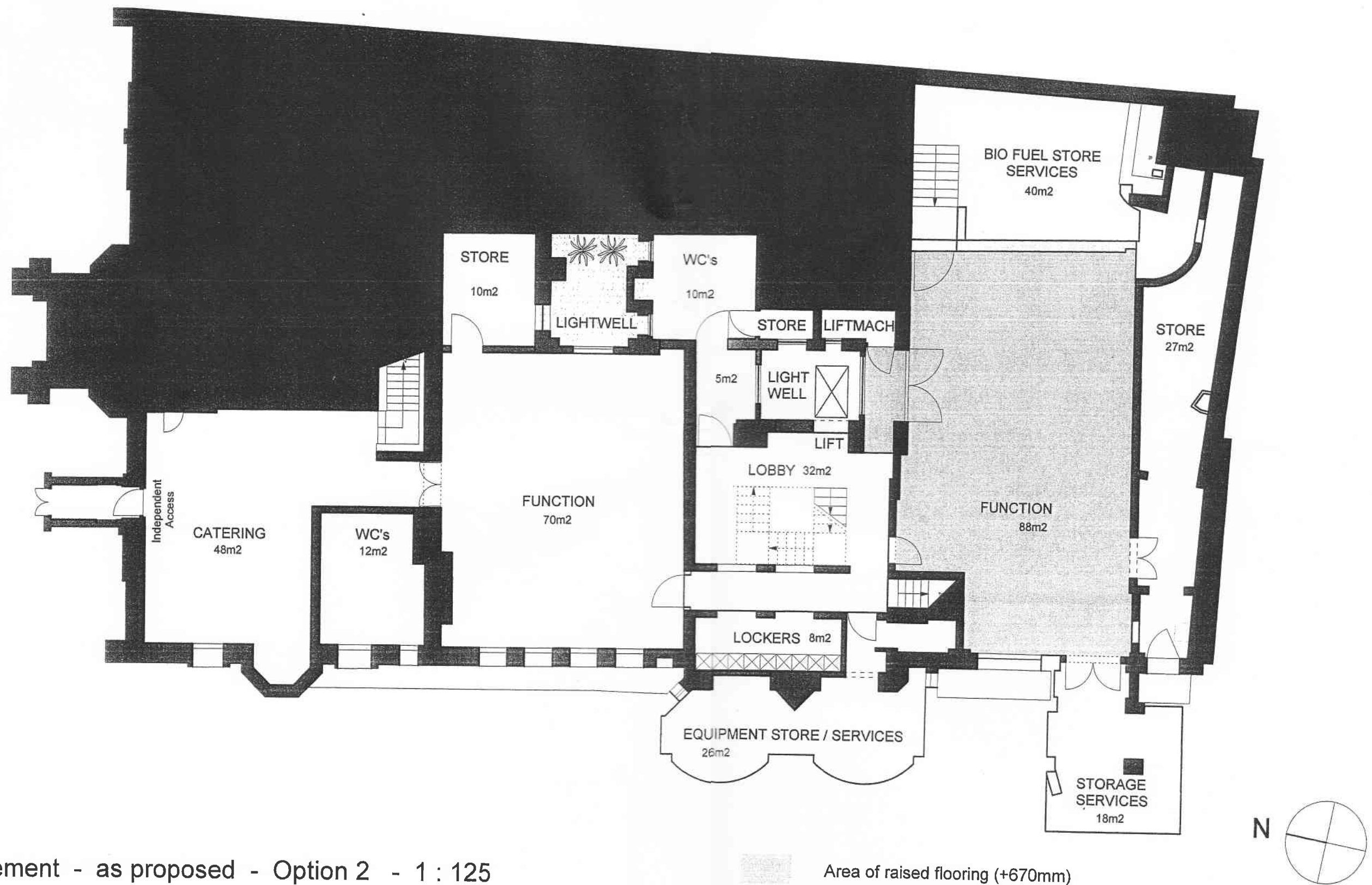
Large openings on the ground floor connect both parts of the building and generous openings in the rear flank wall connect the entire building with the park. The existing rooflights will be therefore no longer necessary, which gives the first floor the new potential for growth. An external deck forms a large terrace for the function rooms and connects straight into the park.

A generous new staircase connects into the basement accessing a selection of different sized function rooms and catering facilities. The catering area can be accessed independently from the outside as a separate staircase links into the basement.

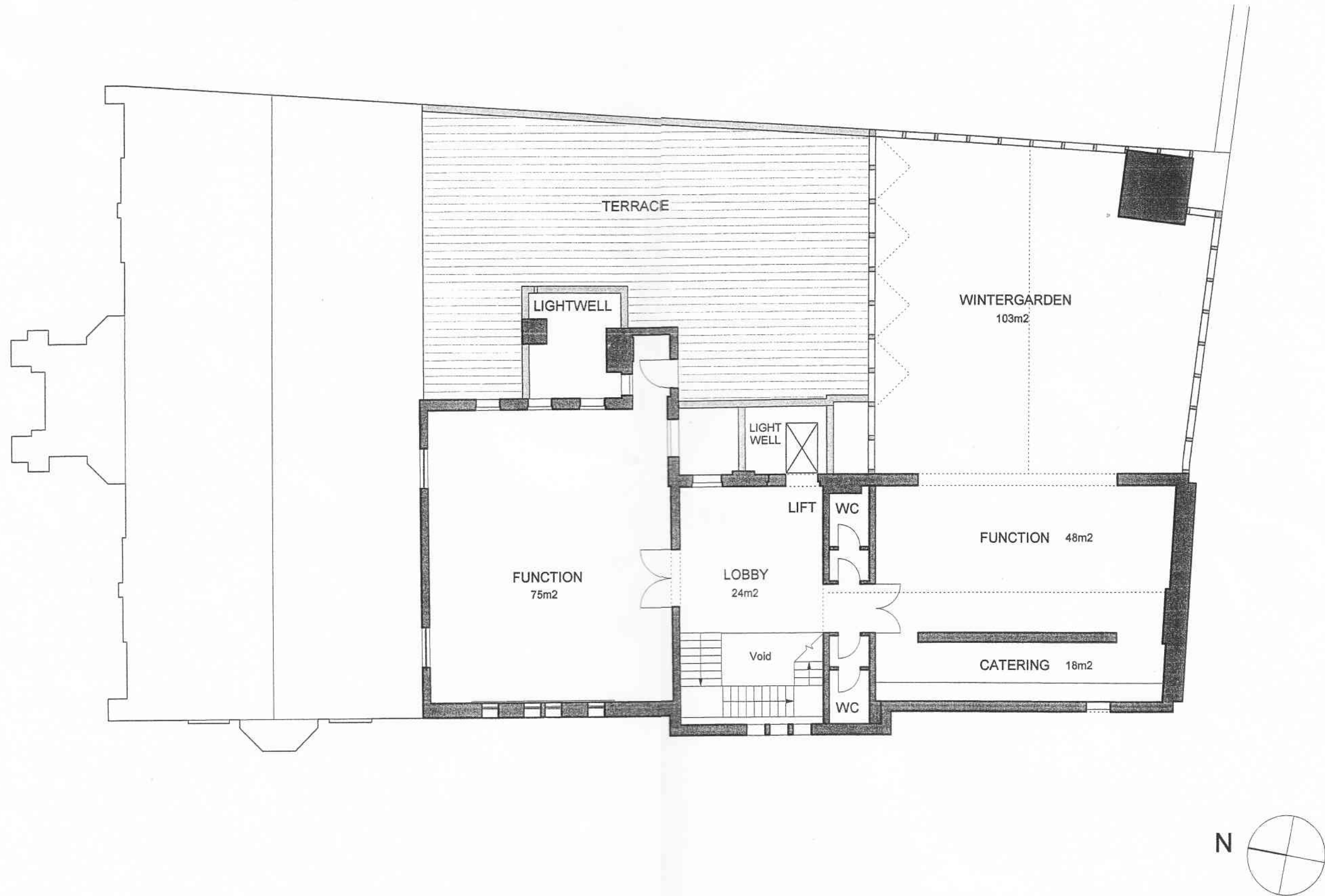
On the first floor there is the potential to extend the building by a large conservatory/wintergarden, which could mirror the roof shape of the former library in a contemporary glazed manner. The remaining roof can be used as a terrace, once all skylights have been closed. The layouts and openings are fairly flexible and can be used with different event-and party configurations. This is possible due to greater structural interventions.

As with option 1, all existing windows will need to be reinstated, especially in the basement and the light wells, not only for daylight purposes but also for thermal efficiency.





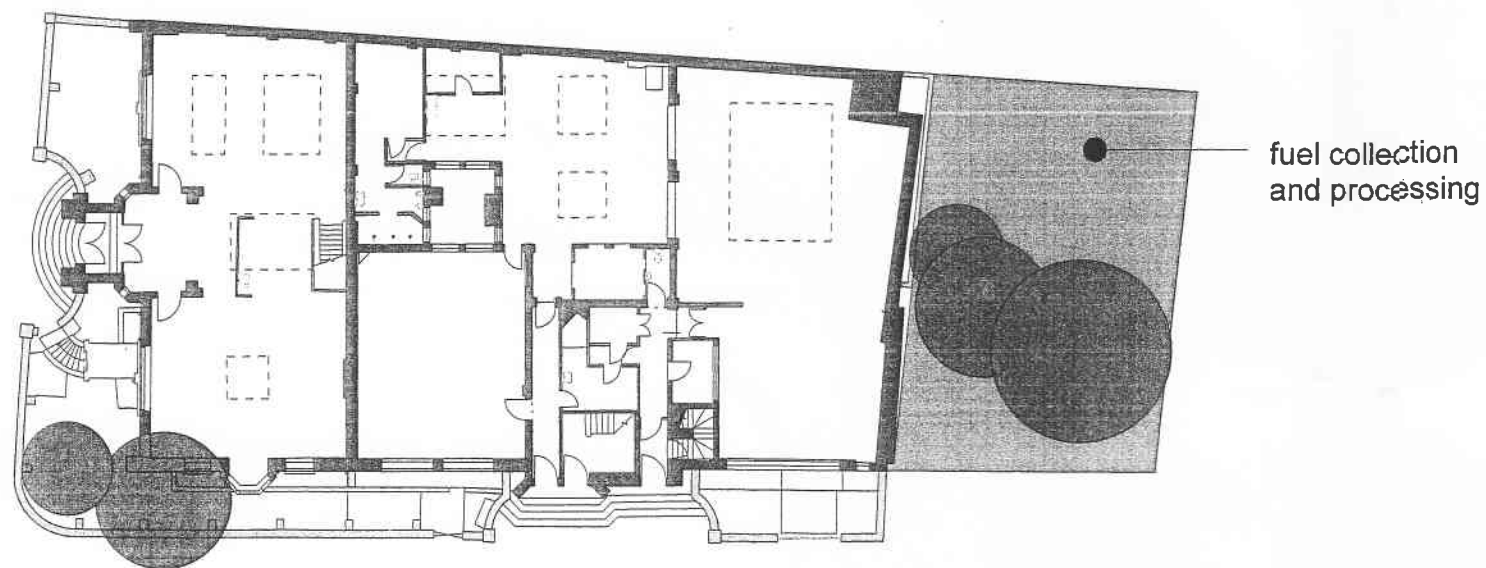
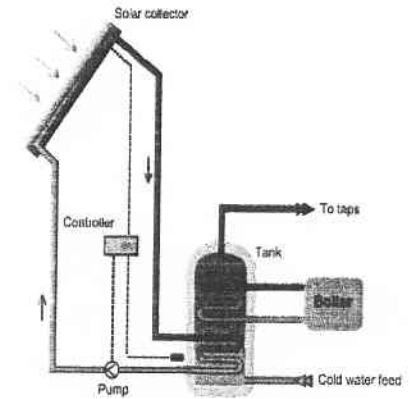
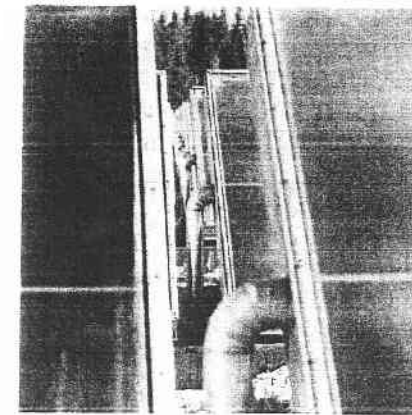
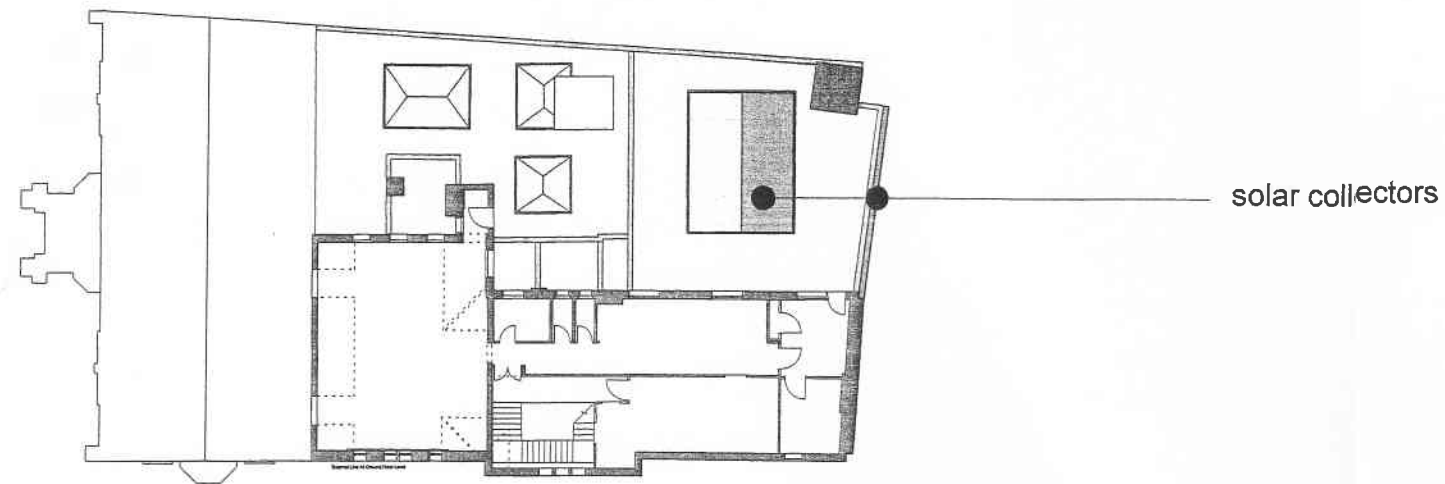
Basement - as proposed - Option 2 - 1 : 125



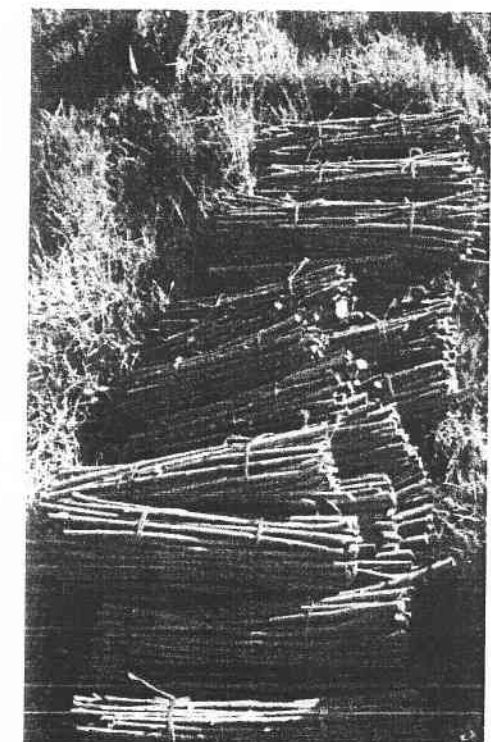
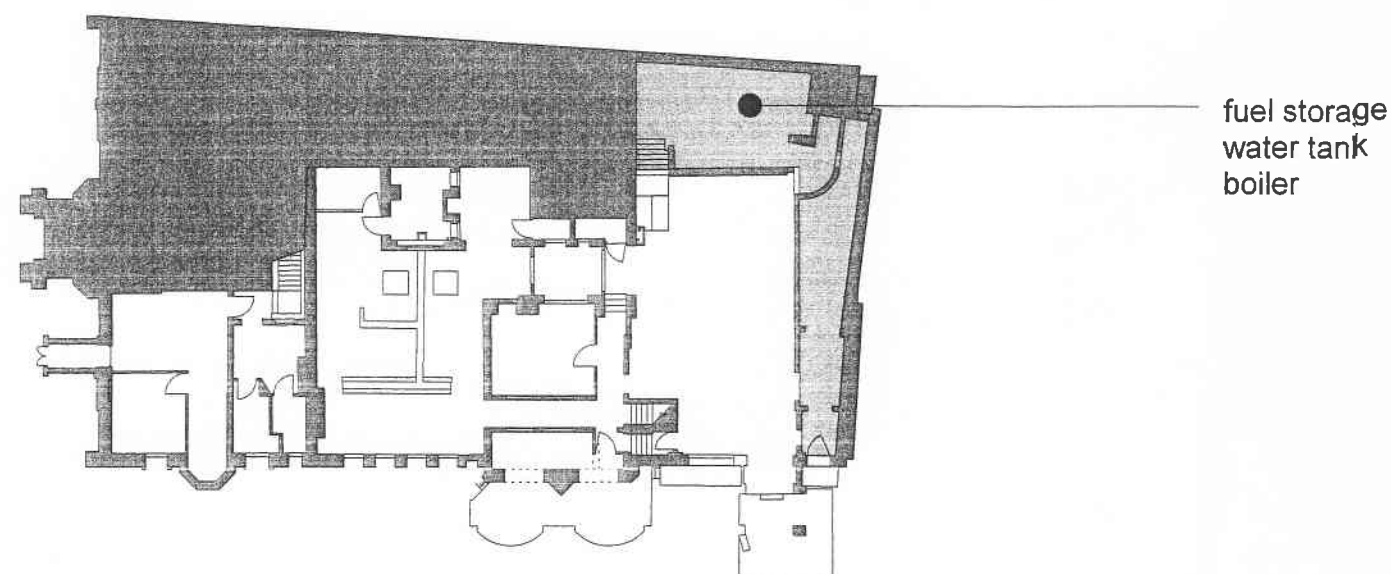
First Floor - as proposed - Option 2 - 1 : 125



REAR ELEVATION - as proposed - Option 2



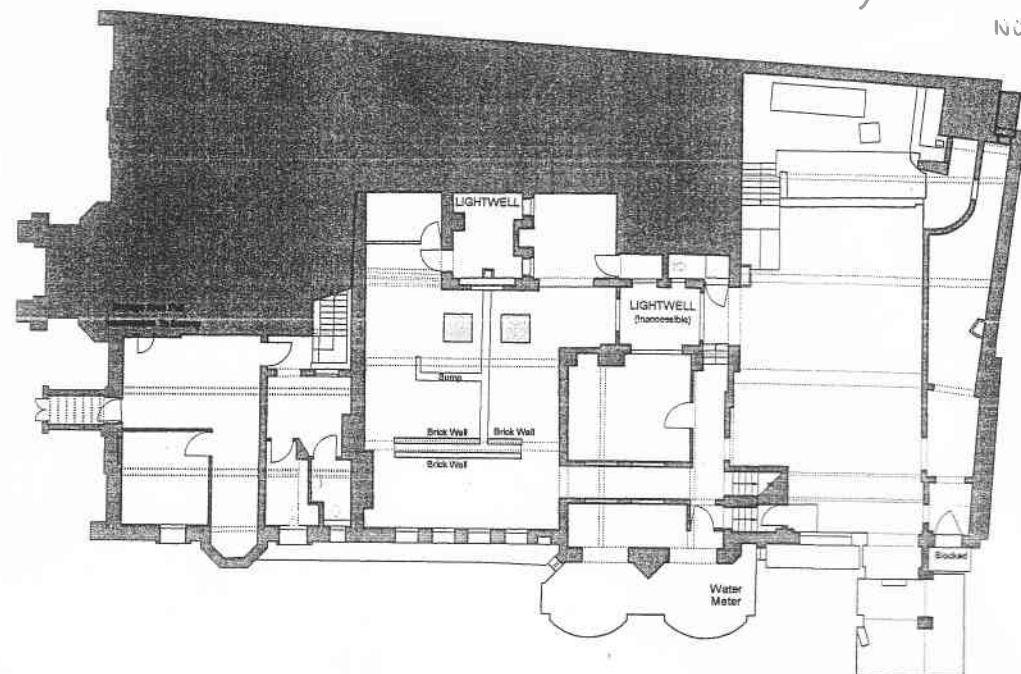
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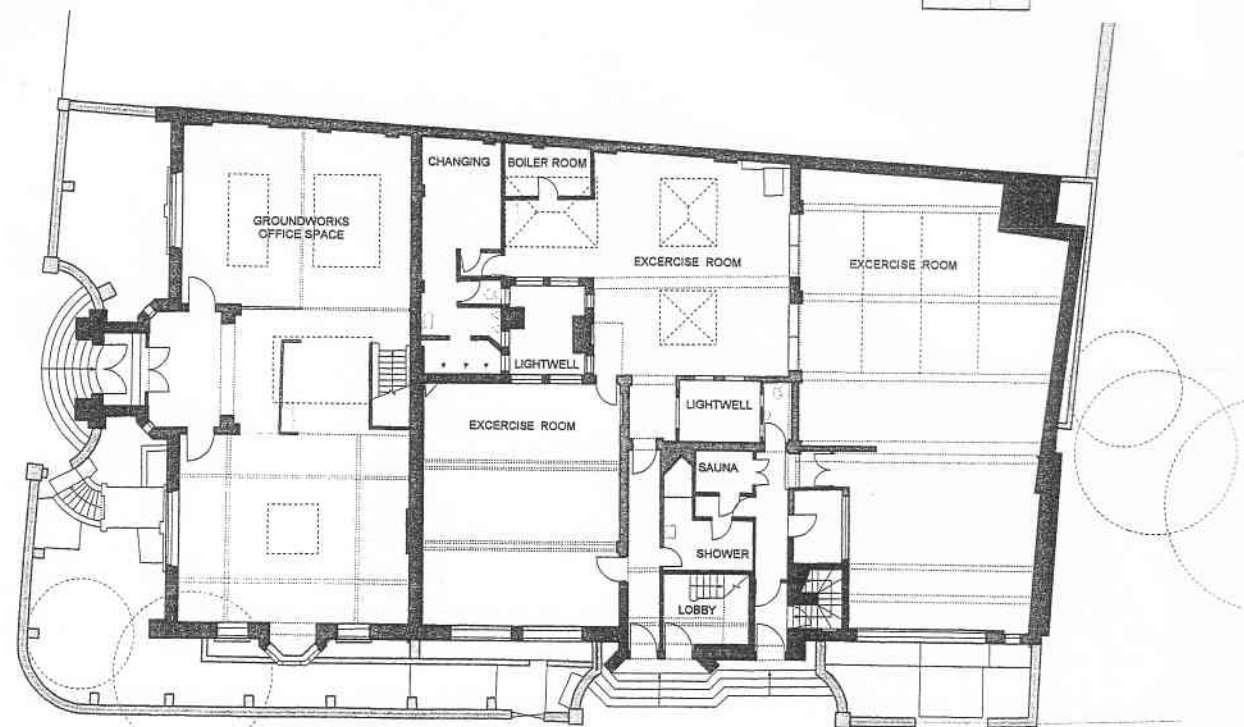
DESIGN WORK DONE 2008 (?)

NOTE VERSION SCANNED
NO MEASUREMENTS FROM
SCALE DRAWINGS
option 1

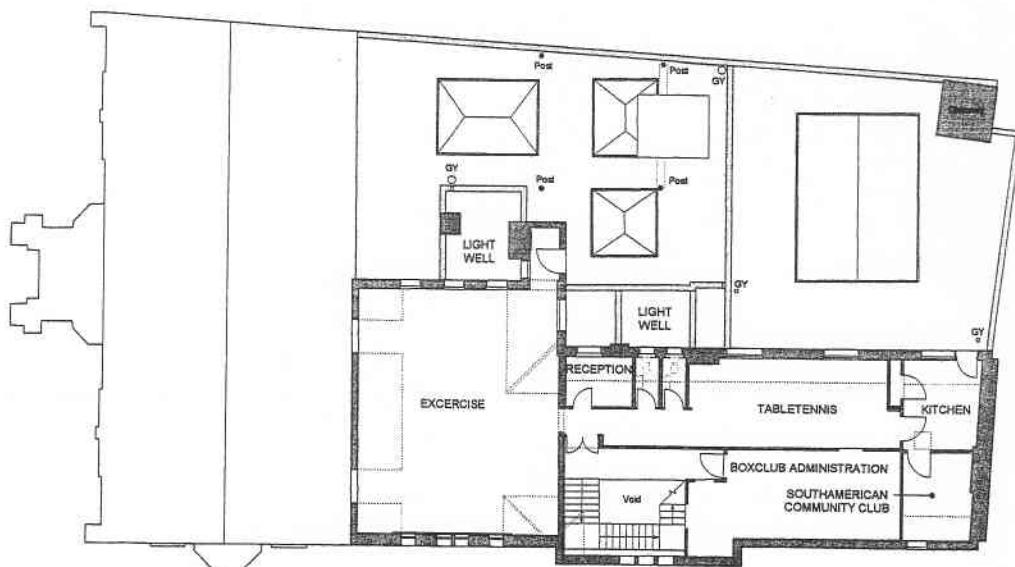
as existing



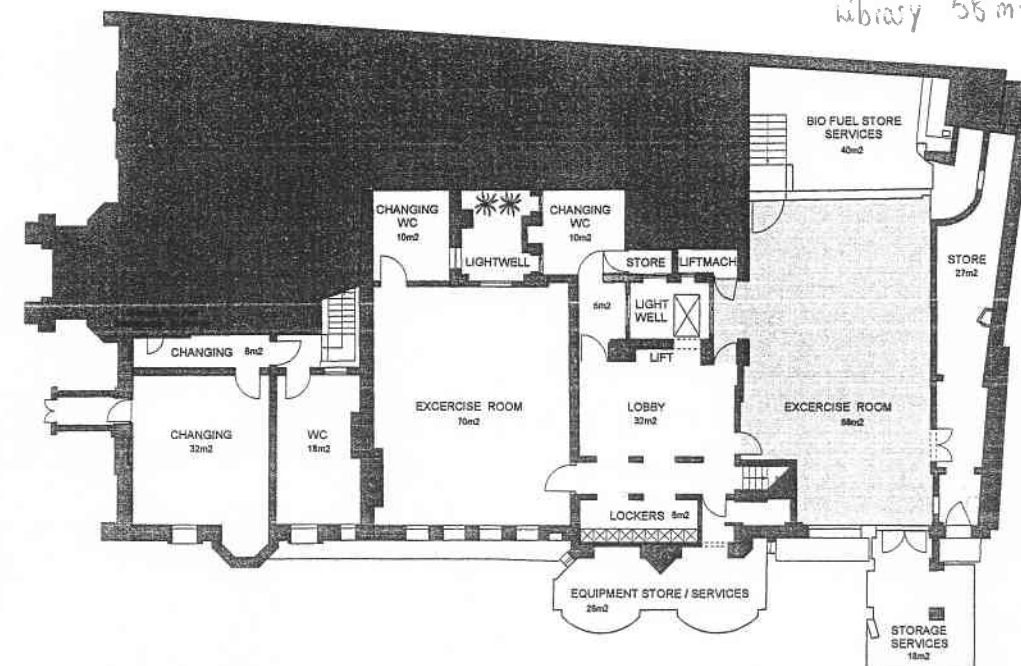
basement



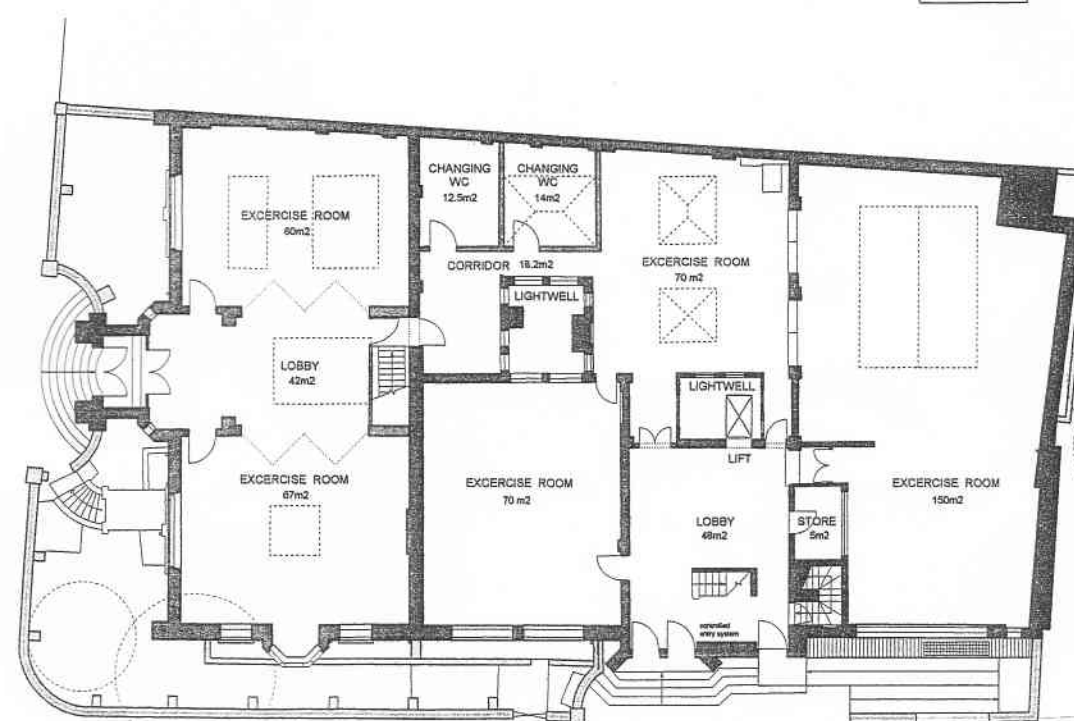
ground floor



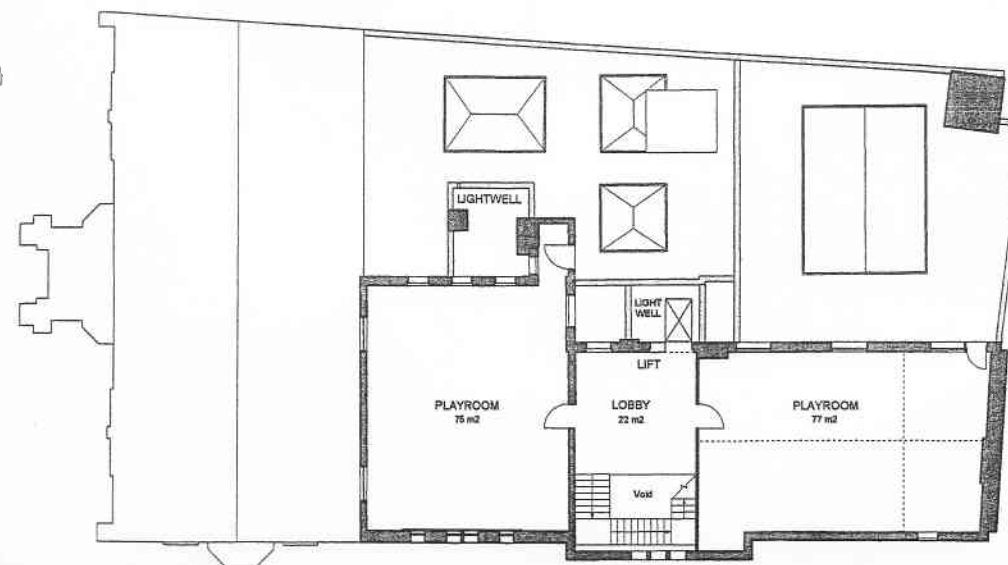
first floor



basement



ground floor



first floor

Baths = 238m²
Library 58m²

Basement	m ²
Bio fuel store	40
Store	27
Storage services	18
equip store	26
Lobby	32
next to lift	5
WC	10
WC	10
Exercise	70
WC	18
changing	8
changing	32
	296m ²

GROUND

Ex Room	150
store	5
lobby	48
Ex Room	70
changing/wc	14
	12.5
corridor	18.2
Ex Rm	70
Baths	387.7m ²
Ex Rm	60
lobby	42
Ex Rm	67
	169m ²

NOTE RAKABNE VARIATION
AREAS FOR BATHS
GRD = 333.50m²
Basement = 273.30m²

Baths

Playrm	77
lobby	22
Playrm	75
	174m ²

	TOTALS	Baths	TOTAL
1st	N/A	174	174
Grd	169	387	556
Basement	58	238	296
	3227	800	102