

Burgoynes Depot and Melford Garages

Website Content
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REV 00



ADAM KHAN ARCHITECTS

Existing Site

Site Overview

Burgoynes Depot and Melford Garages, East Ham



Site Overview

Looking at Burgoynes Depot and Melford Garages, East Ham



Understanding the Site Character

What are the varied uses on High Street South?



Houses at the corner of Melford Rd and High St South, next to Texaco petrol station



East Ham fire station with truck access and parking at front



Semi detached two storey pitched housing with front gardens



Curved residential building with hedged front garden



Shops at ground floor with homes above (inc salons, restaurants, off license and news agents)



St Mary Magdalene Church within East Ham Nature Reserve including a public walking route



Understanding the Site Character

What are some key observations of the wider estate?



+ Private play and green space



- Obstructing pram shed storage and bollards



- Closeness to Brooks Avenue and back gardens with trees



- Limited one way vehicle access



+ Non-accessible archway access



- Underused storage garages and large cluster of parking

Current qualities of the Burgoynes Depot building

What are the interesting features and historic value?



+ Good condition High St facing facade with red brickwork, concrete details and large openings



- Back of building and the rooftop extension is in poor condition



History of the Burgoynes Depot Site

1892 - The Burgoyne and Burbridges Chemical Factory was built in 1892 - the factory mainly produced pharmaceuticals which were exported internationally.

1952 - Newham council acquired the site in 1952, and shortly afterwards buildings to the rear of the main building were demolished and replaced with the two residential high rise blocks of St Mary's Court and St George's Court.

1960 - The London Fire Brigade took over a large part of the old Victorian factory building on High Street South. The remaining building was subsequently used by the council as a storage depot, but has since been derelict and boarded up for several years.

Much of the building to the rear is in bad condition.



+ Good quality of light from large bay windows



- Damaged condition to western parts of the building and brickwork



+ Large south east facing circular windows



+ Good condition of characterful brick archway

Looking at the site with the wider neighbouring estate

Where are the key opportunities?



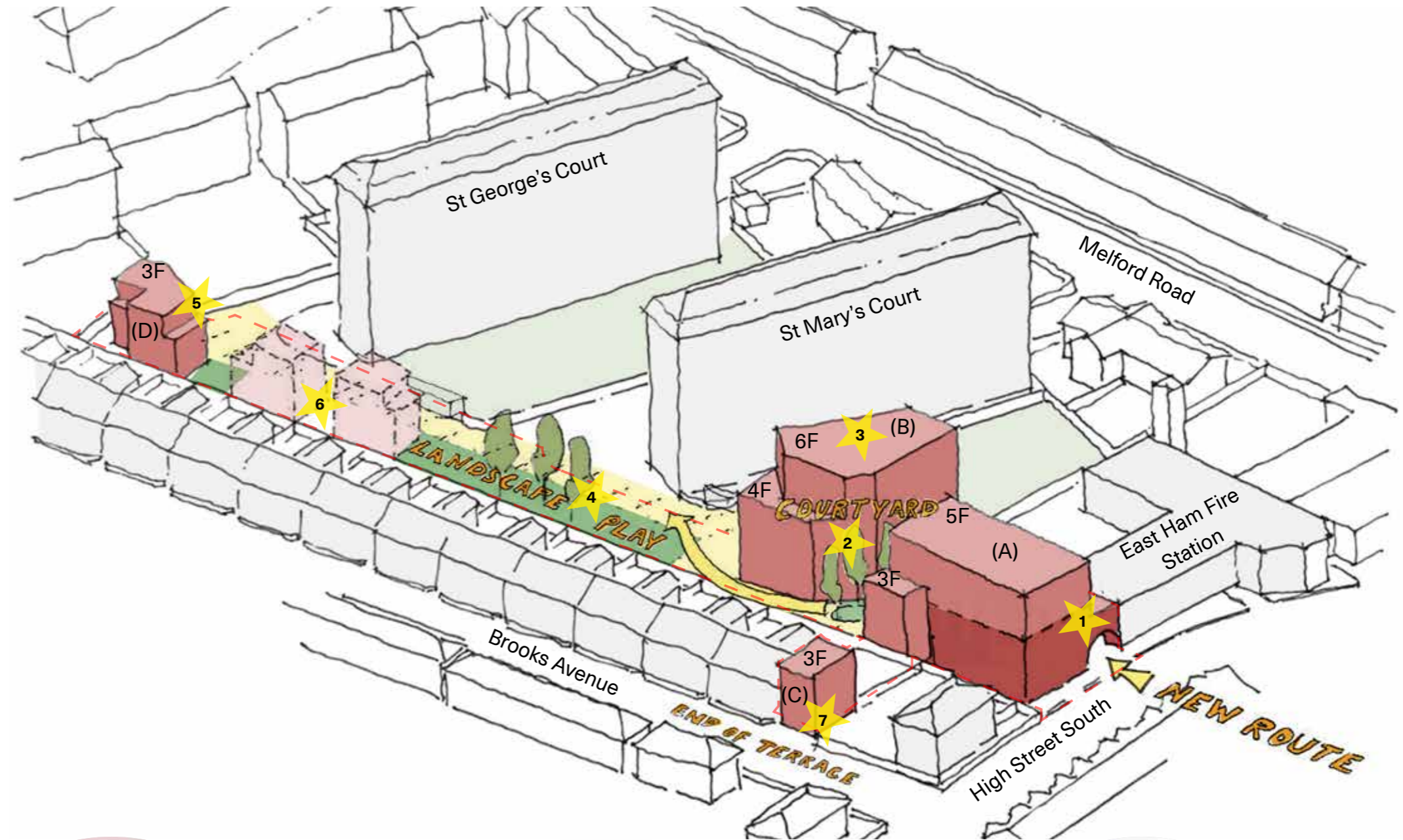
Initial design proposals

First thoughts on the key design moves

What are your thoughts?

★ Key Moves

1. Extend and retain parts of the existing building including the archway entrance to create a new route
2. Sunny residential courtyard
3. Taller residential building overlooking public space and landscape
4. Active public street with bio-diverse landscape and play space at the heart of the site
5. Smaller residential building activating the end of the site
6. Potential new homes being tested in the design to activate new street
7. New house to complete the row of terraces



★ 1
Archway
entrance to
east-west
connection



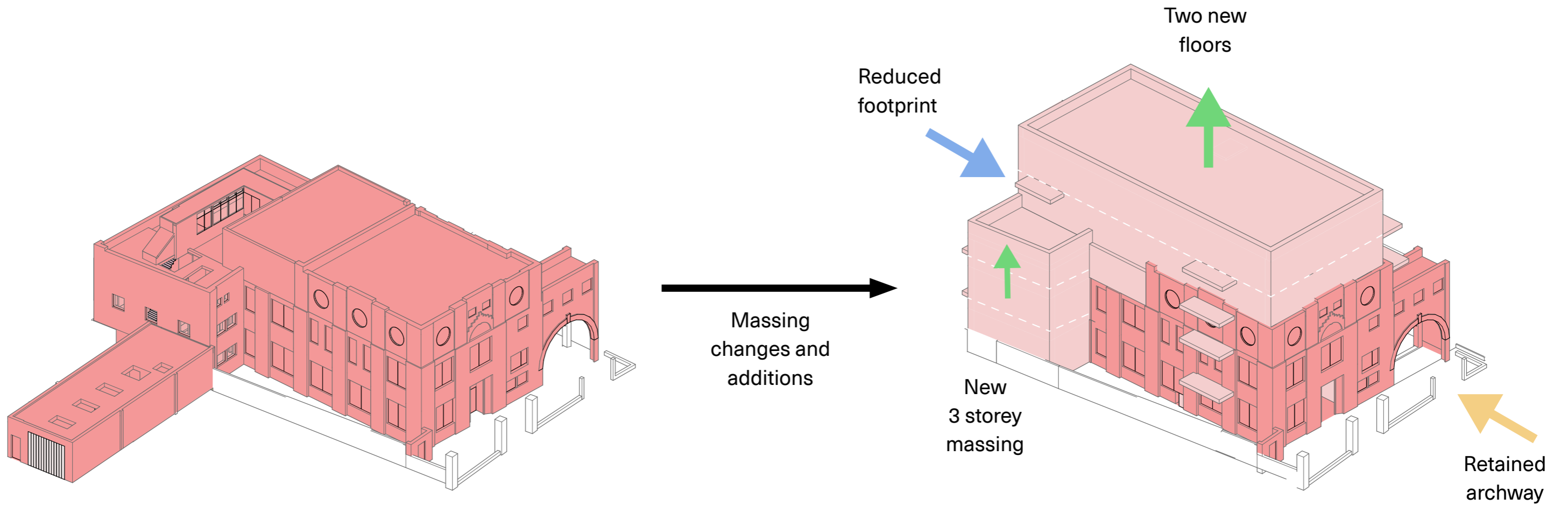
★ 3
New homes
overlooking
new public
space



★ 4
New
landscape,
play space
and trees

Initial massing of the Burgoynes Depot Building (A)

Approach to retaining and extending the massing

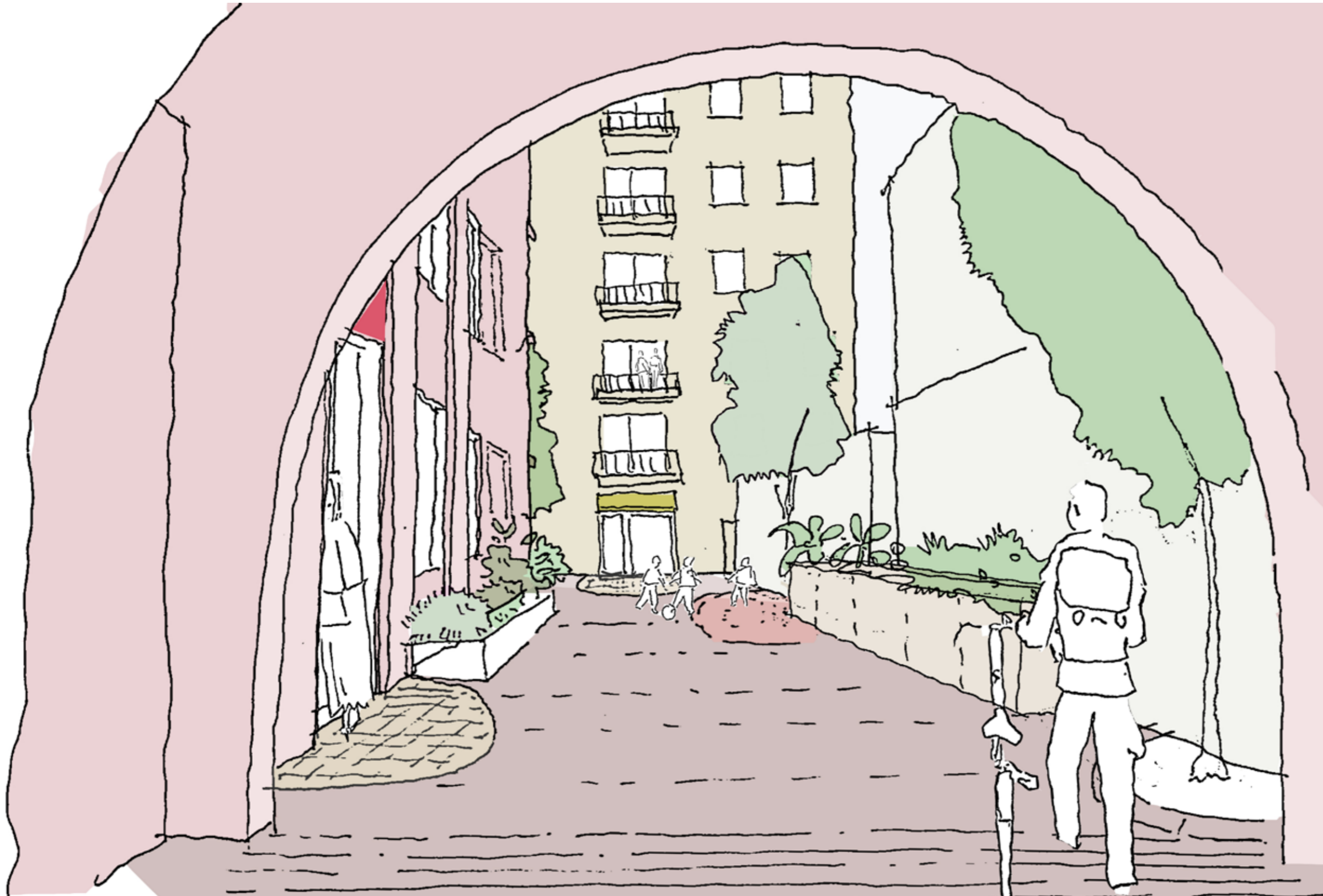


Existing Burgoynes Depot building

Retaining and extending

New east-west pedestrian connection

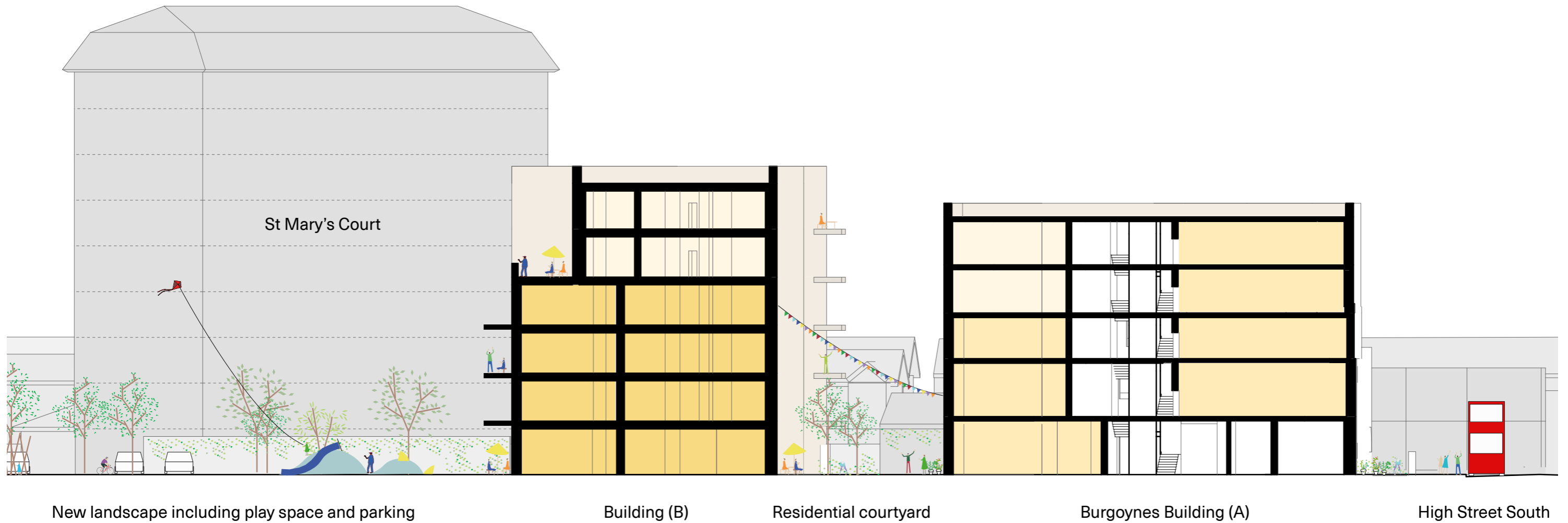
Walking through the archway passage towards the existing estate



The new residential street is well overlooked by the ground floor front gardens and upper floor balconies. This pedestrian link is further activated by residential entrances to the buildings and the play space for younger children.

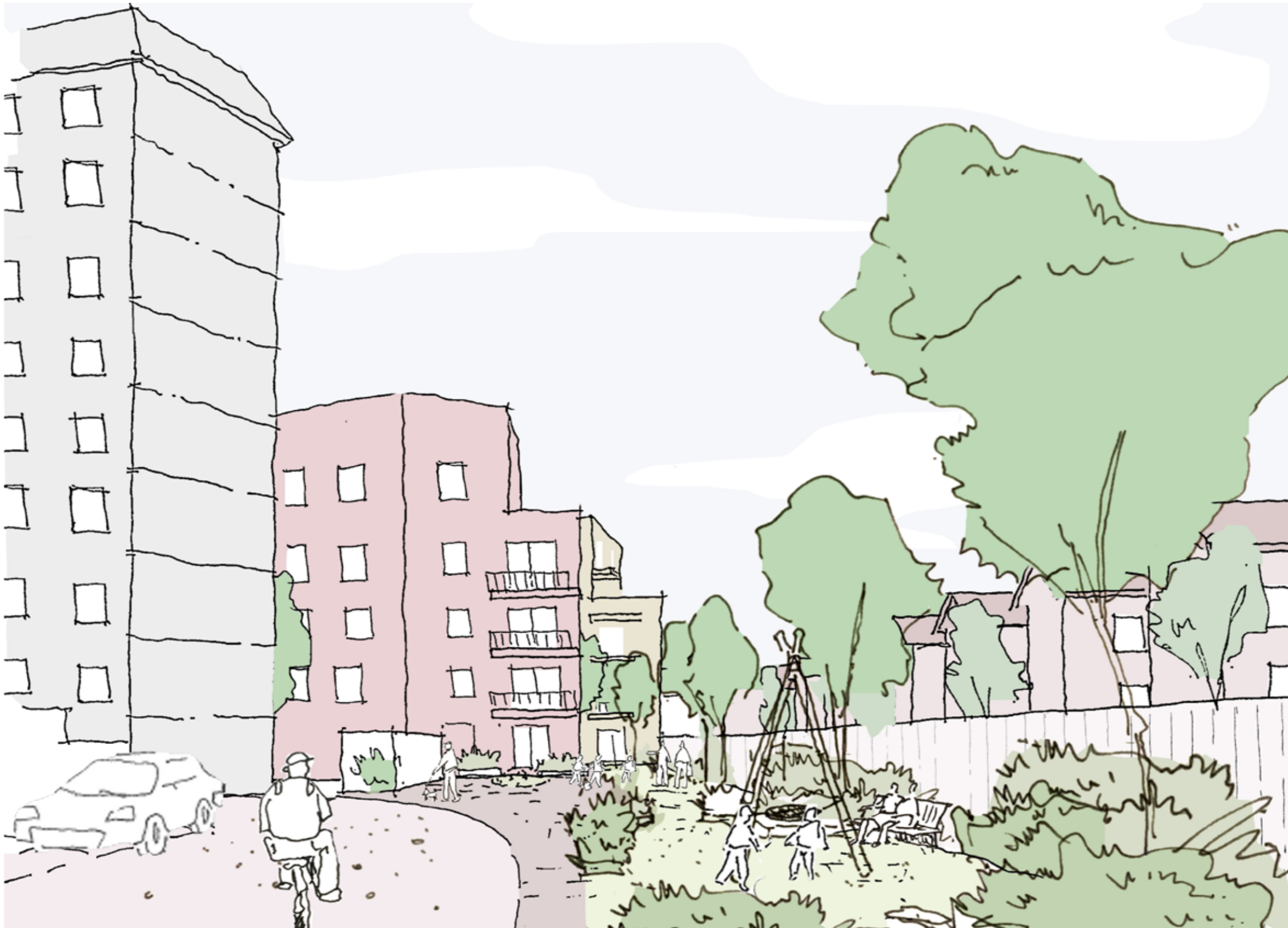
A sequence of public spaces through the site

Creating an 'activity street' with playful biodiverse landscape



New homes stitching into the neighbourhood

Connecting from the west, the former Melford garage site



Walking from within the estate, the new route offers richly planted play space, overlooked by a taller building facing the new public space. This new sequence of spaces improves east-west connections from the High Street to the estate.