

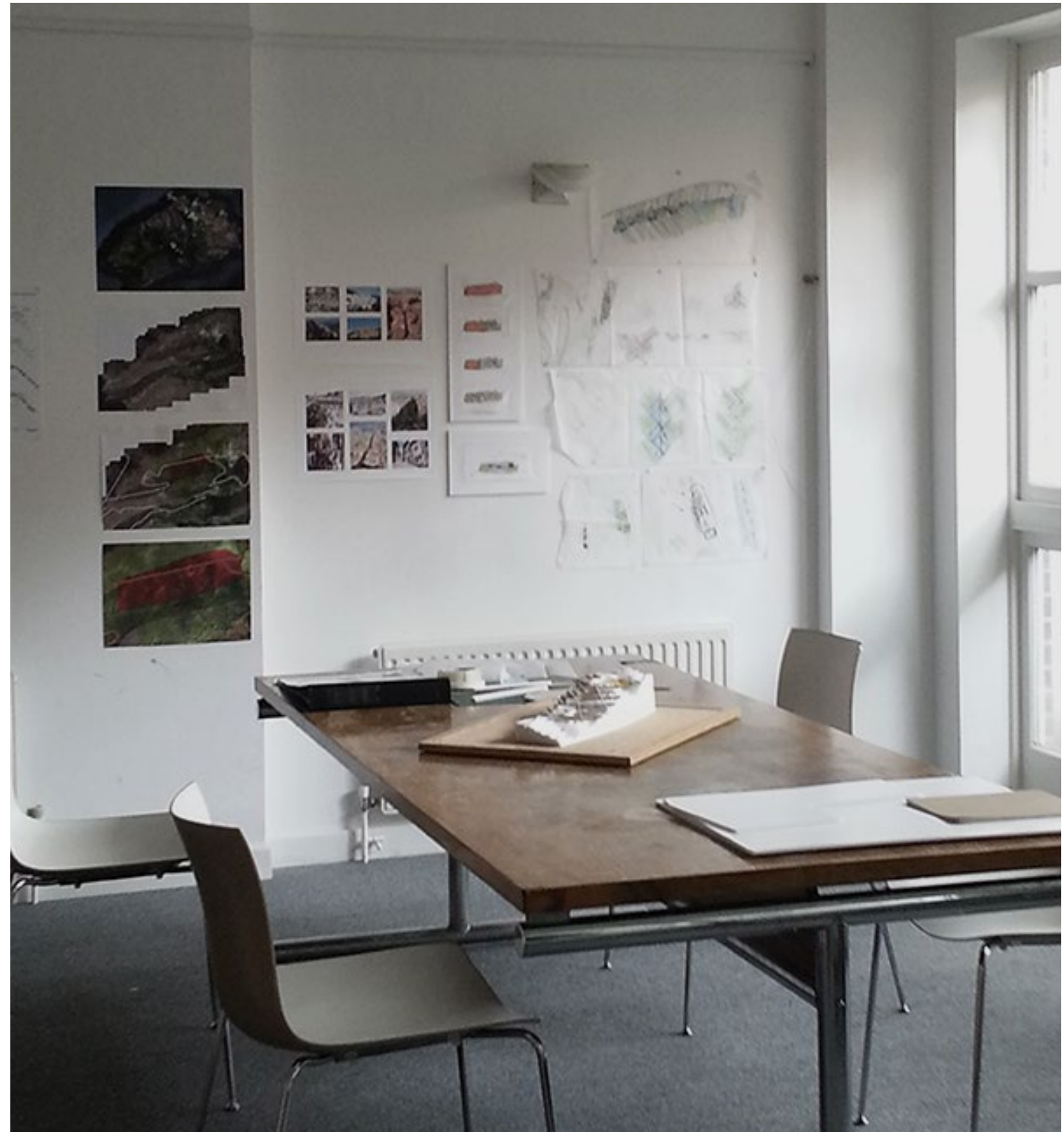
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Brief Summary

A design workshop with Andy Crowe of SHG in spring 2014 identified the following aspects as being critical/ central to any vision.

- SHG looking for a vision for the site that could be taken to developers/ development agencies
- Density of site overall could increase
- Density might increase towards the top of the site with lower density bungalows closer to Jamestown
- Potential for an educational/ university campus on the site
- Proposal should include a mix of house types
- Might include a retirement-style area within the development
- Likely to require 25% affordable housing
- Central boulevard/ avenue could provide a strong central element for the development



The Vision

Bunkers Hill Town will provide a new sustainable neighbourhood that connects to existing communities on the island, whilst providing new cultural, civic and economic opportunities.

Whilst the vision is inspired by Tuscan hill towns and Andalucian Pueblos Blancos - picturesque to inhabit, it also remains a destination for Saints taking an afternoon out from Jamestown, or for academics flying in for a research trip for an extended period.

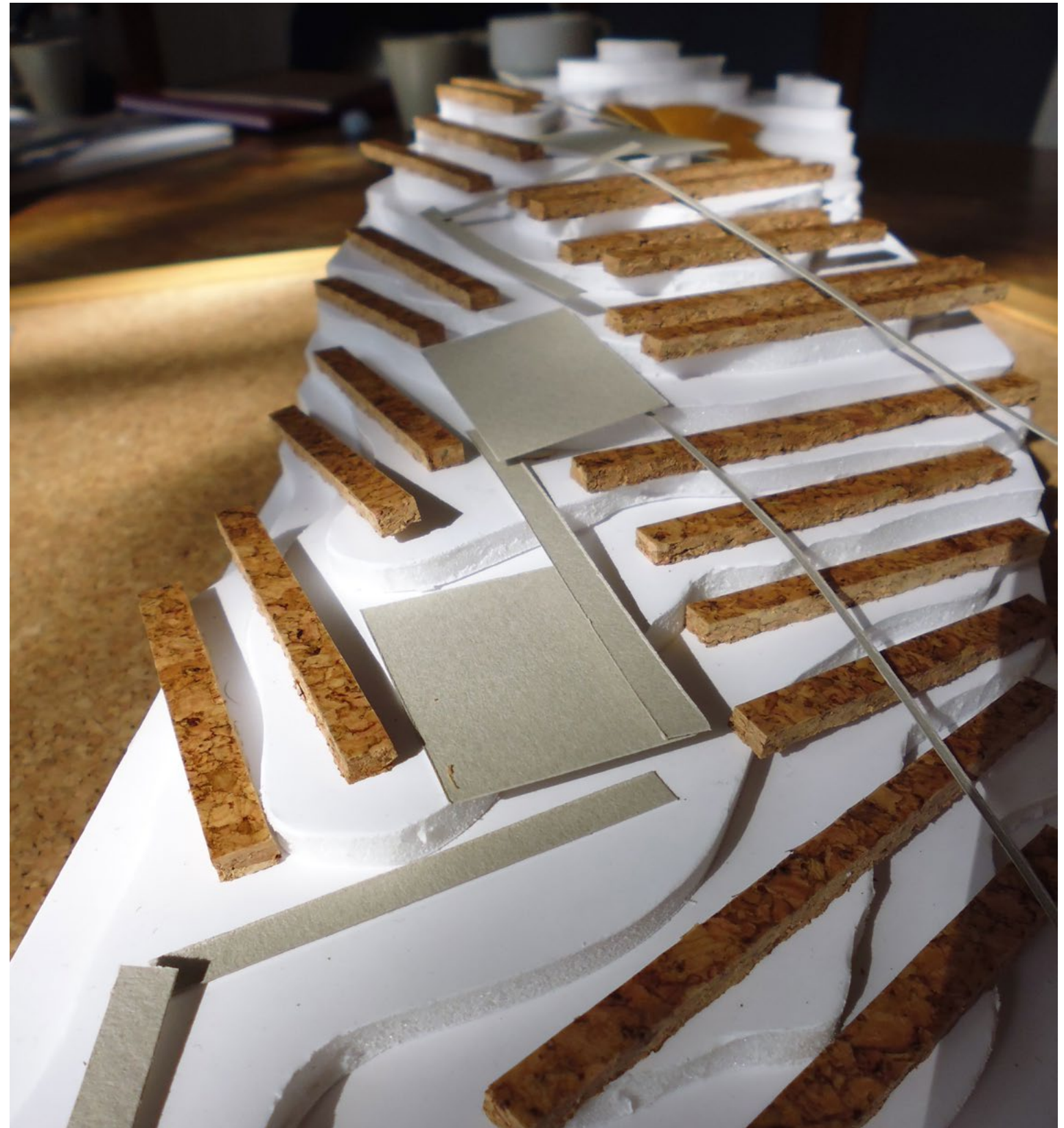
This vision understands that Bunkers Hill is a valuable natural resource belonging to St Helena and it's people and will spearhead a new era of cultural development on the island.

Each neighbourhood will be focused around a central connecting boulevard. The boulevard extends out to the existing road network on the island and to the community at Alarm Forest. It provides an vibrant high street, friendly to pedestrians, cars and bicycles, shaded by trees.

This boulevard is punctuated by three public spaces of contrasting character; a village green with cricket pitch and local pub; a market square, served by shops and with the potential to host weekend markets and festivals and finally a cultural piazza at the top of the site, linking to St Helena's first open-air amphitheater along with an international study centre and observatory - continuing in the footsteps of the Island's rich legacy of scientific research and discovery.

Key Concepts

- Create a central boulevard/ ramblas to provide a focus for community activity
- A series of squares/ plazas linked by central boulevard to create opportunity for events and commercial/ community units.
- Terraces/ units along branch roads that could be built over a series of phases.
- Commercial or community facilities at the terminus of the terraces facing onto the public squares/ boulevard
- A large scale civic / cultural park including an amphitheater and study centre at the top of the hill/ boulevard.
- Roads and developments to follow the natural contours of the site to reduce costs and improve visual setting of the development



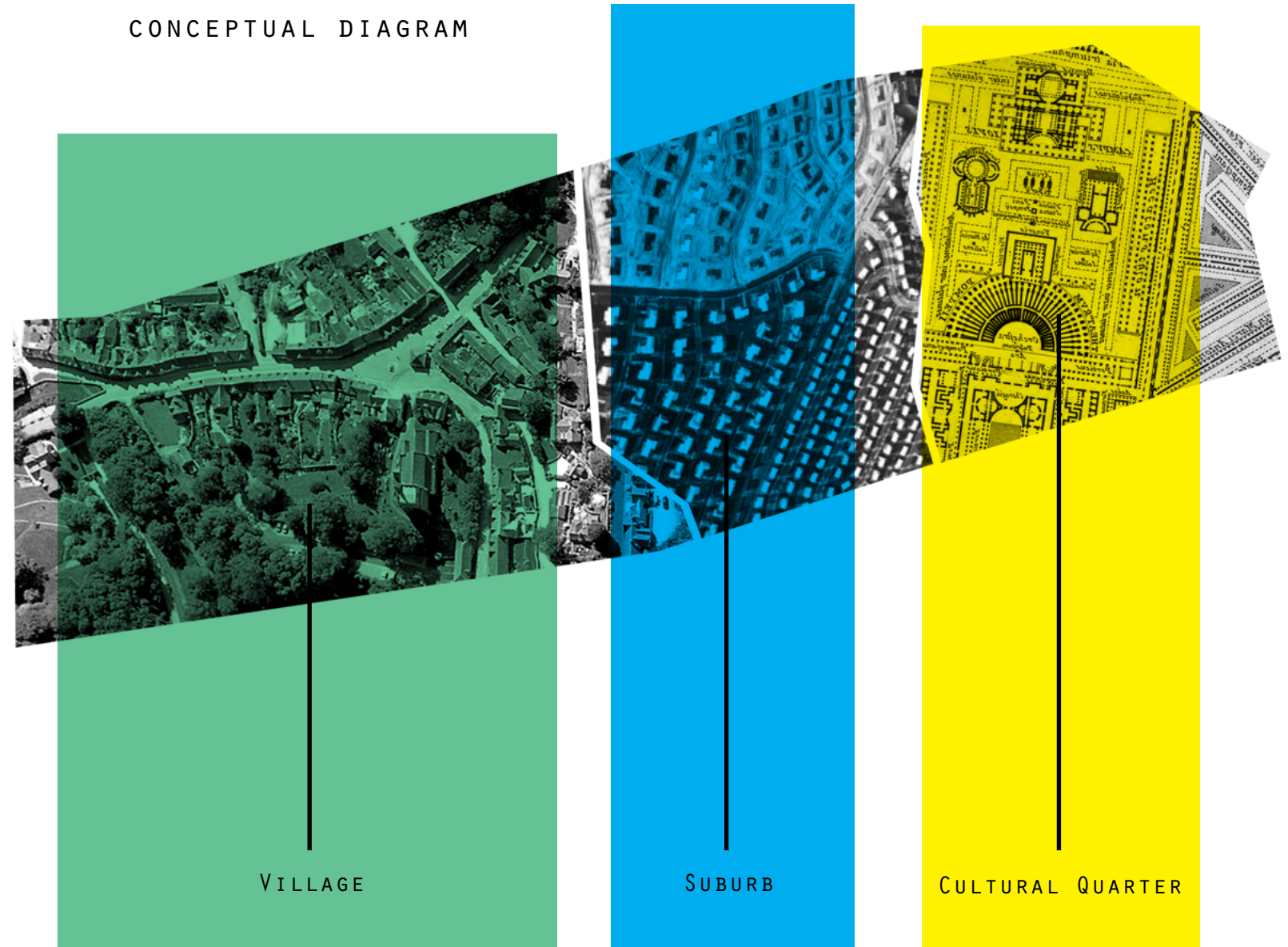
Concept Plan

The topography of the site suggested a natural intensifying of the buildings and dwellings towards the top of the site - similar to many hill-towns across the world.

The lower (Northern) section of the site seemed more naturally suited to more retirement-style bungalow dwellings with generous gardens perhaps aimed at the overseas market.

The centre of the site might be more amenable to slightly higher density semi-detached and terrace-style housing. High quality and with generous private and shared gardens, these could also provide the bulk of the 'affordable' dwellings require by SHG.

At the top of the site, a more active series of spaces and the location for a proposed new international study centre and outdoor theatre.



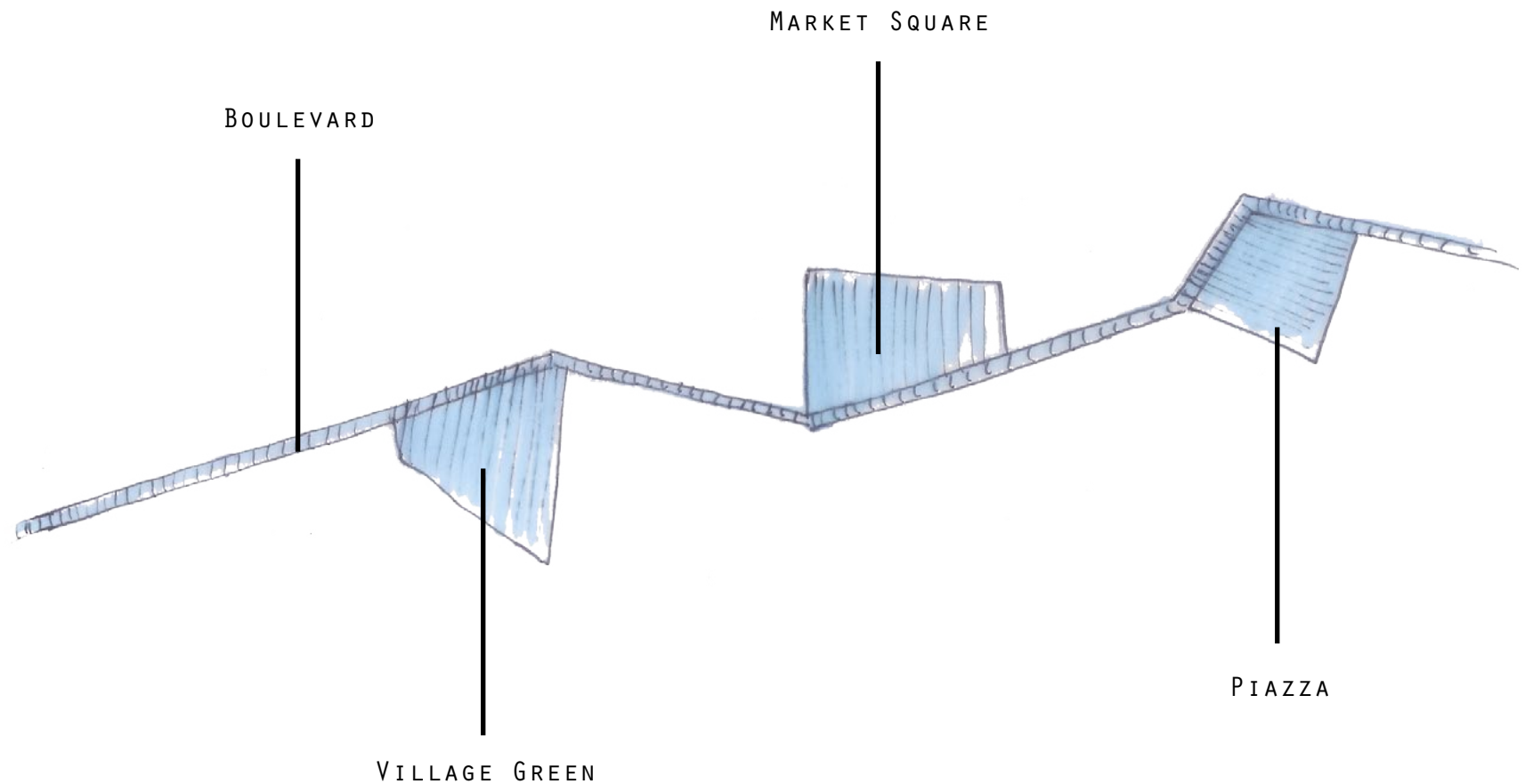
The Boulevard

Central to the concept is a generous boulevard running along the ridge of the site. It would be both the main route through the development and the key public space for residents and visitors.

The boulevard would be broad, with well-paved roads and wide pavements. Lined with trees, well-lit at night and designed to encourage a more responsible and equal relationship between cars, pedestrians and other traffic such as bicycles.

All of the 'civic' and commercial uses would line this boulevard increasing activity and helping to create a busy and pleasant focus for the community.

The boulevard would intersect three public spaces, each with a distinct character and function...



The Village Green

At the bottom of the site, close to the villas and bungalows of the more low-density part of the site, an open space inspired by the traditional English village green; lined with a pub, a post-office and a cricket pavilion.

The Green provides a generous open space for dog-walking, fetes and competitions as well as a fantastic location for cricket - famously popular on the island.



The Market Square

A more formal public square split into two distinct zones: a park serving a possible nursing home, medical centre and nursery and a paved area for parking and to host markets at weekends and public holidays.

The market square would be the bustling heart of the most residential part of the new community - lined with shops and full of activity.

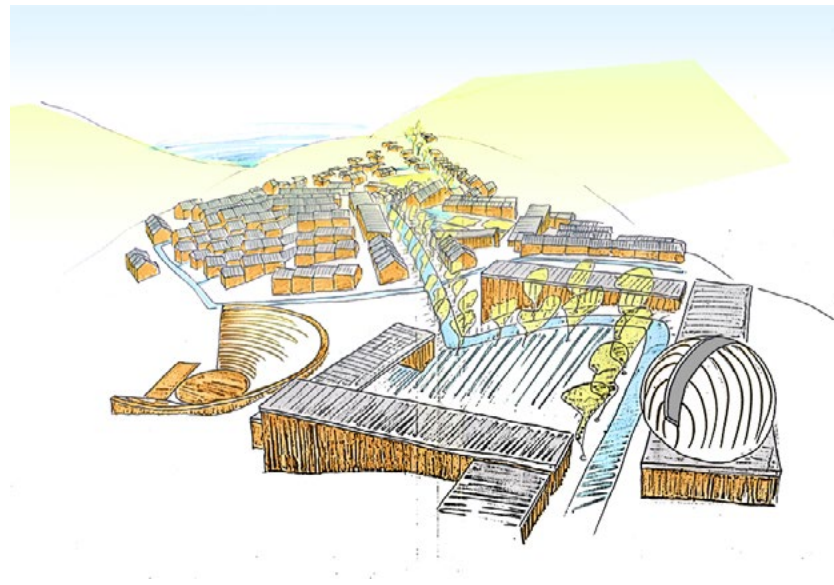


The Piazza

At the top of the site with commanding and beautiful views down the boulevard and across to the Ocean, a more civic square inspired by the Piazzas of Italian hill towns.

The square would play host to the international study centre and the outdoor theatre box office and foyer.

The cornerstone new buildings of the observatory and outdoor theatre would adjoin the square creating a cultural destination that would present itself as a unique attraction.



The Amphitheater

Taking advantage of the natural topography of the site, a new outdoor amphitheater, inspired by classical theatres in ancient Greece and Rome.

A destination venue for outdoor plays and performances as well as a natural home for lectures attached to the international study centre.



MINACK THEATRE, CORNWALL, UK

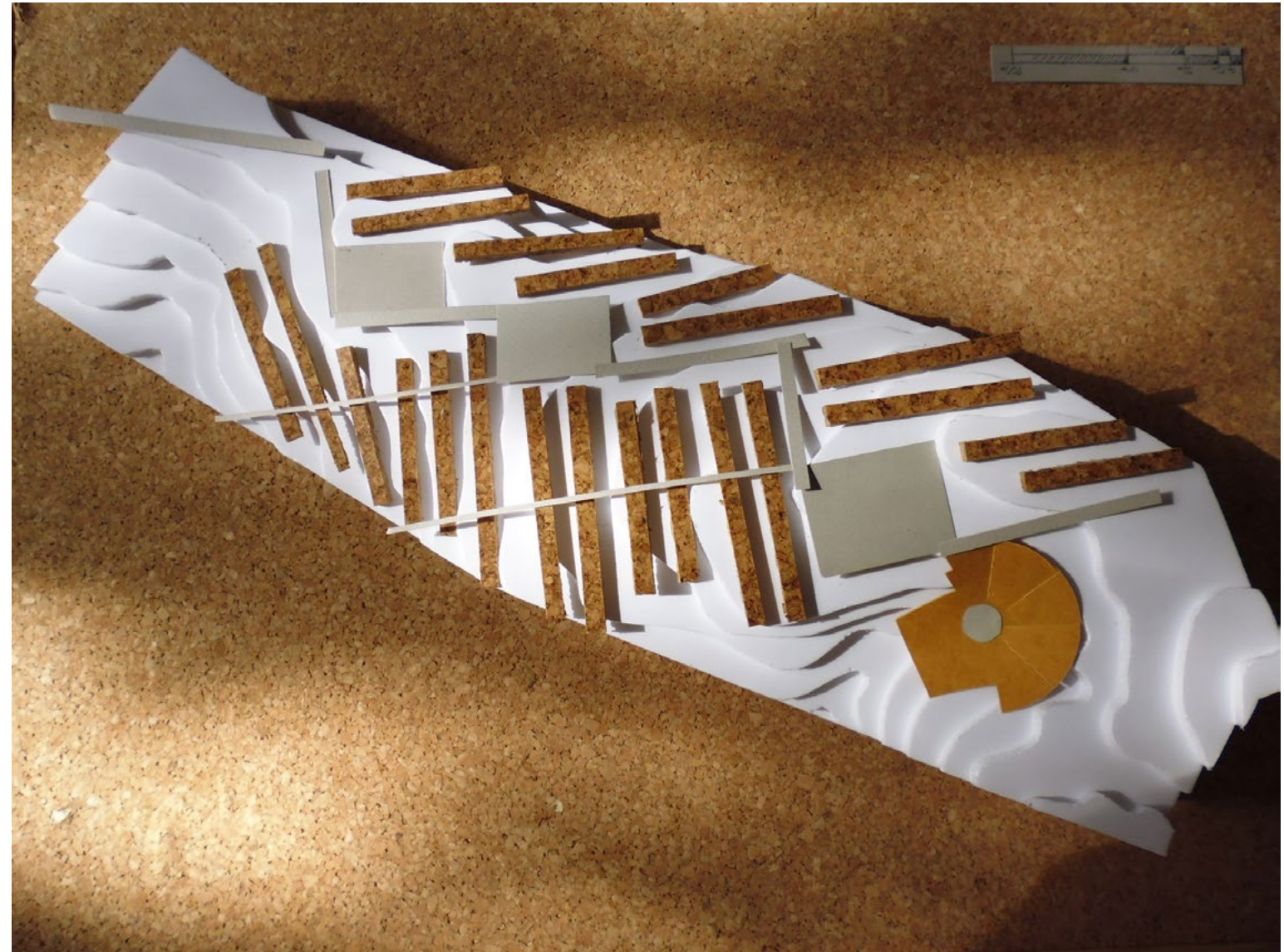


Concept Development

A three dimensional site model helped to demonstrate the extreme topography of the site.

It suggested a thoroughfare running across the ridge of the site plus three natural plateaus to be the location of the public squares/ spaces.

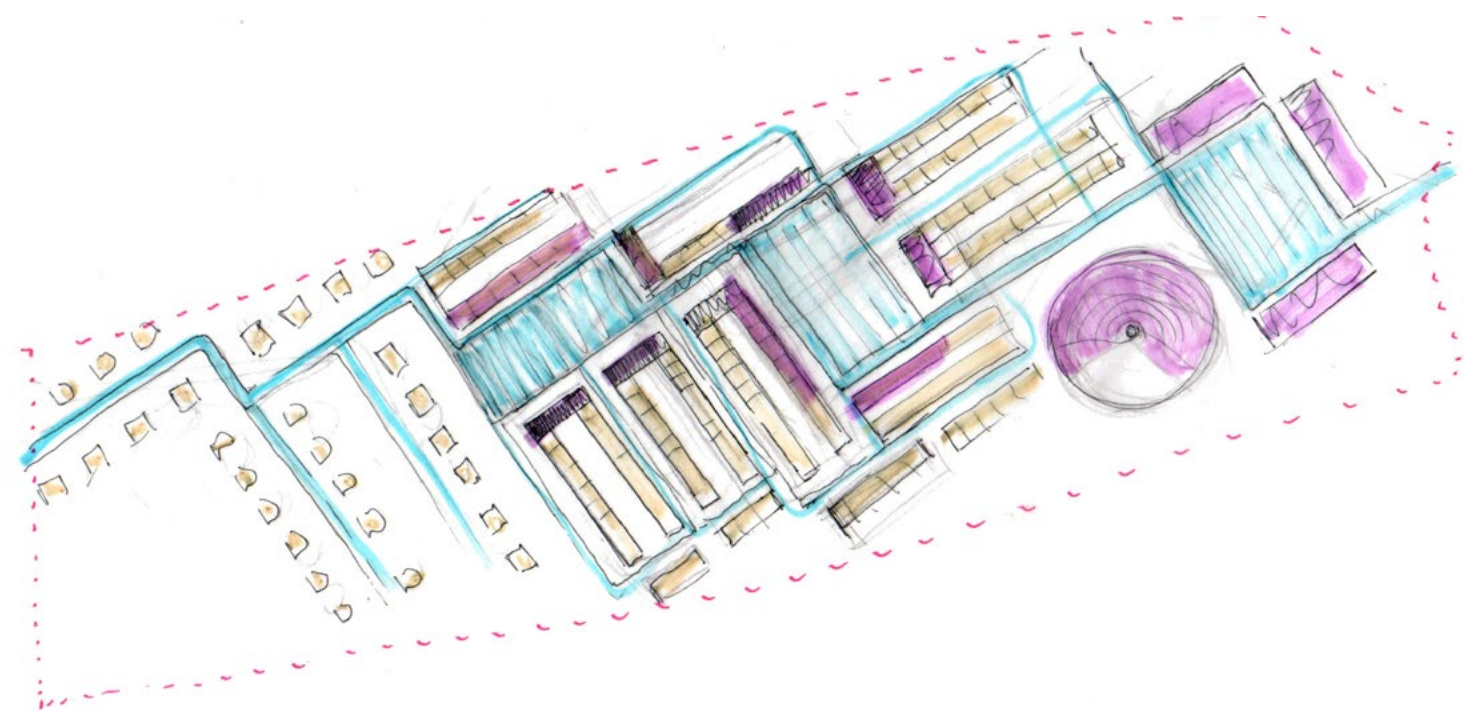
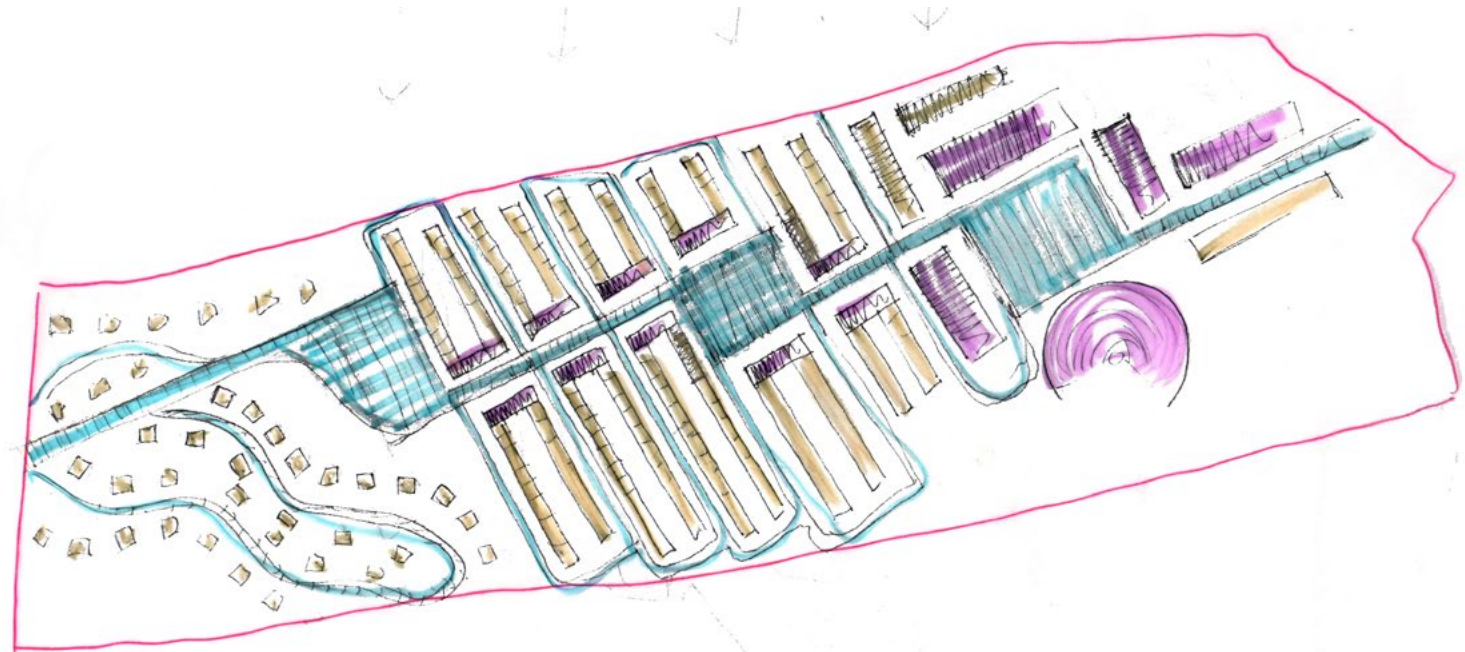
The natural bowl near the top of the site strongly hinted at the possibility of an outdoor amphitheater or performance venue.



Concept Development

Early sketches showed the development of the different 'zones' of the development but the housing and study centre showed a more rationalised layout in contrast to the snake-like forms of the bungalows.

Here the orange blocks show residential units whilst civic buildings are shown in pink.



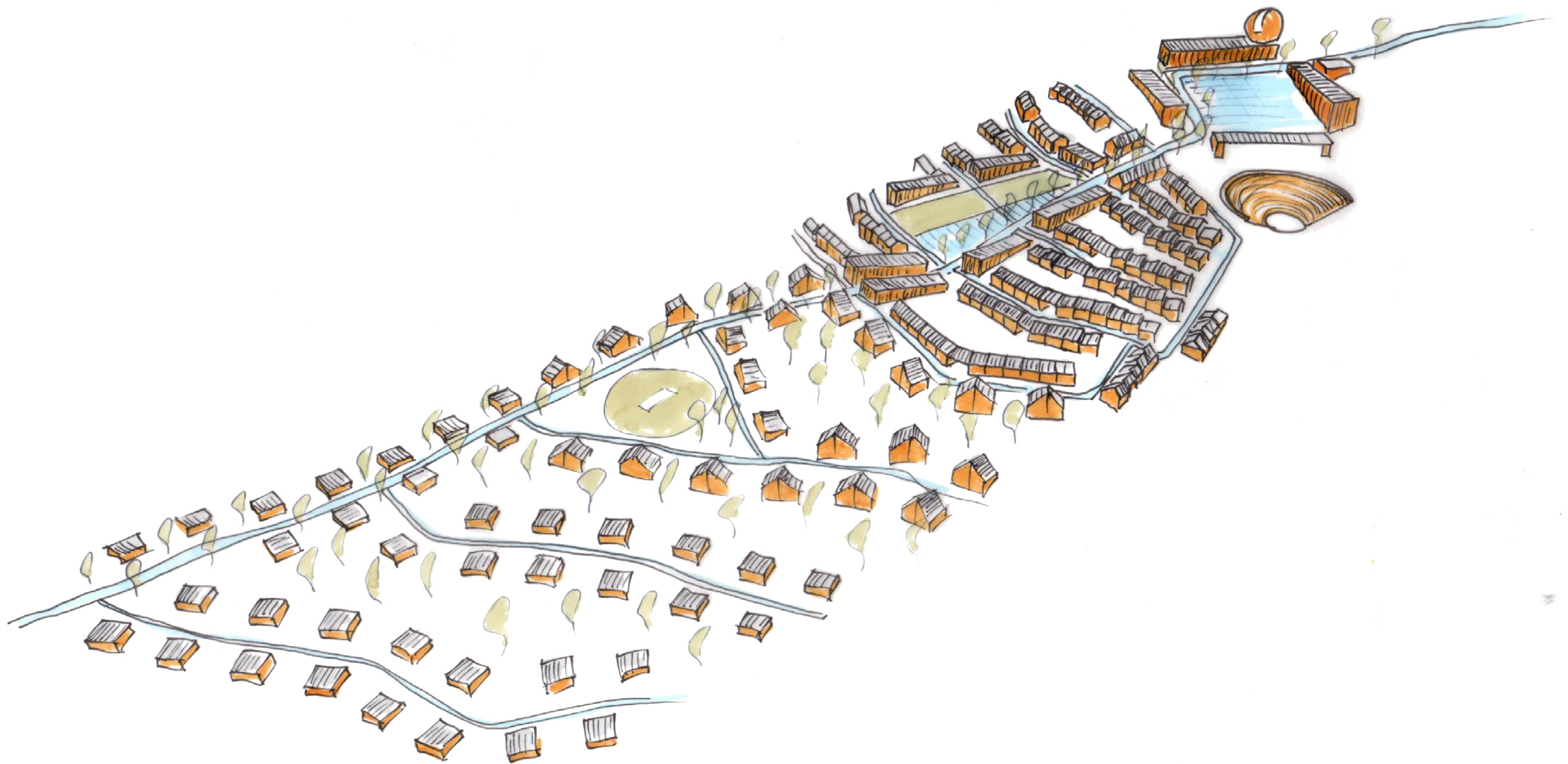
Concept Development



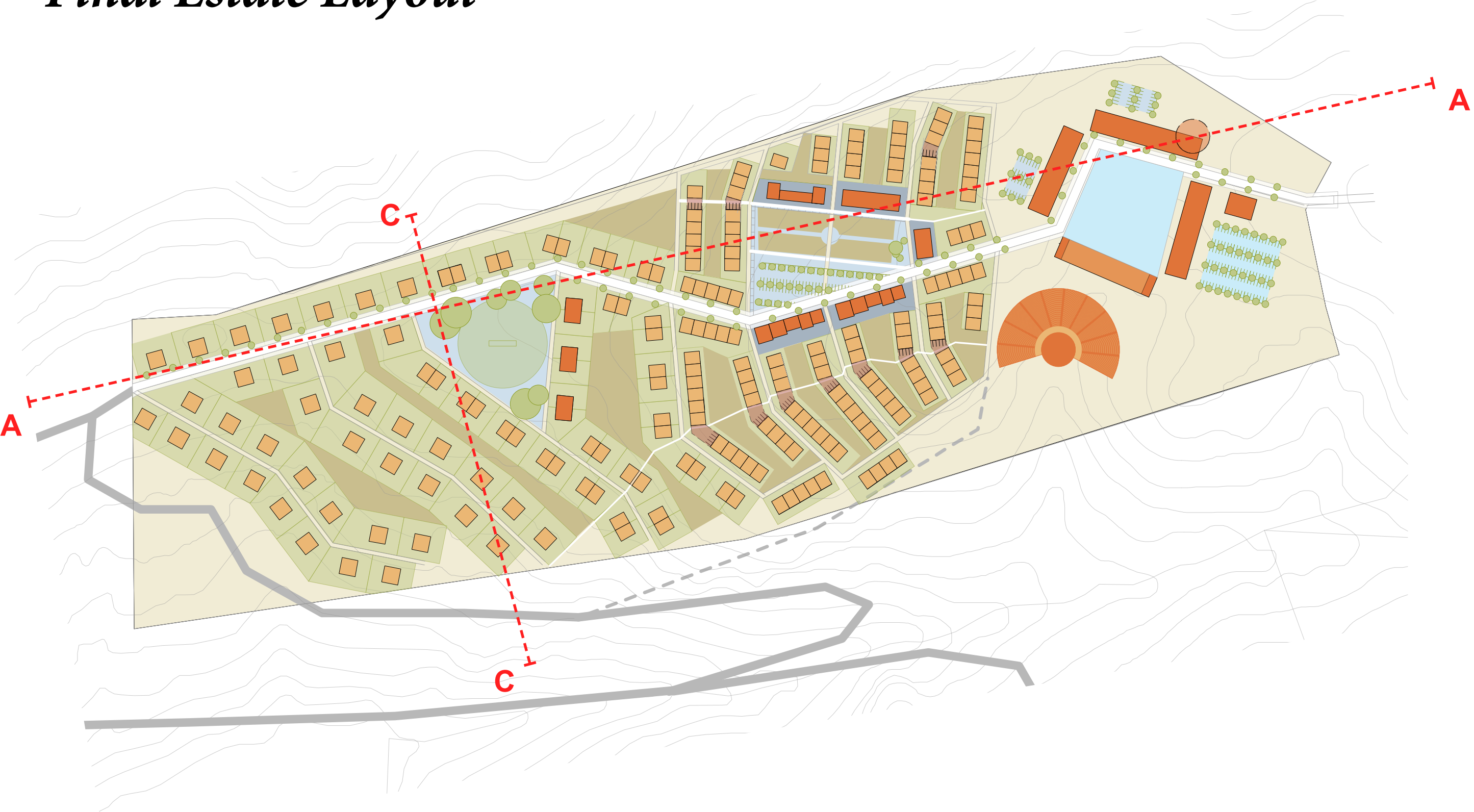
Later sketches showed a more consistent layout; the access roads follow the natural topography of the site more closely and the three public squares have a more organic shape, informed by the space left by the

buildings. The cultural quarter has a more urban quality inspired by the educational architecture of Oxford and Cambridge and the visionary plans of Piranesi.

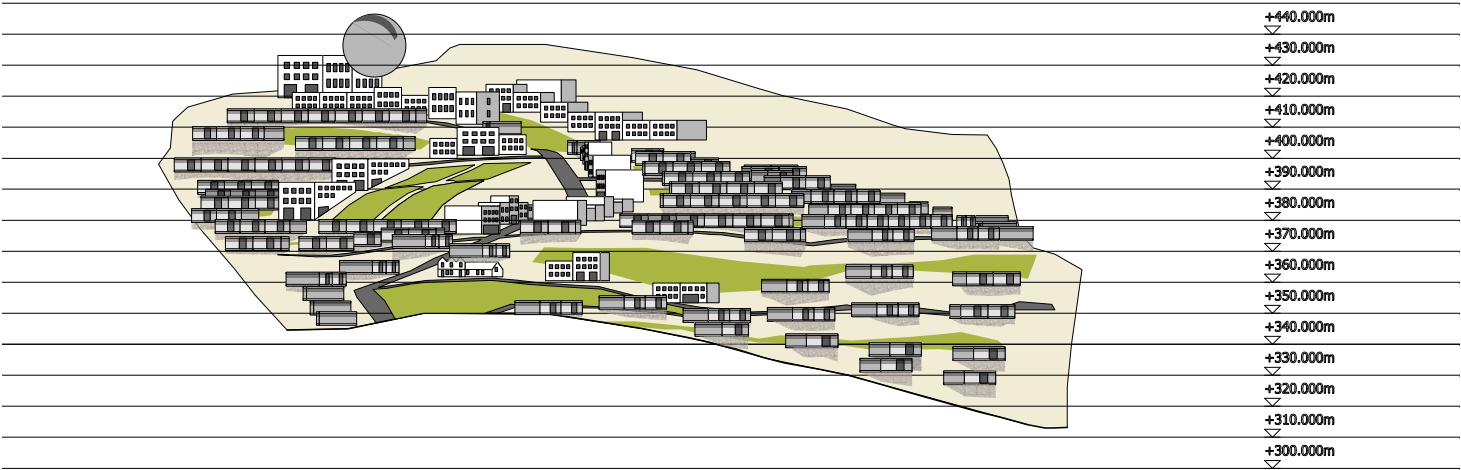
The Vision



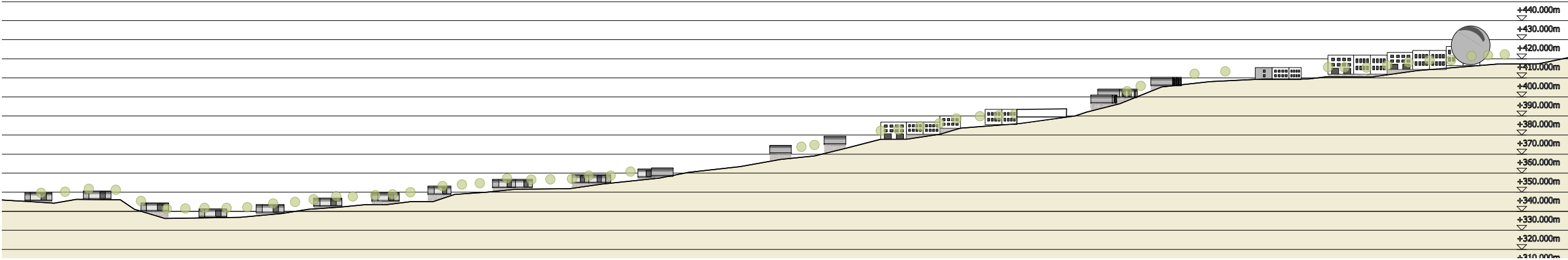
Final Estate Layout



Estate Sections

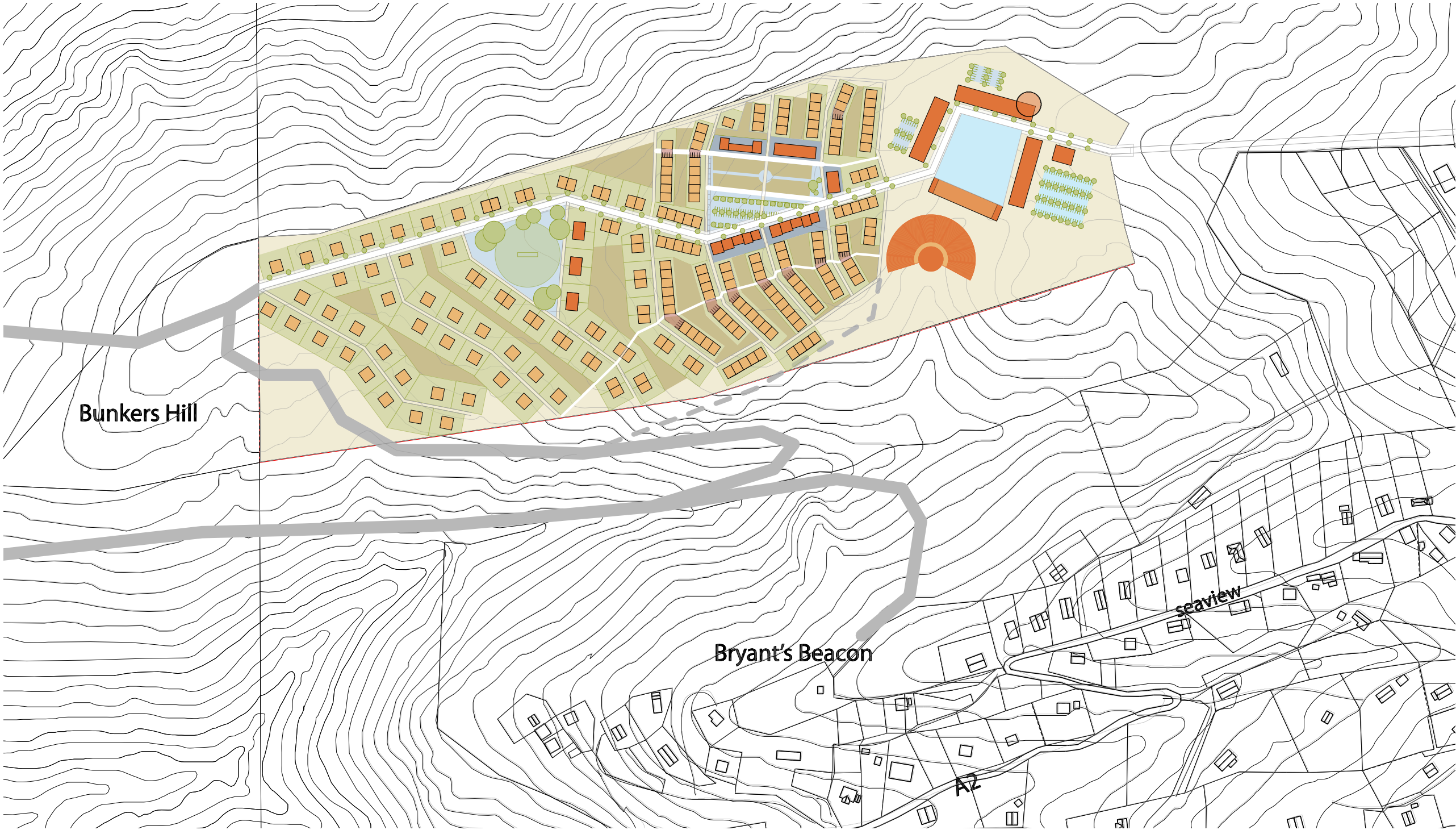


SECTION C-C



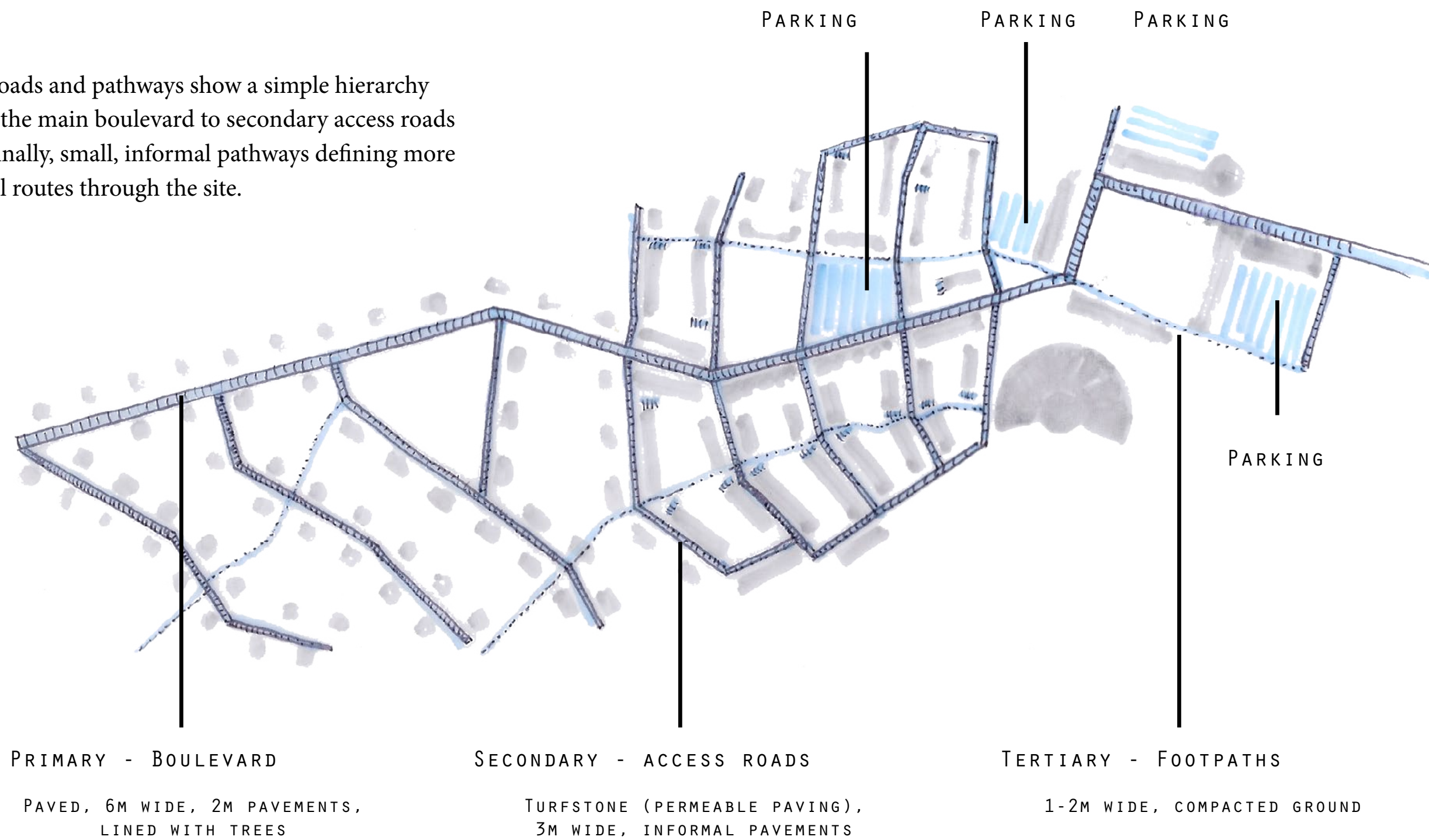
SECTION A-A

Context Plan



Roads

The roads and pathways show a simple hierarchy from the main boulevard to secondary access roads and finally, small, informal pathways defining more casual routes through the site.

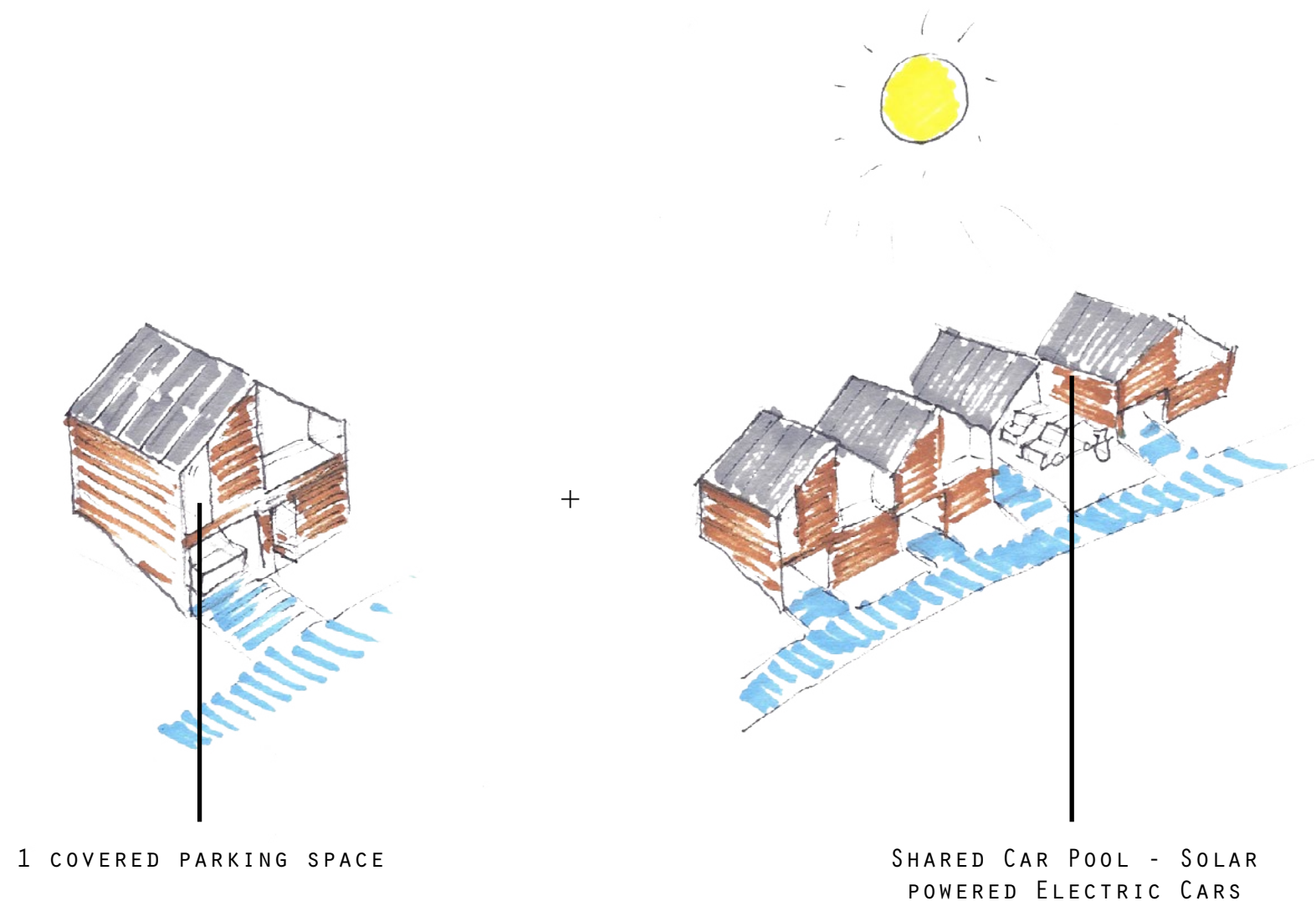


Parking Strategy

The proposal is that the terraced houses will each have one covered off-street parking space however, the second car would be a shared electric car powered by Photo-voltaics on the roof of the houses.

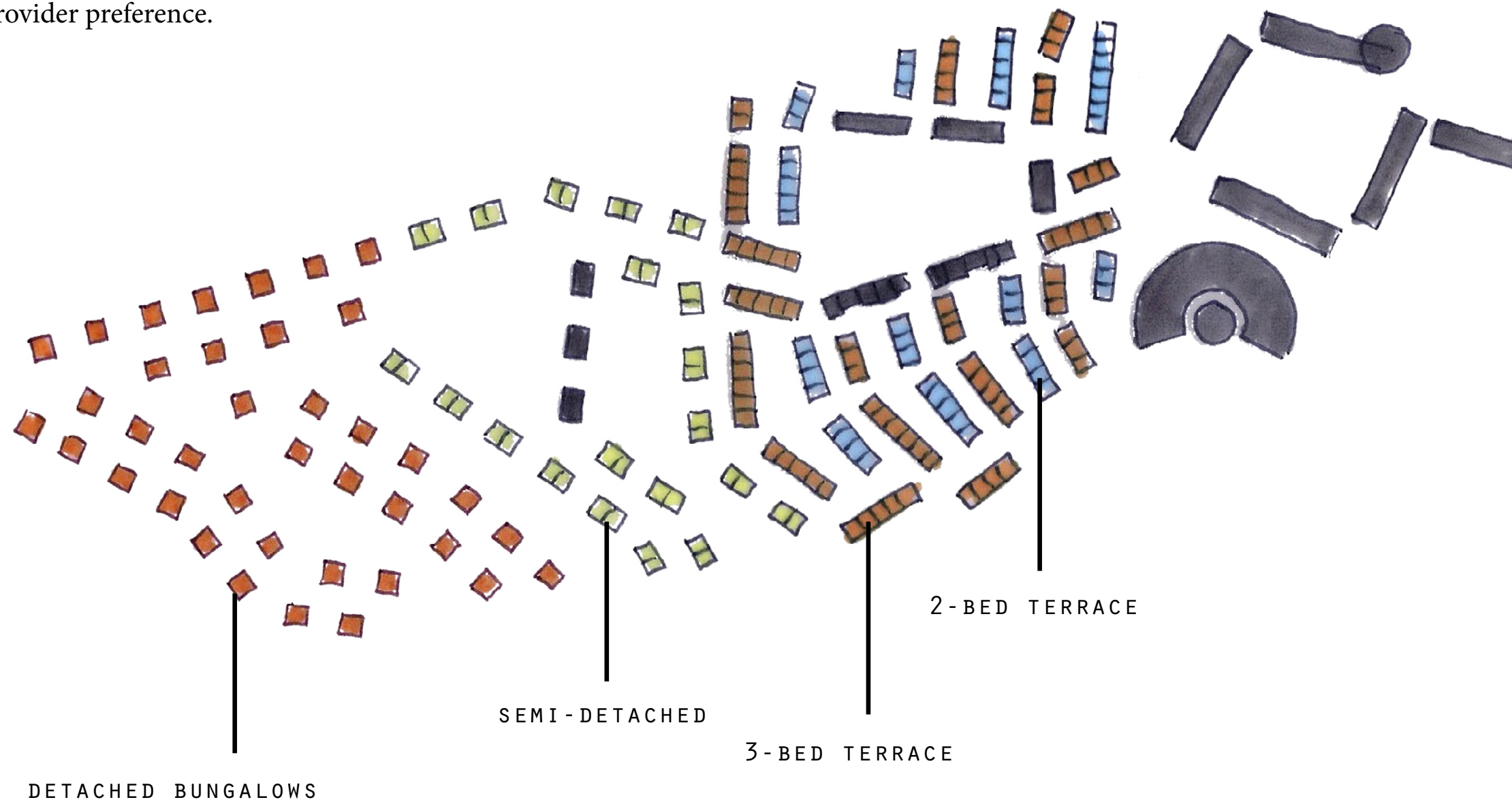
St Helen would be perfect for an electric car pool with short distances and abundant sunshine.

Bungalows and semi-detached houses will have off-street parking for each unit but would be encouraged to implement solar-powered electric cars.



Housing mix

25% affordable allocated according to according to
Housing provider preference.



Area Schedule

Residential

Type	Storey	GIA (sqm)	N° units
Type A 3 /4 bed bungalow	1	115	38
Type B 3 /4 bed semi	2	100	38
Type C 3 bed terrace	2	85	71
Type D 2 bed terrace	1	65	51
Total residential units		13,150	198

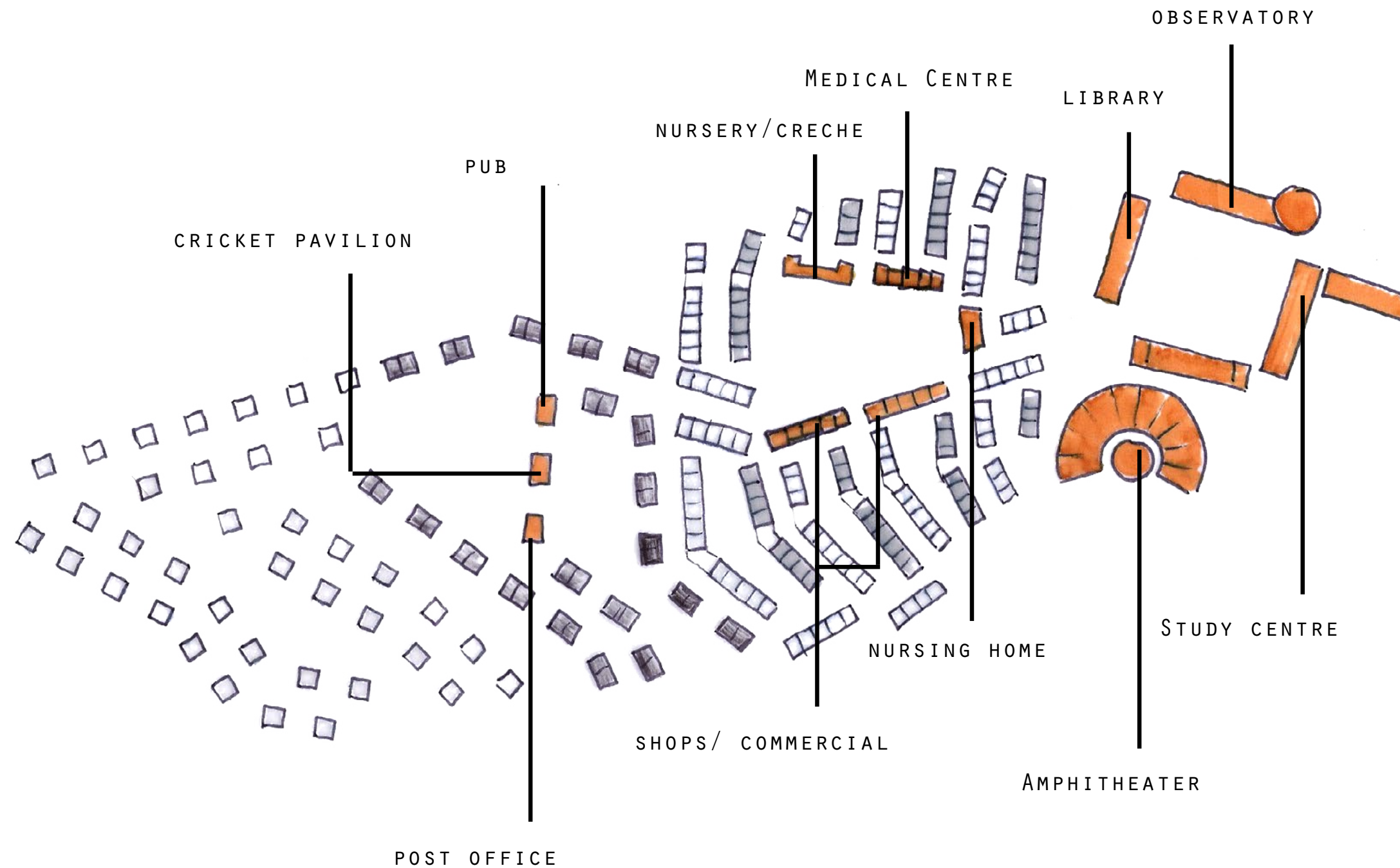
Amenities

Community		Area (sqm)
Medical Centre		390
Nursery / Creche		500
Observatory		2,600
	Dormitories	1,300
	Teaching Rooms	1,000
	Auditorium	300
Amphitheater		3,000
Mixed civic		1,450
Cricket pavilion		200
Old people home		260
Hotel / Student		2,400
Commercial		Area (sqm)
Shops		760
Pub		200
Post office		200
Total amenities (sqm)		11,960

Density

Site area	12.5	ha
N° units	198	units
Density	15.84	units/ha

Public / civic buildings



Technical Strategy

Learning from the success of our Half Tree Hollow competition scheme, the design of the buildings again aspires to use sustainable resources found on the island, and using techniques where constructions skill can be easily learned.

Rammed earth walls, utilising the soil / rock found on the island combined with more high-tech, perhaps pre-fabricated roof structures lined with photo-voltaics to make maximum use of St Helena's abundant sunshine.

We are also keen to encourage the use of recycled materials in the preparation of the site and the construction of the new dwelling - reclaimed car tyres for retaining walls and internal partition walls made from recycled pastics, reducing waste on the island and introducing new sustainable techniques.



RAMMED EARTH CONSTRUCTION



LIGHTWEIGHT ROOFS WITH PV ARRAY



GABION STONE RETAINING WALLS

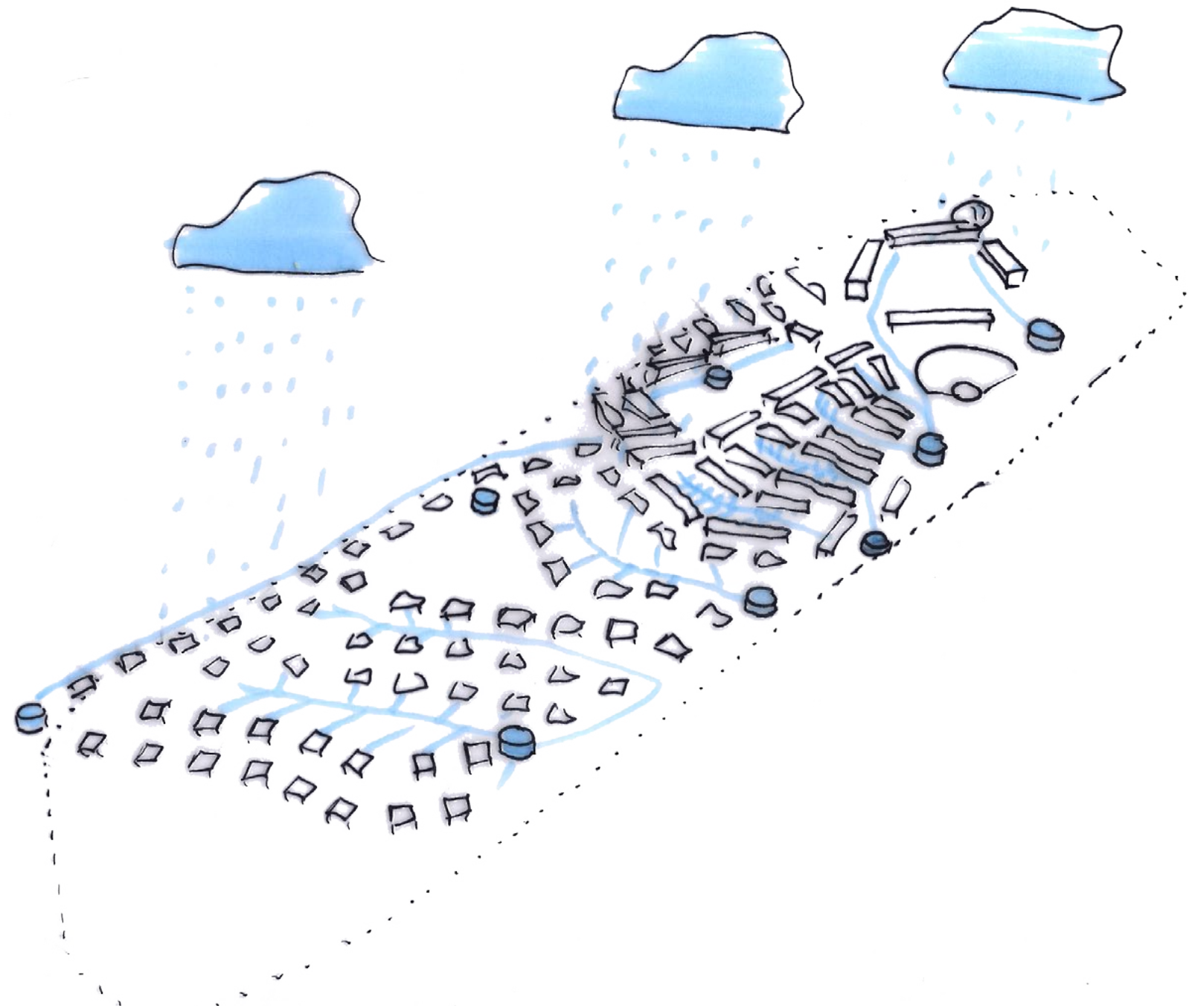
Environmental Strategy

Site wide water retention strategy using run-off from roofs and roads to:

Irrigate green areas

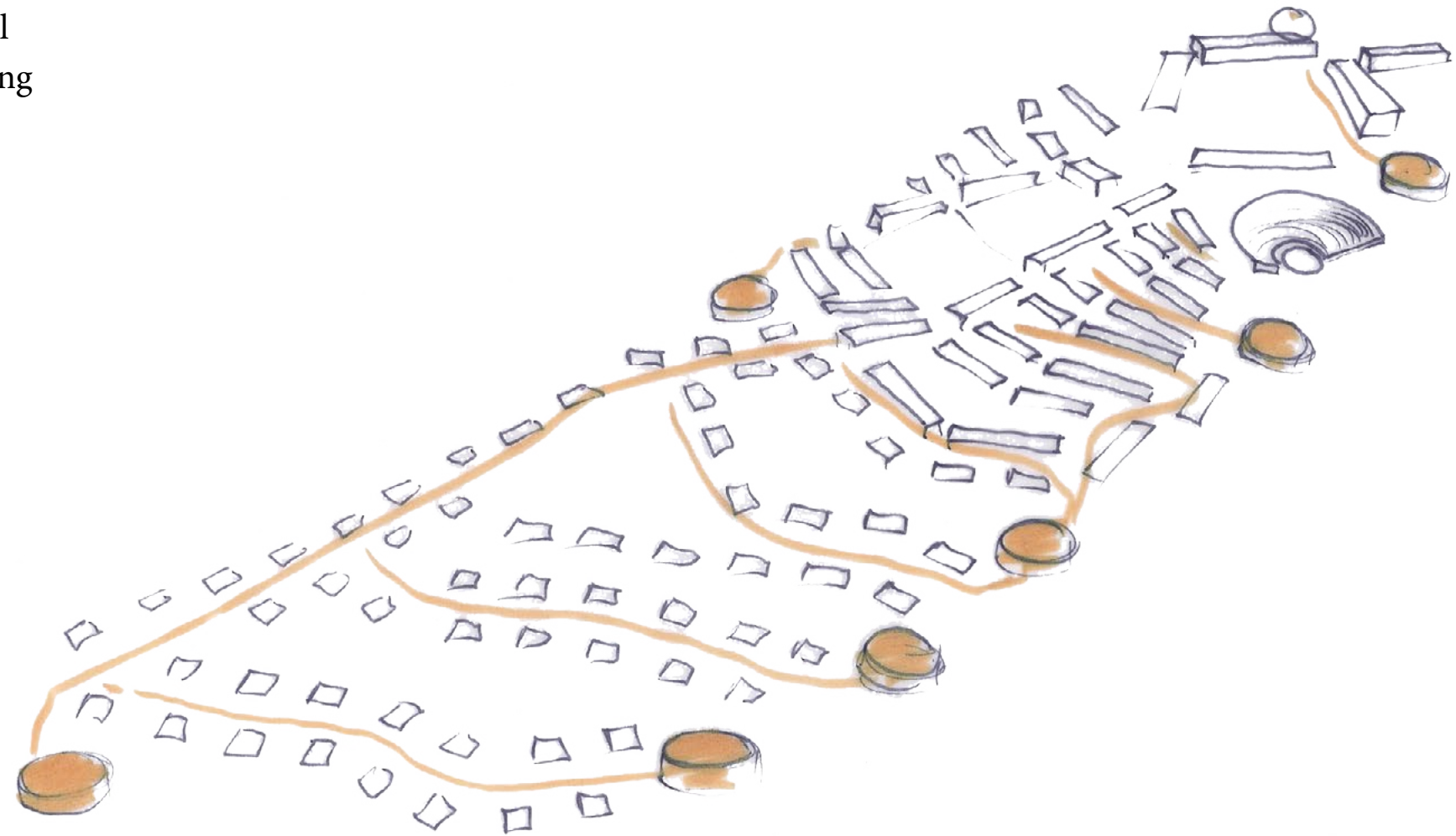
greywater system in public buildings

The site would include a number of underground water storage tanks to retain water following rainfall. This water can be used to irrigate gardens and public spaces/ parks.



Environmental Strategy

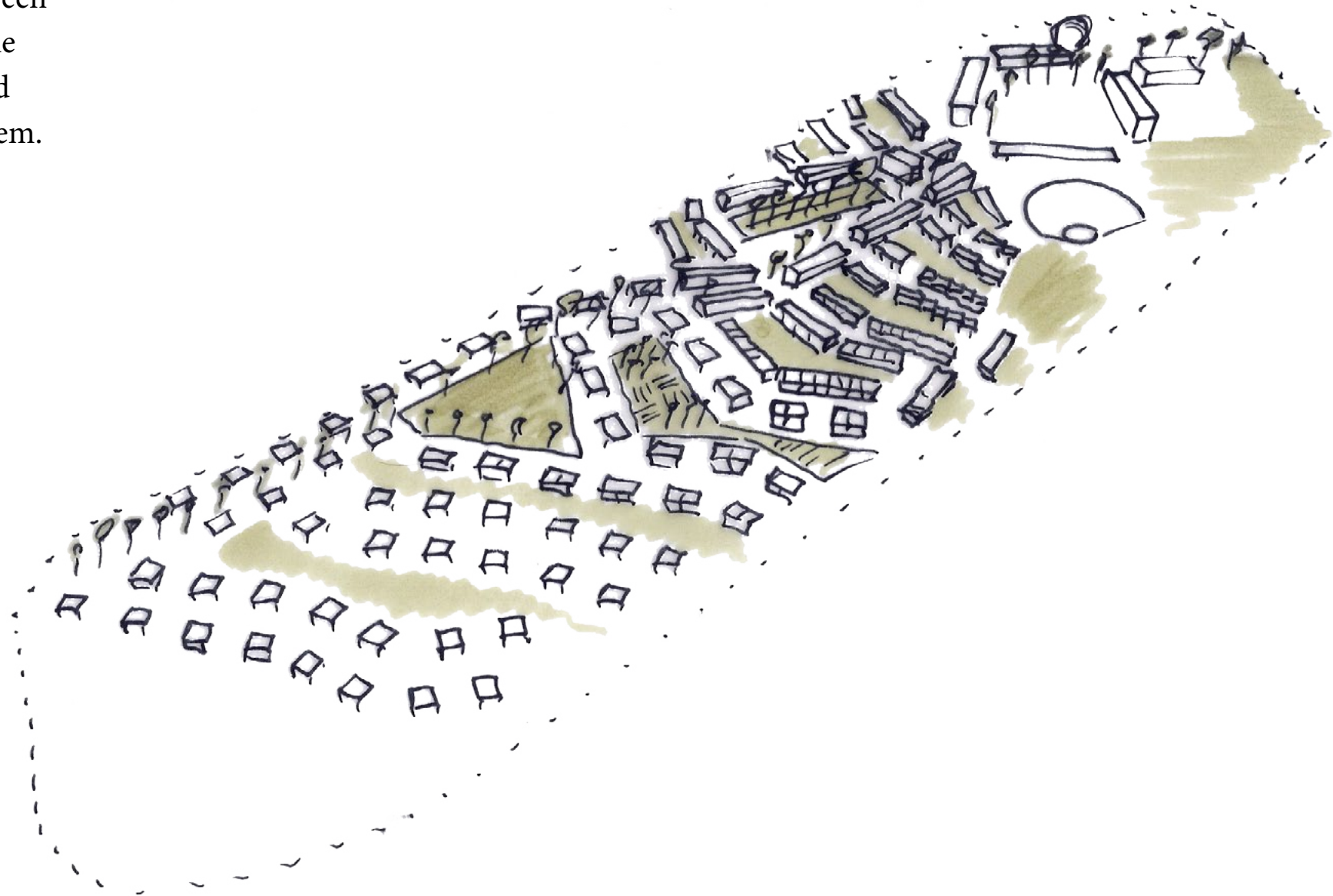
A comprehensive natural sewage system feeds into newly created reed beds turning waste into useful fertiliser to help re-green the land and encouraging self-sufficiency and growing vegetables and fruit.



Environmental Strategy

Using retained water and treated sewage to re-green the landscape. The trees, parks and gardens of the new development will have access to the retained water and fertiliser from the natural sewage system.

This will help to create a lush and verdant new community.



Overview

