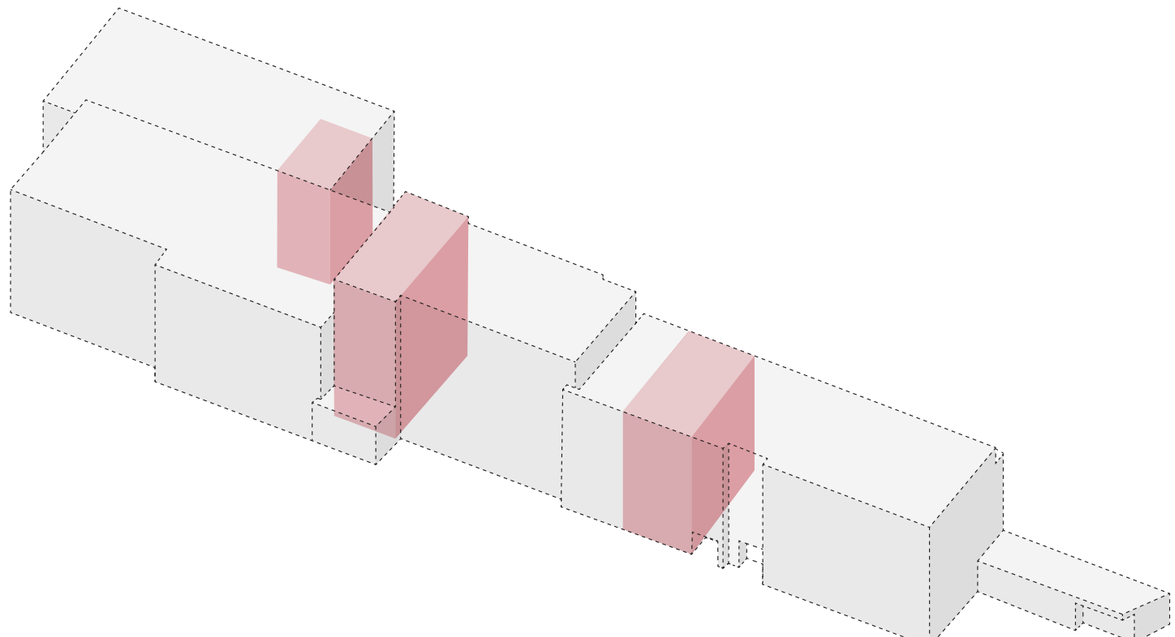
4.0 Proposal

Proposal

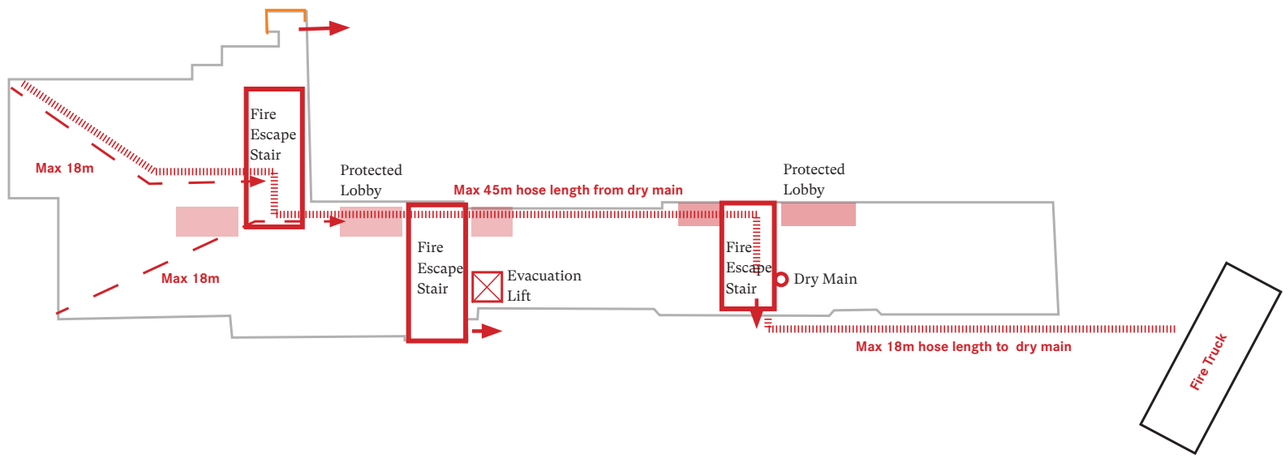
4.1 Design Principle - Vertical Circulation

The internal layout of the building has been generated around three stair cores. The size and location of these cores are the optimum for the travel distances and means of escape. Each stair is different, in response to its setting, and asssit in the wayfinding and legible circulation.

Working with Fire Consultants, Osborn Associates, a new fire strategy has been developed that addresses current regulation and the new building use.



Three stair cores



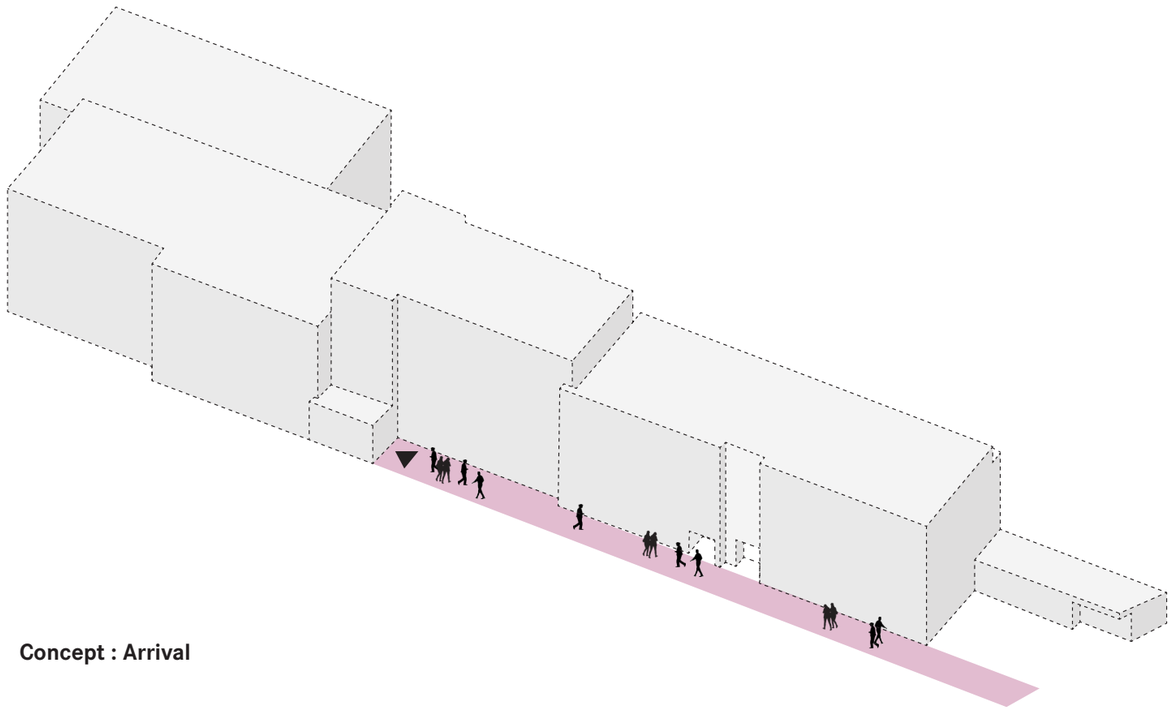
Fire Strategy concept

Proposal

4.2 Design Principle - Arrival + Flow

The layout has been designed to provide a coherent and legible flow through the building and sequence of spaces.

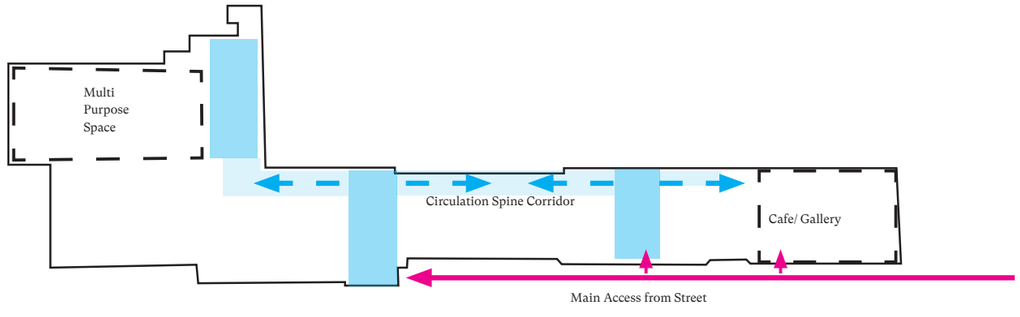
The building design originally included a passageway between the building and party garden wall. (see Fig 1_) This allowed for multiple access points into the building. Over the years this area has been infilled with a single storey structure, creating an internal corridor.(see Fig.2) Our intention is to remove this single storey corridor and rebuild the party wall. This provides an efficient circulation, a legible transition from pavement into the building and daylight to the ground floor rooms



Concept : Arrival

Fig.1: Original

Fig.2: Current



Concept : Arrival and Flow

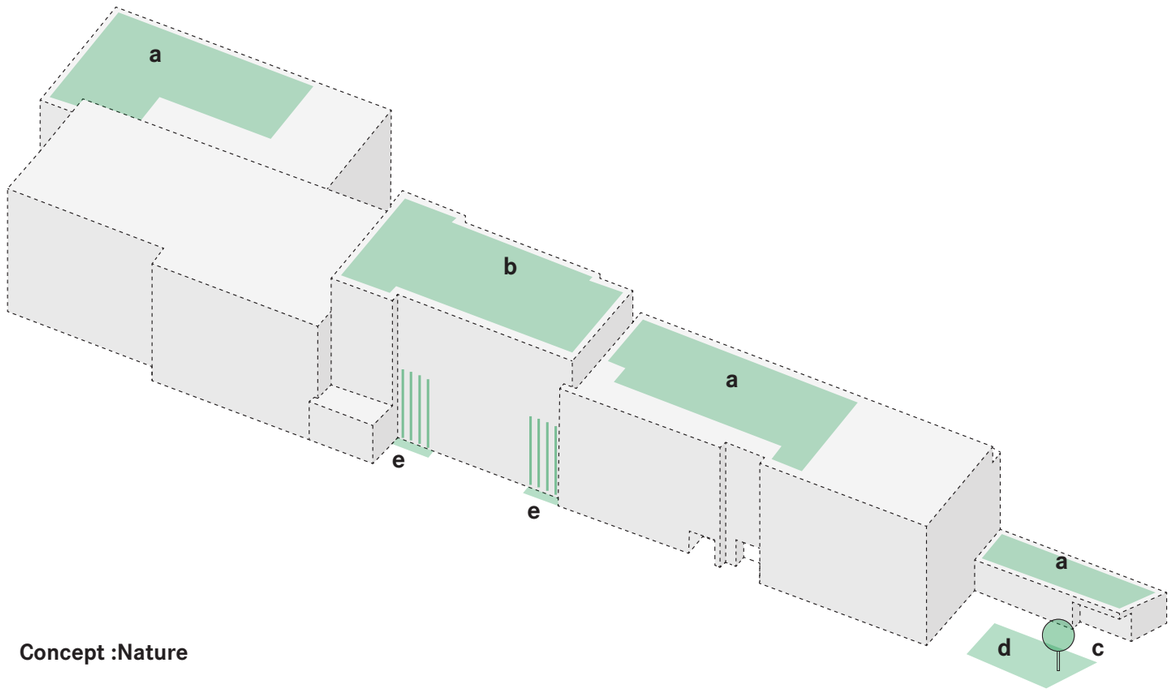
Proposal

4.3 Design Principle - Nature

As the building takes up majority of the site footprint, opportunities for introducing greenery are limited. The proposal utilises the big areas of flat roofs to increase biodiversity on site.

A landscaped forecourt is proposed for the front area of the site in place of the existing hard landscape. A proposed tree continues the pattern of greenery currently present on Belsize Park Gardens.

Aditionally green trellices are proposed for the SE elevation of the building to introduce greenery into the entrance walkway.



Concept :Nature

Key

- **a** Green roof
- **b** Biosolar green roof
- **c** New tree
- **d** Planting bed
- **e** Trellises

Fig.1: Planted bed

Fig.2: Green Roof (Biosolar)

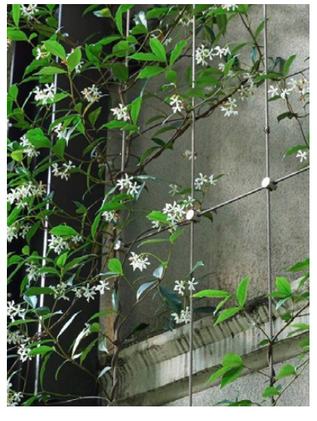


Fig.3: Stainless steel trellis

Fig.4: New tree

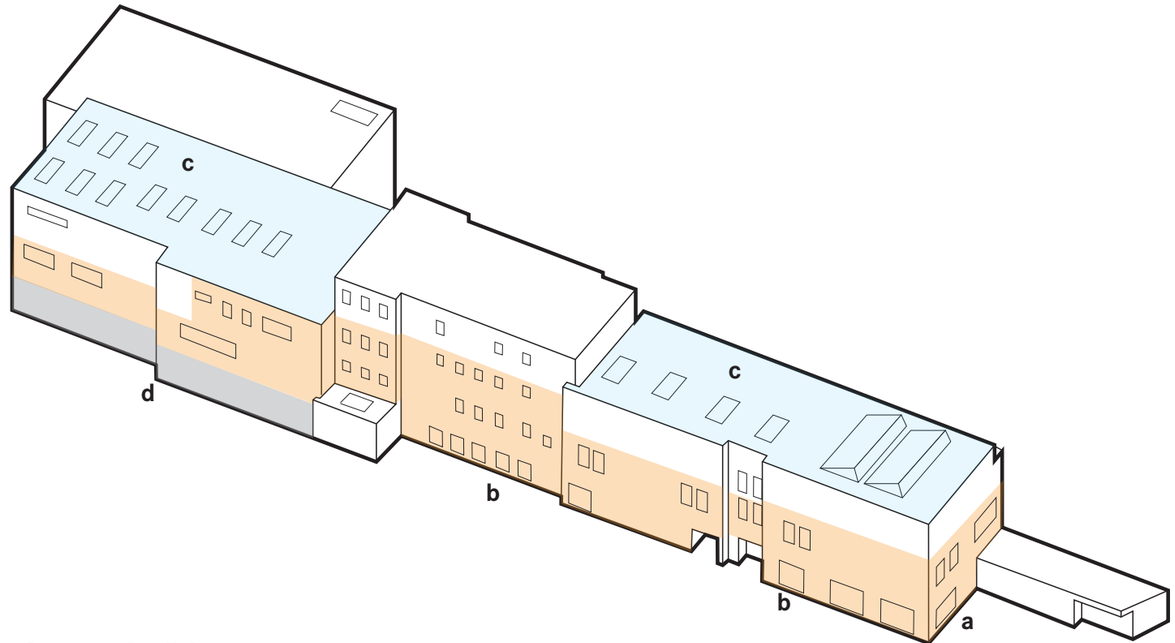
Proposal

4.4 Design Principle - Daylight

The existing window and skylight openings within the building provide a limited amount of daylight to the internal spaces. As such the proposed new learning spaces will be insufficiently lit with the existing openings.

Opportunities for introducing new glazing are limited on the external walls due to a majority of the walls being either party walls, or hard on neighbouring property boundary lines. Therefore locations for introducing new glazing are limited to roof lights, the front elevation, and at ground floor along the new external walkway

To prevent overlooking a translucent film is proposed on all windows on the upper floors facing the neighbouring property. Overlooking on the ground floor is prevented by the solid brick boundary wall.



Concept : Daylight

Key:

- **a** New opening introduced on front elevation;
- **b** New openings introduced at ground floor along new external walkway;
- **c** New openings introduced at roof level
- **d** No openings at ground floor on the walls hard on the boundary

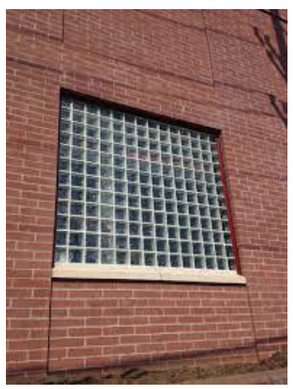


Fig.1: Glass blocks

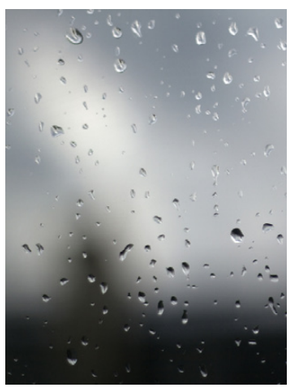


Fig.2: Translucent window film

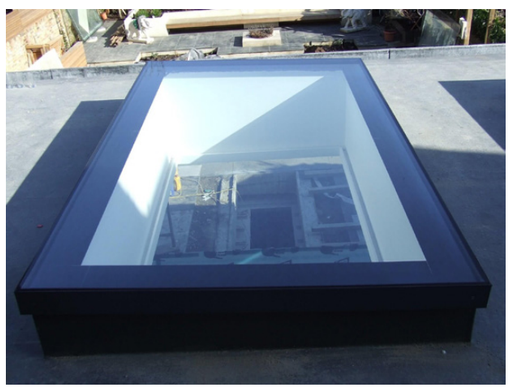
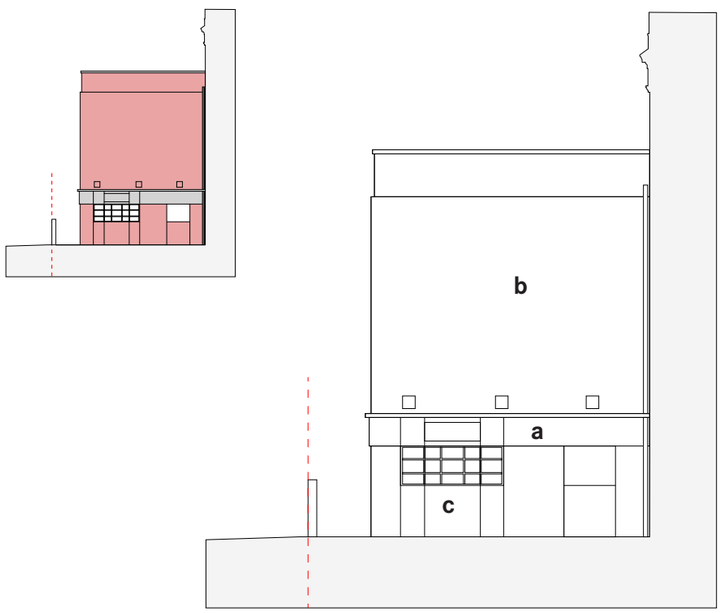


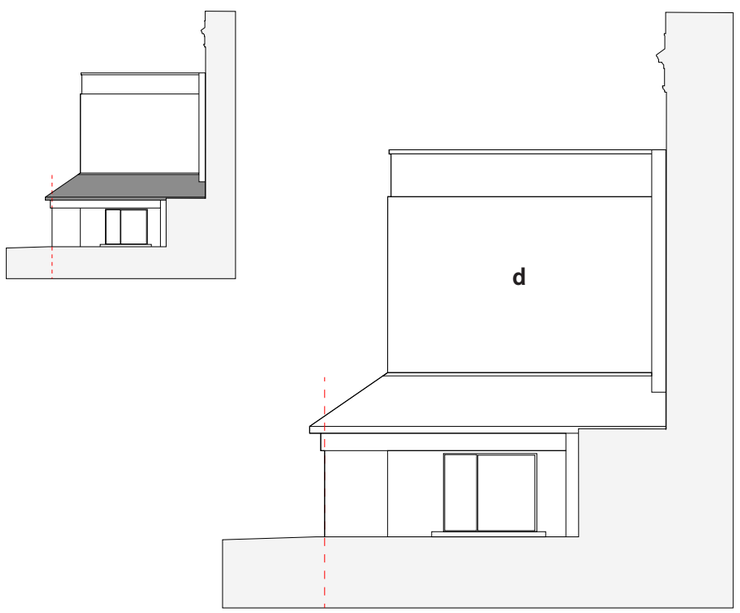
Fig.3: Fixed rooflight

Proposal

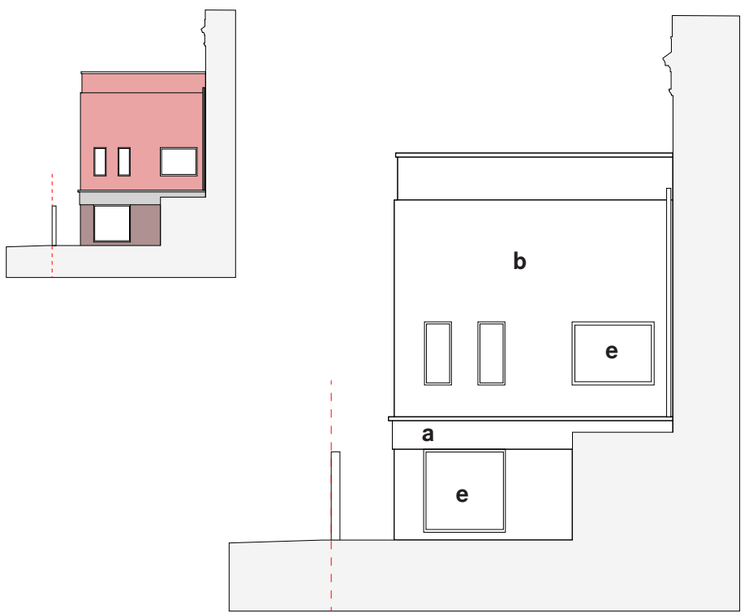
4.5 Design Principle - Front Elevation



Front Elevation 1930s



Existing Front Elevation



Proposed Front Elevation

An elevation study of the historic facade was conducted to aid in the understanding of the composition of the original facade, in order to reinstate the building's presense back on the street.

The existing facade is non-descript and holds little architectural merit. The red brick has been painted white and the stone horizontal banding has been replaced with a first floor pitched roof extension. The original bay window at ground floor has been demolished, replaced with a low quality entrance foyer.

The proposal seeks to restore the building to its former architectural style, in a contemporary way. This includes the re-introduction of a profiled horizontal band above ground level and restoring the red brick by removing the white paint from the facade.

The proportion of the full sized window at ground floor seeks to be proportionally similar to the historic bay window, and the first floor windows follow the rule of thirds to remain proportional each other.

With the demolition the ground floor side extension the original external corridor is restored, enhanced with the introduction of a new brick wall along the boundary line, clearly defining the edge of the site.

a horizontal stone/grc banding
b red brick
c bay window
d white painted brick
e proposed windows

Front Elevation 1930s

Proposal

4.6 Design Principle - Arrival landscape

Front Elevation 1930s

Existing Front Elevation

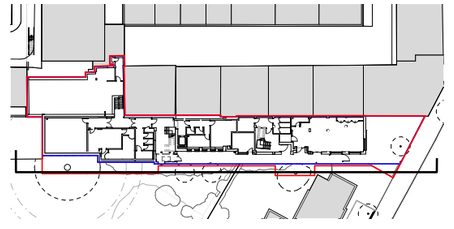
Proposed Front Elevation

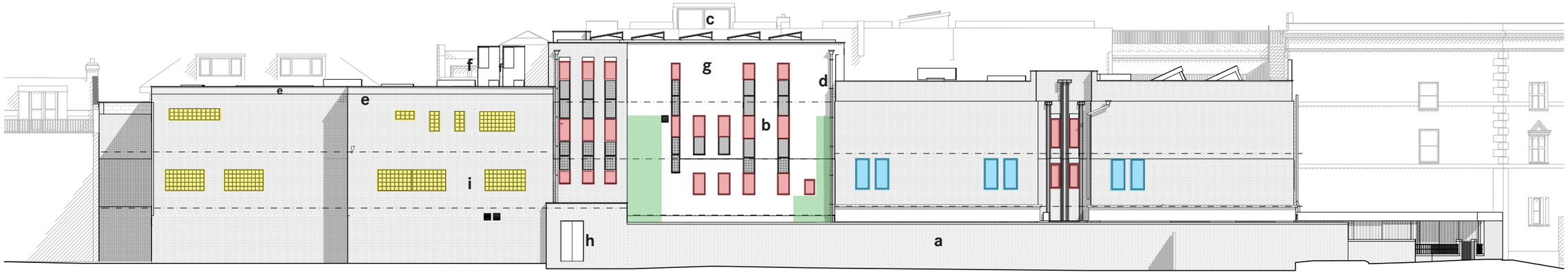
- linear rout from pavement
- red brick boundary wall

1. New window openings
2. Exposed original concrete banding
3. Signage reintroduced in the same location as in the 1930s
4. Reinstated brick wall
5. Window reintroduced in the original location

Proposal

4.7 Design Principle - South Eastern Elevation





Proposed SE Elevation

Following the on-site meeting with residents a number of items were discussed and have been implemented in the proposed scheme. These are highlighted in the section to the right.

It should be noted that all upper floor windows on this facade will be fitted with translucent glazing as to eliminate the risk of overlooking and offering privacy to No.83 and the communal gardens.

a Proposed 2m high boundary wall to reduce overlooking. This is proposed to be a red brick with flemish bond to remain contextually sensitive to the site

b Dark blue, backpainted glazed spandrel panels to be replaced with light coloured aluminimum panels.

c Green roof and PV's to be added to the third floor roof to aid in adding bio-diversity to the development

d All pipework on the facades to be replaced and positions to be rationalised

e Raising of brick parapet wall by approx. 375mm, to match the existing brick type, brick bond and mortar colour.

f 2 x Air source heat pumps

g Existing wall to be re-rendered - colour to be more muted and not brilliant white.

h New solid fire door proposed, not intended to be used as part of the Fire Strategy, at this stage.

i Invasive Ivy removed from existing facade.

New window openings fitted with fixed translucent glazing to provide natural daylighting for proposed teaching spaces.

Indicative area of trellis planting / green wall introduced to proposal following on-site discussion.

New fixed translucent windows fitted in existing window openings.

New fixed glass blocks fitted in existing and proposed window openings.

Proposal

4.8 Design Principle - Materiality

Proposed materials have been chosen to complement the existing material palette whilst respecting the history of the building and site.

Proposed cleaned existing brick together with reinstated GRC banding on the front facade reverts the building to its original character. Those materials will be complimented by a contrasting dark brick on the ground floor adding richness to the appearance of facade.

The existing boundary wall will be rebuilt in flemish bond red brick matching the masonry boundary wall of the neighbouring property. Proposed simple black metalwork will compliment the brick.

Proposed re-rendering of part of SE elevation will revert it to its original appearance. An off-white colour of render has been chosen to avoid stark contrast next to the existing historic masonry.

Other materials introduced on the elevation include; transclucent glass blocks and windows with translucent glazing to prevent overlooking. Proposed green roof and trellices contrast with the red brick of the building adding both biodiversity to the proposal but also liveliness to the elevations.

The roofscape is to be repaired, and replaced in places, with insultation to be added to improve thermal performance, finished in a single ply membrane.

Fig. 1: Cleaned existing bricks

Fig.2: Proposed red brick (flemish bond , lime mortar)

Fig.3: Black metalwork

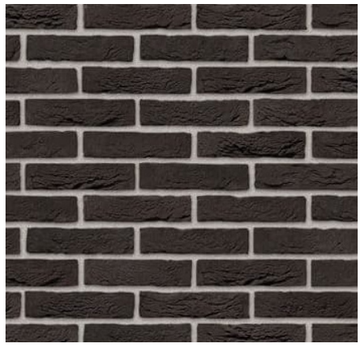


Fig. 4: Proposed dark brick

Fig. 5: GRC profile band

Fig. 6: Glass blocks

Fig. 7: Render

Fig. 8: Green roof + PV's