5.0 Strategies

Strategies

5.1 M&E

Due to the proportion of the existing building being extremely long and thin, along with party wall condition on one side of the building. It has made the MEP and daylighting strategy key to the functionality of the proposed College.

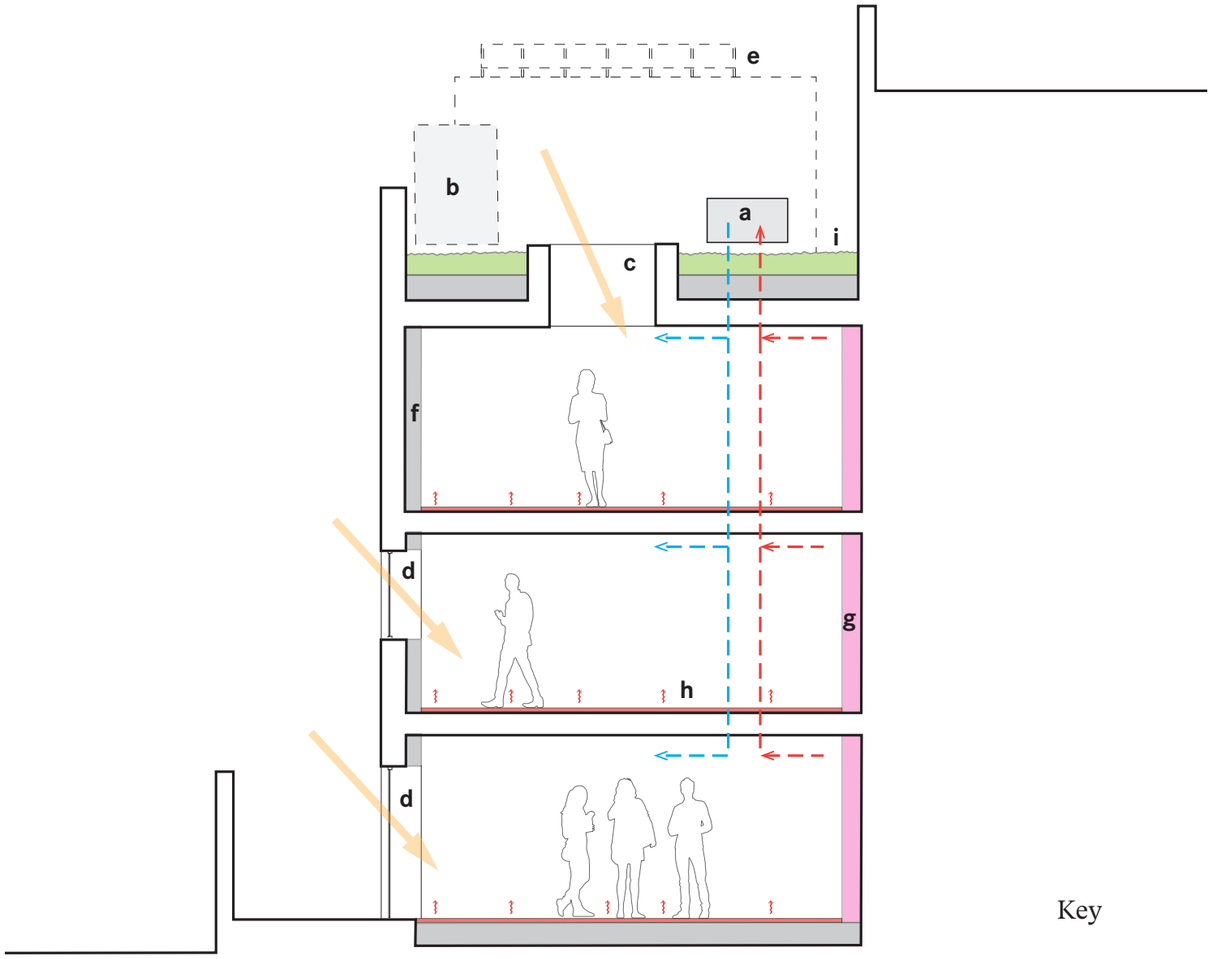
Improvements to be made to the fabric of the existing building include:

1. Acoustic insulation added to the party wall offering acoustic separation to the neighbouring properties.
2. Thermal lining added to the internal face of the external wall.
3. Insulation added above the ground floor slab, reducing heat loss and improving U-Values.

New window openings are introduced throughout First floor to offer sufficient daylight, meanwhile on the Second floor, rooflights are introduced throughout. All existing opening are to be replaced with higher performing, fixed translucent glazed windows.

The ventilation strategy allows for MVHR units to be located on the roof and circulate air down through the building. This strategy allows for the largest headheight possible for the learning spaces within the building.

Green roofs have been introduced on a large surface area of the roofscape, supporting biodiversity and acting as attenuation for rainwater. PV's and ASHP's have been introduced on the roof for their sustainability credentials as the development targets BREEAM Excellent.

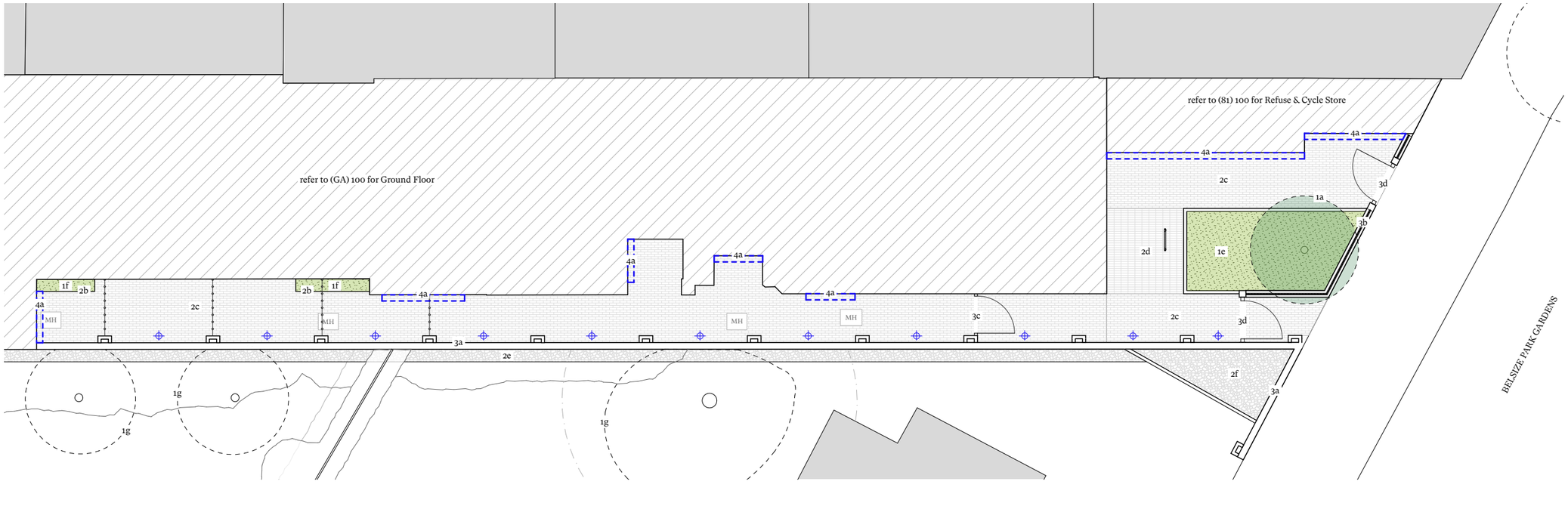


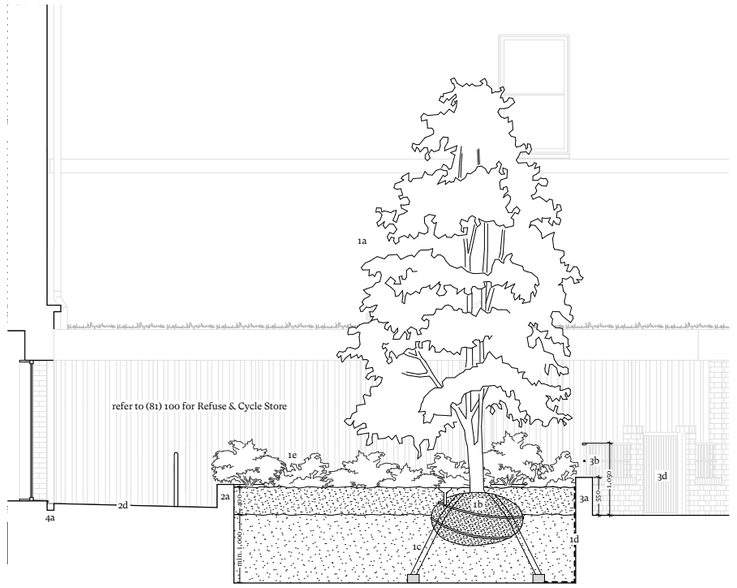
Key

- **a** MVHR
- **b** ASHP
- **c** New rooflight
- **d** New windows
- **e** PV's
- **f** Thermal lining
- **g** Acoustic lining
- **h** Underfloor heating
- **i** Green roof

Strategies

5.2 Landscape





KEY

1 Proposed soft landscaping

1a Specimen tree (Pinus sylvestris, 25-30cm girth)
1b Rootball with irrigation system and aeration layer
1c Underground guying system
1d Root barrier to prevent roots growing into Highways land
1e High density planting in green and white colour palette:

Pennisetum alopecuroides	(5L, 3 plants/m² density)
Polystichum setiferum	(5L, 3 plants/m² density)
Vinca minor f. alba	(3L, 3-5 plants/m² density)
Astrantia major	(3L, 3-5 plants/m² density)
Anemonexhybrida	(3L, 3-5 plants/m² density)
Early spring bulbs, e.g. tulips	(20 bulbs/m² density)

1f Evergreen climbing plants (Hydrangea petiolaris) on steel support cables
1g Neighbouring trees to be retained

2 Proposed hard landscaping

2a Brickwork planter (red brick in Flemish bond)
2b Recessed planter flush with paving (steel edging with upstand)
2c Permeable dark brick paving with drainjoint (running bond)
2d Permeable dark brick paving with drainjoint (stack bond)
2e 400mm gravel margin adjacent to new wall
2f Gravel bed to infill neighbouring land

3 Proposed walls + access

3a Red brick boundary wall (Flemish bond)
3b Dark metal railings above boundary wall
3c Dark metal power-assisted code-entry gate (2m high)
3d Dark metal gate (1.2m high)

4 Proposed drainage

4a Slot drain (for level threshold where applicable)
MH Recessed IC cover with inset paving

Proposed wall lighting (indicative)

Strategies

5.3 Soft Landscape

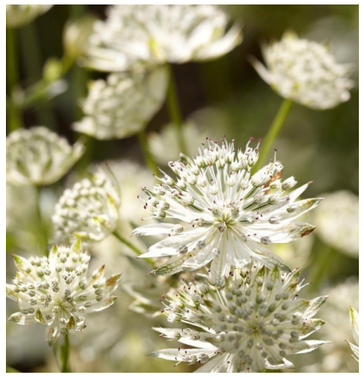
The proposed soft landscape focuses on providing a texture rich, elegant, two toned planting palette keeping in character with the proposed colour of the brick and the surrounding residential street scene.

The planting palette seeks to enhance its location at the main entrance to the site to ensure the simple yet striking combination of greens, whites and seasonal flowers provides visual interest all through the winter months.

Limited to a large raised planter the planting is seen to be installed at a high density to ensure maximum impact when planted whilst plaing with height for a layered effect.

A layer of early spring bulbs will intersperse the planting to stimulate the arrival of the seasons.

Contrasting the softness of the grasses and flowers the dark green needles and rough bark of a Scots Pine will provide all year round interest; the tree also aids in providing food for birds and onrmanetla fruits (cones).



NAME	DENSITY	SIZE	BENEFITS
Pennisetum alopecuroides ‘Little Bunny’	3 plants / m2	5L	
Polystichum setiferum	3 plants / m2	5L	
Vinca minor f. alba ‘Gertrude Jekyll’	3-5 plants / m2	3L	Bees
Astrantia major ‘Shaggy’	3-5 plants / m2	3L	Bees
Anemonexhybrida’Honorine Jobert’	3-5 plants / m2	3L	Birds, bees
Pinus sylvestris		25-30cm girth	

NOTE:
Early spring bulbs are to be planted to the whole extent of the raised planter at 20 bulbs / m2; this could be Tulipa ‘Spring Green’

Strategies

5.4 Arboricultural works

As identified in the Arboriculturalists report, submitted as part of the planning application, works are proposed to the trees in question which are encroaching over the site ownership line and posing potential risk to the existing building, as well as the removal of Category C Tree at the front of the building.

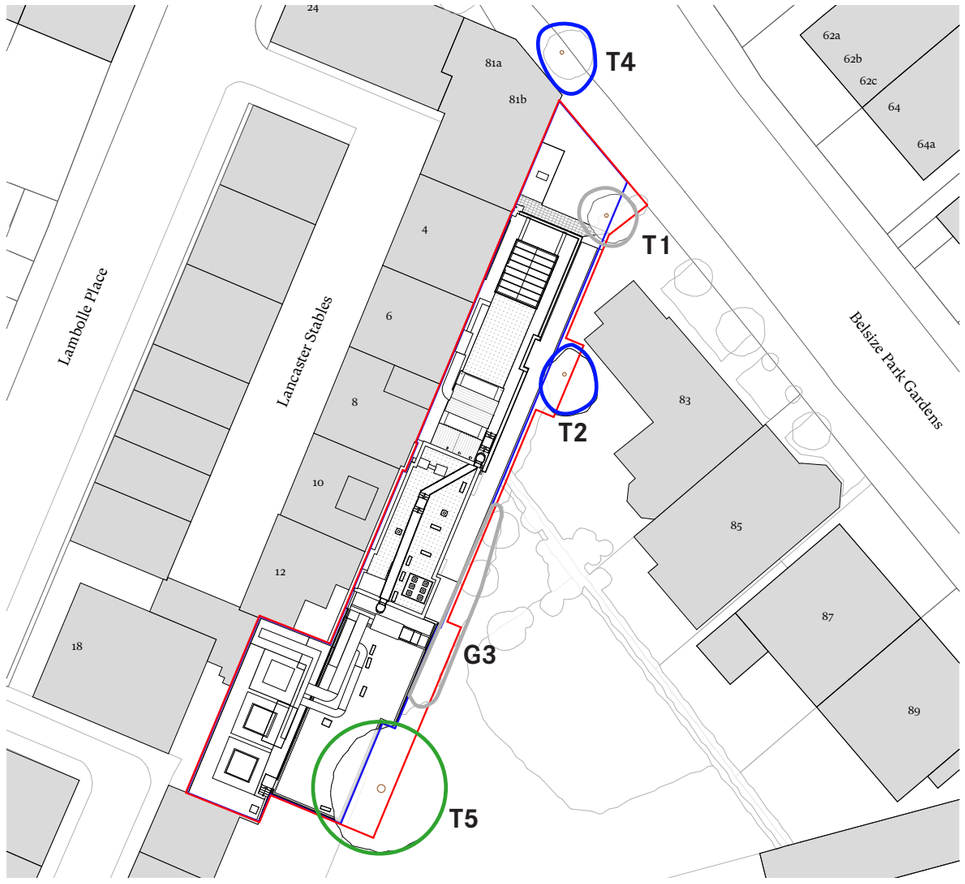
The tree's in question are the T1, T2, T5 and G3 trees, with the below recommendations for each:

T1 Cherry
Fell to ground level to facilitate development.

T2 Bay Laurel
Prune northern crown to give 2m clearance of southern elevation at No. 81 to facilitate development.

T5 London Plane
Crown reduce lateral spread of northern and north western crown overhanging No.81 by branch lengths of 2-2.5m to retain even and flowing canopy outline. Crown lift any remaining low branches to ensure 3m clearance of structure, to facilitate development.

G3 Privet/Ivy
Remove ivy from structure to ground level to facilitate development / general management for the building.



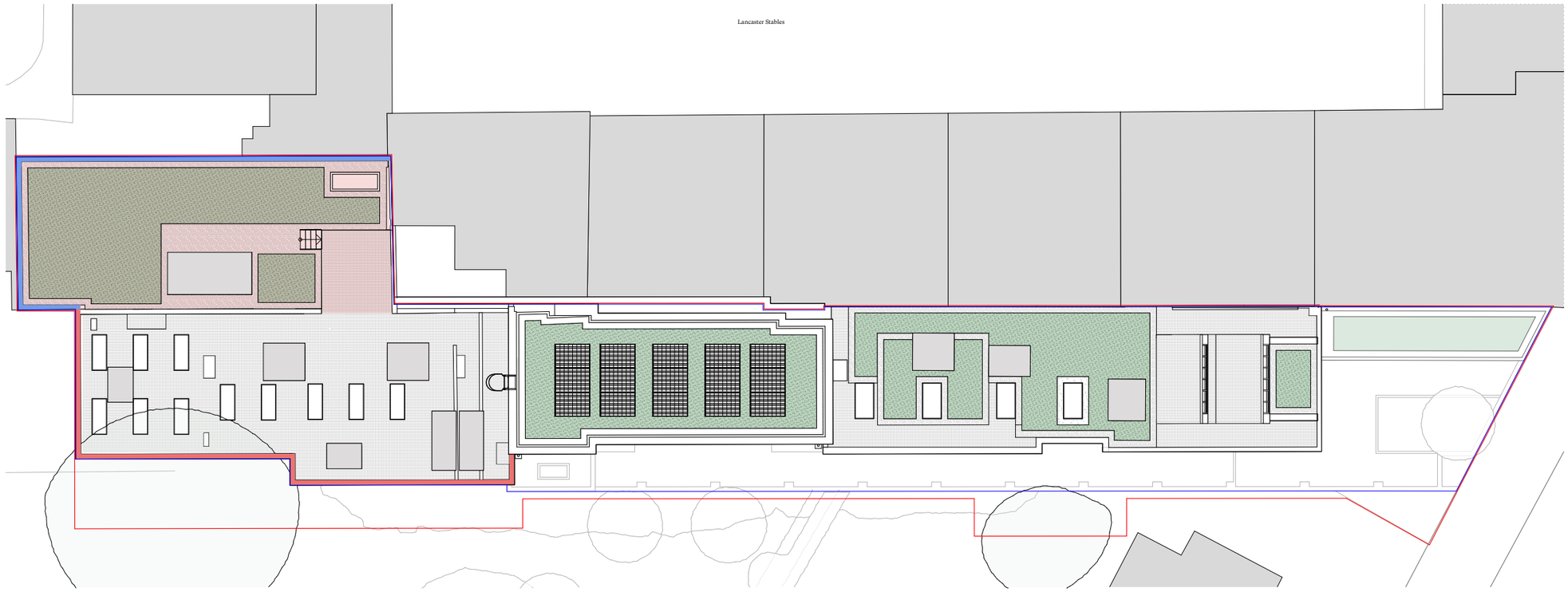
Tree Survey Site Diagram

Crown of tree T2 viewed to the north east

Crown of tree T5 viewed to the west above roofline

Strategies

5.5 Roof

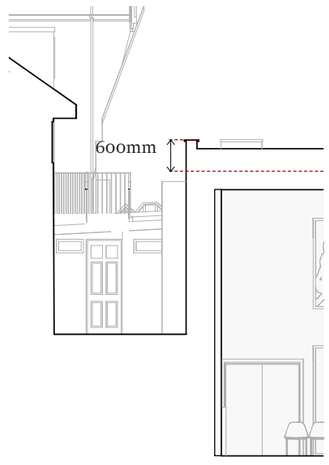


Towards the south side of the site, the height of the parapet walls are required to be raised to allow for improvements to the fabric of the roof. The roof over the existing pool, highlighted in red on the plan, is to be rebuilt due to its poor structural integrity. A daylight/sunlight report was produced for this area of the site to ensure the rebuilt roof and associated parapet had negligible impact on the neighbouring properties light.

The remainder of the roofscape is to be repaired, strengthened and retrofitted to both improve thermal performance and allow for new openings in the slab for daylighting.

On the third floor, the proposed parapet height will not be increased but with the addition of the PV's means the overall height will increase minimally.

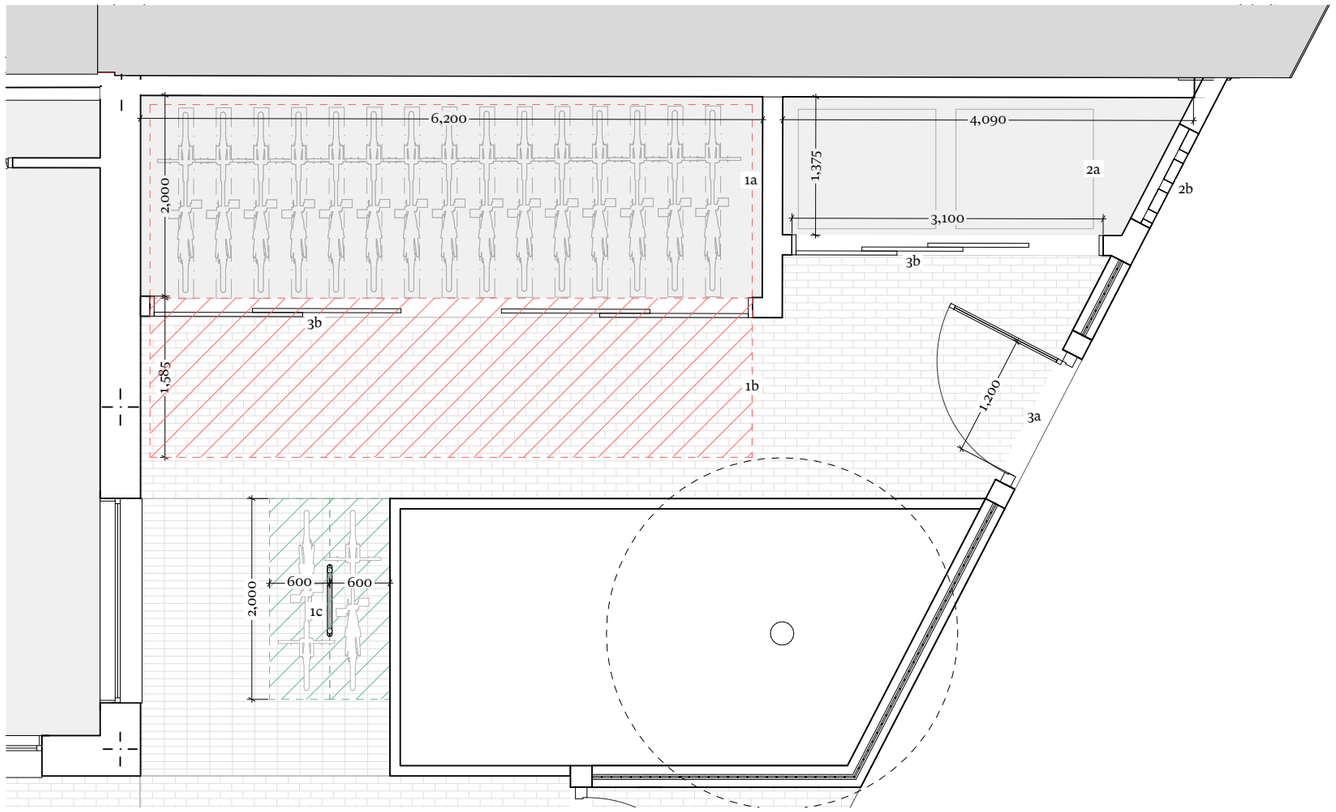
- Roof to be demolished and rebuilt, primary structure to be retained.
- Green Roof
- Mechanical Equipment
- Parapet wall to be raised in height by appromixately 375mm (5 Bricks)
- Parapet wall to be raised in height by approximately 600mm (8 Bricks).



Parapet wall raising compared with Ex. Roofline

Strategies

5.6 Refuse + Cycle parking



KEY

1 Proposed cycle provision
1a Two-tier cycle rack for 30no. standard cycles
1b Clearance zone for cycle rack extension
1c Sheffield-type stand for 2no. visitor cycles

2 Proposed refuse store
2a Space for 2no. 1100 litre Euro-type bins (allowance for general waste and recycling)
2b Perforated brickwork wall for ventilation

3 Access + materiality
3a Dark metal gate with 1200mm clear opening
3b Lockable grey fibre cement clad telescopic sliding doors
3c Grey fibre cement cladding
3d Light-coloured roof trim
3e Intensive green roof with gravel border

Example of a two-tier system

Cycle Parking

Cycle parking for the development will be provided in line with London Plan standards whilst also complying with BREEAM Requirements. Providing a total of:

30x Long Stay cycle parking spaces
2x Short Stay cycle parking spaces

The proposed long stay cycle parking will be provided within a secure, sheltered and well-lit external cycle store which adjoins the main building towards the streetfront. The store provides the 30x long stay cycle spaces by utilising a two-tiered cycle parking stand, to reduce area used at the front of the site due to the space limitations.

The proposed short stay cycle parking will be provided through the introduction of a single sheffield-type stand at the front of the building.

Within the building there is sufficient space allocated for showers and lockers, for cycle equipment storage etc.

Waste Storage and Collection

The site will provide waste storage in the form of a sheltered and secure store for 2x1100l Eurobins. One Eurobin will be used for general waste whilst the other for mixed recycleables.

Refuse collection will be undertaken on-street daily by Council refuse collection services as per the existing arrangements at 81b Belsize Park Gardens.
The building manager will be responsible for transporting the waste from the bin store to kerb sideon Belsize Park Gardens for collection.

The transporting distance from the bin store to kerb is less than 10m.

Please refer to the Delivery, Servicing and Refuse Management Plan by Robert West for more information.

Strategies

5.7 Security

As part of the BREEAM requirements, a security consultant was appointed to conduct a 'security needs assessment' to identify the potential security risks associated with the proposal.
The following elements have been proposed in consideration of the safety of the future occupants:

a A proposed boundary wall with gated access has been introduced at the front of the site, offering both street separation and defensible space for the College.
b Once through the landscaped region at the front of the site, there is a single point of access/egress to the main building. This will be locked and access will be granted via electronic fob/intercom system, in order to enter the external corridor to get into the main building.
c Windows throughout the building are fixed and non-openable.
d The cycle and waste stores are located in secure, sheltered external stores adjoining the main building.
e All areas of the exterior of the site is to be well lit, with security lighting throughout.
f Video Security Systems (VSS) to be introduced to the scheme.

Further detail is proposed to be secured by condition.

5.7 BREEAM

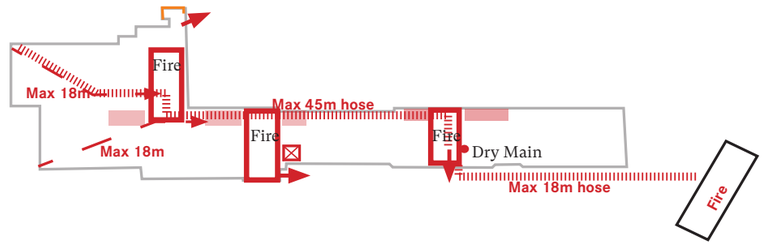
From the outset the proposal has been set out to target a BREEAM rating of 'Excellent'.

Please refer to the BREEAM Pre-Assessment document which has been prepared by Eight Versa as part of the planning application.

Target BREEAM Rating

5.7 Fire

Please refer to the Fire Statement which has been submitted as part of the planning application, prepared by Osborn Associates.



Fire Strategy concept

Strategies

5.8 Access and Accessibility

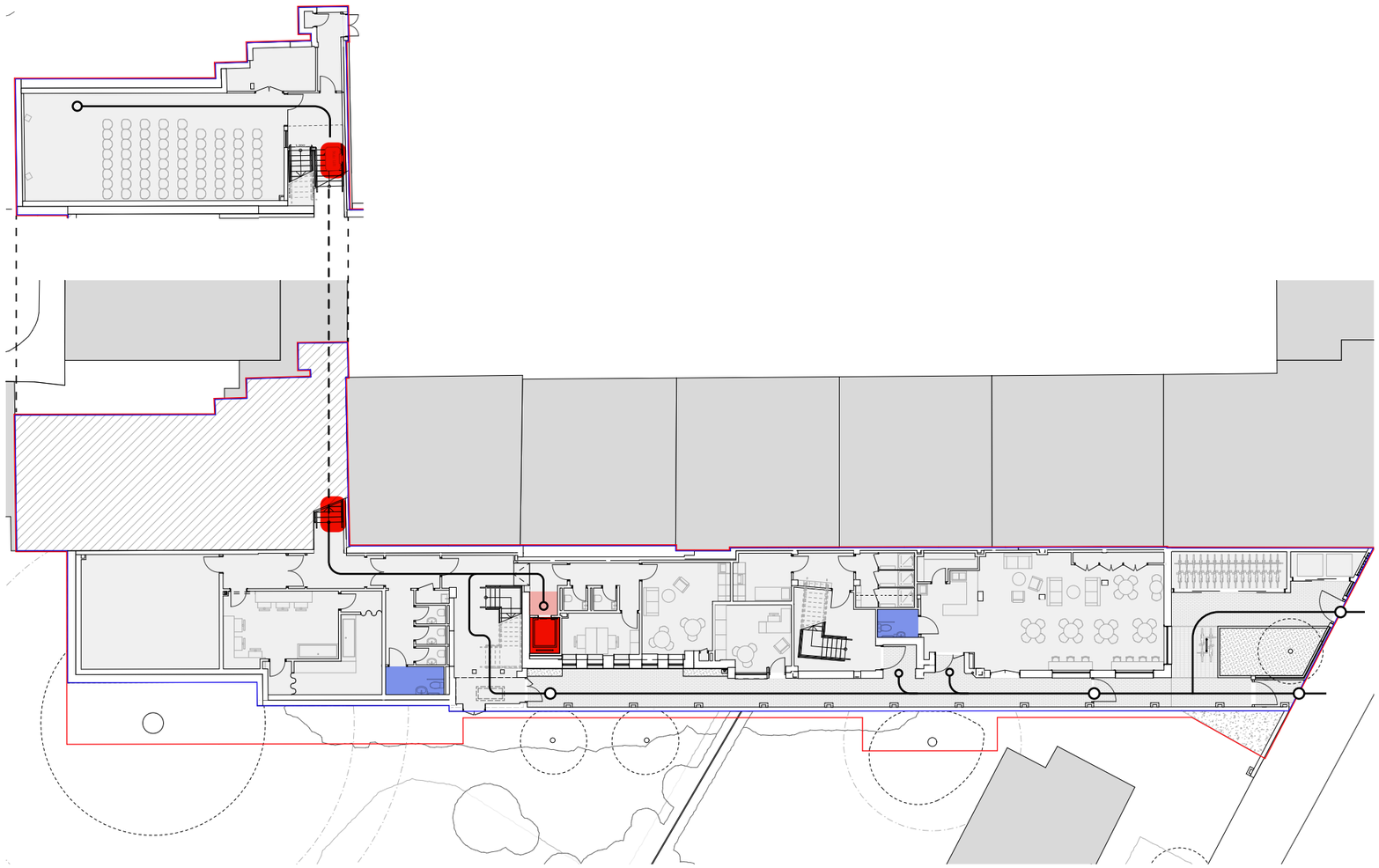
Site Access
Access to the site is by pedestrian only and is through the 2x 1200mm high gates at the front of the site. There is no vehicle access onto the site and all cyclists are to dismount prior to entering the site.

Access to the main building is via the secure full height gate adjacent to the proposed cafe/exhibition space, highlighted on the plan to the right. Once into the external corridor there are 3 entrance doors to enter into the building.
It should be noted that the site is level access and is fully accessible to all users.

Building Access
There are 3 circulation cores within the building, where the central staircore is located, it features an adjacent evacuation lift. This allows the building to be 100% accessible by all occupants throughout the proposal, except the third floor which is for maintenence and storage only.

There is a level difference between the main ground floor and the upper ground floor. This has been made accessible through the introduction of a platform stairlift. This is a foldable device which allows accessible users to independantly accend the stair and access the Multi-Purpose space. The stair between ground and upper ground floor has been increased in width to acommodate this provision.

Accessible W/C provision
On the ground, first and second floors there are 2x accessible W/C's provided at each respective level and are compliant in terms of travel distances.



Ground and Upper floor Accessibility Plan

a Front gates
b Secure Access Gate
c Platform stairlift

Accessible W/C
Evacuation lift
Platform Stairlift
Circulation and access points

CDC Studio

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Design & Access Statement

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