

4.0 Proposed

Proposal scope summary:

Internal rearrangement of the building layout, external alterations, new plant and plant enclosure at roof level incorporating a green roof and new staircase to provide access to roof level.

4.1 Layout overview

Spaces are arranged in accordance with the following key principles:

- Retention of existing circulation cores and routes but with an additional stair between ground and first floors to enhance people flow and provide a focal point within the space.
- Consolidation of new teaching spaces generally within the main wing and east rear wing.
- Social learning and breakout spaces throughout the building with a large student focused area at ground floor.
- Functions which can be accommodated within smaller spaces are focused to the west of the main building where existing load-bearing walls remain.
- New plant is mainly located at roof level with a series of vertical risers through the building and shallow horizontal distribution. Plant spaces internally for data/electrical requirements.
- Removal of WC to east stair core to allow for more direct access and leaving a more usable space for teaching adjacent. WCs increased to suit new occupancy and distribution

The scheme adds no new floorspace to the building except at roof where the staircase is extended.

Floor	Existing GIA m ²	Proposed GIA m ²	Increase GIA m ²
L-1	683	683	0
L0	783	783	0
L1	837	837	0
L2	821	821	0
L3	694	694	0
Roof (stair)	0	18	18
Total	3818	3836	18

Summary of areas. Ground floor includes cafe area although no internal works proposed

The key functions are arranged as follows:

Lower ground

- Social learning space in day lit area with adjacent smaller group learning spaces.
- Locker rooms.
- Laptop loan.
- First aid room.
- Male and Female Muslim prayer rooms with associated Wudu.
- Wellbeing spaces - Breastfeeding/rest and reflection.
- Plant, storage and WCs as existing.
- 1no. teaching room.

Ground

- Main entrance in current location to the east but with widened reception/waiting space.
- IT help desk.
- New teaching space to the west.
- Social learning space.
- Additional WCs to the east.
- 3 no. small meeting/counselling rooms.
- New 'feature' stair to first floor with stepped seating area.
- The west wing ground floor spaces (cafe and meeting room) will be retained and not form part of the project except for minor interventions to windows in relation to fire safety/thermal upgrade.

First floor

- Social learning space directly above ground floor social learning space with void providing visual link.
- Social learning to west wing space including group area.
- Additional WCs to existing west core.
- 6 no teaching spaces, aligned generally with existing structure.

Second floor

- 7 no. teaching spaces.
- Social learning spaces with tea point and group learning space in the west wing.
- Additional WCs to existing west core.
- Staff area with associated tea point and 2 no meeting rooms.

Third floor

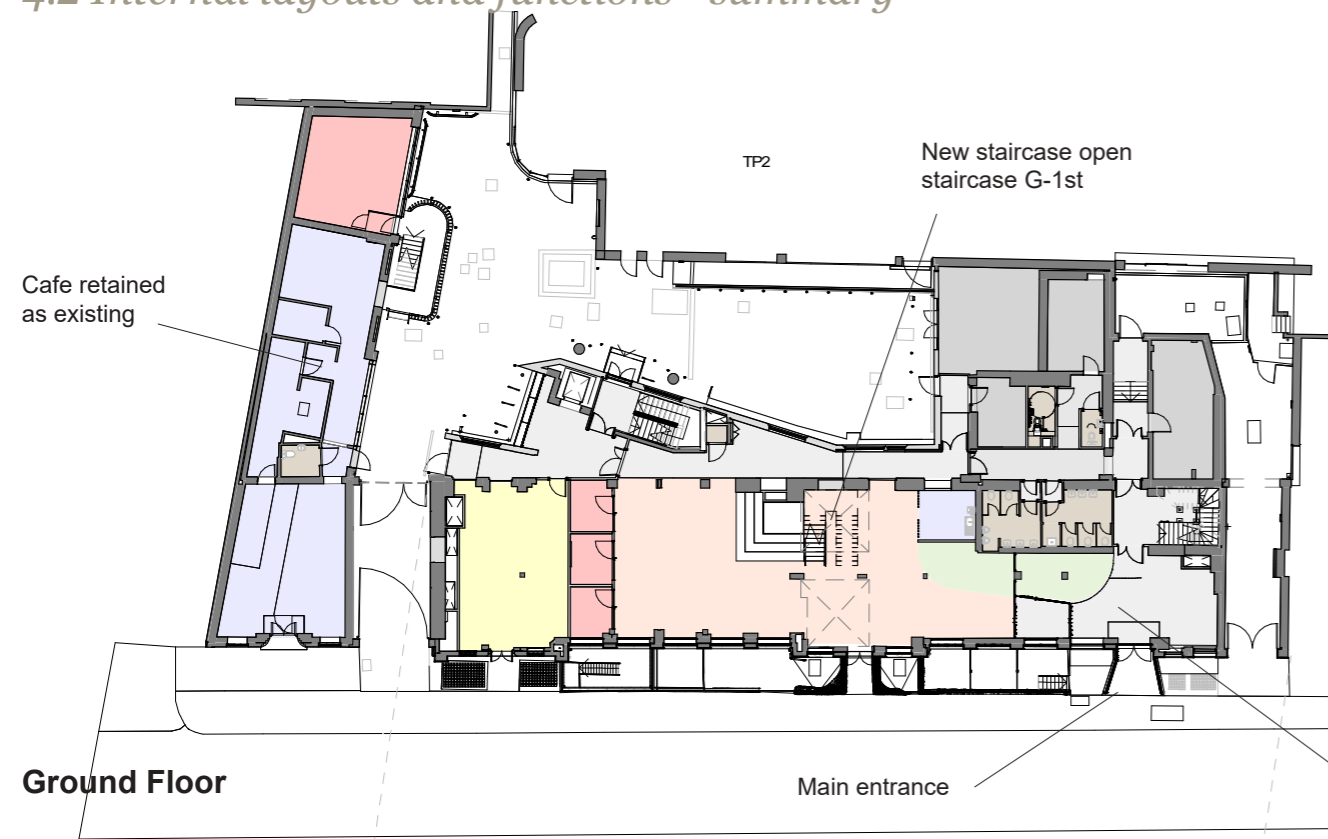
- 5 no teaching spaces with 2 sets folding partitions to create larger rooms.
- 5 no group learning rooms.
- 3 no. recording booths.
- Additional WCs to existing core.
- Social space.

Roof level

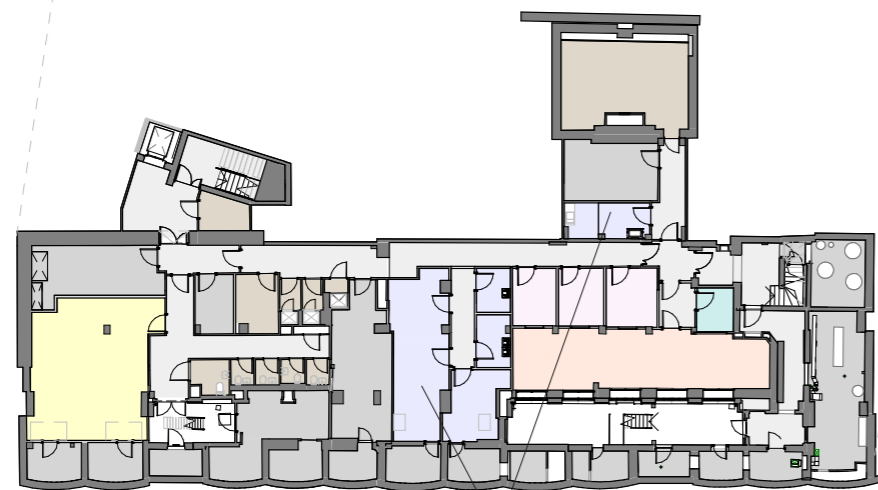
- New plant and screening.
- Extended east stair to provide safe maintenance access to the roof.

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4.2 Internal layouts and functions - summary



Ground Floor



Lower Ground Floor

Wellbeing and prayer facilities

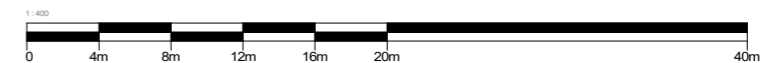
- LEGEND**
- Break-out/social/welfare
 - Teaching room
 - Group learning
 - Social learning/study welfare
 - Specialist Space
 - WC, Showers, Changing
 - Circulation
 - Plant, risers, IT, store
 - Staff



First Floor

Second Floor

Third Floor



4.0 Proposed

4.3 Roof Plant Strategy

The focus on additional teaching space has generated an increase in occupancy overall and higher concentrations of people in specific spaces for set periods. To accommodate these criteria and to deal with noise from the adjacent busy road a mechanically ventilated system is required. Due to spatial constraints within the building an external plant solution has been deemed the most feasible with a series of air handling units (AHUs) and air source heat pumps (ASHPs) proposed at roof level in line with the sustainable aspirations mentioned in Section 5.0.

To assess the visual impact on the surrounding streetscape and conservation setting a number of options were tested to establish the optimum location with minimum impact on the townscape. Following the application a close dialogue with officers took place and a number of further studies were undertaken to look at screening solutions. This analysis can be found in Appendix A. The preferred solution is shown across and on the next pages in series of 'before and after' townscape images.

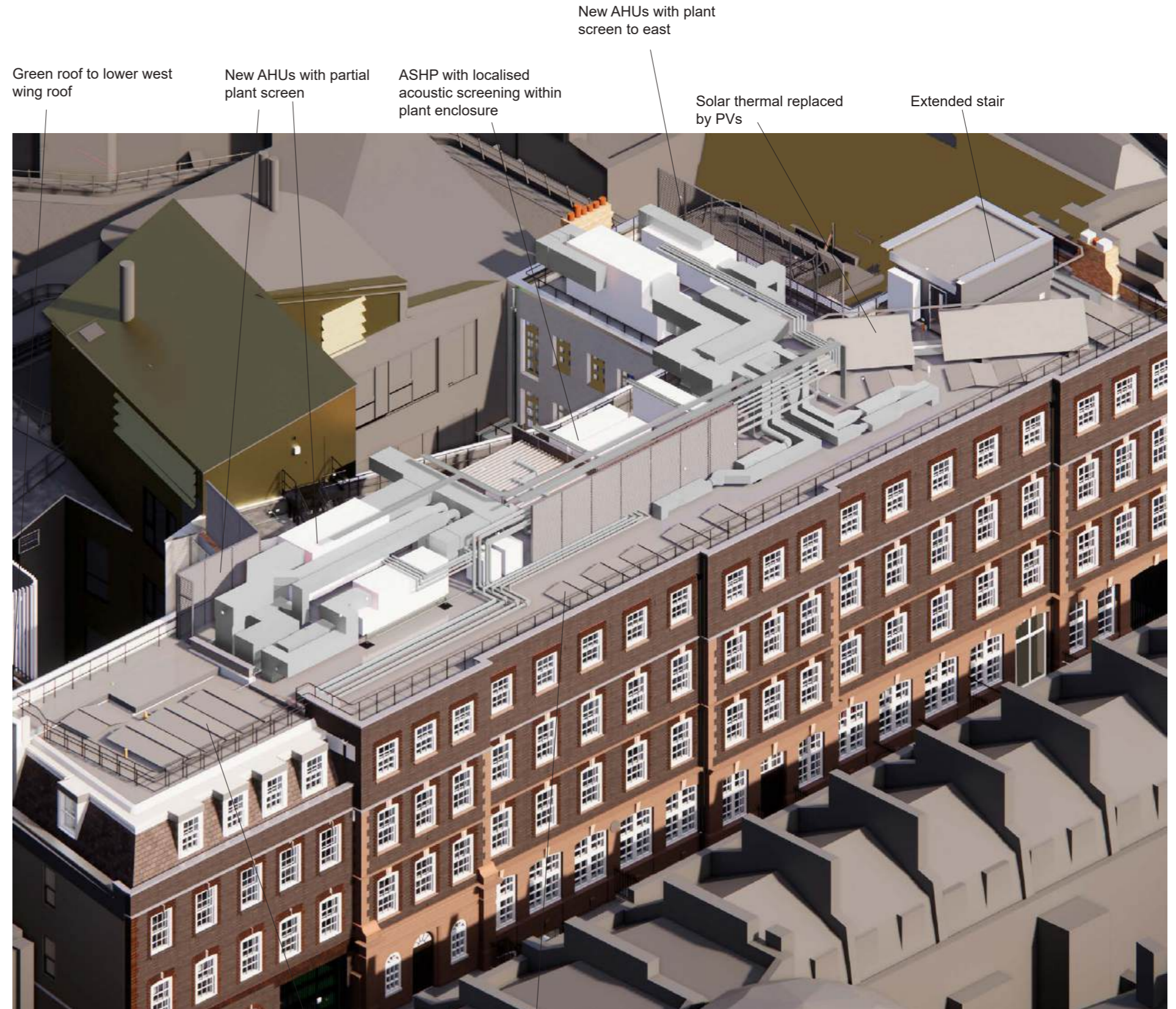
The rationale is as follows:

- Pull back the plant from the street facade as far as feasible.
- Consolidate in massing terms with the TP2 plant.
- Split the plant so several smaller units rather than one large to reduce height.
- Locate the elements with loudest acoustics at the centre of the scheme as far from receptors as possible.

Plant has been carefully selected to minimise noise breakout and the screen contributes to reducing this. Additional localised screening, within the main enclosure, to the ASHPs has been introduced. Acoustic assessments are available as part of this application.

Further analysis of the impact of the above (and the proposals in general) can be found in the Heritage Report which forms part of this application.

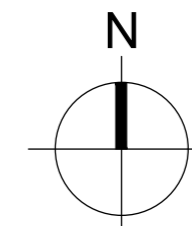
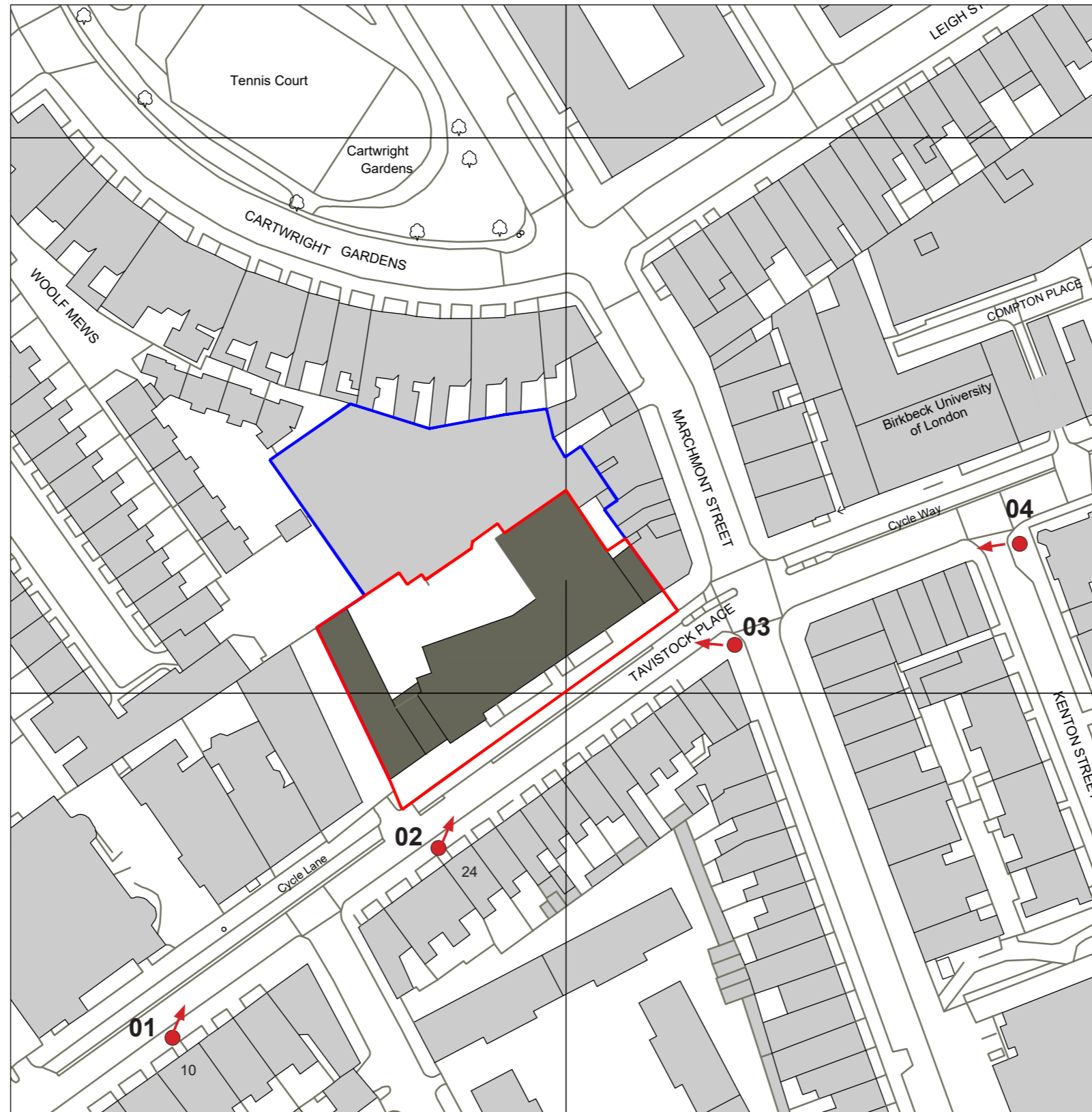
The proposed development falls within the protected vista between Primrose Hill and St Paul's Cathedral. The height however is below the roof line of TP2 which itself was evidenced at time of application to be considerably lower than the view cone and therefore has no impact.



Aerial view of proposed roofscape - note plant colours diagrammatic not representative.

4.0 Proposed

4.4 Townscape views - locations



4.0 Proposed

4.5 Street View 01 - Existing



4.0 Proposed

4.6 Street View 01 - Proposed



4.0 Proposed

4.7 Street View 02 - Existing



4.0 Proposed

4.8 Street View 02 - Proposed



4.0 Proposed

4.9 Street View 03 - Existing



4.0 Proposed

4.10 Street View 03 - Proposed



4.0 Proposed

4.11 Street View 04 - Existing



4.0 Proposed

4.12 Street View 04 Proposed

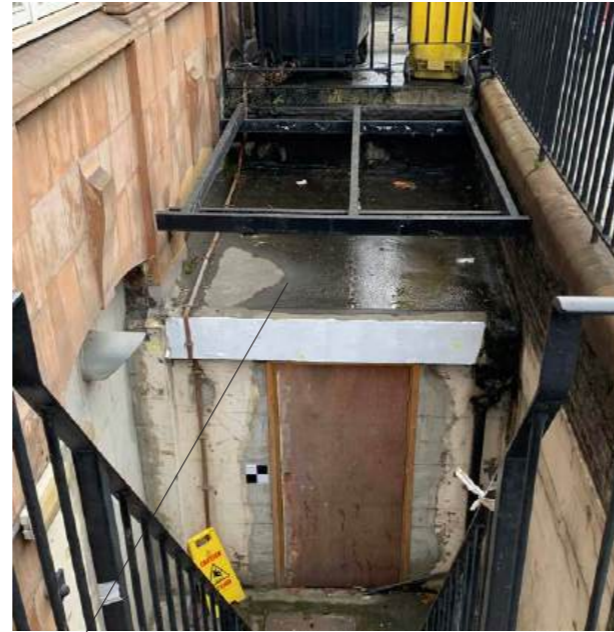


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4.13 Tavistock Place Facade

A number of minor improvements, repairs and interventions are planned for the street facade along Tavistock Place:

- Removal of mechanical plant from the basement level lightwell. Improving both the visual appearance and acoustics at street level. This is made possible by the new rooftop plant location.
- 2no. new pavement lights set behind the railing line. This brings natural light into the wellbeing spaces at basement level
- Replacement of 2no. existing pavement lights to the west of the building. These are currently leaking and are required to bring natural light into the basement teaching space.
- New signage, lighting and planting to the main entrance area - see next page for details.
- Localised repairs and redecoration of railings.
- Replacement downpipes.
- Replacement of section of damaged roof over lightwell.



Replacement of damaged rainwater goods

Replace lower roof section, wall and door and door

Replacement of damaged rainwater goods

Removal of mechanical plant from lightwells

New signage

Decorative reliefs to gate



New glazed door and window

Replace pavement lights

Replace door panels

Minor repairs to railings

New pavement lights

New planters

4.0 Proposed

4.13 Tavistock Place Facade

Main entrance.

The School has raised concerns that the building lacks clear wayfinding and identity from the street. This is compounded by the recessed nature of TP2 and its entrance adjacent to TP1.

Proposals are as follows:

- New signage above cornice line.
- Secondary signage to each entrance showing the individual buildings.
- Subtle references to insect images on the Keppel Street Building added to the TP2 gates and railings.
- Planters to soften the entrance following a similar precedent at the Mary Ward House further along the street.
- Subtle uplighting behind the planting and to the signage.
- The window adjacent to the TP2 gate is currently unfilled (thought to be a later addition) at its lower portion. It is proposed to reinstate as a new window tot the full opening extent to match the rest of the facade.
- The main entrance door is currently unwelcoming, makes the interior space feel dark and fails to align with the School's ethos of an open contemporary institution. Providing a more animated and visually open presence at ground floor is consistent with the character of the street scenes adjacent.



Proposed main entrance improvements

New door and fanlight

New window (currently infilled below transom line)

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4.14 TP2 Passageway

The passageway to TP2 has also been identified as benefiting from enhancement and the following is proposed:

- Decoration on the gate depicting the gilded motifs from Keppel Street.
- Graphics on the painted brick wall within the passageway itself.
- Feature lighting within the passageway to highlight the graphics.



New decorative elements to existing gate



Keppel Street decoration precedent



New graphic and lighting within TP2 passageway

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4.15 Courtyard Facade

The existing cladding to the courtyard consists of a rainscreen board material with a timber effect finish. Splayed window reveals have a contrasting strong colour (see Section 3).

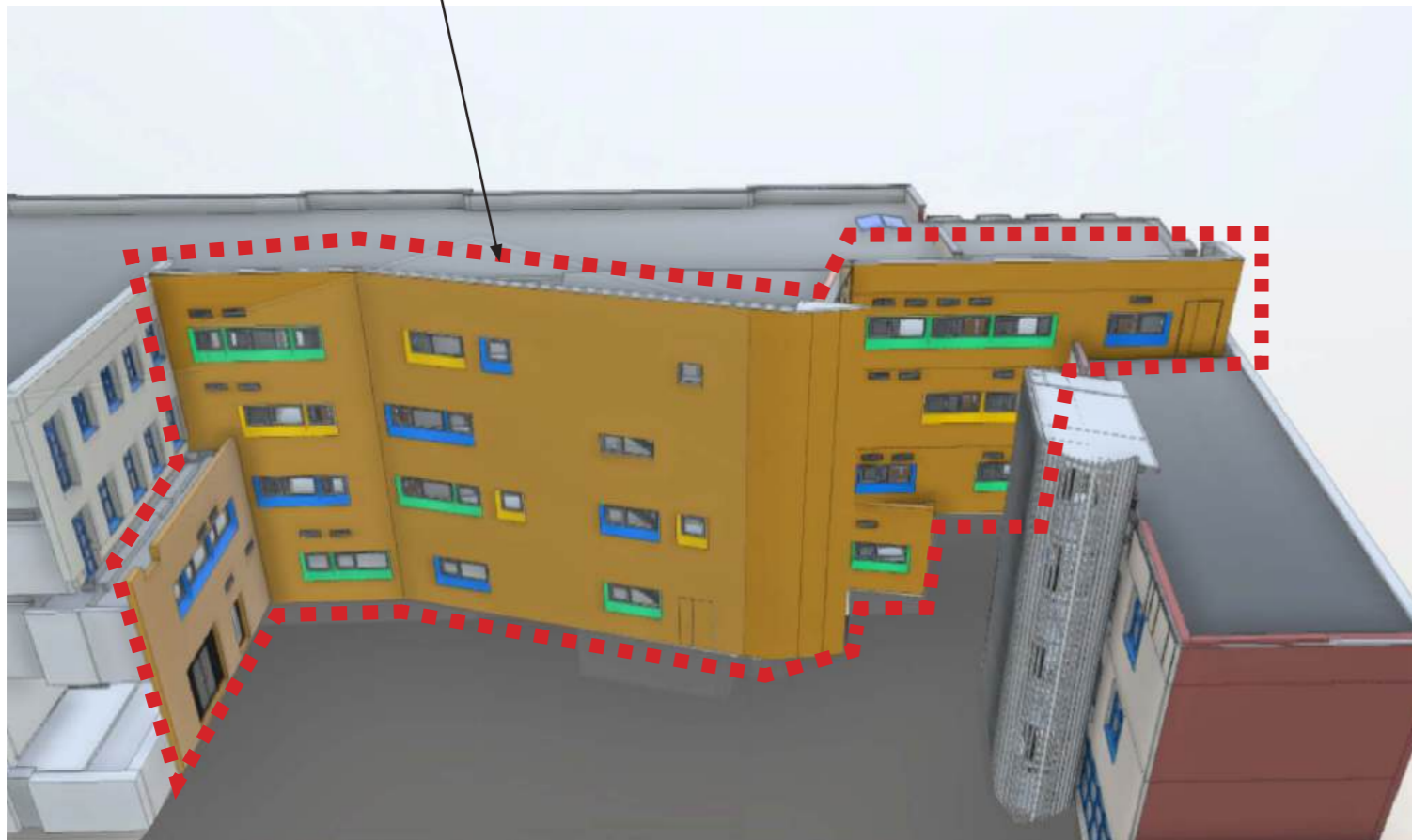
Several issues have been noted:

- Deterioration of panels and leaks around windows.
- Unknown level of fire stopping.
- Thermal performance not to latest standards.
- Visual appearance in relation to new cladding on TP2.

TP1 cladding poor visual relationship with new TP2 cladding



Extent of cladding to be replaced



Cladding panels showing signs of deterioration.



North elevation (TP2 removed for clarity)

4.0 Proposed

4.15 Courtyard Facade

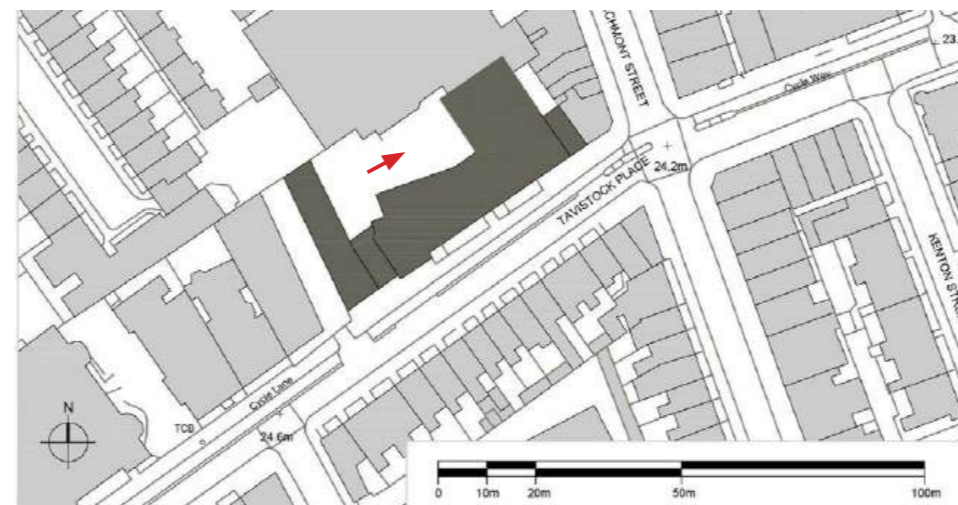
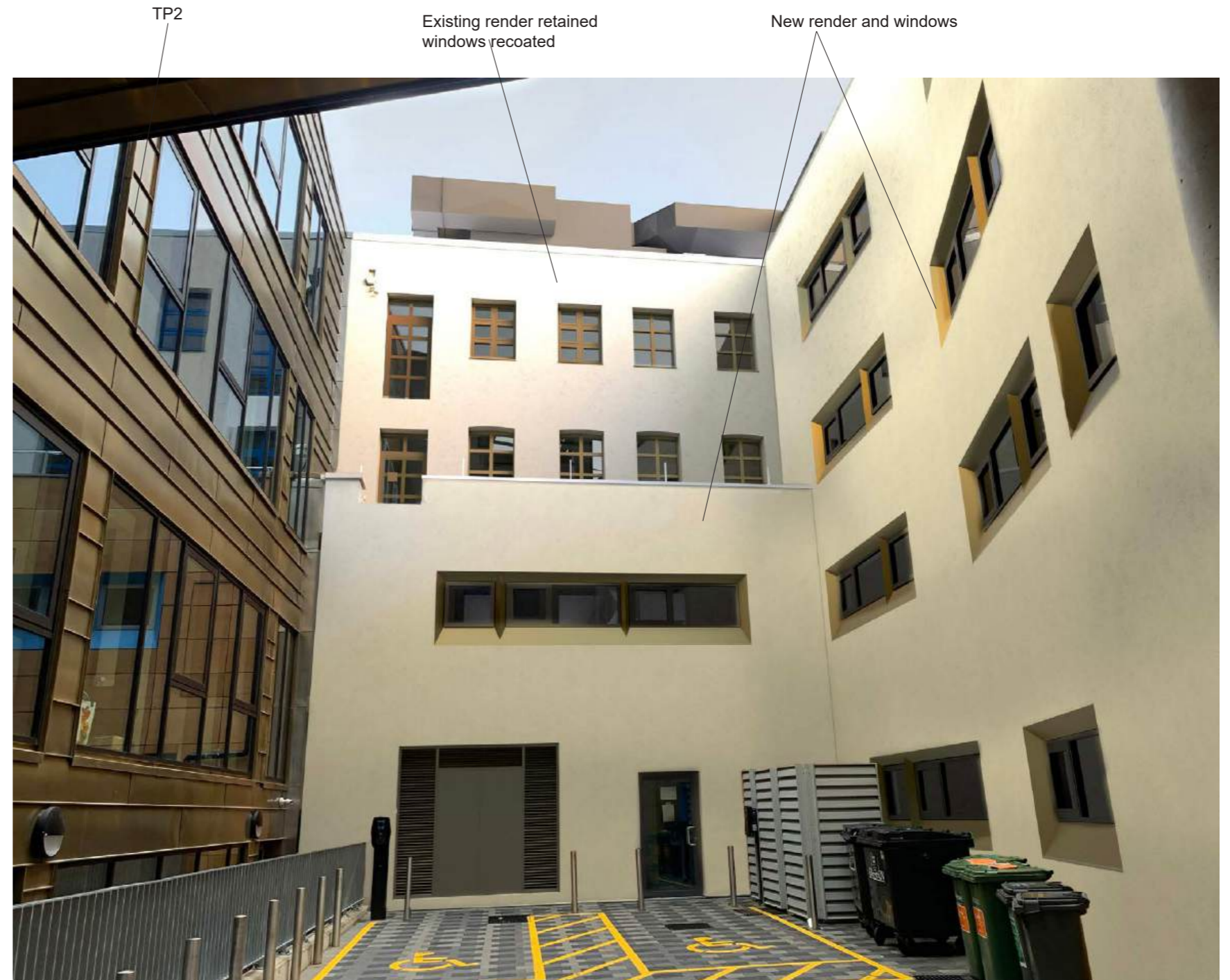
Initial proposals to use a fibre cement board were explored however, taking on board comments from the pre-application site visit, a render system is now proposed giving the following benefits:

- References the existing render on the east and west wings of the building and around the entrance to TP2.
- Reduces the palette of materials and colours in the space.
- Provides good reflection to increase light levels into rooms surrounding the courtyard.
- Provides a consistent neutral backdrop for the metallic cladding on TP2.

In addition new aluminium framed windows are proposed with the exception of L2 and L3 on the east wing and the curtain walling to the ground floor west wing. These will be powder coated to match the new ones on TP2.



existing courtyard looking west



Key plan

image of proposed render looking west

5.0 Sustainability

5.1 Sustainability Statement

Fabric Improvements

The project gives the opportunity to improve the existing fabric and reduce energy loss in a number of areas:

- The main roof will be re-roofed entirely addressing existing leaks and improving the level of insulation. It will also improve the longevity and provide a more robust surface for the plant area.
- The lower roof will also be re-roofed but with a green roof.
- Cladding to the rear elevation will be removed and replaced with an insulated render system with greater thermal performance. This will also address leaks and maintenance issues identified.
- New windows will be installed to the courtyard elevations with better thermal performance.
- The existing external wall along Tavistock Place elevation has been upgraded at some point with an internal insulated lining and double glazed windows. The proposal is to maintain this and supplement with secondary glazing to the windows.

Biodiversity

- Green roof as above.
- New planters to the main entrance.

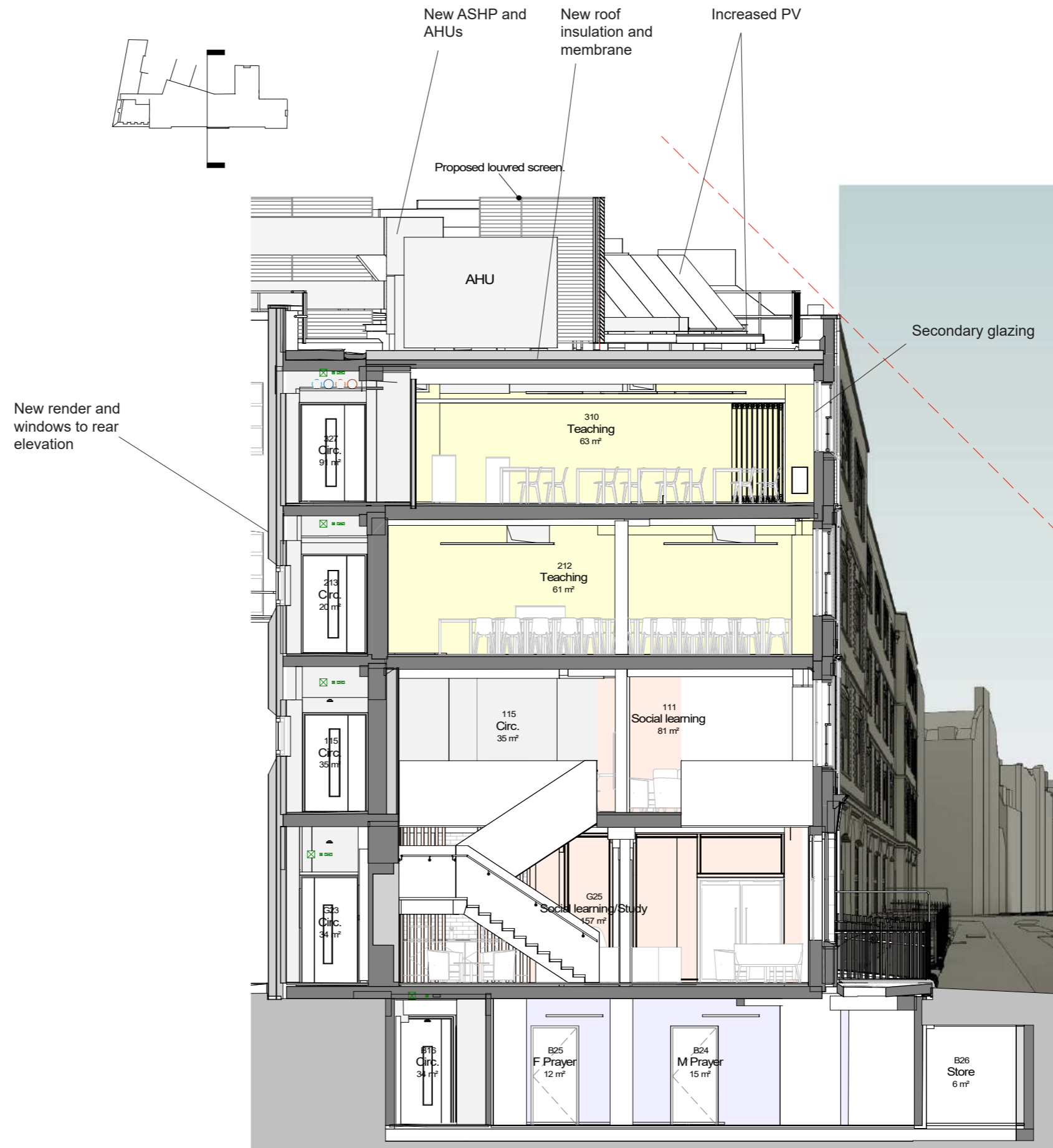
Services

Refer to the document '0055255 Energy and Sustainability Statements' from Buro Happold which forms part of the application documents. Key areas:

- Low carbon technologies - ASHP.
- Heat recovery AHUs.
- Renewables - PVs.
- LED lighting.
- Controls & metering - timetabling optimisation.

SKA Assessment

The School has committed to a formal SKA assessment covering both design, construction and management with a minimum target of 'silver.' The measures above form part of this but in addition the assessment will look at areas such as waste, materials, pollution, wellbeing and project delivery.



6.0 Access

6.1 Access Strategy

Approach to the building

The existing approach is to be maintained and features level access from the pavement. The current automatic doors are to be replaced providing better visual connection. The operation will be as before with intercom and swipe card access.

Reception point

The existing reception area was cramped and visitors attending the desk blocked the direct circulation through the space. Walls will be removed to create a larger area and the reception desk re-planned to allow a better flow. The desk is now large enough to allow a knee space under.

Glazed screens have been introduced providing greater visibility and legibility into the main social learning space containing further help points.

Circulation

Cross corridor doors on the main circulation routes are held open; where these are fire doors they close on activation of the fire alarm.

The existing lift serves all floors and is to be retained but will be upgraded to an evacuation lift.

Although the main horizontal circulation spine has been retained localised widening and removal of walls/doors allow the social spaces in particular to become part of the circulation easing pressure on movement.

WC facilities

New wcs have been introduced to supplement the existing provision. This provides a mix of single sex, unisex, ambulant and wheelchair accessible as per the diagram across.

Food and Drink Facilities

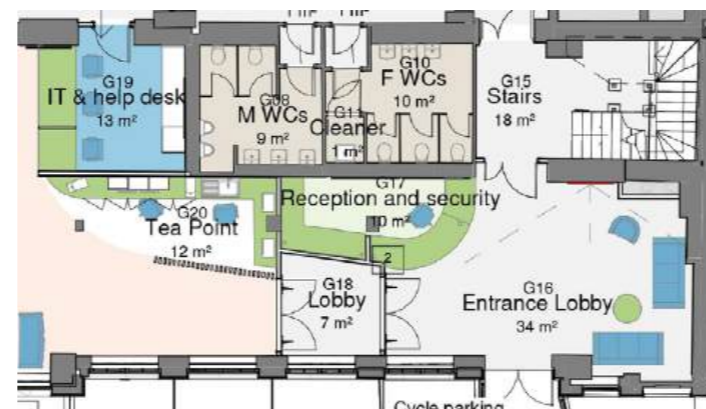
The existing cafe at ground floor is being retained and will be supplemented by tea points on ground, first and second floors.

Wellbeing

One of the key drivers of the project is providing support for students on several levels including their access needs. A number of help points are available supported by bookable confidential 'one to one' spaces. In addition there is an expectant mother/breastfeeding space, a reflection area and prayer facilities with associated ablution.



WC and shower distribution



Wider entrance area and reception desk

7.0 Transport

7.1 Transport Strategy

Vehicles and servicing

The scheme proposes no adjustments to the current disabled parking and servicing strategy. The site is well served by bus and underground services. Refer to the transport and servicing statement for further details.

Cycles

There is currently limited cycle parking for TP1 with 6 no. spaces on the street side; these are unpopular due to lack of security. TP2 is served by internal basement cycle parking, external single localised hoops in a passageway at ground floor and within the courtyard.

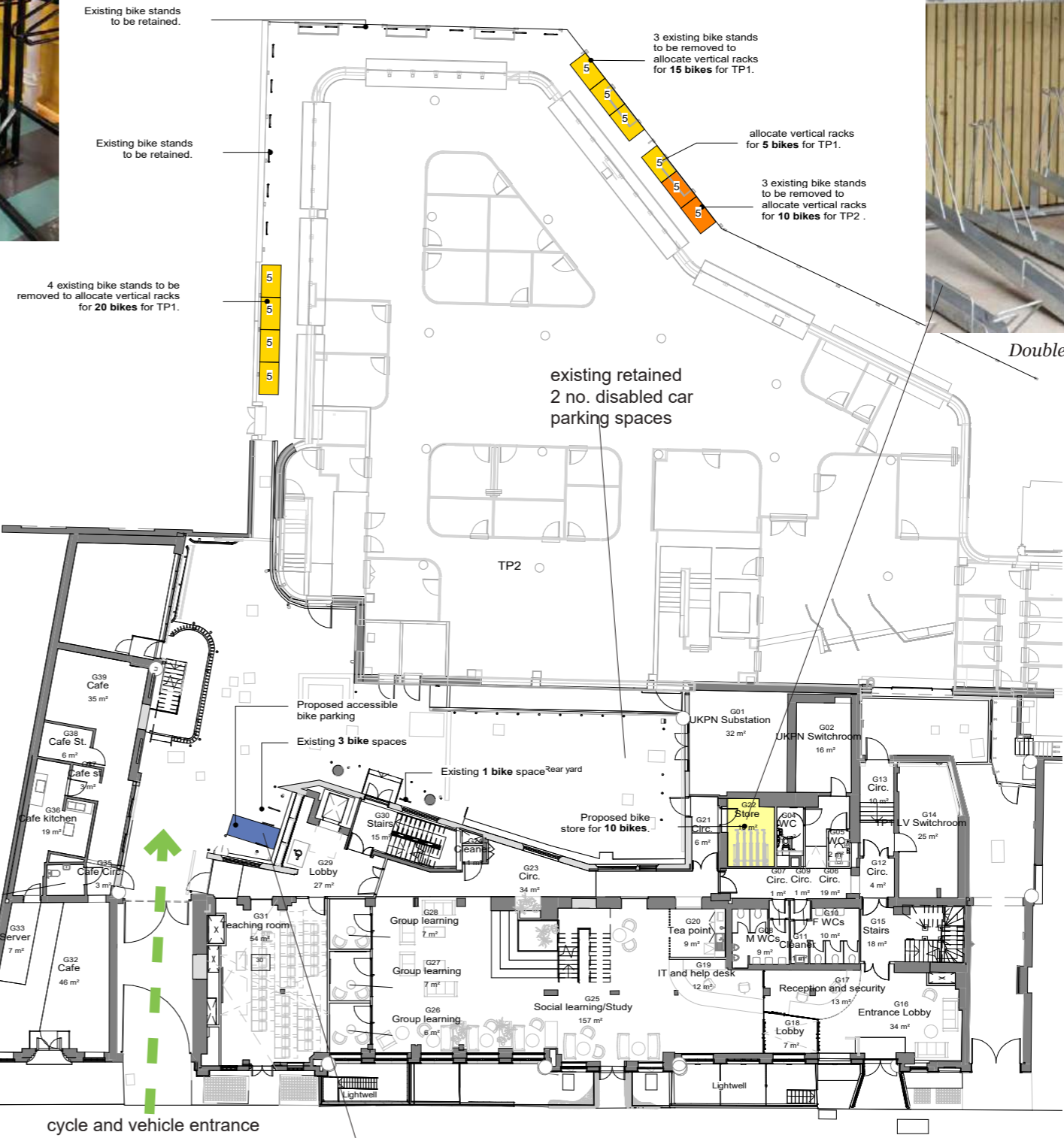
The proposal is to remove a number of the singular localised hoops around TP2 and replace with more efficient vertical racks to serve TP1. In addition a number of double tier racks will be provided internally with a managed priority based on need. This provides 51 spaces for TP1 which is in line with the SKA requirement based on occupancy.

A single accessible cycle parking space is planned for within the courtyard close to the lift.

4 no. showers are provided at lower ground floor level, one of which is accessible. Lockers are also available at this level numbers to match cycle parking spaces.



Vertical parking



Cycle parking location and type



Double tier parking

Proposed spaces available to TP1

51



Existing single hoops around TP2



Accessible cycle parking

28 Navigation Road
London
E3 3TG

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