

1.0 PROCESS

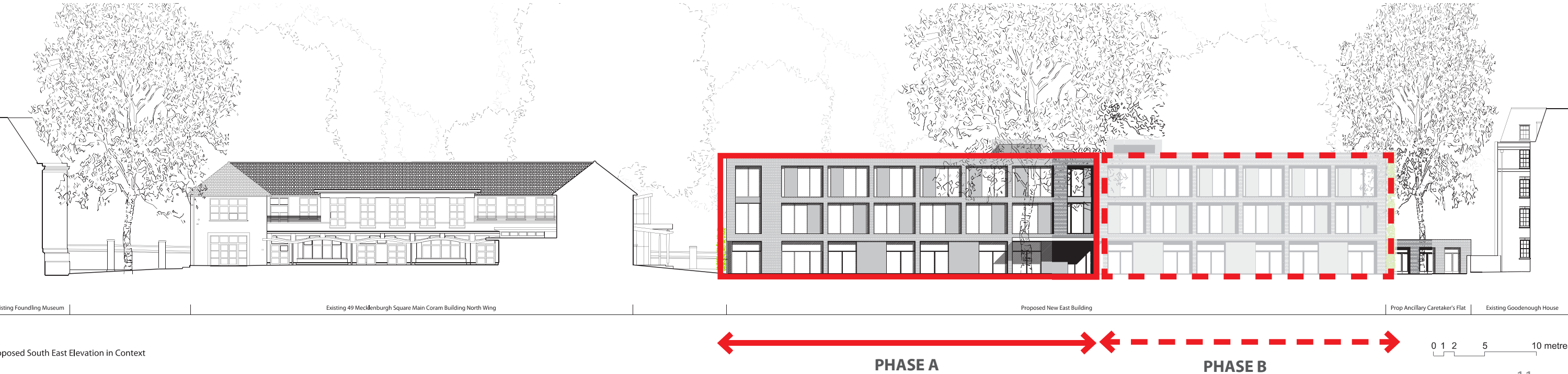
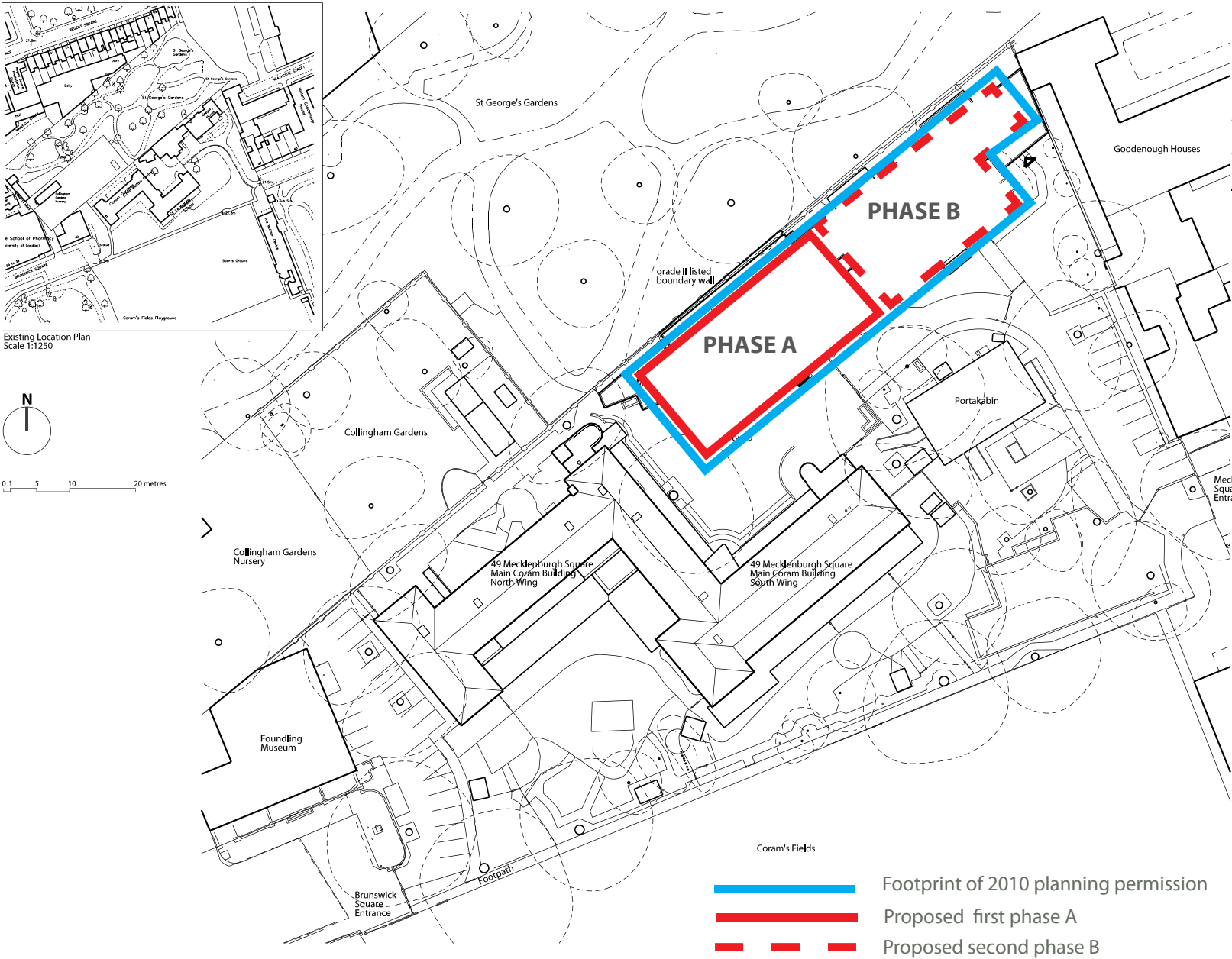
1.3 Design : Response to the Brief and Site

Proposed Phased New East Building

The proposal is to construct the New East Building in two phases A and B as shown. Only Phase A is the subject of this application.

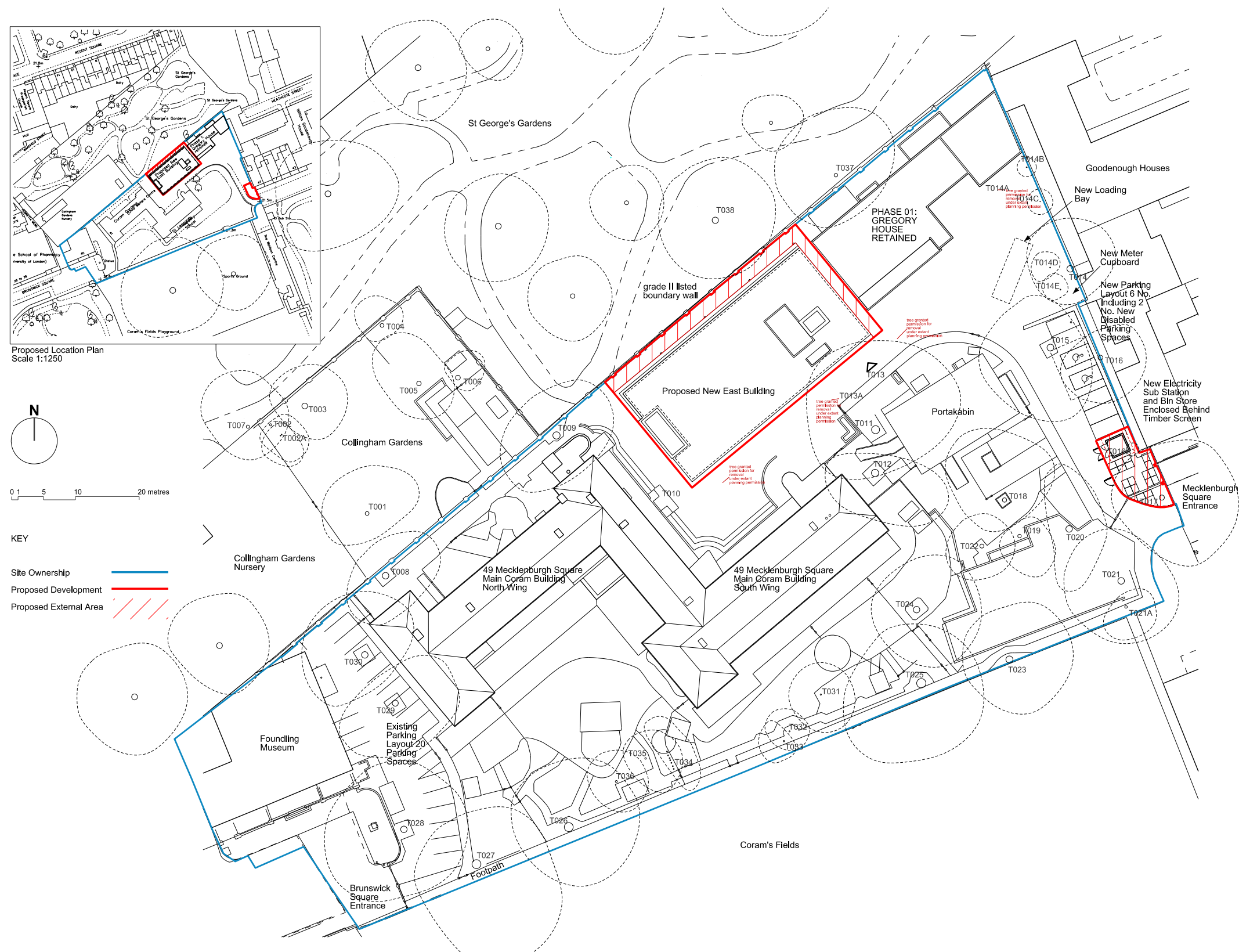
This phased strategy has been developed for the following reasons:

- Gregory House can be retained in parallel with construction of Phase A. This increases accommodation without disruption to existing services within Gregory House
- The original New East Building was designed to facilitate phased development:
- the entrance and core is located to serve phase A and then to become a central core for the entire building on completion of phase B
- The structural grid has been set out to allow for Phase A and Phase B division



1.0 Process

1.0 Design: Response to Brief and Site
Proposed Site Layout



2.0 USE

2.1 Coram

The present day work of Coram is the direct continuation of its objects at foundation as the Foundling Hospital in 1739.

Today Coram continues to champion the needs of vulnerable children and families and has evolved to include a range of services and research programmes:

- The Adoption & Permanent Families Services places and supports children with complex needs.
- The Supported Housing Services works with vulnerable young people in London aged 16-21.
- The Parenting Services model best practice in community and school based parenting and educational support and on site include partnership working with the Thomas Coram nursery and other local organizations.
- The Family Support Services provides community-based parenting support at higher tiers of need including specialist assessment at court interface.
- Education - Delivering a range of culturally inclusive services that can support the strategic development and training needs of extended school communities.
- Research & Evaluation Services that builds on the best current knowledge of what works in supporting children, young people and families.
- Coram Life Education provides a programme of PSHE education delivered thorough 4,000 primary schools across the UK

Advantages of existing site layout

- Close proximity to major transport nodes, (ten minute walk from Kings Cross/St Pancras)
- Remarkable open spaces preserved and maintained to create an oasis that gives a quiet and protected place for children and for focused work.
- Discreet entrances allow for the independent ‘comings and goings’ of the various activities.
- The main courtyard space provides a focal point to the site.
- Located within the heart of London close to London University, Coram enjoys many positive relationships with other like minded organisations such as the School of Pharmacy Centre for Paediatrics and other local charities.

Disadvantages of existing site layout

- The campus suffers from a lack of visibility from adjacent streets and is difficult to find and access.
- Piecemeal development with buildings not sharing a coherent relationship with each other and creating an inefficient use of space with no clear definition of front and back.

- Insufficient space for Coram to expand its services and a lack of space to attract complementary organisations to come and work on the campus.
- The campus is difficult to move around as a pedestrian, particularly when arriving from Brunswick Square.
- Safety and security – poor sight lines and enclosed areas in some places

2.2 Proposed New Building

The new building will be a flexible facility to support the development of Coram’s administration, training, outreach and research programmes. It is intended that the building will also provide space to attract other complementary organisations, with the aim of enriching the Campus’s profile as a centre of excellence. The building will allow for the practice of development and sharing by integrating clearly with the existing accommodation and by creating a stronger relationship with the external spaces to help signal the Campus’ presence within the urban setting.

The main entrance is located at the eastern end of the south east (‘front’) facade to serve a stair and lift core, to be visible from the entrance from Mecklenburgh Square and also visible from the new entrance path proposed as part of Phase 2 works related to the Therapy Pavilion. The internal layout has been left as open and flexible as possible with open plan spaces on each floor to allow for flexible fit out as changes are required over time.

3.0 AMOUNT

3.1 Area Schedule

Floor	Proposal
Ground Floor GEA	712m ²
First Floor GEA	710m ²
Second Floor GEA	665m ²
Third Floor plant area	33m ²
TOTAL GEA	2,120m ²
External Landscape Area	140m ²

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1.3 Design : Response to the Brief and Site
2010 New east Building

The diagrams outline the key site restrictions and opportunities that have informed the design from the start of the project to the present final scheme.

1. Mature Trees

Restricted by existing root sytsems:

The density of existing trees both on and around the site informed the positioning of the proposed building.



2. Position of Existing Buildings

Opportunity to replace existing footprint:

Through replacing the predominantly unused buildings - the mortuary and swimming pool - it is able to improve the efficiency of use. The footprint of Phase A matches that of the 2010 New East Building in terms of width and distnce from the boundary. In turn this footprint reelated to the Collett and Farmer building previously granted planning permission and implemented in 2010



3. Neighboring Buildings

Restricted by proximity to Goodenough House:

The gap between New East Building Phase A and Gregory House gives a visual conection between Coram Campus and St Georges Gardens



4.0 LAYOUT

Proposed Ground Floor Plan

