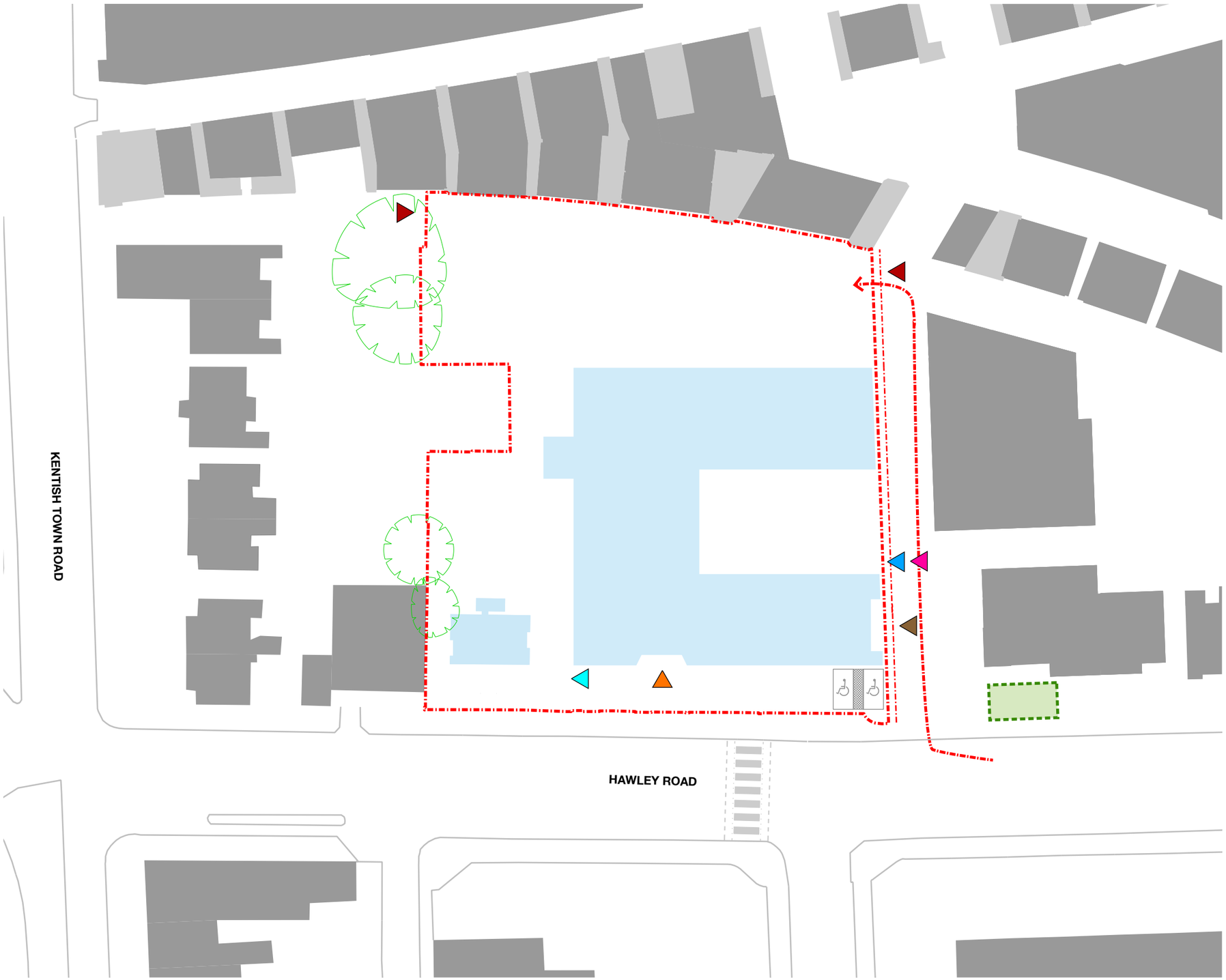
3.0 Layout

3.1 Site Organisation



Site Organisation
The site organisation responds to the existing and future context and principles of the wider masterplan. The key principles for the organisation of the site are:

1. Location and Context
The site layout responds to its location within the masterplan, and has consideration for the future access and infrastructure requirements of the full masterplan.

2. Access
Entrances are located in accordance with the outline permission with main entrance provided to Hawley Road and pupil's entrance to the consented pedestrian route, adjacent to the school and residential development. The entrance to the nursery and reception is provided off of the main visitor's entrance from Hawley Road and is highly visible from the staff reception and office areas.

3. Servicing
Service access is to be from a designated bay located off of the consented pedestrian route, in accordance with the outline permission. Bin stores and kitchen areas are located in close proximity to this.
Refer to section 7.0 and appendix C for further detail.

4. Emergency access
Emergency ambulance access to the playground to the South is provided by gates to both East and West boundary railings. Access and facilities for fire fighting will be through the provision of access to the perimeter in accordance with the recommendations of BB100. To that end access will be provided for fire service vehicles to 15% of the building perimeter.

3.0 Layout

3.2 Wider masterplan attenuation tank

The approved masterplan application included provision of 2 x attenuation tank locations within the school site. These areas, below ground, were excluded from the outline planning application for the school site.

The estimated capacity required is 520m3 but this will not be confirmed until further detailed design development is carried out on the wider masterplan. The potential of HS2 development also requires a level flexibility.

In order to safeguard the proposed soft landscape treatments and their associated build-ups, the area to the north-west corner will not be considered for siting the attenuation tank. 2 other areas of the site have been identified by the design team as potential areas for attenuation tanks as illustrated which will not impact the landscape proposals.

The attenuation tank zones are set back from the proposed building line by 500mm to allow for drainage runs. The tanks are accessible from manholes, the location of which will be confirmed later.

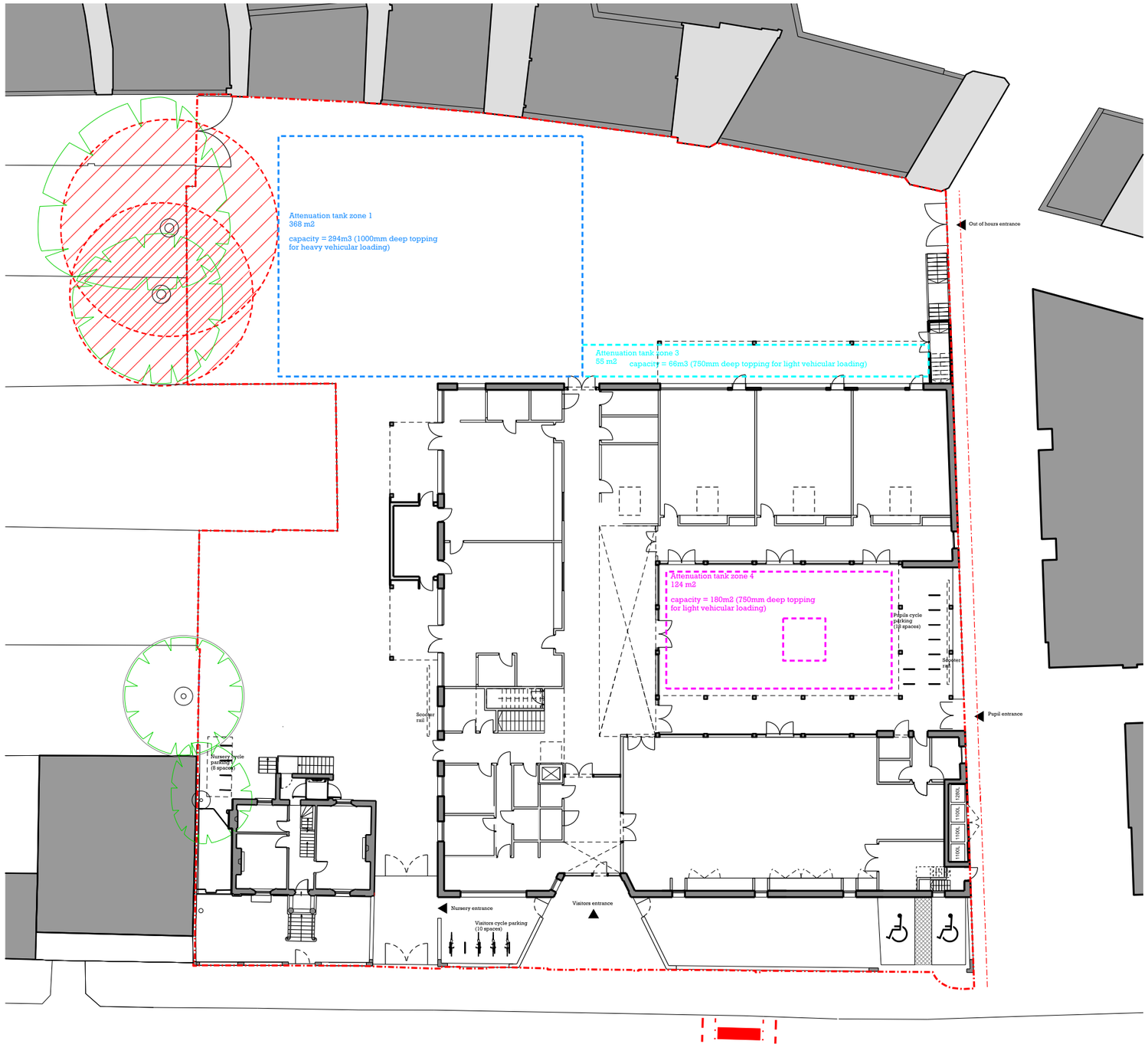
note: light-vehicular loading includes cars and small vans. this drawing is for illustrative purposes only.

zone 1 - under MUGA.
capacity = 294m3 (1000mm topping for heavy vehicular loading).

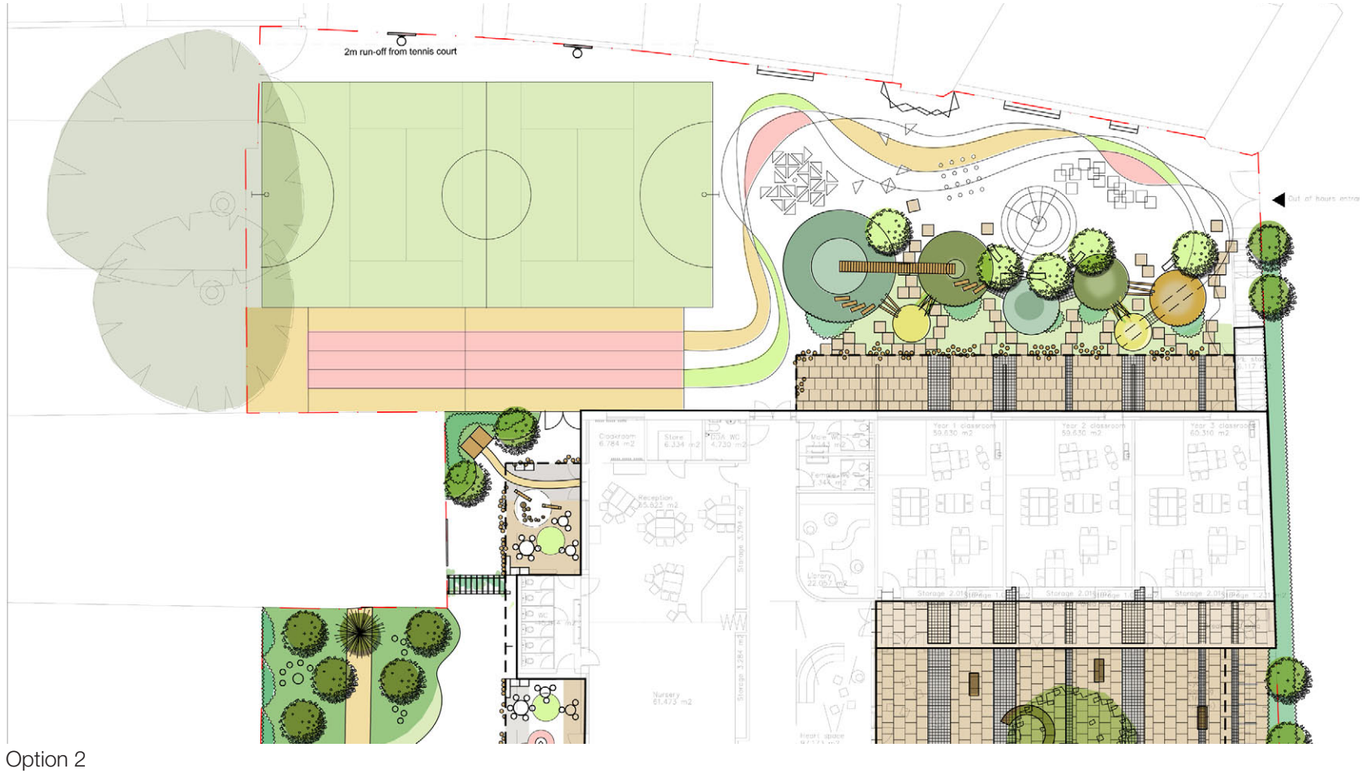
zone 2 - under external classrooms.
capacity = 66m3 (750mm topping for light vehicular loading).

zone 3 - under central courtyard.
capacity = 180m3 (750mm topping for light vehicular loading).

root protection zone.



Option 1



Option 2

3.0 Layout

3.2 HS2

The design team have been working with representatives of High Speed 2 to ensure that the proposed school can be delivered in 2016.

To date, discussions have taken place regarding the proposed High Speed 2 works to the existing viaduct and the potential implications on the proposed MUGA and external landscaping.

Negotiations with High Speed 2 are on-going.

The landscape proposal includes two options to accommodate the Multi Use Games Area (MUGA). Option one proposes a MUGA measuring 465 sqm. Option two proposes a smaller MUGA measuring 288 sqm which could be used as a ball court but also allows for improved circulation around the school building and the introduction of a running track.

The preferred option would be determined via a planning condition.

Please see appendix A for Landscape Statement

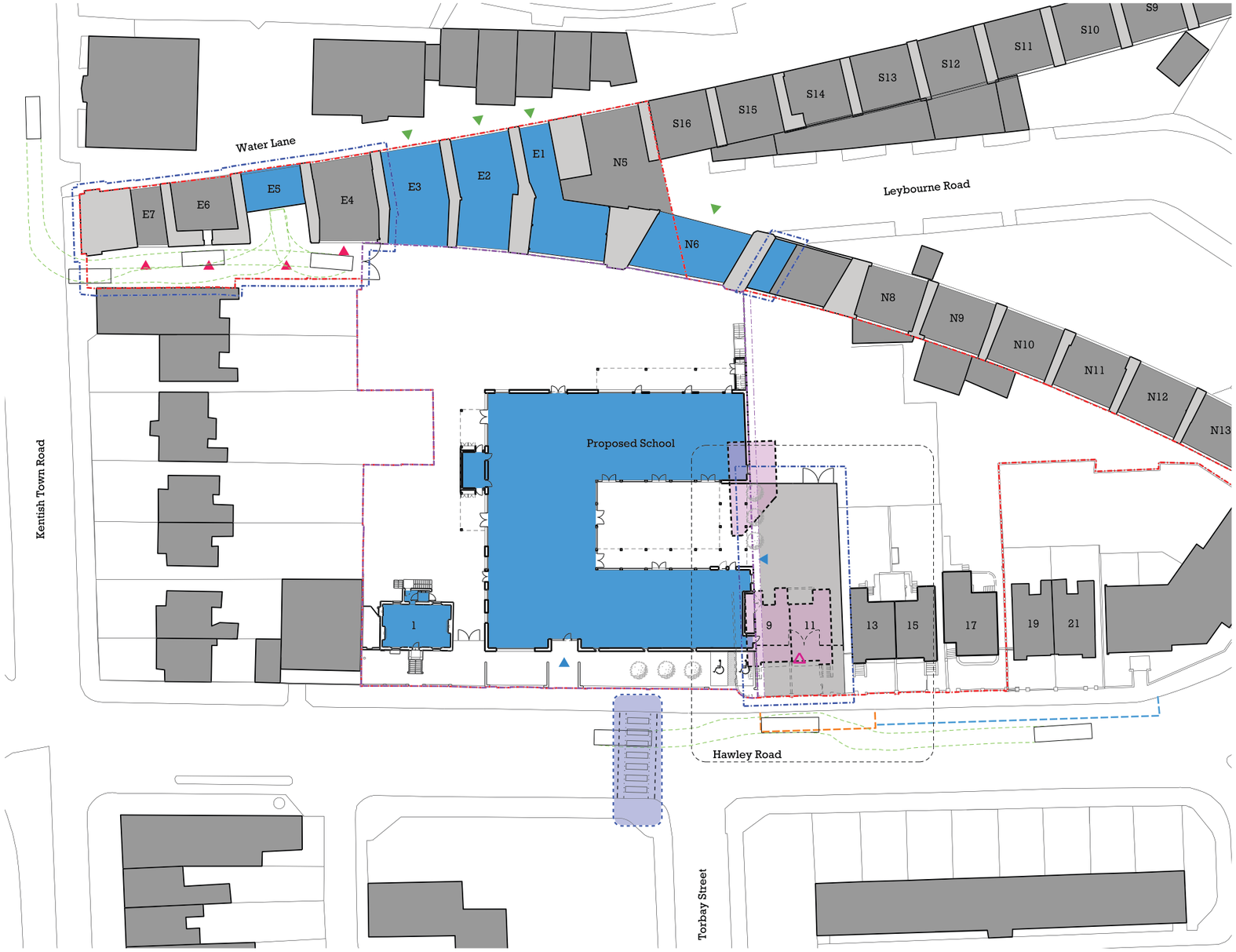
3.0 Layout

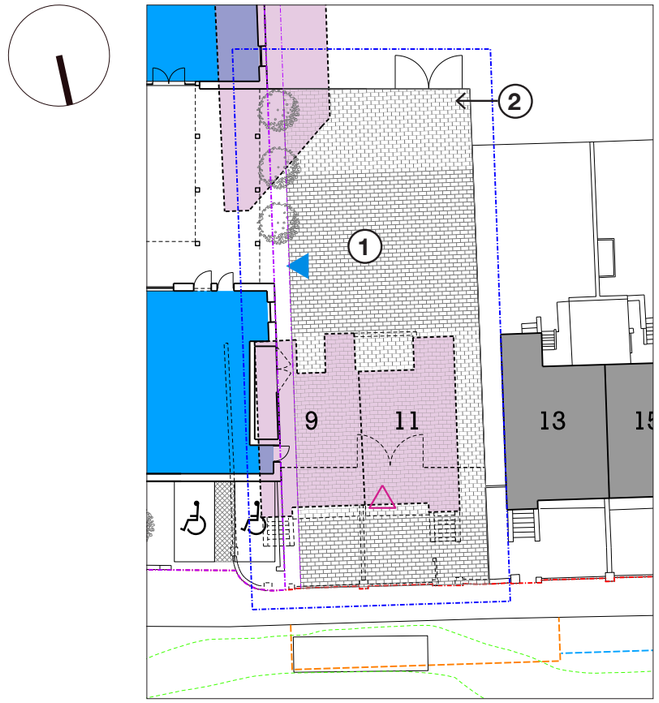
3.3 Interim school access

The strategy illustrated allows access to the school in the event of the rest of the masterplan not being delivered by the time the school is due to open. This has been agreed in principle with LBC Transport and Planning Officers. The area outside of the school gates would only be accessible during school hours and would not be used for play.

The interim strategy includes:

- The demolition of 9 and 11 Hawley Road to enable pedestrian access into the Western side of the proposed school building.
- On-street loading is also proposed in the short term. This will result in the loss of one on-street parking space.
- Alterations to arches E5, E3, E2, E1, N6 and N7 as per the approved masterplan.
- Stopping up of Torbay Street and Leyborune Road which will be the subject of a separate application.





School site boundary

Site B masterplan boundary

Existing building

Proposed new and refurbished buildings

Entrance gate to be closed out of school hours

Building required to be demolished for school delivery

School entrances

Vehicular access to be retained

New pedestrian access

Please refer to Arup feasibility study for further detail on Hawley Road crossing

(1) Example of tarmac treatment proposed

(2) Example of 'hit-and-miss' palisade fence treatment proposed

3.0 Layout

3.4 Accommodation Overview

Summary

The proposal is for a 1 form entry primary school to accommodate 210 pupils in 7 classes plus a nursery of 26 pupils, and a total projected 25 full-time members of staff.

The plan layout has derived from thorough consultation with Hawley Infant School, children and families of the school, LBC Schools and LBC School Design Advisor, SCABAL.

The ground floor accommodates classrooms, staff offices and entrance lobby, and an 18m x 10m multi-purpose hall as well as kitchen and storage area. The second floor accommodates years 4 and 5 classrooms and further staff facilities with year 6 and a practical teaching space at second floor.

Each classroom benefits from dedicated, external teaching space adjacent to each classroom, as set out in the Design Brief. Please refer to appendix A for information on the landscape design of these terraces. These are covered (see section 4.5 and 4.6 for further description of the elevations) by external shading and all classrooms also have internal, manually operated blinds.

Communal corridor widths are 2500mm throughout, exceeding the 1800mm BB99 recommendation. Limited areas of corridors to staff areas are 1250mm wide satisfying Part M requirements.

A platform lift is located centrally and in close proximity to the main stair, 1650mm wide by 1300mm deep that provides level, step-free access to all areas of the main school building.

Ground floor

Years 1-3 classrooms are located to the South of the ground floor plan. They are connected internally to the rest of the school by a 2500mm internal cloister which doubles as cloakrooms and break-out space. Each classroom has a dedicated external teaching space. WC's are located throughout the building and numbers are based on BB99 requirements depending on year group. Years 1-3, follows the BB99 recommendation of 1/20 pupils with 2 x WC, 2 x ambulant WC and a DDA WC provided.

A double height **'heart'** space is centrally located, east of a landscaped courtyard, and forms the main social hub of the school. The library is adjacent to this space.

The **nursery and reception classrooms** are located to the East of the main building, accessed externally (see section 3.1 for entrance points). Doors to the 'heart' space also connect the classrooms to the rest of the school. 5 x WC, 1 x ambulant WC are provided, in line with BB99 recommendation of 1/10 pupils. 1 x DDA WC is provided accessible from the internal corridor.

The **multi-purpose hall** is located to the North and is 18m x 10m in plan and 6.2m high, in line with Sports England recommendations. Table and PE storage is provided, directly accessible from the main hall space. The kitchen is designed with a servery providing direct connection to the hall. 1 x DDA WC, changing facilities and office area is provided here.

A **staff area** is located to the North-West corner of the main building containing visitor's reception adjacent to the entrance lobby, office space, head's office, medical inspection room and sick bay. The location of the office provides good visual connections to the visitor's entrance, bike storage provision and nursery and reception entrance. 1 x WC and 1 x DDA WC are provided here for staff, easily accessible from both office and hall.

First Floor

Years 4 and 5 classrooms are located at first floor, accessible from the main central stair and a deck corridor which over-looks the heart space. 2 x WC and 2 x ambulant disabled WCs are provided. This exceeds the BB99 requirement. A DDA WC is provided to the North further along the corridor. Again the 2500mm corridor doubles as cloakroom with a break-out area at the end of the corridor. Both classrooms have designated external teaching spaces. An external stair connects the south terrace with the playground below. This also provides alternative means of escape from this level. Further staff offices, a staff room and group teaching spaces are provided to the North. The staff room connects directly with a private staff terrace over-looking the listed building. A gallery overlooks the entrance lobby and hall below.

Second Floor

Year 6 classroom and a practical teaching space are located at second floor, accessible from the main central stair. Again each classroom has an external terrace with a 2500mm corridor doubling as cloakroom. A group teaching space and storage is also located at this level. 2 x WC and 1 x DDA WC are provided at this level. There are a further 3 external terraces at this level. Please refer to Appendix A for further information. Alternative means of escape from this level is provided via the stair to the north-west corner, accessed via the external terrace.

Fire Safety

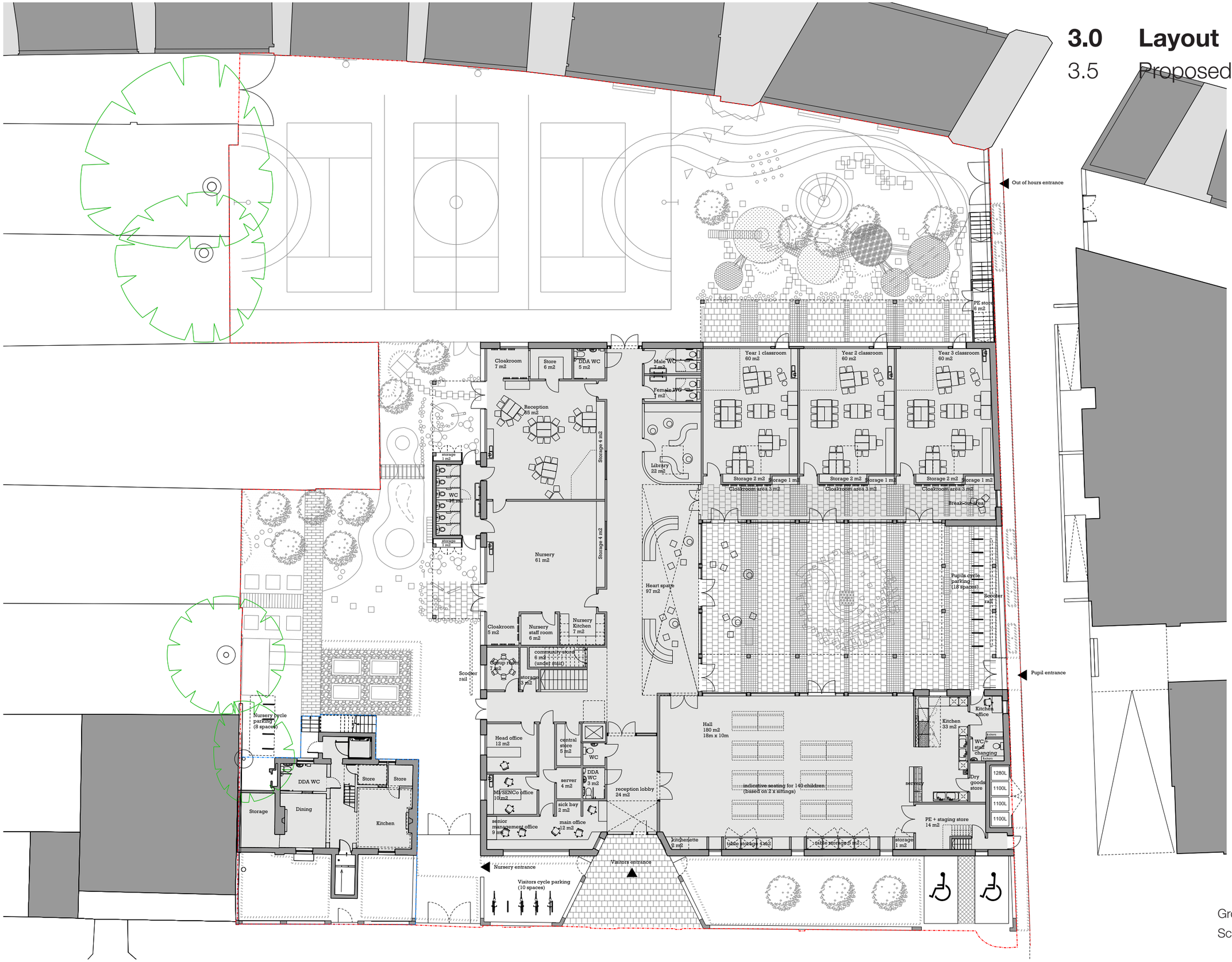
The current proposals have been made by following in general the guidance contained in BB100 Design for fire safety in schools. Where this guidance interferes with the architectural or financial aspirations of the project alternative solutions have been proposed. In developing the alternative approaches careful consideration has been given to ensure that the chosen solution satisfies the requirements for maintaining adequate standards of life safety.

Guidance in BB100 has been adopted for the means of escape assessment, with variation to the configuration of the main stair in that it does not discharge directly to atmosphere. This approach is based on the stair discharging to a circulation/ break out area with some furniture but not a permanent occupied area. This approach is considered reasonable on the basis that circulation/ break out area is of reasonably low fire risk (low fire load with limited sources of ignition) and that all ground and above ground rooms have alternative means of escape provision that are away from this area.

Certain corridors in the building will incorporate additional smoke detection in lieu of a cross-corridor separation, and in order to permit use as cloakroom and gallery/display use. The aim of a cross-corridor door is to separate the two storey exits so that a fire does not prevent access to both storey exits at the same time. However, the relatively short travel distances at above ground floors and the robust construction used for the walls enclosing classrooms will assist in the prevention of fire and smoke spread. In addition to this the additional automatic fire detection will alert any occupants to a fire in the early stages and therefore this arrangement is considered reasonable.

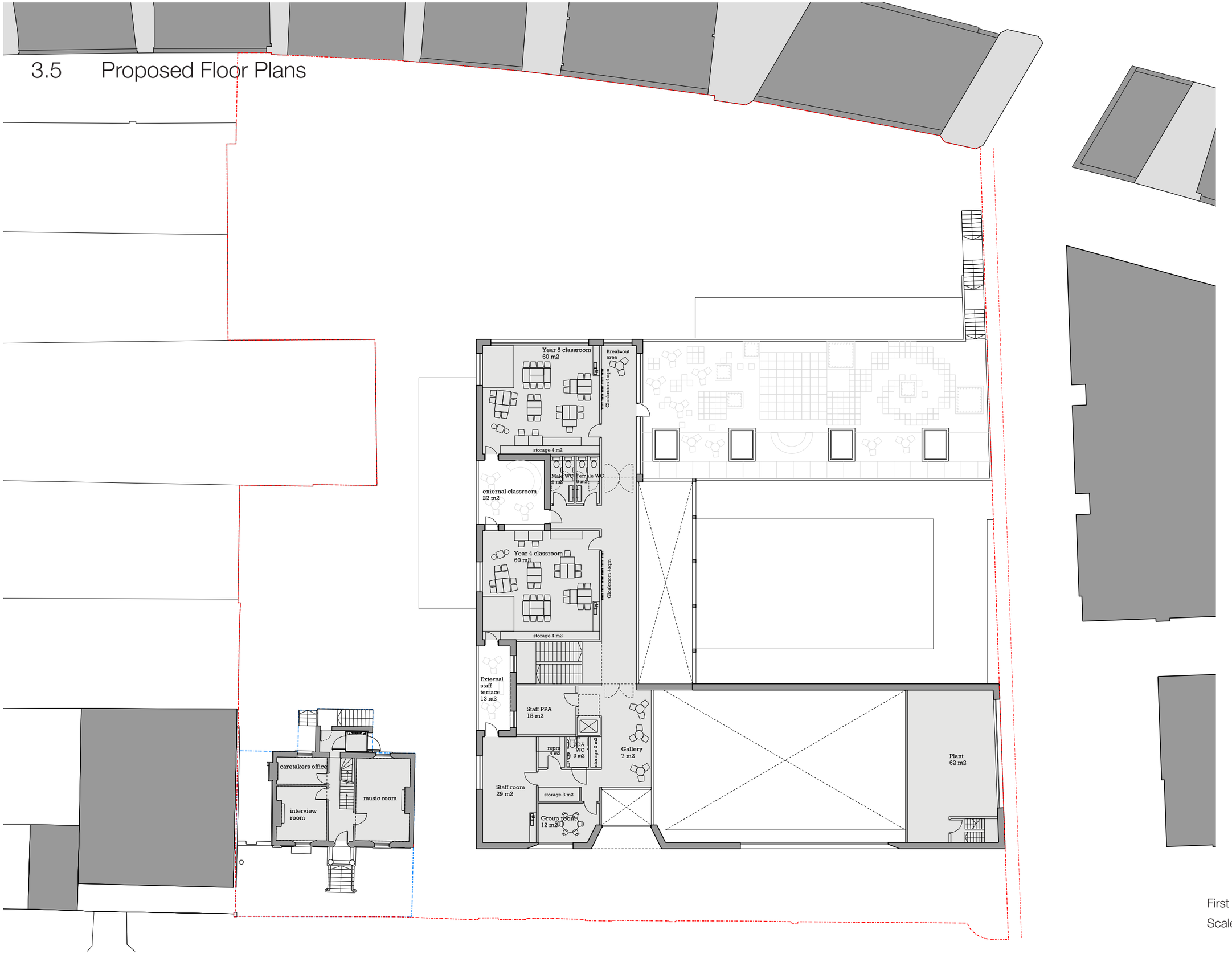
The proposal is predominantly of load-bearing masonry construction and spanning concrete plank and therefore has a level of fire resistance as required.

The maximum recommended compartment size is 800m2 and this is adhered to in all instances, noting that the first floor corridor/gallery communicates with both the ground floor Hall and the main ground floor corridor/break out area. Automatic sprinklers are fitted throughout.

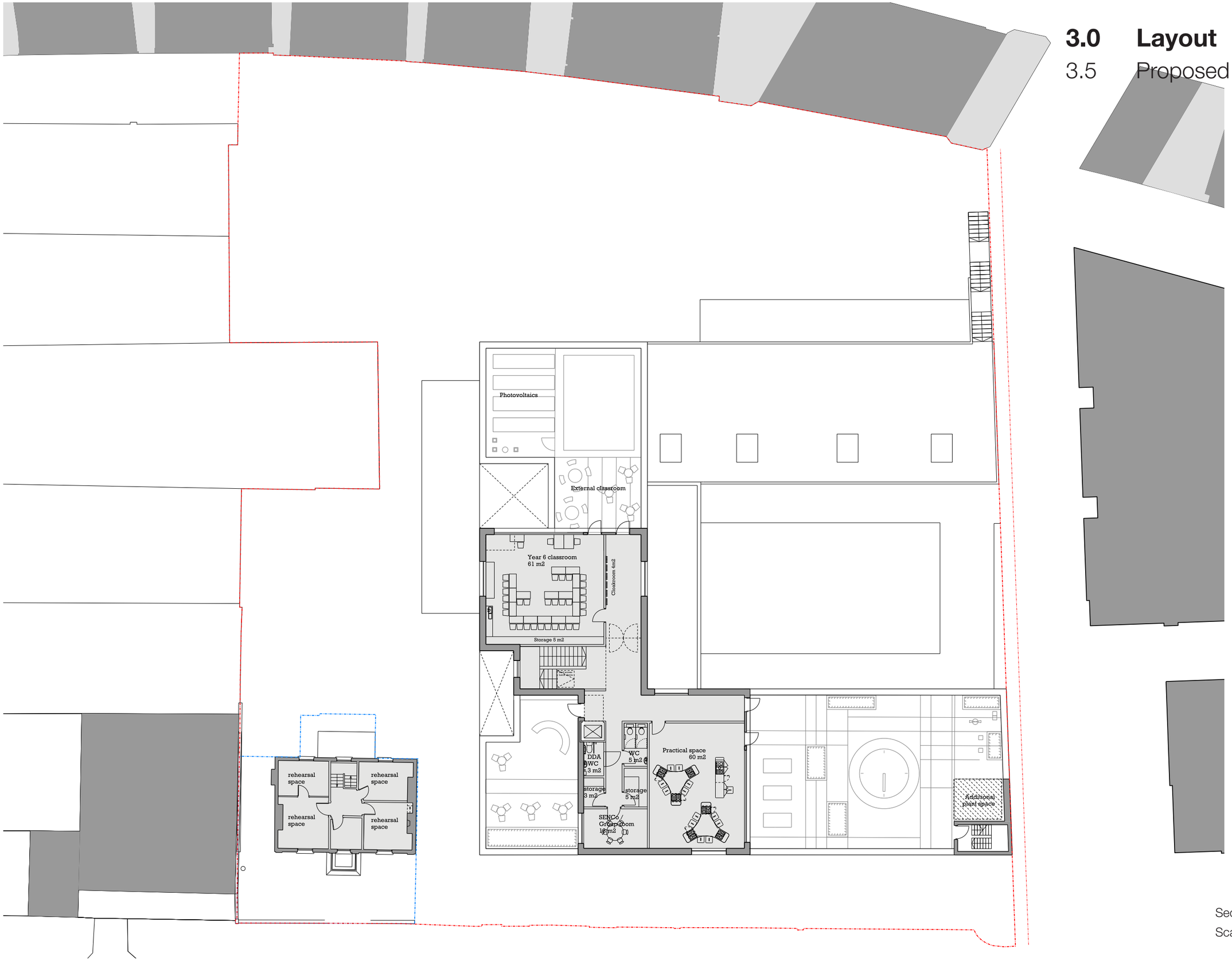


Ground floor plan
Scale 1:250

3.5 Proposed Floor Plans



First floor plan
Scale 1:250



Second floor plan
Scale 1:250