

PARLIAMENT HILL SCHOOL,
WILLIAM ELLIS SCHOOL and
LASWAP SIXTH FORM
Design and Access Statement
December 2014

ASTUDIO

Team:



ASTUDIO

ASTUDIO

T: +44 (0)20 7401 4100
F: +44 (0)20 7401 4101

E: info@astudio.co.uk
W: astudio.co.uk

The Tower Building, 10th Floor, 11 York Road, London, SE1 7NX, UK

ASTUDIO Team:



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Prepared by:

ASTUDIO

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introduction

1. INTRODUCTION

1.1 What the Design & Access Statement relates to

This report comprises the Design Statement for the redevelopment proposals for Parliament Hill School (PHS), NW5 1RL, William Ellis School (WES), NW5 1RN. It forms an integral part of the detailed planning application submission and should be read in conjunction with the accompanying Planning and Impact Statement and associated drawings.

The proposed development will be part New Build and part Remodelling and Refurbishment of PHS and WES, along with the development of a new building for the LaSwap sixth form consortium on PHS's site. The redevelopment is funded under the London Borough of Camden's (LBC) Community Investment Programme (CIP).

Parliament Hill School is a 6FE all girls community school located between Highgate Road and Hampstead Heath. There are 900 students in yrs 7-11 and 365 students in yrs 12-13. William Ellis School lies adjacent to PHS and is a 4FE, voluntary-aided, non-denominational comprehensive school for boys. There are 600 students in yrs 7-11 and 250 students in yrs 12-13. Both of the Schools are part of the LaSwap sixth form consortium, which also includes La Sainte Union School and Acland Burghley School.

Planning Permission and Conservation Area Consent is sought on behalf of the London Borough of Camden for the refurbishment and extension to the Schools, together with external landscaping and boundary enhancement.

The main priorities of the re-development are to address the issues of 1. Condition 2. Suitability and 3. Sustainability of the Schools' facilities.

1.2 Supporting Documentation

A number of other supporting documents have been submitted with the application and their findings have been taken into account in the scheme proposals. This report should be read in conjunction with:

- Full set of planning drawings
- Planning Statement
- Heritage Statement
- Sustainability Statement including BREEAM pre-assessment
- Tree Survey and Arboriculturalist Report
- Ecology Survey and Report
- Flood Risk Assessment
- Transport Assessment and School Travel Plan
- Construction Management Plan
- Archaeological Assessment
- Daylighting and Sunlight Assessment
- Noise Impact Assessment

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vision & design objectives

2. VISION & DESIGN OBJECTIVES

2.1 Education Statement

Educational need for development & public benefit

Parliament Hill School is a local authority-maintained secondary school, serving girls aged 11-16 years. William Ellis School is a Voluntary-Aided secondary school supported by a charitable foundation and teaches boys aged 11-16. The schools have a joint co-educational sixth form which operates as part of the La Swap sixth form consortium in Camden, in partnership with La Sainte Union and Acland Burghley. Together Parliament Hill and William Ellis cater for a total of 2160 students in the Highgate community with the majority of families living within a mile of the site.

Parliament Hill and William Ellis Schools consist of buildings dating from 1906 to more recent 21st century additions. Improvements to both sites are required not only for maintenance of the fabric of the buildings, but also to ensure adequate accommodation is available to meet the changing needs of the secondary curriculum. The school buildings on this site are a key contributor to the success of the educational provision in the Highgate community and while they still facilitate good standards of teaching and learning, they do not represent an educational environment fit for the developing curriculum.

The need for repairs, remodelling and rebuilding to enhance and extend the educational buildings is a longstanding priority for Camden Council, and both schools were set to benefit from government funding through the Building Schools for the Future programme. Cancellation of this programme in July 2010 resulted in the withdrawal of the central government funding offer, and the projects were halted at the Design Brief stage.

Significant investment is still required to overcome issues with facilities that are tired, and in some instances life-expired. In 2012 alternative funding for school improvement works was identified through Camden's Community Investment Plan (CIP). These funds are based on the level of works required to address priority condition and suitability issues. Following confirmation of this funding, the educational visions & design briefs were reviewed and updated for both schools as a starting point for the design process.

Both schools are under-sized when compared to government guidelines, and are unable to provide the recommended number and size of teaching spaces – particularly with regard to provision for practical subjects such as science, music, food technology and PE. There is a clear intent to increase collaboration on sixth form provision and develop closer working across both sites. The location and design of new facilities needs to support this fundamental objective.

The works proposed offer a once in a generation opportunity to create new energy efficient learning spaces with state of the art facilities such as science labs, music and performance spaces, food technology, sports hall and PE studios. The reorganisation of the site as a whole will also allow an increase in the amount of teaching space & external PE & social space for both schools.

The new facilities will also provide for a greater level of use by the wider community. Community groups already make use of the facilities at both schools outside school hours, and it is important that this offer continue – and expand, where possible.

Joint sixth form & La Swap building

For several years Parliament Hill and William Ellis Schools have used their physical proximity and common educational aims to create a joint co-educational sixth form offer as part of the La Swap consortium.

With a changing post-16 curriculum and different identity and space demands, the schools have identified an urgent need to provide a dedicated sixth-form facility. This was a fundamental part of the original BSF vision in 2010, and changes to sixth form provision since that time have increased the need for such a facility.

The new facility is seen as an opportunity to provide a more sustainable solution for sixth form provision in the community. The comprehensive nature of the works on the Parliament Hill School site presents the best opportunity to provide these dedicated sixth form facilities. Further, as the sixth form is operated by staff based at either Parliament Hill or William Ellis, it is critical that the new facilities be located at one or other school to enhance the current educational offer.

As part of the La Swap consortium, it is intended that this new facility will also offer a benefit to students across the La Swap sixth form through the provision of commons spaces, study spaces and a 'shop window' for the collaborative sixth form provision. This enhancement of the shared sixth form facilities at Parliament Hill and William Ellis, and the resultant benefit to the wider La Swap community, is a stated outcome of the funding given to the schools under the Community Investment Programme. The possible location for the sixth form building is therefore limited to Parliament Hill or William Ellis, rather than any other Camden secondary school.

A dedicated LA Swap building close to both Parliament Hill and William Ellis Schools delivers:

- i) Improved spaces for personal and collaborative study for the shared sixth form and wider La Swap community;
- ii) Social space off the main street and identified as sixth form, rather than part of the 11-16 cohorts;
- iii) Improved student management at both school sites. Sixth form students will need less frequent access to Parliament Hill & William Ellis schools as they will predominantly be based in the sixth form building. This will reduce congestion around the school sites, and reduce the numbers of students congregating at each school entrance;
- iv) Centralised administrative and support space for the La Swap consortium;
- v) A communal space suitable for daily sixth form use, support functions such as open evenings and parents' evenings, and the potential for timetabled use by the wider community.

Without this dedicated facility there is a risk that the educational offer at both schools will be restricted in the following ways:

- i) Sixth form students at Parliament Hill & William Ellis will continue to use timetabled study spaces within the main secondary schools – an arrangement which both schools regard as inadequate for provision of a competitive sixth form curriculum;
- ii) Lack of dedicated sixth form teaching spaces will result in a reduced or constrained curriculum offer, owing to restrictions on available space from continued timetabling pressures. This could adversely affect the future 6th form offer and make Parliament Hill, William Ellis and La Swap less competitive as Further Education providers.

Site constraints determining location

Identifying a location for a new building is not straightforward on either school site. Both sites are constrained by existing school buildings and outdoor play space, which together take up the majority of usable space for new construction. Additional consideration must also be given to the sensitive areas surrounding the sites, with regard to planning applications and development:

- Parliament Hill is bordered by William Ellis to the immediate North; Highgate Road to the East; Lissenden Gardens estate to the South; and Hampstead Heath to the West. The Western quarter of the school site, within the Parliament Hill boundary, is also designated Metropolitan Open Land, leased by the Corporation of London, on which permanent development is not permitted. To the east sits the open area and mature trees along Highgate Road. The site is also on the western edge of the Dartmouth Park Conservation Area;
- William Ellis is bordered by Parliament Hill school to the south, and Hampstead Heath around the rest of its boundary.

Both schools will also need to remain operational while construction takes place. This presents significant operational challenges for both the schools and future contractors, and the design proposals must be deliverable within these constraints.

Careful phasing of the construction works is critical if the schools are to maintain their current level of teaching and learning throughout the development, with minimal disruption. A fundamental principle is to minimise the number of movements of students between existing, temporary and new accommodation. Temporary accommodation may seem an obvious answer, but it will have implications on space, safety, budget and the experience of the students and their ability to learn. Money spent on temporary accommodation is likely to reduce the funds available for construction and therefore the scope of the refurbishment project.

The most efficient approach to this is to build new accommodation on parts of the site which are not currently developed before removing older buildings. This eliminates the need for multiple decants into temporary accommodation, and also maximises the funds available for new and refurbished buildings by eliminating irrecoverable spending on temporary accommodation.

The design proposals have incorporated these principles, and as a result present a master plan for development across both schools. A key requirement of this is the construction of new teaching accommodation before demolition and refurbishment of existing buildings takes place. To achieve the best outcomes from this project, development is restricted to the boundary with William Ellis School, the open tennis courts on the Eastern border with Highgate Road, and the South-eastern section bordering Lissenden Gardens and Highgate Road.

It is not feasible to locate the new facility at William Ellis within the scope of this project, for the following reasons:

- William Ellis is bordered by Hampstead Heath to the North, West and East, and Parliament Hill to the South. Any new development is restricted to the play areas to the rear of the school buildings. The school is already under-provided for with regard to external play space and so this is not a viable solution;
- William Ellis is under-provided for in teaching space across curriculum areas, even compared to Parliament Hill. An increase in the amount of general and specialist teaching accommodation for the 11-16 age groups must be a priority.

Location – Options appraisal

Five options were originally considered for the La Swap building as part of the Design Brief, and were assessed with regard to their compliance with the design priorities and wider Design Brief, and planning policy guidance. Please refer to adjacent site plan for these locations.

- A. Extension to East side of Performing Arts building [overlooking tennis courts & Highgate Road];
- B. New building opposite William Ellis' main building
- C. New building overlooking Hampstead Heath, between William Ellis and Parliament Hill schools;
- D. New building South East of the main Parliament Hill School building [overlooking the car park and Highgate Road];
- E. New building on the Western edge of Parliament Hill school site [overlooking Hampstead Heath].



Options D and E were dismissed as failing to meet the design priorities for the joint sixth form, and this is reflected in the final design brief. They were revisited in a detailed review of the site options during Spring 2014, the Pros & Cons are detailed in the table below.

Options	Pros	Cons
D	<p>Located to the front of PHS School- highly visible from Highgate Road;</p> <p>Separate, distinct identity for LAS can be created;</p> <p>Active frontage to Highgate road created by LAS, instead of the blank Sports Hall elevation;</p> <p>New drama spaces built on top of existing hall can provide flexible function space with view over the Heath;</p> <p>Planners more likely to support the scheme, although it does bring the building line forward.</p>	<p>Perceived as being integrated into the PHS site.</p> <p>Tight site circulation around the LAS building;</p> <p>Existing fencing to Highgate road and the existing Tennis courts could be left untouched (except for new entrance gate and access path to the Morant building) as no requirement to do works to these areas;</p> <p>Stairs & lift required, which will increase project cost;</p> <p>Temporary accommodation (and so additional cost) will be required as the construction of the LAS building is integrated with the Ribbon building and so in phasing it can't be finished early;</p> <p>High planning risk - Building line is brought forward & active frontage is created opposite Grove Terrace.</p>
E	<p>Existing 'green open space' to the front of the Morant building is retained;</p> <p>Low planning risk;</p> <p>Provides additional open space;</p> <p>Existing Trees are retained.</p>	<p>Perceived as being integrated into the PHS site - lack of distinct identity;</p> <p>Access to LAS shared with PHS's access to the Sports Hall & changing facilities;</p> <p>Existing fencing to Highgate road and one of the existing Tennis courts could be left untouched (except for new entrance gate and access path to the Morant building) as no requirement to do works to these areas;</p> <p>Phasing strategy- construction of the LAS integrated with the PHS Ribbon building.</p> <p>No opportunity for early completion of the LAS building, and so Temporary Accommodation will be required for WES/PHS;</p> <p>Ribbon building needs to be increased to three storeys in height- impact on the Morant building classrooms in the corner closest to the Ribbon building due to overshadowing;</p>

Options A, B and C were reviewed in greater detail to consider their feasibility as locations for the sixth form building. At this stage, Option A was ruled out and the pros & cons are as follows.

Options	Pros	Cons
A	<p>Located to the front of PHS School- highly visible from Highgate Road;</p> <p>Separate, distinct identity for LAS can be created;</p> <p>Located adjacent to PHS and WES;</p> <p>Low planning risk;</p> <p>Improves the architecture by both extensions coming forward- brings back the symmetry of the original Morant building.</p> <p>New entrance created for La Swap;</p> <p>Maximum teaching area built with smallest amount of secondary areas such as staircases and circulation;</p> <p>New drama spaces built on top of existing hall can provide flexible function space with view over the Heath.</p>	<p>Perceived as being integrated into the PHS site. The PA building would be shared between PHS and LAS;</p> <p>Splits up the PHS dance/ drama department- new spaces will have to be created to accommodate those displaced from the PA building;</p> <p>New circulation route to be created between PHS and the PA bldg;</p> <p>Increased disruption to the School during construction due to the integrated nature of the remodelling and new build works - PA building would be largely out of use during some phases;</p> <p>Existing fencing to Highgate road and the existing Tennis courts could be left untouched (except for new entrance gate and access path to the Morant building) as no requirement to do works to these areas.</p>

Options B and C were seen as feasible, warranting further investigation. It should be noted that at this point construction on the tennis courts had not been considered.

Following these initial discussions with the heads and governors from both schools and preliminary discussions, including a site visit with LB Camden's Planning Authority, options B2 and F were introduced and identified as feasible locations:

- B2. Remodelling of the Performing Arts building and/or new building to the West of the Performing Arts building;
- F. New building to the East of the Parliament Hill building, on existing tennis courts

Options B, B2, C and F were identified as feasible locations (refer to adjacent site plan), and were taken forward to the design feasibility stage. A more detailed assessment of the pros and cons of each of these options was undertaken with the heads and governors at both schools, facilitated by the design team.

Options	Pros	Cons
B	Separate entrance for La Swap at GF, lift & stairs to 1F & 2F La Swap facility. Roof terrace could be a positive; popular in bars etc	Negative impact on WES entrance areas; 2-3 storey bldg directly opposite WES entrance contradicts the design brief intentions; External courtyard can no longer be provided as facility is on first floor. Possibility of roof terrace, but this is a less accessible choice, less attractive to La Swap students; Hidden - not an obvious La Swap facility; Threat to PHS - external sports facilities are left untouched, no new provided; La Swap students will have to use already congested WES entrance; Minimum 2 storeys high, and requires relocation of dining block.



B2	La Swap accommodation increases by 100sqm.	Expensive – undoing purpose built PA building works; Circulation – serious issues, H&S risk. Building creates a 'roadblock' to non-La Swap students accessing dining hall. Ribbon building becomes 'monolithic', as PA accommodation has to be re-provided there. Increased concentration of students in the bldg. Not supported by PHS. Impacts negatively on circulation & impact on neighbouring teaching spaces. Additional planning risk associated with Lissenden Gdns; Additional envelope works required – windows overlooking WES. Tried to avoid this in original design;
C	As Option E	As Option E, Also, Access – either through congested WES entrance, or via Heath. Presents issues for student safety if using secluded entrance onto heath, especially on dark evenings.
F	A separate building creates a distinct identity for La Swap; Separate access from Highgate Road, therefore building can be accessed without going onto WES or PHS site; Land can be easily separated from PHS site Building is easily accessible from La Sainte Union and Acland Burghley, with no need for students to access PHS/WES; Single storey building- no requirement for stairs/ lifts. Allows retention of existing trees; Supports project phasing strategy – La Swap can be built first and used as temporary accommodation for subsequent phases of WES/ PHS.	High planning risk (note likely local opposition).

On balance, Option F remains the most viable for location of the building. Out of all options it complies most closely with the educational need and priorities for the new facility, as detailed in the design brief. The only negative consideration was the perceived high planning risk of introducing a building in this area.

Opportunities & public benefit

In developing the design proposals for a building in the preferred location, the design team has sought to enhance the relationship of the Parliament Hill and William Ellis School sites with Highgate Road, Dartmouth Park Conservation area and nearby Hampstead Heath.

- Introducing the new building provides an opportunity to open up views of the 1906 red-brick Morant building, currently obscured from view on Highgate Road by a tired and unattractive timber fence. By introducing fencing of a civic appearance (such as would be found around a London square), the fine frontage of this Edwardian building can be revealed to the street;
- The land in front of the Morant building is currently given over to two tarmac play areas (used for tennis and other PE activities). In the process of designing the new building – which would approximately occupy the space of one of these play areas – the remaining area can be returned to green, soft landscape and provide an improved, civic approach to the Morant building;
- The current entrance arrangements for Parliament Hill School are less than satisfactory, with vehicle and pedestrian access closely located to each other at one end of the site. As part of the landscape improvements, the design team has developed plans to reinstate the natural pedestrian entrance opposite the main entry to the Morant building. This creates the original sense of occasion in arriving at the Parliament Hill school site, since lost in the iterative site changes made over the years;
- The need to provide these facilities presents an opportunity to create a building that responds to the local context, in echoing the civic presence of Parliament Hill School, and the green space beyond in Hampstead Heath. Detailed design options to achieve this will be developed, but it will include use of 'green walls' and the concealment of windows onto the street, to remove any sense of overlooking into or out from the building;
- Parliament Hill School is proud of its status as a community school, and the proposed new building provides opportunities for increased

involvement of the local community in the life of the school, and vice versa. The school already hosts a number of community groups through out of hours lettings, and these modern facilities – easily accessible from Highgate Road – provide new premises for community education groups and wider use;

- The proposed building design provides 6th form students with a much-needed indoor commons space, and outdoor social space. Both of these are lacking in the current set-up within Parliament Hill & William Ellis Schools, with the result that students often congregate elsewhere – particularly on Highgate Road, and the entrance to William Ellis School / Hampstead Heath. Provision of these spaces will give sixth-form students their own social space, separate from that enjoyed by the single-sex main intake at both schools, and encourage congregation on the school site rather than outside it;
- A new sixth-form building at the front of the site presents an opportunity to redirect students from the over-crowded Parliament Hill & William Ellis school entrances, by providing their own off-street entrance to the new building. Further, the proposed design includes staff offices adjacent to the sixth-form entrance, providing a level of passive supervision by staff. These design features will ease congestion at existing school entrances, and encourage an acceptable standard of behaviour from students entering and exiting the site under staff supervision.

2.2 Brief

The CIP, launched in November 2010 is a 15 year plan to invest money in schools, homes and community facilities, using funding raised by the sale of buildings or land that are under used or expensive to maintain. As part of this programme the main priorities of the project are to address building needs at Parliament Hill School, William Ellis School and LaSwap:

1. Condition

To deliver buildings that meet DfE condition standards grades A (excellent) or B (good).

2. Suitability

To improve the school accommodation spaces where feasible to better facilitate the delivery of teaching and learning

3. Sustainability

To maximise the energy efficiency of the site to enable the Schools to reduce their carbon emissions and improved energy performance

2.3 School Vision

Parliament Hill School:

The redevelopment of Parliament Hill School offers the following opportunities:

- Address the existing condition and suitability issues,
- Maximise the energy efficiency of the site (in both existing and new build elements),
- Create a bespoke, benchmark building that allows the school to deliver their learning and teaching vision- 'to be recognised as a national centre of excellence and innovation for girls' urban education',
- Create an active and educational landscaped setting, enhancing the School's setting next to Hampstead Heath.

William Ellis School:

The redevelopment of William Ellis School offers the following opportunities:

- Address the existing condition and suitability issues,
- Maximise the energy efficiency of the site (in both existing and new build elements),
- Re-organise the existing spaces to provide a clear organisational layout and introduce some larger spaces to act as pastoral bases,
- Provide additional learning and teaching spaces,
- Create a central heart for the School,
- Identify opportunities both for now and for the future

LaSwap Sixth Form:

- Provide a LaSwap 'headquarters', with a base for the dedicated staff, admin and training facilities for the LaSwap consortium,
- Create an identity for LaSwap, with a strong presence in both the immediate and broader Camden communities,
- Provide teaching and learning spaces for PHS and WES sixth form within the new building,
- Provide a dedicated social space and new state-of-the-art private study and independent learning spaces

2.4 Design Objectives

The Design Objectives for PHS in terms of addressing the suitability issues are to:

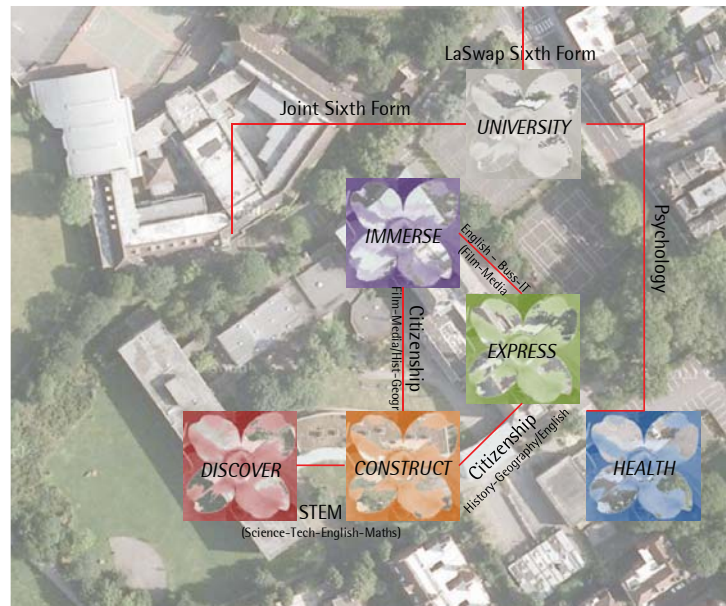
- Create a wider range of learning spaces, including more large spaces so that the school accommodation is flexible and adaptable- both in the new build spaces provided but also in the re-modelling of the existing spaces.
- Provide new Sporting facilities and Hall spaces, which can also be used by the local community out of school hours.
- Provide a variety of dining choices- from halls to more informal kiosks.
- Well designed external spaces for learning and social activities.
- Provide two new Multi-Use Games Areas (MUGA's).

The Design Objectives for WES in terms of addressing the suitability issues are:

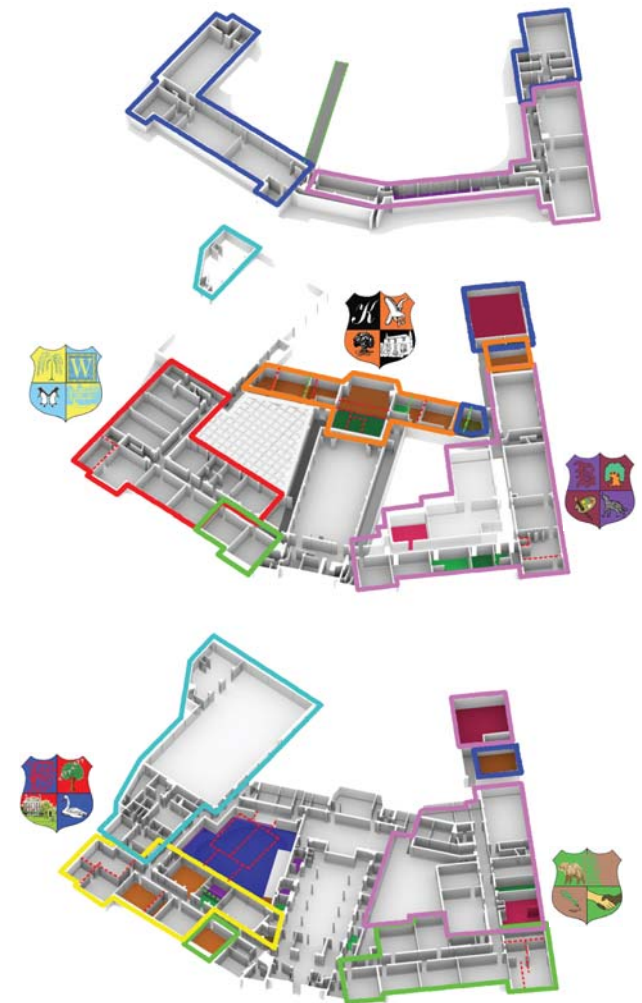
- Re-organise and clearly define faculties and provision of House and year group areas.
- Create a wider range of learning spaces including more large spaces so that the school accommodation is flexible and adaptable- both in the new build spaces provided but also in the re-modelling of the existing spaces.
- Provision of a Food Technology space, as none exists at the moment.
- Provision of a dedicated Drama space.
- Improvement to the circulation routes and disabled access provision.
- Improvements to Student toilets and changing rooms, including more provision for girls.
- Improvements to the Dining provision.

The Design Objectives for LAS in terms of addressing the suitability issues are to provide the following:

- Private study/ independent learning space.
- A coffee shop/ university style area for refreshments and more relaxed study.
- Dedicated external space.
- Seminar learning spaces for 6th Form students currently at both Parliament Hill and William Ellis Schools.
- Administration offices for LaSwap, the Joint 6th Form, senior staff and careers advice.
- Training and Development space including for visiting external groups/ teacher training.



PHS concept diagram showing organisation of learning clusters & LAS



WES isometric diagram showing the re-organisation of the internal spaces

3

site analysis

3. SITE ANALYSIS

3.1 Urban Context

Parliament Hill and William Ellis Schools lie adjacent to each other, within the Dartmouth Park conservation area. Highgate Road lies to the east and Hampstead Heath to the west. To the south of PHS lies the mansion blocks that comprise Lissenden Gardens, whilst to the North of WES lies Hamspead Heath's staff yard.

Grove Terrace, with its Grade II and Grade II* listed terraced Georgian houses is set-back from Highgate Road on elevated ground, facing the southern part of the PHS site.

The green open space between the Heath building on PHS and the Heath is designated Metropolitan Open Land and is leased to the School from the City of London. The WES buildings are set well back from Highgate Road and not very visible from this frontage, but instead are more visible when looking from the Heath.

The site area of PHS is 2.5 hectares in size, whilst WES is 1 hectare.

The designated views to St Paul's from the gazebo at Kenwood House lie above the site- at approximately 30m above the height of the highest point of the existing buildings.

The all girl's school La Sainte Union (Grade II listed) is situated on the eastern side of Highgate Road just north of WES. La Sainte Union is the third school in the LaSwap consortium with the fourth being Acland Burghley at Tufnell Park.

The conservation area around the schools is predominately residential with the most significant buildings close to the School sites being Grove Terrace with its rhythm of narrow frontages in yellow stock and brown brick 'bookended' by slightly larger houses with rendered ground floors and the Edwardian Mansion Block Estate of Lissenden Gardens which are built in the Arts and Craft style with orange red brick; white balconies with french doors and wrought iron balconies and white render to the top storeys facing PHS.

Integral to the area's character are also the green open spaces provided by the Heath and the mature trees that line Highgate Road. The buildings are generally set back along Highgate Road, enhancing the open semi-rural feel of the area.

The single story caretaker's house is located within the zone of open land at Highgate Road.

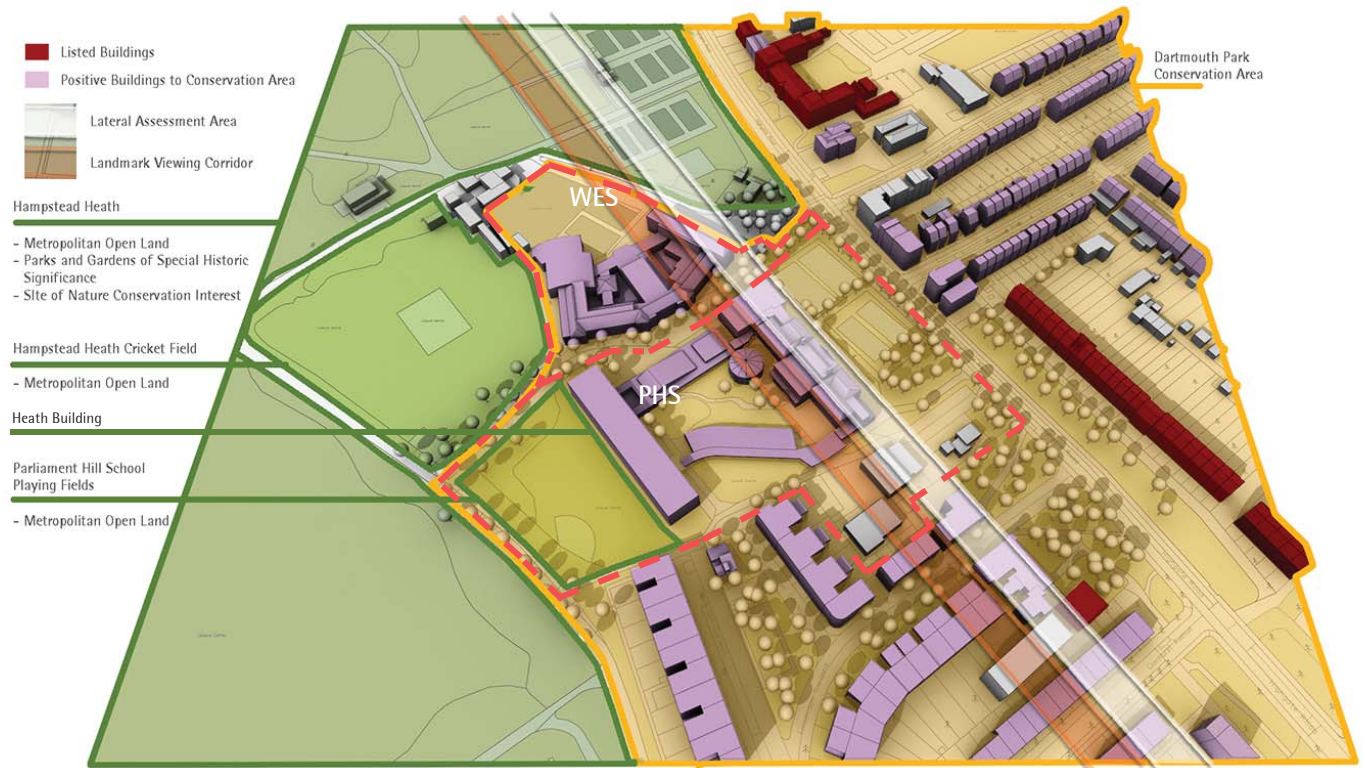
For more information on the characteristics of the surrounding area and how the proposals respond to it please refer to the Heritage Statement in section 3.5.



Grove Terrace

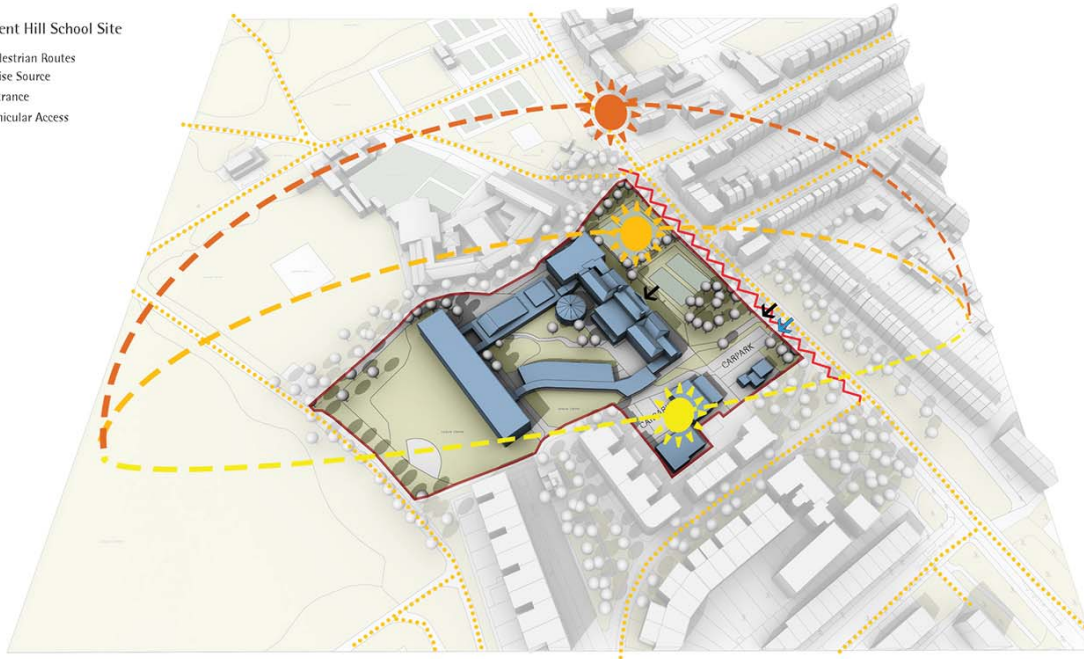


Lissenden Gardens



Parliament Hill School Site

- Pedestrian Routes
- ~ Noise Source
- ← Entrance
- ← Vehicular Access



PHS Site Analysis- Access/ Sunpath

Access

The main vehicular access to the school site is via Highgate road. Adjacent to this is the pedestrian access, which has a dog leg barrier to prevent students from being able to run straight from the site into the road.

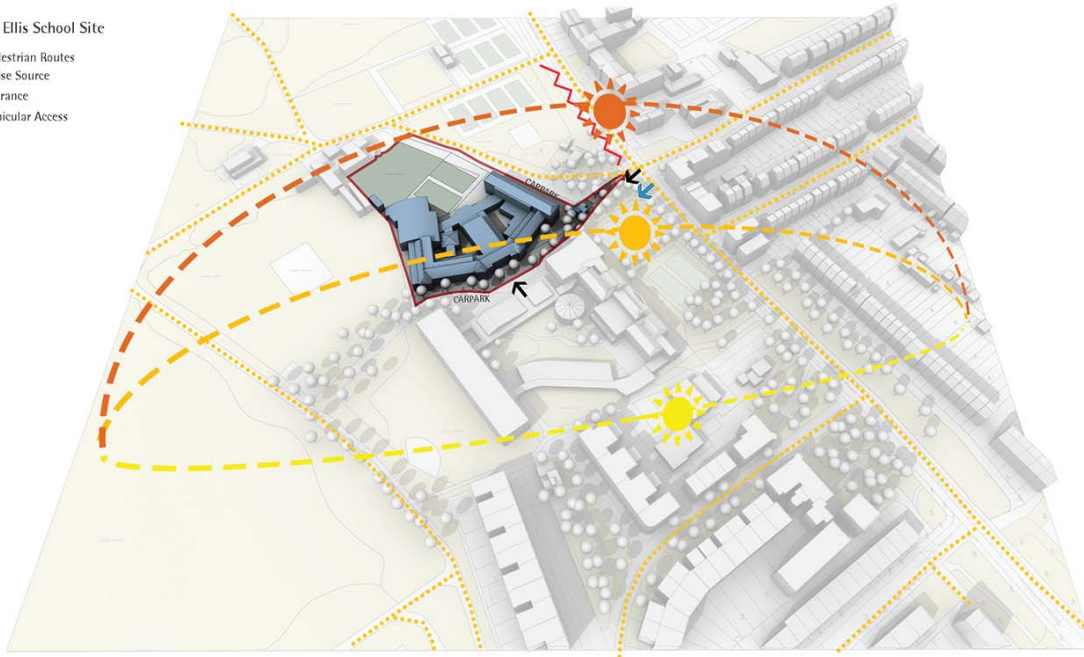
Sunpath

The general sunpath of the site is indicated in the diagram to the left. The main classroom blocks- the Morant, Performing Arts and Heath buildings are orientated north/east south/west, whilst the courtyard building faces north/south.

The 1957 Heath building in particular suffers from excessive solar gain during the summer periods.

William Ellis School Site

- Pedestrian Routes
- ~ Noise Source
- ← Entrance
- ← Vehicular Access



WES Site Analysis- Access/ Sunpath

Access

The main vehicular access to the school site is via Highgate road and is shared with the pedestrian access.

Sunpath

The general sunpath of the site is indicated in the diagram to the left. The main classroom wings are orientated south/east; north/east and south/west

3. SITE ANALYSIS

3.2 Site Conditions & Constraints

General:

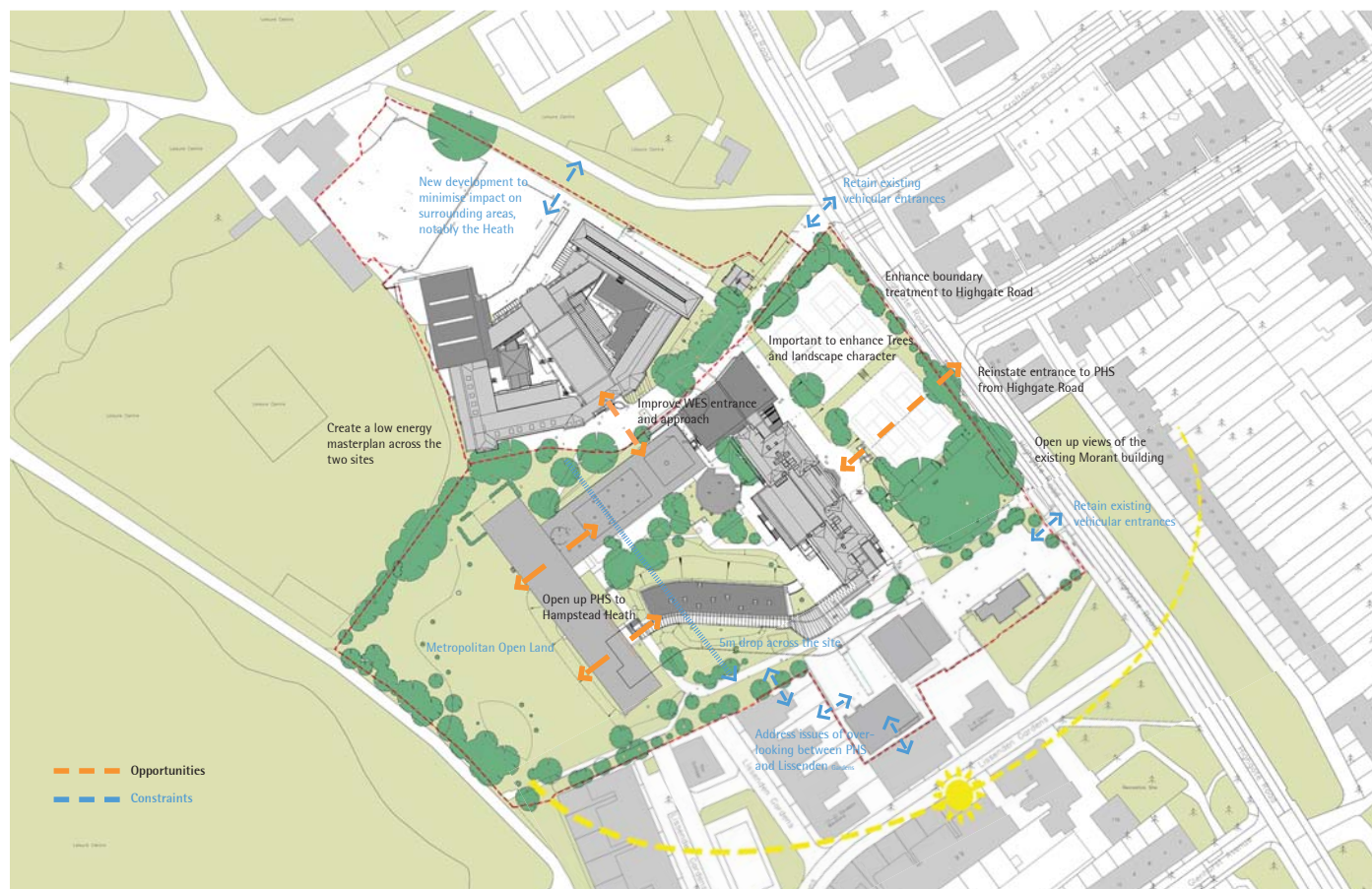
An important aspect to the proposed development is that it has to be constructed around 'live' school sites and need to minimise disruption to both WES and PHS pupils and staff.

PHS:

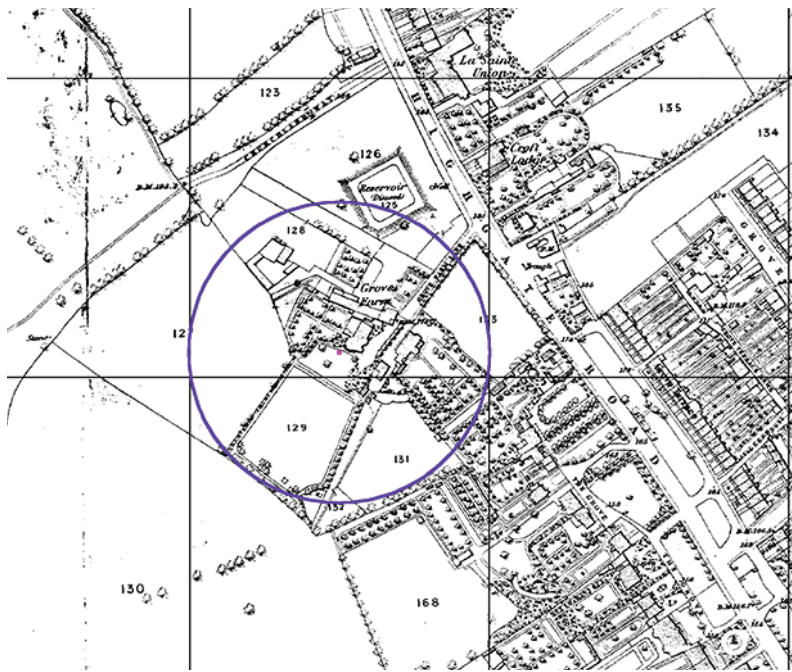
- The line of the existing Heath building forms the boundary to the MOL although this land can be landscaped, no buildings will be permitted.
- With the exception of the single storey caretaker's house, the existing building line is set back from Highgate road. By using the site levels there maybe an opportunity to build a single storey building on the Tennis court land, providing a street presence to Highgate road.
- The existing Heath building currently blocks any views of the Heath from the rest of the site. The re-development is an opportunity to bring back views and connection from the Morant building to the Heath.
- The existing Edwardian Morant building was symmetrical, however the addition of the Performing Arts building means this symmetry has been lost. This project provides an opportunity to make it symmetrical again with the addition of a new building at the south east corner.
- The existing site slopes up towards Parliament Hill. This offers the opportunity to work with and use these levels in the proposals.
- The existing close boarded timber fence, screening the tennis courts from the street, doesn't create a very attractive frontage to Highgate road- a more visually permeable boundary treatment could provide attractive views from the surrounding public realm into the school site, once the tennis courts are relocated.
- The Lissenden Gardens buildings sit close to the south-east boundary, any buildings proposed here need to take this into account and address the issues related to sunlight, daylight and overlooking.

WES:

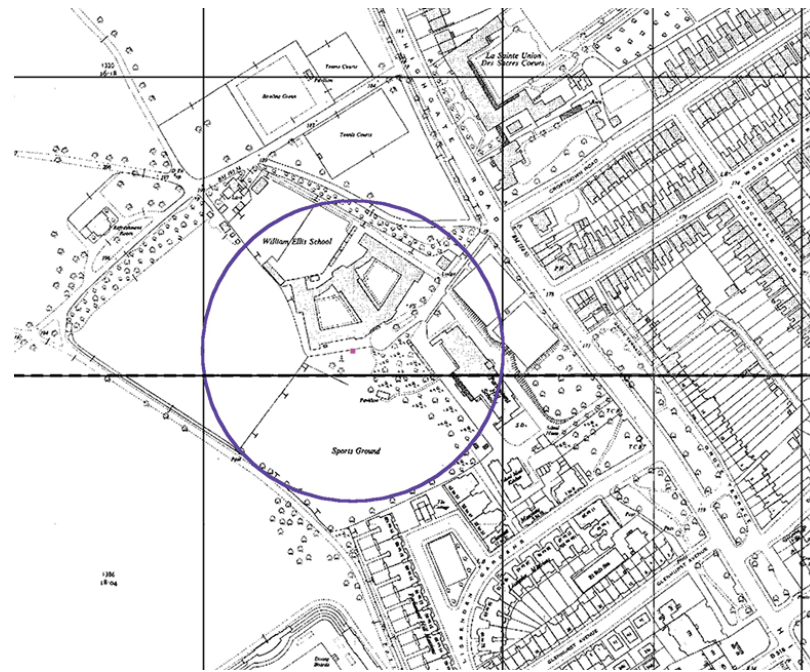
- The existing buildings are set back from the road with no street frontage.
- The site can be viewed from the Heath and so any new build element must be carefully designed to ensure no detrimental impact in these views.
- The site is very restricted in terms of area and has already had several additions and modifications to the existing building in order to maximise the amount of accommodation provided.
- There is an opportunity to set-out a coherent masterplan and principles for the overall redevelopment of the site.
- With the concurrent redevelopment of the PHS there is an opportunity for both Schools to enhance and redevelop the boundary between the two Schools.
- Due to the restricted nature of the William Ellis School site, the new Sixth Form centre for LaSwap is to be located on the adjacent Parliament Hill School site. The relocation of the Sixth Form accommodation to the PHS site frees up some additional area for the school within the existing buildings.



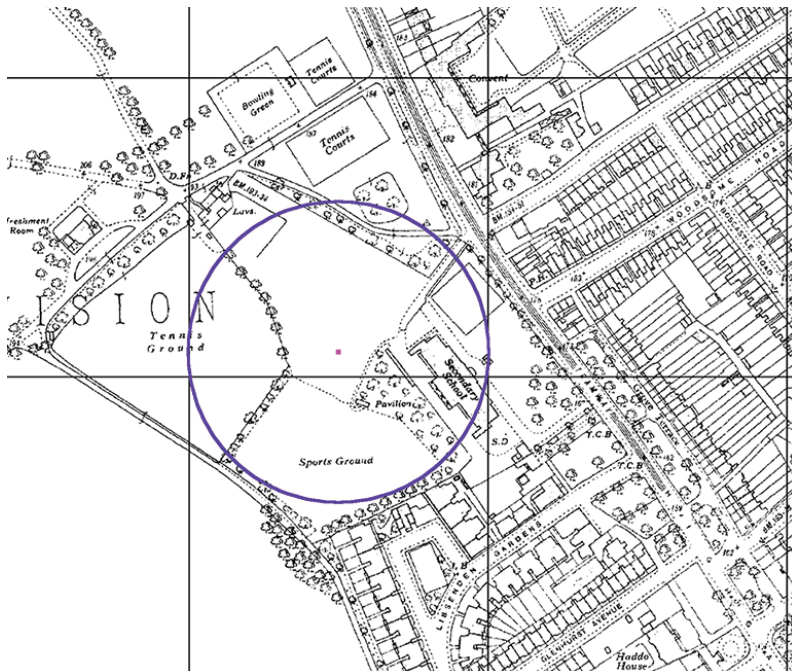
PHS/WES site diagram showing the constraints and opportunities



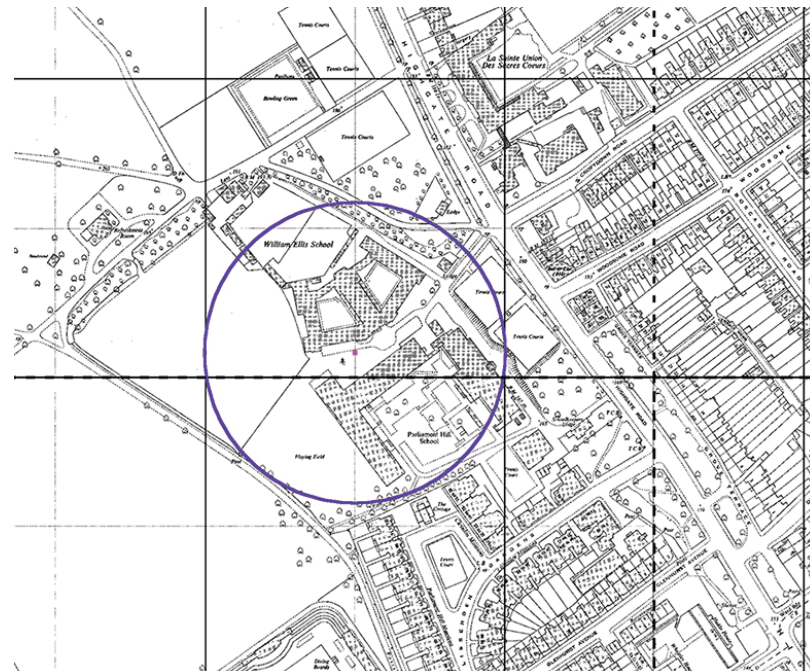
1873



1953-54



1936



1970's

3.3 Existing buildings on the site

Historical Outline Parliament Hill School:

The School has been an all girls school since its inception in 1906.

Timeline:

1745	The area was mainly farm land with small buildings.
1801- 1842	The site was a building belonging to Sir William which straddled the southern boundary and common land.
1860-1896	The site was occupied by a building called "The Gothic" and open land
1908	The main building- known as the 'Morant building' was built
1957	The Heath building, Building K and the New Gym buildings were constructed
1971	The Octagonal building was constructed
2005	The Courtyard building was constructed
2006/07	The Performing Arts building was constructed

The Morant building (block E) was built in 1908, with the Heath building (block D), the Dining Hall (block K) and the Gym building (block B) being built in the 1950's. In the late 1990's the Octagonal building (block G) was added and in 2005-07 the Performing Arts (block J) and the Courtyard building (block I) were constructed.

The existing buildings are set-back from the main road and form a loose courtyard to the rear of the Morant building. The site slopes up from the south-east to the north-west of the site, with the courtyard building being at the same level as the Heath building's basement level.

The Morant building is a brick built Edwardian Baroque building with an Italianate external terrace leading off the main hall. The timber close boarded fence that forms PHS's frontage to Highgate road is not of the same quality as the surrounding railings/ fences and restricts views through to the frontage. The pedestrian entrance is currently adjacent to the car park- at the south end of the site and not in line with the building's main and prominent entrance. The building was originally symmetrical, however this symmetry has been lost with the addition of the new Performing Arts building to the north.

The Performing Arts building forms a new wing to the Morant building, with reglit glazing facing onto Highgate Road and copper cladding to the north, which wraps around and encloses the main glazed facade.

The rear Courtyard building is a single storey, brick building with a large metal canopy providing a covered walkway and a green roof with feature rooflights that links the Morant building to the Heath building.

The 1950's buildings are steel and concrete framed buildings with large amounts of curtain walling. The 3-4 storey Heath building sits parallel to the Morant building, blocking views of the Heath from the main School site, whilst the Hall/ Dining building (Building K) to the north separates the site from WES school. The single storey Octagonal building sits adjacent to building K.

To the south of the site are the single storey Caretaker's House and the small Gym building (both constructed as part of the 1950's masterplan) and a single storey modular building.



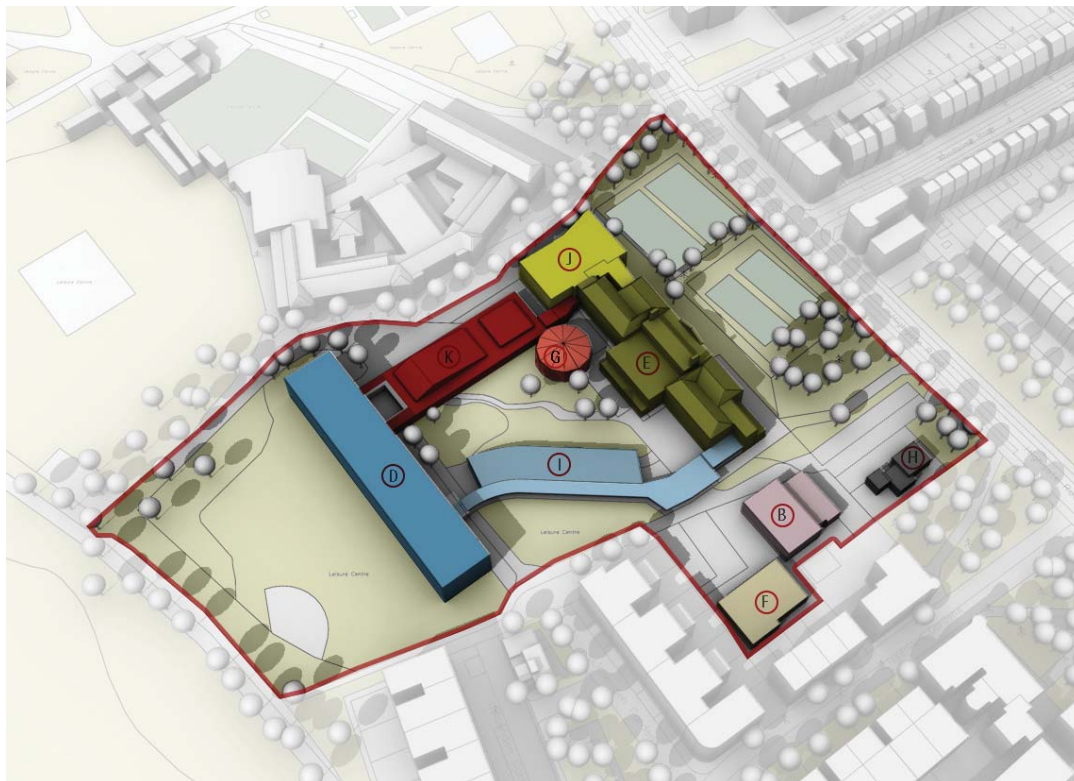
The Morant Building in 1963



The Heath Building in 1963



View from Highgate Road



Parliament Hill School Existing buildings

- ⓔ Morant Building
- ⓕ Drama&Dance Block
- ⓖ Octagonal Building
- ⓗ Dining Hall
- ⓓ New Block 1960's
- Ⓛ Technology Building
- ⓖ Drama Block
- ⓑ Gym Building
- ⓓ Caretakers House



Pedestrian Main Entrance



Pedestrian approach



View from Tennis Courts to Highgate Road



View of main entrance from the Tennis Courts



View of Car parking and School Keeper's House



Existing Gym Building (Block B)

PHS site photographs- from approach onto site



Main Entrance- Morant Building (Block E)



Rear view of the Morant Building



Looking towards the covered link



Looking south from MOL land



Looking towards Block F and Lissenden Gardens



Performing Arts Building (Block J)



View from External Balcony to Courtyard Bdg



Courtyard Building and the Heath Building



View across MOL land to rear of Heath Building



View across MOL land



Morant building from Highgate Road



Looking west from Block K

PHS site photographs- in courtyard



External steps up to Block K



Access Path leading to the Heath

PHS site photographs- MOL land



Looking over the MOL land to the Heath

Historical Outline William Ellis School:

The School was founded by the businessman William Ellis in Gospel Oak in 1862 and re-organised as a boys secondary school in 1889, before moving to its present location in 1937.

Timeline:

1745	The area was mainly farm land with small buildings
1801- 1842	The site was a building belonging to Sir William which straddled the southern boundary and common land
1860-1915	The site was occupied by Grove Farm and a reservoir to the north east of the Farm (the reservoir was disused by 1873)
1915-1936	The land was open and may have been sports fields
1937	The main school building is constructed, the original building would have been 2 storeys based around two internal courtyards
1968	1 storey extension to the east wing
1989	2 storey extension to west wing
1993	Extension across rear of building at first floor level
1997	Erection of building in internal courtyard to provide language lab
1998	Roof extension of west wing for additional classroom space
2002	Erection of 2-storey L-shaped block in internal courtyard
2002	First floor extension and roof dormers
2002	New sports hall and store approved

The existing buildings are set-back from the main road and sit behind the Hampstead Heaths' Parliament Hill site offices. The School can be viewed from Hampstead Heath, however it is well screened by the surrounding trees. The main facade is only viewed once you are inside the School gates.

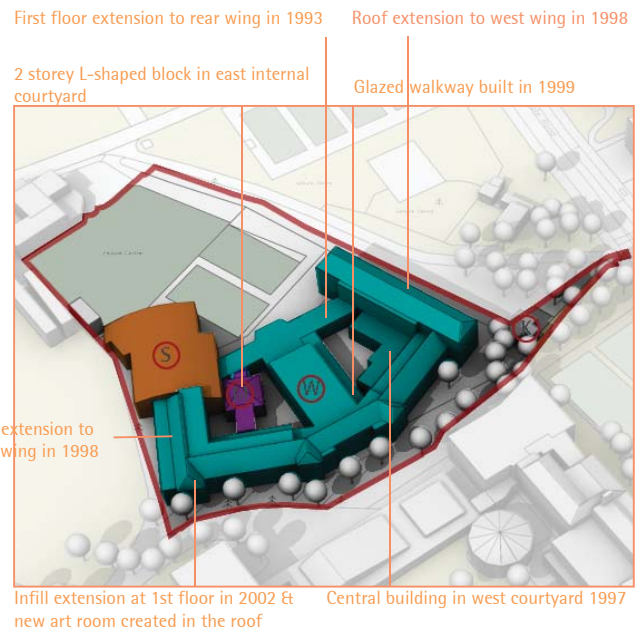
The original school building is a 2-3 storey red-brown brick building built in 1937. As identified above, the roof has been extended and altered and now contains additional teaching accommodation. There have been new structures built within the internal courtyards to provide further accommodation, impacting on the legibility of the original school building and leading to congestion.

Besides from the main 3-storey school building the site further accommodates the school keeper's house (built at the same time as the main school building in 1937).

The school boundaries between the William Ellis Boys School and the

Parliament Hill Girls School are recognised and uncompromised, but for school staff and sixth form students a secondary access link between the schools has been accommodated close to the main hall at the Parliament Hill Girls School for ease of use.

The school GIFA is currently 6,394m² which is significantly lower than BB98 which recommends a GIFA area of 8,330m² and the opportunities are considered limited to address this shortfall due to the limited site area available.



The main entrance in 1939



The front facade in 1939



School Keeper's House



Vehicular access to the rear of the site



Access road with PHS on the right



Front Façade looking towards PHS Heath bldg



Front Facade



Main Entrance to Sports Hall



Sports Hall elevation to MUGA



Front facade



East Courtyard- towards dining entrance



View from the east wing to the main hall



Looking over the MUGA to the rear elevation



Rear view looking towards the kitchen



Looking towards Heath buildings from the MUGA



West Courtyard- view of MFL block



West Courtyard

WES site photographs- existing buildings

4

planning statement summary

4. PLANNING STATEMENT SUMMARY

The relevant policies that would apply to the design of this proposal are national policy in the National Planning Policy Framework (NPPF), the London Plan and are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010. As such, the previous UDP policies from 2006 are now obsolete (with the exception of policy LU1, which is still relevant).

Design

The NPPF places great importance on the design of schemes and using good design to help resolve other planning issues. Section 7 of the NPPF sets out the requirements for good design. It states;

'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'

The London Plan has a number of policies relating to design. Policy 7.1 states that new development should be designed to ensure that layout, tenure and mix of uses interface with surrounding land and improve access to infrastructure. Development should enable people to live healthy lives and new buildings should help reinforce the character, legibility, permeability and accessibility of the neighbourhood.

Policy 7.4 seeks to ensure new buildings streets and open spaces provide a high quality design while Policy 7.6 relates to architecture and seeks to ensure buildings are of the highest architectural quality.

In respect of open space, Policy 2.18 (Green Infrastructure: The Network of Open and Green Spaces) seeks the enhancement of London's green infrastructure and the incorporation of aspects of green infrastructure into development proposals.

Policy 7.17 (Metropolitan Open Land) states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL. Policy 7.18 (Protecting Local Open Space and Addressing Local Deficiency) states that the loss of local protected open spaces must be resisted unless equivalent or better quality provision is made within the local catchment area. Replacement of one type of open space with another is unacceptable unless an up to date needs assessment shows that this would be appropriate.

The proposal would also be assessed against Camden's Core Strategy policies CS14 (Promoting high quality places and conserving our heritage) and CS15 protecting and improving our parks and open spaces and encouraging biodiversity.

Relevant Camden Development Management DPD Policies include policy DP15 (Community and Leisure Facilities), policy DP16 (The transport implications of development); DP17 (Walking, cycling and public transport); DP18 (Parking standards and limiting the availability of car parking); DP22 (Promoting sustainable design and construction); DP24 (Securing high quality design); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours).

Heritage

London Plan Policy 7.8 (Heritage Assets and Archaeology) states that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Other additional relevant documents include Camden's Planning Guidance (CPG) 2011/2013 and the Dartmouth Park conservation area appraisal and management strategy (2009).

The Planning Statement and Heritage Statement contain the detail of the policy in regard to design and heritage.

5

design concept

5. DESIGN CONCEPT

5.1 General Approach

The design briefs for the Schools were developed by SCABAL in conjunction with the Schools and the Local Authority and described the vision, requirements and priorities for the re-development works. Based on this and in liaison with the Schools, Feasibility Studies were carried out, which led to the development of the proposals contained within this application.

- Condition and suitability of the existing buildings:

The existing buildings were assessed both in terms of condition and suitability.

PHS:

The main building on site, the Edwardian Morant building is to be retained and refurbished internally. The two newest buildings- the Performing Arts building and the Technology building are also to be retained.

The 1950's buildings- the Heath building, the Main Hall, the Gym and the School Keeper's house are all in a poor state of repair and are considered life-expired. The single storey modular building adjacent to Lissenden Gardens is also considered to be life expired. The 1970's Octagonal building, although not life expired has ongoing maintenance issues with the air conditioning system.

It is proposed to demolish all of the above buildings as shown in the photograph opposite.

WES:

The site consists of one main building; which has been added to and extended several times as outlined in the site analysis.

Generally it is proposed to remodel and refurbish the existing building internally, however the single storey building situated in the west courtyard is to be demolished as this building 'clogs' up the courtyard space and the external space around it is under used.

An existing external store to the playground is proposed to be demolished to allow a new rear extension to the East wing to be built.

The photograph opposite shows the proposed demolition works.

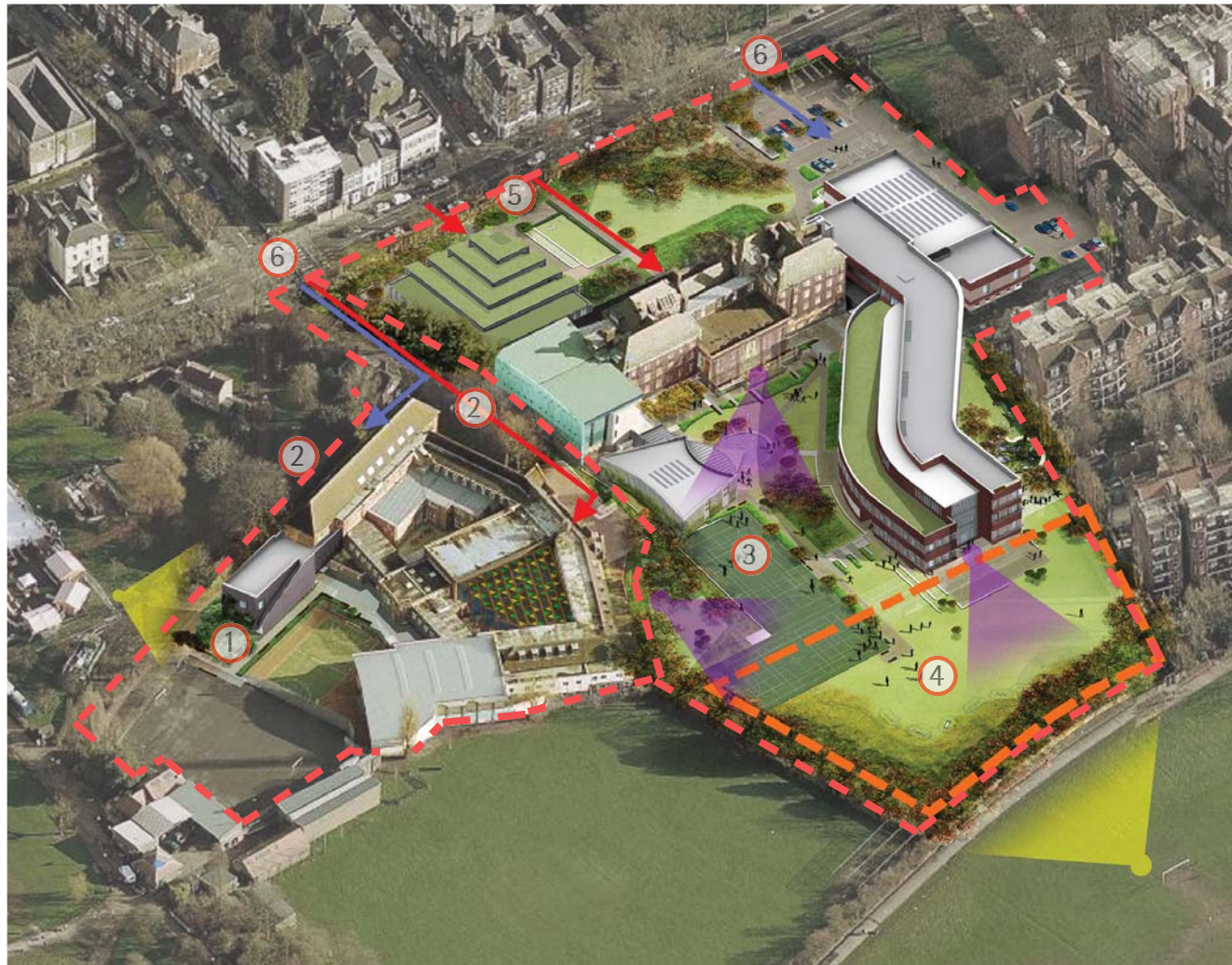
- Outline of Development Strategies:

Various options for the masterplan for PHS, WES and LAS were considered at feasibility stage and at Stage C these were developed and tested further in consultation with the Schools and the local community, taking into consideration the constraints of the site: trees; site levels; the existing Heath building and WES's restrained site area.



Aerial photograph showing the buildings that are proposed to be demolished

Diagram showing site zones and strategy



- | | | | |
|-------------------------------|------------------------|------------------------------|----------------------------------|
| ① Outdoor learning activities | ④ MOL | --- External learning spaces | △ Views from schools |
| ② Car park | ⑤ Improve public realm | → Vehicle access | △ Views to/ from Hampstead Heath |
| ③ Outdoor sport activities | ⑥ Vehicle entrance | → Pedestrian access | |

The diagram opposite shows the site proposals in context of the existing site.

PHS:

New build accommodation is proposed to the south of the site and wraps around and over the existing Technology building. This building provides new Sports facilities and teaching accommodation. A new dining pavilion is provided adjacent to the existing Performing Arts building, fronting onto the external courtyard space, which is to be re-landscaped.

The proposed site layout has been tested in terms of meeting the school's priorities:

- **Massing and site contours,**
The main massing is located on the lower part of the site and with a narrow frontage to the Heath. Only the dining pavilion isolated on the higher part of the site adjacent to WES so minimising the effect of the massing
- **Relationship to the existing Morant Building and adjacent William Ellis School,**
The site is opened up to both WES and the Morant building, bringing back their parkland setting
- **Access,**
A new pedestrian access is introduced directly opposite the existing main entrance of the Morant building.
- **Orientation,**
The new buildings are orientated north/south, maximising the potential for natural daylight and ventilation
- **Site constraints- MOL,**
The land to the rear of the Heath building is designated as Metropolitan Open Land and is leased to the School from the City of London Corporation, on which permanent development is not permitted.
- **Phasing,**
The existing Heath building can be retained whilst the majority of the new ribbon building is constructed- avoiding the need for temporary accommodation and disruption to the school during the works.
- **Opportunities for sustainability,**
For Passivhaus the preferred orientation is north-south with a relatively condensed massing as provided.
- **Existing trees,**
The buildings avoid the existing courtyard trees and the category A trees to the south-east are retained.

- **Acoustic constraints,**
The classrooms are located to the rear of the site, with the indoor sports facilities facing onto Highgate road
- **Existing trees**
The buildings avoid the existing courtyard trees and the category A trees to the south-east are retained
- **Available floor area and organisation of Learning Clusters**
Dedicated learning spaces are grouped within the building according to their cluster.
- **To deliver buildings that meet the DfE condition standards, grade B (good), as a minimum**
As part of the proposed works, the condition of the building fabric, structure and services are improved to meet the DfE condition standards.

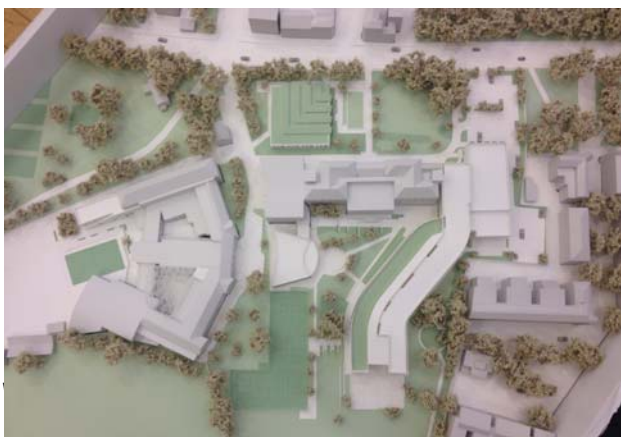
A two storey extension to the north-east teaching block and a new canopy creating a covered external courtyard are proposed as shown in the diagram overleaf.

This solution maximises the use of the site and makes the first step to a long term sustainable masterplan, whilst creating flexible accommodation appropriate for the school's education vision.

The proposed site layout has been tested in terms of meeting the school's priorities:

- **Impact on the surrounding areas, notably the Heath**
Lower than the existing school, the additional two storey building is complementary to the existing school diagram and aligns the northern boundary with the Heath, sympathetic to the nature of the site and screened by existing trees.
- **Impact on existing services and site vegetation, including trees**
The new build accommodation has been strategically located to minimise the impact on the existing trees and improve the variety of external spaces for the school.
- **Opportunities for creating a strong identity for the site and for the proposals to work with and enhance the setting**
Minimising the footprint of the new PHS building in front of the WES entrance, creates an enhanced setting of the school, improved arrival space benefitting from fantastic views to the Heath.

- **Opportunities for enhanced, welcoming and secure access and arrival arrangements**
Re-organising the existing car parking at the front entrance to WES, improves the safety on the site for pedestrians and creates a welcoming arrival space.
- **To improve the school's accommodation spaces**
The new layout includes remodelling works to create larger teaching spaces as well as a new building to increase the number of learning spaces and the covering of the western courtyard to maximise use of the available resources.
- **Opportunities for improving the circulation around the existing school**
The proposed works include remodelling and part demolition of existing accommodation to free up available space at the school for social interaction and movement around the school. The works also include a re-arrangement of the dining/servery space to improve movement and access to these areas at lunch time.
- **To deliver buildings that meet the DfE condition standards, grade B (good), as a minimum**
As part of the proposed works, the condition of the building fabric, structure and services are improved to meet the DfE condition standards.
- **Maximise energy efficiency of the site to reduce the carbon emissions**
The proposals include improvement works to the existing windows and a provision of renewable energy sources, including PV.



LAS:

In liaison with both Parliament Hill and William Ellis schools and LBC Children Schools and Families during the feasibility and design development stages several alternative locations for the LaSwap building were considered. It was concluded that a single storey building, located on land currently occupied by hard surfaced tennis courts and facing onto Highgate Road would offer significant benefits.

Parliament Hill and William Ellis schools are the only two members of the LaSwap consortium who are immediate neighbours, and for several years they have taken advantage of this by creating a joint co-educational sixth form offer- known as the Joint Sixth Form. The LaSwap building provides a space with dedicated sixth-form facilities, creating a base for the LaSwap consortium as a whole with admin and seminar spaces for the Joint Sixth Form. This frees up much needed space in Parliament Hill and William Ellis for the core curriculum.

For further details please refer to the separate Planning Statement on the educational need for development and public benefit relating to the LaSwap building.

The proposed site layout has been tested in terms of meeting the priorities identified for a new Joint Sixth Form/ LaSwap facility:

- **A positive and attractive identity for 6th Form Students**
The building sits to the front of the PHS site, independent of both PHS and WES and facing onto Highgate Road, with a distinctive green wall facade.
- **An entrance separate from other school entrances and to be accessible for community use/ visiting external groups**
A dedicated entrance is provided directly off Highgate Road.
- **A clear access strategy for students from both schools**
Separate entrances are provided to the west for student access to the WES site and to the east for PHS students.
- **Dedicated external space**
Dedicated external space is provided to the north and south of the building.
- **Existing trees**
The existing trees to the frontage of Highgate road and to the north of the building on the WES site are proposed to be retained.

- **Opening up views of the existing PHS Morant building from Highgate Road**
The existing close boarded timber fence is proposed to be replaced with 2m high railings, allowing views into the school site. The LaSwap building sits predominately in front of the relatively recent Performing Arts building, exposing the Morant building's facade to the Highgate Road.
- **High quality study facilities supporting individual study as well as seminar spaces and coffeeshop/ university-style area for refreshments and more relaxed study.**
The seminar rooms are orientated north-west and south-west, facing onto WES and PHS and away from the noise of Highgate Road.
- **Administration offices for LaSwap, the Joint 6th Form, senior staff and careers advice**
The admin offices wrap around the outside of the building facing north-east and south-east providing passive supervision both to the external areas and internally to the large central study space that is at the heart of the building.

5.2 Scale & Massing

Highgate Road:

The proposals will provide a new pedestrian entrance to Parliament Hill School off Highgate Road- introducing an access directly in line with the main entrance to the Morant building. The boundary treatment to Highgate Road will be enhanced with new 'park' style railings allowing views into the School site and giving the School a stronger presence within the neighbourhood.

The surrounding buildings fronting onto Highgate Road are predominately residential buildings 3/4 storeys high, with the listed Georgian Terrace opposite being 3 storeys high set on raised ground.

The main building of the existing School on Parliament Hill site is the 'Morant' building, a three storey building dating from 1908 in an Edwardian baroque style. It is set back from Highgate road and sits approximately 1.7m below the pavement level.

There are two existing Tennis Courts at the front of PHS which step up the site following the slope of the land towards Parliament Hill. The new single storey LAS building sits on the footprint of the higher Tennis Court in front of the 3 storey Performing Arts building with a separate pedestrian entrance off Highgate Road.

The floor level of the building is at the level of the lower Tennis Court, providing level access off Highgate Road. This means that the building sits into the ground by approximately 0.8m at the northern end, so reducing the height of the building when looking along Highgate Road.

The main new teaching block proposed to PHS, is located to the south of the Morant building and runs east-west along the site. It is connected to the existing building via a glazed link and is 2/3 storeys high. The new building is lower than the Morant building and steps down with the double height Sports Hall at the southern edge of the site, meaning that it sits subordinate to the mass of the School's main building.

A new double height Sports Hall sits at the southern edge of the site facing onto Highgate Road, forming a bookend to the facade. The introduction of the new accommodation flanking the Morant building compliments the Performing Arts building and re-introduces the symmetry of the original Morant building as can be seen in the proposed front elevation to Highgate road on the following page.

Existing view looking north up Highgate Road



Proposed visualisation looking north up Highgate Road showing the proposed LAS

