



St Joseph's Primary School
Design and Access Statement - March 2015

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Introduction/ Brief

This design & access statement has been prepared by Barton Willmore on behalf of St Joseph's Catholic Primary School. It describes the scope of the proposed improvement and alteration works and supports an application for full planning permission.

The school is located on Macklin Street in Holborn and caters for children from reception to year 6. It also has an early year's class. The school is one form entry and has 240 children on role. The proposed works do not constitute or anticipate an increase in pupil numbers.

The original impetus for the project stemmed from the Local Authority's safe-guarding initiatives, and initial proposals were limited to local alterations to the east and west entrances off Macklin Street. When additional funding became available it was evident that there was an opportunity to take a more strategic and ambitious look at the school's accommodation issues at ground floor.





SCHOOL.










contextual analysis

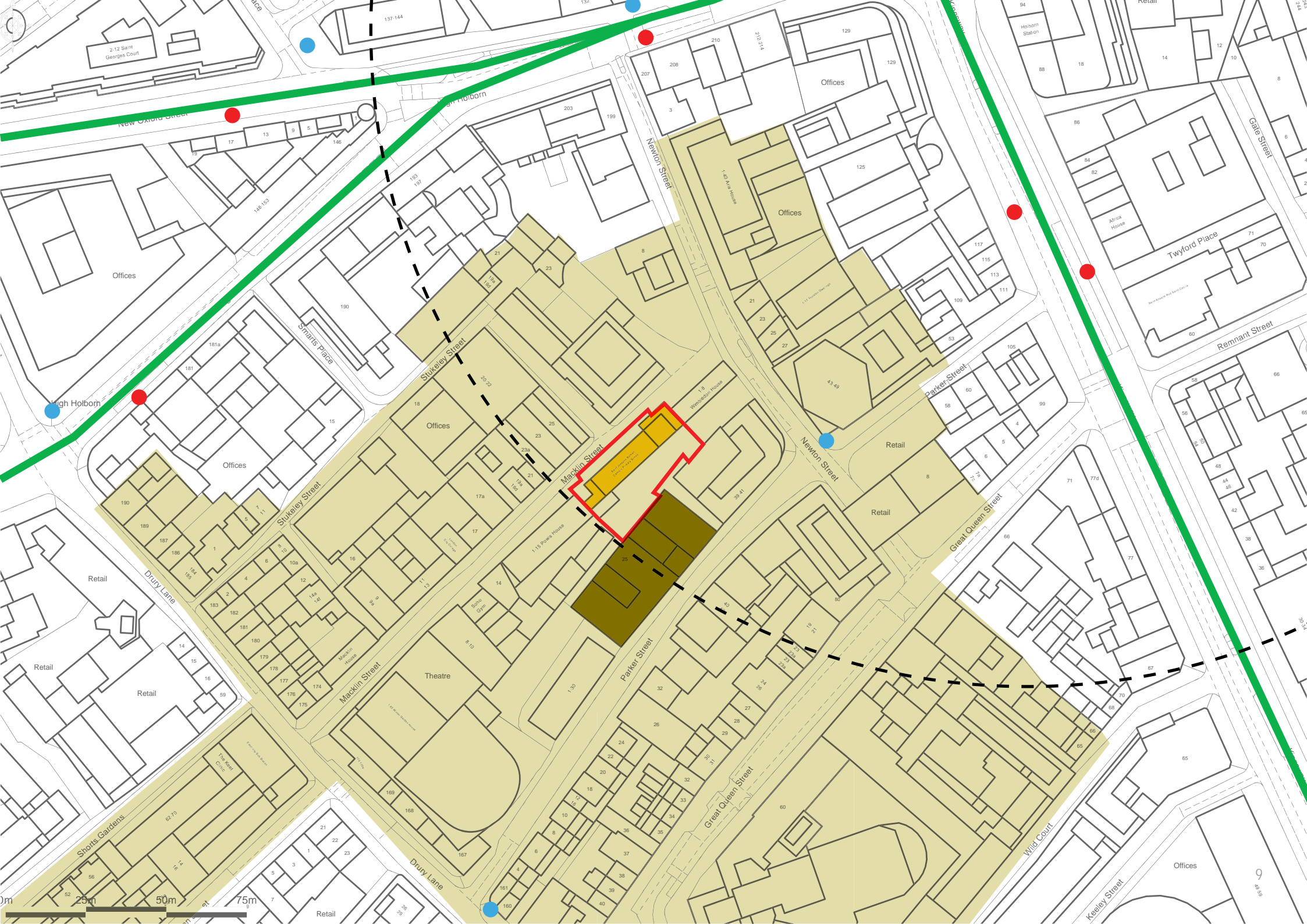


Wider Area

The site is less than five minutes walk from Holborn station and is situated within the Seven Dials Conservation Area. The building is not listed, but is identified as a building of particular architectural value and of local importance.

The school is flanked along Macklin Street by Wimbledon House and Powis House and behind the playground on the south east side by Parker House. The collection of buildings is identified in Camden's Conservation Area Statement as making a positive contribution to the local area.

-  Site Boundary
-  St Joseph's School
-  Parker House
-  Conservation Area
-  Holborn Underground Station
-  Major Route
-  Bus Stop
-  Cycle Hire
-  2/3 minute walk from Holborn Station

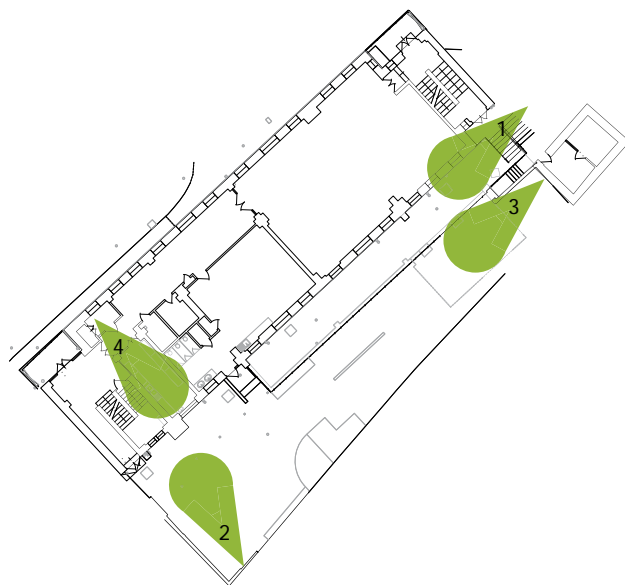


Site Description

The building is a fine and unadulterated example of a Victorian board school and is arranged on three levels plus a basement and accommodation at roof level. The playground is hemmed-in and over-looked on all three sides by tall buildings, but benefits from light from the south east. It is defined by significant brick boundary walls of varying height on three sides and its height is supplemented in some areas with mesh fencing.

A split playground layout which includes an basement playground is a unique feature to the school. The lower level playground constitutes to roughly half of the total play area.

Pedestrian access to the site is only possible through the main building from Macklin Street which needs to be taken into consideration in planning the works.



1. The split level playground is a unique feature to the school. The lower level is generally used by older children.
2. Currently a lean to provides some make shift storage.
3. The upper level playground is generally used by the younger children within the school.
4. The existing school facilities such as the kitchen are cramped and outdated.



Parker Street Proposals

The Council is currently reviewing all its buildings and land to decide whether to sell or redevelop properties that are expensive to maintain, difficult to access or no longer fit for purpose. The consented Parker House project is part of this 15 year community investment programme (CIP) launched in December 2010.

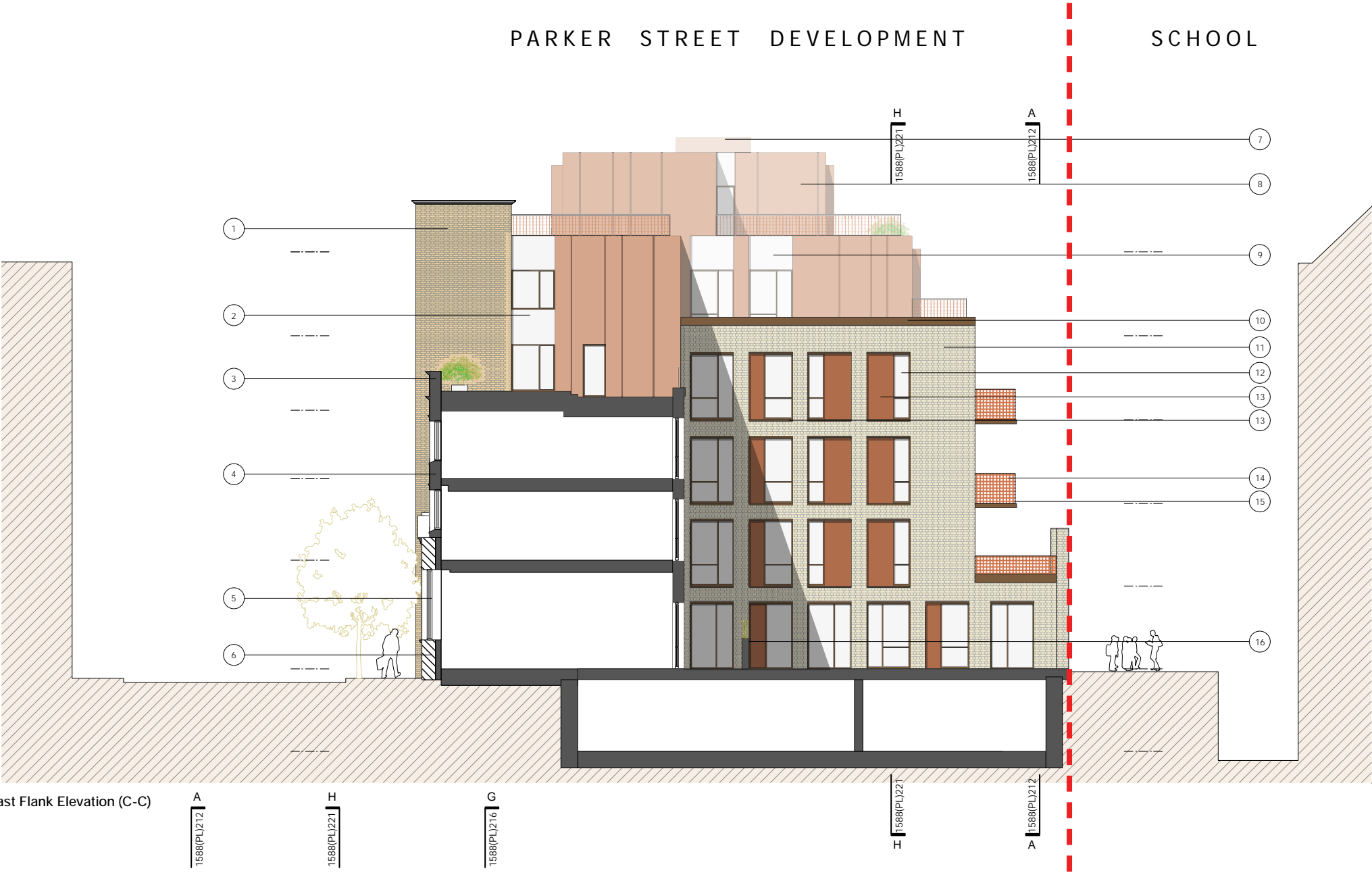
The community investment programme is the Council's response to the government decision to cut capital funding by 45% for all local authorities. There is an estimated backlog of £400 million of repairs and rebuilding work needed across council-owned buildings.

Parker House is funding the redevelopment of Mount Pleasant and Holmes Road Hostels, the delivery of 46 new Council homes and making a considerable contribution to the CIP. The remaining money will help deliver new Council housing, improve existing homes, community services and schools around the Borough.

£0.25 million has been committed for mitigation and improvements measures to St Joseph's school. Any additional costs to the Parker House scheme will reduce the CIP's provision of community facilities, new affordable housing and improvements to existing Council buildings, including investment in other schools.

PARKER STREET DEVELOPMENT

SCHOOL

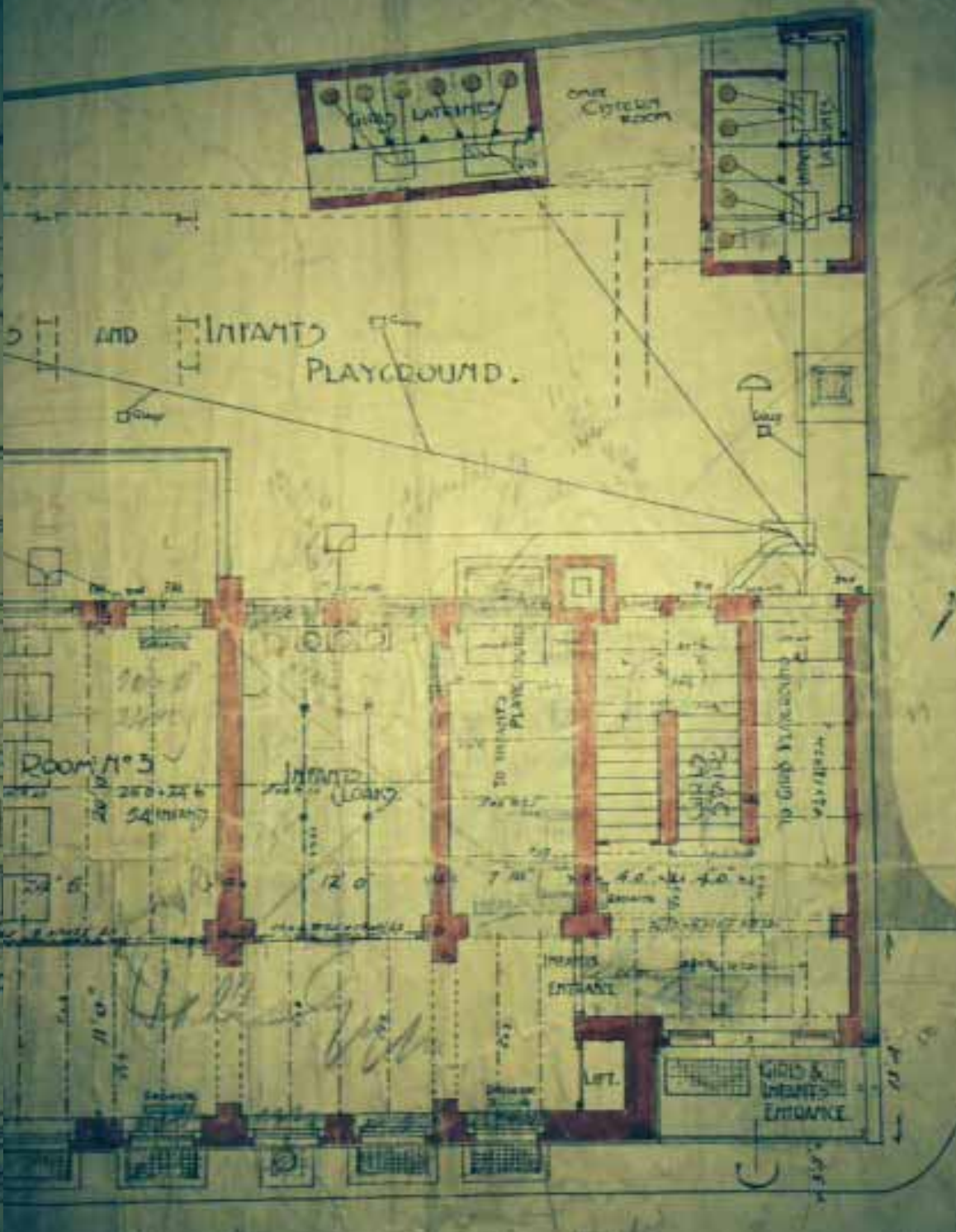
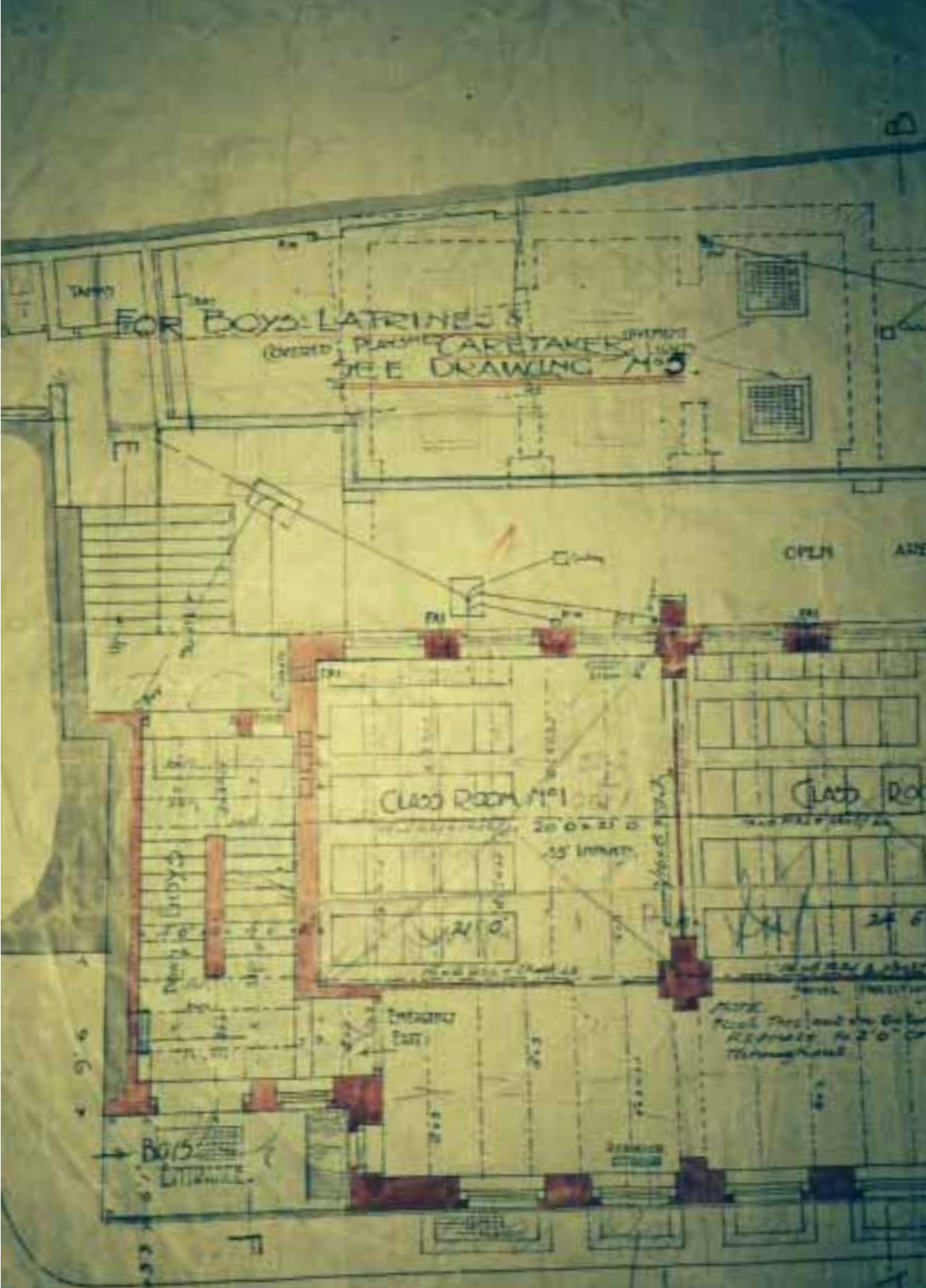


Site History

The school was originally opened in 1851 by Frederick William Faber as a religious charity to educate and help local poor children.

It went through various educational guises before being taken over by the Archdiocese of Westminster in the later part of the nineteenth century as Macklin Street Catholic Poor School and subsequently St Joseph's Catholic Primary School.

Original Victorian construction drawings of the school





SCHOOL.

design evolution



Initial Proposals

The initial proposals were for improvement and alteration of the western and eastern school entrances to alleviate over-crowding and congestion and to improve general safe-guarding and security at the beginning and end of the school day.

General Circulation:

The entrances at the eastern and western ends of the school were to be altered at Macklin Street level to allow parents with early years children to access the rear playground directly, without entering the school building, wait safely and under cover and deliver their children safely into the main western entrance foyer through doors at the rear of the building.

Older children were to access the western entrance foyer as usual, but through a secure lobby directly off Macklin Street. Both entrances were to incorporate a monitoring position for the beginning and end of the day.

Eastern Entrance:

The existing staircases at this end were to be reconfigured to provide a level/ramped access route at the eastern end giving direct access to the upper playground level to the rear of the school building.

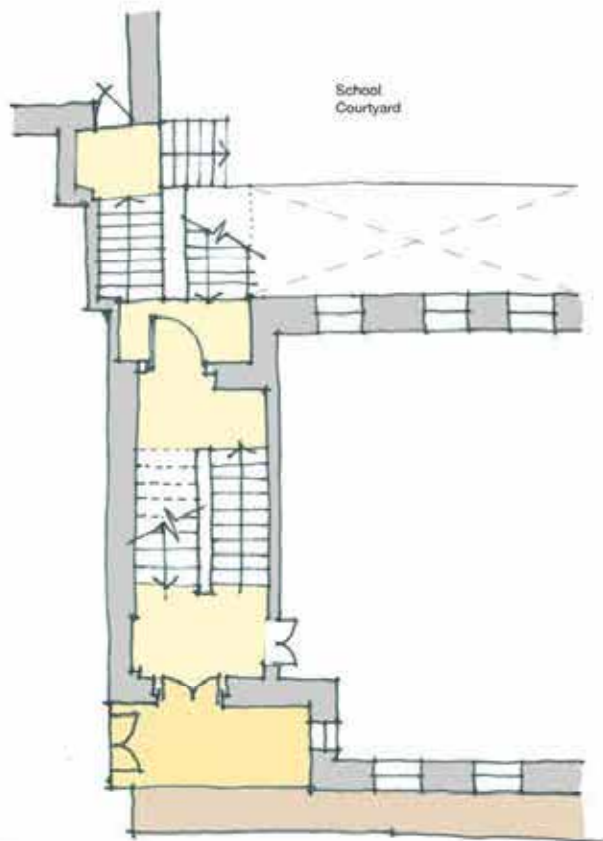
The route was to be secured by gates during the school day and open to the street at the beginning and end of the day. The new access would allow younger children and their siblings to be picked up safely from the playground rather than from the narrow Macklin Street pavement.

Western Entrance:

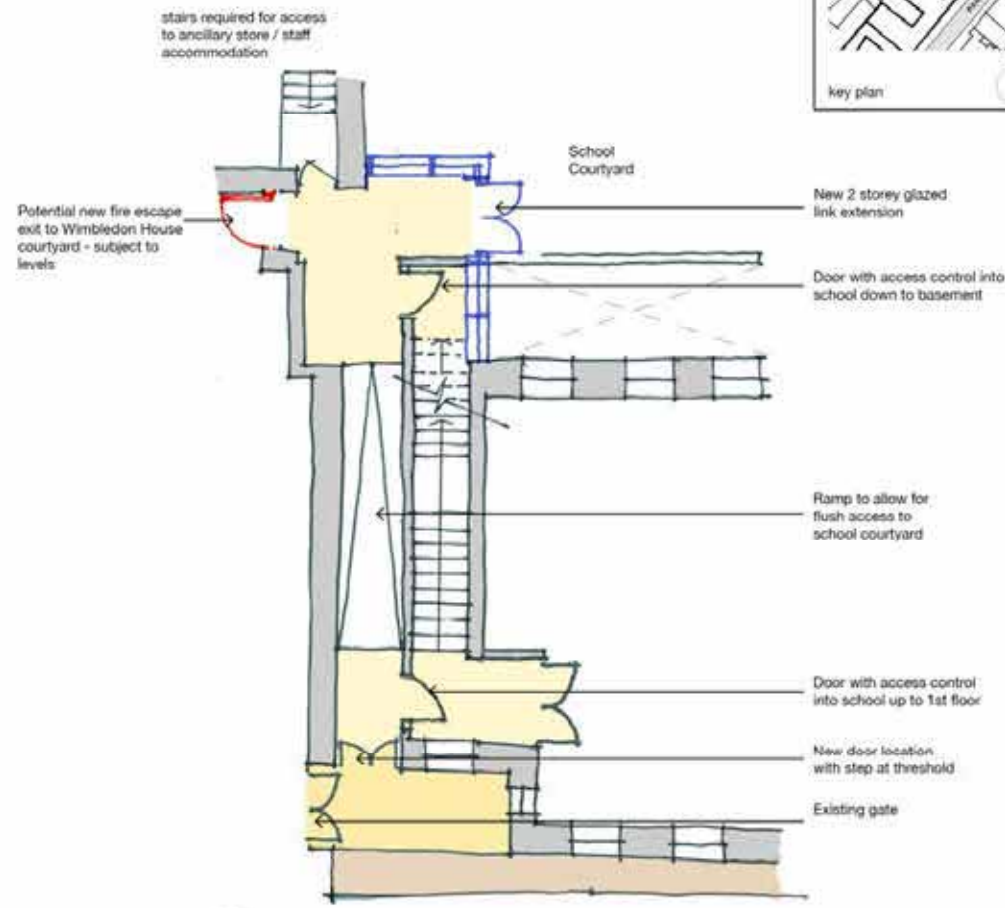
The reconfiguration of the western entrance lobby area would provide a spacious and welcoming space to serve as the school's main entrance for visitors and pupils. A two-tier entrance configuration and an adjacent office area would be provided for monitoring visitors to the school throughout the day, but particularly at the start and end of the day.

Fire escape provision would be maintained at each end of the building to comply with Building Regulations.

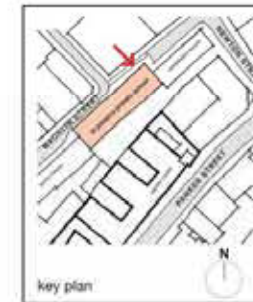
These proposals would require alterations to the front and rear external façades of the existing school.



Existing



Proposed



The background is a light gray architectural line drawing of a building facade. It features a grid of windows and doors. The top row has five windows, each divided into six panes (two columns of three). Below these are two small square windows. The middle section contains a large central door flanked by windows. The bottom row has four windows, each divided into six panes. The drawing is composed of thin gray lines on a white background.

SCHOOL.

proposed
design



Ground Floor Proposals

The current proposals still address the safe-guarding entrance issues, but go further and take the opportunity to generally rationalise the accommodation at ground floor. The reception and administration, currently dispersed over several floors and in a number of locations, is consolidated into one entity close to the main school entrance. A new sustainable and enlarged kitchen & food servery is proposed adjacent to the school's dining hall and replaces the inadequate facility next to the entrance.

To facilitate and make decent space for these changes the existing early year's classroom and associated toilets at ground floor are relocated into a new building within the playground. The resultant loss in playground space is replaced by infilling the void area over the basement resource space. Additional external early year's play/ resource space is proposed at roof level over the new building.

The work will be implemented in three phases. Phase 1 will be the construction of the early years classroom. Once this is complete and the classroom is operational Phase 2 will begin and will include the alteration works to the main entrance and reception, the office and the kitchen/servery. The third and final phase will be the playground infill.

PHASE 1

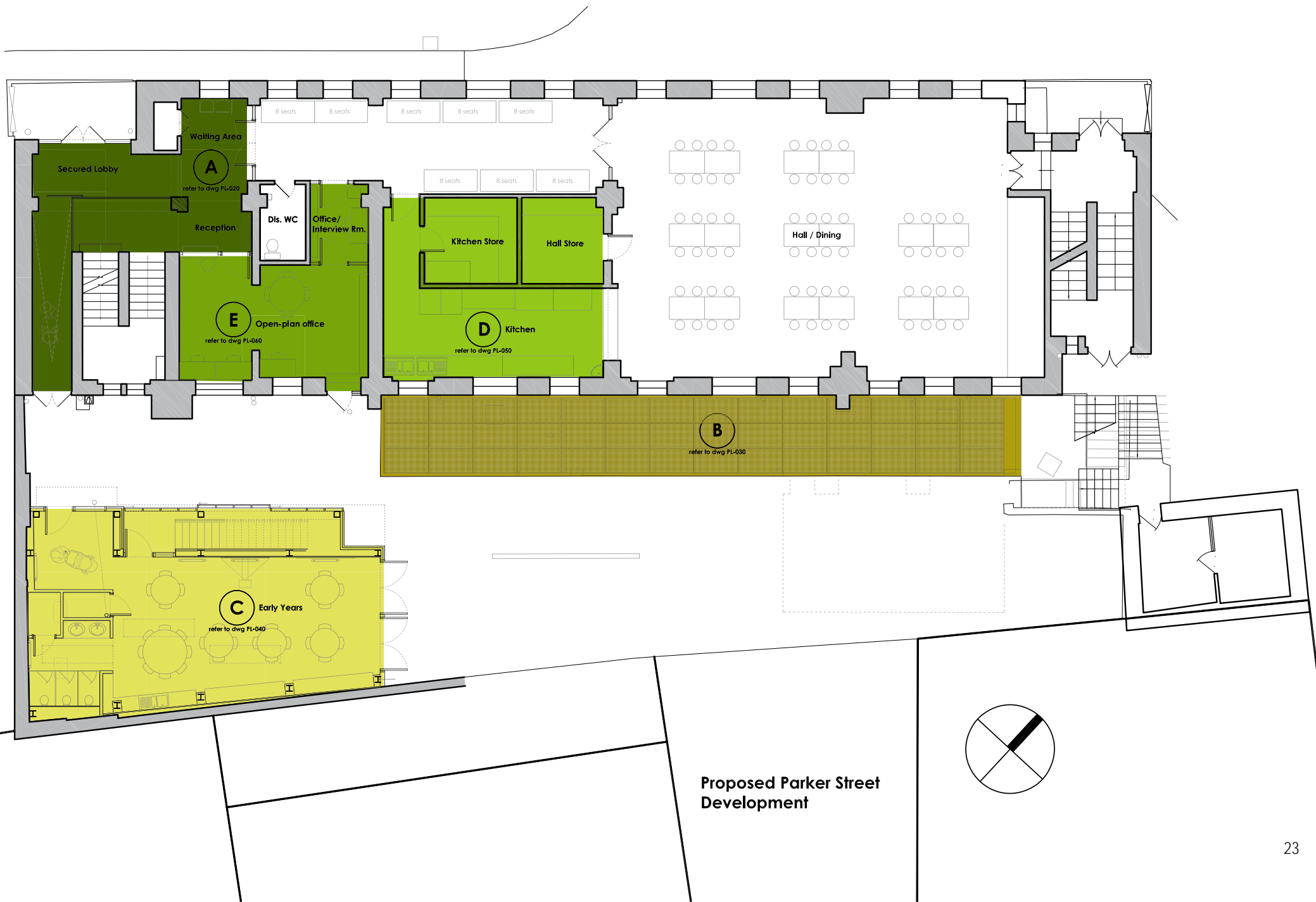
C - Early Years Classroom

PHASE 2

A - Entrance and Reception
D - Kitchen
E - Office

PHASE 3

B - Playground infill



Proposed Parker Street
Development

Early Years Classroom

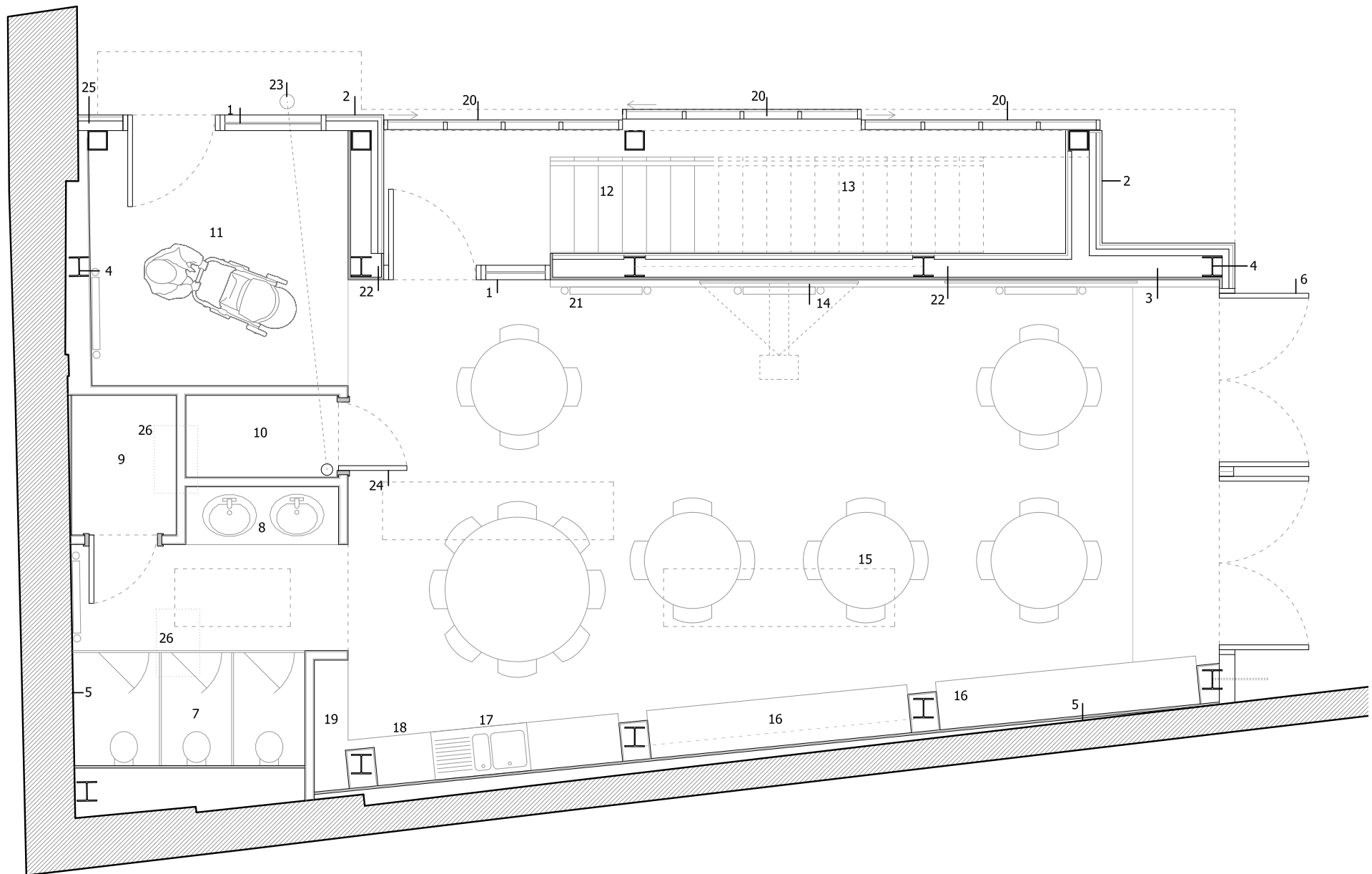
The proposed building is located in the southwest corner of the playground and makes use of the substantial boundary wall for its southern and western façades.

The floor plan arrangement delivers the minimum early years classroom requirement, with associated toilets and ancillary accommodation, and replicates and replaces the current provision within the existing building.

A lightweight polycarbonate envelope wraps around and contains the teaching and ancillary accommodation and extends upwards to define a play/resource space at roof level. An external stair and storage area is located on the northern side and is enclosed by large sliding doors, formed again from polycarbonate. The proposed roof terrace and store allow the existing lean-to and raised beds to be relocated and tidied up leaving the playground clear and available for play.

LEGEND

1. glazed curtain walling system
2. polycarbonate cladding (Danpalon Everlite single skin 22mm)
3. fibreboard cladding with internal plasterboard finish
4. 203x203x46 UC
5. existing wall left exposed and repainted
6. 1800mm double doors
7. existing cubicles and pans reused
8. existing wash basins reused
9. shower room
10. service/boiler cupboard
11. cloakroom
12. covered stair to rooftop playground
13. external storage under stair
14. existing smart whiteboard, projector and speakers reused
15. 1000mm diameter table
16. high and low level storage units (by client)
17. sink (new)
18. washing machine (reuse?)
19. shelves
20. polycarbonate sliding doors
21. radiator
22. roof drainage downpipe
23. existing drainage
24. laminate faced doors and frame
25. overhead flue extract
26. potential location of drainage point (from historical plan)



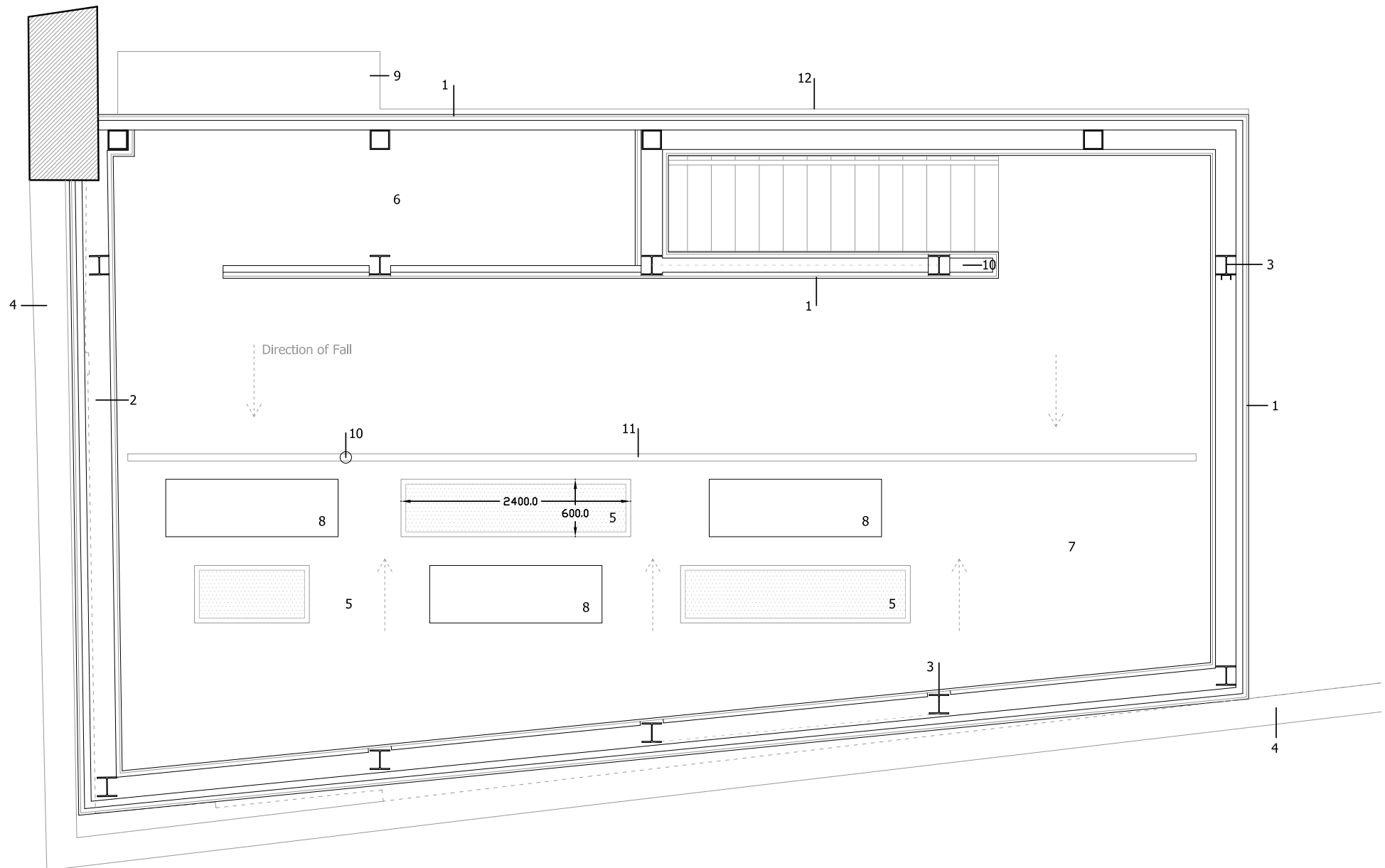
Early Years Play Roof

The roof space will be utilised primarily as a learning resource for small groups of children and will be equipped with a series of planting tubs and chairs. The arrangement of sliding screen and door at the base of the stairs will allow the roof to be used in a number of configurations via the classroom or from the playground.

Because of the simplicity and location of the building it does not incorporate any renewable energy technology, but delivers its environmental credentials through its construction with upgraded fabric and insulation.

LEGEND

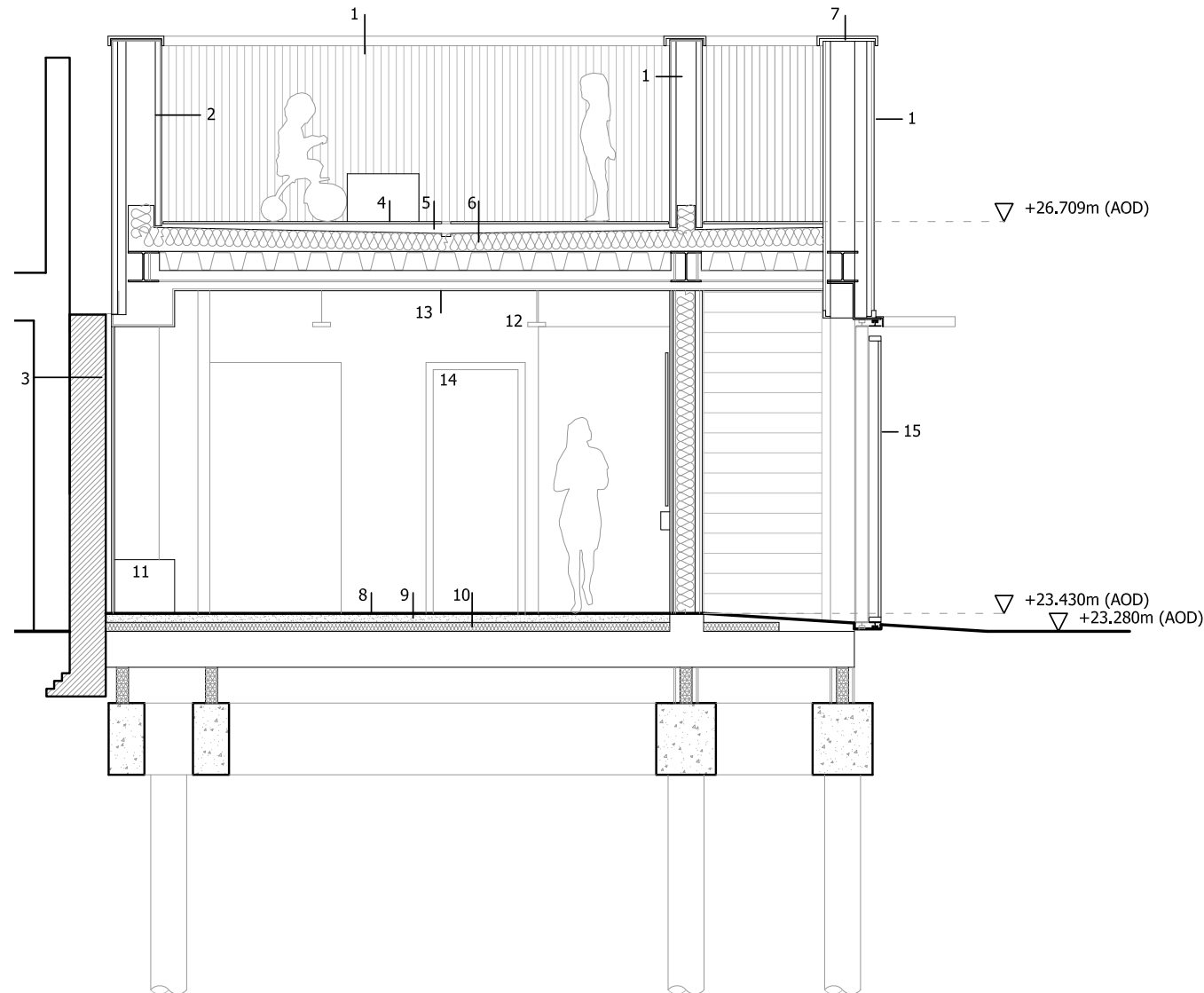
1. polycarbonate cladding (Danpalon Everlite single skin 22mm)
2. cavity/packing
3. 203x203x46 UC
4. existing wall below
5. 2400x600mm skylight with sandblasted/etched glazing
6. external storage
7. suitable flooring TBC
8. planter
9. 600mm deep canopy
10. drainage downpipe
11. drainage gulley under deck

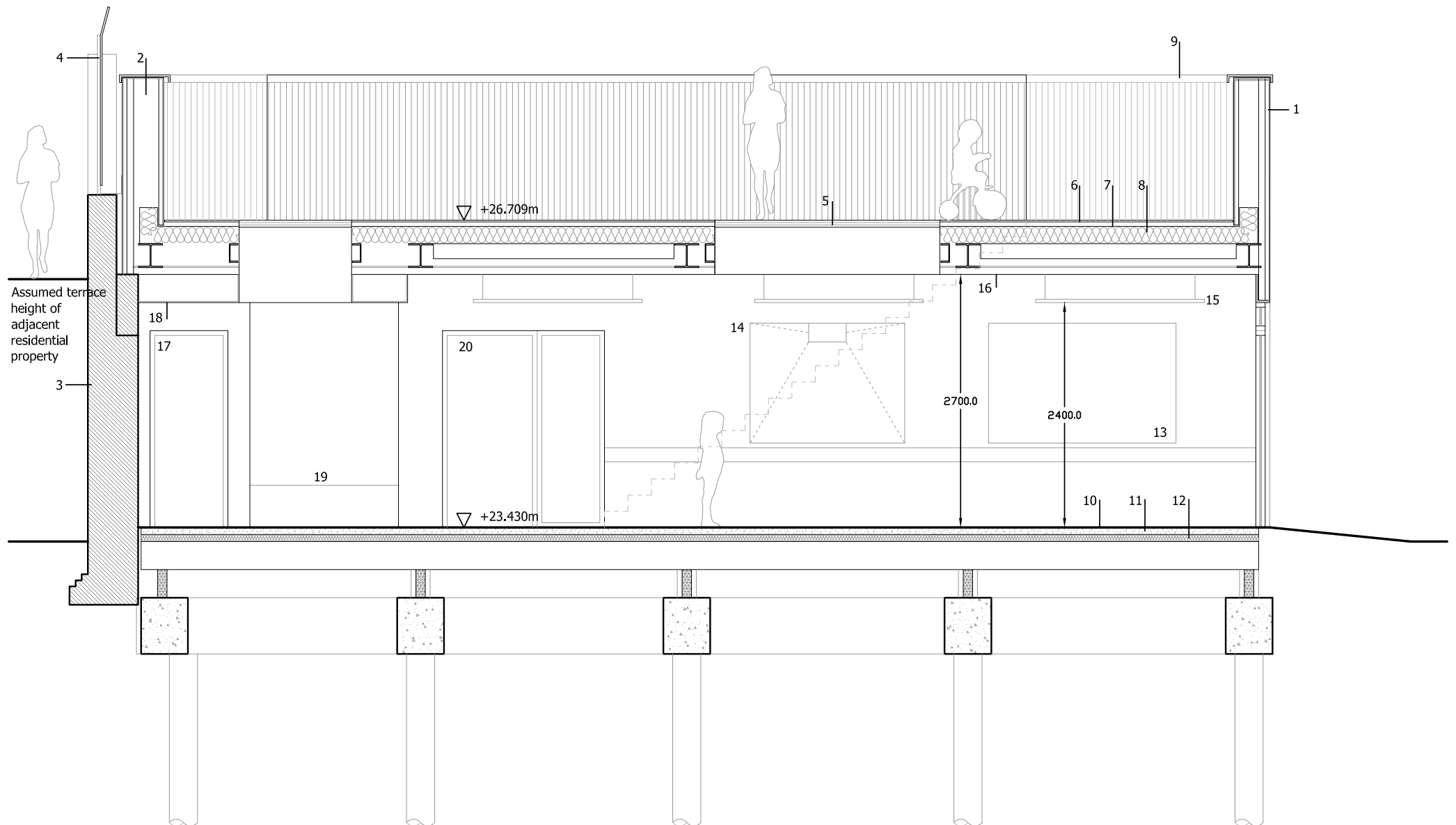


Early Years Sections

LEGEND

1. polycarbonate cladding (Danpalon Everlite single skin 22mm)
2. cavity/packing
3. existing wall
4. decking on adjustable stools
5. single ply membrane
6. 140mm insulation laid to falls
7. CGL cometeach PPC aluminium coping
8. non slip vinyl flooring
9. 75mm screed
10. 75mm insulation
11. low level storage
12. LED lighting (as per M&E specification)
13. plasterboard ceiling with allowance for perforations
14. laminate faced doors and frame
15. sliding doors to under stair storage (Everlite single skin 22mm)





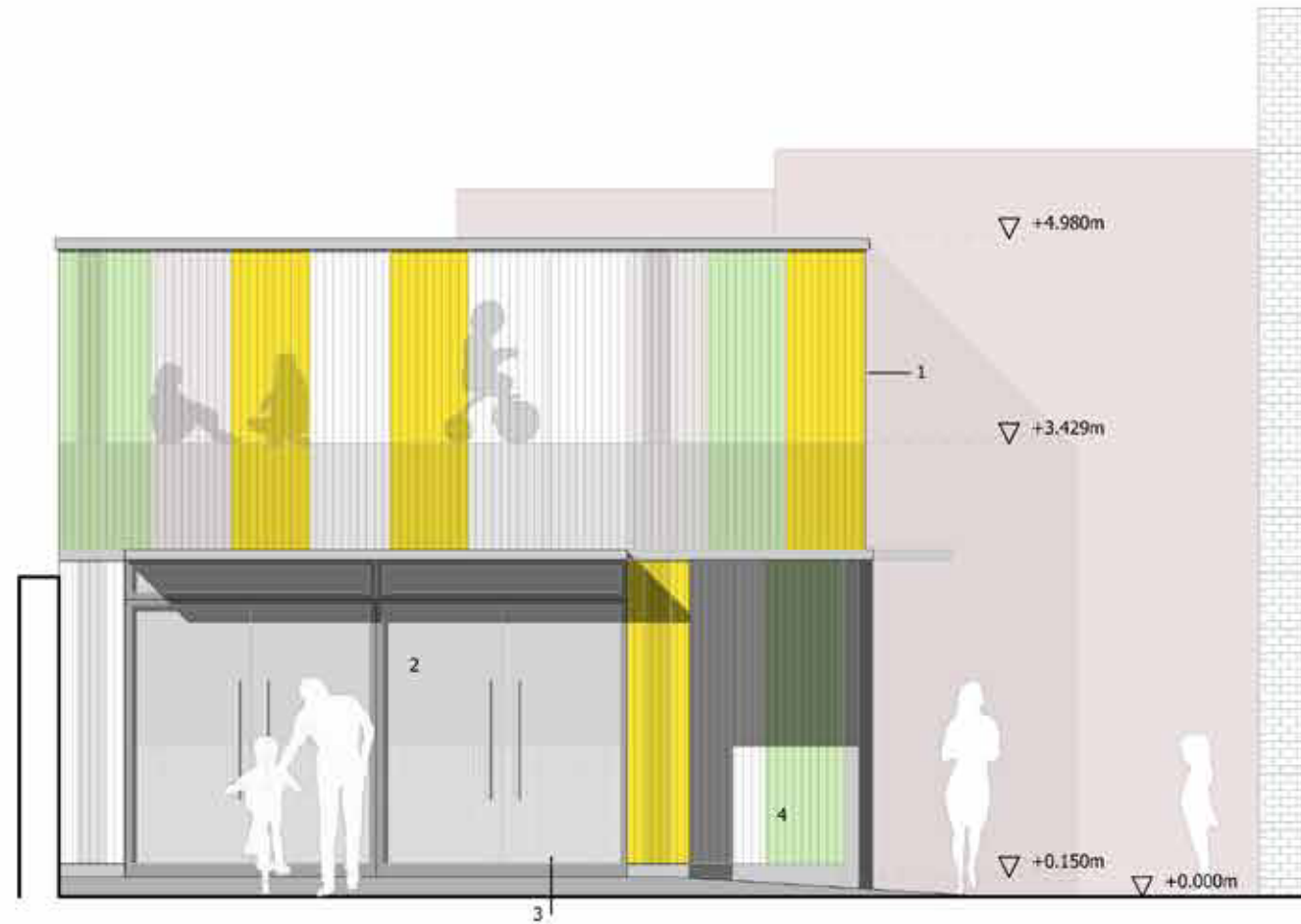
Early Years Elevations

EAST ELEVATION LEGEND ►

1. polycarbonate cladding (Danpalon Everlite single skin 22mm)
2. 1800mm wide double glazed doors
3. etched glazed film
4. recess under stair landing

NORTH ELEVATION LEGEND ►►

1. polycarbonate cladding (Danpalon Everlite single skin 22mm)
2. double glazed curtain walling system with door
3. 600mm deep canopy
4. secondary entrance for roof top playground
5. sliding store door (Danpalon Everlite single skin 22mm or less)
6. Recess under stair landing
7. Side panel with integrated flue extract





Early Years Materials

The proposed envelope of the building is translucent polycarbonate. This is a robust and lightweight material and will allow light to filter through parts of the facade and activity to be perceived at roof level. This will mitigate the overall visual impact of the building and animate this corner of the playground. There is also an opportunity to incorporate colour into the façade and the school has chosen to reflect its identity with yellows and green.

The façades will extend above and adjacent to the existing boundary walls on the southern and western sides and terminate neatly onto the brickwork with polyester powder coated flashings.

The external windows and doors will have polyester powder coated aluminium frames and will coordinate with the copings and trims to the cladding. Substantial flush glazed rooflights set within the terrace will provide top light to the classroom and toilets.



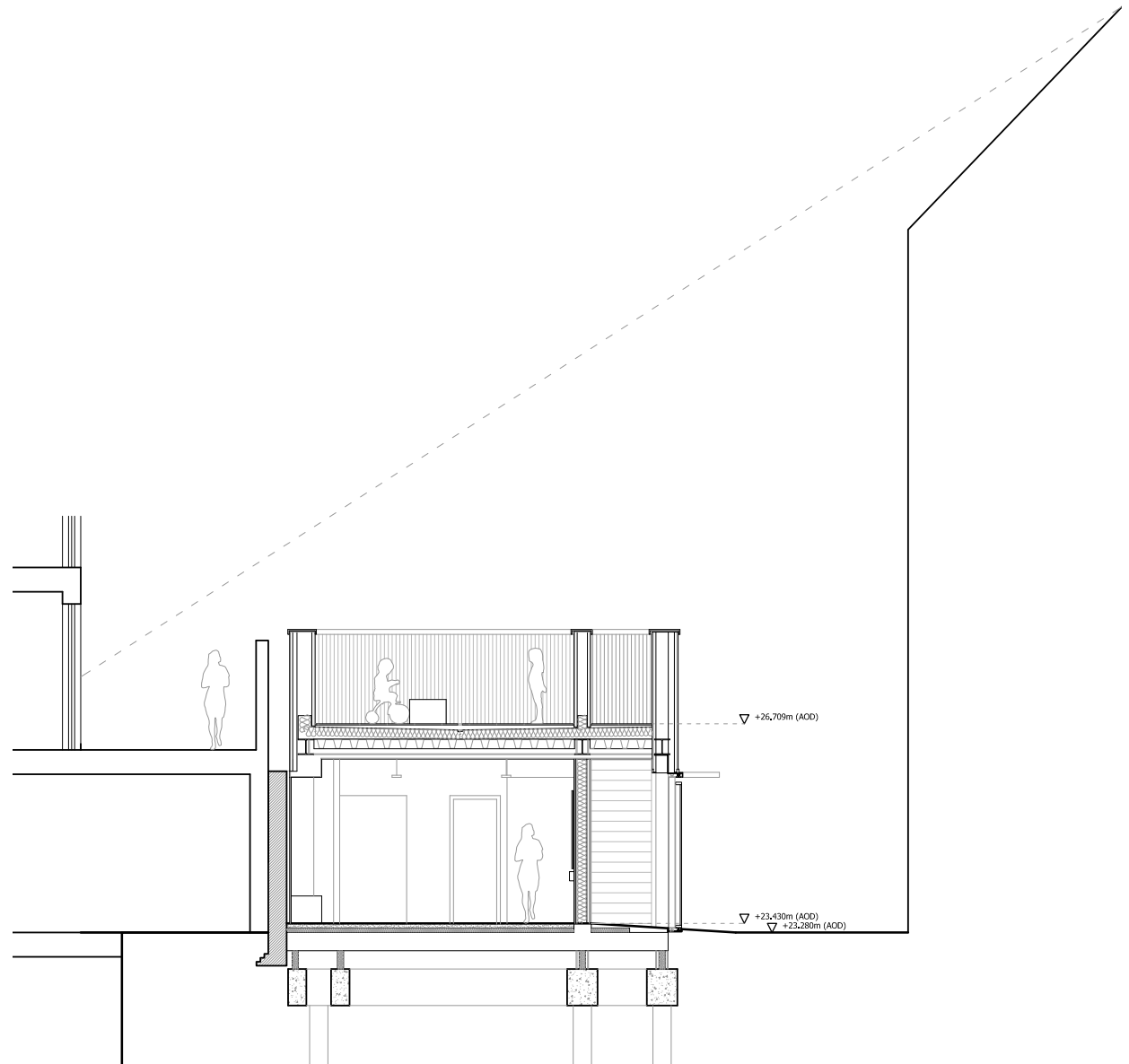
Sunlight and Daylight Test

An initial sunlight daylight test was under taken to ensure that the proposed early years building wouldn't effect the proposed and consented Parker Street scheme.

The principle assessment for sky visibility is calculated from the centre of a window of a main habitable room. Currently around the site and what would be seen from the proposed Parker Street development windows are buildings ranging from 3 to 5 storeys in height including the existing school building located directly opposite.

By using the top of the existing building as the horizon line and lower limit for sky visibility, a line is drawn from the centre of the proposed window. As the proposed early years classroom sits below this sight line it cannot change the sky visibility and therefore will not effect the sunlight or daylight results.

In any event any impact of the proposed structure would be mitigated by the translucent facade material. Correspondence surrounding this matter were provided by Delva Patman Redler Surveyors.



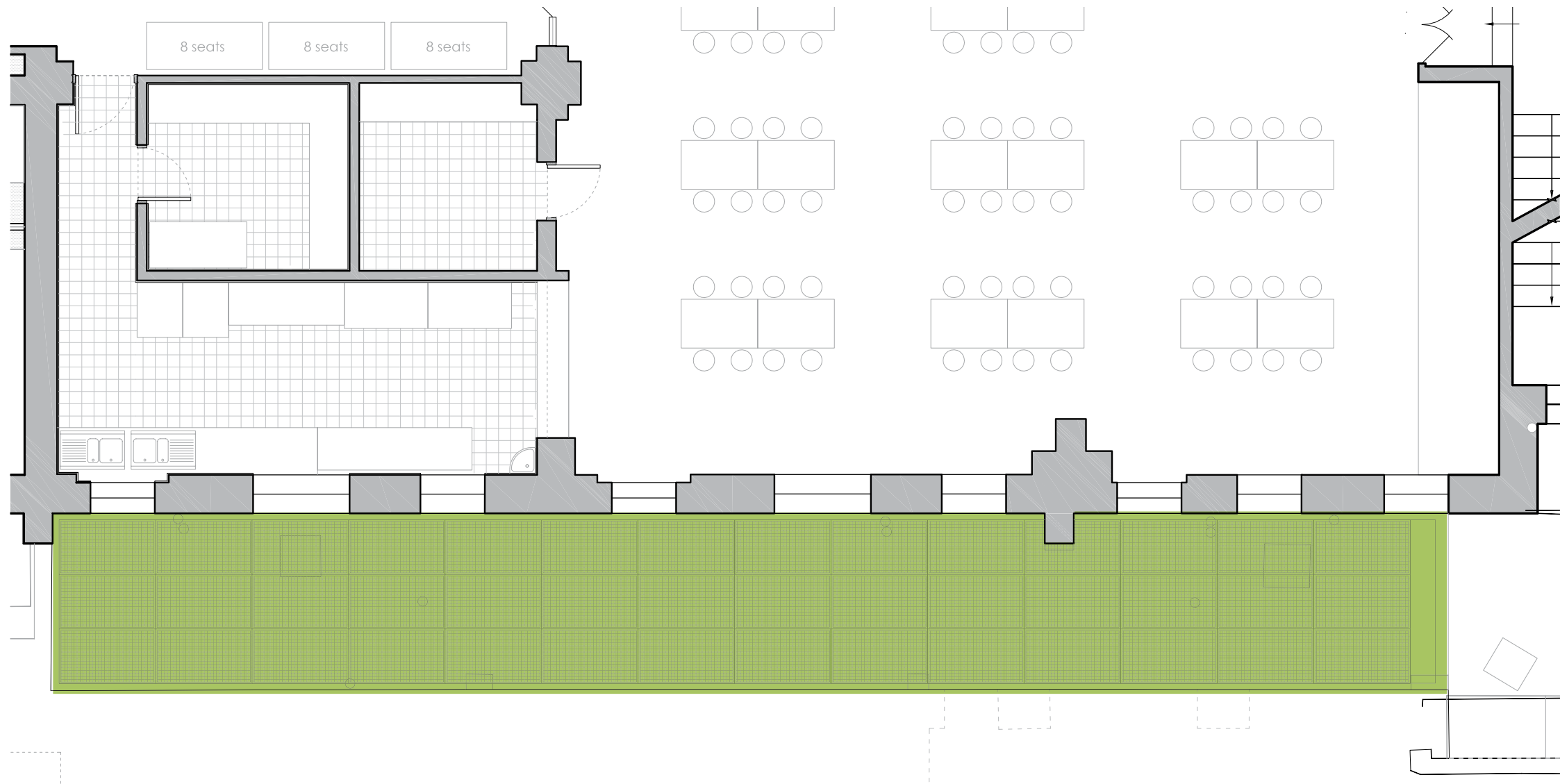
Playground Infill

An external area extends under and beyond the building at basement level and is utilised as an extension to the playground by the older children. It is proposed that the void over this area will be filled in with a slip resistant grille to extend the main playground space and mitigate the loss resulting from the new classroom development.

The galvanised grille will allow light to filter down and smoke and air to circulate up from the space below. A rubber matting could then be applied on top of the steel to allow for a better aesthetic.

The current upper usable playground space measures 223 sqm. When the existing storage is removed and the proposed early years classroom with rooftop playground is built, the total upper playground with rooftop will increase in area to 228 sqm. When the infill is applied this area becomes 292 sqm.





Internal Alterations

ENTRANCE

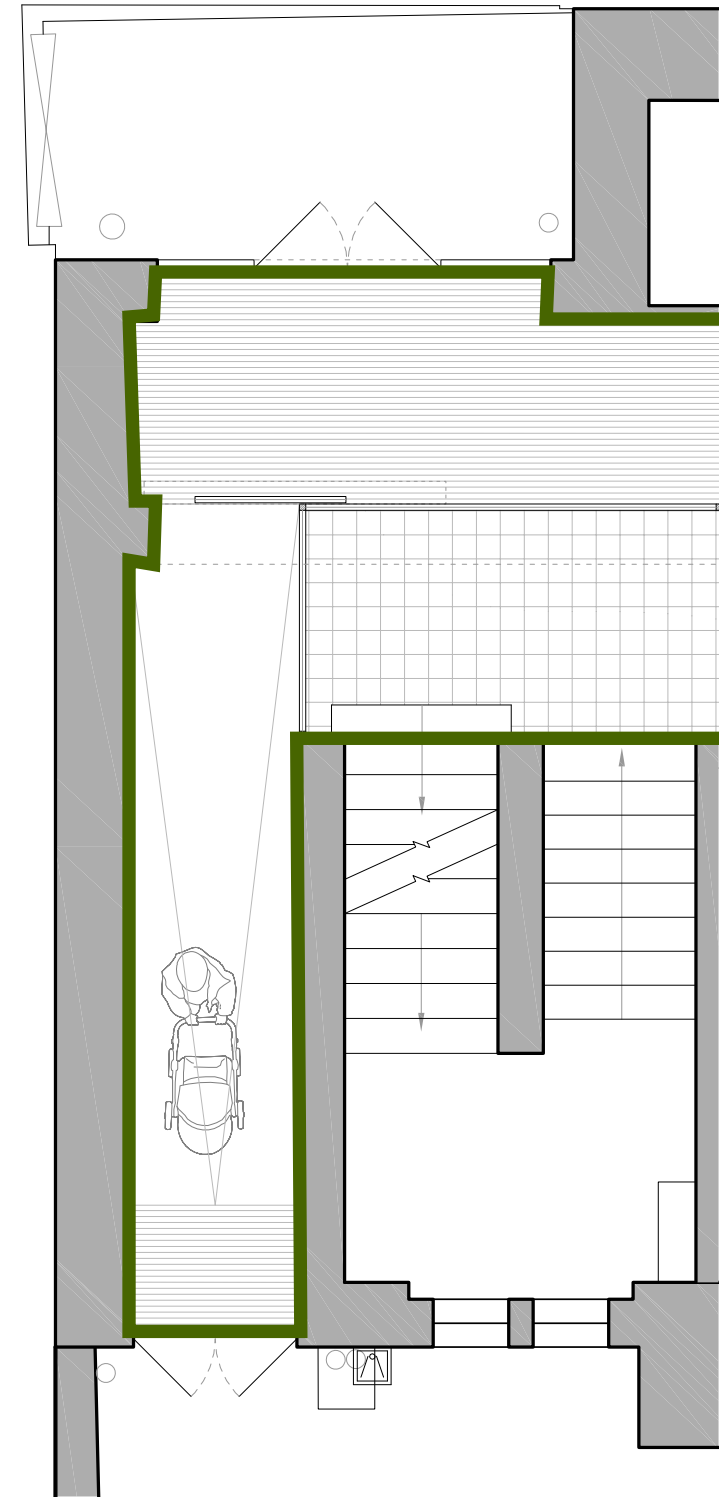
The new entrance will provide more secure access into the school. The main entrance doors and subsequent internal doors will be controlled from the office/reception. A glazed screen and sliding door will allow clear visibility from the office and restricted access when required.

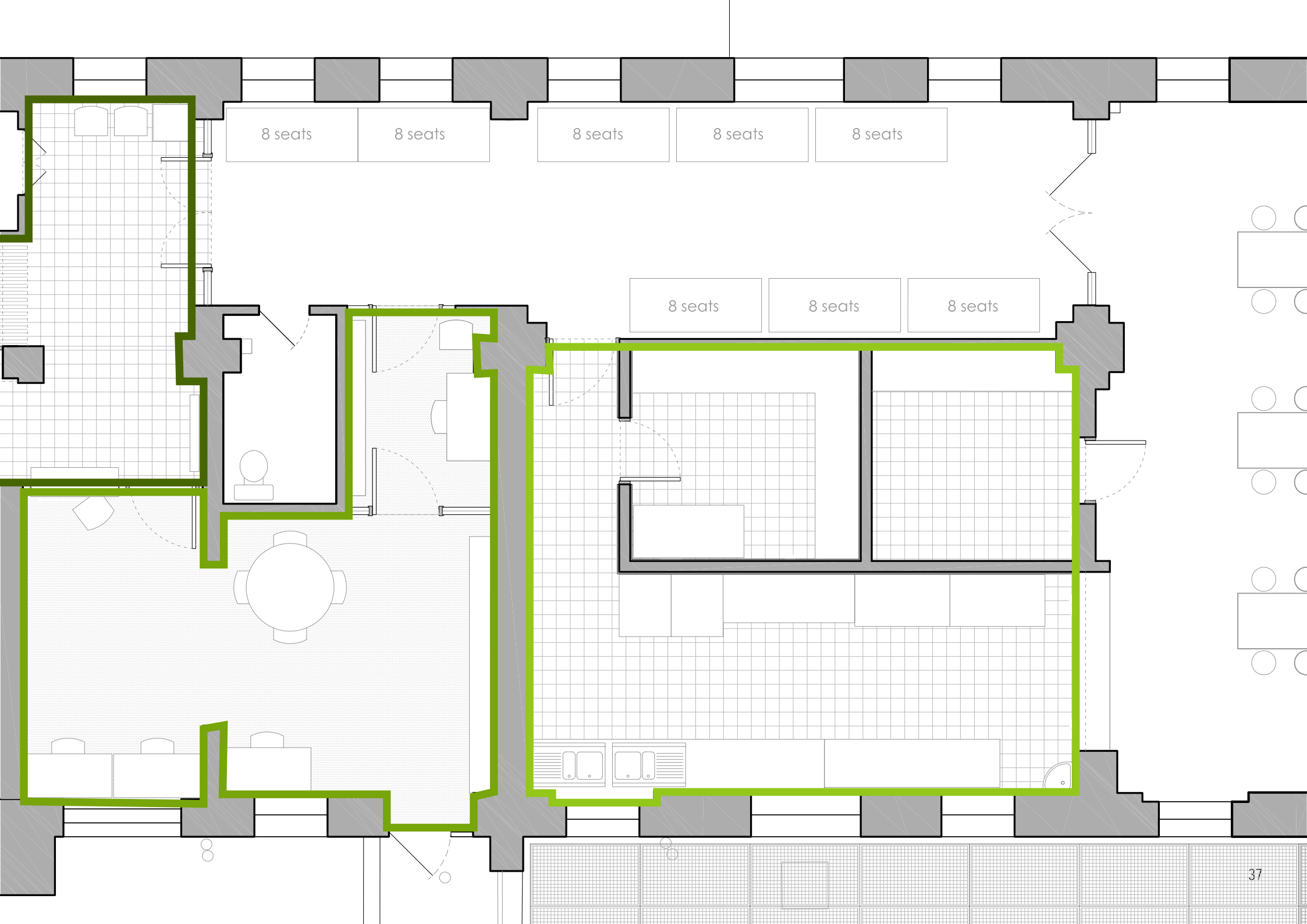
OFFICE

All administrative areas are currently split across three floors. The proposals will consolidate these into one office located purposefully on the ground floor next to the entrance for easier visitor liaison. There is also the added benefit of having direct access to the playground.

KITCHEN

The current kitchen was too small and wrongly located to function sustainably. The proposals allow for a much larger kitchen, dedicated store and a servery which gives direct access from the kitchen to the hall. This will alleviate the current issues associated with moving large kitchen equipment from the kitchen to the hall each day.





Perspective







SCHOOL.









scheme
access

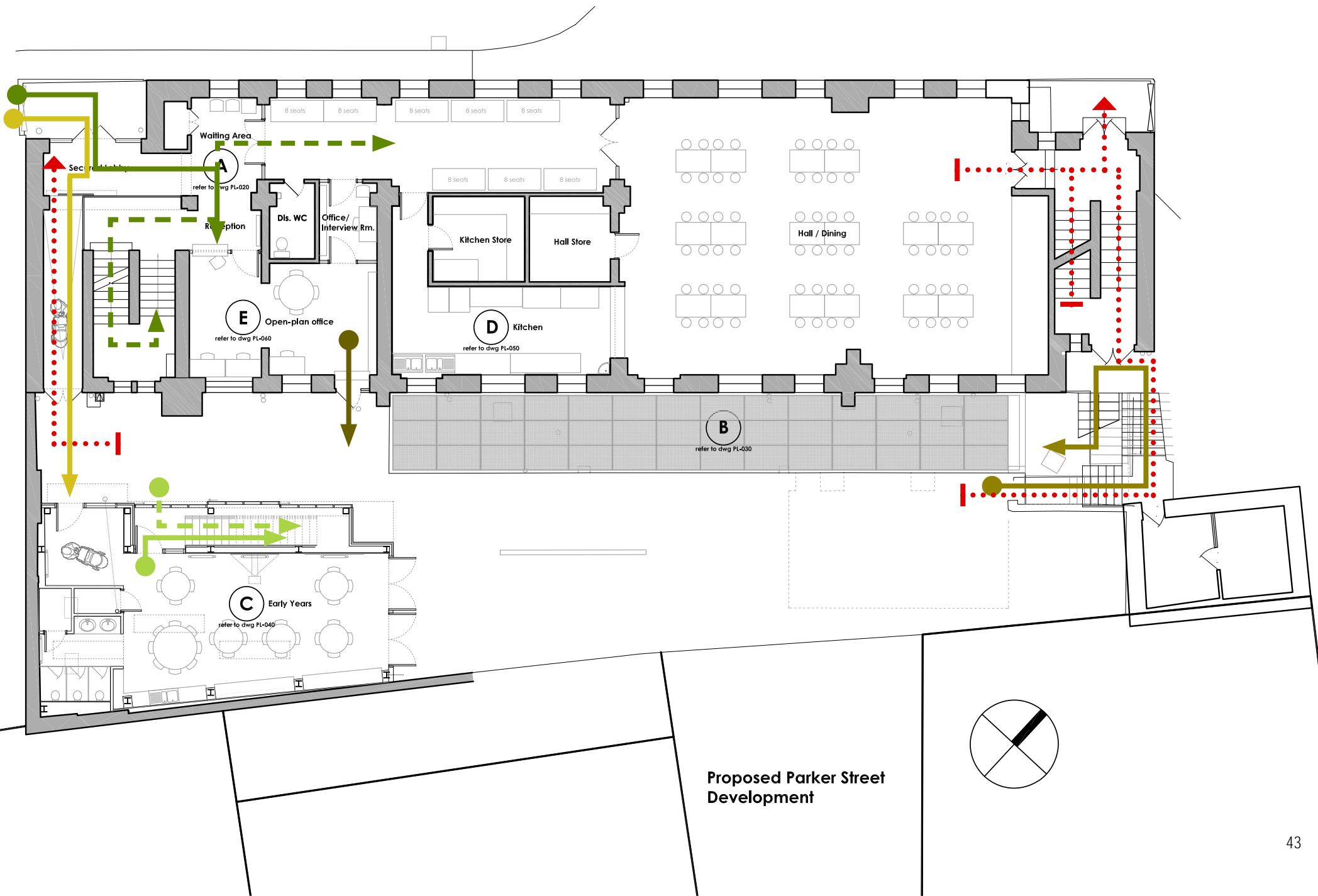


Proposed access

The initial impetus for the project stemmed from the local authority's child safe-guarding initiatives and the proposed works deliver a lobbied main entrance with associated reception and administration. The arrangement of doors and sliding screens, in conjunction with remote door controls, allows the entrance to be controlled and monitored through the day from a dedicated sentinel position at reception allowing older pupils to reach the classrooms at upper levels via the staircases and younger children with their siblings and parents to go directly through to the playground and early years classroom for drop-off and pick-up at the beginning and end of the day.

The overall number of pupils on role will not change as a result of the works and fire escape provision at the western and eastern end of the building will remain unaffected.

-  fire escape route
-  secured playground/ early years classroom access via ramp for disabled access
-  general visitor access via reception
-  continued access into school
-  direct access to playground from office
-  roof playground access from early years
-  roof playground access from playground
-  lower level playground access



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