

Ecole Jeannine Manuel UK  
43-45 Bedford Square, London  
Design and Access Statement



May 2015



The Ecole Jeannine Manuel was founded 60 years ago is now one of the preeminent schools in France. They are establishing a branch in the United Kingdom on Bedford Square, and the school will open in September 2015. There will be 480 pupils and 75 staff. The school's mission is to promote international understanding through a bilingual education of a multicultural community of students, the fostering of pedagogical innovation, and the constant exploration of best practices in the context of an ever-changing global environment.

### Existing Photographs



Bedford Square façade



Bedford Square façade



Bedford Square façade detail



Bedford Square façade detail



Bedford Avenue façade



Bedford Avenue façade



Bedford Avenue façade



Bedford Avenue façade



Internal Courtyard



Internal Courtyard



Internal Courtyard



Internal Courtyard

## **ACCESS**

### **Building Entrances**

There are 4 main entrances to the school. Nursery and primary school entrances are located on the Bedford Avenue. Secondary school and visitor entrances are located on the Bedford Square. The visitor entrance at number 44 Bedford Square will also be used by staff. This entrance will have a controlled lobby by incorporating a new meg lock system onto the existing lobby timber door and will be managed by a staff within. The main reception is located between Secondary school entrance and the visitor/ staff entrance to provide a welcome arrival and control access to the school. The reopening of the existing opening has been proposed to improve the link between the reception area and the two entrances as well as providing an alternative fire escape route in order to comply with Approved Document part B. The new door will be made to match the other existing doors and measured to suit the existing opening as needed.

All final exist door thresholds are level as in accordance to Part M

Service access is only retained from the Bedford Avenue side

### **Stairs and Lifts**

Currently the existing internal stairs and balustrade are not complied with the current Approved Document part M. All internal stairs will be remedied where possible. Fully demountable fixing will be incorporated so that gap between each rail is less than 100mm. All handrails are to be upgrading so that a consistent height of 900mm is maintained. The infill material is to be toughened glass. Furthermore, additional handrails will be incorporated to the inside walls of the stairs. All carpet to the internal stairs at Bedford Square from ground floor to second floor will be removed due to the existing condition and trip hazard that may cause to the young pupils. The existing stones will be repaired and seal. Visual contrast will be provided to all nosing. A new compliance circulation stair will be provided at the Mew building in order to improve the circulation.

There are 2 existing DDA compliance passengers lift on each building will be maintained to provide level access throughout the school.

## **Internal Doors**

Existing internal doors within 43-45 Bedford Square will be maintained and upgraded in line with the fire and acoustic requirements. All ironmongery will be replaced to suit the school environment and accordance with Approved Document Part B and M. All new doors will be fully compliance with visual panels being incorporate to improve the supervisory.

## **Toilet and hygiene facilities, shower and changing.**

All toilets will be easily accessible to both pupils and teachers on all floors. All existing toilet will be fully redecorated. New sanitary ware and flooring will be provided to suite education environment.

All accessible toilets will be provided with WC alarms linked back to the reception area. Grab rails within accessible WCs, ambulant disabled WCs and accessible showers have a visual contrast with the background to suit the requirements of Approved Document Part M.

Due to the sport facility is being provided off-site. There is no sports shower and changing facilities at the school. The only Accessible Shower facility is located within the Medical Room and it is to be used under the supervision of the staff only.

## **INTERNAL ARRAGEMENT**

The building contains a number of distinct zones;

- A nursery school
- A primary school
- A secondary school
- Specialist areas

### **Nursery and Primary school**

The Nursery and Primary school will occupy the courtyard and ground floor levels of the school at Bedford Square building. All classrooms can be easily accessible onto the eternal covered play area. The classrooms will be generous enough for all other specialist teaching to be delivered within the learning spaces.

A secured route will be provided to allow children from the nursery to use the multi functions hall space on the courtyard level in the Mew building. The hall will be able to accommodate specialist activities as well as dining. Easy access to the toilet facility from external play area and hall space has been considered and provided. Two group rooms have been provided adjacent to the hall offering additional teaching spaces as well as meeting areas for staff with parents and carers. Medical room is located close to the hall for ease of supervision.

The nursery and primary schools have dedicated entrances from Bedford Avenue.

## **Secondary School**

Secondary school occupied the ground floor to the third floor of the Bedford Square building.

Bedford Avenue building will form a 'heart' to the school, providing a specialist area that every pupil will use. The hall space on ground floor is spacious and giving a relaxed dining experience. The full height glazing windows opened out onto the adjacent terrace allows view over the courtyard as well as offering an inspiring place to be at all times of the day. As well as being an enjoyable space for lunch, they can also be used as suites as flexible spaces for curriculum delivery during the school day. Furthermore, the space will be able to be cleared for performances and specialist installation.

As the food will be delivered to school Monday to Friday by their catering contractor therefore fully equipped kitchen is not required.

The main Library is located at the second floor of Bedford Square building adjacent to one of the passenger lifts. A new partition wall will be constructed to form a protected corridor onto accommodation/ fire escape stairs as required by Approved Document part B. A full glazed screen at the end of the corridor will allow day light into corridor to avoid the feel of dark narrow corridor created.

Specialist classroom are grouped together at the Mew building to ensure that collaboration and sharing of expertise. Two fully serviced labs are located at First Floor. The art and music rooms are interconnected to allow students to work across year groups, sharing a variety of spaces that can be used in innovative and flexible way. New mechanical ventilation system will be provided to all specialist spaces and multi functions halls.

### **Fixtures and Fittings**

All classrooms will be redecorated with new light fittings to provide a high quality teaching spaces with generous space and integrated free standing teaching walls in order to minimise the fixing onto the existing building. No additional light fixing points will be required in any of the accommodation space within 43-48 Bedford Square building.

The design details of all the fixtures and fittings will be developed in accordance with good practice. Switches and electrical sockets have been designed to colour contrast with the background.

A manual 'push to exit' button will be provided internally together with an emergency break glass override to all Final Exit doors.

New CCTV cameras are proposed to cover main entrances and exits, internal corridors, stairs and external areas, including the perimeter of both buildings. Cameras will generally be of the dome type with pan, tilt and zoom.

Despite there is currently no physically challenged student, the principle aim of the designers has been to enhance the existing inclusion and maximise access for those with disabilities. This has included ensuring level access and easy transition from the surrounding pedestrian and parking areas, as well as within the building itself is being provided. The school is committed to providing inclusive facilities, where possible due to the existing constrains and will be employers and service providers under the Equality Act 2010.

Care has been taken in the integration of facilities for those with disabilities so that the inclusive nature of the school is fully reflected.

## **BUILDING ENVELOPE**

On the Bedford Square façade a former doorway will be reinstated. The detailing and materials will match existing doors on Bedford Square. A non-original door opening will be replaced with a window to match the original opening. The window frame and masonry detailing will match existing.

There are no proposed modifications to the façade of Bedford Avenue.



*Bedford Square façade – modifications shown in red*



*Internal Courtyard elevations – modifications shown in red*

Internal



The project is intended to limiting the effect of the historical building as much as possible whilst improving the existing spaces to suite the function of a school as well as complying with Building Regulation approved documents.

#### **Pre-Application Advice**

As previously noted we have discussed these proposals with the LB of Camden via Ms. Antonia Powell. These comments mostly relate to the proposed internal modifications have been incorporated in these proposals – see attached minutes date xxxx

#### **Element of the new Design**

Please refer to attached Listed Building Consent Items rev C