FEATURE LIGHTING

Linear light around porch shadow gap

ENTRANCE PORCH LINEAR LIGHT

As the building is in a residential area the feature lighting will be low key. In the winter months internal activity will enliven the facade by glow from the windows in the evening. Light shining through the perforated ventilation screens will also add interest.

To mark out the entrance a simple lighting feature will be fitted into the shadow gap around the bronze porch. This will give a glow to the bronze with a highlight in the recess.

The glass will be lit from the internal lighting in the entrance. This will shine through the decorative logo artwork.

The lighting feature will be switched off when the school is closed to reduce nuisance to neighbours and save energy. Switch on will be controlled by a timer and light sensor.

STUDIO ELEVATION LIGHTING

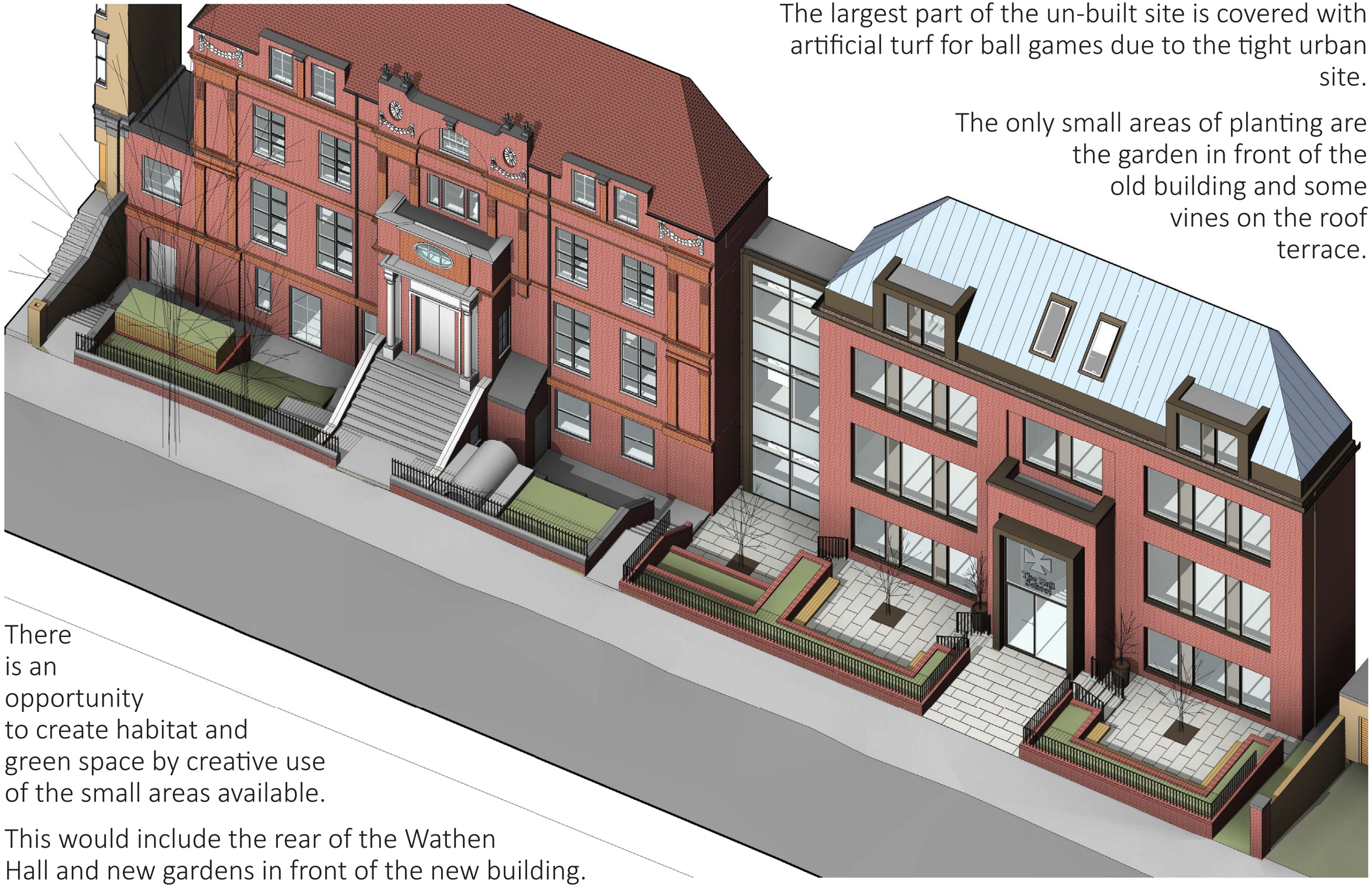
As well as feature lighting the building will have emergency lighting for escape routes in a similar arrangement to existing along the alleyway and above exit doors.

To emphasise the brick colonnade to the studio elevation, and brighten a north facing elevation which is also shaded by the tree canopy. The lights will be controlled by a light sensor and switched off when the school is closed.

The lights are fitted to the walls with up and down wash. The lights are compact LED's which are robust enough to cope with ball games.

LED up and down lights on studio elevation

LANDSCAPE DESIGN



The largest part of the un-built site is covered with artificial turf for ball games due to the tight urban site.

The only small areas of planting are the garden in front of the old building and some vines on the roof terrace.

There is an opportunity to create habitat and green space by creative use of the small areas available.

This would include the rear of the Wathen Hall and new gardens in front of the new building.

LANDSCAPING

Hard Landscaping

It is proposed to terrace the planting in the front garden to create space for building users to enjoy them. The gardens either side of the new entrance are lifted to bring them into use as waiting space for parents and pupils when the weather suits. Benches are provided in each of these spaces.

The terracing helps to keep plants out of the shade and improve the outlook from within the building. The terrace on the south side is accessible to wheelchair users via the ramp down to the alleyway. The retaining walls will feature similar bricks to the proposed building.

Planting

Existing - The existing front gardens to the original building have established planting and this will be retained and adapted to suit new features such as the bin store and the cycle shelter to screen them from view.

Proposed - The proposed planting will have a focus on maximising biodiversity and the educational opportunities.

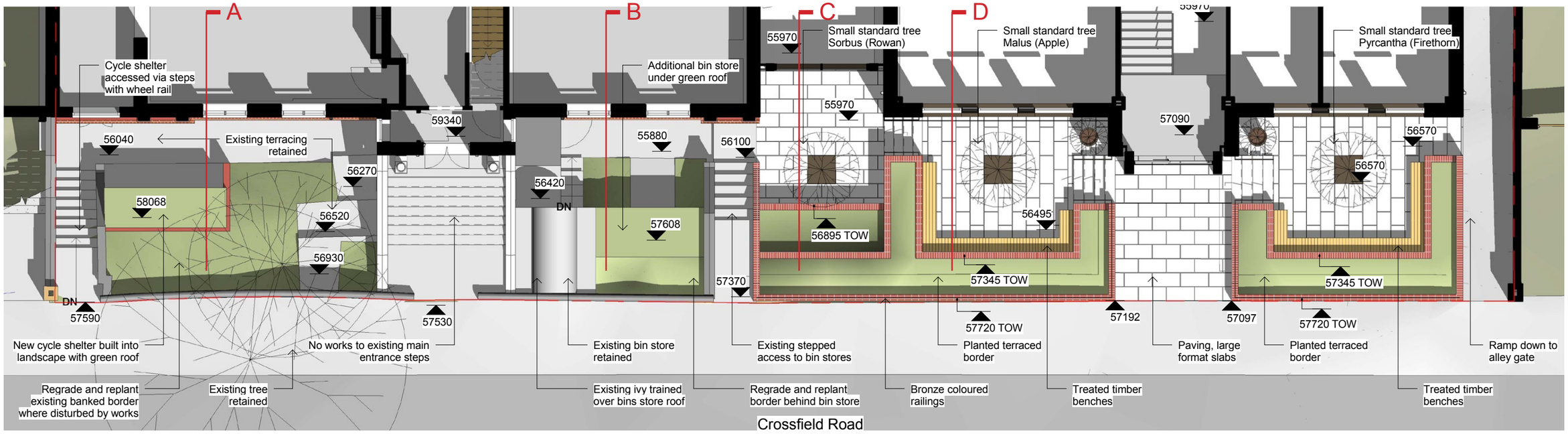
Trees - Small trees planted with root barriers to prevent damage to buildings, services and paving. Native species are selected for fruiting and berries to provide for birds, such as Malus, Sorbus & Pyracantha.

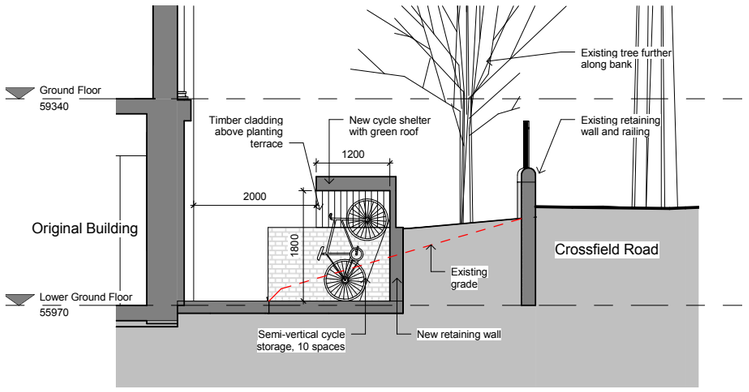
Shrubs- Planted in beds for year round structure and habitat, species to include Berberis, Cotoneaster & Cornus

Perennials & Herbs - Annual native wildflowers will be encouraged to re-seed, perennialswill be focused in beds near the entrance to add fragrance, alongside herbaceous shrubs such as Rosemary and Bay.

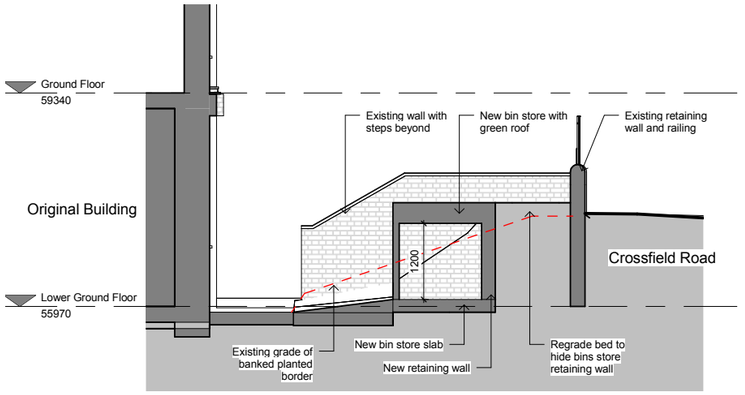
Bulbs - Naturalised native bulbs selected to give broad season including Snowdrops, Bluebells in shade, Daffodils, Alliums, Tulips etc.

Climbing Plants - Self clingers such as Ivy kept away from main building walls to avoid damage. Climbers on south elevation terrace to be mix of Clematis and Hydrangea trained to stainless steel trellis wire.

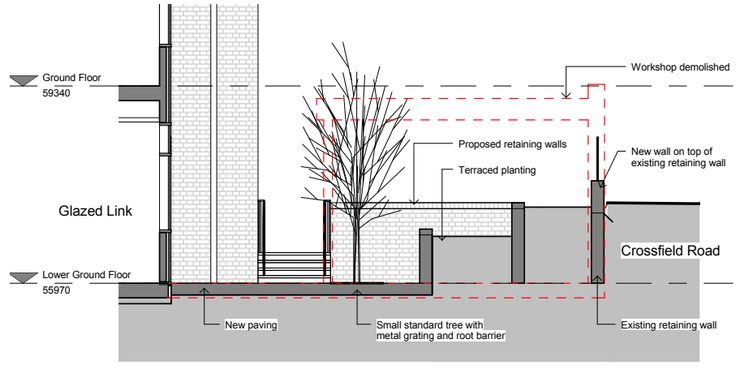




Landscape Section A - New Cycle Shelter in Existing Garden

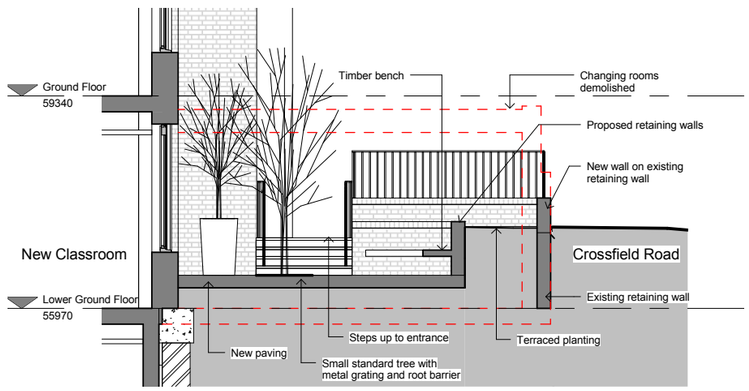


Landscape Section B - New Bin Store in Existing Garden

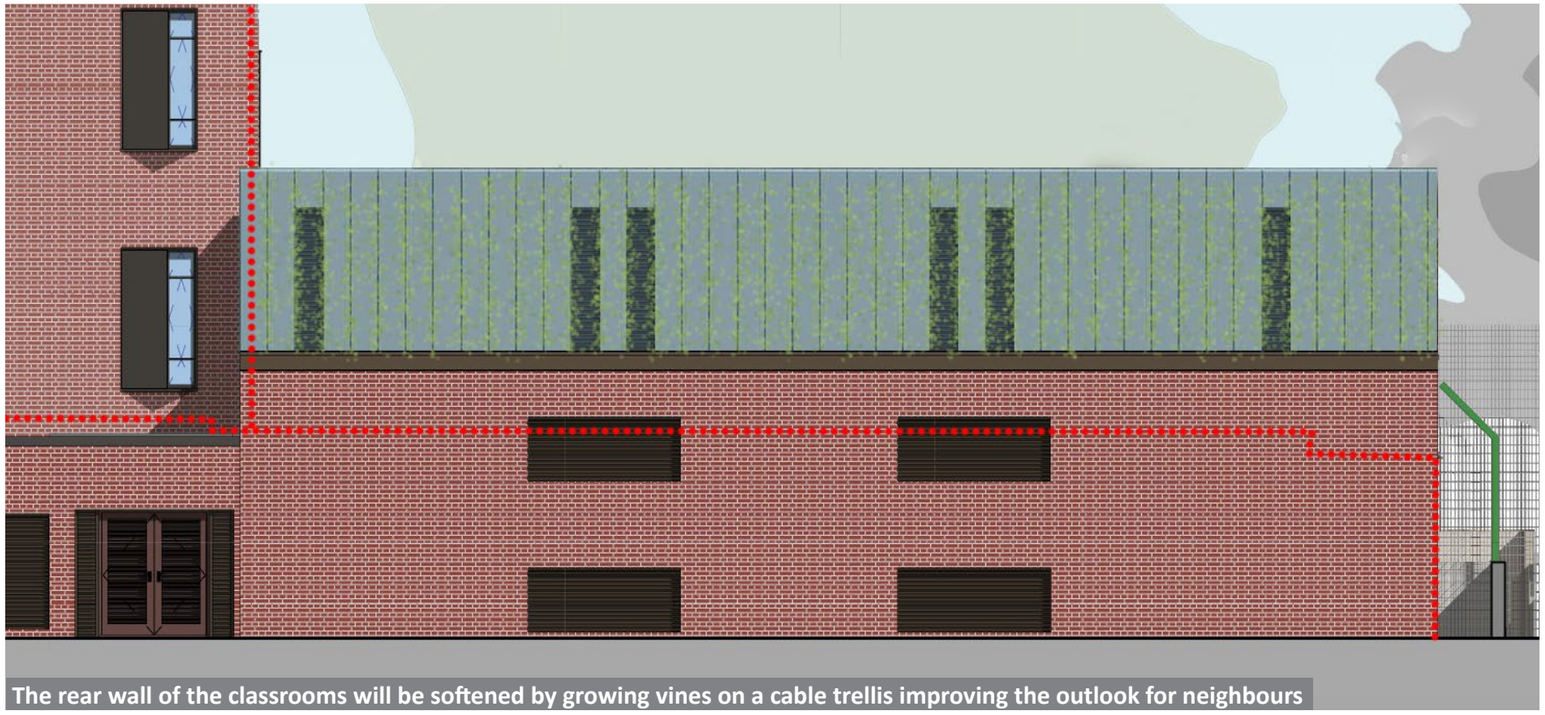


Landscape Section C - Glazed Link and New Garden

Close up of View 2 showing the proposed entrance gardens



Landscape Section D - Classroom and New Garden



The rear wall of the classrooms will be softened by growing vines on a cable trellis improving the outlook for neighbours

SUSTAINABILITY

The existing building is not very sustainable to run. Air-conditioning has been added to rooms due to a lack of cross-ventilation and over-heating. Most of the building is uninsulated due to its age so it uses a lot of gas to heat. Due to the deep plan there is also a reliance on artificial lighting.

The Life Cycle Carbon Assessment report accompanying this application provides the evidence to demonstrate that demolishing the existing extension and replacing it with a new building will use 5% less carbon compared to retaining the current building.

The proposals to redevelop the school represents opportunities to improve the school's sustainability in four ways:

1. Reducing running costs particularly in winter due to heating
2. Reducing carbon emissions and environmental impact
3. Providing educational opportunities for the pupils to learn about energy use and generation.
4. Reducing car journeys by staff and pupils

There are seven focus areas for the sustainable design strategy:

1. Improvements to the existing fabric by adding insulation where practical and upgrading windows
2. Improvements to the layout to achieve better rates of natural ventilation and natural daylight
3. Improvements to the existing services to make them more efficient and better controlled and coordinated
4. Designing new extensions to current building regulations and sustainability targets to improve the overall building
5. Providing micro-generation such as photovoltaic cells if feasible and suitable
6. Providing secure cycle parking and showering facilities to encourage cycling by pupils and staff
7. On balance it would appear that it would be more sustainable to rebuild the Wathen Hall than to refurbish and extend it as the existing fabric is so poor and nearing the end of its useful life.

Photovoltaic cells recently installed on the roof of South Hampstead Girls School in Camden. These are hidden from general view by the roof parapet

An example of storage hidden under a green roof to make best use of a tight front garden space, providing visual amenity and increased biodiversity.

ENVIRONMENT AND BIODIVERSITY

Currently there is very little in the way of green space due to the density of development. We will aim to create new green space and habitat where possible.

The playground is entirely covered with an all weather pitch and all of the suitable roof area is required for photovoltaic panels. Therefore the main opportunity for increasing site biodiversity is the new front garden.

The plant species selected for the gardens will target the provision of habitat and food for desirable fauna, whilst being well kept to deter pests.

A broad range of native small trees, shrubs, flowering and fruiting native plants will be selected to give diversity within this small space. The focus will be on berrying plants to provide food, as well as autumn colour.

The garden can be both an environmental and educational resource, enabling the pupils to learn about nature. Insects can be promoted with 'bug hotels' and birds with feeders.

Bees will be encouraged through clumping groups of nectar providing flowering plants. The gardens will be managed with limited use of pesticides to reduce potential harm to bees. The space is unsuitable for bee hives but providing holes for solitary bee nests is low risk.

The garden space does not provide suitable locations for bat boxes but by limiting use of harmful pesticides bat feeding could be encouraged.

There will be a balance between providing a landscape which is suitably formal as the main entrance to the school, providing space for people to move around and enjoy the garden, and for nature itself.

SECURED BY DESIGN

The building exterior is covered by CCTV cameras overlooking the following key locations:

- Main visitor's entrance
- Boy's entrance
- Access doors onto Wathen Hall roof
- The playground
- The front gardens

The playground is surrounded by tall fences partly to keep balls from going into adjacent gardens and also to deter trespass. There is no proposal to alter these fences.

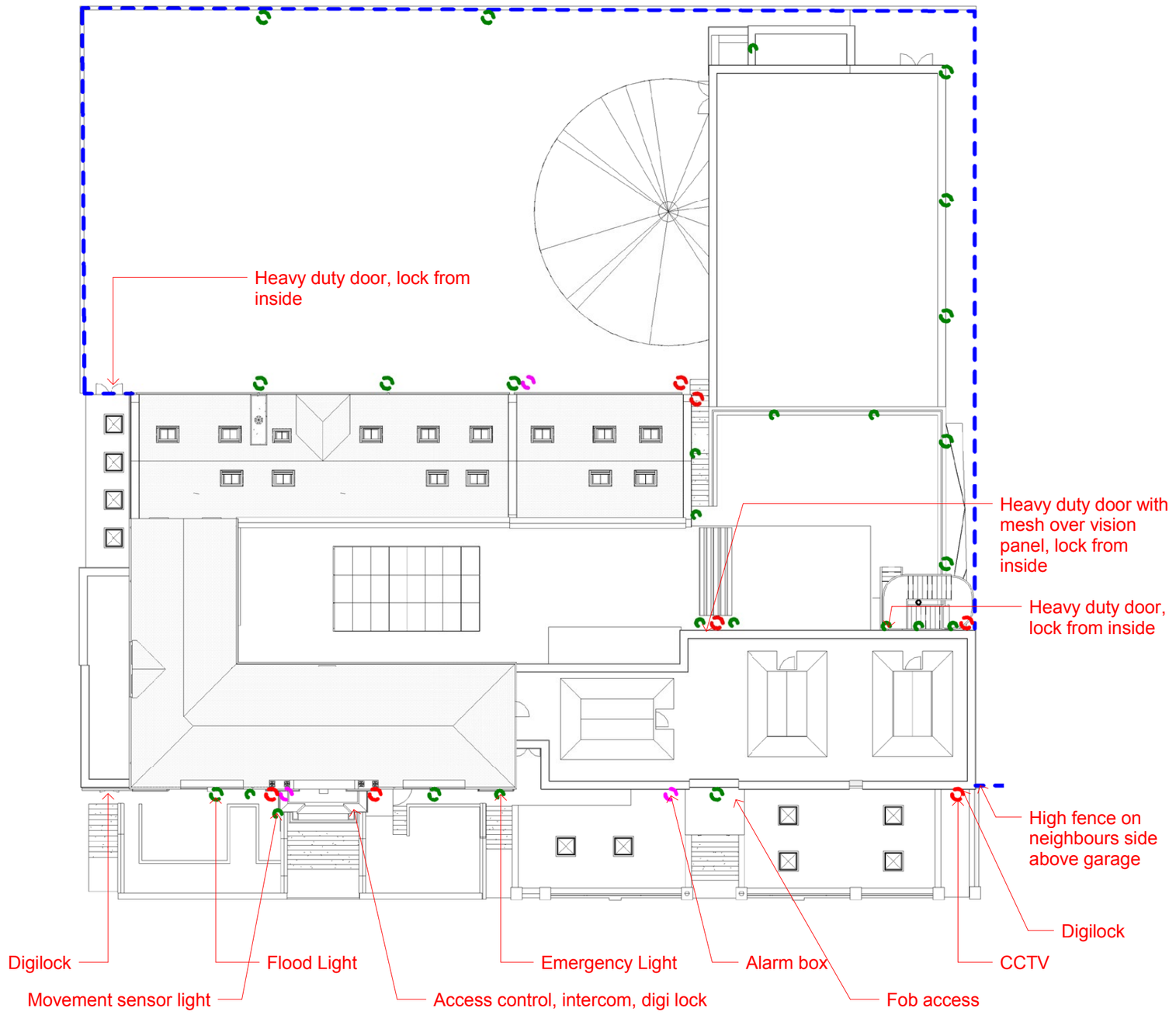
There is a gate to the end of the access alleyway down the side of the Wathen Hall where it passes underneath the 1989 Centenary Building extension. This is locked from the outside with a number pad digi-lock with a press to release button on the inside for emergency egress.

In the proposals a new gate will be provided in a similar position with fencing overhead to a similar height as existing.

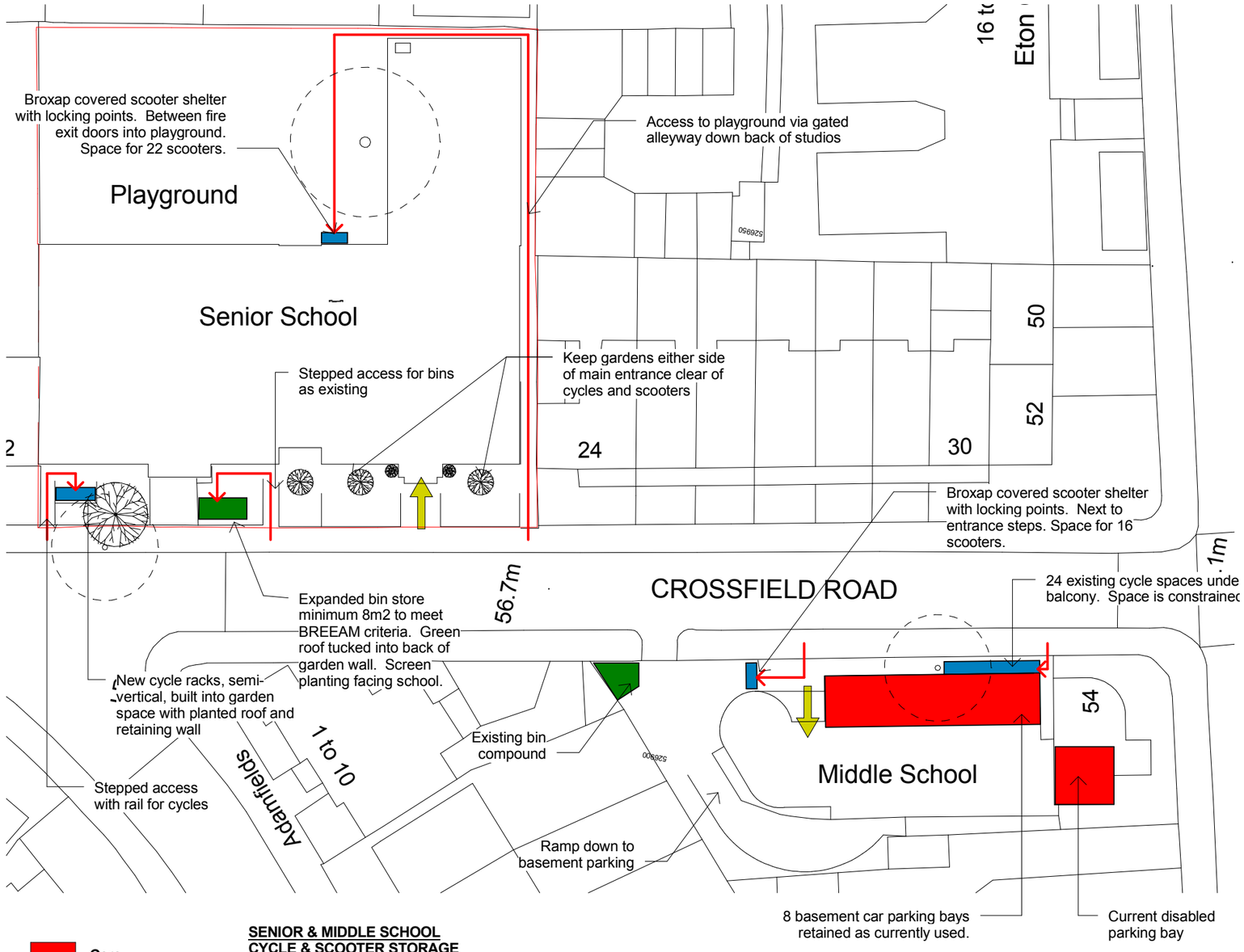
Openable windows will be designed for use as night purge ventilation. To make these opening secure and safe they will be guarded by decorative perforated panels or restricted to 150mm opening to prevent intruder access.

The proposed cycle storage provides locking points and is screened from view of the street. The cycles will be clearly visible from several locations in the school to act as a deterrent to potential thieves.

The garden spaces are well overlooked and whilst not gated the walls and railings clearly define the private space. This is to make the main entrance approachable to visitors. The glazed entrance doors are on a direct line of sight form the reception desk for access control. A pass pad will be used for pupils and staff and an intercom for visitors.



ACCESS STRATEGY



Cars

Cycles & Scooters

Bins

SENIOR & MIDDLE SCHOOL CYCLE & SCOOTER STORAGE

Current Usage

7 Staff Cycles
6 Pupils Cycles
20-30 Pupils Scooters

Total 23 Cycles & Scooters

Standard Planning Requirement

7 Staff Cycles
34 Pupils Cycles
3 Short Stay Cycles

Total 44 Cycles

Proposal

24 Cycles MS under balcony
10 Cycles SS front garden*
22 Scooters SS playground
16 Scooters MS entrance*

Total 72 Cycles & Scooters
*subject to survey

GETTING TO THE BUILDING

The Hall School supports the Camden Schools Travel Plan initiative which encourages families to develop environmentally friendly journeys to school. This not only increases the fitness of our pupils but also improves the local environment.

The School's Travel Plan encourages children to walk, scooter or cycle to school. There is provision at school for bicycles, buggies and scooters. Walking and cycling keeps children fit and healthy and helps pupils develop road safety skills. It also helps keep the roads free of congestion which aids in the School's relationship with its neighbours, and it helps make the air cleaner.

The use of public transport is promoted where the children come from too far to walk or cycle.

For those living further afield car sharing is encouraged. Parents are encouraged to park some distance from the school and walk some of the way to reduce congestion on the streets around the school.
The Hall School's Travel Plan has achieved a 30% reduction in the number of pupils being driven to school since 2007.

The Hall School is committed to continuing the good work their Travel Plan has achieved and will be seeking accreditation of it as part of a planning application for these proposals.

CYCLING FACILITIES

It is proposed that cycling facilities are shared between the Senior School and the Middle School as there is so much movement between the two sites.

Showers and lockers for staff and pupils will be provided in the Senior School basement as these are also used for PE. Space for cycle storage is limited due to complexity of levels and constrained urban sites.

There are 24 cycle existing storage spaces for cycles located under the balcony at the front of the Middle School. A further 10 can be located near the north side escape doors at the front of the Senior School. These are accessed via a stepped ramp from the pavement. The shelter is to be built into the landscape with a retaining wall and green roof. The nearby tree will be protected. The rest of the allocation will be made up with storage for scooters at both sites which are a popular mode of transport for the boys.

EXISTING BUILDING

The original school building is Victorian and follows the typical format of its time with the street at a made up ground level and the principal entry level raised up above that with steps to the entrance. The lower ground floor beneath is at natural ground level which is accessed from the front by steps down into the area gardens.

The 1989 Centenary Building extension matches the levels of the existing building with stepped access from the street.

The only areas accessible by wheelchair users are on the lower ground floor with access via the ramped alley down the side of the building on the south boundary. This then requires a temporary ramp from the playground into the music classroom.

Access across the lower ground floor requires going through the busy Cooper Hall.

PROPOSALS

The design and scope of the proposals is aimed at creating a future proofed facility removing barriers to access and use for those with disabilities.

Replacing the 1989 extension provides the opportunity to create a welcoming level access from the street directly into the reception area with an internal platform lift.

Replacing the 1977 extension creates the opportunity to locate a new DDA compliant lift in the best location to serve all of the existing principal levels, main split levels and new basement levels.

The staircase in the 1977 extension can be replaced with one that has half landings serving the split levels and with a shallower gradient and smaller steps suited to school children and those who are ambulant disabled.

Opening up and simplifying the circulation would make the building easier to navigate by wheelchair compared to the existing narrow and winding corridors.

The second floor of the new building will enable the new lift and staircase to link to the existing teaching accommodation via the existing classroom.

WC'S

As the existing building is barely accessible to wheelchairs and the design pre-dates the 1995 Act there is a corresponding lack of accessible toilet provision.

The existing building format does not lend itself to expanding the current WC's to make them suitable for accessible provision.

The new building will be laid out in a flexible way to provide for current requirements and also have the capacity for adaptation to future needs.

Accessible toilets to be provided on each floor with left and right hand transfer available in the building. An accessible WC will be provided near to the reception area for visitors.

ACCESSIBLE WASHROOM

This will be provided in the new changing rooms in the basement near to the multi-purpose Wathen Hall. The lift and ambulant disabled access stairs link directly with level access to the playground.

CLASSROOMS

The new classrooms will be provided at a size and format where wheelchair users can manoeuvre and use the classroom without being compromised or compromising the scope of teaching methods available to the class.

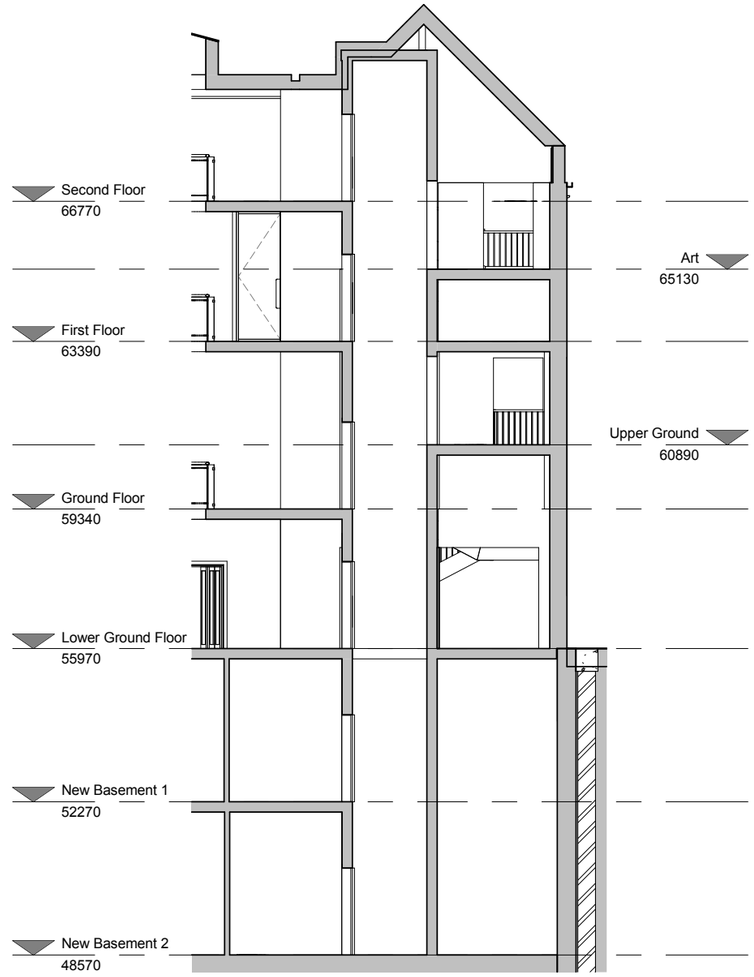
DOORS

The main entrance doors will be automatic opening, with fob access control at a level within reach of wheelchair users. An intercom at a level suited to wheelchair users will be provided for access control to visitors. The doors will be in line of sight of the reception desk.

Where practical fire doors in corridors will be on magnetic release hold open to reduce the impediment to circulation.

Doors in the new building will be provided at a width suitable for wheelchairs with vision panels at the required heights and door closers of the required weight to comply with regualtions.

Where new doorways are being created in the existing building these will be specified to the same level improving the existing provision.



LIFT

Within the new building a new lift will be provided which is DDA compliant with an 1100 x 1400 car. The lift will have landings for the six primary levels on one side and will also stop at the two main split levels on the reverse side.

This means that the only platform lift required will be within the main entrance to get in from the pavement level. The proposals include wheelchair access to over 90% of the building including all of the teaching areas.

NORR

Boyer

LONDON COMMUNICATIONS AGENCY

MONTAGU EVANS

RAMBOLL ENVIRON

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