

INTRODUCTION:

This design and access statement accompanies an application for listed building consent for internal alterations to the library and adjacent classroom within the north block of University College School, an independent day school.

SITE LOCATION:

The school is located on the east side of Frognal, a long thoroughfare in west Hampstead. Frognal runs from Finchley Road in the south to Frognal Rise in the north.

The site for the proposed development is located within the northernmost block of the three main school buildings; 'the north block'.

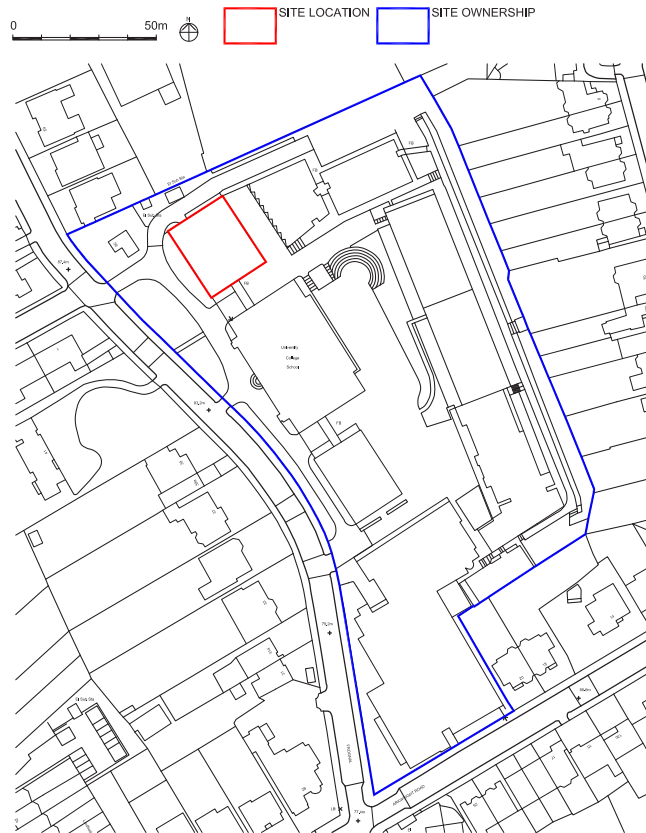
The north block is located within the north-west corner of the school site. The adjacent site location plan indicates the location of the north block.

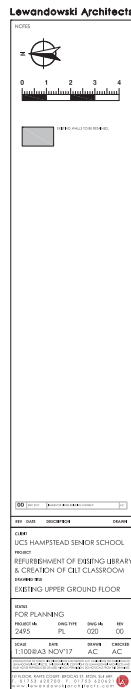
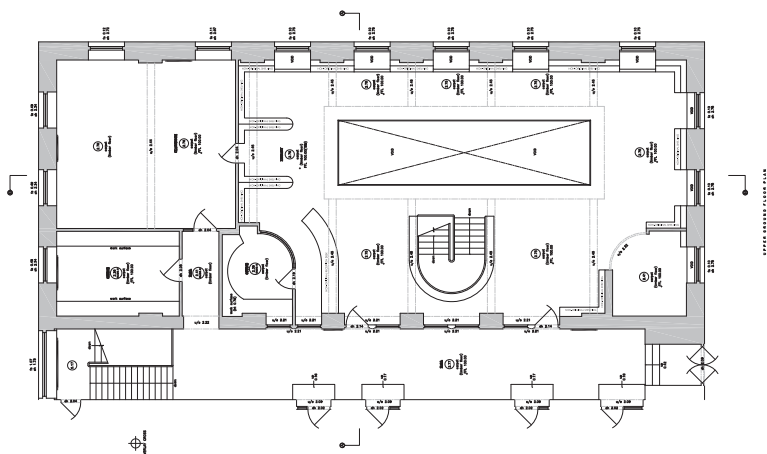
SITE ASSESSMENT:

The north block, the interior of which this application relates to, is one of the three main school buildings. University College School was added to the *list of buildings of special architectural or historic interest* at Grade II on 14th May 1974.

The three blocks were built in the Edwardian Baroque style and are of two/three storeys in a linear arrangements. The three blocks are connected by covered walkways.

A detailed heritage assessment has been produced by Elaine Milton (BSc (Hons), MSc DipArchCons MRTPI IHBC) Heritage and Planning and accompanies this statement.





EXISTING USE:

The first floor of the north block currently accommodates the refectory/dining hall, which comprises a large open plan room. The room has original wood panelling and wood block flooring.

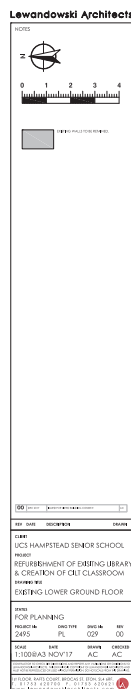
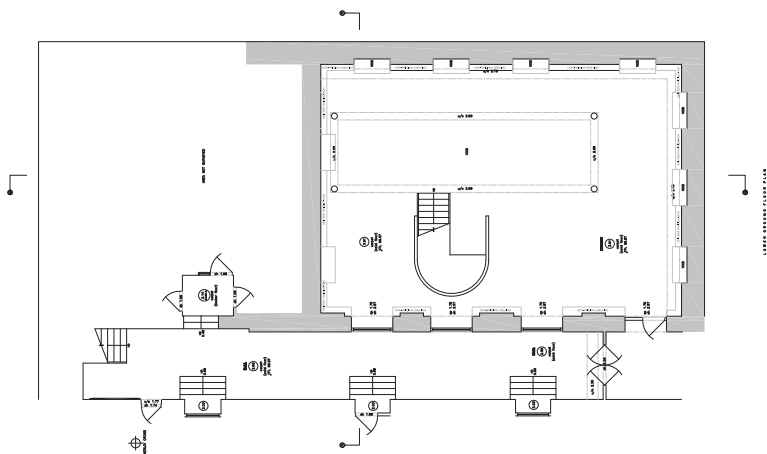
The upper ground and lower ground floors accommodate the school library, various teaching classrooms, toilets and offices.

In contrast to the first floor, the upper and lower ground floors have modern wall, floor and ceiling finishes.

A substantial portion of the upper and lower ground floors of the north block is occupied by the library which is arranged over the two floors. The library floors are connected internally by a modern dog-leg staircase. There is a central steel framed void within the room that provides a visual and acoustic connection between the floors of the library. The void is supported at lower ground floor by modern steel columns.

Directly to the north of the library is a single classroom. The classroom is currently used by various departments. The classroom has an independent access via the shared corridor but, it can also be accessed via a single door on the upper ground floor of the library.

The adjacent plans show the existing use and layout.



Existing Upper Ground Floor



Existing Upper Ground Floor



Existing Upper Ground Floor



Existing Lower Ground Floor



Existing Lower Ground Floor



Existing Upper Ground Floor. Classroom



Lewandowski Architects

NOTES

REF: DATE: 08/08/16 L4014

CLIENT: UCS HAMPSTEAD SENIOR SCHOOL

PROJECT: REPAIRMENT OF EXISTING LIBRARY & CREATION OF CILT CLASSROOM

DRAWING NO: PROPOSED UPPER GROUND FLOOR

SCALE: FOR PLANNING

PROJECT NO: 2495 PL 200 00

DATE: 11/08/16

DESIGNER: A.C. A.C.

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REF: DATE: 08/08/16 L4014

CLIENT: UCS HAMPSTEAD SENIOR SCHOOL

PROJECT: REPAIRMENT OF EXISTING LIBRARY & CREATION OF CILT CLASSROOM

DRAWING NO: PROPOSED LOWER GROUND FLOOR

SCALE: FOR PLANNING

PROJECT NO: 2495 PL 200 00

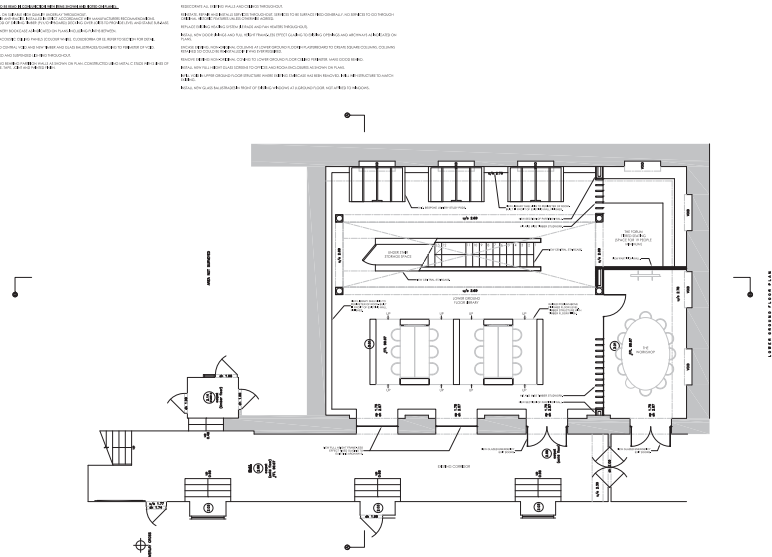
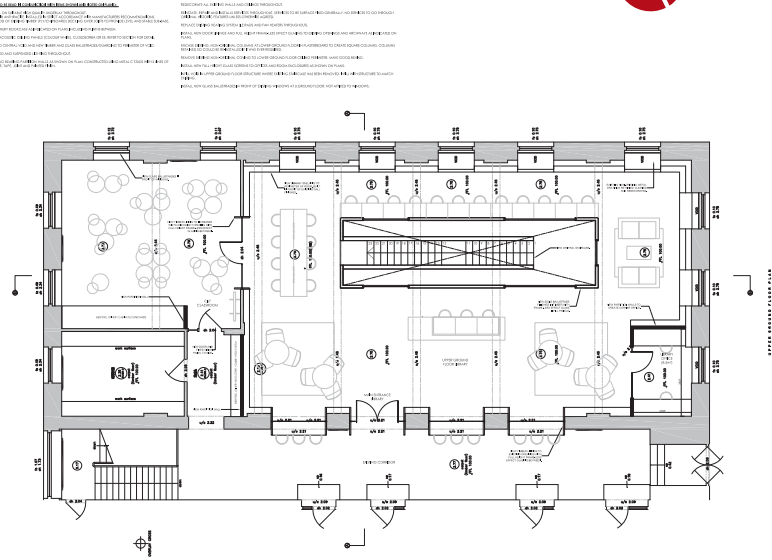
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PROPOSED USE:

The upper and lower ground floors of the existing library will continue to be used primarily as a library.

At lower ground floor a tiered seating area is proposed in the rear south-east corner. This is to be used for both independent study and also group work and presentations.

Adjacent the tiered seating area is a proposed seminar room. This room is for small meetings and collaborative working. The room can be 'shut' off from the library so that raised voices don't disturb other quiet spaces.

At upper ground floor level the adjacent classroom is to be used as a centre for innovation in learning and teaching (CILT). The room will be an inherently flexible space to allow for different configurations of the furniture to suit the subject and teaching style.

The intention with the proposal is to create a space that pupils and staff alike feel compelled to visit and use. Creating flexible spaces and a variety of study spaces will ensure that the library and classroom can become more of a multi-function space whilst retaining its primary function as a school library.

The adjacent plans show the proposed use and layout.



Proposed Development:
Internal Axo, Upper Ground Floor



Proposed Development:
Internal Axo, Lower Ground Floor



PROPOSED DEVELOPMENT:

The proposed development can be seen on accompanying drawings 2495-PL-200 and 2495-PL-209 (latest revisions).

The proposals will see the internal refurbishment of both floors of the library and the adjacent classroom.

The following is a summary list of proposed works that is to be read in conjunction with the accompanying drawings:

- Removal of existing modern library shelving and other fitted and loose furniture.
- Removal and relaying of carpet.
- Removal of modern suspended ceiling over central void area.
- Removal of existing modern staircase and installation of section of new floor to fill the void to match adjacent.
- Removal of existing modern balustrade around central void.
- Removal of modern timber veneered doors/glass panels to existing openings between library and corridors.
- Removal of modern curved non-load bearing partition to corner of upper ground floor (existing library office).
- Removal of modern balustrades in front (internally) of existing sash windows and their replacement with minimalist frame-less glazed balustrades.
- Repair and redecoration of sash windows.
- Increase width of existing opening in modern wall between library and 'CILT' classroom at upper ground floor level.
- New decorations, wall finishes, suspended acoustic ceilings and bespoke joinery

Proposed Development:
View into library from corridor



Proposed Development:
View of library, Upper Ground Floor



shelving throughout.

- New surface-mounted and suspended lighting and other services.
- Replace existing heating system, i.e. radiators and fan heaters.
- New staircase within existing central void including new timber and glass balustrade.
- Encasement of existing modern columns at lower ground floor with plasterboard.
- New stud partition enclosure to create library office at upper ground floor level.
- New full height glazing to existing openings between library and corridor on both floors with timber reveals.
- New furniture throughout including booth seating and desks at lower ground floor.
- New stud partitions to create workshop and tiered seating forum areas at lower ground floor level.

Proposed Development:
View of library, Lower Ground Floor



Proposed Development:
View of adjacent classroom (CILT).



Proposed Development:
View of library, Lower Ground Floor



PROPOSED LAYOUT:

The overall layout of the library and classroom in terms of their locations with the north block will remain as existing.

The library will remain accessed via the shared corridor to the west. The existing openings between the library and corridor will remain but will have new minimalist full height glazing and protruding timber reveals inserted. This will increase the visual connection into the library.

Within the upper ground floor of the library one of the main changes to the layout is the relocation of the staircase that links the two floors. The new staircase is to be located within the existing void in the centre of the plan enabling the two floors of the library to be appreciated in keeping with the original double height space. The relocation of the staircase will also create a greater feeling of openness around the existing entrance where the existing staircase used to be located. The existing office found in the north-west corner of the upper ground floor plan is to be relocated to the south-west corner. A new entrance/reception desk will be located directly in front of the entrance.

The adjacent classroom will retain its access via the corridor. The existing opening between the classroom and library will be increased in width and marginally in height. New minimalist glazing and a glazed door will be inserted into the opening providing a greater visual connection between the two spaces.

The lower ground floor of the library will be accessed via the new central staircase within the void. To the southern end of the plan will be an opened tiered seating area. This is intended to be used for reading, study and small group presentations. Directly adjacent to this space will be a seminar/meeting room with glass and 'hit and miss' timber partitioning. To the west of the staircase will be co-work tables located on slightly raised podiums (approximately 150mm high). These podiums will be constructed from timber stud-work. The podiums will be enclosed with library shelving to create a semi-private feel to the tables. Directly to the east of the staircase will be bespoke study pods suitable for 4 persons in each.

APPEARANCE - ARCHITECTURE AND MATERIALS:

The proposed scheme has been carefully conceived and developed to provide flexible working environments across both floors without losing the spaces' primary function as a library.

A timeless yet modern and forward thinking aesthetic has been generated to create greater interest in the space with the goal of attracting and retaining more users.

A key aspect of the design was to create a feeling of space and light without increasing the size of the building or altering the external envelope. In addition to this new accommodation was required within the existing layout and the school are required to retain approximately 16,000 books in their collection. As such reviewing the existing layout and providing a more efficient solution was key.

Relocating the existing staircase was a critical design consideration. By locating a new stair within the existing void, it not only created additional space around existing entrance but gave the central void greater purpose. A more efficient stair design will ensure that the underside of the staircase can be used for library shelving and storage.

Providing a variety of study and seating areas was another key design decision. The existing library had only standard desks with chairs. This lack of variety inhibited the use of the space for different study activities. As such we looked to provide comfortable seating areas for reading and study, co-work tables for independent and/or group work, private booths for intense study, tiered seating and a seminar meeting room with harkness table.

Materials and colour palettes have been carefully chosen dependent on the space to create distinct environments. For example natural timber has been used throughout as studies are proving that natural tones and materials encourage comfort and relaxation which assist learning and focus. Blue colours have been used where we are looking to encourage productivity (i.e. CILT room), greens have been used where we are looking to encourage concentration and restfulness and reds have been used where we are looking to evoke excitement.

Suspended acoustic ceiling panels will improve the acoustics within the space.

New suspended LED ceiling lighting throughout will vastly improve the poor lighting within the space. In addition to this task lighting is proposed at desk level and bookcase lighting is proposed to highlight the spines of the books.

ACCESS:

Access will remain via the corridor to the west of the library. Access to the corridors at both upper ground and lower ground floor will remain via the existing openings.

Whilst it is not possible to overcome stepped access to the building the movement within the library has been considered and improved for those with disability. In addition to the standard requirements of building regulations the design has increased the spatial planing of the rooms, improves visual contrasts between materials and surfaces and provides a variety of different seating and working areas on both floors.

SUMMARY:

The proposal is for internal alterations to the existing library and adjacent classroom located within the north block of University College School.

The proposal seeks to retain the library function across the upper and lower ground floors whilst providing additional flexible study accommodation within. The adjacent classroom will become a flexible classroom used for the innovation in teaching and learning.

The scheme has been carefully developed with a heritage expert to ensure that the proposals do not result in any loss of historic fabric. As the works are internal there will be no impact on the exterior of the school.