



**PART 3**  
**DESIGN**

# DESIGN PROCESS

In April 2018, the School asked their consultant team to review the Construction Phasing sequence with a view to keep the School operational during the works.

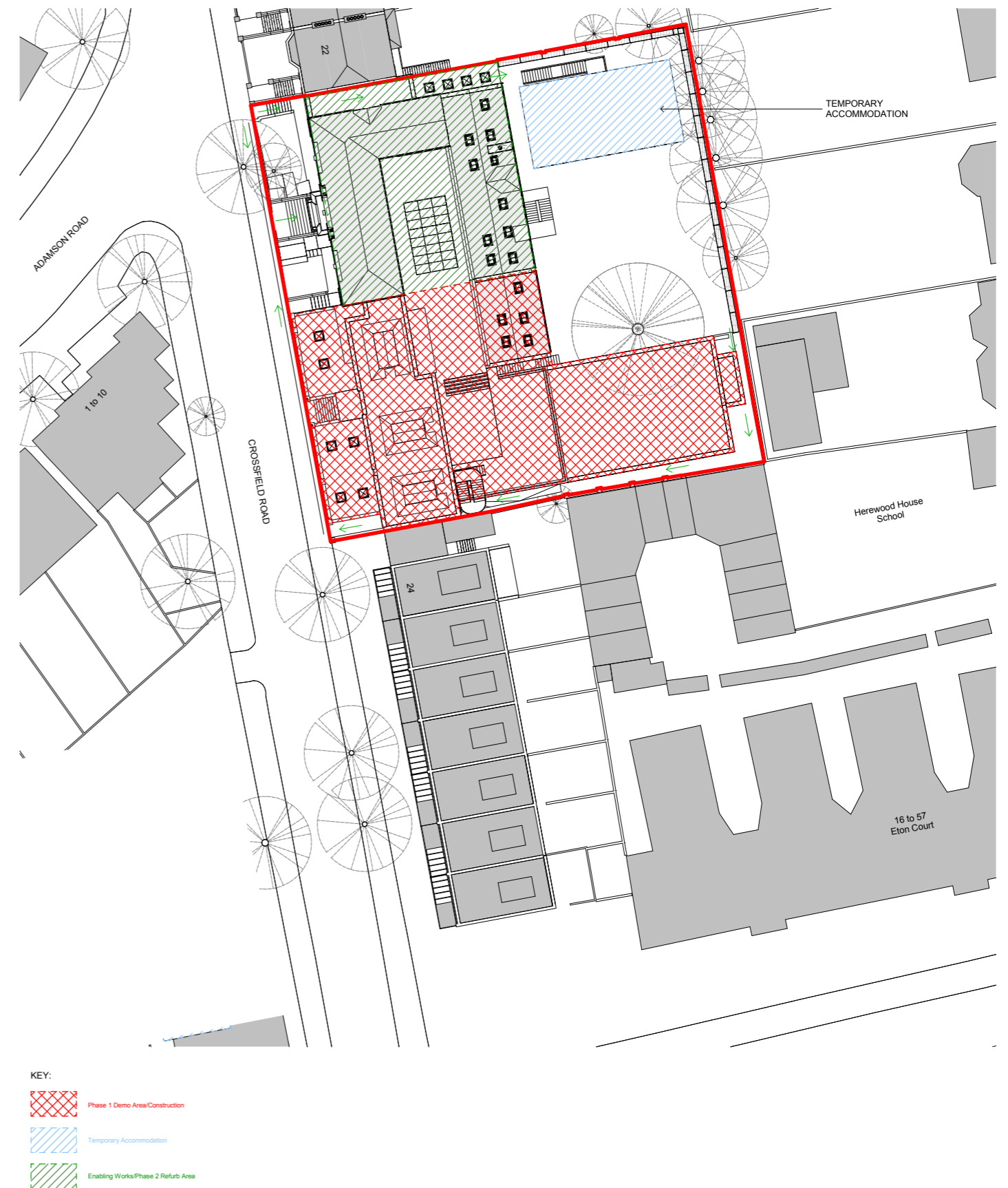
## SITE PLAN OVERVIEW

The temporary relocation of uses is required within the Wathen and Centenary Hall to enable redevelopment of these areas whilst maintaining occupation of the original Senior School building and all of the Middle School. Temporary accommodation is located within the MUGA for the duration of the project.

## APPROACH

The following approach has been adopted when reconfiguring the existing spaces to achieve a solution that provides the school with sufficient space to teach with minimal disruption:

- All essential spaces have been provided for e.g. classrooms, laboratories, music rooms.
- Classrooms are designated as General Teaching Classrooms rather than being allocated specific subjects. This allows greater flexibility with regards to timetabling, and has allowed a reduction of classrooms for the duration of the construction works.
- Majority of specialist teaching spaces have retained their departmental adjacencies. Some spaces double up as General Teaching Classrooms.
- Teaching spaces for pupils have been prioritised over Staff Support spaces.
- The Middle School and Junior School will be required to support the loss/reduction of certain spaces.
- Existing spaces that will not be re-provided include the sports hall, some staff offices.
- A package of enabling works will be required to facilitate the above before demolition works.



Early Site Strategy Plan for Temps

# LAYOUT

## TEMPORARY ACCOMMODATION

**TEMPORARY ACCOMMODATION** (Approx 152sqm) is located within the Senior School MUGA and accommodates the following:

- 2 Science Labs
- 1 Prep Room
- 1 Science Lab / Classroom
- Boys WC's
- 2 Classroom

### CONSTRUCTION:

A number of options were reviewed, including modular, non-modular and modular panels e.g.: SIP panels. It was concluded that the modular option was the most cost effective solution and provided the added benefit of speed of construction which was a key requirement.

### IMPACT:

- Loss of play space for the pupils, the school will use external playing fields more to offset the loss.
- Disruption during erection and dismantling of the accommodation, this will need to be managed during the holiday period.

## CDM

The construction site will be separated from the occupied areas by the contractor's hoarding and the construction of a temporary wall between the Original School building and the Centenary Building. There is a clear split through the site from front to the rear of the playground.

Pupil access/egress into the occupied areas will also be separated from the Contractor access/egress to eliminate risks borne from the demolition and/or construction works.

During the Enabling works/Temporary Accommodation phase, the existing escape route around the Wathen Hall will be retained for both Pupil/Construction workers as an alternative means of escape from the playground. Once demolition is complete a separate alternative means of escape route for the Pupils will be established.

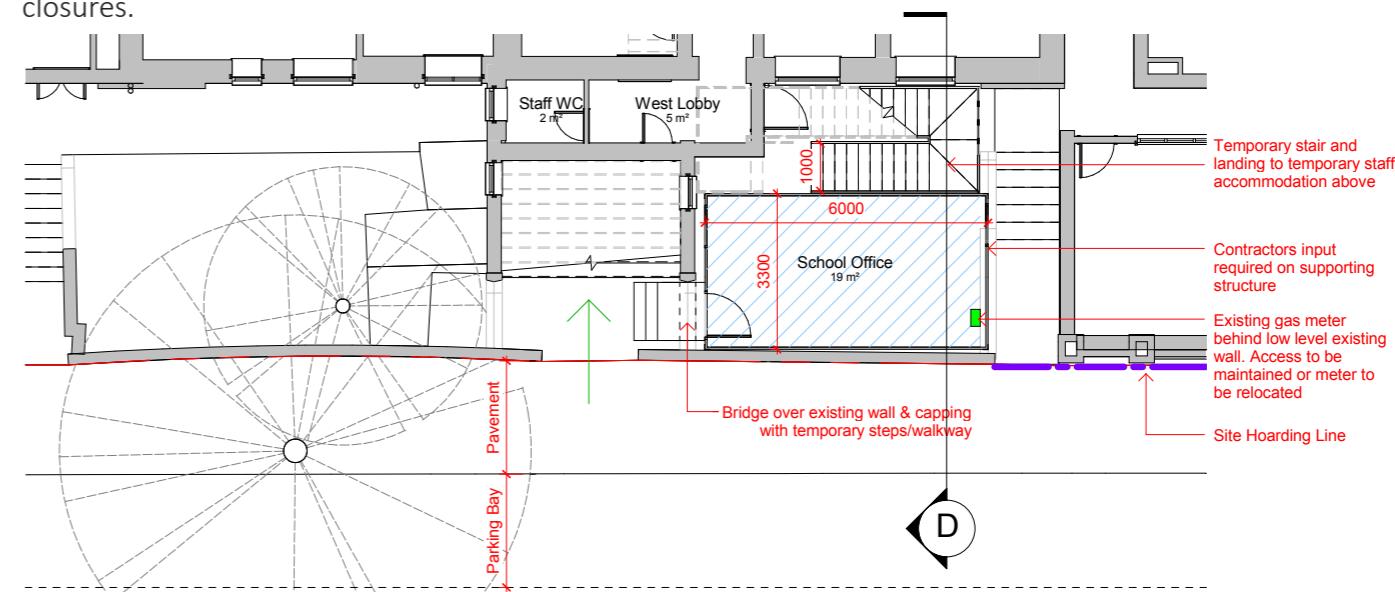
A Construction Management Plan will need to take account of the adjacency of demolition/construction site to the existing footpath and highways.

## PLANNING CONSIDERATIONS

Our intent is to limit the impact of the temporary accommodation in the MUGA to the neighbouring properties and to retain as much of the playground as possible. We have designed the temporary accommodation so that they are located sufficiently away from the nearest neighbouring property windows to avoid causing any demonstrable harm. The windows which face the neighbouring properties have obscure glazing so light can enter the building but will prevent overlooking. Classrooms are orientated to face the playground to minimise overlooking onto the neighbouring sites.

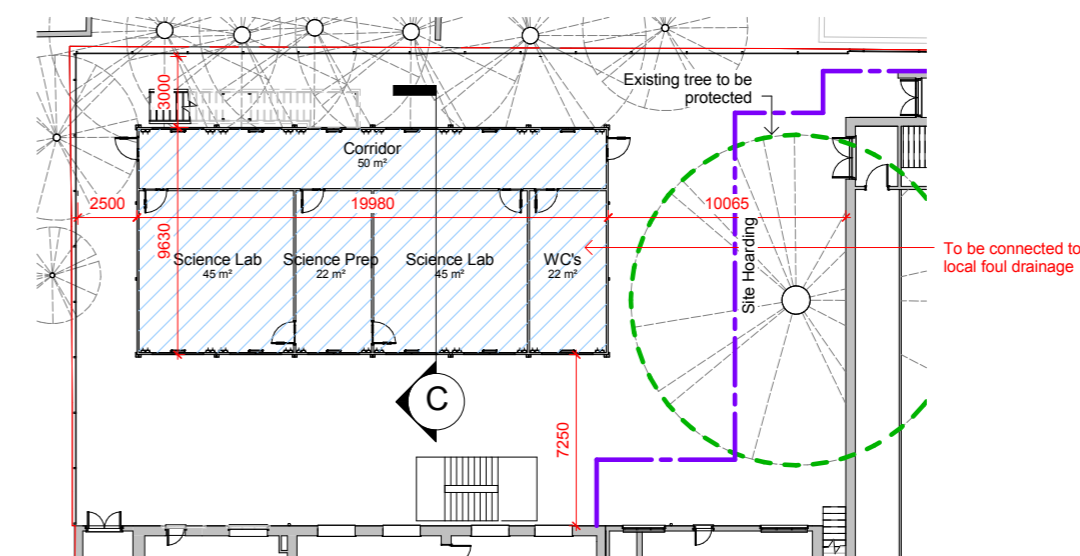
A number of options were explored then discounted. The design team consider this option to be the least invasive. Below is a snapshot of the other options explored:

Accommodation along the Pavement was considered, but discounted due to the potential impact on road closures.



TEMPORARY ACCOMMODATION - PAVEMENT LEVEL

A different orientation was explored on the MUGA, but discounted due to the perceived mass from the neighbouring properties facing the site.



TEMPORARY ACCOMMODATION - GROUND FLOOR (MODULAR)

# ACCESS

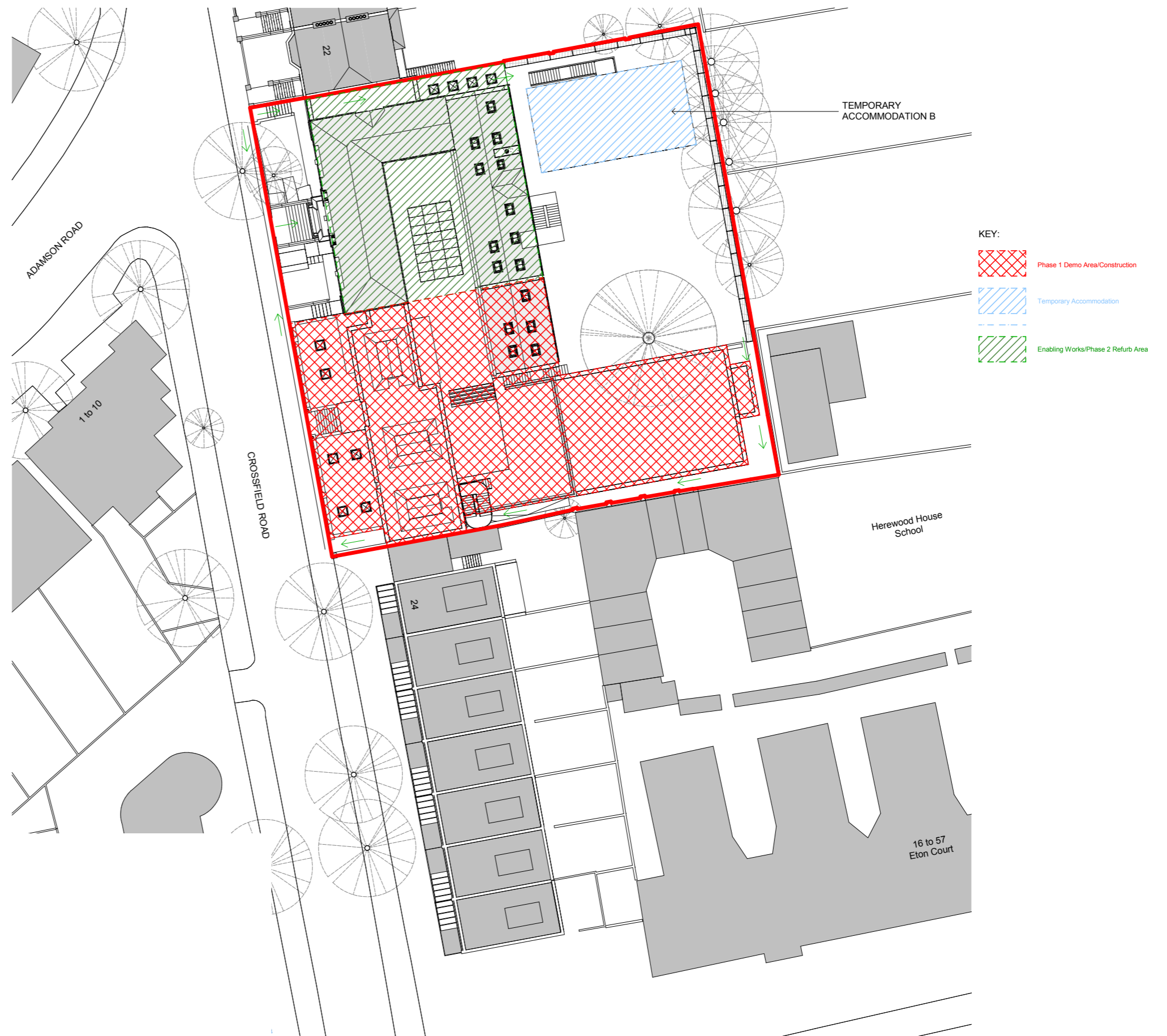
The teaching block will be accessed two ways –

(1) via the basement corridor on the north side of the old building. This will be cleared of storage and any other FF&E to enable clear access;

(2) via the existing external path on the south side of the site.

There is no ramped access during construction to the playground, and therefore no ramped access to the temporary teaching block. Once completed, the proposed scheme will address the restricted access on site and will include wheelchair access to over 90% of the building including all teaching spaces.

Please see The Hall Senior School Development Project, Design and Access Statement, March 2019, page 37.



# USE / AMOUNT / SCALE

## AREA SCHEDULE

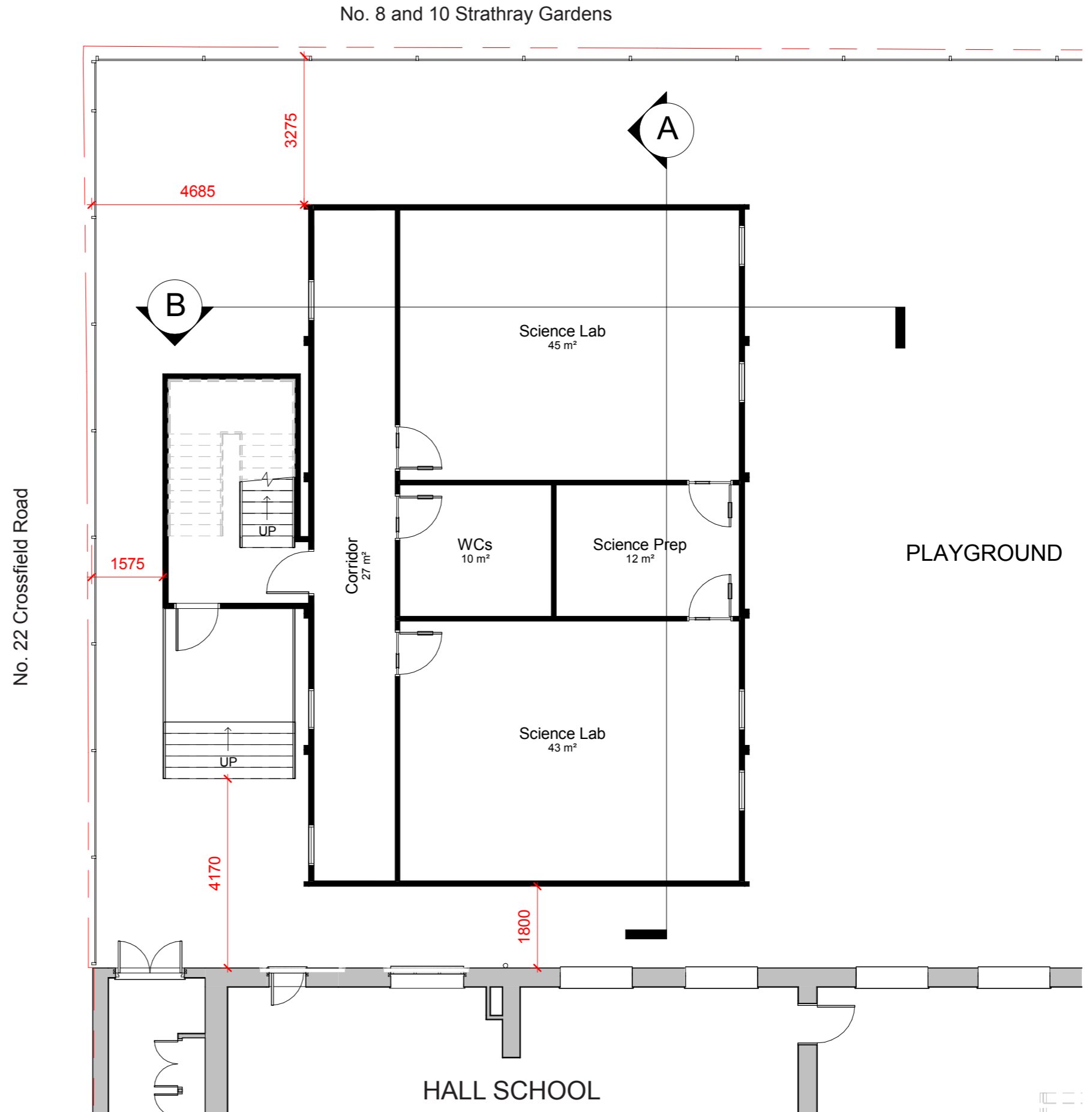
Science Lab 1	45 sqm
Science Lab 2	43 sqm
Science Lab / Classroom 3	34 sqm
Classroom 4	35 sqm
Classroom 5	40 sqm
Science Prep Room	12 sqm
Boys WC's	10 sqm
<b>Total</b>	<b>= 219 sqm</b>
<b>Total GIA</b>	<b>= 152 sqm</b>

## MASS AND SCALE

The building will be a modular two storey block with floor to ceiling heights of 2.7sqm.

The longer elevation runs in parallel to No 22 Crossfield Road's garden, and is set back from the boundary line by approx. 4.6m. The staircase is set back from the boundary by approx. 1.6m but is of a reduced mass. The windows on this facade have obscure glazing.

The shorter elevation sits facing the gardens of No 8 and 10 Strathray Gardens and sits approx. 3m from the boundary line. There are no windows on this facade.

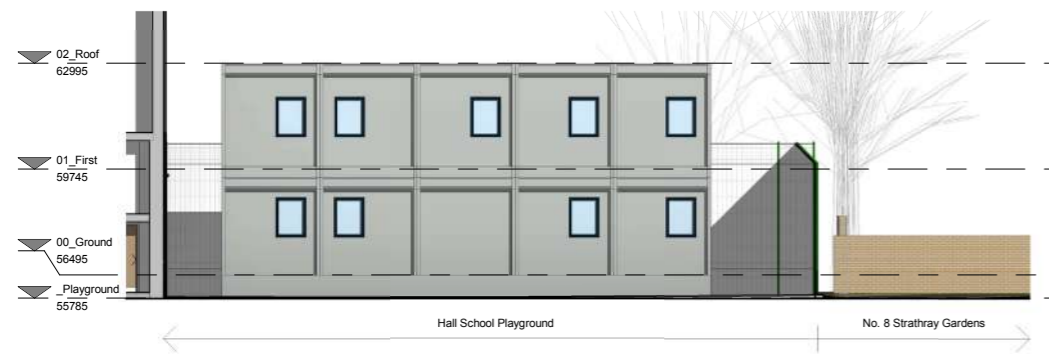


# APPEARANCE

The building will be constructed as modular units:



NORTH ELEVATION



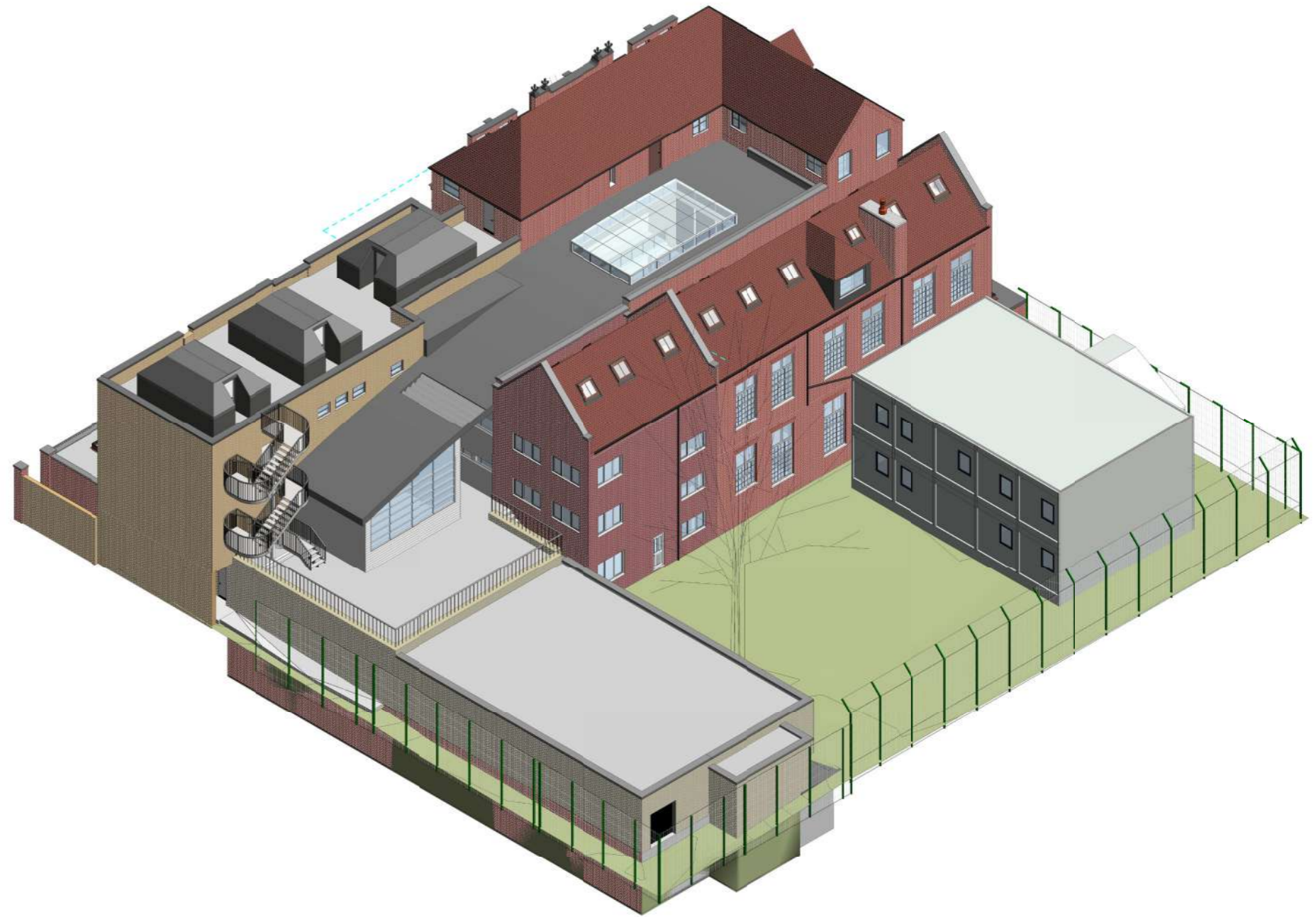
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORR  
Boyer

LONDON  
COMMUNICATIONS  
AGENCY

MONTAGU  
EVANS

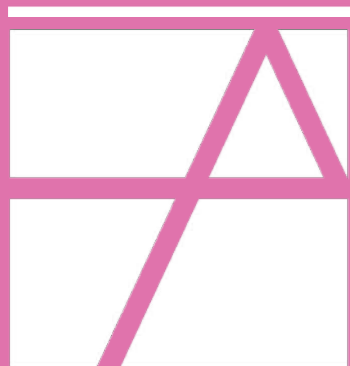
RAMBOLL ENVIRON

elliottwood

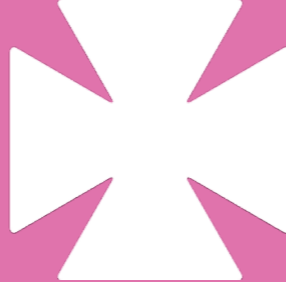
elementa  
Member of Integral Group

Quantem

MLM



AINSLEYS

The  Hall

