





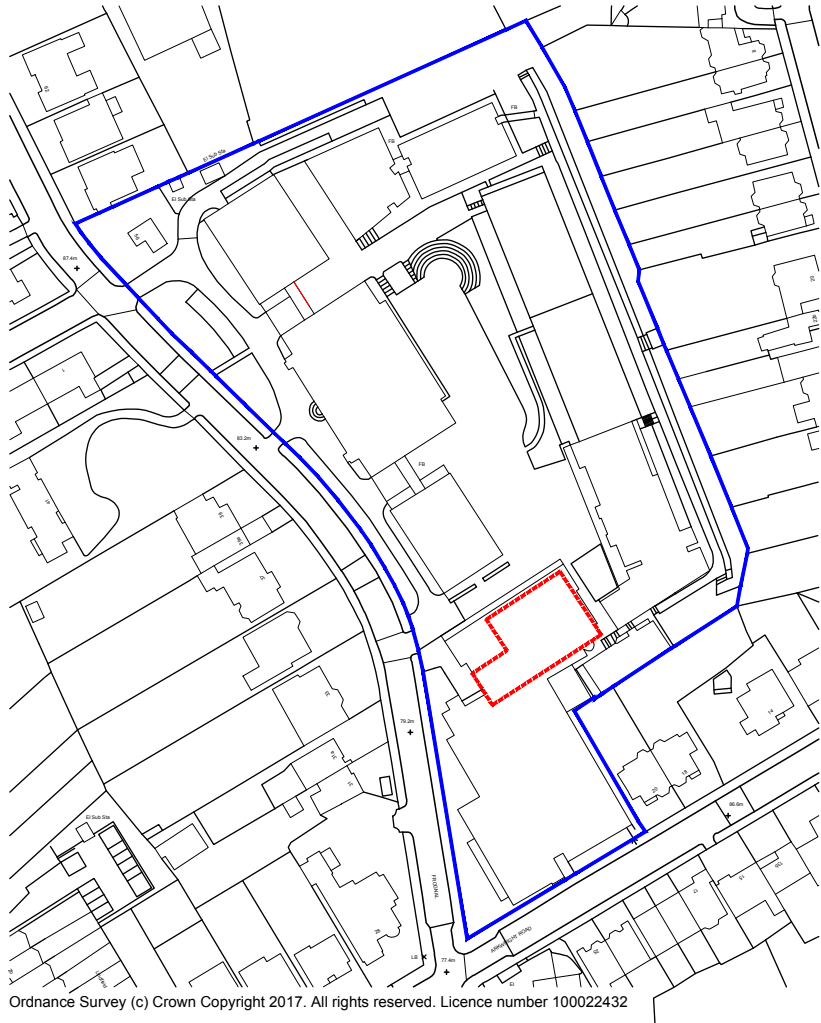
Aerial map

## INTRODUCTION

This design and access statement accompanies an application for full planning and listed building application of internal alterations and a rooftop extension to the existing Sixth Form Centre at University College School, an independent day school.

The current Sixth Form Centre sits above the school reception building (2010/1677/P) and the Kent theatre. The recently constructed school reception building sought to create an attractive visual approach upon arrival which compliments the Grade II listed South Block. This proposed scheme builds on this narrative as the school seeks to constantly provide state of the art facilities.

The proposed scheme aims to provide pupils at University College School with a long term solution for their higher educational needs. The current building is an extremely outdated and unyielding environment that requires internal alterations to enhance the social and learning spaces for all pupils attending University College School Sixth Form.



OS site plan (NTS)

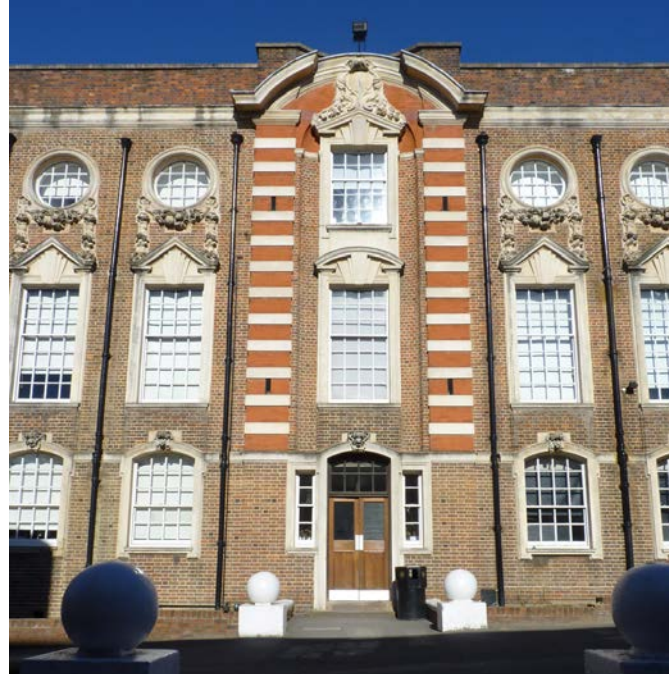
## LOCATION

The school is located on the east side of Frogna, a long thoroughfare in West Hampstead. Frogna runs from Finchley Road in the south to Frogna Rise in the north. The school site itself is contained by Arkwright Road to the south and Frogna Road to the East.

The site for the proposed development is located within the southernmost building on site - the Kent building. The adjacent site location plan indicates the location of the Sixth Form block.



View of colonnade building



View of the listed building South facade

## CONTEXT

The grade II listed buildings on the site have a rational and rhythmic architectural style with elegant proportions. The brick and stone materials have an aesthetic value. The brick is handmade and has a varied colour. The ground floor extension completed in 2011 looks to respond to the rhythm and materials of the existing grade II listed South Block (listing no. 1113085). The Kent building which houses the current Sixth Form Centre dates from the 1970's and is a red brick building with a consistent rhythm with little variation to its façade. The elevation addressing the listed building was updated as part of the reception extension app no.(2010/1677/P). The ground level of this elevation is formed of a concrete colonnade, beyond this a large expanse of curtain glazing has been installed providing views into the reception and IT suite at ground level. At first floor level a brickwork parapet is supported on the concrete colonnade below. Beyond the simple parapet is a repetitive modular glazing system which is enclosed by a standing seam roof. The site rises by 1.7m along the length of the Kent building, the rise is consistent across the site and is at a gradient of approximately 1 in 20.





Internal 3D Visual

## USE & PROJECT ETHOS

The proposed scheme sets out to remodel, refurbish and extend the existing Sixth Form Centre at first floor level in the Kent building. Carrying out these works will ensure pupils are provided with a dynamic multi-purpose space, delivering a building which more closely aligns with the progressive and forward thinking ethos of the school.

The newly remodelled Sixth Form Centre at UCS will provide pupils with a more inspiring environment in which they will be encouraged to both socialise and study. The same core values run through the proposed Sixth Form Centre and Atrium cafe as well as the recently completed AKO Centre. The collective ambition of these projects is to provide innovative environments to the student body which will enhance the learning and social facilities available to all students.

The existing sixth form facilities are woefully inadequate for such a forward thinking and contemporary school. The existing facilities currently consist of an adhoc open plan space, which is furnished



Precedent Images

with conventional back to back seating and a collection of disjointed rooms which don't respond to one another. The project aims to rationalise the existing layout and provide an arrangement where spatial relationships are established between individual zones, meanwhile still delivering a modern, open-plan environment, suitable for both socialising and studying. The refurbishment and extension of the Sixth Form Centre seeks to inspire students through innovative design and act as a springboard for pupils, offering an insight into a more versatile learning and social environment, more akin to University and the workplace.

The refurbished Sixth Form layout will provide zones for independent study, collaborative learning, booth seating, a flexible seminar room which can be opened up or enclosed as required, as well as an office and meeting space for staff and parents. The main centre is a predominately open-plan space which is zoned using a mixture of fixed and loose furniture. The staff offices and parent meeting room are deliberately more enclosed spaces, with varying degrees of glazing to ensure that an appropriate level of supervision and privacy is achieved for each space.



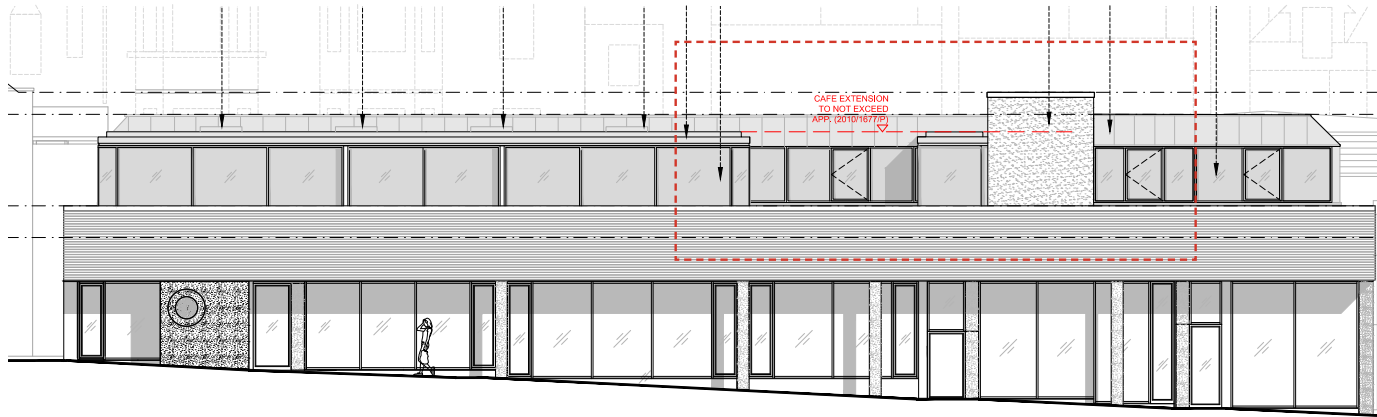


In addition to redesigning the existing layout, the project also intends to extend the Sixth Form Centre to provide a larger and more usable café. This will offer a menu of healthy fast food much like the new Atrium café. Students will be encouraged to make healthy food choices by offering an innovative and varied menu to be consumed in a light and airy environment. Internally the design will promote the use of environmentally friendly natural materials and indoor plants will also be specified to enhance a relaxed atmosphere.

Between the existing building and the proposed café extension is a rooftop garden. This raised planting will provide biodiversity which is at the core of the Sixth Form Centre. The large expanses of curtain wall glazing will ensure that the vegetation is visible from almost all new spaces, providing a connection with the natural environment which is rarely seen across the school campus.

A careful palette of colours and materials has been selected, with an emphasis on natural materials like timber. The choice of materials and areas of planting will help to connect the building with the natural environment, whilst furniture will provide an opportunity to lift the space and be more playful with flashes of bold colour.

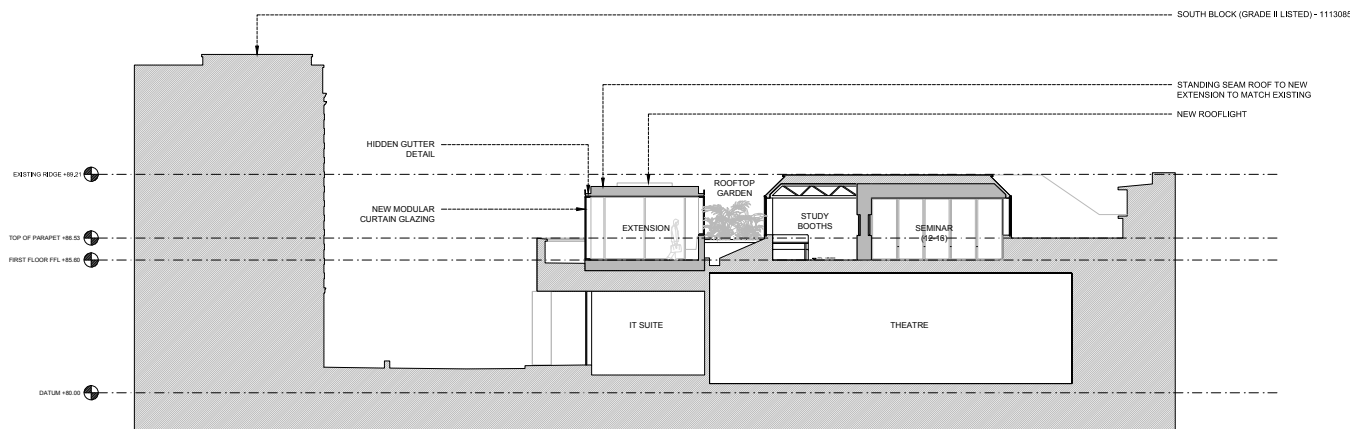
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## SCALE & AMOUNT

The scale and size of the new extension has been determined by a number of factors including demand for space and its appropriateness within the immediate context.

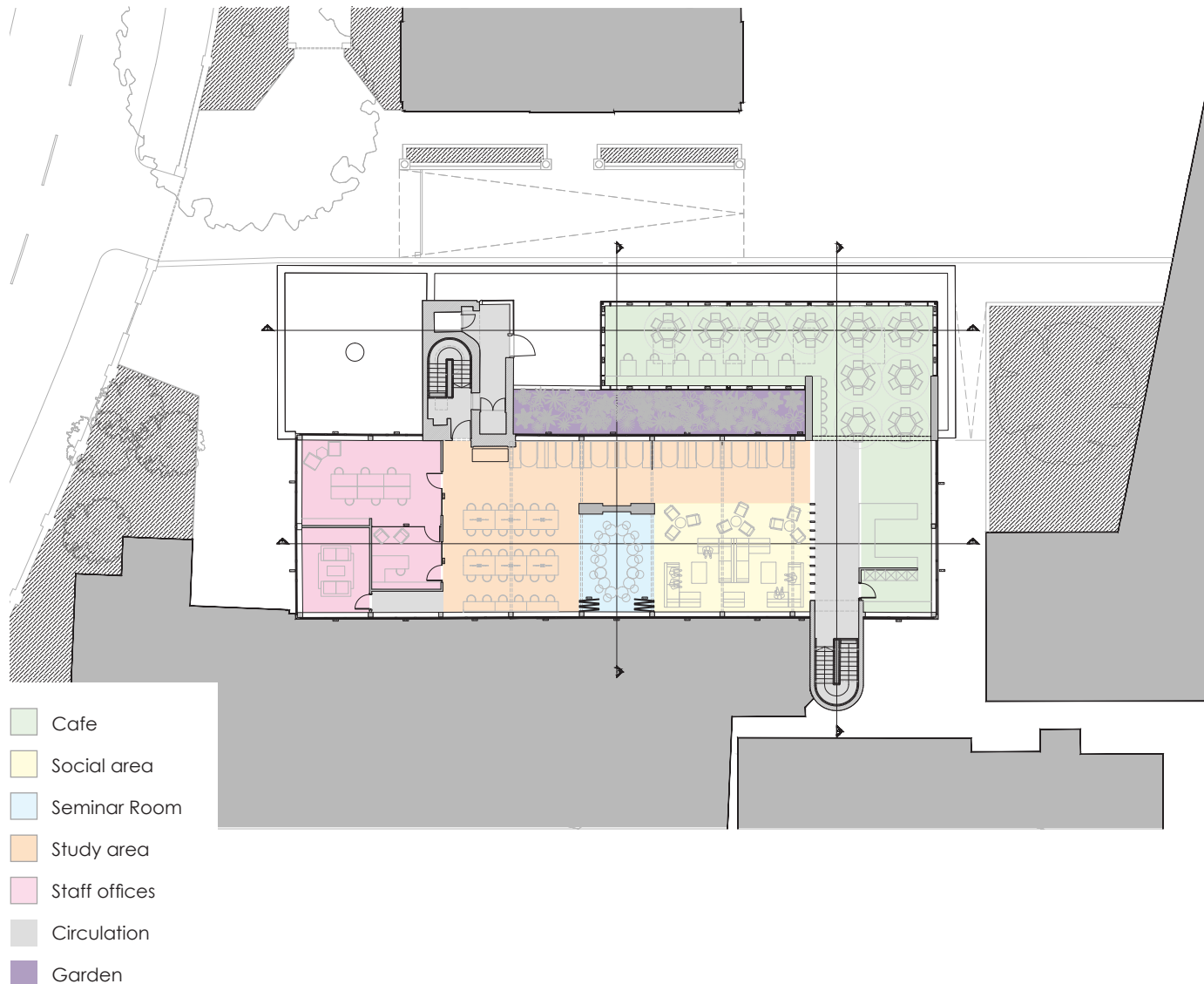
Although the number of students will not increase the school do want to promote the use of the Sixth Form Centre during free periods and breaks. Due to the likely increased demand a small extension is proposed that will free up valuable study zones within other areas of the existing space.



PROPOSED SECTION C 1:100 @ (A1)

The proposed extension takes its scale from the lift core of the colonnade building (2010/1677/P). Both the height and width of the extension have been designed to sit within these parameters, ensuring the new buildings scale is appropriate within its context. The new extension not only takes its scale from the colonnade building but also uses the same detailing and construction methods to ensure the buildings have a similar architectural language.





## LAYOUT

The location of the Sixth Form Centre within the Senior School Campus will remain unchanged as the proposed development is a refurbishment and extension of the existing facility.

Located on the first floor of the Kent building the Sixth Form Centre is accessed via two staircases from ground floor level. One staircase is located to the north side of the Centre and also provides disabled access via a passenger lift. The second staircase is to the south side and it is intended that this staircase will become the primary access to the newly refurbished and extended Sixth Form Centre. The proposals include for the internal refurbishment of this south staircase to encourage greater use as a dedicated Sixth Form entrance.

The existing layout is very compartmentalised and creates a series of poorly connected and poorly proportioned spaces that lack any sense of spatial planning. For example, the main seating area for the pupils is located in what is ultimately a glorified corridor



space that provides access between the two existing staircases. The majority of the seating for the students line both sides of the 'corridor' which allows poor social interaction and an even worse environment for study. An enclosed computer room has been placed in the centre of the plan which greatly restricts the flow of the space and the existing café is located in a very small area at one end of the plan, providing minimal café seating and acting as a dead end to the space.



The starting point of the design process was to interrogate the existing plan in order to provide a new layout that radically improved the flow, feel/atmosphere and connectivity between all of the required spaces within the Sixth Form Centre. The Café has been relocated adjacent the south staircase which is intended to become the primary access into the Centre. This not only allows the café and café seating area to be the first place encountered upon arrival but keeps the noisier accommodation nearer to the entrance. The new café will benefit from a small back of house area which will keep all preparation and storage

out of sight. This will allow the counter to become solely for the display of healthy café food and drinks. Beyond the servery will be an area of café style seating that will extend into the new glazed roof top extension that wraps around a new roof top garden. A combination of social round tables, high benches and banquette seating will provide a space for the Sixth Form to enjoy refreshments and to interact with each other, be it for study or social purposes. The location of the café and café seating has been carefully considered to keep it visible to all spaces within the Centre, but clustered together to help with the acoustics and noise transference throughout the space. The roof top garden, which will be visible from all areas of the café, will provide a connection back to the natural world at roof top level.

Directly opposite the new café will be a 'hit and miss' timber partition, adorned with hanging plants. The partition will provide a physical separation between café and social/study areas without restricting views and sight lines. Beyond the partition will be the areas directed more at quiet social interaction and study.

Precedent Images



Precedent Images

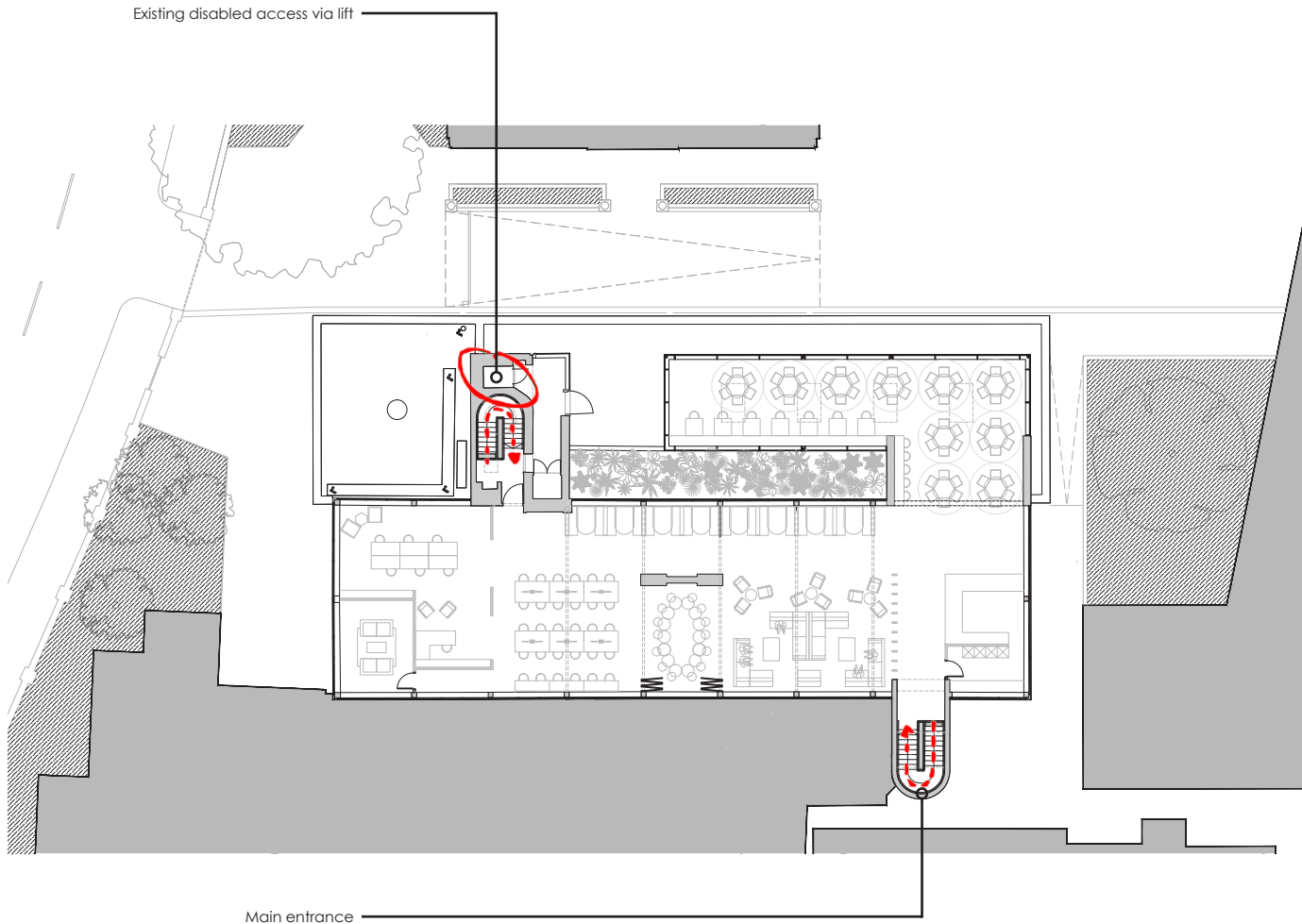
The proposal is for a variety of comfortable seating in the form of sofas and armchairs. The existing glazed north façade of the Centre will be lined with booth seating that provides an 'eye level' connection across the roof top garden and into the new café extension.

In the centre of the plan will be a flexible seminar style space. The walls to the space are folding glass partitions which allow the space to be incredibly flexible in its use. On the other side of the seminar space will be large co-work tables designed to encourage solo and collaborative work. The tables will be designed with incorporated lighting and power.

At the far west end of the plan will be the staff offices and a private meeting room. The staff offices have been deliberately designed with glass walls to ensure they can see all areas of the Sixth Form Centre and vice versa.

The new layout has been carefully conceived to ensure there is a rationalised flow through the space. The spaces and uses get inherently quieter as you move through the Centre and there is an inherent flexibility to how all of the spaces can be used and adapted.





## ACCESS

The Sixth Form Centre has been designed with inclusivity in mind. Inclusive design is the concept that an environment can be accessed and used by as many people as possible regardless of age, gender or disability. To ensure the Sixth Form Centre meets these core principals the following points have been considered:

- All ground floor entrances including the main entrance are wheelchair accessible, however wheelchair users are required to use a lift to access the Sixth Form Centre which is at first floor level.
- A lift is provided to ensure step free access, this can be accessed at ground floor level between the existing cafe and reception.
- Automatic doors service the main entrance.
- There is a clear orientation within the building.
- The colour scheme within the building will have a good contrast to ensure users can differentiate and navigate around the space.



## APPEARANCE - MATERIALS

Materials have been selected for a number of factors:

- Appearance of quality
- Long term weathering characteristics
- Durability and robustness
- Relationship to existing context

The external appearance of the rooftop extension replicates the previously consented first floor lift core and staircase. Aluminium windows are to be polyester powder-coated in a RAL colour to match the ground floor and lift core PPC framing. Grey render will be used on the flank elevations as shown on drawing 2533-PL-301-00.

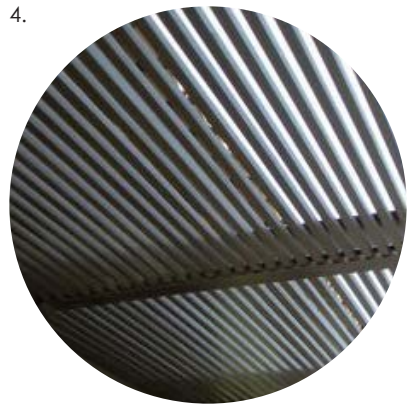
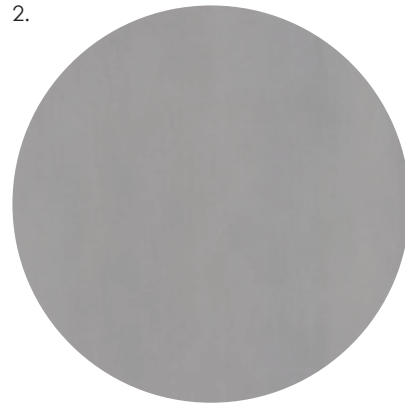
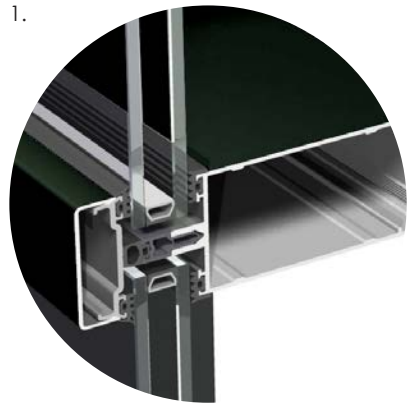
The existing curtain glazing to the Sixth Form Centre is single glazed, and the thermal performance is poor. As such the new scheme proposes a double glazed curtain walling system and a passive solar shading system to the south elevation.



Given the Sixth Form Centre is a predominately large open plan, multi-function space, it is important that the acoustic properties of the centre are considered and addressed to ensure quiet study areas are not impacted by large social spaces.

To mitigate any potential issue with the acoustic performance of the space, the ceiling has been designed to carry an acoustic panel. Whilst providing a functional service it was still important that the panels delivered both environmentally and aesthetically. Products such as Pulp by a Swedish industrial design company (Beux) are being considered. This particular system is 100% bio-based, 100% recyclable and 100% biodegradable. The acoustic panels are formed from sustainably unharvested Swedish fir and pine trees, recycled water and a number of plant based ingredients.





## EXTERNAL MATERIAL SPECIFICATION

1. Curtain glazing frames PPC (RAL to match existing).
2. Like for like standing seam roof system to existing roof.
3. Existing grey render, app (2010/1677/P).
4. Aluminium louvre system in RAL colour to match like for like standing seam roof.
5. Single ply membrane to match lift core roofing.

Materials.



Existing Kent building



Proposed extension and refurbishment

## SUMMARY

The proposed development will be set back behind the parapet of the colonnade extension on the same building line as the lift core extension, which was previously granted consent in 2010. The height of the parapet will ensure the proposed café extension is kept low in terms of scale and massing.

The current cladding materials and curtain glazing are tired and outdated. The replacement curtain glazing to the sixth form centre building will enhance the current aesthetic and performance of the original Sixth Form Centre. Architecturally the aim of this development is to create a harmonious building which sits within its context, namely the previously granted Colonnade Building.

In addition to the above, subtle material references will create a positive design that will further enhance the southern area of the UCS Hampstead school campus. Furthermore the Sixth Form Centre will now offer a vastly improved environment for pupils and staff alike. The scheme will optimise the spatial configuration of the existing plan, whilst offering new innovative facilities in an environment which promotes the use of soft natural materials and indoor planting, alongside a new rooftop garden.