



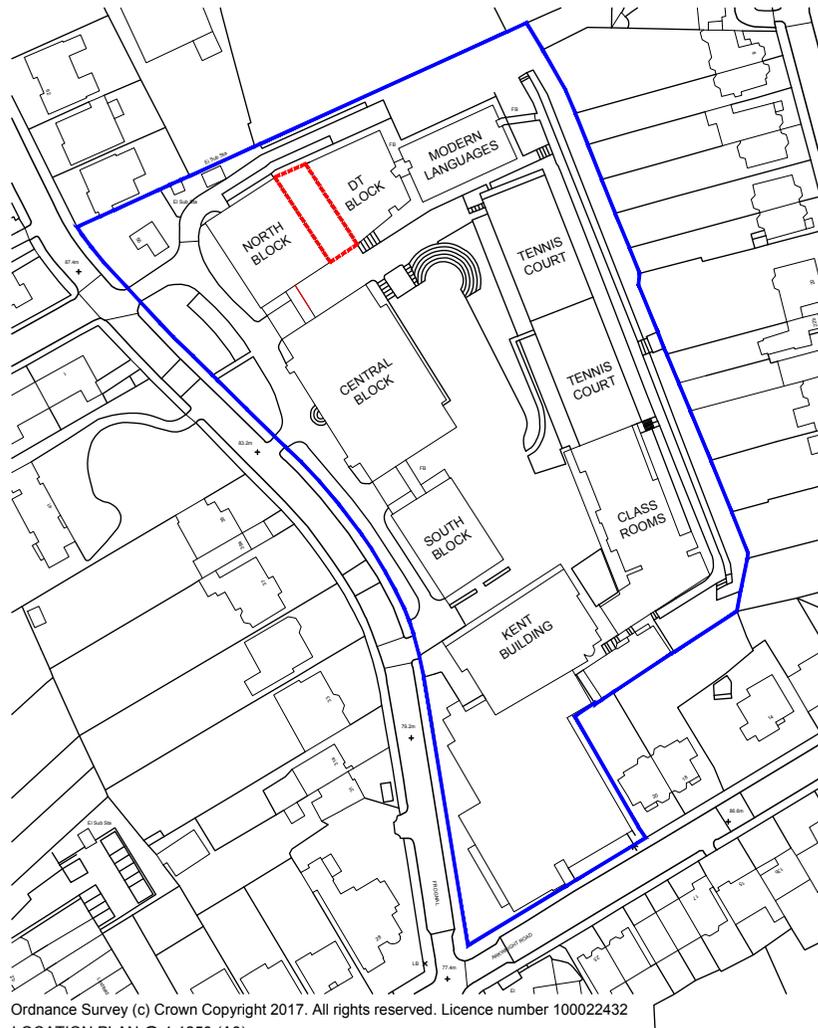


Aerial map

INTRODUCTION

This design and access statement accompanies an application for full planning and listed building consent for the erection of a new café/atrium building at University College School, an independent day school in Hampstead.

The proposed building is flanked by two buildings, the listed North Block to the west listing no. (1113085) and the more contemporary Design & Technology building planning app no. (2005/3555/P) to the east. The area between the two buildings is currently a redundant paved courtyard populated by a handful of small saplings and limited external furniture.



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LOCATION PLAN @ 1:1250 (A3)

OS site plan (NTS)

LOCATION

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

The site for the proposed development is located between two of the northernmost buildings on site. The red line on the adjacent site location plan indicates the boundary of the proposed development site.



View of listed North Block and existing courtyard



View of modern Design & Technology building and courtyard

CONTEXT

The grade II listed buildings on the site have a rational, 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 more contemporary (Design & Technology building) planning app no.(2005/3555/P) was designed as a modern take on the traditional façade of the North Block. The materiality of the DT building references the existing, whilst incorporating some more modern alternatives, for example grey windows and Corten steel cladding.

Although Corten steel was previously proposed on the reception colonnade, the materiality was altered prior to construction, consequently this is the only area in the school where this material is present. This material has not weathered well on site, as such this proposal will omit the remaining Corten cladding.



USE

The Atrium has been designed to accommodate a new café for the student body. The new building will alleviate pressure on the existing refectory, located on the first floor of the North Block. The current scenario does not offer any disabled access to pupils at lunchtime, whereas the new cafe will provide inclusive access for all with suitable site wide arrangements.

The design will provide enough seating for 119 students in a mix of different seating areas, ranging from secluded booth seating, social round tables and four and six person rectangular tables.

The building will reference natural materials, blur the boundary between internal and external spaces and draw on highlight colours in furniture items to lift a muted and neutral colour palette.

The Atrium has been designed to offer students an environment which is focused on delivering healthy fast food, in a surrounding which promotes both physical and mental well-being.

Proposed Furniture Aesthetic



USE

The proposed scheme aims to provide pupils with a new culinary experience which promotes a healthy lifestyle through both its environment and an innovative menu of healthy fast food. As well as emphasising the importance of a healthy mind and body, the new café will also provide relief to the existing facilities in the North Block. Given the location of the existing refectory, the facilities are inherently traditional and include timber panelled walls and decorative features. The school recognises that whilst the existing dining hall is a historical asset, that the space is also restricted and any potential re-development or enlargement would be difficult.

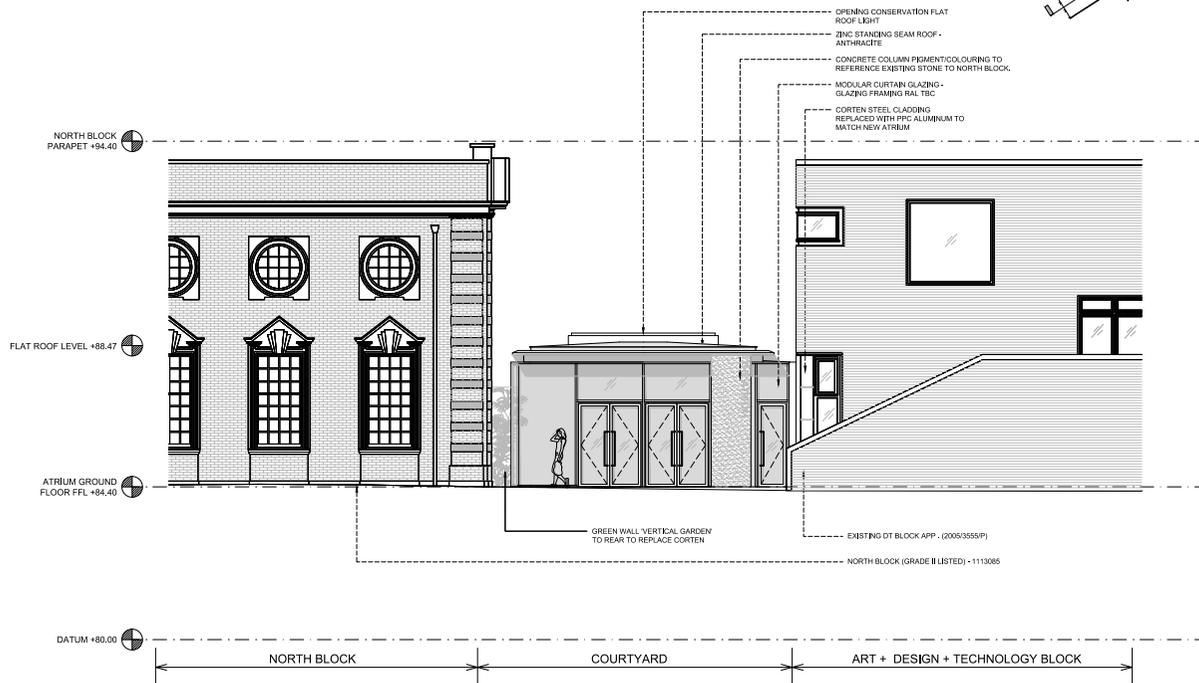
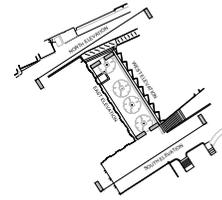
In contrast to this, the new Atrium building would be able to offer a more flexible space, capable of functioning as a multi-purpose room. The space would predominately be used as a more casual eatery, but would also be capable of doubling up as a function room for hosting events and meetings as the school require.



The Atrium aspires to offer students a completely different dining experience, which aligns with the progressive and liberal attitude of the school. UCS understands the importance of healthy eating in schools and the impact nutrition can have in developing and nurturing its pupils, as such these values are at the core of the proposed café and linked in the design and fabric of the Atrium building.

The café will be filled with natural light from the large expanses of proposed glazing and rooflights, creating a spacious and light environment. A careful palette of materials has been selected, with an emphasis on natural materials such as wood. The choice of natural materials and areas of planting will help to connect the building with the natural environment. A green wall will stretch up behind the building which will introduce biodiversity to the infill site, whilst glazed walls will ensure that the proposed vegetation will be visible from within the café itself merging the boundary between inside and out.

<u>LOCATION</u>	<u>AREA</u>
Café	194 sqm
Back of hosue	8 sqm
Service route & patio (Landscape)	37 sqm

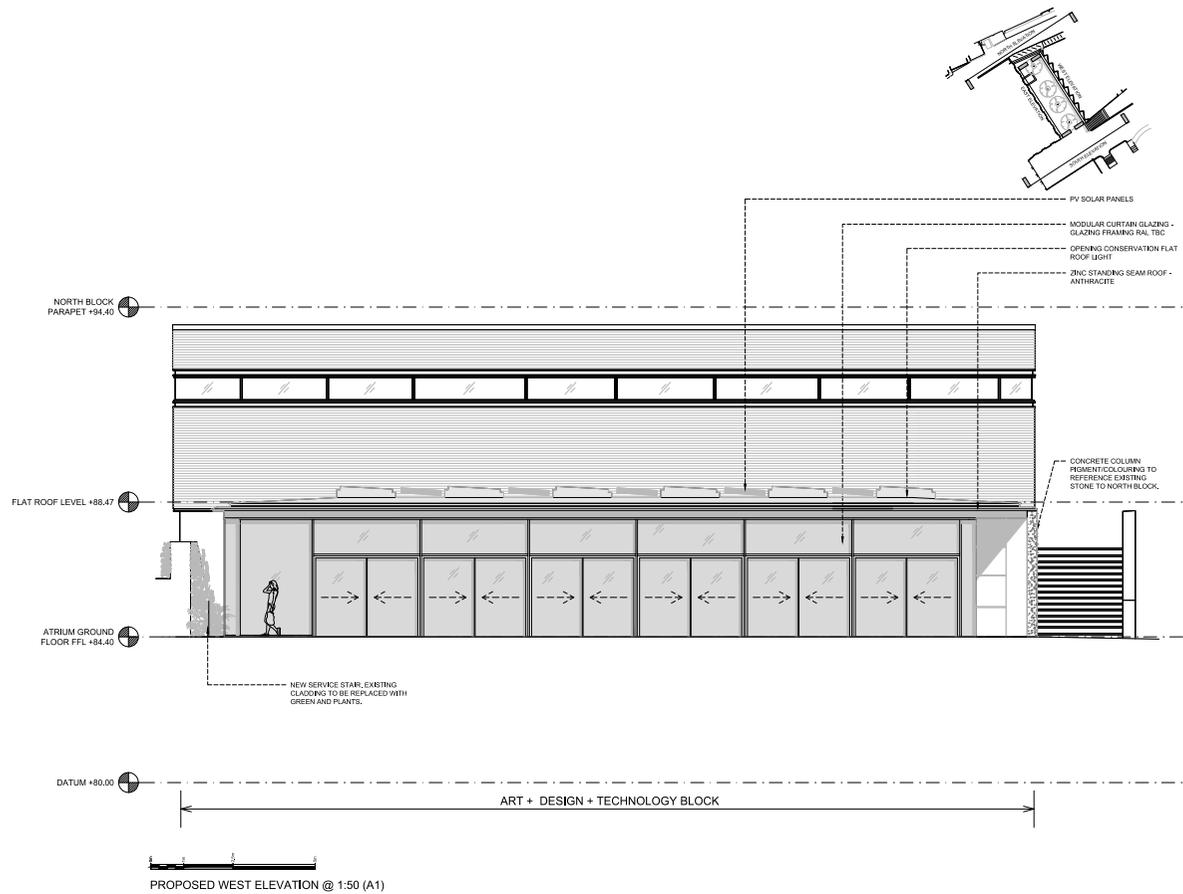


SCALE & AMOUNT

The Atrium is an infill project, therefore the scale and mass of the building have been dictated by the available space and relationship to its immediate context.

The roof detail and height references the window head of both the North Block and DT building. This informs the overall scale and massing of the proposal, ensuring a rationale can be read between the all buildings.

A conscious decision has been made to pull the proposed building away from the Grade II listed North Block by means of a physical separation. The void between the two buildings ensures the historical façade of the North Block is not interfered with and reinforces the idea that the Atrium should appear subservient to it's historic neighbour.



In addition to considering the overall mass and scale of the building, specific thought has also been paid to the selection of materials and specific products.

The Atrium has six rooflights which run through the core of the building. These have been designed to be flat conservation rooflights which sit on a minimal weatherproofed upstand. This type of rooflight will help to minimise the visual impact when read in conjunction with the neighbouring buildings.

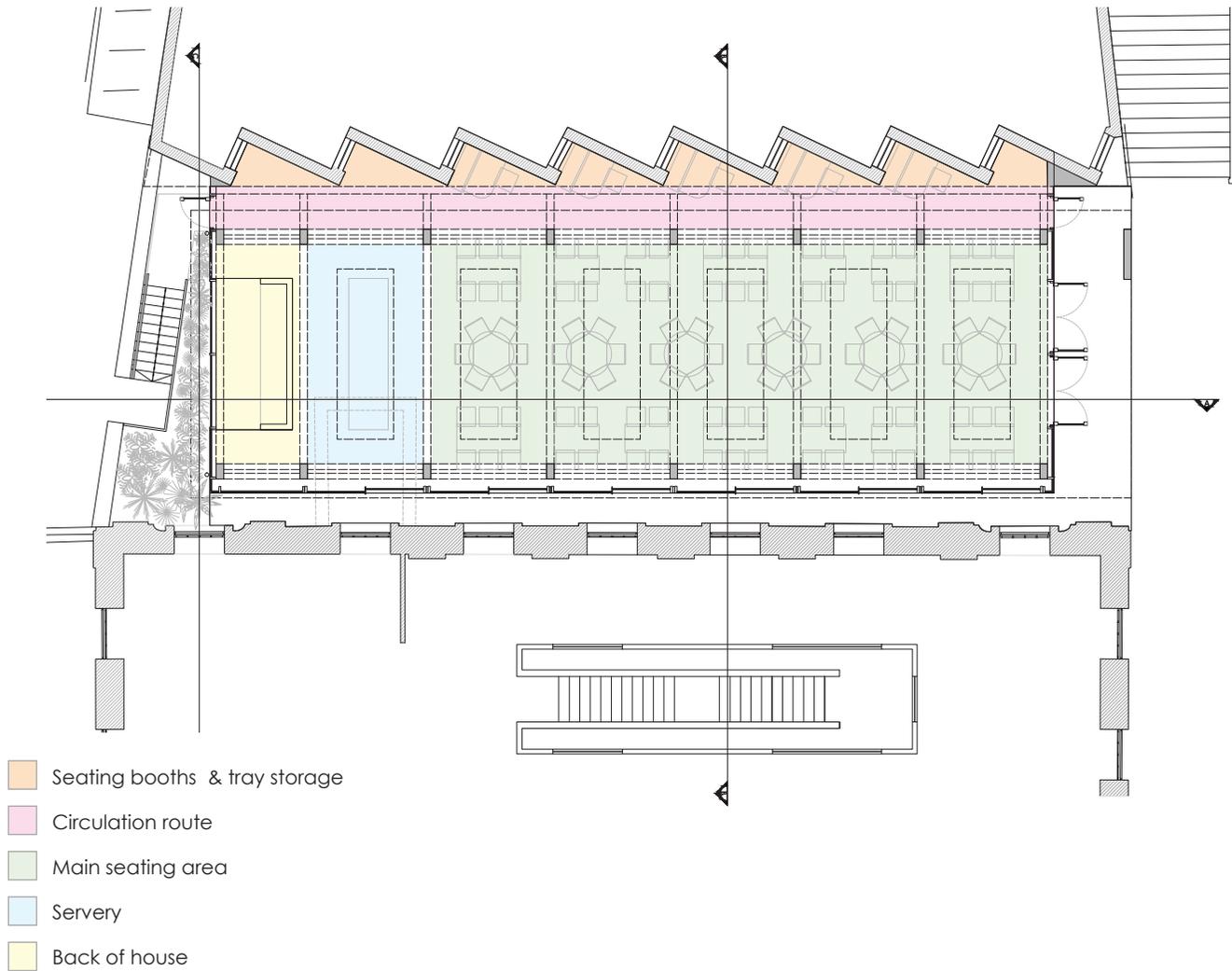
The careful selection of materials has also helped to minimise the perceived scale of the building. Using large areas of glazing which offers views through the Atrium to the buildings beyond, is reflective and allows the natural transmittance of light. All assist in reducing the scale and mass of the Atrium building.



LAYOUT - SITE

The Atrium is sited in the north of the school grounds, between the existing North Block and Design and Technology building. The site is currently used as an external courtyard but is rarely occupied by students during break and lunchtimes. The northern end of the site is enclosed by a Corten steel clad retaining wall. The site itself is predominately level, however, the land behind the site rises dramatically beyond the retaining wall up to a service road which runs along the northern boundary.

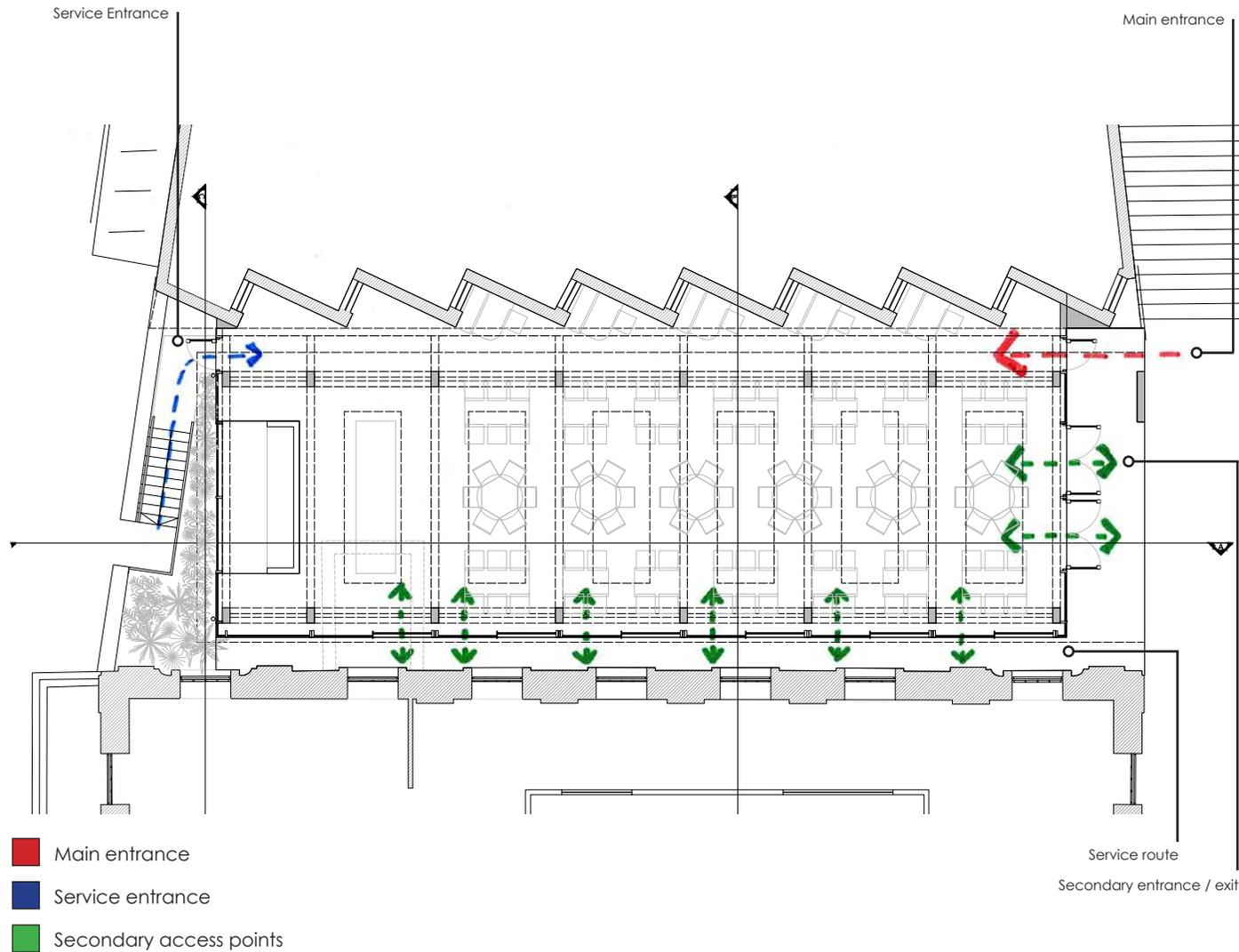
As part of the proposed works it is intended that the Corten steel cladding is removed from the retaining wall and a new staircase installed to provide a service route between the existing road at high level and the back of house area in the cafe at courtyard level. The new staircase wall will incorporate plenty of vegetation, not only to soften the visual impact of the retaining wall itself but to also provide planting which is visible from within the cafe itself. Planting and the buildings relationship with nature are key to the overarching ethos of the project and help to reiterate the concept of health & well-being.



LAYOUT

The café can be zoned into five main areas, which are indicated on the colour coded plan.

The seating booths and tray storage areas are incorporated into the existing elevation of the Design & Technology building and make use of sawtooth profile of the existing building. A circulation route which is defined by the internal timber structure runs the length of the building, with a single door at the front and rear of the building. The main café space can be divided up into seven structural bays which form the skeletal frame of the building. The first five bays of the frame form the main dining area which is laid out with a mixture of both four and six person tables in circular and rectilinear form factors. The sixth bay forms the servery area where students can collect their food and drink. The last bay is designated for back of house requirements.



ACCESS

The Atrium has been established with inclusive design 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.

The building will be accessed via a single power assisted door which has been designed with a level threshold. As such users will be able to navigate between inside and outside with ease and without any level changes to contest with. In addition to the main access door, two sets of double doors and sliding glazed doors along the side elevation will provide secondary and tertiary points of access which can be used to open up the building in a larger capacity mainly during the summer months.

The café will be serviced from the back of house area located in the last structural bay of the building, as such a service entrance has been provided on the rear elevation. This entrance is accessed via a newly proposed staircase which will overcome the large level difference between the courtyard and the land to the rear of the building.



APPEARANCE - MATERIALS

Materials have been selected for a number of factors:

- Appearance of quality
- Long term weathering characteristics
- Durability and robustness

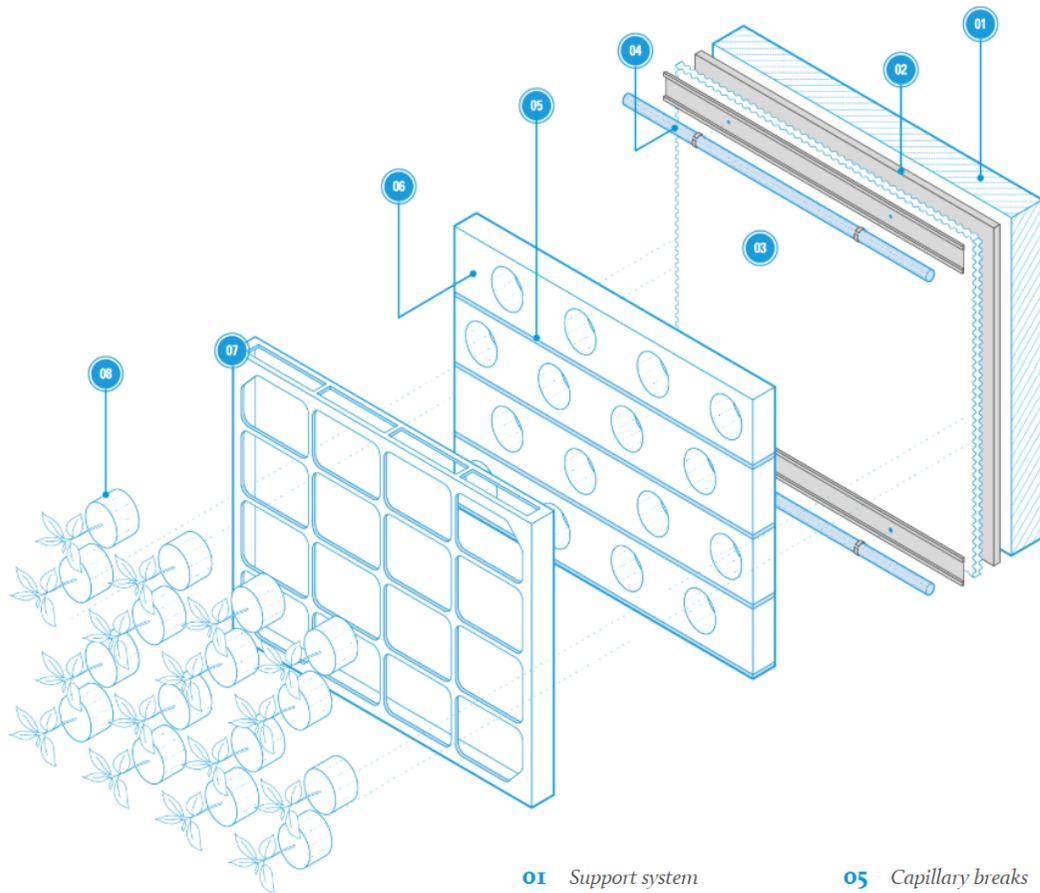
In addition to these points, the proposed materials for the Atrium have also been developed by taking cues from the material palette of surrounding buildings on campus as well as introducing new materials which align with the aspirations and ethos at the core of the new building.

Curtain wall glazing will enclose the building on three sides and is a key design feature of the building. The frames are to be constructed of grey powder coated aluminium and the profiles of the windows and doors kept to a minimum. This will ensure sight-lines through the building aren't interrupted by large glazing bars. To allow the building to be as transparent as possible.

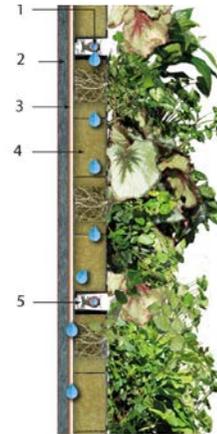


In addition to the large areas of glazing, the Atrium is also distinguishable by its striking exposed Glulam timber frame. The skeletal framework is expressed internally and consequently is a key design feature of the building. A conscious effort has been made to form the structure from a natural material, in this case spruce or larch so that both the cafés ethos and physical environment align with one another. The concept of the project is to not only promote the health and well-being of students through the type of food and drink which is on offer but to also create a physical environment which does the same.

The slender roof is formed of a simple timber structure and will be waterproofed using a flat standing seam zinc. The Zinc will be grey in colour and will reference the colour of the Aluminium windows.

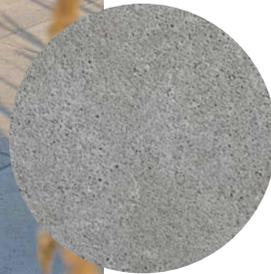


- | | |
|--|----------------------------|
| 01 Support system | 05 Capillary breaks |
| 02 Waterproof backing board | 06 Growing medium |
| 03 Rear drainage layer | 07 Panel box |
| 04 Aluminium rails and dripline | 08 Plants |

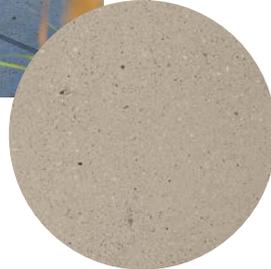


A green wall is proposed at the rear of the building, beyond the back of house and servery area. The existing Corten steel cladding will be removed from the retaining wall and replaced by a green wall system. This type of living wall is often constructed using a modular system which is fixed back to the structure of the wall, this enables planting to be installed and irrigated on a vertical surface. The diagram overleaf gives a typical wall build-up for how a living wall system might work.





Grey Schellevis Paving



Wet-cast concrete



Original Ham Stone

The front elevation has a feature wet-cast stone column with text 'The Atrium' cast into its surface. The column will serve not only as a form of way finding but also makes reference the colonnade of the modern reception building to the south of the site.

The wet-cast stone is manufactured using a mix of Portland cement and high quality fine and course aggregates. The colour of this type of stone can be carefully controlled by the type of aggregate used in the casting process. Consequently, using this type of cast stone will enable the column to be colour matched to the existing stone detailing on the neighbouring building, whilst also making contemporary detailing like embossing possible.

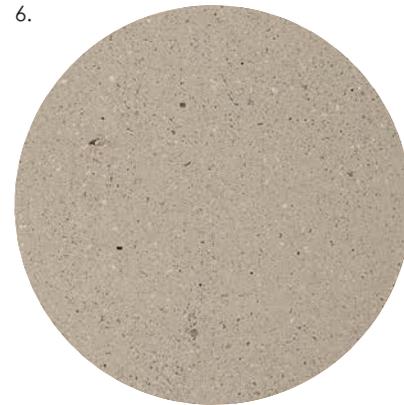
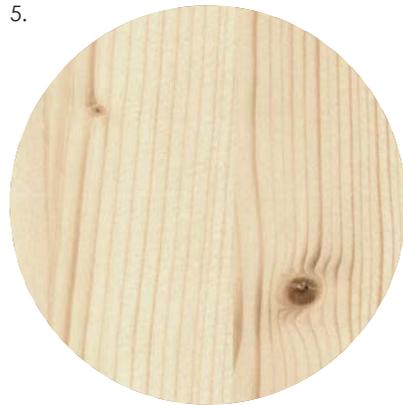
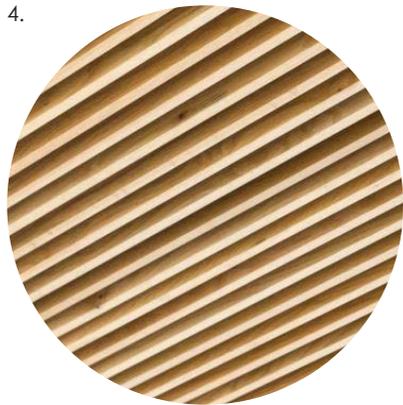
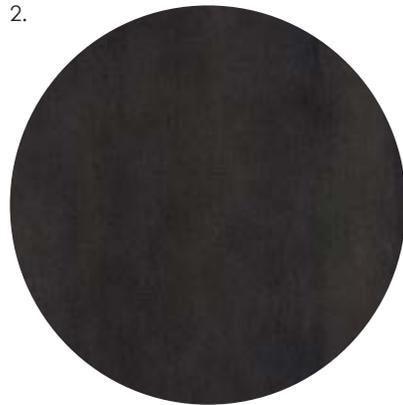
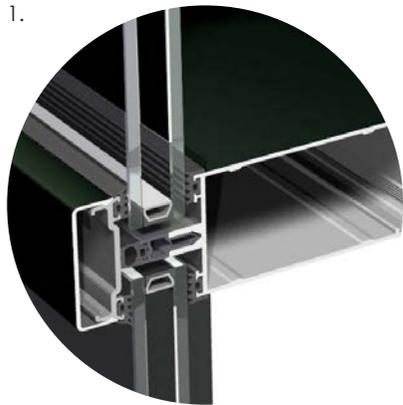
This type of wet-cast stone has been used in a number of other projects, for example the Hauser & Wirth gallery in Somerset, where it was used to match stone from historic farm buildings.

Grey concrete paving is specified to provide a visual contrast between the paving and glazing.



Given the Atrium is a large open space, which at capacity could be occupied by approximately 120 people, the acoustic properties of the building have had to be considered.

With the large expanses of glazing and other hard surfaces in the Atrium it is likely that sound will reverberate around the space without any acoustic treatment. To mitigate this issue the soffit / ceiling has been designed to carry timber acoustic panelling which will help to deaden noise throughout the main space. The panels are made up from strips of timber on one side and mounted on a fabric lined board with an acoustic insulation on the other. Whilst providing a very practical and necessary function the acoustic panelling being formed of timber also helps to reinforce the use of natural materials in the Atrium.



Materials.

MATERIAL SPECIFICATION

1. Curtain glazing frames PPC (RAL 9004).

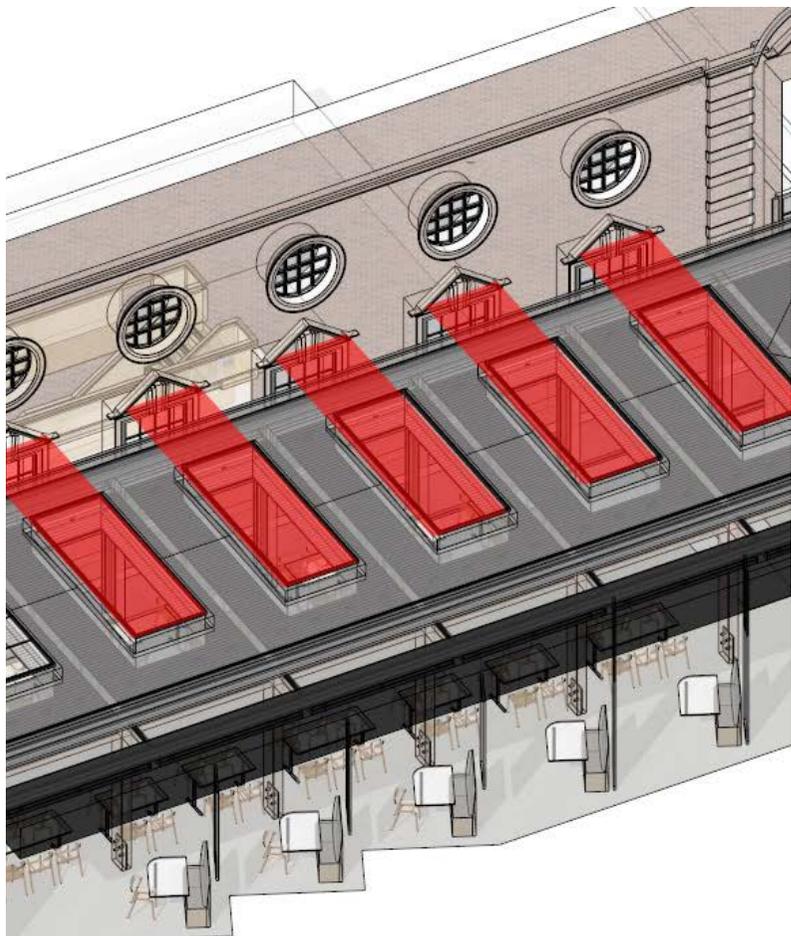
2. Standing seam zinc (ANTHRA-ZINC - VM ZINC).

3. Grey Schellevis concrete paving.

4. Larch timber soffit.

5. (Internal) Spruce/Larch glulam frame.

6. Wet-cast concrete pigment to match original hamstone.



Frame and bay alignment with windows.

HISTORIC PLANNING

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

The north block, 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 listing no. (1113085). The more contemporary Design & Technology block was built in 2007 planning app no. (2005/3555/P) to the east.

Further referencing of the Grade II listed North block is apparent with the bay framing and conservation rooflights aligned with the original sash windows.



Frame and bay alignment with windows.

SUMMARY

The proposed design is subservient in scale and massing and the structure will be physically separated from and independent of North Block, resulting in no harm to or loss of historic fabric: The proposed building could be removed in future without resulting in permanent damage to any of the historic buildings on the site.

Although the proposal is a contemporary building and provides a clear distinction and contrast with the historic buildings on the campus. Sympathetic materiality will ensure that the building respects its surroundings and context. The building will exhibit high quality finishes and detailing commensurate with the significance of the site.

The proposed building sits between two significant buildings on the school campus. The slender profile zinc standing seam roof and slim profile glazing offers as much transparency as possible, to ensure a views are still maintained. This along with subtle material references we believe creates a positive design that will enhance the north area of the UCS Hampstead school campus.