## 4.2 Initial feasibility - 2017

A feasibility study for the site was undertaken in 2017. It looked at a range of options for the site and it uses.

The approved schematic option taken to The London Borough of Camden's Cabinet is shown to the right.

Key aspects of this proposal:

Temporary public open space -

Located to the western part of the site and alongside the pedestrianised section of North Gower Street (3). Area is approximately 1350m2

Existing gym -

Demolished to make way for the Public open space.

Construction Skills Centre (6) -

Accessed from the public open space with a vehicle access route across the park for deliveries and servicing (2) / (9). Training yard to the eastern part of the site (7). Existing two storey modular building removed (4).

Managed Workspace -

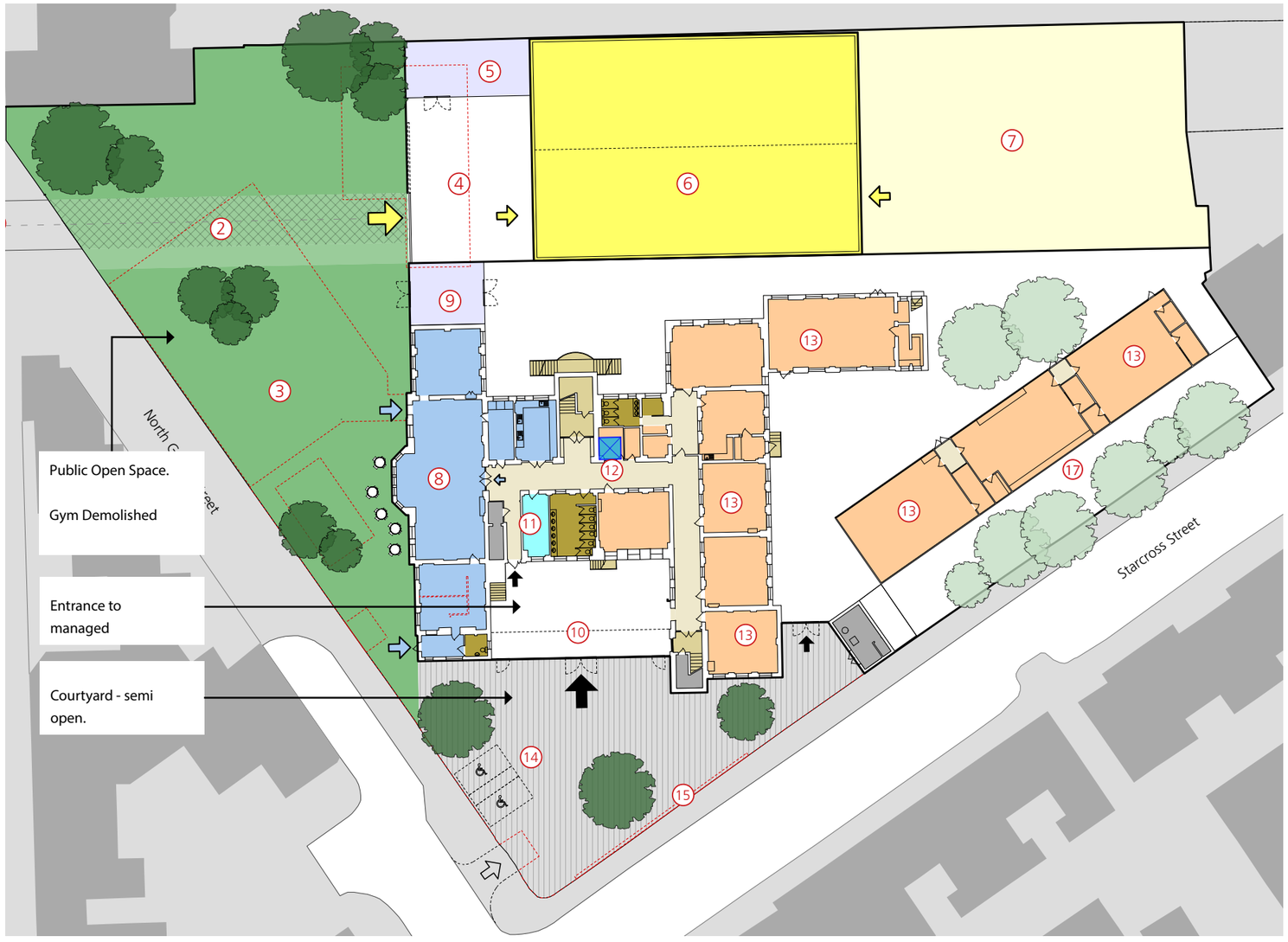
Refurbishment of the main school building and accessed from the south, through a courtyard area (10). Existing brickwork wall removed (15).

1950's classroom blocks -

Retained and refurbished into managed Workspace (13).

Sunken well/garden (17)

Retained, no further utilisation proposed.




2017 Feasibility Report - selected option

1. Existing vehicle access from Hampstead Road upgraded - Fire gate removed
2. New shared surface access road to the Construction Skills Centre
3. New Public Open Space - Existing gymnasium, SEN & Teaching building demolished
4. Construction Skills Centre - Entrance Yard
5. Construction Skills Centre - Refuse Storage
6. Construction Skills Centre - Main Building
7. Construction Skills Centre - 700 sqm External Training Area
8. New pop-up restaurant / cafe in existing canteen area reusing existing kitchen
9. Refuse storage area for restaurant / cafe & Managed Workspaces
10. New entrance gates & fence to Managed Workspaces
11. New reception / office for Managed Workspaces
12. Optional accessible elevator location
13. Managed Workspaces
14. Hard landscaped shared surface forecourt area to front of Managed Workspaces including accessible parking spaces
15. Existing fencing / brick wall removed
16. Roof Area

## 4.3 Asset Survey

Following on from the earlier site analysis and the feasibility layout, the client and design team have reconsidered the value of the existing buildings on site. Following this review, below is a summary of findings and proposed which elements will be retained, refurbished or removed.

### 1. Main school building

Architecture:

Good, high quality, retain and adapt

Life span:

Well built and with additional maintenance can last for several years longer.

Has recent boiler upgrade but power and IT infrastructure to be improved.

Ease of conversion:

Load bearing structural walls so limited opportunity to remove walls. Existing layout will generally remain.

Conclusion:

Retain & refurbishment

### 2. Gymnasium / Multiuse Hall

Architecture:

Limited, blank wall to public realm mural.

Life span:

Simple portal frame building in good condition. No obvious leaks or roofing degradation.

Has recent boiler upgrade but changing and WC facilities are outdated

Ease of conversion:

Blockwork walls in single storey element can be easily modified. Existing steel structure to remain.

Conclusion:

Retain & limited refurbishment

### 3.1950's built mobile classrooms

Architecture:

Limited

Life span:

Very limited - signs of leaks and settlement.

Ease of conversion :

Additional walls could be added but unlikely they can be removed given modular unit form.

Needs complete overhaul, costly against value to retain and inefficient use of the site.

Conclusion:

Remove

### 4. 2000's built modular expansion block

Architecture:

Limited

Life span:

Reasonable, poor quality building.

Ease of conversion:

Additional walls could be added but unlikely they can be removed given modular unit form.

Needs overhaul, costly against value to retain and better use of this part of the site is likely. Not ideal for CSC use.

Conclusion:

Remove

### 5. Sunken garden - former basement to houses

Architecture:

A interesting opportunity that could enhance the site.

Life span:

Trees are of average quality and low level planting needs attention.

Ease of conversion:

Access  is an issued and creates a barrier between the street and the site that appears to easily collect rubbish.

Conclusion:

Remove, fill in and make more usable.

## 4.4 Initial Concept and Site Strategy Plan

### 1. Retain the Gym

This building can be utilised for a range of activities with a potential for a new entrance off North Gower Street.

Uses for this building have not yet been decided but could suit a range of potential opportunities.

### 2. Keep servicing access

The existing access is close to Hampstead Road and would seem sensible to retain here to separate vehicle movements away from pedestrian access into the site.

Its security and design will be improved to help reduce anti-social behaviour.

### 3. Demolish 50's mobiles

This low quality building would be costly to upgrade and most importantly, uses a lot of the site which could be better utilised as open space.

The linear nature of the building isolates usable space behind it, with no easy means of providing access to it.

### 4. Relocate open space

Demolition of the 1950's built classrooms allows for temporary open space to the eastern part of the site, larger in size than the feasibility study proposed and importantly, without vehicle movements over it. This part of the site is quieter and impacted less by noise from Hampstead Road.

### 5. Relocate CSC entrance

The pedestrian entrance is located to the eastern part of the site, away from vehicle deliveries and servicing. It is closer to the HS2 site, allowing for potential relationships between study and work.

The shape and positioning of the building acts as a noise buffer for the site and beyond from HS2.

### 6. More open space

Removing the 1950's mobile classrooms will allow better permeability and openness through the site and provide more land for use as temporary open green space.

## 4.5 Outline proposal plan

## 4.6 Key elements of Design Concept

Numbered items below are labelled on the aerial view on the page opposite.

### (1) Multiuse Hall & Courtyard

Part of the single storey school link attached to the existing gym hall building and smaller mobile block would be removed, allowing the main space within the hall to open out into a new courtyard space to the south.

This courtyard could be a place to sit and enjoy a coffee and open out during the day to the pedestrianised section of North Gower Street. Or it could be more enclosed as a small oasis within the locality. The proposals for this space are set out in the Landscape section.

### (2) Servicing access

During the design development stages, it was proposed that the north west corner could provide servicing for both the Workspace and the CSC in a single cohesive location. Refuse bins and material stores would be out of site behind the buildings.

The gates and fence will be made more secure and the setback of the gate line would be brought forward to avoid the current opportunity for anti-social behaviour. Railed fencing to this location might be better than the current solid fence to ensure open visibility.

Although access from the Hampstead Road is the preferred servicing strategy, another option was considered following pre-application discussions. This alternative option was proposed in order to avoid any risk to cyclists using North Gower Street. This alternative servicing approach is outlined in later chapters.

### (3) Workspace & pop-up retail entrance

The original main entrance to the school appears to have been on the northern side of the building - off the former Cobourg Street.

The south elevation of the school has a very small entrance, not suitable as the main access into the building. A new single storey pavilion will be added to the building, creating a new entrance hub which in turn connects to new lifts. Spaces within will be opened up where possible and the character and quality of the school maintained and celebrated.

### (4) CSC building

Based on the area and spatial requirements, there is limited locations where this building could be provided on the site.

The pedestrian access is shown alongside the open green space. The area in front of the CSC is to be shared during park opening times, showcasing student work and also opportunities for other groups to use and share. The placement of the building has also been considered to help buffer the open green space from noise created by the HS2 site. Space to the west will be used for material stores and outdoor training but screened from view by the Gym and Workspace buildings.

### (5) Temporary open space

Removing the 1950's mobile classrooms will allow better permeability and openness through the site and provide more land for use as temporary open green space. There is a significant level change due to the previous terrace basements. This provides an option for there to be a sunken garden. Whilst this was considered as an early concept, the final proposals have moved away from this due to a number of issues of accessibility, amount of space it uses versus space available and the limited quality of the trees.

See the Landscape section for more detail.

## 4.7 Aerial view of key elements - Early concept plan

The view below follows on from the earlier site analysis work and looks to work within the site constraints whilst making best use of the sites' opportunities. This is a development of the 2017 feasibility study approved by Camden Cabinet members.

Two of the buildings exist already and the proposed position of the new Construction Skills Centre is limited due to its specific needs in terms of overall area and internal arrangements.

One of the core aims is to maximise the amount of public open space throughout the site. The open space wraps around the entire site, opening out into and between the buildings to create a campus like setting shared by lots of different user groups. Like St James's Gardens, some areas will be closed in the evenings with other areas open.

## 4.8 Proposed Site Plan

The proposal for the site includes the following:

1. Managed Workspace & Multiuse hall

- Change of use of the former Maria Fidelis School building to provide office floorspace and the use of the existing ancillary Maria Fidelis School gym building as multiuse community facility.
- The refurbishment of the existing school includes the design of a new entrance pavilion along with a new lift which is located to the rear of the building.
- The existing gym will be retained as a multiuse hall but with a new entrance provided out onto the pedestrianised section of North Gower Street with the existing changing rooms remodelled.
- The Workspace has a GIA of 3023.8m2 with a NIA (usable) area of 1899.8m2
- The roof space is a further 744m2

Section 5 in this report provides a more detailed description on the design development of the Workspace.

2. Construction Skills Centre

- The erection of a new two storey educational facility comprising a Construction Skills Centre; together with associated external training space provision and alterations to the existing access arrangements.
- The CSC sits to the rear of the site, behind the temporary open space
- Is provided with a secondary access route to the side of the open space of out of hours access.
- The CSC has a GIA of 1359m$^2$

Section 6 in this report provides a more detailed description on the design development of the CSC.

3. Temporary Open Space

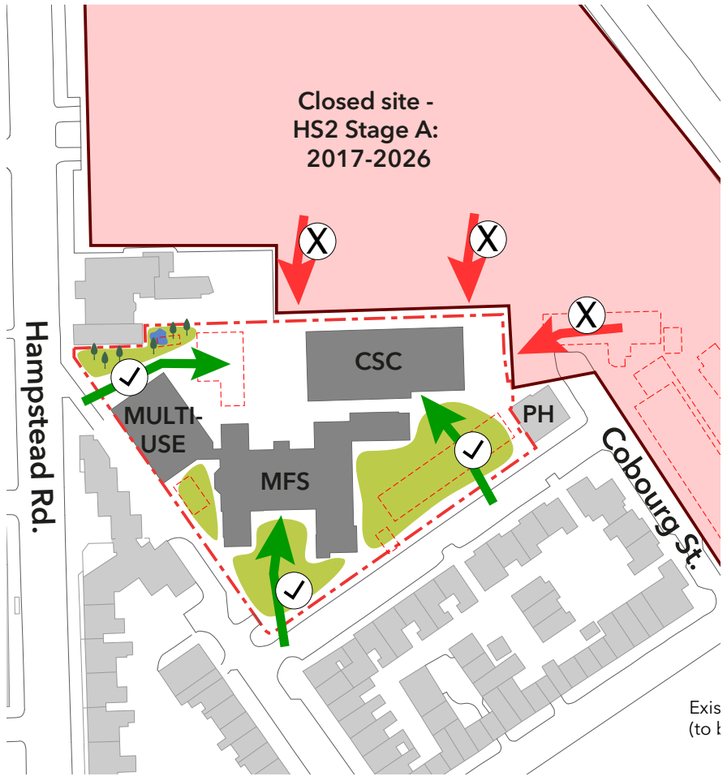
- 1130m$^2$ of temporary open space has been provided to mitigate against the loss of open green space in the surrounding area.

Section 6 in this report provides a more detailed description on the design development of the temporary open space.

See the appendix for a full accommodation schedule.

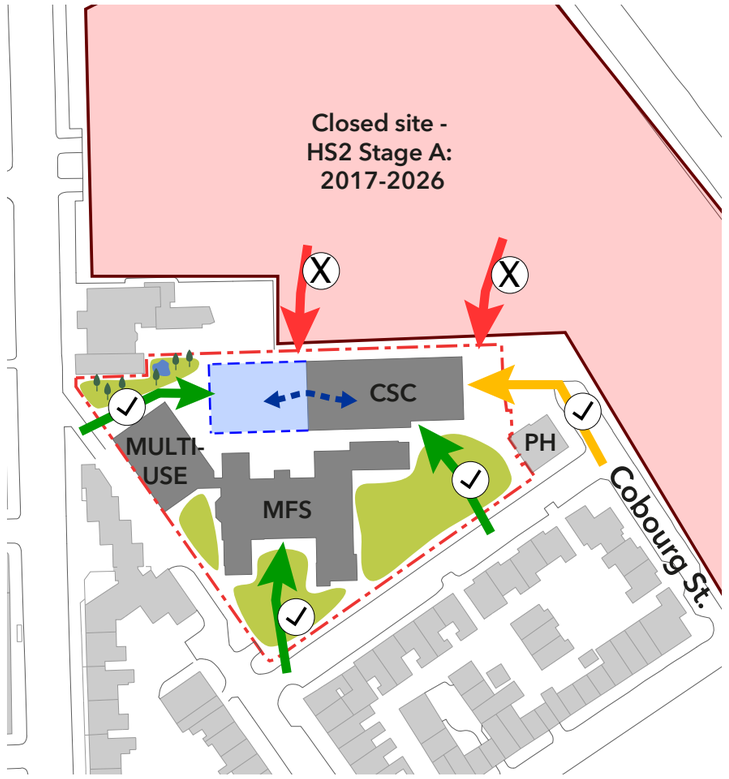
## 4.9 Future Aspirations for the Site

The site is, for the foreseeable future, constrained to a limited number of vehicular and pedestrian access points due to the HS2 Construction works. As the HS2 works are phased over the next circa 10 years, there is nothing currently fixed in their master plan and as a result there are many unknowns for the site. However, through analysis, we can begin to consider some potential aspirations for the future of the site. These are only to be used as illustrative whilst this application and its proposals focus on the here and now and that which is known and required.



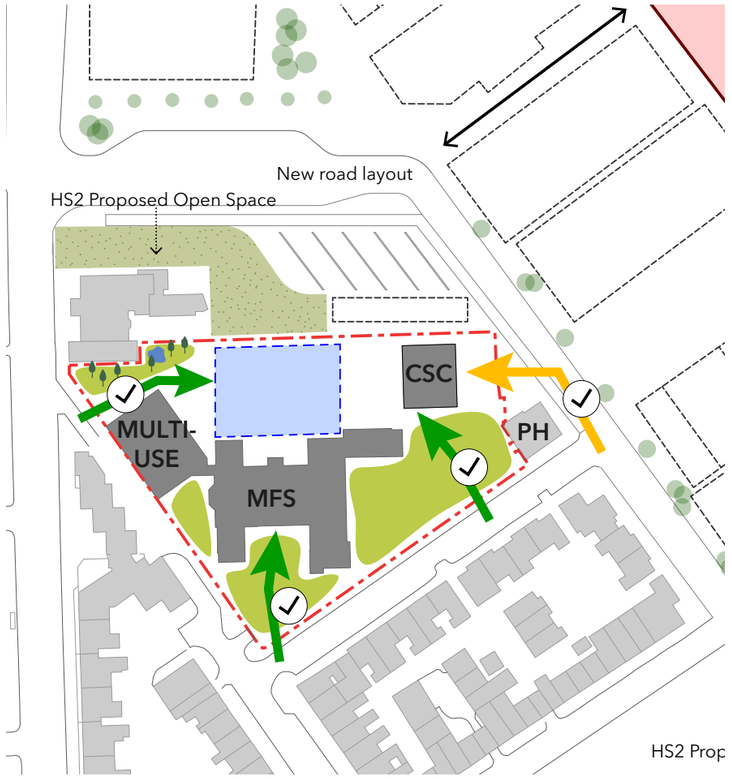

Present, 2019

- Due to the closed north boundary of the site for HS2 works, the site is restricted to three main access points.
- Consolidating all vehicle servicing and delivery to a single point off Hampstead Rd would be ideal, but problematic and not supported during pre-application stages. Servicing will need to be spread across or from the southern part of the site.




2019-2026

- Following Euston's HS2 proposals and phased plan, there may be the potential for a new access point into the site, which could allow for a new main entrance to the CSC building - Yellow arrow. This is alongside a new (assumed) entrance to Euston Station
- It could provide a social space, allowing for interaction with the existing pub which lost its rear garden as a result of the HS2 works.
- This in-turn could allow for the provision of additional open space leaving the CSC more distinct from the proposed open space.
- There is also the opportunity to expand the CSC building.




2026-2033

- The CSC building could be reduced in size if the need for workshop space is no longer required, whilst the admin/classroom hub could be retained and used for other purposes.
- This leaves a potential new area for development, community facilities or extension of Workspace in a new building to the rear - using the newly installed lifts and access.
- Potential new traffic and pedestrian routes around the site including access from Cobourg street due to completed HS2 works.

5.0

# Workspace design development

Maria Fidelis School

# 5 Workspace Design Development

## 5.1 Initial Workspace Layouts

Working with the existing structural walls, the floor plan offers a degree of flexibility for work spaces. Offering more flexibility for both workers and companies, the scheme seeks to provide adaptable managed work space with a various range of working environments such as open co-working spaces featuring flex decks and shared desks, privately enclosed office suites, private studies, meeting rooms and shared communal corners spread over three floors.

Option 1 - Internal Lift

New lifts will need to be provided to the building to comply with DDA legislation and allow access for all. The first option proposed the lifts to be within the existing building. This would limit the impact on the buildings appearance. Existing WC areas to be refurbished. This was discounted as the basement, with recently installed boiler equipment, sits underneath and any foundation work within the existing envelope, being complex and unviable.

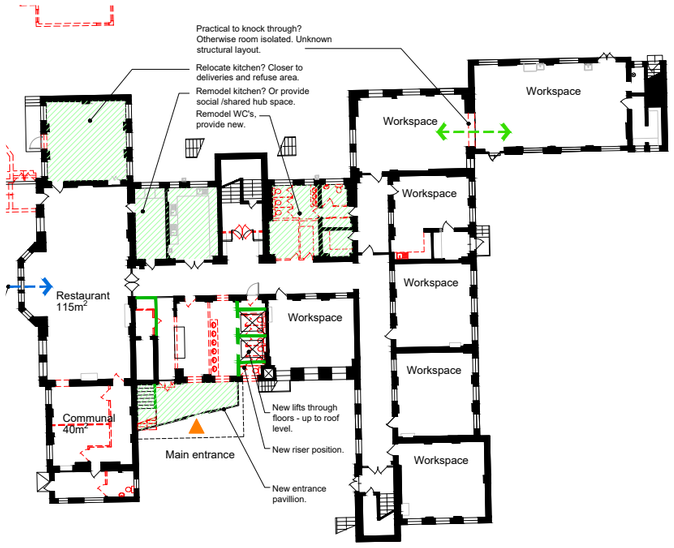
Option 2 - External Lift

A new lift could be provided to the outside of the buildings envelope, within connection into the building via the existing window openings. This would help reduce the complexity of excavation within the building for new lift pits.

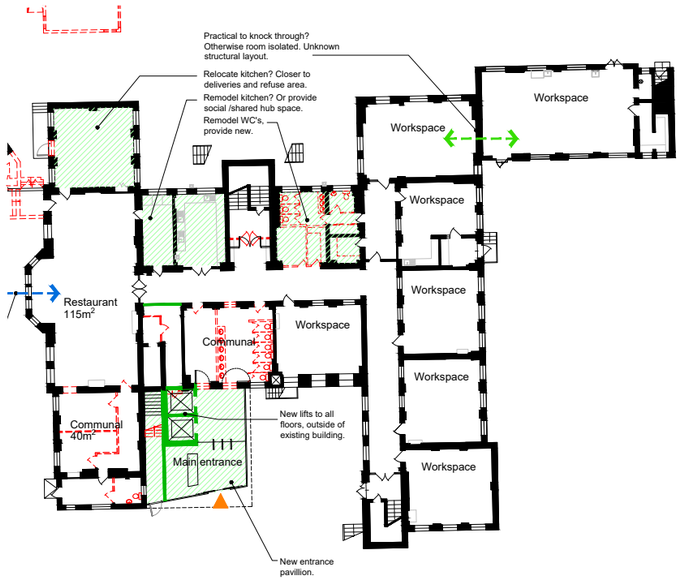
Options 1 and 2 would require a new entrance pavilion to the ground floor to allow suitable entrance and reception facilities and clear sense of front and back to the building. This option was discounted as the new lift shafts would be difficult to construct alongside the existing basement and stair structures. Lift lobbies to the upper floors to connect to the external lift would reduce the amount of more desirable office space - the southern side is more sheltered from HS2 noise.

Option 3 - External Lift

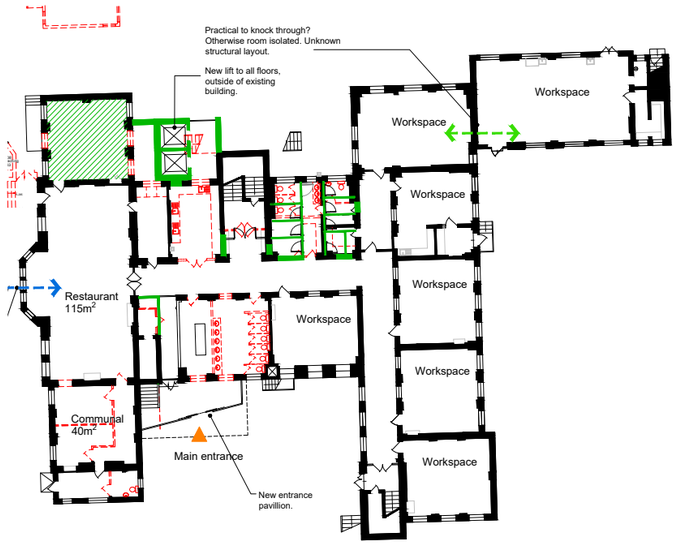
As with option 02, the following option proposes an external lift however this time to the back of the existing building. This is easier to construct and is located on the less desirable side of the building in terms of noise impact. It also reduces the visual impact of the building and placed to the rear of the building, further back than the stairs, would encourage more people to walk up the main central staircase.




Option 01 Ground Floor Plan




Option 02 Ground Floor Plan



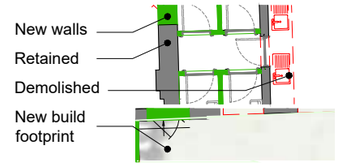

Option 03 Ground Floor Plan

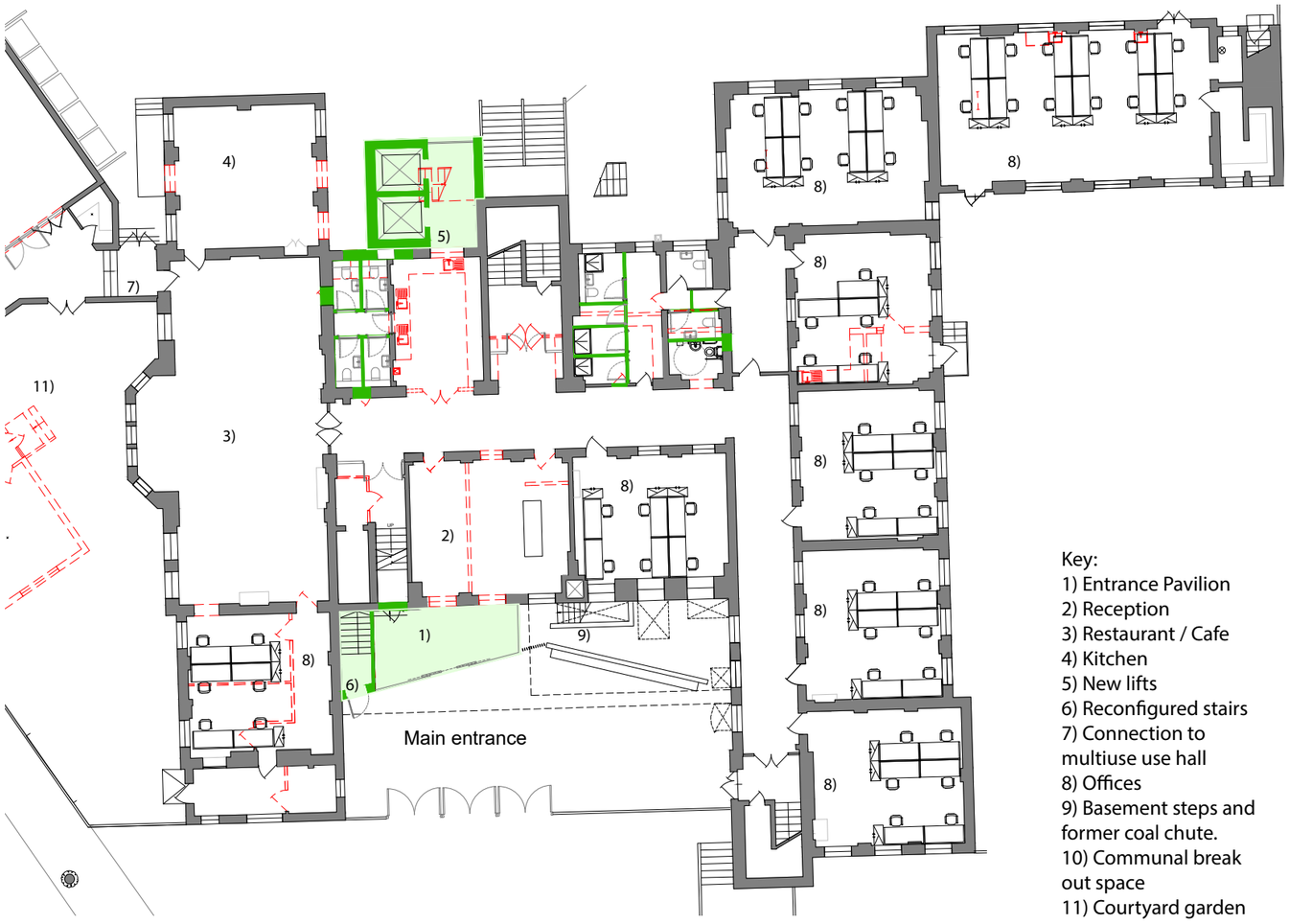
## 5.2 Developed Design

### 5.2.1 Improving access and usability

Option 3 was chosen as the preferred approach and developed in greater detail. It proposed to strip out existing boy/girls cubicle style toilets to provide new individual WC's along with showers and locker provision. Fully accessible WC's are also provided to each floor. Existing walls are generally heavy load bearing structures and will remain in place, with smaller lightweight partitions removed to provide larger open plan office space where possible and practical.

Key




Developed Ground Floor Plan

Key:
1) Entrance Pavilion
2) Reception
3) Restaurant / Cafe
4) Kitchen
5) New lifts
6) Reconfigured stairs
7) Connection to multiuse use hall
8) Offices
9) Basement steps and former coal chute.
10) Communal break out space
11) Courtyard garden

Section


South Elevation with Proposed Entrance Pavilion

## 5.3 Final Proposed Workspace

### 5.3.1 Built additions

The entrance pavilion was simplified over previous options to a large canopy roof spanning across the courtyard to shelter the main entrance doors. Two existing windows will be increased in size below the cill to allow access into the heart of the building. The pavilion still provides an enclosed route for the existing escape stair to the western side of the courtyard. A new lift shaft to all floors including the roof is proposed to the rear, alongside the main central circulation stair as the quality and outlook of the space to the front is of better quality (noise/outlook) than the rear. An existing window opening will be removed to make this connection.

The roof is to be used as Workspace amenity with planting, seating and lightweight structures to be developed by the building operator.

### 5.3.2 Noise mitigation

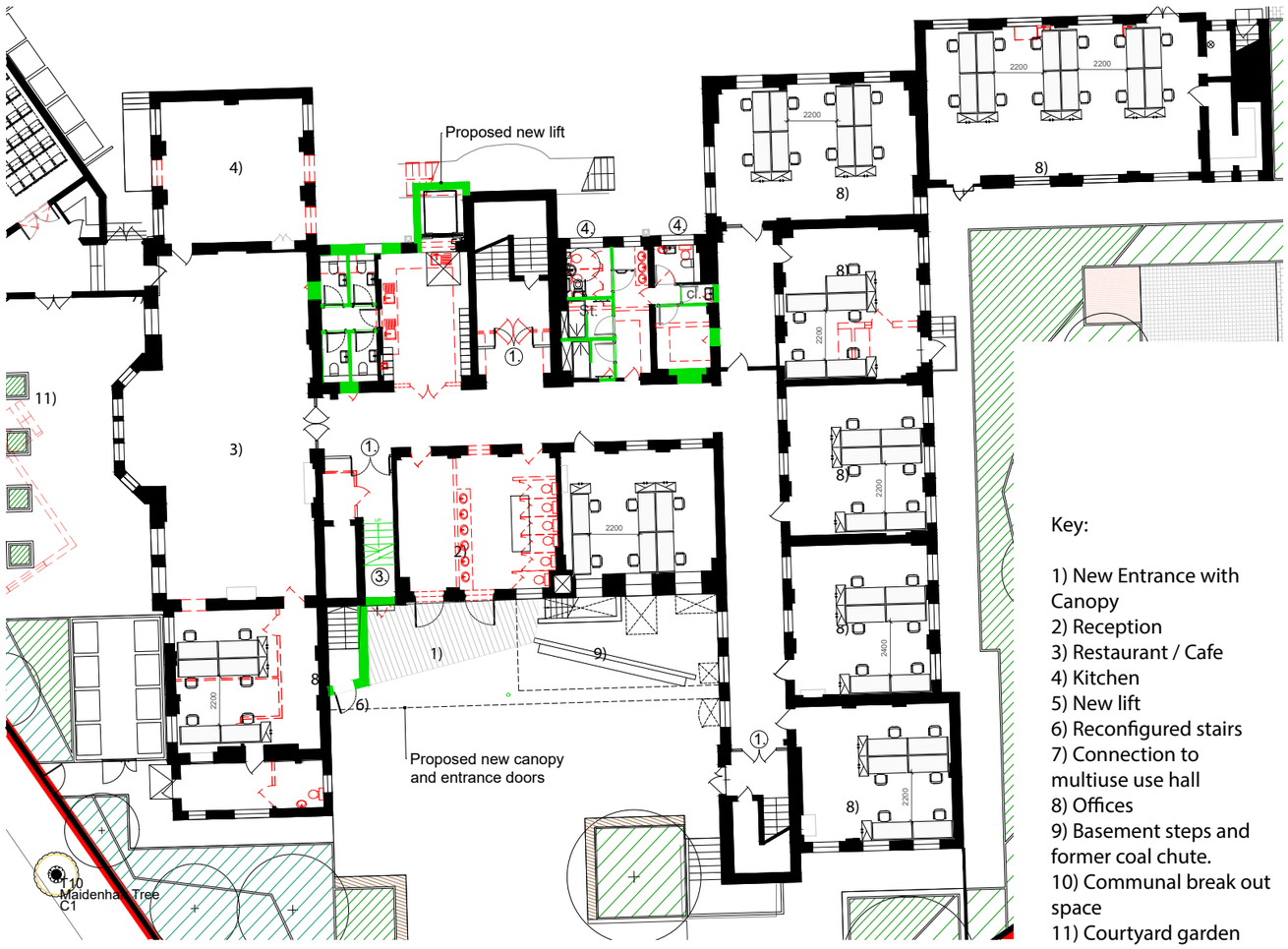
The final scheme proposes to upgrade the building to an enhanced shell and core. Due to the noise impact of the HS2 works, the building will need to use mechanical ventilation and cooling. Using natural ventilation is not possible as the resultant noise inside be in excess of recommended levels for open plan offices. As a result, the performance of the existing single glazed windows will be enhanced by adding secondary glazing behind. Existing windows will be repaired where required and re-painted throughout. Office spaces will be cool and ventilated via roof top mounted air handling plant and cooling equipment. This is located to the north east corner and visually screened and is the furthest point away from surrounding properties. It will generate less noise than the surrounding HS2 work.

### 5.3.3 Servicing improvements

The existing school will be upgraded to provide appropriate power and data specifications suitable for commercial use and flexible Workspace.

The existing classroom and hall spaces have a great deal of character, height and light - these will be left mainly untouched, with timber flooring, glazed tiles, radiators and internal glazed screens retained. The existing corridor spaces remain generally untouched apart from new fire doors, signage and servicing routes.

All of the existing WC's will be removed and new ones provided to each floor, including fully accessible WC's. The ground floor includes two showers and space for lockers.




Ground Floor Plan

Key:

1) New Entrance with Canopy
2) Reception
3) Restaurant / Cafe
4) Kitchen
5) New lift
6) Reconfigured stairs
7) Connection to multiuse use hall
8) Offices
9) Basement steps and former coal chute.
10) Communal break out space
11) Courtyard garden


Typical floor (second shown) plan

## 5.4 Multiuse hall

### 5.4.1 Refurbishment

The main space to the existing gym building is in a good condition and still has useful life that can provided as part of the sites 'Meanwhile' use. There is a single changing room with showers and WC's that suit a school use but does not work for its conversion to a multiuse space and range of users. The existing changing rooms and toilets will be removed to make way for individual toilets (full height doors and walls) that caters for a range of events and uses in the main hall.

### 5.4.2 Connectivity

The existing brick wall to North Gower Street is in a poor start of repair and adds little to the streetscene. We propose a new entrance onto this section of North Gower Street, helping to generate activity and provide passive surveillance. It will be secured at night with a metal sliding screen to help protect glass from potential vandalism, but to let light through via perforations in the metal screens.

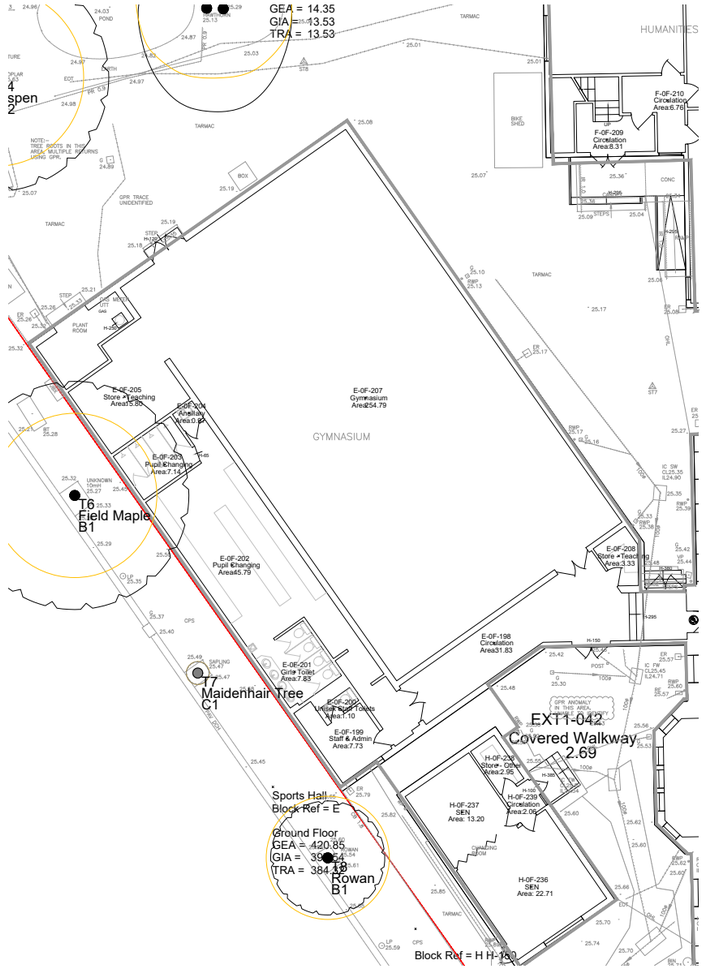
During the day, the Workspace users can access the building through the single storey link to the original dining hall. During the evenings and weekends, this would be closed and access would be from the new entrance.

### 5.4.3 Use

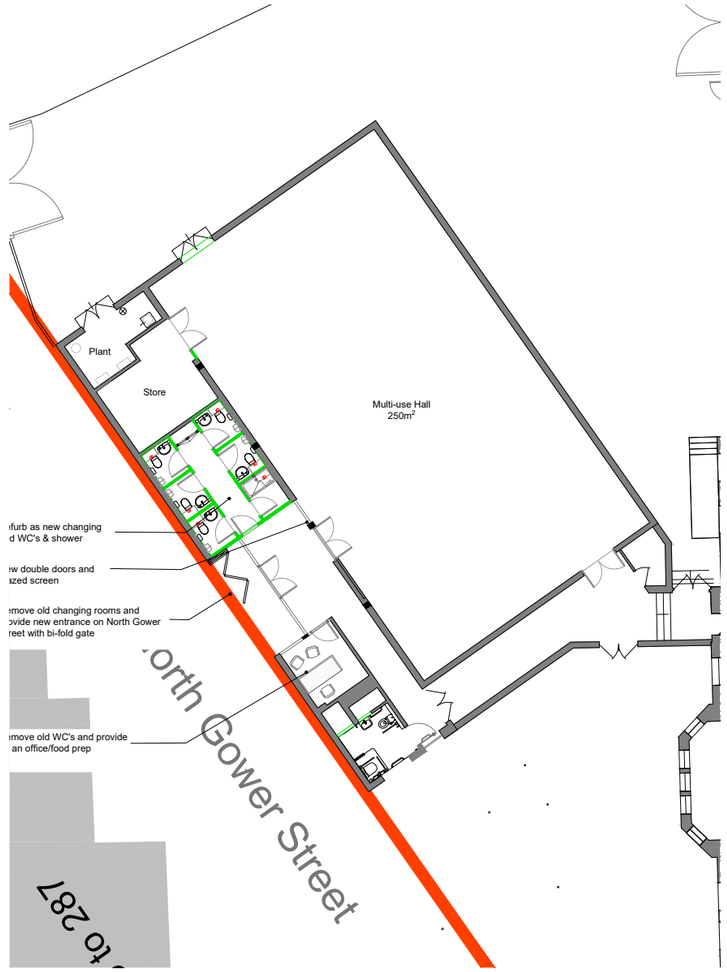
The intention for the multiuse hall is that it will be used by a range of people and groups. It is likely that it will be run by the operator of the managed Workspace and used as ancillary Workspace during the day, as break out space, seminar use or for keep fit activities run by the Workspace. Later in the day and into the evenings and weekends, the intention is to attract local community groups to rent it and use it for a variety of uses such as local societies or clubs, small scale court sports keep fit or for small scale assembly. The building layout includes a room to be used as an office or food prep room (worktop/fridges) and sink, but not cooking facilities.

Existing external wall to North Gower Street

Existing changing rooms




Existing ground floor plan




Proposed ground floor plan

## 5.5 Types of managed Workspace

London has experienced rapid change in the provision of flexible Workspace and co-working in recent years. Co-working is also helping to revitalise London's forgotten buildings and their surrounding areas through the up-cycling of disused buildings.

There are lots of co-working operators in London. These co-working environments provide flexibility of co-working spaces which allows everyone to get involved, whether it's an individual freelancer, small tech start-up or established company looking to share space and ideas.

The building will be marketed to a range of operators who will provide their own specific type of offer. This will be undertaking in the coming months.

Runway East, Old Street

Runway East, Old Street

Base KX - UCL Innovation and Enterprise / Camden Unlimited - Kings Cross

Base KX - UCL Innovation and Enterprise / Camden Unlimited - Kings Cross

Camden Collective

Camden Collective

6.0

# CSC Design Development

Construction Skills Training Centre

# 6 CSC Design Development

## 6.1 Initial Options

Following careful consideration of the various constraints and opportunities of the site and our client's aspirations for its redevelopment, the following sections will demonstrate the design process undertaken and the reasoning for the design decisions made.

Key Design Drivers:

- A contemporary scheme that relates to the existing and emerging context of the area.

- The massing and volume of the proposed scheme reflects the existing residential scale while mitigating the impact of another new building in the area by placing it away from the street.

- Mitigating the noise from the workshop spaces within the building by the ensuring the correct orientation and position of the building on site placed comfortably behind the taller existing school building, whilst ensuring sufficient amount of daylight and sunlight into the scheme.

- A regular and uniform treatment to all elevations of the scheme that is respectful to the character of the area but is contemporary in its use of proportion, materials and detailing.

- Providing sufficient number of cycle parking spaces.

-

The design team are aware that a large project such as this requires a great deal of exploration and testing of ideas to arrive at the right proposals. The following page illustrates three initial options for the new Construction Skills Centre.

The first two options are two storey and the third is three storey in height. One of the key amendments to an earlier version of the scheme is the relocation of the ancillary and secondary spaces to the southern boundary. In some options this includes the classrooms. This will help create a buffer between the open and potentially noisier construction hall and the managed Workspace and wider community beyond. It will also allow windows to be opened along the southern boundary away from construction noise created by the HS2 works.

A breakdown of the initial internal spatial requirements is provided in the accompanying accommodation schedule (right).

### 6.1.1 CSC Initial Design Options

| Room Type | Size m2 | Number of Rooms | Total m2 |
|---|---|---|---|
| Classrooms | 70 | 4 | 280 |
| Interview Rooms | 14 | 4 | 56 |
| CSCS Suite | 30 | 1 | 30 |
| IT Suite | 60 | 1 | 60 |
| Tutors Offices | 15 | 5 | 75 |
| Wash and Clean | 10 | 1 | 10 |
| Storerooms | 15 | 5 | 75 |
| Server | 15 | 1 | 15 |
| Plant | 15 | 1 | 15 |
| Toilets | 15 | 4 | 60 |
| Disabled WC | 3 | 1 | 3 |
| Staff Kitchen and welfare | 30 | 1 | 30 |
| First Aid | 10 | 1 | 10 |
| Staff Office 15 people | 210 | 1 | 210 |
| Reception | 70 | 1 | 70 |
| Workshops | 200 | 4 | 800 |
| Maker Space | 50 | 1 | 50 |
| Driving simulator | 50 | 1 | 50 |
| Student welfare area | 100 | 1 | 100 |
| **TOTAL** | | | **1999** |

Key:

- Administration & Support
- Classrooms (dry & clean spaces)
- Workshops (dirty &dusty spaces)
- Ancillary

### 6.1.2 Option 1

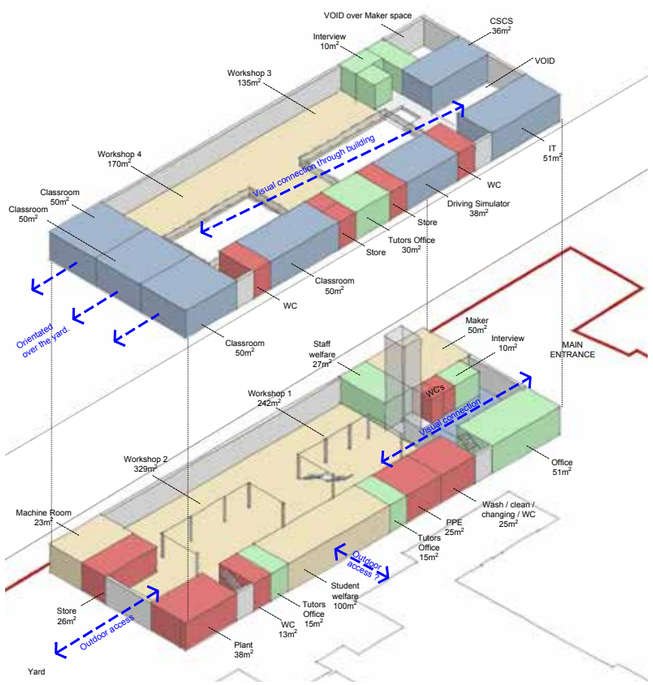
U-Shaped Plan

2 Storeys'

Footprint - 1100m$^2$

External Training - 460m$^2$

Classrooms and ancillary space wrap around the open construction hall. This allowed classrooms to face over the external training yard and new public open space.




### 6.1.3 Option 2

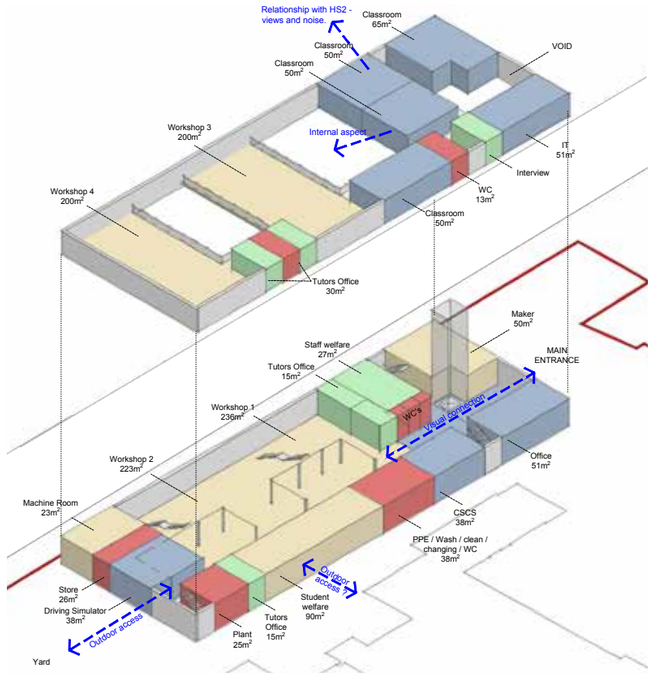
L-Shaped Plan

2 Storeys'

Footprint - 1100m$^2$

External Training - 460m$^2$

Classrooms are grouped together around the main entrance block. This provided a layout that had a 'clean and quiet' function to the eastern end of the block and a 'dusty and noisy' area to the western end allowing easier shutdown of part of the building. Ancillary spaces are located along the southern boundary of the building.




### 6.1.4 Option 3

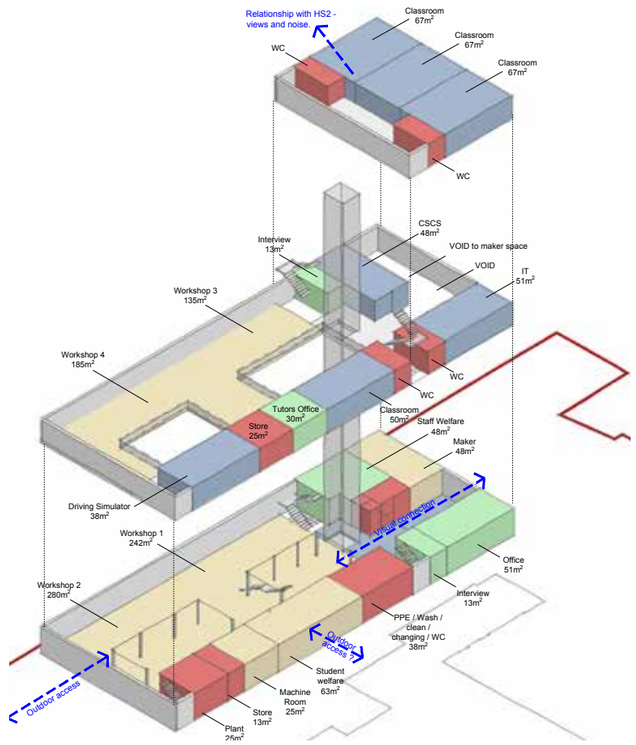
3 Storeys'

Footprint - 1000m$^2$

External Training - 640m$^2$

This option proposed a three storey 'clean and quiet' section to the east and two storey construction hall to the west. This option provided additional outdoor training area as a result.

Given the additional movement of people to third level, this option was the less desirable and most problematic to manage for the CSC.



## 6.2 Option Development

### 6.2.1 Process & constraints

The layouts for the CSC have been developed with the key stakeholders. As further information has been received and consultant team members have developed other parts of the buildings structural and environmental strategy.

The ground conditions and existing main sewer have led to a piled solution whilst the severe noise impact forecasted from HS2 have led to a more engineered solution than initially anticipated. The noise levels will be so great that only a full sealed mechanically ventilated and cooled building will provide appropriate teaching facilities inside the CSC. This has added additional complexity to the project.

### 6.2.2 Developing the key design drivers and aspirations

The front entrance to the building is towards the centre of the layout. To the right is the main reception and admin facilities along with a suite of interview rooms. To the left are glazed screens that provide visual connection to the workshop spaces. The central atrium space is two storeys in part and allows visual connection to the first floor classrooms and tutors offices. The central reception desk allows visual surveillance over a large part of the building and a key way-finding and orientation device, especially as there will be a mix of full time, part time and occasional visitors to the facility.

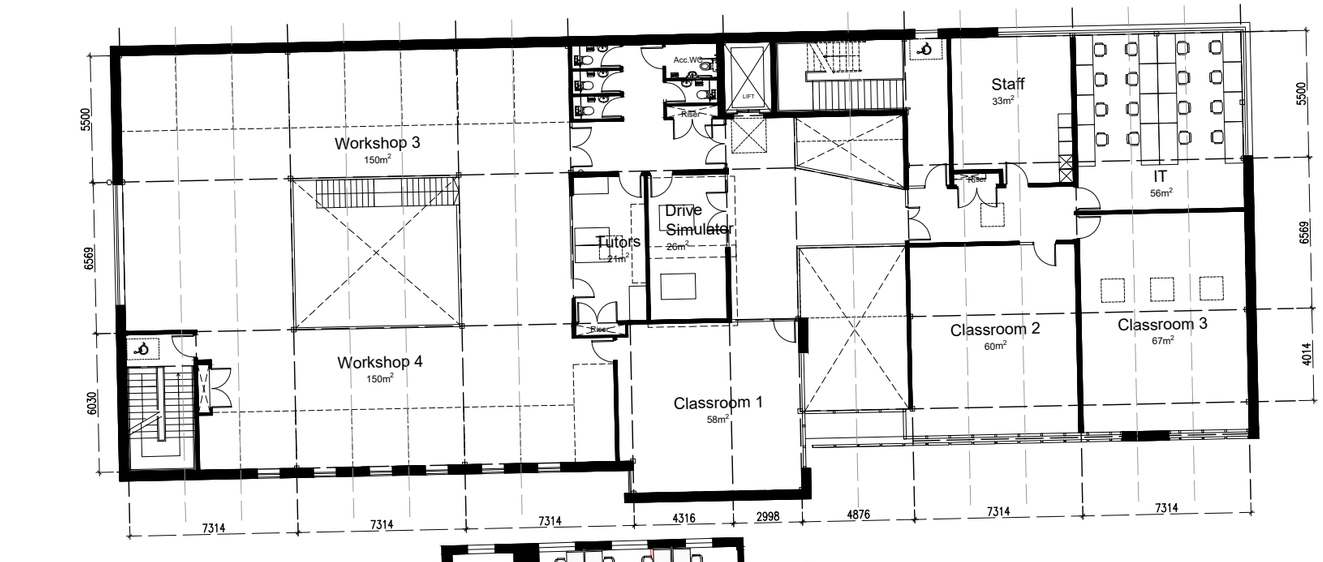
The layout also helps to 'showcase' the buildings purpose whilst mindful of practical issues such as stopping noise and dust into classrooms and admin areas.

The first floor contains a suite of classroom spaces that overlook the park and HS2 site - again, part of active learning landscape that surrounds the site. The workshop hall is double height with a open void to its centre to allow cross connection and promote a sense of community between different trades being taught.

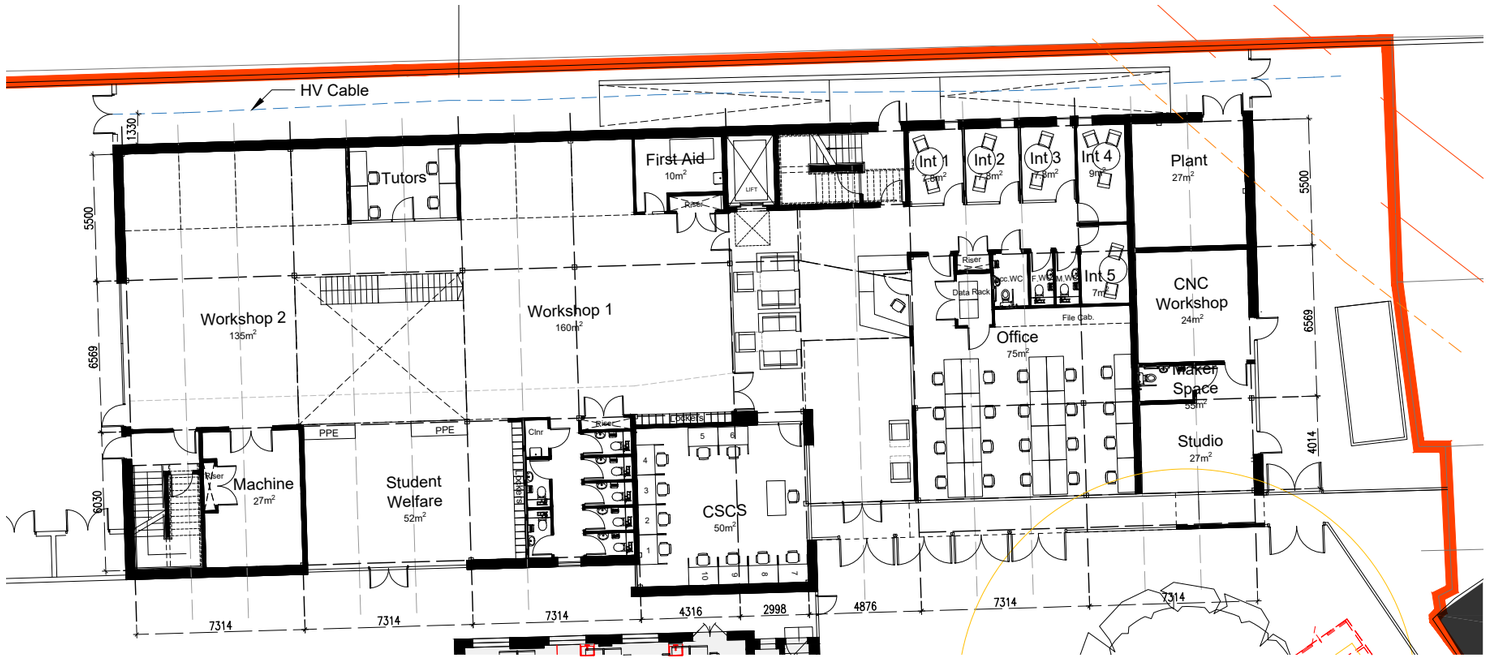
The buildings steel frame structure with pre-cast concrete planks will be left exposed - again to allow it to be an educational tool for students to learn from and understand how buildings come together. Omitting ceilings also helps to reduce unnecessary cost and waste from the project, providing beneficial exposed thermal mass for passive cooling.

The services will also be exposed in a similar way. Not only does this provide a learning opportunity but also allows flexibility should the buildings requirements change and ease of recycling/reuse at a later date.

### 6.2.3 Developed Plan Proposals




Stage 02 Design Development: First Floor Plan




Stage 02 Design Development: Ground Floor Plan

## 6.3 Proposed CSC

### 6.3.1 Summary

The CSC will be a 41.5m by 18.5m two storey steel framed building with a total GIA of 1359m2. The ground floor contains admin, interview and practical training workshop space whilst the first floor contains classrooms and additional workshop space.

### 6.3.2 Layout

The proposed CSC building will be accessible through the public open space during daylight hours. Its main entrance is to the centre of the building and into a double height entrance space that sits between the two key parts of the building

To the right of the entrance is the admin and office areas with clearly visible front reception desk acting as a centrally located way finding and passive surveillance device through the building. The building will see a range of age groups using the facility along with more occasional visitors who are not on full time courses. The building is designed to control levels of access, especially the main workshop spaces.

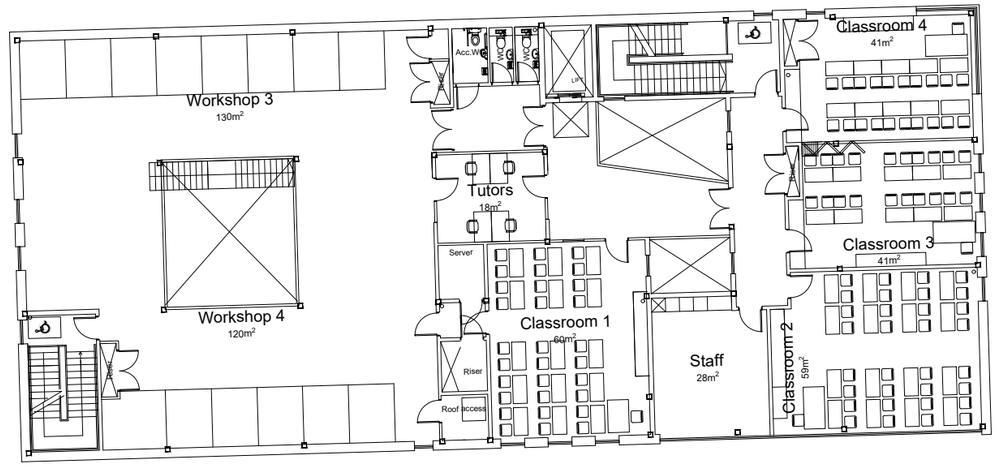
To the left, a glazed screen provides visual links to all areas of the building and separates the noisier and dustier practical areas, including outdoor training yard, with the quieter and 'cleaner' study and work areas. Classrooms are located to the first floor above the admin areas and grouped around a central, top illuminated circulation space with visual connection to and from the ground floor entrance reception.

The office and classrooms overlook the park whilst students move between practical and classroom based learning throughout the day and visible via glazed screens, is the main Workspace space spread over two floors with central void allowing visual connection and light into the space.

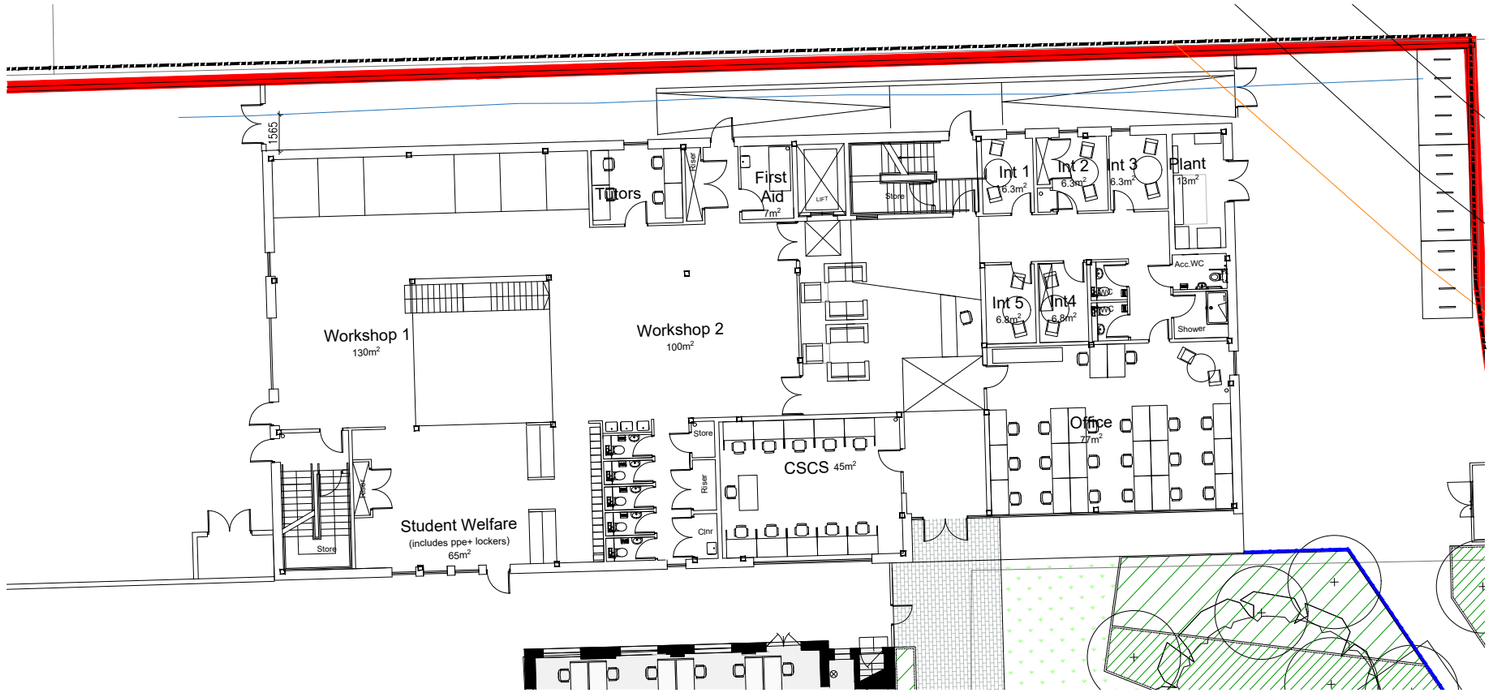
Workshops are spread over two floors with bricklaying and carpentry on the ground and plumbing & electrical to the first. A double height entrance space sits between the two key parts of the building with offices and interview rooms providing training and support for local students.

We proposed to use significant amounts of thermal mass in the walls, floors and roof to help manage and mitigate the noise from the adjacent HS2 site. Classrooms will require mechanical ventilation and cooling as a result of the noise. Coupled with this, light and solar gain is carefully controlled to avoid overheating - a significant problem at their existing facility.

### 6.3.3 Final Plan Proposals



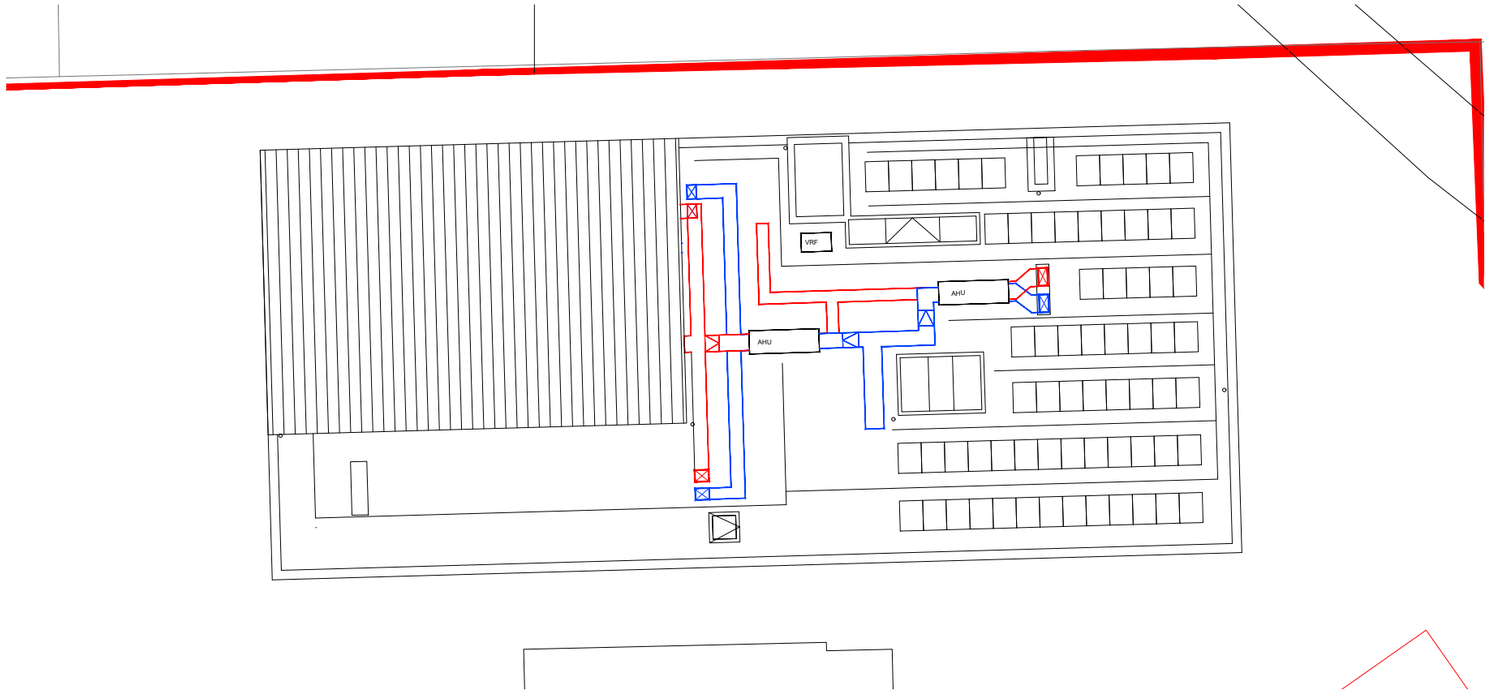

First Floor Plan




Ground Floor Plan

6.3.4 Roof plan

Photovolitaic panels are located on the roof to provide the necessary renewable component of the energy strategy. The roof will also have two air handling units and condenser plant as part of the buildings ventilation and cooling strategy due to the serious noise impact from HS2. These have been placed centrally to minimise their visual impact. Ductwork runs are limited by providing risers that supply secondary ductwork runs in the ceiling zone to the ground and first floors.




Roof Plan

7.0

# Temporary Open Space

ME Landscape Design