

8.2 Scale and Massing of Construction Skills Centre

8.2.1 Massing Comparison

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.

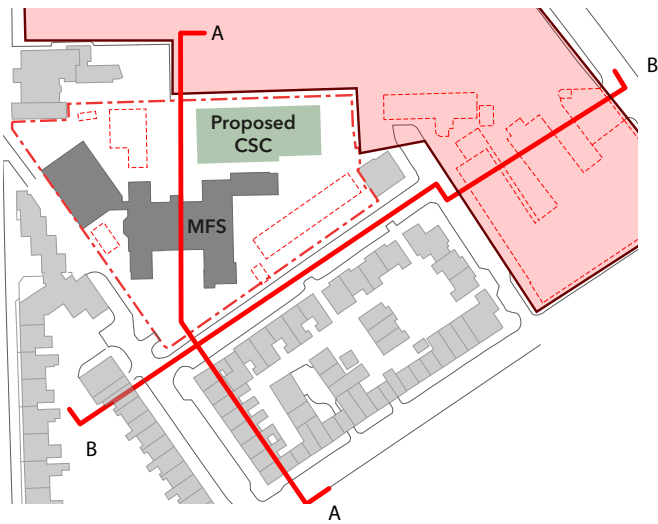
The section below shows the relationship between the existing Maria Fidelis Convent School and the proposed Construction Skills Centre. The section shows how the new 2 storey CSC building is smaller than both the existing buildings on site and surrounding, significantly reducing any impact it may have.

8.2.2 Composition

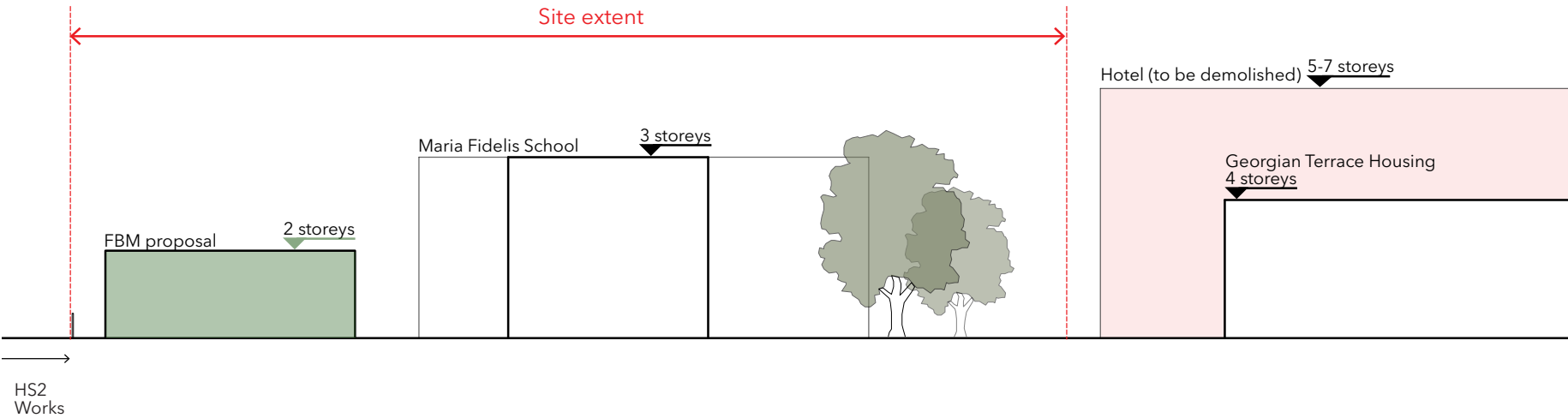
The overall volume of the proposed CSC is of a simple, rectangular form with a clear organisation and layout of the different spatial requirements needed within.

The proposed two storey building will sit comfortably behind the existing school, with its mass much lower in height. The building will be partly visible from Starcross Street.

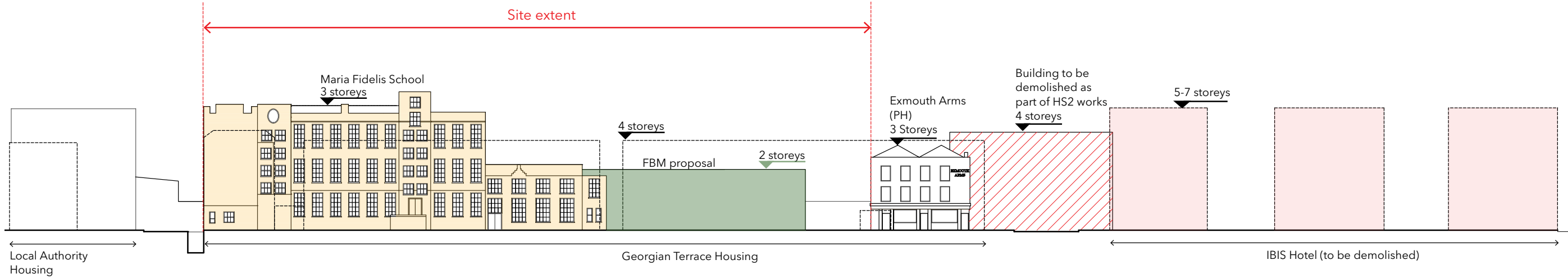
The two sections below show the proposed building in context.



Key of site sections



Section A-A (not to scale)



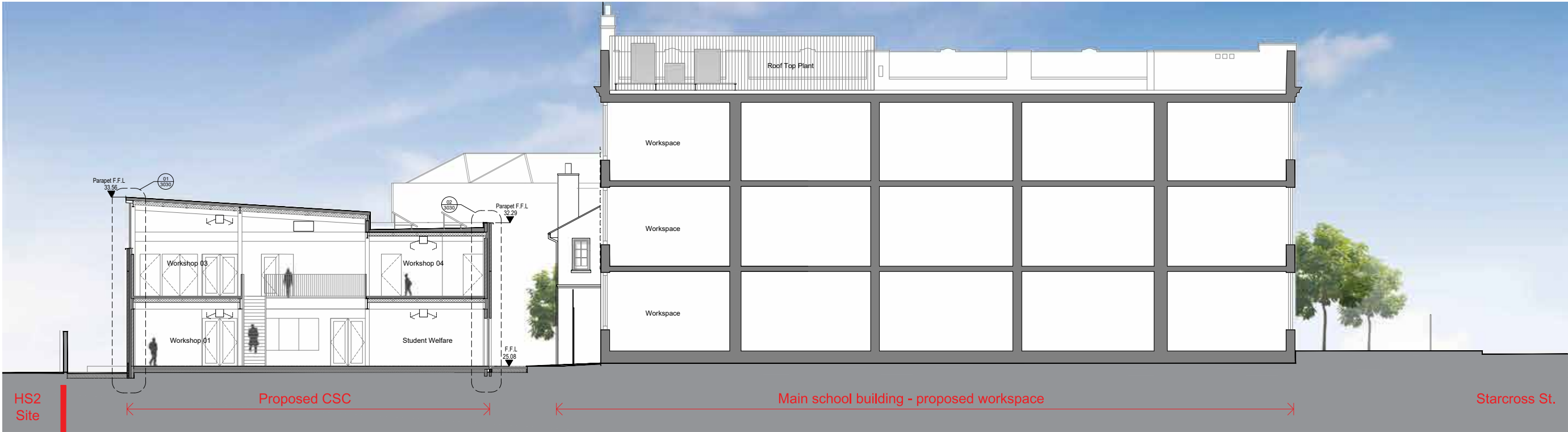
8.3 Proposed CSC Building



01 Section A-A



03 Section C-C







# 9 Appearance

## 9.1 Existing context

### 9.1.1 Site

The main school building is predominantly red brick but is grounded with a hard dark blue brick and brown brick plinth. Wooden sash window frames are painted white with stone window cills, also painted white. Window heads are expressed with header bricks or flat arches and the corners of the buildings have feature corbelled banding. First and second floor windows read as a 'band' with what appears to be different coloured mortar and set forward of the main brickwork face. The existing gym is of a buff/stock brick whilst the remaining building are a mixture of lightweight cladding boards.

### 9.1.2 Adjacent to the site

To the northwest of the site, metal seamed cladding has been used to the upper floor whilst the majority of buildings surrounding the site are of stock brickwork - around half having a ground floor plinth of white render or stone. Window frames are generally white with a mix of timber, metal and plastic frames.

### 9.1.3 Local Area

There is a wide variety in the types and colours of cladding to the surrounding area from very rich Victorian era reds and stone work detailing (Orphanage), through to more contemporary, fully glazed facades (180-182 North Gower St) inserted between period properties. A number of very large buildings such as the former Ibis hotel are soon to be demolished to make way for HS2. Facade proportions are expressed in both vertical form and horizontal emphasis

A common feature of all of these buildings, on or around the site, from period to modern, is the expressed 'plinth' to the ground floor with different facade treatment to the floors above.

On site



Adjacent to the site



Local area





9.2 Strategy and response

The application proposes a ‘Meanwhile’ use to the site for an estimated 10 years. As such, we have always proposed an approach to the appearance that relates to this ‘temporary’ nature by using materials that are in contrast to the ‘long term’ existing. The existing school building is of heavy, dense brickwork of its time. The use of brickwork for the new building would create a more ‘permanent’ and ‘heavy’ appearance and would look awkward against the much larger scale and impressive school building. The proposed CSC building is contemporary in articulation and uses lightweight cladding materials. By using a single colour, we have sought to make it look in scale with the existing building.

9.3 Design development

Earlier versions of the CSC had metal sheet cladding to the ground floor. Windows and doors were revealed by ‘lifting’ the cladding from the locality of the openings with a double height zone to the front entrance. The facade swept down at the front entrance to blend into the fence line that forms the boundary between the open space and CSC.

The entrance area to the Workspace uses similar materials - again to read as contemporary additions in front of the existing building that could be easily removed and minimise its impact on the existing. Earlier versions of the entrance had large glazed windows below the canopy allowing the existing window openings to be removed and cills lower to allow passage through. The lift core to the rear was formed of blockwork to read as a new ‘Chimney’ to back of the building.



CSC south elevation



Workspace entrance



CSC entrance



North elevation



South elevation

9.4 Final Proposals

9.4.1 CSC

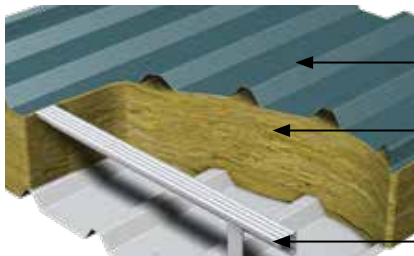
The CSC building is visually distinct from the existing main school building, which it sits behind. Its appearance is aimed at looking temporary and light industrial to read with the 'Meanwhile' programme and construction processes inside.

There are two types of cladding proposed for the CSC. The main entrance is clad in profiled metal cladding and contains the offices, classrooms and interview rooms as part of the 'clean and quieter' part of the building. It is a more lighter and reflective surface with profiles adding depth and shading to the facade. Black in colour, it will read much lighter and brighter in the sunlight. The workshop part of the building is clad in large pre-cast concrete panels or blockwork that is painted matt black. This provides additional acoustic absorption and robustness. Very little, if any of this part of the building is seen from the south as both the existing school and multiuse hall shield it from view.

The junction between the concrete panels and cladding is detailed to create a clean, sharp appearance via recessed shadow gap to the north elevation and glazed slot to the southern elevation. Both materials sit on dark blue engineering bricks to their base.

Facade materials

Metal sheet cladding

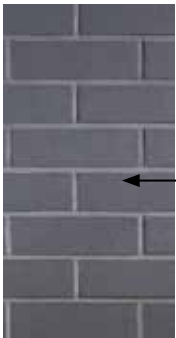


- Corner detail
- Coated steel sheets: A1 Fire rating
- Mineral wool insulation: non combustible , highly insulating.
- Metal support/fixing rails



Due to the noise and orientation constraints, window openings are generally limited and focussed to the south and over the open space. Curtain walling panels are proposed to upper floor classroom and ground floor office and admin areas including the front entrance doors. A lot of the southern facade is shaded and screened by the existing school building so larger expanses of glazing is provided to the northern elevation of the main workshop space (further away from the noise issue). This north light window rises up higher than the roof profile to allow light deep into the workshop space and double height void to the centre. It is clad in profiled cladding.

Elsewhere, walls are generally free of windows and openings in order to maximise the number of teaching 'work bays' and blank surface area for students to practice their trades. Windows are added at the end of internal 'vistas' and to provide visual connection to the outside yard and sky.



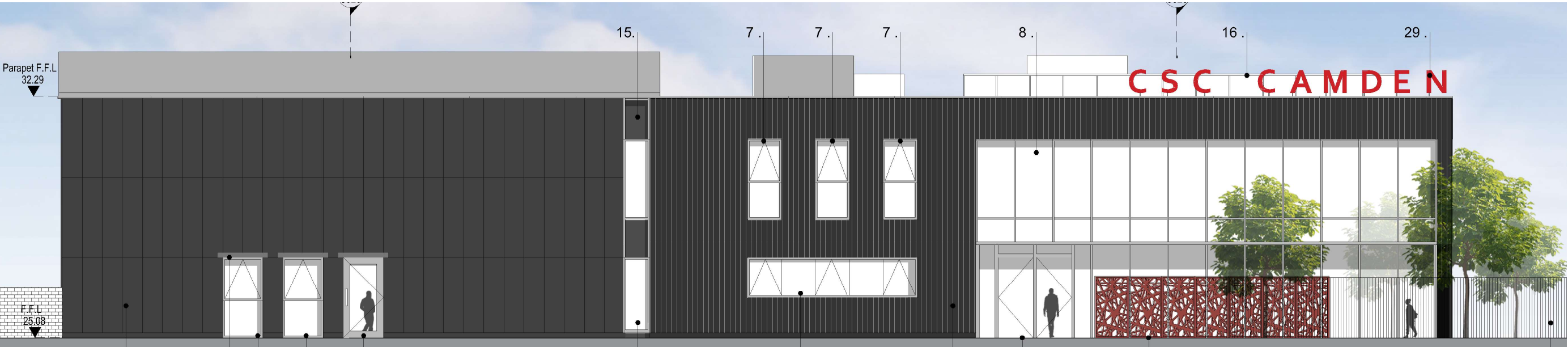
Masonry



Glazing

- blockwork /pre-cast panels (ground floor)
- Brick (DPC base)

- Curtain walling
- Mid-pane blinds to glazing



South elevation