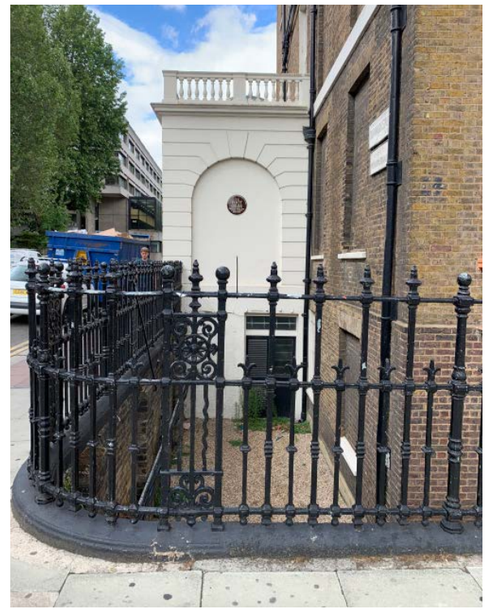



## 1.20 Facade Cleaning and Repairs

Cleaning and Repairs – Existing External Facades:
The existing facades and roofs of the Listed Buildings have been subject to a condition survey by AA Projects Building Surveyors. Generally the façades are in sound condition, although they have suffered some pollution dirt and staining and have minor spalling of pointing and vegetation growth in local areas. The proposals are to retain and secure the condition of the historically significant external elevations with localised repairs, gentle cleaning and redecoration of windows and ironwork.

Cleaning Strategy:
The general intention in cleaning the masonry is to remove any damaging or disfiguring, organic growth, salts or weathering patterns or stains. The intention is not to try and reverse the natural patina of the masonry which forms part of the building's character.

Proposed Scope and Techniques:
Initial brushing:
Before commencing any methods of cleaning, loosely adhered deposits growths will be removed and using suitable corrosion resistant brushes with copper bristles, and scrapers/ spatulas that do not abrade or mark the surface.
Steam Cleaning System to Brick and Terracotta:
Utilising the DOFF steam cleaning system with an experienced contractor to clean surface staining and dirt without damaging the face of either the brick of terracotta.
Areas will be initially tested to establish suitable temperature , pressure and distance from the surface and nozzle type with a preference for lower pressure and temperature. Different settings will be required for the different materials and different qualities of brick between front and rear facades. Work will be carried out from scaffolding placed in the perimeter lightwells. All vulnerable areas including windows and doorways will be protected with boards and plastic sheeting prior to commencing works.
The work will be carried out from top down, and slurry from cleaning will be removed as work progresses. After cleaning, residual dirt and debris will be removed with soft brushes. On completion, all surfaces will be rinsed down with clean water prior to stonework / pointing repairs.



Lead Copings and Flashings:
All existing lead weatherings will be checked for soundness. Where degraded or damaged they will be repaired with Code 7 lead to match the existing profiles.

Localised repair works:
Repointing : Any necessary repairs (such as repointing) will be carried out while the scaffold is in place (see access below). Mortars samples will be taken and matching materials used for the repairs.

## 1.21 Design – Landscape

### Existing situation:

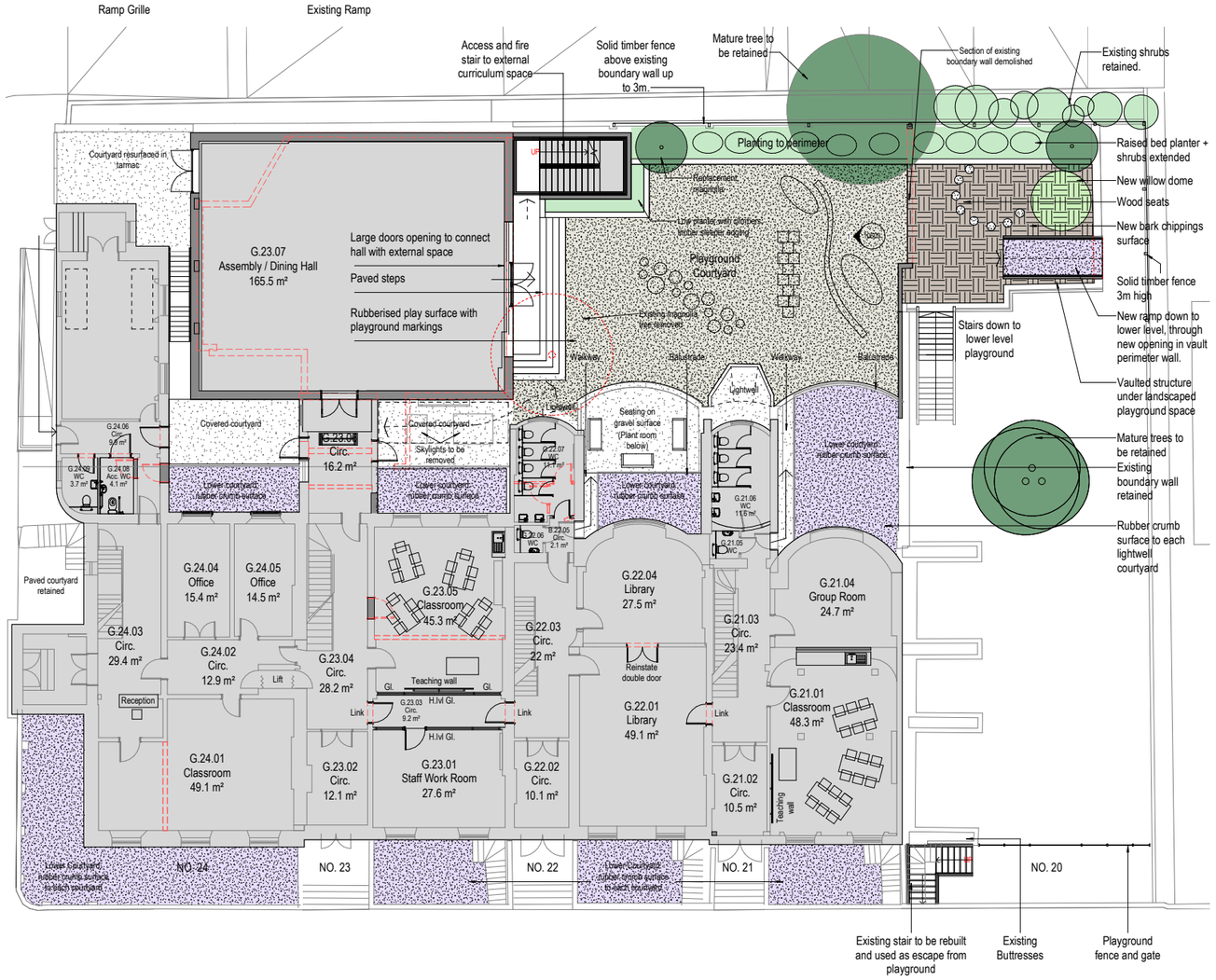
The existing site contains a number of small enclosed external courtyard spaces:

1. The vacant site at no. 20
2. The courtyard to the rear of no.s 21 and 22
3. A number of lightwell courtyards around the perimeter of the properties.

1.The vacant site at no. 20 is principally a flat area of previously built on land at Lower Ground floor level, but also contains a vaulted brick structure to the northern end of the site which is presumed to be the remnants of foundations to the previous mews building to the former house at no.20.
The site is generally flat and surfaced in gravel over a hard underlying surface to be determined. The site generally has little vegetation or planting of any value apart from there is a stand of three mature cherry trees situated level to the rear façade of the adjacent houses, which have large exposed root structures. To the eastern perimeter is a small sloped border containing a few remaining plants from a previous planting scheme. Above the brick vaulted structure a number of self-seeded shrubs are growing.

2.The rear courtyard to nos. 21 and 22 is principally hard paved with concrete paving slabs and gravel surfacing over the sunken basement plantrooms. To the northern and western boundaries are narrow planting beds containing a mature magnolia near the rear of no.23 and a ‘tree of heaven’ midway along the northern boundary.

3. The perimeter lightwell courtyards around the building are set with stone flag paving, and have whitewashed solid perimeter walls. Most but not all are accessible through doors from adjacent areas. The lightwells are set one storey down from the street at Lower Ground Floor level. The boundary walls to the street and rear courtyard are topped by continuous black painted iron railings.




1 | Level 00_Landscape

2 | Level -1_Landscape

## Proposals:

The School would like to use the space as a playground with a variety of games and social spaces. In addition, the site presents an opportunity to enhance the ecology of the site as part of the BREEAM objectives, and to do so in a way which offers the pupils at the School the opportunity to engage in appreciating ecology, wildlife, and growing plants.

The landscape concept is to provide the following spaces designated by activity:

1. The no.20 plot – a space for active sports and games in the lower space, with a raised deck area around the mature trees and an area of seating and play equipment to the rear giving opportunities for various year groups to play and socialise in different group sizes;
2. The courtyard no.21 and 22 – a playground space including a central area marked out for games, and perimeter seating and planting;
3. The lightwells – each to receive an overlay of rubber crumb matting over the existing paving, providing protected play spaces for the younger children.
4. A new roof terrace above the new building – to provide external curriculum opportunities and social seating for the other children during break times, screened from the street and surrounding buildings.

Roof Terrace:

Characterised by paving and perimeter seating/ planting. The perimeter balustrade is designed to be 1.5m above the adjacent roof terrace surface to give a high degree of enclosure to the roof terrace for privacy and screening from external view. The terrace will be further sheltered and screened by a pergola structure and roof over. The provision of a terrace is considered appropriate in this location as it is immediately opposite the extensive social roof terraces of the University IoE building, which occur at each step back in the 'ziggarut' form of the large building and surround the bar/ refectory spaces of the University buildings. Other occupied buildings are set a considerable distance back from the proposed new terrace, and therefore any potential issues of overlooking and noise are much reduced.

## Boundary treatments:

As existing, the southern and western boundary are denoted by railings at the back of pavement edge which also sit at the edge of lightwells. These will all be retained and the gates overhauled so that the operate, and all ironwork rubbed down and redecorated gloss black.
The eastern boundary to no.21 is formed by a 2m high brick wall. From the brick colour and pattern it appears the section of wall between the back of the main house and the return in the brickwork approximately two-thirds of the total length appears older or original; The remaining section of wall appears to have been a later addition denoted by a movement joint and the uneven brickwork and laying suggesting it was made from reclaimed bricks, perhaps from demolition of some of the previous mews buildings. The proposals look to remove the later addition section of brickwork to allow access and linkage into the higher level of the no.20 site and bring it into use as part of the overall playground areas. It is proposed to retain the older section of wall, forming a single new doorway with an iron gate at lower level to connect the lower lightwell of no.21 with the adjacent no.20 site in a sympathetic manner.
The eastern boundary to no.20 has only a low parapet formed by the concrete retaining wall separating the site from no.17. To enclose the no.20 site and provide appropriate visual and noise screening between the proposed playground space and the existing University offices and teaching spaces, it is proposed to erect a solid timber fence, 3m high along this boundary. This fence would not be readily visible from the public realm, only obliquely from the bus shelter position on the northern pavement of Russell Sq. The proposed fence would be returned in line with the existing front façades of the main houses to provide some screening of the no.20 site from public view on Russell Square and to ensure a high quality visual appearance to the front of the site. This fence would be visible from the northern pavement on Russell Sq, but it would be set down so it would not interfere in longer range views across the square. It is proposed to clad this fence with vertical timber battens to match those used in the new extension building for consistency of appearance.
The northern boundary is made by a brick wall, generally 2.4m high. Again, this will be retained, but the proposal is to add a section of additional timber fencing above this wall to make a total screening height of 3m, consistent with the boundary height of the other peimeters.

## Trees/ planting:

The existing site contains two notable trees: the tree of heaven on the northern boundary, and the stand of tall cherry trees within the lower no.20 site. All of these trees will be retained, and their root zones protected by providing permeable surfacing around them and locating new proposed structures away from the root protection areas.
A tree survey has been carried out by Oakfield Arboricultural Services, and an Ecology Survey by Wildwood, which has been fed into the BREEAM assessment.
To enhance the biodiversity and ecology potential of the site, planting areas are proposed as shown on the landscape plan – in the north-east corner of the site and in perimeter planters around the boundaries. These planters generally face south and will have walls behind them for warmth and shelter so are well suited to growing a wide variety of planting. Plant species will be chosen for their wildlife value, particularly in attracting pollinating insects and providing food and shelter for birds and small mammals. The plants will be chosen also for their robustness and drought tolerance so that they don't require extensive watering or maintenance (after their initial establishment period). A full detailed planting schedule will be developed in due course in conjunction with the landscape architect and ecologist appointed on this project.

## 2.0 Access Statement

## 2.1 Summary

This statement contains an explanation of the measures incorporated to facilitate access and use by all people, including disabled people. The report considers the potential access needs of residents and others using the building, taking into account the needs of people with mobility, sensory and cognitive impairments. The design considers requirements of current legislation and good practice guidance set out below. Ecole Jeannine Manuel and Ellis Williams Architects are aware of their obligations under the Equality Act 2010. The design responds to duties under the Equality Act 2010, the requirements of the Building Regulations Approved Document M1 (AD M1) and relevant local planning policy guidance.

The report covers the building approach, entrance, horizontal and vertical circulation and facilities within the building. The statement also describes the approach to vehicular access and access for the emergency services to the building.
This statement is intended to be an evolving document, which will record and explain decisions on accessibility at all design stages through to the access strategy and on-going management of the completed site.
The Equality Act protects disabled people against discrimination and unfair treatment and this protection is given to pupils, staff and others who use the services and facilities of the School. There are no design standards set out in the Equality Act and so good practice guidance, as listed below, is
followed to ensure that a reasonable level of accessibility is achieved to meet the legislative requirements, within the scope of the brief and taking into consideration the site conditions.

The main source of reference is Approved Document M of the Building Regulations Vol 1 2015. This is supplemented by reference to BS8300:2009 Design of Buildings and their approaches to meet the needs of disabled people. Specific guidance is to be sought from the Building Control Officer up until Building Control approval.

Other design references in use for the project are:
• Current guidance on the provisions of the Equality Act 2010
• Disability rights commission (DRC) Codes of Practice
• Guidance on Access Statements (DRC)
• Building Sight (RNIB)
• Sign Design Guide (JMU and the Sign Design Society)

The proposals described here seek to provide a fully accessible building in accordance with the Act within the constraints imposed by the existing Listed Building. Accessibility to all areas will be integral to the design and in compliance with Building Regulations Approved Document M. Further details will also be submitted for Building Control approval in due course.


## 2.2 External Access

### Vehicle Access and Parking

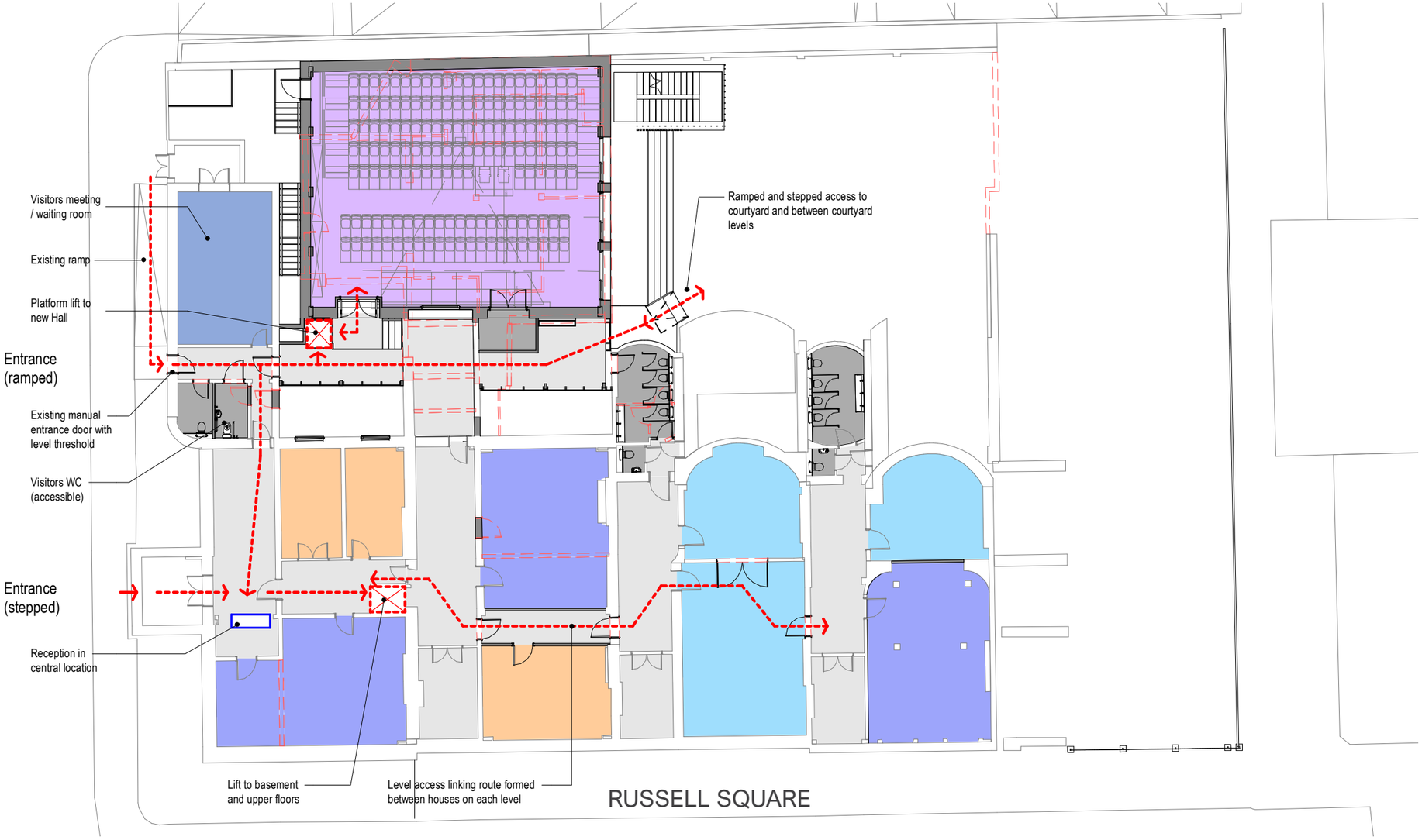
Vehicle access and parking for blue badge holders is possible in Thornhaugh Street, alongside the main entrance which will be via No.24. All streets have parking restrictions so drop-off and loading only is permissible for blue badge/ essential use. There is no parking provided within the scheme as there is no site area to accommodate it – the buildings are bounded on the south and west by public roads and buildings to the north and east. The development aims to reduce the number of vehicle trips made by School users by encouraging
and developing alternative travel options whilst raising awareness about travel issues such as air pollution and road safety. In order to achieve this, the School already do and will continue to promote the benefits of walking, cycling and use of public transport as a sustainable alternative to the car for parents, visitors and staff though their School Travel Plan.

### Pedestrian & Cycle Access

Pedestrian and cycle access to the site is via existing public roads surrounding the site: Russell Square and Thornhaugh Street. All are hard paved without level changes. Cycle parking will be provided for pupils and staff in two locations: in the courtyard behind the existing coach house gates in the north-west corner of the site, and in the sunken courtyard of no.20 accessible via a new flight of steps. A shower and toilet for adult cyclists (staff and visitor) use will be provided in the basement with storage and drying space for clothes.

### Approach and Main Public Entrances

The School will maintain two principal entrances in the current locations: the main entrance door for most pupils at the start and end of the day and for staff and visitors will be the existing entrance door to no.24 either a gentle stepped approach through the covered portico, or via the ramp and door further along the elevation, both of which lead to the same central reception area internally. The new School reception will be situated in this central lobby, and the visitors meeting / waiting room and toilets including an accessible toilet are all located immediately off this space and with level access. The secondary entrance door for the infant pupils will utilise one of the other existing entrance doors off Russell Square which are approached via broad and easy going steps. In case of users not being able to negotiate these steps, the main entrance from no.24 will be available.
Appropriate highlighting will be used to all ramps, handrails and entrance doors.




## 2.3 Internal Circulation

### Vertical Circulation

Principal vertical circulation will be via existing stairwells in the Listed buildings. There are 4 principal stair cores – one in each house.

All stairs will have continuous handrails. Handrails will be maintained at their existing height of approximately 900mm above flights and 1100mm above landing surfaces which follows guidance in AD M. The existing handrail profiles and fixing allow easy grip and use.

A liftshaft exists in the building and a new Document M compliant lift will be installed replacing the existing machinery, and providing level wheelchair access to all the principal floor levels basement – third floor and all principal occupied rooms for staff and pupils both in the main original houses and also the rear buildings. Only the attic rooms at fourth floor in the end buildings no.s 21 and 24 will not be served by the new lift and will be accessed by the existing stairs. A study has been undertaken and it would not be possible to raise the lift to serve these top floors without rebuilding the roof above and disrupting the roofline of the Listed Building. Therefore all principal classrooms and specialist teaching rooms are planned to be located in the occupied floors below fourth floor, and only a small number of additional rooms will be located in fourth floor primarily as overflow from other spaces.

## Horizontal Circulation and wayfinding

Appropriate highlighting will be used to all ramps, handrails and entrance doors. The principle entrance doors will be manual as they are part of the original Listed facades, but they lead immediately to the reception area and assistance in opening the doors will be provided where necessary.
Internally within buildings, the following will be provided:

-Internal circulation routes, lobby dimensions, finishes and fittings. The accommodation is all sized to meet or exceed recommended standards with main circulation routes are generally 1500mm wide, and at least 1200mm wide at constraint points caused by the structure of the existing buildings, with only one restriction in the link at second floor between no.21 and 22 where the existing opening between the buildings is only 750mm wide, which can be negotiated by most users.
-All passageways will have a smooth flooring without steps and will be covered by resilient flooring with appropriate slip-resistance, and will have contrasting colour finishes between walls/ floors and doorways as per Doc M guidance.
- Stairs/ stepped approaches will have a non-slip surface with contrasting nosing and handrails.
- Appropriate tonal differences will be used to give definition between walls, floor and ceilings as defined in the Building Regulations within the limitations of the Listed Building.
- Within classrooms, the internal surfaces will receive acoustic treatment to provide acoustic environments in accordance with BB93 requirements for speech intelligibility, helping those with hearing impairments.
- Signage will be provided in accordance with the Building Regulations requirements and RNIB guidance.
- Doors will be retained as existing, most of which are panelled heritage solid doors which form part of the Listed Building. All new doors introduced will have vision panels. Internal doors and/or frames will be decorated in tones to contrast with the adjacent wall surfaces. Doors into classrooms will be wide enough to allow wheelchair access following Document M guidance for existing buildings. A number of the main rooms are accessed by wide double doors at present.
- Lighting will be designed to give appropriate levels of lighting for wayfinding in and around buildings and give good illumination at face level.
- An accessible toilet will be provided at Ground Level level. The WC is located centrally in the plan, and linked by the nearby lift to the upper floors to give the shortest travel distance from each classroom.
- Door furniture will be designed to allow easy use by all with lever handles generally, all in line with guidance in AD M, and door opening furniture that contrasts visually with the surface of the door. It is intended that opening force of all internal doors will meet AD M guidance. Contrast is provided to the surface of the leading edge of any non-self-closing door.

## Building Facilities

Sanitary Accommodation
The sanitary accommodation has been provided to accord with requirements of Building Regulations Approved document M including accessible toilets in the entrance areas and adjacent to the main School hall.
The design of all new sanitary accommodation will take account of the needs of ambulant disabled people, including people with visual impairments and dexterity impairments. Surfaces will be non-shiny and slip-resistant. Taps and ironmongery will be easy to use by people with limited manual dexterity.

Finishes
Colours will be provided with visual contrast to aid orientation and navigation, with contrast between floors, walls and doors and door architraves. Floor surfaces will be dark coloured carpet, or smooth resilient flooring with appropriate slip-resistance, with any small variations in the level of the existing building mitigated by compliant sloped or ramped surfaces.

Lighting
Lighting will be designed to give good modelling and colour rendering without creating glare and light of uneven uniformity.

Information / Signage
The layout and finishes strategy have been designed to ensure easy orientation and way finding in the buildings - clear signage will be provided at the entrance doors, common facilities rooms such as WCs, the hall, library etc, on each floor level and identification signage to each classroom and office door. Statutory fire signage will be provided clearly identifying the route to each fire exit.

# 3.0 Sustainability Statement

## 5 BREEAM Score Summary

The credit strategy shows that a score of 70.86% is currently considered achievable for the development as shown in Table 4 and Figure 2. This is above the 70% required for BREEAM Excellent and allows a buffer. The strategy and exact score may vary when formally assessed.

| Section | No. credits available | Indicative no. credits targeted | Section Weighting | Indicative Section Score |
|---|---|---|---|---|
| Management | 21 | 14 | 13.63% | 9.09% |
| Health & Wellbeing | 20 | 18 | 15.48% | 13.93% |
| Energy | 25 | 13 | 16.34% | 8.50% |
| Transport | 7 | 7 | 5.30% | 5.30% |
| Water | 9 | 5 | 6.81% | 3.78% |
| Materials | 13 | 7 | 14.19% | 7.64% |
| Waste | 11 | 8 | 7.81% | 5.68% |
| Land Use & Ecology | 4 | 4 | 9.08% | 9.08% |
| Pollution | 13 | 9 | 11.35% | 7.86% |
| Innovation | 10 | 0 | 10.00% | 0.00% |
| Indicative Total Score | **133** | **85** | | **70.86%** |
| | | | Indicative BREEAM Rating: | Excellent |
| | | | Minimum Standards Level Targeted: | Excellent |

Table 4 – BREEAM Score Summary

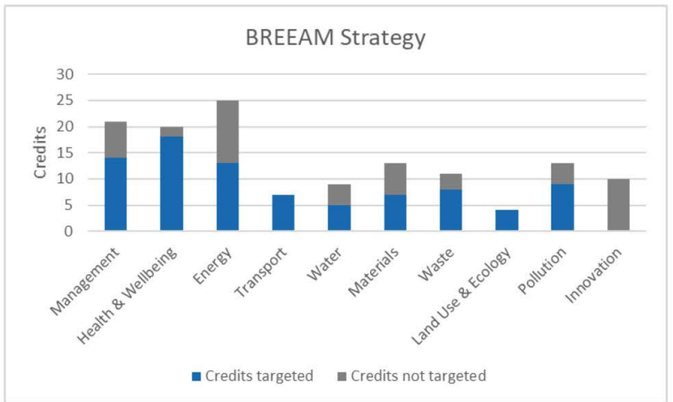



Figure 2 – BREEAM Score Summary

### 3.1 Summary

1. Camden Policy:

Extract from www.camden.gov.uk/sustainability-statements as of 7.4.2021:

*When is a sustainability statement needed?*
*A sustainability statement should be sent with applications for:*

*All new build residential houses and flats*
*Multi-occupation residential buildings with 10 or more rooms/units or occupiers*
*Residential refurbishments, conversions and change of user for:*
*5 or more dwellings, or*
*500sqm or more of floorspace*
*Non-residential development of 500sqm or more of floor space (including offices, retail and industrial)*

The development proposed in this Application extends to 323 sqm gross external area, therefore this falls under the limit defined in Camden Policy and a formal Sustainability Statement is not required in this instance.

Notwithstanding this requirement, this development seeks to follow Camden best practice guidance wherever possible. A BREEAM pre-assessment using the 'BREEAM refurbishment and fit-out non-domestic Standard' has been carried out to determine the route available to achieve 'Excellent' rating, which is attached as an Appendix to this report, the summary is shown opposite.

## 4.0 Security Statement

## 4.1 Security advice / consultation

An initial consultation meeting has been held between EWA and Camden Designing Out Crime Officer PC Aran Johnston on 16 April 2021.

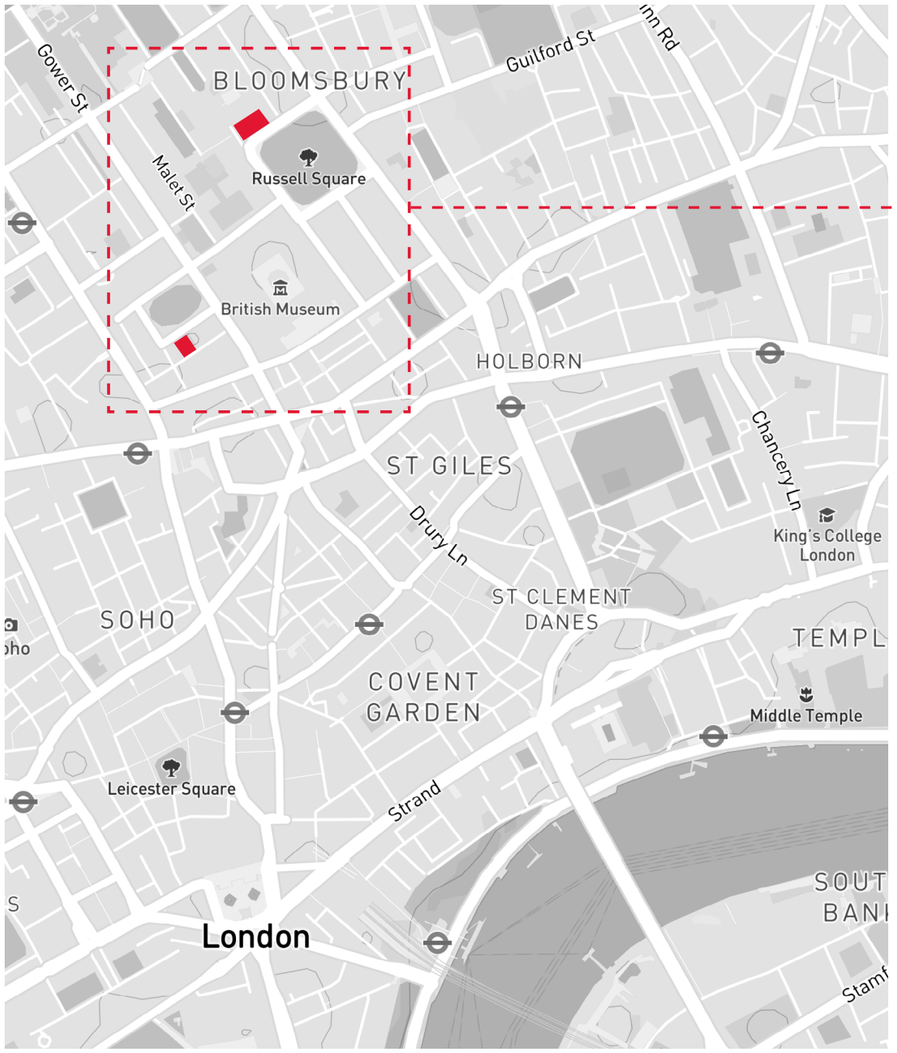
The School already operate two sites successfully, which have been visited by the DOC officers who praised the provisions there.

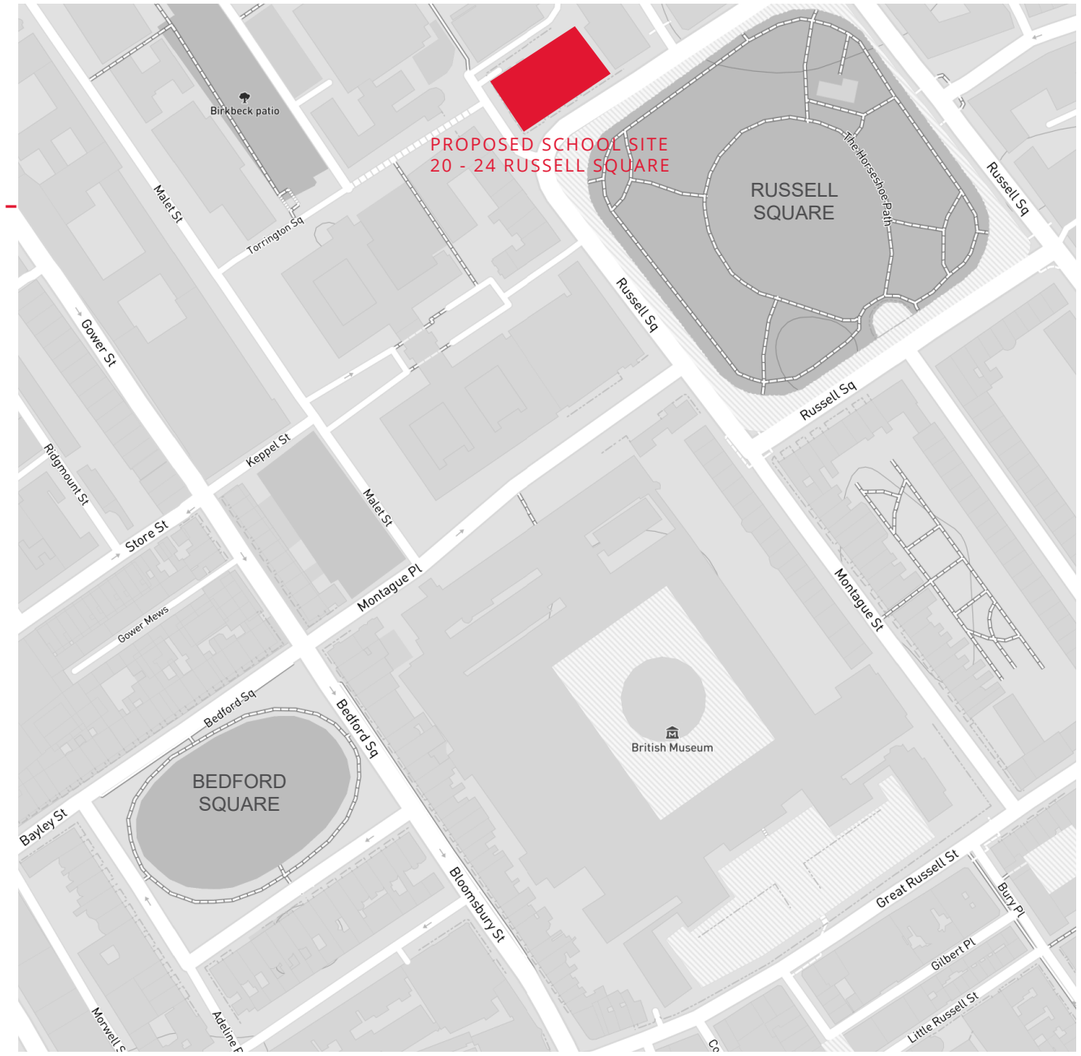
The advice received from the DOCO advice meeting was in summary:

- To maintain the building-mounted CCTV systems that already exist, which are monitored as part of the University campus security system.
- Ensure existing CCTV covers all perimeter entry points / entry steps,
- Provide video entry door systems to entrance doors linked and monitored by the central reception point.
- Ensure external doors are robust, and all external door hardware to be renewed to be PAS 24 standard.
- Maintain a secure 3m high perimeter wall / fence around the site.
- Maintain the railings and lightwells which give separation from the street, consider infilling the railings/ covering the spaces to provide visual privacy and prevent rubbish being thrown or blown into the lightwells.
- Provide BS 3621 ‘gold’ rated locks to any external stores.
- Access to the service area off Thornhaugh Street and the cycle stores should be restricted by being placed behind a locked gate, and access controlled by a member of staff - primarily at the beginning and end of the School day with no access between these times.
- New and secondary glazing should be PAS 24 rated.  IT should not be kept in visible areas, or if unavoidable, additional protection provided.
- All School property should be marked with an appropriate security marking system.

Full details of security systems will be developed in the next stage of design development and the DOCO will be invited to review the proposals.

# 5.0 Transport Statement




Diagrams: Location of the proposed School site within the Bloomsbury area.

## 5.1 Summary

### Camden Policy:

Extract from www.camden.gov.uk/transport-assessments:

*When is a transport assessment needed?*
*You should send transport assessments with applications for major developments that could impact the transport system in the surrounding area. For example, changes of use or extensions to places of worship, educational buildings and community facilities.*

The development proposed in this Application does not include a change of use. The proposed development extends to 323 sqm gross external area, therefore is not classed as a 'major' development and therefore this falls under the limit defined in Camden Policy and a formal Transport Assessment is not required in this instance.

The following Statement details the existing situation and the proposed changes to the existing Permitted uses in the locality.


## 5.2 Existing Conditions

### Existing Transport Conditions:

The site is within the highest PTAL rating area - rated 6b. Within walking distance are a large number of bus routes giving north-south and east-west connections, as well as London Underground Picadilly, Central, Circle, Metropolitan and Northern line stations within a 5 minute walk surrounding the site, and national and international rail connections from Euston and St Pancras within a 1 km radius.

### Established Site Use:

The existing site has been in educational use since the University acquired the buildings in 1972. There is no change of use proposed in this Application.

### Capacity:

The existing buildings extend to 3612 sqm gross internal area. The proposed works would provide a nett increase in floor area by 56sqm, to 3668 sqm total, by rebuilding existing rear spaces and with no increase in the overall number of rooms within the buildings.

Address or co-ordinates

WC1B 5EA × Go

Access level (PTAL) | Time mapping (TIM)

PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL

0 (Worst) | 1a
1b | 2
3 | 4
5 | 6a
6b (Best)

Map layers

PTAL (cell size: 100m)

Scenario

Base Year

Highlight locations where PTALs have changed from Base Year


You can click anywhere on the map to change the selected location.

**PTAL output for Base Year**

**6b**

**WC1B 5EA**

Russell Square, Bloomsbury, London WC1B 5EA, UK

Easting: **529988**, Northing: **182029**

## Existing Transport Conditions:

WebCAT PTAL Report
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Site Details
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Grid Cell: 88382

Easting: 529945
Northing: 182052

Report Date: 12/04/2021
Scenario: Base Year

Calculation Parameters
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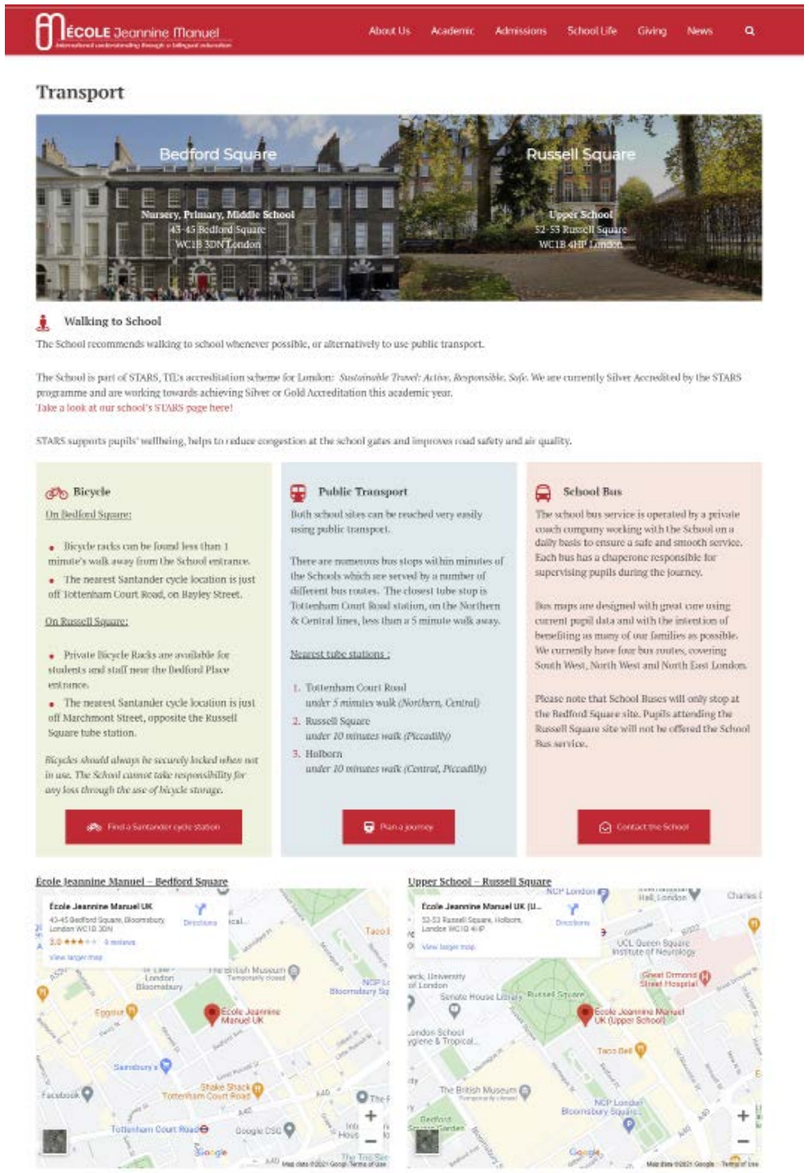
Day of Week: M-F
Time Period: AM Peak
Walk Speed: 4.8 kph
Bus Node Max Walk Access Time (mins): 8
Bus Reliability Factor: 2.0
LU Station Max Walk Access Time (mins): 12
LU Reliability Factor: 0.75
National Rail Station Max Walk Access Time (mins): 12
National Rail Reliability Factor: 0.75

WebCAT PTAL Report

| Mode | Stop | Route | Distance (metres) | Frequency (vph) | | Walk Time (mins) | | | SWT (mins) | | TAT (mins) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| EDF | Weight | AI | | | | | | | | | |
| Bus | HYG & TROP MEDICINE SCHL | | 10 | 636.4 | 4.5 | 7.96 | 8.67 | 16.62 | 1.8 | 0.5 | 0.9 |
| Bus | HYG & TROP MEDICINE SCHL | | 24 | 636.4 | 10 | 7.96 | 5 | 12.96 | 2.32 | 0.5 | 1.16 |
| Bus | HYG & TROP MEDICINE SCHL | | 8 | 636.4 | 10 | 7.96 | 5 | 12.96 | 2.32 | 0.5 | 1.16 |
| Bus | HYG & TROP MEDICINE SCHL | | 134 | 636.4 | 12 | 7.96 | 4.5 | 12.46 | 2.41 | 0.5 | 1.2 |
| Bus | HYG & TROP MEDICINE SCHL | | 390 | 636.4 | 8 | 7.96 | 5.75 | 13.71 | 2.19 | 0.5 | 1.09 |
| Bus | HYG & TROP MEDICINE SCHL | | 73 | 636.4 | 18 | 7.96 | 3.67 | 11.62 | 2.58 | 0.5 | 1.29 |
| Bus | HYG & TROP MEDICINE SCHL | | 29 | 636.4 | 15 | 7.96 | 4 | 11.96 | 2.51 | 0.5 | 1.25 |
| Bus | HYG & TROP MEDICINE SCHL | | 14 | 636.4 | 13 | 7.96 | 4.31 | 12.26 | 2.45 | 0.5 | 1.22 |
| Bus | RUSSELL SQUARE STH SIDE | X68 | 330.49 | 4 | 4.13 | 9.5 | 13.63 | 2.2 | 0.5 | 1.1 | |
| Bus | RUSSELL SQ NTH/WOBURN PL | | 59 | 249.35 | 10 | 3.12 | 5 | 8.12 | 3.7 | 1 | 3.7 |
| Bus | RUSSELL SQ NTH/WOBURN PL | | 98 | 249.35 | 9 | 3.12 | 5.33 | 8.45 | 3.55 | 0.5 | 1.78 |
| Bus | RUSSELL SQ NTH/WOBURN PL | | 91 | 249.35 | 9 | 3.12 | 5.33 | 8.45 | 3.55 | 0.5 | 1.78 |
| Bus | RUSSELL SQ NTH/WOBURN PL | | 68 | 249.35 | 9 | 3.12 | 5.33 | 8.45 | 3.55 | 0.5 | 1.78 |
| Bus | RUSSELL SQ NTH/WOBURN PL | | 188 | 249.35 | 8 | 3.12 | 5.75 | 8.87 | 3.38 | 0.5 | 1.69 |
| Bus | RUSSELL SQ NTH/WOBURN PL | | 168 | 249.35 | 9 | 3.12 | 5.33 | 8.45 | 3.55 | 0.5 | 1.78 |
| LUL | Goodge Street | ‘Morden-Edgware ‘ | 918.02 | 4.67 | 11.48 | 7.17 | 18.65 | 1.61 | 0.5 | 0.8 | |
| LUL | Goodge Street | ‘HighBarnet-Morden ‘ | 918.02 | 0.33 | 11.48 | 91.66 | 103.13 | 0.29 | 0.5 | 0.15 | |
| LUL | Goodge Street | ‘Kennington-Edgware ‘ | 918.02 | 14.67 | 11.48 | 2.79 | 14.27 | 2.1 | 0.5 | 1.05 | |
| LUL | Goodge Street | ‘HighBarnet-Kenningt ‘ | 918.02 | 5.33 | 11.48 | 6.38 | 17.85 | 1.68 | 0.5 | 0.84 | |
| LUL | Goodge Street | ‘MillHill-Morden ‘ | 918.02 | 1.67 | 11.48 | 18.71 | 30.19 | 0.99 | 0.5 | 0.5 | |
| LUL | Goodge Street | ‘MillHillE-Kenningt ‘ | 918.02 | 1.67 | 11.48 | 18.71 | 30.19 | 0.99 | 0.5 | 0.5 | |
| LUL | Russel Square | ‘Cockfosters-LHRT4LT ‘ | 362.28 | 4.67 | 4.53 | 7.17 | 11.7 | 2.56 | 0.5 | 1.28 | |
| LUL | Russel Square | ‘RayLane-Cockfosters ‘ | 362.28 | 3.67 | 4.53 | 8.92 | 13.45 | 2.23 | 0.5 | 1.12 | |
| LUL | Russel Square | ‘LHRT4LT-ArnosGrove ‘ | 362.28 | 4.67 | 4.53 | 7.17 | 11.7 | 2.56 | 0.5 | 1.28 | |
| LUL | Russel Square | ‘ArnosGrove-Nthfields’ | 362.28 | 3 | 4.53 | 10.75 | 15.28 | 1.96 | 0.5 | 0.98 | |
| LUL | Russel Square | ‘Oakwood-RayLane ‘ | 362.28 | 0.33 | 4.53 | 91.66 | 96.19 | 0.31 | 0.5 | 0.16 | |
| LUL | Russel Square | ‘Nthfields-Cockfoster’ | 362.28 | 1 | 4.53 | 30.75 | 35.28 | 0.85 | 0.5 | 0.43 | |
| LUL | Russel Square | ‘LHRT5-Cockfosters ‘ | 362.28 | 6 | 4.53 | 5.75 | 10.28 | 2.92 | 1 | 2.92 | |
| LUL | Russel Square | ‘Uxbridge-Cockfosters’ | | 362.28 | 3.67 | 4.53 | 8.92 | 13.45 | 2.23 | 0.5 | 1.12 |
| LUL | Russel Square | ‘Ruislip-Cockfosters ‘ | 362.28 | 2.33 | 4.53 | 13.63 | 18.15 | 1.65 | 0.5 | 0.83 | |
| LUL | Russel Square | ‘ArnosGrove-Uxbridge ‘ | 362.28 | 1 | 4.53 | 30.75 | 35.28 | 0.85 | 0.5 | 0.43 | |
| LUL | Russel Square | ‘Oakwood-Uxbridge ‘ | 362.28 | 0.33 | 4.53 | 91.66 | 96.19 | 0.31 | 0.5 | 0.16 | |
| LUL | Russel Square | ‘Oakwood-Ruislip ‘ | 362.28 | 0.33 | 4.53 | 91.66 | 96.19 | 0.31 | 0.5 | 0.16 | |
| LUL | Holborn | ‘Epping-Ealing ‘ | 942.33 | 3 | 11.78 | 10.75 | 22.53 | 1.33 | 0.5 | 0.67 | |
| LUL | Holborn | ‘Epping-Wruislip ‘ | 942.33 | 3 | 11.78 | 10.75 | 22.53 | 1.33 | 0.5 | 0.67 | |
| LUL | Holborn | ‘RuislipGar-Epping ‘ | 942.33 | 1 | 11.78 | 30.75 | 42.53 | 0.71 | 0.5 | 0.35 | |
| LUL | Holborn | ‘WhiteCity-Epping ‘ | 942.33 | 0.33 | 11.78 | 91.66 | 103.44 | 0.29 | 0.5 | 0.15 | |
| LUL | Holborn | ‘Epping-NActon ‘ | 942.33 | 1 | 11.78 | 30.75 | 42.53 | 0.71 | 0.5 | 0.35 | |
| LUL | Holborn | ‘Epping-Northolt ‘ | 942.33 | 0.33 | 11.78 | 91.66 | 103.44 | 0.29 | 0.5 | 0.15 | |
| LUL | Holborn | ‘Debden-WRuislip ‘ | 942.33 | 0.33 | 11.78 | 91.66 | 103.44 | 0.29 | 0.5 | 0.15 | |
| LUL | Holborn | ‘WhiteCity-Debden ‘ | 942.33 | 0.33 | 11.78 | 91.66 | 103.44 | 0.29 | 0.5 | 0.15 | |
| LUL | Holborn | ‘Debden-Northolt ‘ | 942.33 | 1 | 11.78 | 30.75 | 42.53 | 0.71 | 0.5 | 0.35 | |
| LUL | Holborn | ‘RuislipGdns-Debden ‘ | 942.33 | 0.33 | 11.78 | 91.66 | 103.44 | 0.29 | 0.5 | 0.15 | |
| LUL | Holborn | ‘WRuislip-Loughton ‘ | 942.33 | 0.67 | 11.78 | 45.53 | 57.31 | 0.52 | 0.5 | 0.26 | |
| LUL | Holborn | ‘NActon-Loughton ‘ | 942.33 | 0.67 | 11.78 | 45.53 | 57.31 | 0.52 | 0.5 | 0.26 | |
| LUL | Holborn | ‘RuislipGdns-Loughton’ | 942.33 | 0.67 | 11.78 | 45.53 | 57.31 | 0.52 | 0.5 | 0.26 | |
| LUL | Holborn | ‘Loughton-WhiteCity ‘ | 942.33 | 0.67 | 11.78 | 45.53 | 57.31 | 0.52 | 0.5 | 0.26 | |
| LUL | Holborn | ‘Loughton-Northolt ‘ | 942.33 | 0.33 | 11.78 | 91.66 | 103.44 | 0.29 | 0.5 | 0.15 | |
| LUL | Holborn | ‘Ealing-Loughton ‘ | 942.33 | 1 | 11.78 | 30.75 | 42.53 | 0.71 | 0.5 | 0.35 | |
| LUL | Holborn | ‘Ealing-NewburyPark ‘ | 942.33 | 0.67 | 11.78 | 45.53 | 57.31 | 0.52 | 0.5 | 0.26 | |
| LUL | Holborn | ‘WRuislip-NewburyPark’ | 942.33 | 0.33 | 11.78 | 91.66 | 103.44 | 0.29 | 0.5 | 0.15 | |
| LUL | Holborn | ‘NActon-NewburyPark ‘ | 942.33 | 0.33 | 11.78 | 91.66 | 103.44 | 0.29 | 0.5 | 0.15 | |
| LUL | Holborn | ‘Hainault-Ealing ‘ | 942.33 | 5.33 | 11.78 | 6.38 | 18.16 | 1.65 | 0.5 | 0.83 | |
| LUL | Holborn | ‘Hainault-Nacton ‘ | 942.33 | 1.33 | 11.78 | 23.31 | 35.09 | 0.86 | 0.5 | 0.43 | |
| LUL | Holborn | ‘Hainault-WRuislip ‘ | 942.33 | 3.33 | 11.78 | 9.76 | 21.54 | 1.39 | 0.5 | 0.7 | |
| LUL | Holborn | ‘RuislipGdns-NP-Hain ‘ | 942.33 | 0.67 | 11.78 | 45.53 | 57.31 | 0.52 | 0.5 | 0.26 | |
| LUL | Holborn | ‘Hainault-WhiteCity ‘ | 942.33 | 1.67 | 11.78 | 18.71 | 30.49 | 0.98 | 0.5 | 0.49 | |
| LUL | Holborn | ‘Hainault-NP-Northolt’ | 942.33 | 1 | 11.78 | 30.75 | 42.53 | 0.71 | 0.5 | 0.35 | |
| LUL | Holborn | ‘GrangeHill-WD-Eal ‘ | 942.33 | 1 | 11.78 | 30.75 | 42.53 | 0.71 | 0.5 | 0.35 | |
| LUL | Holborn | ‘GrangeHill-Wdfd-Whit’ | 942.33 | 0.67 | 11.78 | 45.53 | 57.31 | 0.52 | 0.5 | 0.26 | |
| LUL | Holborn | ‘GrangeHill-Wdfd-WRsp’ | 942.33 | 0.67 | 11.78 | 45.53 | 57.31 | 0.52 | 0.5 | 0.26 | |
| LUL | Holborn | ‘ArnosGrove-RayLane ‘ | 942.33 | 0.33 | 11.78 | 91.66 | 103.44 | 0.29 | 0.5 | 0.15 | |

Total Grid Cell AI: 46.9
PTAL: 6b




## 5.3 Proposals

### School Travel Plan

The School aims to minimise the number of private vehicle trips made by School users by encouraging and developing alternative travel options whilst raising awareness about travel issues such as air pollution and road safety.

In order to achieve this, the School already does and will continue to promote the benefits of walking, cycling and use of public transport as a sustainable alternative to the car for parents, visitors and staff though their School Travel Plan. The School also actively promotes sustainable means of travel through the School website as shown opposite. The School is part of TfL's 'STARS' accreditation scheme and is currently Silver Accredited.

### Vehicle Access and Parking

Vehicle access and parking for blue badge holders is possible in Thornhaugh Street, alongside the main entrance which will be via No.24. All streets have parking restrictions so drop-off and loading / delivery drop-off only is permissible for blue badge/ essential service use.
There is no parking provided within the scheme as there is no site area to accommodate it – the buildings are bounded on the south and west by public roads and buildings to the north and east.

### Pedestrian & Cycle Access

Pedestrian and cycle access to the site is via existing public roads surrounding the site: Russell Square and Thornhaugh Street. All are hard paved without level changes. Cycle parking will be provided for pupils and staff in two locations:
8 no. spaces for staff will be provided in the courtyard behind the existing coach house gates in the north-west corner of the site, and
10 no. spaces for pupils will be provided in the sunken courtyard of no.20 accessible via a new flight of steps.
A shower and toilet for adult cyclists (staff and visitor) use will be provided in the basement with storage and drying space for clothes.

### Bin Storage and Servicing

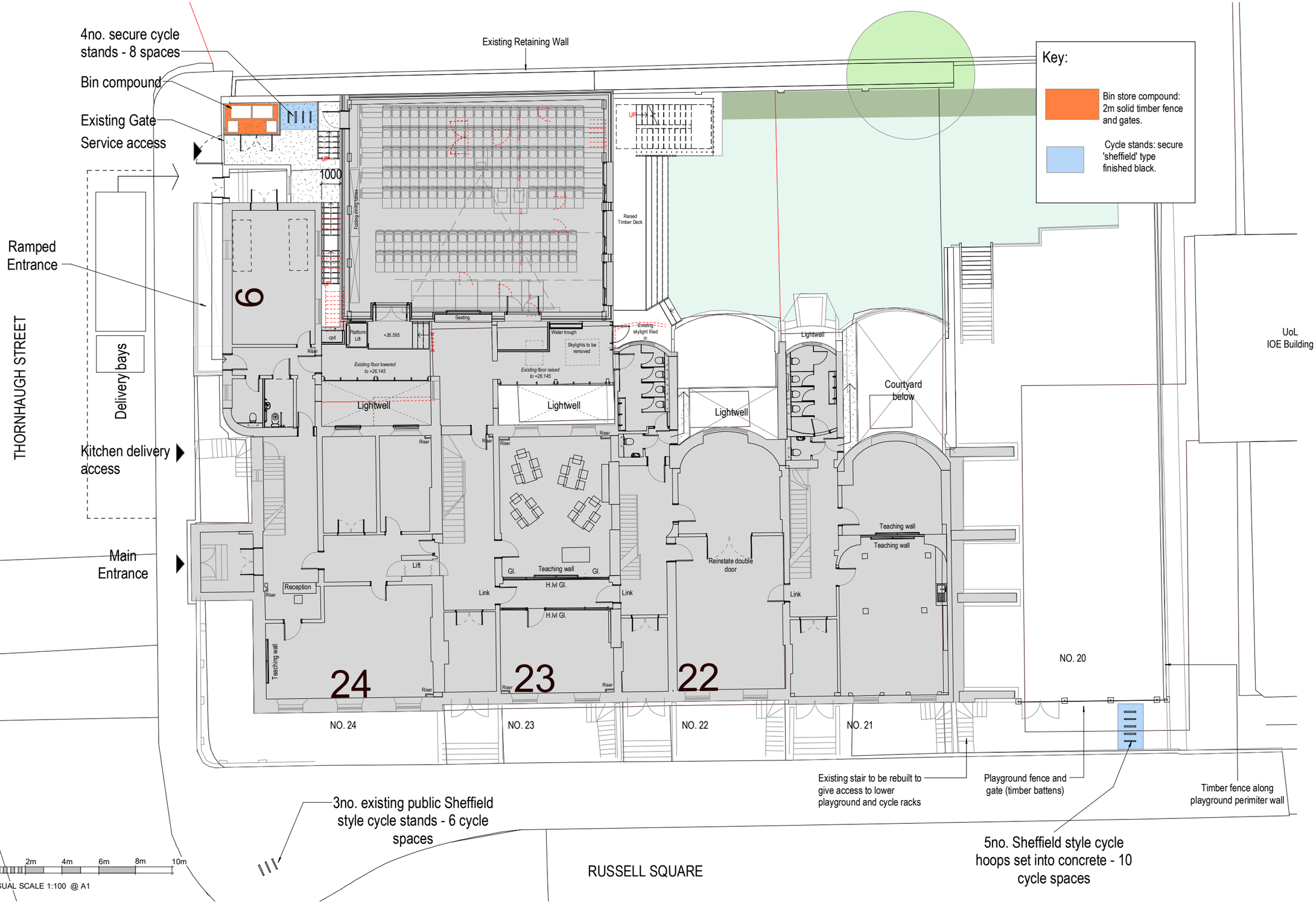
Daily kitchen deliveries will be made of pre-prepared food - limiting the number of individual deliveries required and also reducing the amount of waste made on site.
A secure bin compound will be formed in the existing open yard in the north-west corner of the site, enclosed with 2m high solid timber fencing and gates. This yard is tarmac surfaced and laid to falls with a gulley. There is an existing external maintenance tap which will be retained for wash-down use. Bin collection can be made from the street immediately outside the gate with level hard surface between the bin store and collection point.
There is a limited space for a bin store area in the existing site, therefore it is proposed to use the same strategy as the existing site of limited on-site storage and regular collections from commercial waste companies. 1no. 1100l Eurobin will be provided for general waste, 1no. 1100l bin for mixed recyclabes and 2no. 360l wheeled bins for food waste.

## 5.4 Conclusion

### Impact on the local Transport System:

As the site has a long established use for education use, there there is not expected to be any nett impact on the local transport network in terms of trips generated or number using particular stations or stops at peak times. The vast majority of staff and pupils arriving at the School will do so via public transport, so there is not expected to be any noticable increase in private vehicle trips in the locality. The kitchens, refuse and servicing arrangements that are currently employed successfully at the Schools other sites will be used at the new premises in Russell Square.

## 5.5 Proposals - Servicing :



# 6.0 Appendices

1. Existing Drawings

2. Proposed Drawings

3. BREEAM Pre-Assessment

Architecture
Masterplanning
Landscape
Interior Design
Visualisation
Animation
Virtual Reality
Design Advisor
Technical Advisor