

# The Site



## Development Objectives

Self funded School development through the additional delivery of residential accommodation. The scheme contains the following:

### School

- Large teaching / ICT areas
- Informal teaching / breakout areas
- Office spaces
- Showering facilities
- Purpose built storage
- Lift access
- Flexible spaces for after school / local community use
- Secondary entrance outside school grounds
- School characteristics and colours utilised
- Maintain maximum privacy

### Residential

- Self Contained Residential Core
- 8no. 1 & 2 Bed Flats with Winter Gardens / Balconies
- Independent refuse and cycle storage



Site Plan

## School & Local Community Benefits

- State of the art **teaching facilities** for the children,
- The scheme will generate **re-investment** for the school
- The proposed new building with **sustainability** - Solar, green roof
- Outside school hours spaces for the **local community** to use

## School Involvement

We would like to involve the school, staff and children in the process of the development in a number of ways:

- Creation of a school **time capsule** to go underneath the building to be designed by the children
- Provide opportunities for the children to **design and decorate** the site hoarding
- School **class visits** to the site by the construction team with personal protective equipment and full supervision provided

Additionally we will work with the '**Considerate Construction Scheme**' which has a range of services for children using mascot 'Ivor Goodsite'.

The initiatives would include:

- Ivor Goodsite **workbooks** to educate the children about the dangers of playing on building sites
- Visit from Ivor Goodsite to the school with associated **games and competitions**.

## Health & Safety

As well as educating the children and staff through the Considerate Construction Scheme on site safety, a number of safety measures will be put in place:

- **Re-route** the entrance to the school away from the development during construction
- **Hoarding** will be in place to court off the site
- Mitigation methods will be used to reduce noise and dust generation
- Working hours for the construction process will be restricted to those agreed with the planning officers.
- **Deliveries** will be scheduled outside of peak school drop-off / pick up times
- **Local Crime Prevention** and **Secure by Design Officers** have been involved as the design has developed

We prioritise health and safety across all of our developments adopting a 'Zero Accident Policy'. This approach ensures all contractors welfare is addressed and in addition forms the basis for a productive and motivate site workforce. Each site has a detailed build schedule which is executed on time enabled by the methodical approach taken.



Winter gardens have been used in the flats at the rear of the building in place of balconies to reduce overlooking onto the school.



Reducing Overlooking



Orange Main Views

Blue Secondary Views

We have limited the views from kitchens, dining rooms and living spaces directly on to the school. The main aspect of the building faces onto Webber Street.

Residential Views - Typical Residential Floor



Site Location / Context

## The Design Team



Planning Consultant



Client Partnership



Architect



# The Design

## School

### New Facilities

- 3 Large Teaching Classrooms
- 2 Informal Teaching Areas
- Large Office
- Small Office
- Kitchen / Tea Point
- W/C with Showering facilities
- Lift Access
- Storage Cupboards
- Large Circulation Spaces



Ground Floor



First Floor

- Storage
- Office
- Circulation
- Kitchenette
- W/C Facilities
- Teaching Spaces
- 2 Bed Flats
- 1 Bed Flats
- Refuse / Cycle



Double Height Spaces



Child height windows



Colourful Interior Design



Creative Learning Spaces



Winter Gardens



Brick and Glass Facade



Large Penthouse Terraces

## Residential

### Accommodation

- 2no. 1 Bedroom Flats
- 4no. 2 Bedroom Flats
- 2no. 2 Bedroom Penthouse
- Lift & Stair Access
- Secure Cycle Storage
- Separate Refuse Store
- Winter Gardens / Private Balconies



Ground Floor



Third and Fourth Floor

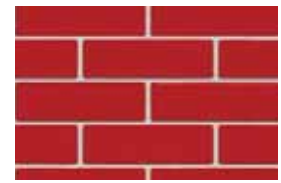
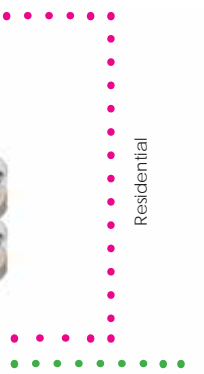
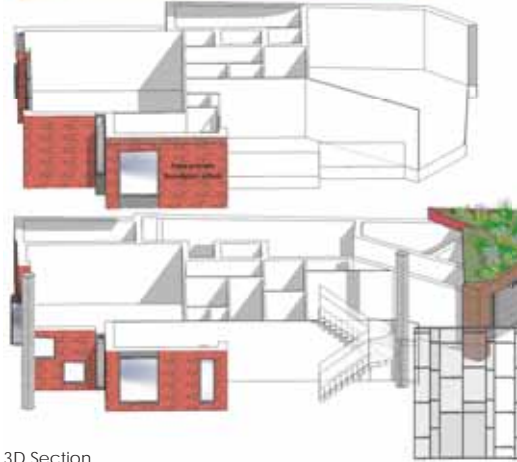


Penthouse



# The Facade

- ### Material Pallet
- School
- Red glazed bricks to convey the school colours
  - Curtain walling with clear and opaque glazed elements and solid panels
  - Large window openings
  - Zinc panels
- Residential
- Red Bricks
  - Grey glazed bricks entrance
  - Large window openings with side louvred vents
  - Zinc cladding - penthouses
  - Green sedum roof above entrance



Red Glazed Bricks



Red Bricks



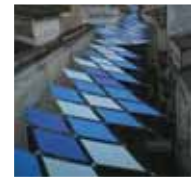
Grey Glazed Bricks



Zinc Cladding



Curtain Walling



Canvas Canopy



Green Roof above Residential Entrance



School Entrance



Webber St - Residential Entrance