

Proposed phasing plan for wider masterplan

#### 4.6 Building Layout

The rectangular form and general layout of the building developed as a direct response to the baseline 1,200 pupil superbloc secondary school plan provided by the EFA. The reason this footprint form was selected instead of other baseline plans was that it offered a minimal footprint and enabled the site area to be optimised to provide a full sized football pitch roughly within the area designated within the Stag Brewery Planning Brief.

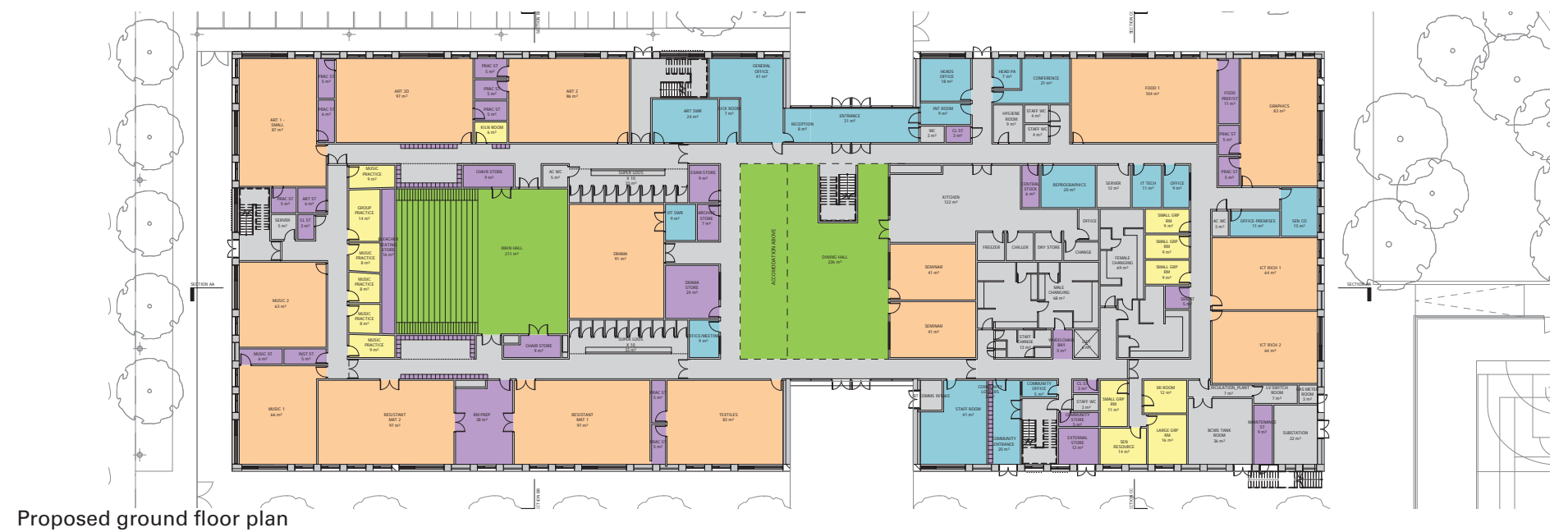
The proposed design is three storeys, which ensures that the new building has the least impact on the setting and neighbouring residents in terms of height, this is also preferred educationally.



Proposed second floor plan



Proposed first floor plan



Proposed ground floor plan

## **Entrance**

The Secondary School will be approached predominantly from Lower Richmond Road either from the East or West and along the new road proposed to the east of the school. The school will also be able to be accessed in the longer term via new routes connecting through the wider Stag Brewery site to the East and from a route from Clifford Avenue (from the North) via Williams Lane.

The main entrance to the building is situated on the East façade. A generous gathering area will be provided outside the main entrance. Students, staff and visitors will use this entrance which consists of an 'air-lock' lobby with a reception desk and seating for visitor waiting. The entrance area will also be overlooked by the General Office.

A separate Community Entrance will be provided out of hours on the West of the building. This entrance lobby will be accessed via an external route from large double entrance gates within the perimeter fence along the southern edge of the site. The lobby will be supervised by a kiosk and the gates will have controlled access. Within the school, access will be carefully controlled to limit community access to sports facilities only.

## **Circulation and Central Dining Hall Space**

The aim for the configuration of the building layout was to create a legible layout that is easy to understand by both pupils and visitors. The proposal incorporates a central open plan dining space that is positioned between the main school entrance and pupil access to the external sports facilities. This allows for ease of movement of large numbers of pupils during busy times of the school day.

A circular route passes around this central space to provide easy access to other major spaces such as the main hall and drama studio as well as classroom and staff spaces. This route repeats at both first and second floor levels of the building. The building's straightforward layout should enable an intuitive understanding of how the building is organised, assisting wayfinding for all building users including visitors and vulnerable Year 7 students fresh from primary school.

## **Assembly Hall, Drama Studio and Sports Hall**

The assembly hall and drama studio are proposed to be provided within an internal location to the North of the open plan dining hall. These volumes occupy double height volumes and will be top lit by rooflights since they have no external facade. This does not pose a problem to the activities the spaces are used for. The sports hall has been located at first floor level to the South of the building. The sports hall occupies a double height volume. All of these spaces have been designed without classroom accommodation above them. This is in order to avoid costly load bearing long spans of structure.

## **Teaching Spaces**

The Classrooms have been arranged either side of the larger spaces that occupy the central part of the building plan. They have been arranged in a regular rhythm and stacked wherever possible to provide efficiency to the construction as well as repeated rhythm in the façade. All teaching spaces have been designed to support flexible teaching and learning. Music spaces have been grouped together to allow these to be acoustically lobbied from the remaining teaching spaces.

## **Passive Supervision**

Offices have been deliberately located at the ends of circulation routes and close to entrance doors in order to encourage passive supervision as well as encourage senior staff to circulate through the school, directly experiencing and encouraging teaching and learning. Avoiding separation between pupils and staff promotes passive supervision and stifles opportunities for misbehaviour, including bullying.

## **Wayfinding and Signage**

The building is designed to minimise the requirement for extensive wayfinding signage. It is anticipated that wayfinding and signage concepts using colour will be developed in more detail once an operator has been selected for the school.

## **Rooftop Play**

Since external play space is limited at ground level due to site constraints and the requirement for a full sized 3G football pitch, an area of rooftop play is proposed. This will be served by both stairs and lift access and it will be contained within a minimum 1.1m high edge barrier with netting suspended above the entire area to prevent objects being thrown from the play area.

#### 4.7 Scale and Massing

The building form and massing is a simple rectangular three storey block with some minimal roofscape modelling of the expression of the larger volumes within the building such as sports hall, drama studio and main hall.

The main entrance and access to the sports pitch are clearly defined as recessed areas within the East and West facades of the building. These allow for ease of wayfinding and access in and out of the building. The covered areas also provide a welcoming threshold before entering the school.



Perspective illustration of school entrance



Perspective illustration of school from Lower Richmond Road (from South East)

#### 4.8 Appearance

The building façade is designed to be a rational expression of the internal rhythm of the building, with emphasis on areas of entrance and or exit. The rhythm is expressed by means of a repeated primary grid of brick piers. The repeated rhythm of the primary grid has been broken down to avoid a monotonous façade by providing variation in heights and widths of window openings within this grid. In order to avoid too great an emphasis of the horizontality of the building, horizontal brick bands are only continuous at first floor and the roof parapet level of the building.

The materials proposed for the building include brick, polyester powder coated metal, spandrel panels, solar shading fins and glass. The brick responds to the historic context which includes a number of light coloured stock brick buildings.

Windows have been provided in a series of repeated modular sizes.

The materials proposed are considered as robust and with minimum maintenance requirements.



Bay study elevation



Proposed West Elevation



Proposed East Elevation









- ① Green Link
- ② Bottleworks Square
- ③ Maltings Plaza
- ④ Riverside terrace
- ⑤ Courtyard garden
- ⑥ Towpath
- ⑦ School Entry Court
- ⑧ Private garden
- ⑨ Residential street
- ⑩ School sports field
- ⑪ Public amenity space
- ⑫ Community park
- ⑬ New park

- Site Application Boundary
- School Application Boundary

52 School Landscape Masterplan

The final masterplan for the school site has been designed to follow the original Concept Plan from LBRuT and maintain the open space character of the current site. The site plan as indicated includes provision of a new Community Park along the Lower Richmond Road frontage, a Multi-Use Games Area (MUGA) and Habitat Area associated with the school outdoor recreational facilities. North of this area, the all-weather 3G Sports Pitch extends up to the new street on the northern edge of the site, adjacent to the bend in Williams Lane, in a similar manner to the existing open playing field. The group of existing trees on the northern side of this new street have been retained and protected to maintain the existing character of this part of the site and as a feature within the proposed landscape at the edge of the new School property.

The new School building is situated adjacent to the new eastern Street, with the main entrance, bus setdown and carparking area along this street. Two bus bays are provided for school use and will also be used by waste vehicles collecting from the bin store adjacent to the entrance to the school. The carpark provides five (5) disabled accessible bays and ten (10) standard bays for staff and visitors to the school.

The northern street is proposed to function as a limited access zone for pedestrians and cyclists accessing the school and traversing through the site (east to west), with limited service and emergency access for vehicles as well as school buses on a one way street towards the western connection to Williams Lane. In the short term, subject to staging of the surrounding development, this street will provide a through connection for traffic associated with the school, leaving the site via Williams Lane to Lower Richmond Road. Once the remaining street network is constructed, it is intended that the School manage access to this northern street zone with retractable or removable bollards at either end. This will allow vehicles to traverse east into Ship Lane to exit the precinct, rather than circulating west via Williams Lane. One bus stop will be located on the northern street.

- ① Green Link
- ② Maltings Plaza
- ③ Entry Plaza
- ④ Courtyard garden
- ⑤ New park entrance
- ⑥ School Entry Court
- ⑦ School sports field
- ⑧ Public amenity space
- ⑨ Community park
- ⑩ Car park
- ⑪ Coach parking
- ⑫ MUGA
- ⑬ Habitat area
- ⑭ Private garden

- School Application Boundary
- School Ownership Boundary
- Future Bus Terminal Location Boundary
- Site Application Boundary



School Landscape Masterplan Final

## 5.2 School Landscape Masterplan

The northern street will be constructed in the first stage, along with the school building and surrounds, providing one way access (west) from the eastern street to Williams Lane and out to Lower Richmond Road. This street will also allow for loading and unloading of buses for school excursions and circulation of cyclists from Williams Lane and north or south of the site, via Lower Richmond Road or the cycle path network on the bridge and Thames Path on the river edge.

A small carpark adjacent to the school eastern end, including a minimum of 10 standard bays and five disabled bays with required circulation space. Two bus parallel parking bays (913) are to be provided on the street adjacent to the main school entry. A third bus stop is proposed within the northern shared access zone and controlled by the school.

Within the development of the Development Area 2, further street network construction will provide connection of the eastern street across to Ship Lane, thereby allowing the partial closure of North Street and control of access through this zone, while maintaining cycle and pedestrian access and circulation.

The shared cycle and pedestrian connection east west to Ship Lane and the Development Area 1 will also connect the network through the site to Mortlake Green, Lower Richmond Road and Mortlake High Street and beyond to the east and south.



- ① Green Link
- ② Maltings Plaza
- ③ Entry Plaza
- ④ Courtyard garden
- ⑤ New park entrance
- ⑥ School Entry Court
- ⑦ Temporary grass verge
- ⑧ School sports field
- ⑨ MUGA
- ⑩ Habitat area
- ⑪ Existing sports field Kept
- ⑫ Car park
- ⑬ Coach parking
- School Application Boundary
- School Ownership Boundary
- Future Bus Terminal Location Boundary
- Site Application Boundary

### 5.3 Tree Retention





This diagram indicates existing trees from the Tree Survey which will be retained or removed as a result of the proposed school masterplan development.

Qualitative assessment and allocated category of each tree has been taken into account in decisions to retain and or remove and where possible, adjustments to the masterplan have enabled the retention of the majority of Category A and B trees.

Allowance is made in the treatment adjacent to retained trees. Pavement treatment of paths and paving adjacent to or within the Root Protection Zone has also been adjusted to avoid excessive excavation or disturbance of root zones or future compaction of this area. Full tree removal list please refer to Stag Brewery Landscape Design & Access Statement Application A.



Diagram is based on Arboricultural Survey and Impact Assessment WIE10667-100\_R\_3\_3\_3\_ASR&IA.

-  Remove
-  Retain
-  School Application Boundary
-  Site Application Boundary