

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 ESFA. 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

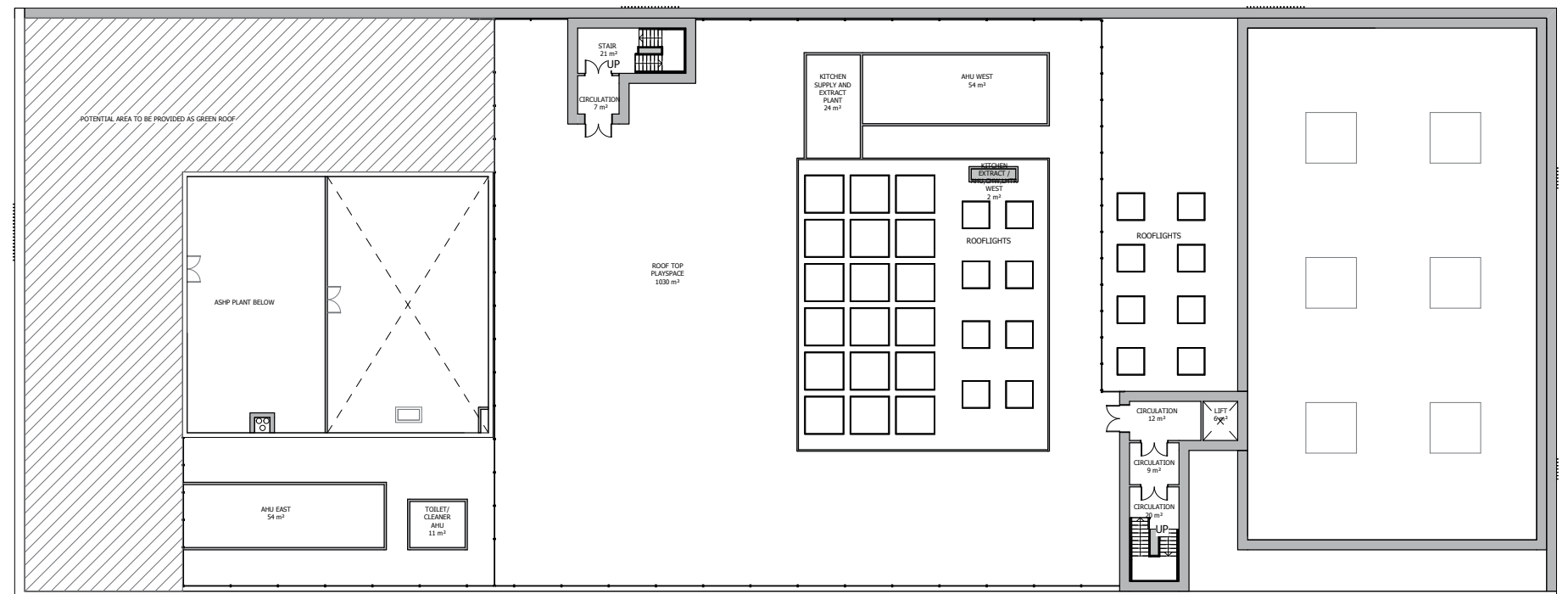
Offices have been deliberately located at the ends of circulation routes and close to entrance doors in order to encourage passive supervision as well as encourage senior staff to circulate through the school, directly experiencing and encouraging teaching and learning. Avoiding separation between pupils 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 during later design stages.

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.



Proposed roof level plan

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 appearance must respond in an efficient way to the interior layout. From the earliest studies for the facade the regular module of the classrooms and the circulation were drivers for the organisation of the facade as a grid of solid and void. This initially was with square window openings deeply recessed in a render facade. Following consultation with LBRuT, brick was considered as a more sympathetic material both to the local context but also the rest of the masterplan.

The now proposed 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. Entrance and vertical circulation at stairs are also differentiated on the facade

The materials proposed for the building include brick, polyester powder coated metal, spandrel panels, solar shading fins and glass. The brick responds to the local and historic context which includes a number of light coloured stock brick buildings and also provides a visual link to the brick buildings proposed in Phase 1 of the Masterplan.

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

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



Initial proposal for school facade with square windows and render



Initial proposal for school facade with square grid, render and metal panels



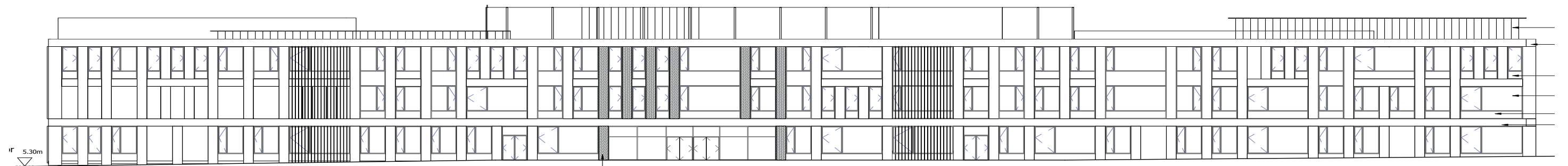
Current proposed facade with brickwork, variation in window height and width but with a vertical emphasis



Bay study elevation



Proposed West Elevation



Proposed East Elevation

5.0 Landscape Proposals
(Extract from Landscaping Design Statement)

5.0 Forward - Landscape Design

Forward

This Landscape Design and Access Statement has been prepared by Gillespies LLP in support of Application B and should be read alongside the Squires & Partners' Design and Access Statement: Secondary school design.

The new Stag Secondary School will form a campus for approximately 1200, years 7-11 students and sixth form. The school will be situated off Lower Richmond Road and sport facilities for the whole school, available for community use through a community use agreement, will be adjacent to the school building.

The landscape team envisioned a green and biodiverse space that will promote leisure activities and healthy living within the school premises. Existing trees were retained where possible and new tree planting increased canopy coverage on site by approximately 110%. Moreover, native small trees will be located in a grove in the pocket park below the school, providing community access and educational opportunities for students. Furthermore, the soft landscape strategy will provide resting places, shade and seasonal colour celebration.

Additionally, as part of Application A, a Community Park is proposed between the proposed School playing field and Lower Richmond Road, with open grassed recreation areas, shade and feature trees, seating and playground facilities. This park retains the existing trees along the frontage of the current open space.

Planning Policy

The following Planning Guidance has been used to inform the Landscape Design for the application:

- » National Planning Policy Framework (NPPF) (2021)
- » London Plan (2021) and associated Supplementary Planning Guidance documents
- » London Borough of Richmond upon Thames Local Plan (2018 and 2020) and associated Supplementary Planning Documents

More specifically the team has considered the following policies and strategies:

- » Policy G1 of the London Plan states that green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits. Policy G4 sets out that development proposals should (1) not result in the loss of protected open space and (2) where possible, create areas of publicly accessible space, particularly in areas of deficiency.
- » Also as per Policy G1 the public realm has sought to take cues from the history of the Site and the local area.
- » In line with the Site Allocation (SA 24) and Local Plan Policy LP 1 (5), the approach to public realm has sought to increase permeability to and through the Site and improve public access.
- » LBRuT's Strategic Vision (as set out within the Local Plan) encourages the development of an attractive public realm which encourages walking and cycling. This Vision is supported by Local Plan Policy LP 1, the Design Quality SPD (2006) and the Public Space Design Guide (2006).
- » Urban greening is promoted and encouraged as a fundamental element of site and building design (Policy G5); major development proposals should also be designed to include roof, wall and site planting, especially green roofs and walls where feasible (also Policy G5). For developments which are predominantly residential, the Mayor recommends a target Urban Greening Factor (UGF) score of 0.4 (Policy G5(B)).
- » Strategic Objectives: Protecting local character (Par.2.3.1, point 5) of the Local plan (2018) promotes the protection and enhancement of the borough's biodiversity, including trees and landscape, within open spaces.
- » Policy 16 of the Local Plan(2018) requires landscape design and materials to be of high quality and compatible with the surrounding landscape and character.
- » Policy 16 of the Local Plan requires the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

Consultation

Consultation with various stakeholders and community groups has been undertaken through a comprehensive program by the Consultant Team, an outline of which is provided elsewhere in this application (refer Community Consultation section).

Liaising with the London Borough of Richmond upon Thames Planning Department, Landscape and Parks management, as well as Tree Officers and Urban Design advisors has provided valuable understanding of the requirements of the council. Consideration of issues raised and adjustment of the design have been undertaken as a result of this process.

Consultation with statutory referral agencies has also been undertaken, including:

- » Environment Agency (EA)
- » Greater London Authority (GLA)
- » Port of London Authority (PLA)
- » Transport for London (TfL)
- » Sport England (SE)
- » Education and Skills Funding Agency (ESFA)

A number of representatives of local community groups and special interest groups were also invited to take part in a series of Community Liaison meetings, in addition to a number of Public Exhibitions of the project development through the course of design.

5.1 Site Wide Landscape Masterplan

