

05 Masterplan

Proposed Western Area of Site

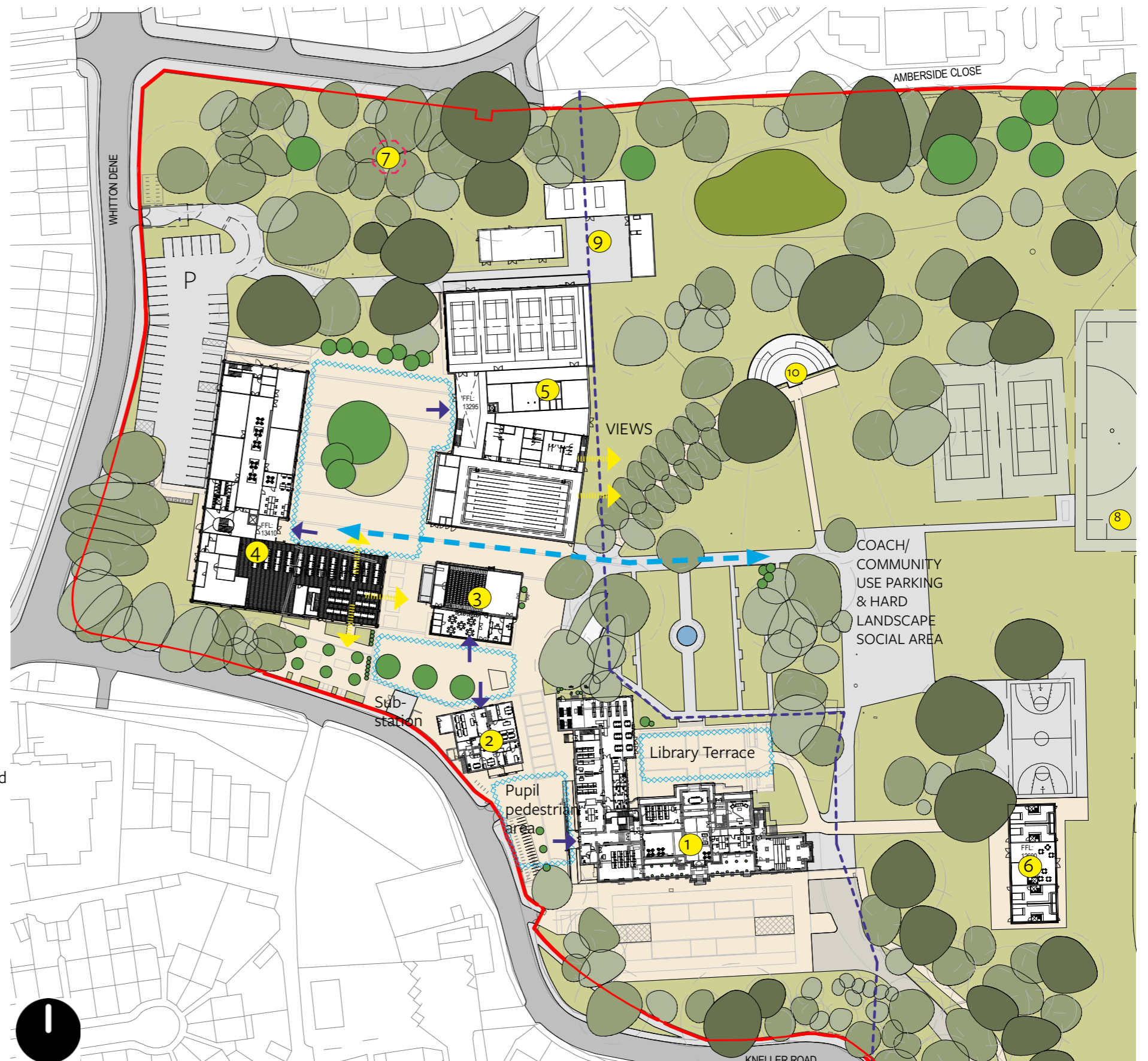
The orientation and placement of the buildings look to address key vistas and views throughout the sites and create linked external spaces and courtyards between the buildings.

- + New courtyard will have newly planted specimen trees to create a more formal, collegiate feel
- + Visual connection between courtyard and MOL
- + Swimming pool has windows looking onto the open landscape
- + The heart of the site is kept as pedestrian priority to create a safe and calm environment for staff and students
- + Dining Hall located in the teaching block with break out onto a south courtyard for outdoor dining in fine weather
- + The School Hall is extended to the south and forms the north side of a smaller performance courtyard with the Music School to the south
- + Forest school shelter within the woodland area outside of MOL line to sit lightly

Key

- Building Entrance
- Visual Link
- Views
- MOL Boundary
- Linked External Spaces/courtyards
- New trees

1. Kneller Hall
2. Guards House
3. School Hall (Former Band Practice Hall)
4. Teaching Building
5. Sports Centre with Pool
6. Sports Pavilion
7. Forest School Shelter
8. Sports Pitches
9. Energy Centre and Grounds Maintenance
10. Bandstand



05 Masterplan

Movement Strategy

Movement in and around the site was a key consideration and driver in the development of the masterplan. Vehicles and pedestrians are separated during normal school hours, keeping vehicles to the edge of the site. Only vehicles for servicing or emergencies have access to the centre of the campus.

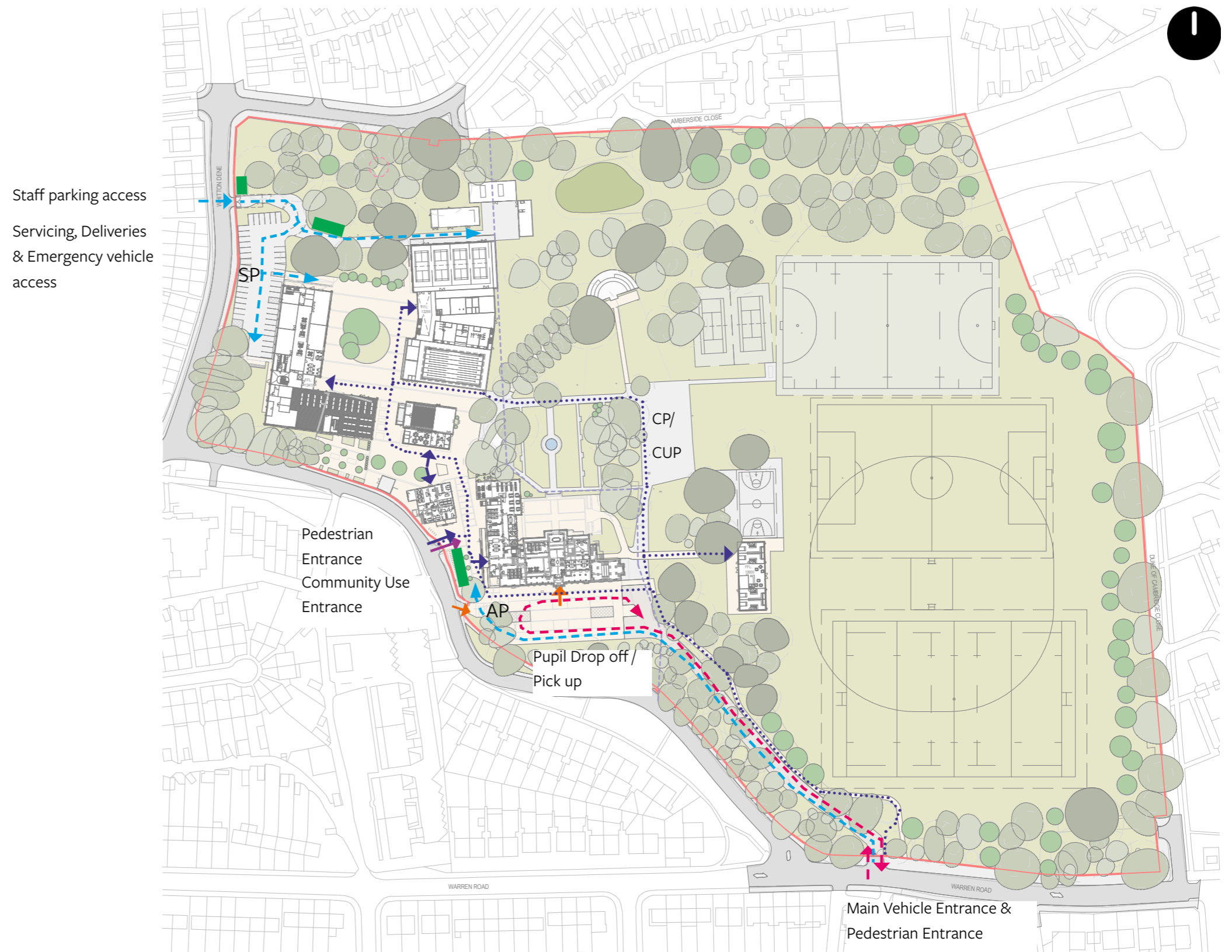
The entrance courtyard connects the pedestrian entrance and the drop off. The main vehicular entrance uses the existing driveway up in front of Kneller Hall and acts as a continuous loop with the same entrance and exit onto Kneller Road. This arrangement allows any parent dropping off and collecting a pupil by car to drop them off/ collect them within the site, to ensure that there are no parents waiting on local streets to drop off and collect pupils.'

The staff parking entrance utilises the historic gate which is currently blocked up on Whitton Dene. The security gates are inset into the site to allow vehicles to pull off the road and prevent vehicles waiting on Whitton Dene.

The secure line of the school is the site boundary, including the inset for the staff parking off Whitton Dene. All gates are to be shut/locked within school hours and manned when open. A second layer of security will be managed at building scale, with each building having their own individual access control.

Key

- AP Accessible Parking (Blue Badge)
- SP Staff Parking
- CP/CUP Coach Parking/Community Use Parking
(Also to be used for hard play area during school day)
- - - Car Route - Drop off and Pick Up
- - - Servicing + Emergency Route
- - - Pedestrian Routes
- Building Entrances
- Entrance for Special Occasions
- Community Use Entrance
- Cycle Parking



05 Masterplan Landscape Plan

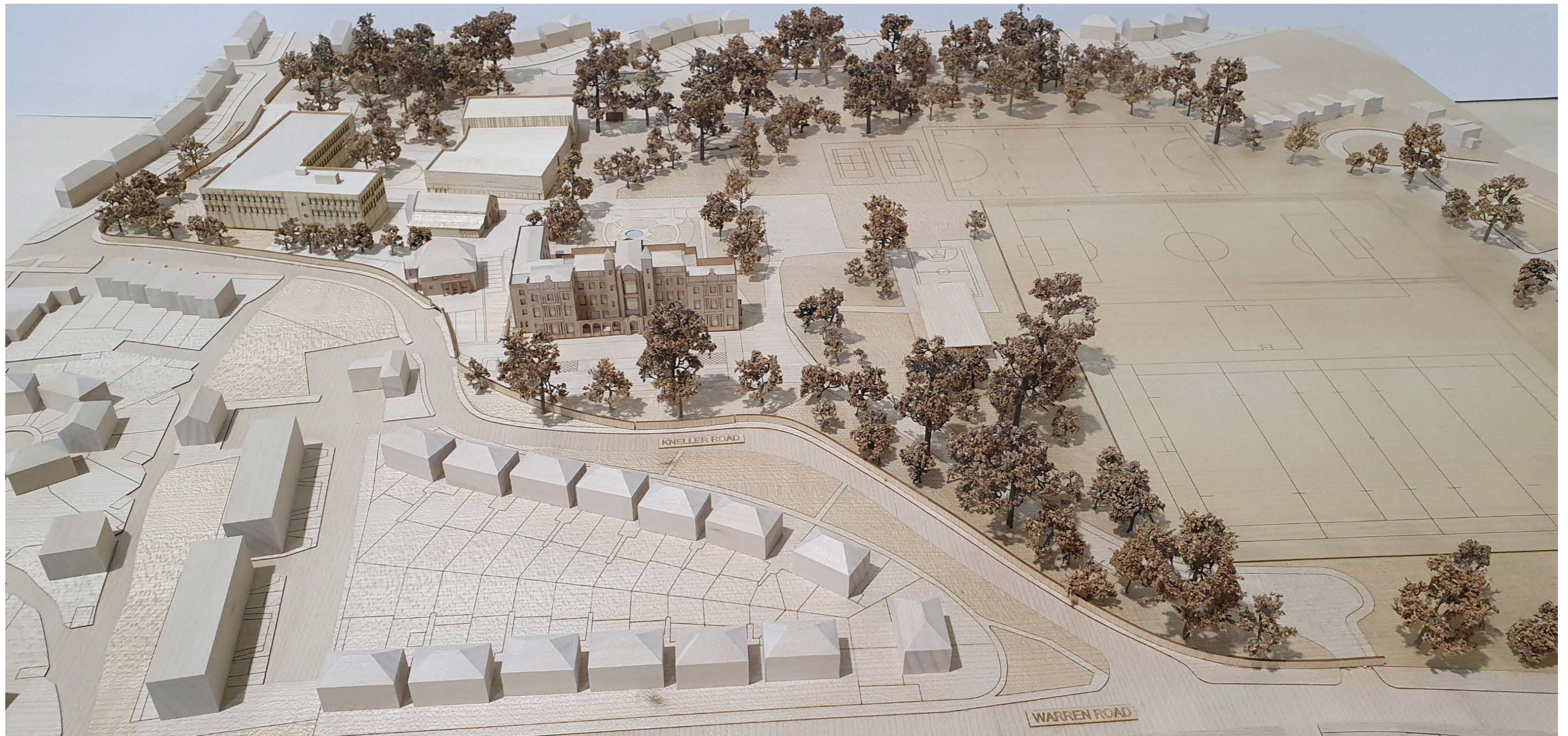
The landscape design for Kneller Hall brings together the many elements to ensure that the site can function as a school whilst creating a balance between respecting the historic elements of the site and creating a safe, inspiring and sustainable place.

Using the landscape to set the new built form within the historic setting has created a series of landscape areas. We know that a variety of types of spaces is required to provide an environment for all; somewhere to sit in the sun or shade, to have a private one on one chat or in a group, to have quiet spaces for learning, to learn about ecology and habitat in a forest school, to have areas for outside performance or growing herbs and vegetables or to play sport. It's the intention to provide this variety to allow people to connect with each other and with nature.

For more detail please refer to the accompanying Landscape Design and Access Statement



05 Masterplan
Physical Model





06 - Architectural Proposals

06 Architectural Proposals

Design Approach - Concept and Development

The project design drivers that have guided the project during the early stages of the design process are:

1. Inspirational

Creation of intimate spaces within school for staff and pupils; Opportunities for non-teaching activities and exhibitions within circulation areas;

2. Clear Identity

Sixth form and lower years to each maintain clear identity within school;
Pupils progressing through the school as they grow;
But with a large dining space for the school to come together

3. Future-proofed

Good quality architecture that supports a serious academic institution;
Flexibility to change to suit future methods of teaching and learning;

4. Sustainable Design

Pupils and teachers can focus on learning and teaching;
Low running costs; Protecting the planet for future generations

5. Planning and Community

Clear operational separation of classrooms and sports facilities and school hall (to aid use by community);
Respect to neighbouring properties;

6. Safety and Security

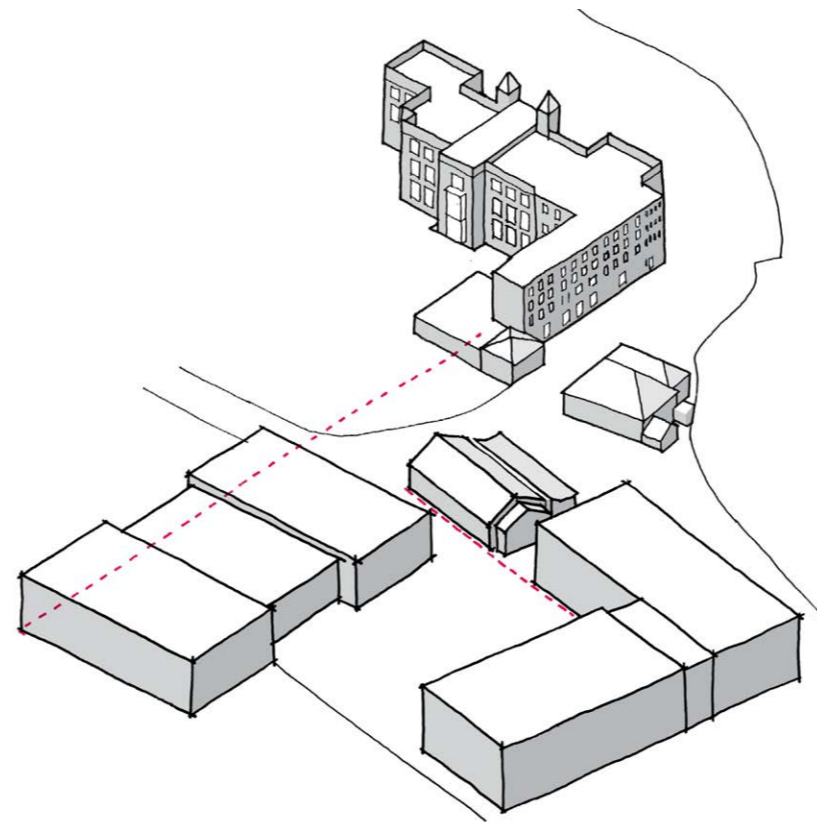
Secure site within listed wall; maintaining security facility in the Guards House Buildings to form secondary secure line of school;

7. Supervision

Good opportunity for passive supervision throughout school;

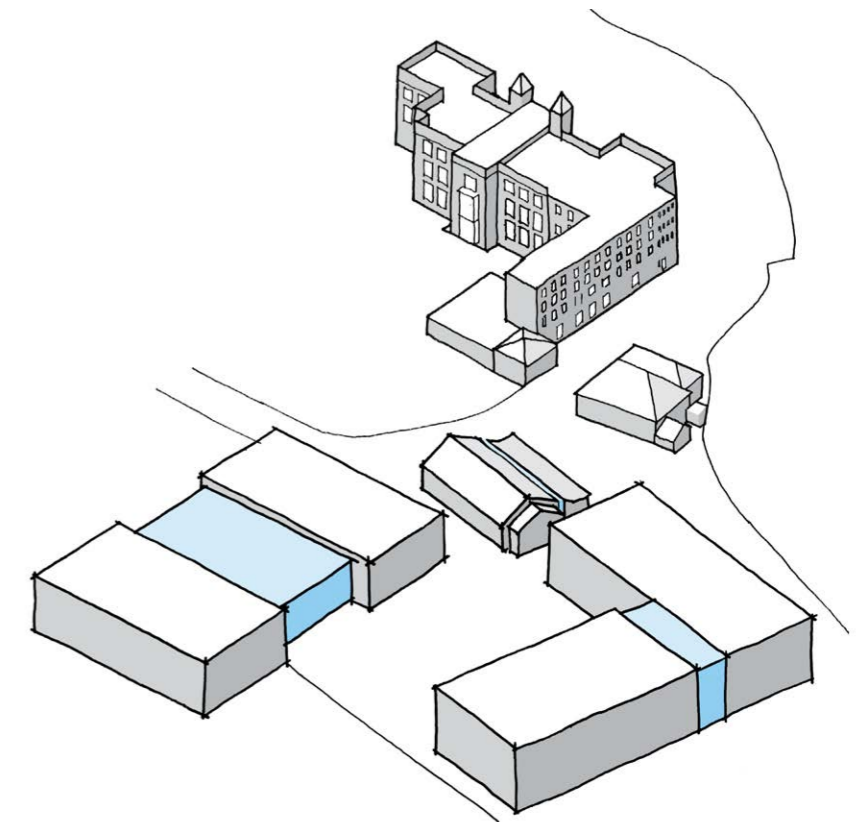
8. Open spaces for sport and play

Variety of external spaces for PE, play, socialising and learning; Maximise external green area, enhancing the biodiversity of the site and maintaining the open nature of the Metropolitan Open Land.



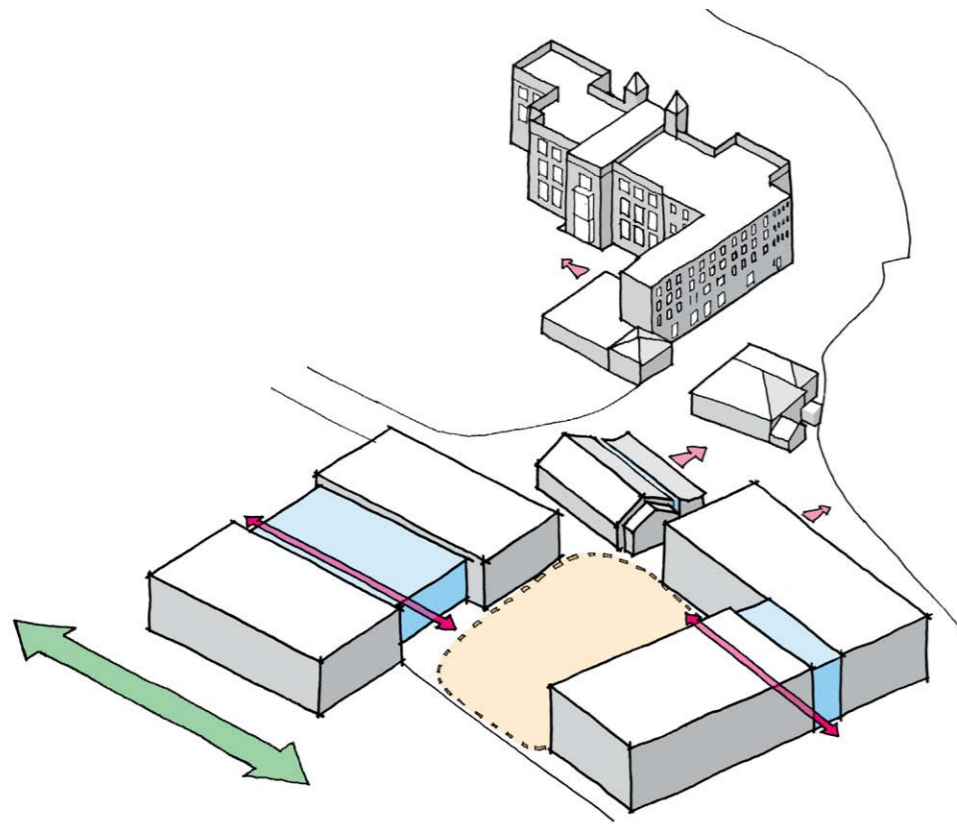
O1

New buildings aligned to Kneller Hall and Band Practice Hall.



O2

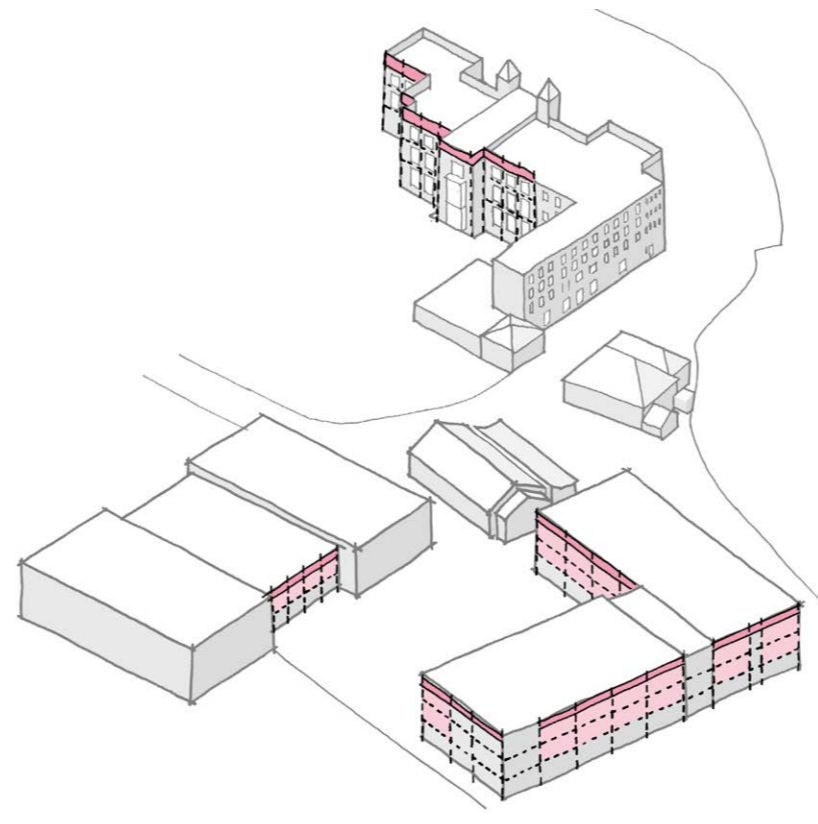
Use of lower central elements with glazing façades to divide massing into smaller elements. New buildings aligned to Kneller Hall and Band Practice Hall.



03

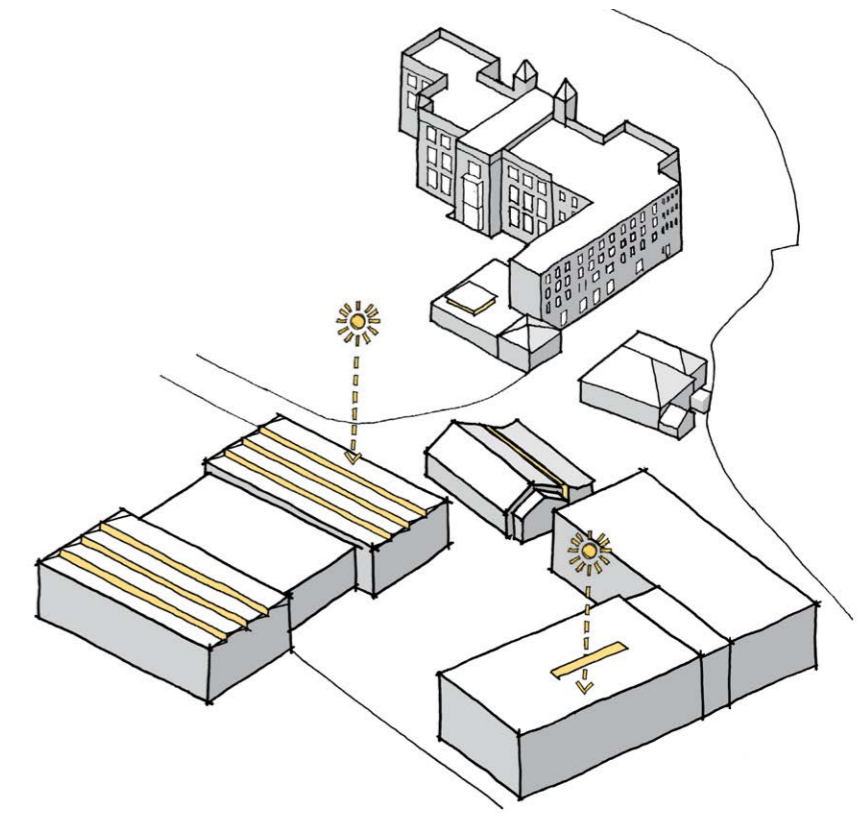
Enhance connection between interior and exterior and views across site through:

- + Spill-out space.
- + Visual connection to green spaces through glazed central circulation.
- + Keeping main buildings away from ecology corridor.



04

Banding at parapet level and repeating fenestration on facade of Kneller Hall used as inspiration for approach to larger new buildings



05

Use of lightwells and roof-lights to allow natural light into the centre of the buildings, and articulate the roof form.

07 - Kneller Hall

07 Kneller Hall

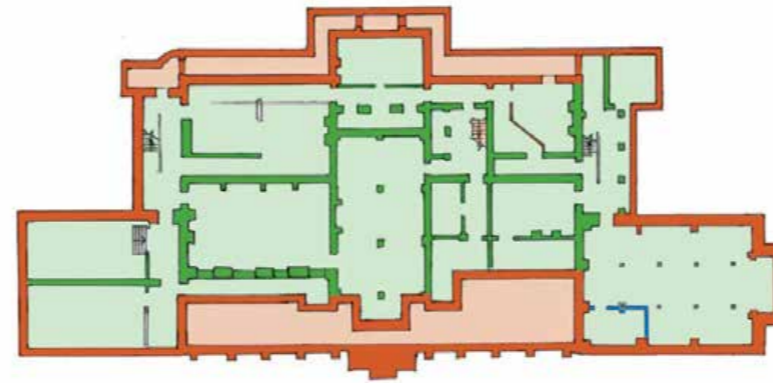
Introduction

The approach of the design team to looking at the sustainable long term use for Kneller Hall was to start by reading and reviewing the Heritage Assessment prepared by our Heritage Consultant IcenI. This was to ensure we understand the history and development of both the main Kneller Hall building and the curtilage listed buildings and the site. We worked with IcenI to develop the design to sensitively bring the buildings back into use without harming the significance of the buildings.

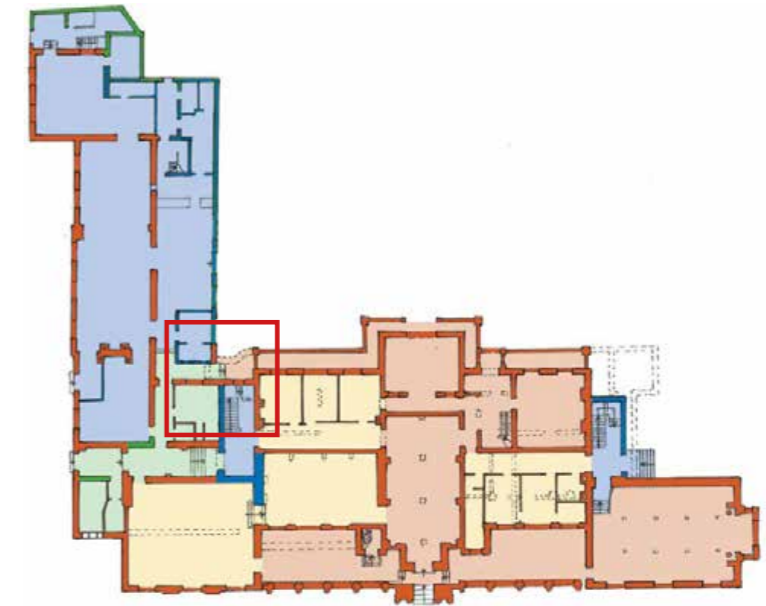
Significance plans were originally produced by Alan Baxter Associates as part of the Heritage Assessment undertaken for Richmond Council and were updated by IcenI following further research. These were used to inform the alterations that are proposed, focusing the most significant changes in the areas of the building assessed as having either neutral or low significance.

Kneller hall itself will be the main base for the sixth form, with classrooms, seminar rooms and social spaces located here. Other teaching space located here is the art department which will make use of the large spaces on the upper floors with their abundant natural daylight. Kneller will also house the main school reception, general office, and some staff offices.

Basement



Ground Floor

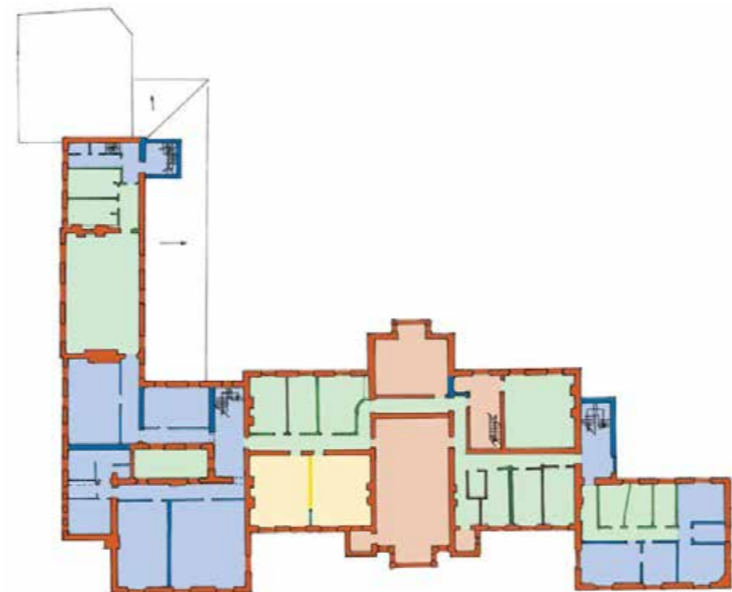


The significance plans presented in this appendix are sourced from the Heritage Assessment of Kneller Hall produced by Alan Baxter Associates in 2020. These plans have been reviewed by IcenI Heritage in light of historic research and analysis of built fabric carried out by its consultants. Amendments to the plans have been carried out to ensure the plans accurately portray the findings of the assessment of significance carried out by IcenI Heritage. They have also been updated to include findings of significance in internal spaces which were not assessed by Alan Baxter Associates in 2020.

The significance plans have been presented alongside the initial proposed layouts for each floor at Kneller Hall. This presentation is intended to offer a better visual comparison between existing and proposed internal plans and highlight any major proposed changes.

- High significance
- Moderate significance
- Some significance
- Neutral significance
- Detracts from significance
- Not assessed

First Floor



Second Floor (West wing only)



07 Kneller Hall

Concept and Development

Our concept for the use of the building was to first identify key entrance and circulation routes into, and through the building. Kneller hall has a complicated vertical circulation pattern due to the main part of the building being arranged over 3 principle floors (plus basement); and the west wing being arranged over 4 principle floors – but all within the same overall building height. Therefore, the floors at ground, first and second floors do not line through and are connected via stairs and steps. In addition, there is no lift in the building meaning none of the upper floors are accessible to those who require step free access. The entrance at the south of the building is reached via 9 steps and the ground floor has several different levels.

Altering the southern entrance to provide step free access would be very difficult given the 9 steps to the door and the further 2 steps at the threshold. We looked at the addition of ramps (both singular and symmetrical) and also technical solutions (step platform lifts) to reach the front door, but a further ramp would have been required internally to overcome the 2 steps at the threshold. Such alterations were also assessed as likely to cause harm to the significance of the building. Early pre-app discussions confirmed our view that this entrance should remain unaltered and only be used for occasional use and not day-to-day.

The existing entrance to the west elevation is only 2 steps from ground level, and so ensuring this is adapted to provide a step free entrance with the addition of a ramp is relatively straightforward. This entrance leads a teacher or pupil into the corner of the 'L' where the new stair and lift are located. This part of the return elevation has undergone extension alteration and is considered less sensitive to change. We wanted to introduce a lift that connected all floors in both parts of the building, and to provide a main entrance that was accessible for the whole school community and visitors.

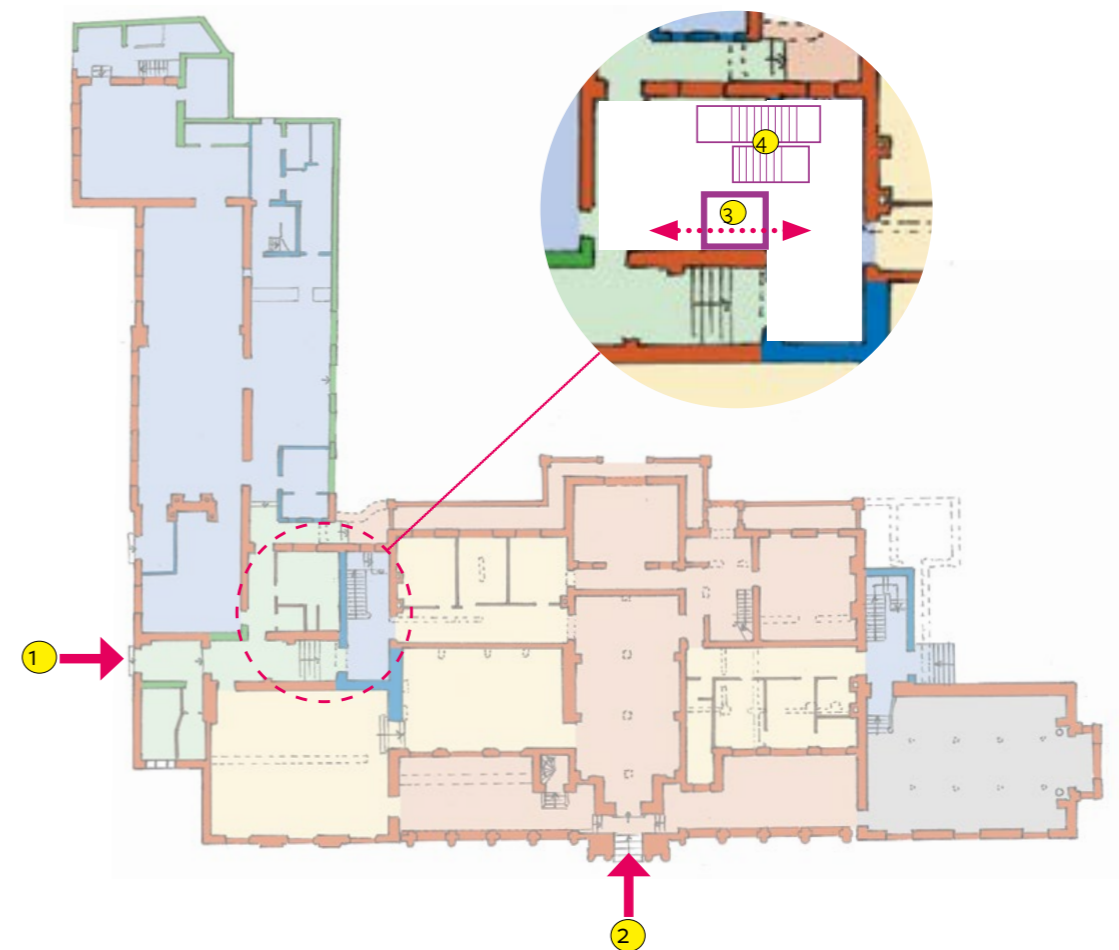
The lift, necessarily, needs to be located in the area where

the two wings connect - which is the south west corner as shown in the concept plan below. The lift needs to be a 'through lift' to connect both sides and needed to be designed with a new staircase that could also connect both wings. The existing stair in this location dates from the 1970s and is assessed as of neutral significance and the wall adjacent to the stair is also neutral significance. This 1970s stair was identified in the 2020 Alan Baxter report for its opportunity to house a lift. We propose that this wall and the staircase are removed to allow for the new main staircase and lift to be inserted.

The other significant alteration to Kneller Hall is the removal of the single storey extension along the east side of the west wing. This is also assessed as of neutral significance and is of poor quality construction. Floor levels in this area also vary between 2/3 steps and the extension is lower than the route from the new entrance.

A replacement extension is proposed in this area which achieves a number of benefits:

- + The new extension will be designed to address the terrace here – stepping out in response to the geometry of the terrace in the same was as the north elevation of
- + Kneller addresses the terrace.
- + The stair at the north end of the west wing currently moves across at first floor level and descends within the extension, compromising the use of this area as a protected route to outside is needed. The stair can be realigned vertically so the flight from ground to first floor sits under the upper flights.
- + The new floor level can be constructed to align with the main circulation and external terrace levels. (A suspended floor will be added in the west wing rooms to bring the floor level up to match the circulation area.



1. MAIN ENTRANCE
2. FORMAL ENTRANCE
3. NEW 'THROUGH' LIFT
4. NEW STAIRCASE - concept

07 Kneller Hall Main Entrance

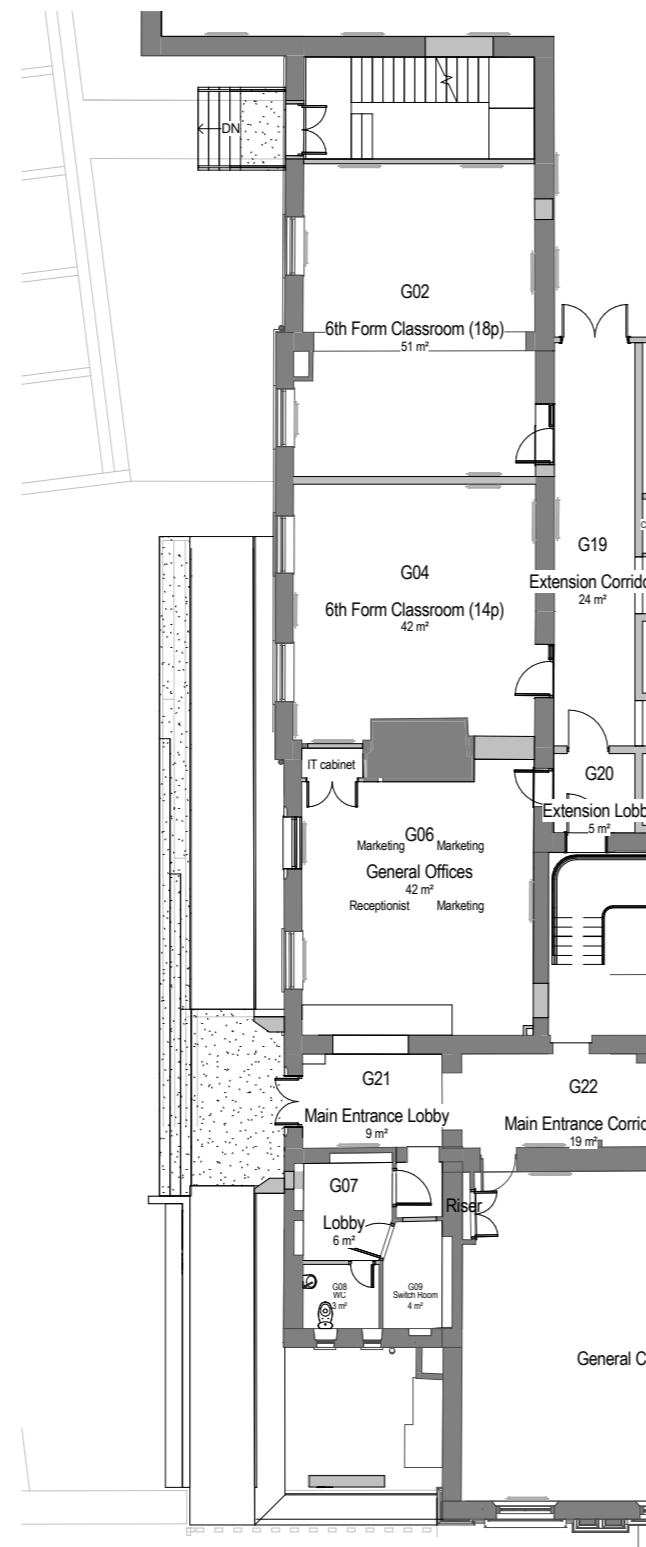
As discussed in the preceding pages, the main entrance will be located in the west elevation of the west wing where there is an existing entrance and the elevation is considered less sensitive to change.

As discussed, altering the southern entrance to provide step free access would be likely to cause harm to the significance of the building. Early pre-app discussions confirmed our view that this entrance should remain unaltered and only be used for occasional use and not day-to-day.

There is a level difference at the west entrance of two steps, and so a new ramp and steps are proposed to both ensure that this is a fully accessible entrance, but also to make the entrance more prominent for new visitors to the school. The ramp will also accommodate the additional rise in floor level inside the entrance, where a small lower area will be raised to the same level as the corridor.

There will actually be two new ramps; one approaching from the south where any pupils arriving by car will be dropped off; and one from the north where pupils and staff approaching from the pedestrian/cycle side entrance, or the northern part of the site, will be coming from. New steps in front of the entrance will be incorporated as well as a new linear natural stone signage and seating wall. A vertical natural stone signage wall will sit in front of the west wing south elevation – its proportions matching that of the adjacent Kneller windows but sitting back from the main façade in deference to it.

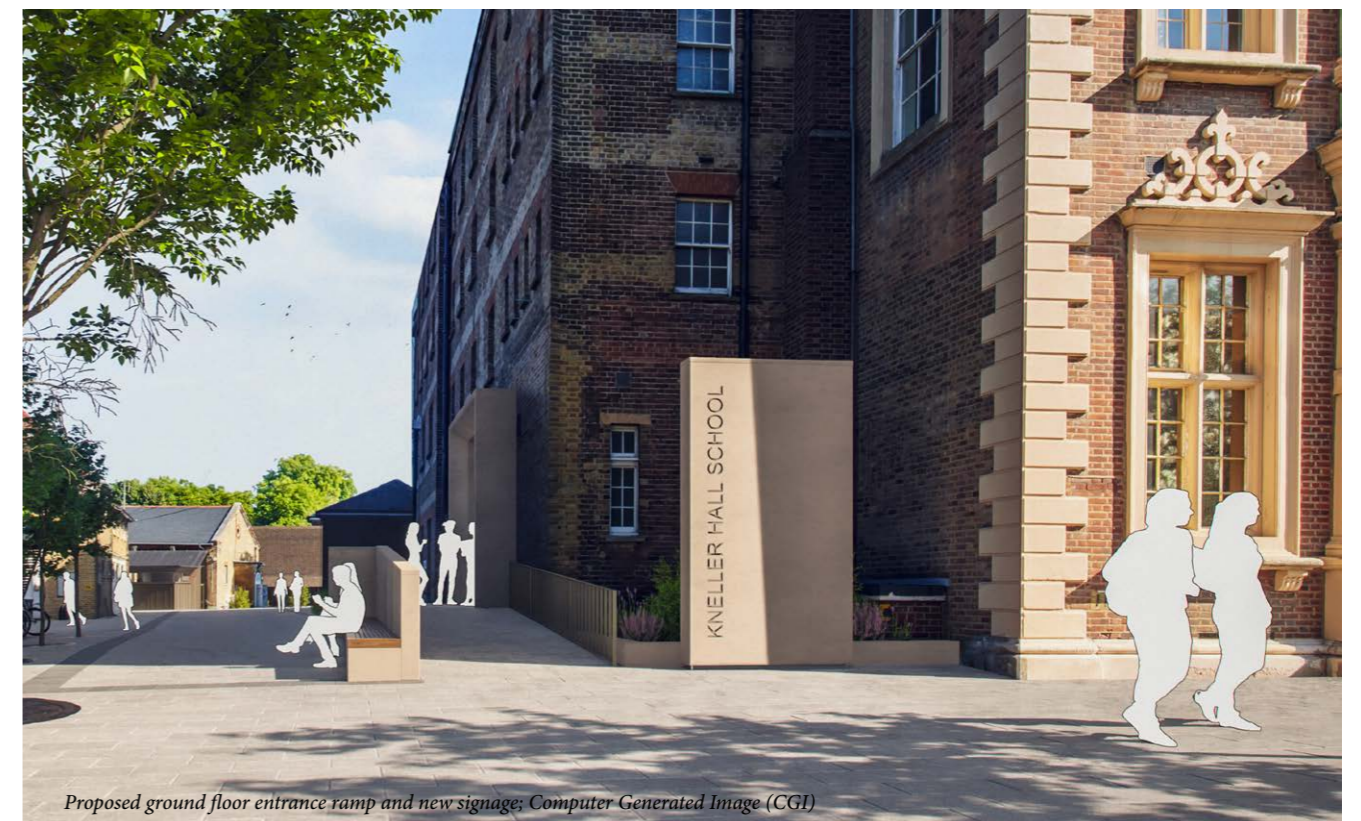
A projecting surround to the door will create a canopy to the entrance, and further highlights its location to make wayfinding intuitive.



Proposed ground floor ramp arrangement NTS



Proposed ground floor ramp arrangement axonometric view



Proposed ground floor entrance ramp and new signage; Computer Generated Image (CGI)

07 Kneller Hall

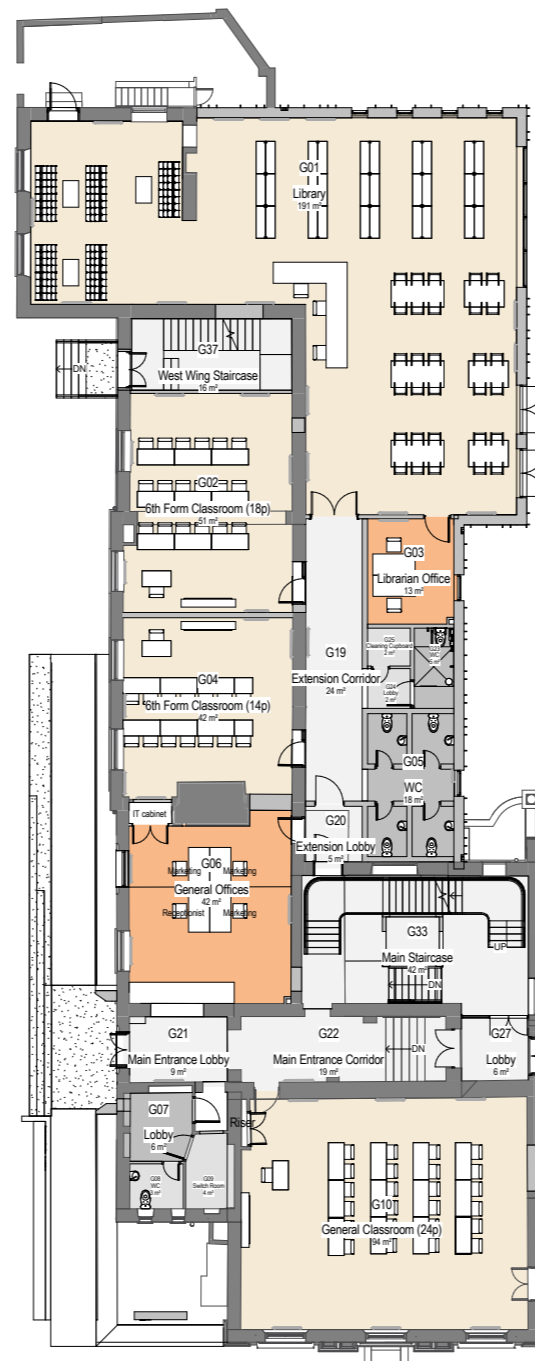
Floor Plans - Ground Floor Proposed

The proposed use and layout for Kneller Hall are shown on the following pages. Drawings include indicative loose furniture to aid understanding. **Alterations and Repairs drawings without furniture are part of the application and follow in this section.**

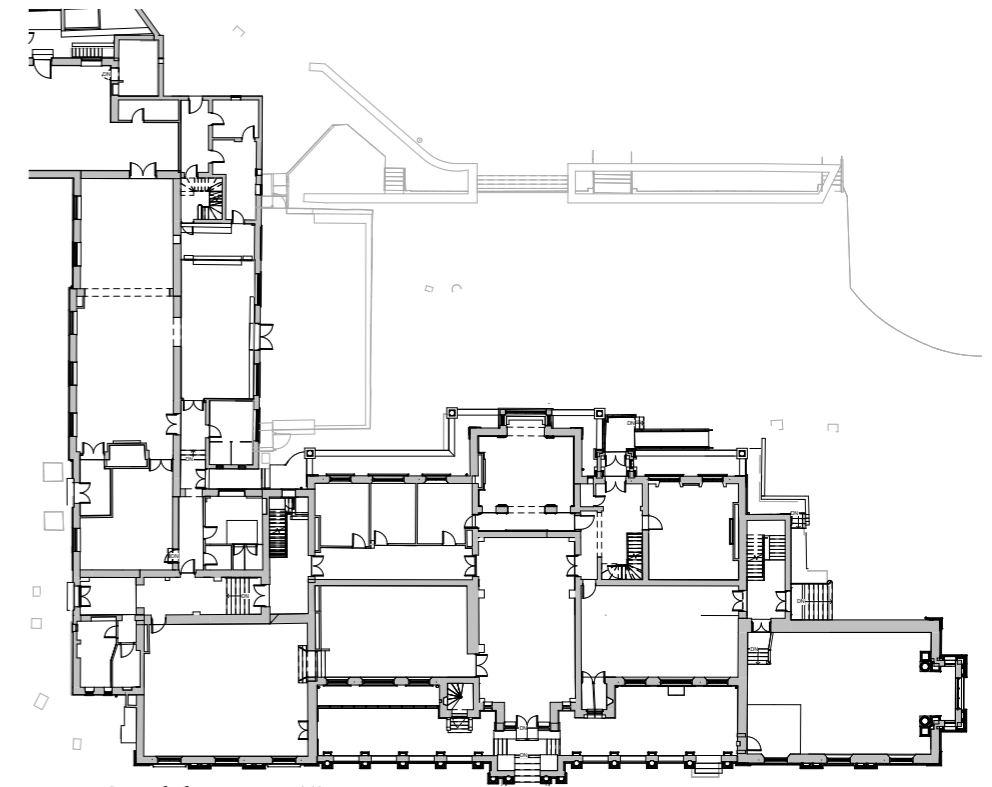
As discussed in the first section, the extension to the west wing is proposed to be replaced. The new extension houses the school library and some ancillary accommodation such as WCs and the library office. The extension is kept narrow where it meets the north elevation of the main building and is located on the line of the historic yard wall (see 1844 plan on following page). In doing so the new addition will remain subservient to the Hall and will maintain existing views of its highly significant north elevation. The extension steps out to the north to provide the main library space.

Care has been taken to maintain the historic volumes of internal spaces, with rooms generally retaining their historic functions as teaching and staff areas. Points to note are:

- + **Headteachers Suite G15 & G13:** These rooms retain the most complete historic decorative schemes amongst spaces at this level. As such, they have been assessed to be of high significance and their proposed design and function will maintain this. Plans from the period the site was a teacher training college, identify these as part of the Principal's Residence. These are proposed to be used as the Headteacher's office and a meeting room; retaining a similar use to that for which they were originally designed.
- + **The Café G12:** A café is proposed along the south elevation in room G12. This space connects the Main Hall (the formal entrance) and the new stair/lift circulation where the main entrance comes in reinstating a previously blocked up doorway. This allows the café to be used by invited visitors, staff and sixth formers.



Proposed Ground Floor Layout NTS



Existing Ground Floor Layout NTS

07 Kneller Hall

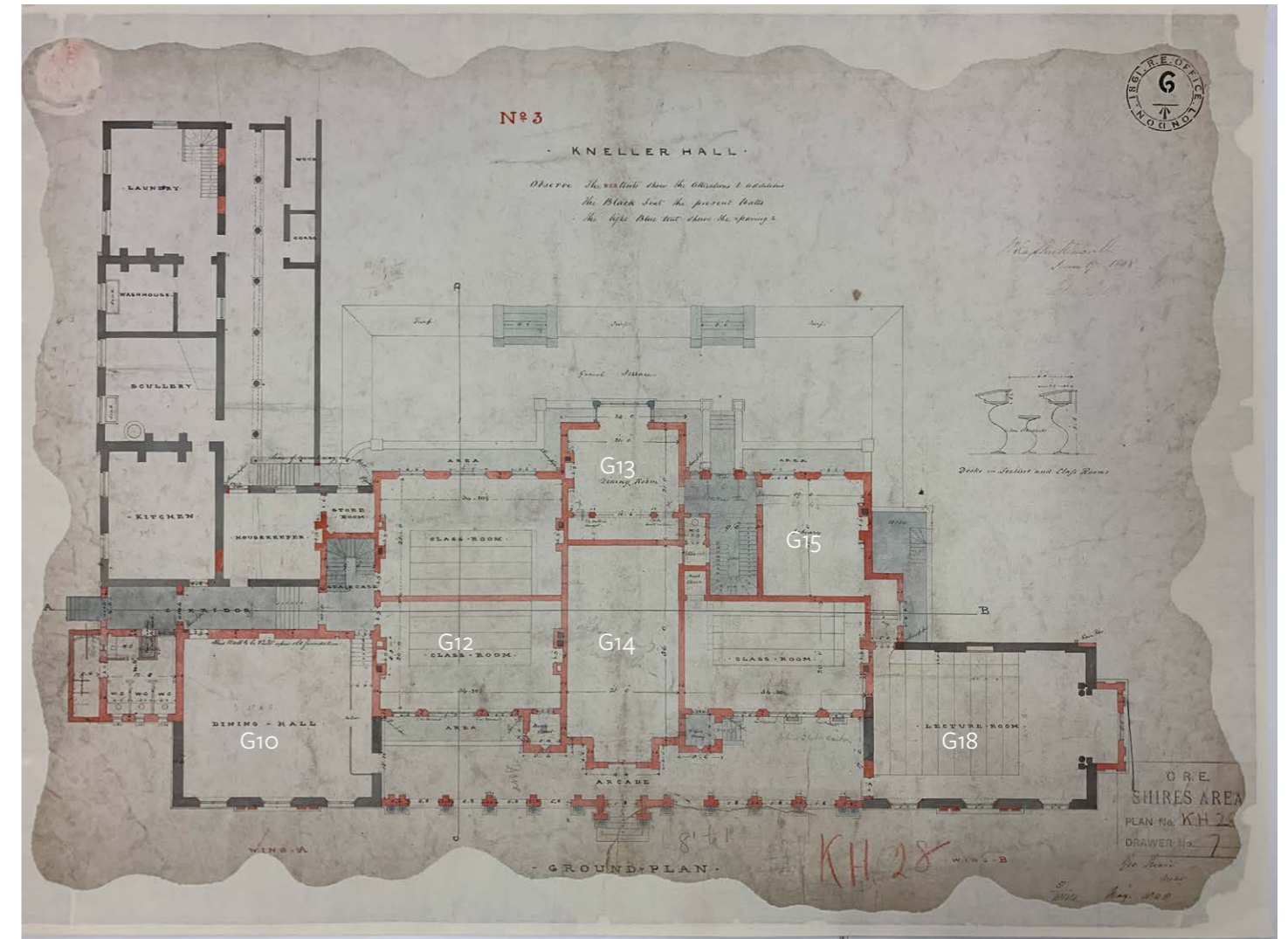
Floor Plans - Ground Floor Proposed

- + **The 'Knellerup' Room G18:** The room at the south-east corner of the building is c.0.5m lower than the areas adjacent. Scaring on the wall indicates that raked seating has been used here in the past and it is shown on the 1844 plan as a lecture theatre. Our proposals aim to adapt this idea and to introduce some seating 'terraces' with steps either side modelled on the Hellerup staircase concept (in our case called a 'Knellerup') which can double up as a break-out or lecture space. This informed design approach seeks to better express the architectural and historic interest of the space. No fixed seating will be included. The upper area would therefore be accessible with only the lower part not fully accessible. This is the only part of the building which will not be fully accessible. The Room includes 2 pairs of scagliola timber columns which will be cleaned and refurbished in accordance with specialist advice.

- + **The 'Marble' Room G10:** The south-west room has previously been used as part of the museum for the Royal Military School of Music. The principal source of interest in this space has been assessed to derive from reliefs on the wall reproducing part of the friezes from the Parthenon that are currently housed in the British Museum. This space will be used as a classroom and the friezes will be carefully cleaned in accordance with specialist advice. The opening between G10 and G12 is a later opening introduced to connect the two museum spaces. However due to the change in levels this has a low head height from the G12 side. It has no architrave, casing or leaf and will be blocked up.

- + **Hall G14:** This space is shown as the School library and reception room on the 1844 George Mair plans for the teacher training college; with no connection through to the former dining room G13. The Hall did not at that stage have external entrance doors. Access was granted using doors shown from the adjacent teaching spaces and small lobby. The hall is a dark uninviting space at present with little decorative detailing and very little natural daylight. Our proposals are to introduce a new opening in the rear wall which has the benefit of bringing borrowed light into the hall and allowing views through the meeting room to the gardens beyond. This would read as an opening within the wall (rather than the removal of the wall) and retains the original proportions of the room. The retained sections of wall will maintain an expression of the room's historic plan. The opening would be 3535mm high and 2700mm wide. This size is slightly larger (130mm taller and 250mm wider) than the opening in the wall to the meeting room to the north. This is proposed so that the architrave to the existing opening can be seen through the new opening from the Hall. Please note that the change will avoid interference with decorative features of interest.

- + **(West) Main Entrance:** The main entrance is located on the west elevation and brings people into a generous circulation corridor. The area immediately within the entrance will have a new suspended timber floor to bring the level up to the same floor level as the remainder of the corridor. The existing roof lantern currently concealed by a suspended ceiling will be reinstated with a modern double glazed metal framed replica to be agreed.



Proposed floor plan by George Mair for the Teaching Training College. Largely realised. (1844)
Room numbers added to aid understanding.