Ryder



Galliford Try
Greenhead College

Design and Access Statement

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Introduction

This design and access statement supports the application for full planning permission for the partial redevelopment of the Greenhead College campus, which includes the demolition of existing structures that are beyond their service life, and providing modern teaching facilities, enrichment areas and operational accommodation to support the delivery of outstanding teaching and learning for the local post-16 community.

Process
We have explored and tested orientation, aspect, environmental, topographical, contextual, landscaping, visual amenity, noise and light pollution issues. We have also considered carefully, the impact that any proposals might have on the adjacent Grade II listed Greenhead Park and surrounding conservation areas. Frequent consultation and dialogue has taken place with stakeholders and the local authority. The proposals for the site have been discussed with members of the Kirklees Council (KC) Planning, Conservation and Highways teams.

Key design principles
The brief presented to the design team was to partially redevelop the Greenhead College campus following an analysis undertaken by The Department for Education (DfE) and their technical advisors, to identify those buildings beyond their service life and eligible for replacement under their School Building Replacement programme. Based on this assessment a number of Laingspan structures on the site were selected for replacement. Due to the interdependent nature of a number of the structures adjoining the Laingspan buildings; the Science Building, Student Social Area and Main Hall block were also identified for replacement.

The design of the replacement buildings and provisions were to address the following principles:

- Provide a high quality student environment which is calm and welcoming
- Sensitively respond to the existing heritage building on the site and the adjacent Grade II listed Greenhead Park
- Address accessibility across the sloping site
- Be as sustainable as possible and meet the DfE's new sustainability specification
- Create an efficient building footprint which is flexible and adaptable to meet future needs
- Respond to the constraints of the site
- Deliver the best value for the DfE, the college and the local community
- Minimise disruption to the college and the local community during construction

Assessment

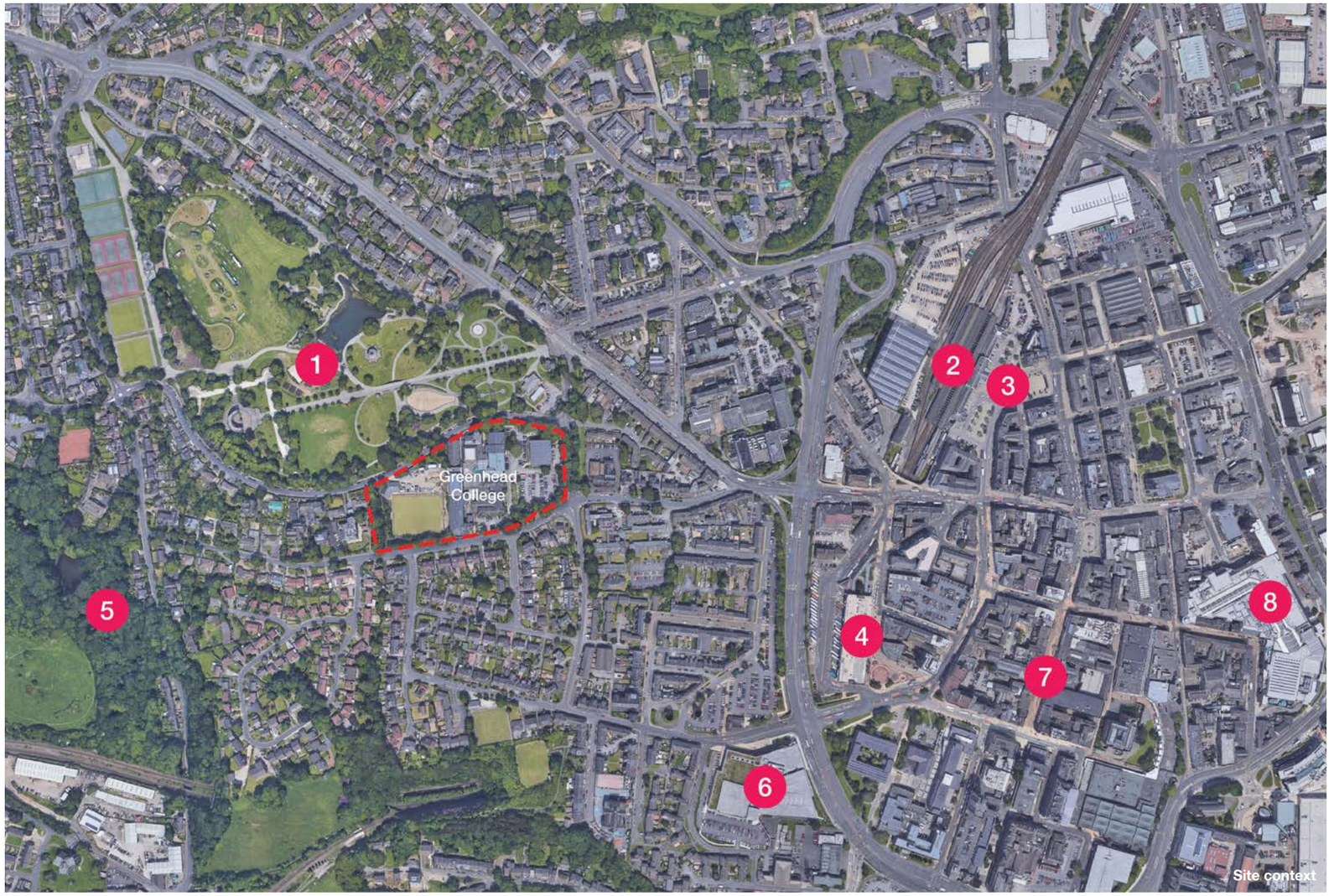
Setting
Huddersfield is located in the metropolitan borough of Kirklees and is a historic mill, education and market town. Situated to the north east of Manchester and south west of Leeds the town has significant transport connections by rail and bus to other major conurbations with both stations approximately 7 minutes walk from the college site.

The college is also well connected to road networks with the A640 Trinity Street and A62 Castle Gate (part of Huddersfield's inner ring road) located within 100m and 250m of the site boundary to the north and east respectively. The main vehicular site access is via Greenhead Road to the south.

Site and buildings
The site has an area of approximately 2.5ha and lies between Greenhead Road to the south and Park Drive South to the north. The site is on the southern perimeter of Greenhead Park, Grade II listed park and garden which includes a listed conservatory at the south east corner. The site lies within the Greenhead Park Conservation Area, with surrounding context predominantly urban residential in nature.

The college site has a dense central cluster of buildings that clearly divide the college campus between east and west. The Laingspan blocks are positioned at the centre of this cluster. There is a retaining wall present between the western area and the central buildings that is between 1.80m and 2.0m in height. An informal, densely vegetated footpath runs along the north of the buildings, sloping from west to east and is relatively steep in part. A stand alone three storey teaching block is located to the north eastern boundary known as the Rostron building. A further isolated building located to the west north west of the site is the pavilion building which houses changing facilities for the sports provision.

The site is elevated above the town centre on the south valley slopes and steps up in approximately three primary plateau's with the former high school for girls building (Main Building),constructed in 1907-1908, sitting in the



Site context

KEY:

1. Greenhead park
2. Huddersfield train station
3. St. George's Square
4. Huddersfield bus station
5. Gledholt woods
6. KAL - Huddersfield leisure centre
7. New Street
8. Kingsgate shopping centre

middle sector. To the rear of the main building, small internal courtyards have been formed via later additions. The existing built stock in this area of the site has been subject to multiple adaptations and extensions over the years. Due to the Laingspan building's condition it no longer provides a suitable learning environment for the students of Huddersfield and beyond. To the west is the Dawson Building (1995), Cooksey Building (2016) and Conway Building (2004) which form a linear stretch of buildings running north to south.

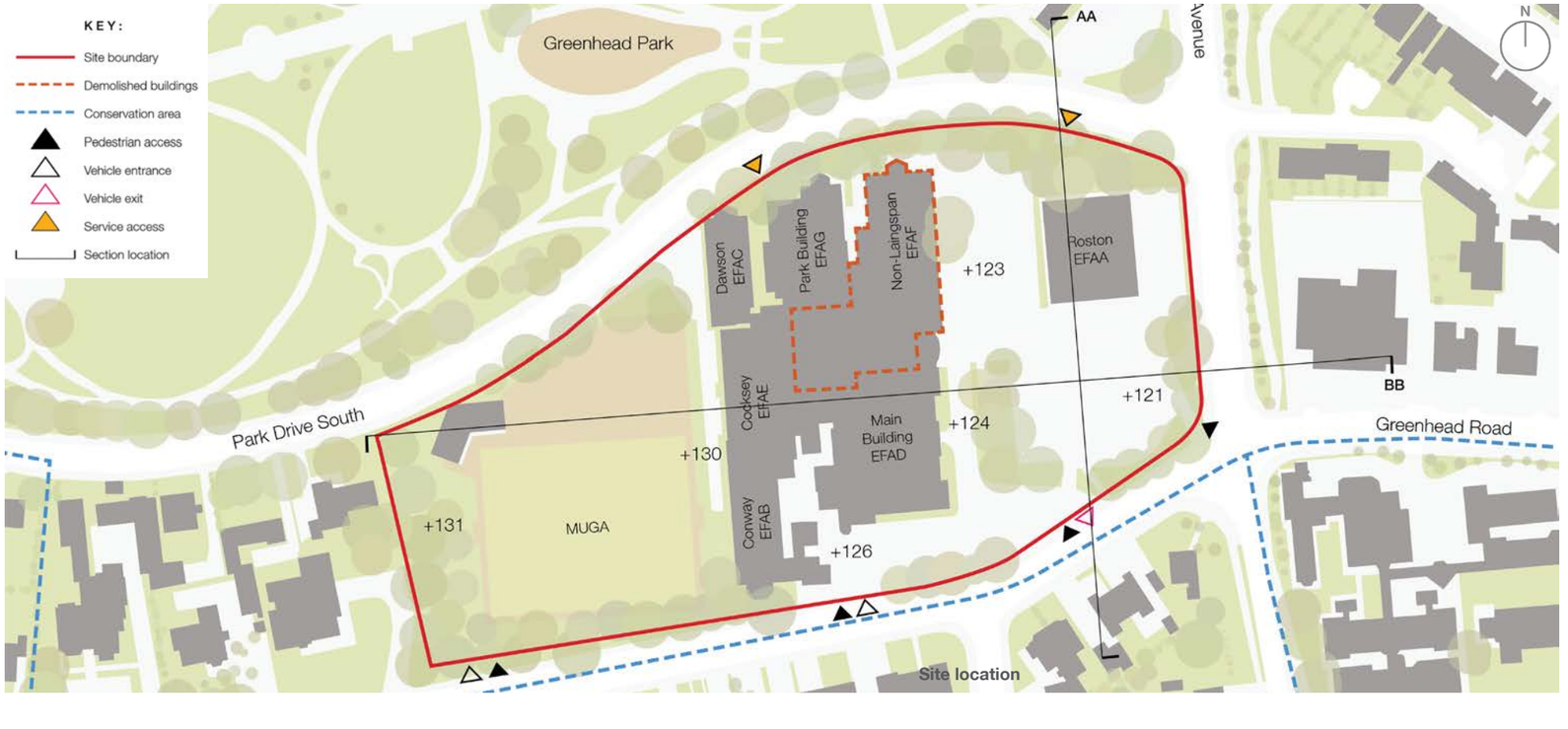
To the north of the site is the Park Building (1993), Science Building (2000) and Laingspan building (1961). The Main Building, Cooksey, Park and Laingspan are joined by a central single storey cloister building. To the east of the main plateau, the site steps down to the staff and visitor car park. A formal pedestrian approach wraps around the car park leading to the main entrances for both visitors and students which crosses the parking areas and is poorly defined.

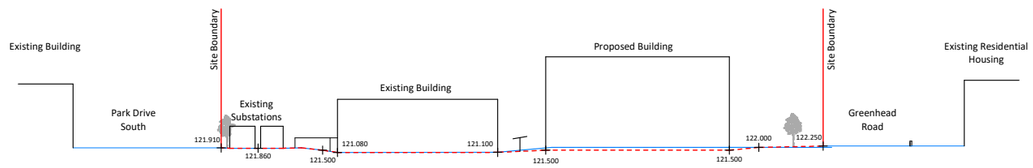
To the west of the site there is an oversized all weather pitch (AWP), changing pavilion, poor quality external space and some recent tree planting to the western boundary. The former caretaker's house is sited at the southern boundary of the site off Greenhead Road. A mature array of trees sits to the south western, southern and south eastern boundary forming a strong perimeter tree line.

A more detailed account and analysis of the site's historic significance is provided within the Heritage Impact Assessment submitted in support of this application.

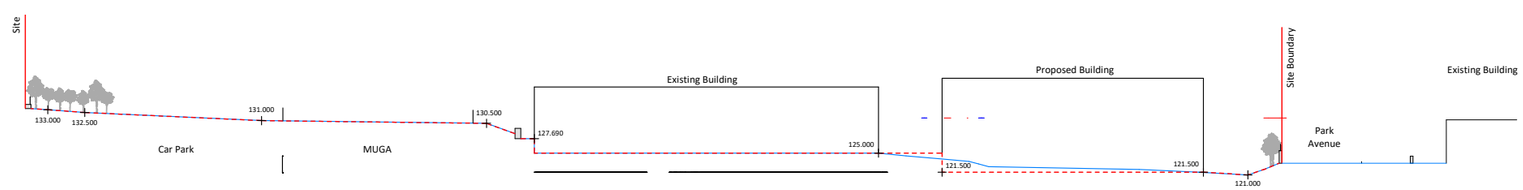
Site levels

The site is principally made up of the three main plateaus with approximately a storey difference between each. The levels increase from +121m at the eastern site boundary, +125m to the central plateau through to +131m at the western boundary.





Site Section AA



Site Section BB

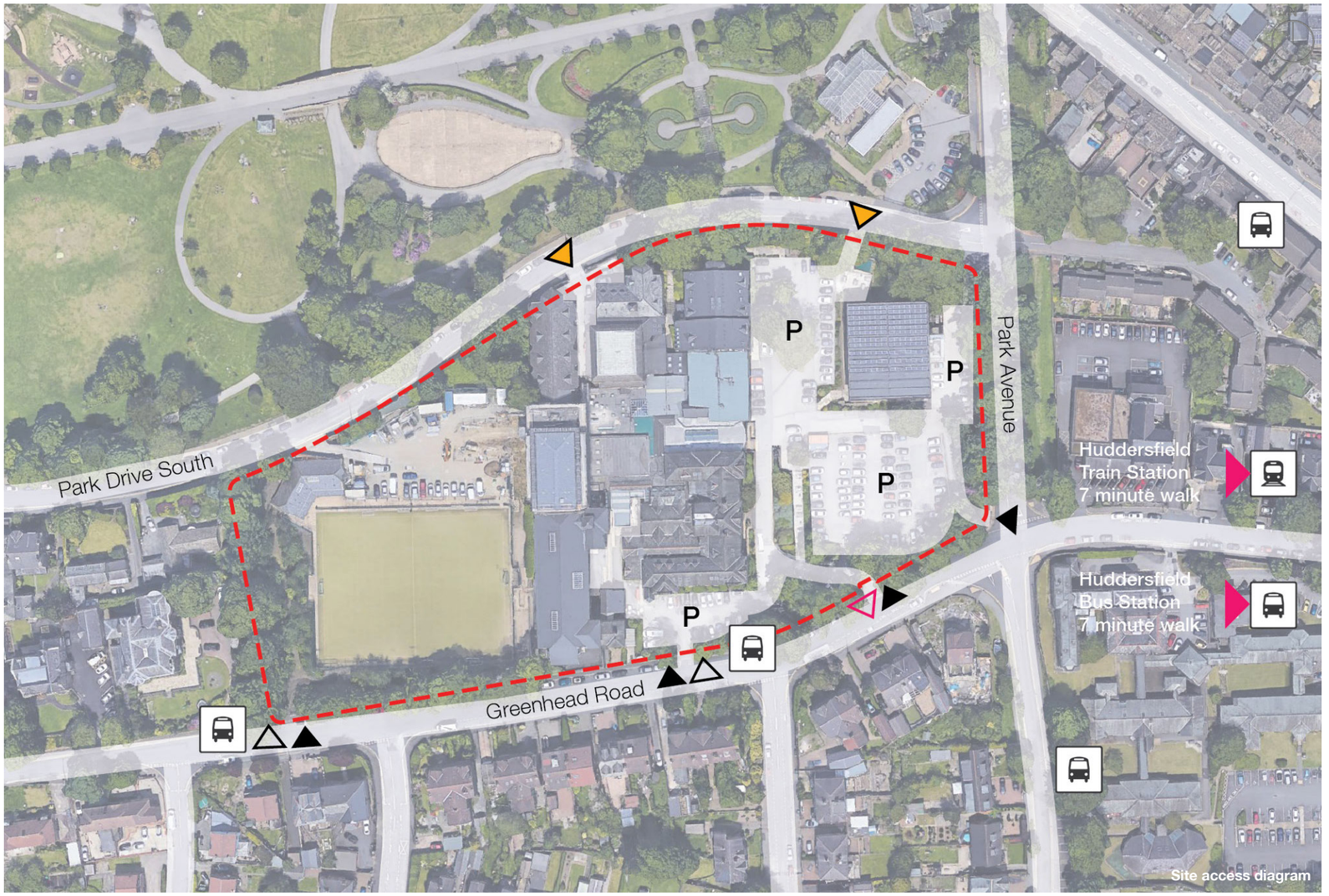
Access

The existing main vehicular entrance and exit is to the south from Greenhead Road, allowing access to the main staff car park through a one way system. There is a smaller car park, mainly for visitors, also accessed from Greenhead Road. The education facility does not provide parking for college students to encourage sustainable methods of transport.

There is a primary pedestrian access at the south east corner of the site at the junction of Greenhead Road and Park Avenue. This forms the main pupil access onto the campus linking into the main transport hubs in Huddersfield town centre to the east. There are six site access points in total, the three mentioned above and a further three secondary entry points. There is a service and maintenance vehicular access point at the south west corner off Greenhead Road. The main service access is to the north allowing the main refuse and deliveries onto site adjacent to the existing kitchen, with an additional access point for the substation.

KEY:

- Site boundary
- Pedestrian access
- Vehicle entrance
- Vehicle exit
- Service access
- Pedestrian route
- Bus stop
- Train station



Site access diagram


Aerial view looking north


Aerial view looking south west


Site image looking west over the existing staff car park


Site image looking west over the existing visitor car park

Involvement

Kirklees Council pre application consultation
Pre application consultation meetings were held with representatives of KC Council Planning, Conservation, and Highways teams, with assistance given in identifying issues to be addressed in the application.

Community engagement
Due to coronavirus restrictions, an in person event on the proposals could not be appropriately held. Instead, a flyer drop and emails to stakeholders was circulated.

A website was established where the college proposals were exhibited. The website also included a detailed development document. The website was advertised through a flyer drop to local properties and flyers were also issued by the College via email.

In total emails were received from 4 respondents, The Garden Trust, The Civic Society, a Greenhead Ward Councillor and a member of the public. The comments received are summarised below.

- Suggestion that residents on Grasmere Road should receive flyers due to the student parking on this street
- Comments about the potential to generate energy on the flat roofs at the site and for the inclusion of PV, and the provision of EV parking
- Comments around the inclusion of cycle and eBike storage
- Request for a landscape plan and comments regarding improving green infrastructure on the site to improve the wildlife and the link with the historic green space at Greenhead Park
- Comments on the provision of an Arboricultural Statement and consideration of trees
- Comments on building form / relationship to existing buildings
- Consideration to be given to the setting of and views from Greenhead Park
- Comments on the proposed materials and preference expressed for use of stone
- Clarification sought that there will be no opening to the new car park from Park Drive South

A more detailed overview of the community engagement is detailed within the planning statement provided with this application.

Sport England engagement
To ensure the scheme optimised the potential for community use and minimised the impact on existing sports provision the team engaged with Sport England and reviewed the proposals.

GallifordTry

Greenhead College
Planning Application

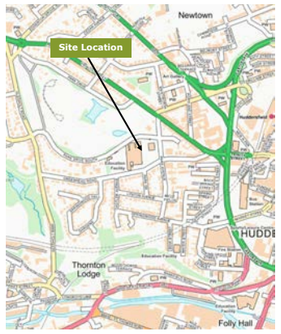
We are excited to let you know that a planning application will soon be submitted for the redevelopment of part of Greenhead College. Some of the older buildings are being replaced and will be demolished once a new building has been built.

A new 4 storey building is proposed for the existing college car park, and the car parking will be relocated to the western side of the site where the all-weather pitch is currently located.

The all-weather pitch will be repositioned to accommodate the relocated car parking.

The existing buildings to be demolished are the prefabricated buildings from the 1960s. In their place, the site will have a new external social area and a small infill building that will unify the buildings across the site in a landscaped setting.

There will be no change to staff and student numbers as a result of the development.



This redevelopment of Greenhead College is funded by the Department for Education as part of their School Rebuilding Programme. Galliford Try has been selected by the Department for Education to design and build the new building. Galliford Try is a national construction company with lots of experience of building colleges and schools.

View our proposals online at: https://www.greenhead.ac.uk/new-build/982.html
Email the design team at: greenheadcollege.uk@avisonyoung.com
Please send in questions or comments no later than 1 September 2021

GallifordTry

Greenhead College
Planning Application



At this pre-application stage the development proposals can be viewed online and you can also contact the Galliford Try design team if you have any queries or comments. Details are at the bottom of this page.

Galliford Try will be submitting the planning application in September 2021. Once the application has been submitted it will be available to view and comment on online via Kirklees Council's planning portal: https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/default.aspx

Subject to achieving planning permission, construction will start on site early in 2022. We are aiming to complete the new building by the end of 2023, with the remaining works (building demolition etc.) due to be completed by Spring 2025.

View our proposals online at: https://www.greenhead.ac.uk/new-build/982.html
Email the design team at: greenheadcollege.uk@avisonyoung.com
Please send in questions or comments no later than 1 September 2021

Consultation flyer



Detailed planning document

Evaluation

Brief
The brief requires the provision of additional designated specialist laboratory and teaching spaces for post 16 students.

The Department for Education (DfE) and their technical advisors undertook an analysis of the existing Greenhead campus to identify those buildings beyond their service life and eligible for replacement under their School Rebuilding Programme (SRP). Based on this assessment a number of Laingspan structures on the site were selected for replacement due to risks that have been identified with these building systems. Due to the interdependent nature of a number of the structures adjoining the Laingspan structures, the Science Building, Student Social Area and Main Hall block were identified for replacement. Blocks EFAE and EFAF on the adjacent diagram.

The project brief developed by the DfE allowed for the re provision of existing accommodation to current standards and allows for an enhancement of social / dining spaces where the college currently has a short fall, it does not however allow for any increase in student population or capacity for the college. Design proposals have to meet the DfE Output Specification which it applies to projects funded by the DfE. The Output Specification sets out extensive requirements for the project in relation to space standards, environmental, sustainability and specification, all of which is to be delivered within a stringent funding allowance for SRP developments which must be met.

The project is also one of the first wave of projects adopting the DfE's new sustainability brief which outlines an extensive range of sustainability measures that must be incorporated into the proposed scheme these include:

- Achieve net zero carbon in operation (NZCiO)
- Meeting a maximum energy use intensity of 74kWh/sqm per year in use, to reduce the amount of energy consumed in the operation of the building with the aim of ensuring the building is highly efficient and adopts passive design principles
- Is future proofed against the risks of climate change through an overheating risk assessment and demonstrated compliance with a 2 degree C and 4 degree C global warming pathway
- Improved urban greening factor above 3
- Meeting minimum building fabric standards in excess of building regulations to optimise the thermal envelope including the elimination of cold bridging, high levels of airtightness and insulation, controlling solar gain and utilising thermal mass to minimise heating demand and the risk of overheating in warmer months.
- The use of natural ventilation for air quality and cooling
- To provide an extensive biodiverse green roof combined with photovoltaic cells that will generate electricity and create a new habitat.
- Maximise the benefits of the existing vegetation and micro climate
- Reports on embodied carbon in construction

The design team worked extensively with the college and representatives from the DfE to test and refine the requirements including adjacencies, departmental models and the required schedule of accommodation.

Opportunities
The following key opportunities were identified:

- Improve site access, approach and external environment to prioritise pedestrian movement
- Enable existing collegiate teamwork of staff across curriculum, pastoral, departmental and support functions to continue, and be enhanced
- Minimise the impact on the surrounding highways networks of Park Drive South, Greenhead Road and Park Avenue
- Provide external spaces for students which allow for flexible future teaching
- Create a safe and secure educational environment with a clear hierarchy of routes for students, staff and visitors
- Provide an agile suite of general and specialist teaching facilities
- Respond to the site in a contemporary aesthetic which does not replicate the existing buildings or appear pastiche in its built form and materiality
- Work with the site's topography and ensure



Site development zones

the new development is accessible to all
- Deliver a building that meets the new DfE sustainability brief as detailed above, substantially reducing the environmental impact of the project and college estate
- Minimise disruption to the college and neighbours during construction
- Prioritise site safety during and after construction is complete
- Improve biodiversity with a net gain in green infrastructure

Constraints and challenges

Taking into account the preceding site assessment and accompanied by the College and the DfE's brief, key constraints to consider when developing proposals for the college are that the:

- Existing car parking is non compliant in terms of design and re provision of the same number will involve more site area being allocated to parking
- Impact on the Grade II listed Greenhead Park and its setting, and the Greenhead Park Conservation Area
- Impact on the non designated heritage asset, the former High School for Girls Building
- Reprovision of sufficient sports facilities to meet the needs of the College and Sport England
- Mitigation of the impact on the immediate and wider community
- Project remains within the available funding
- Design is an efficient built form and envelope which meets the needs of a NZCiO building

Development Zones

An analysis of the existing site and potential development zones was carried out. This identified three potential development zones that would allow the new college building to be developed while the existing college remained operational. Three locations on the site were identified as potential development areas.

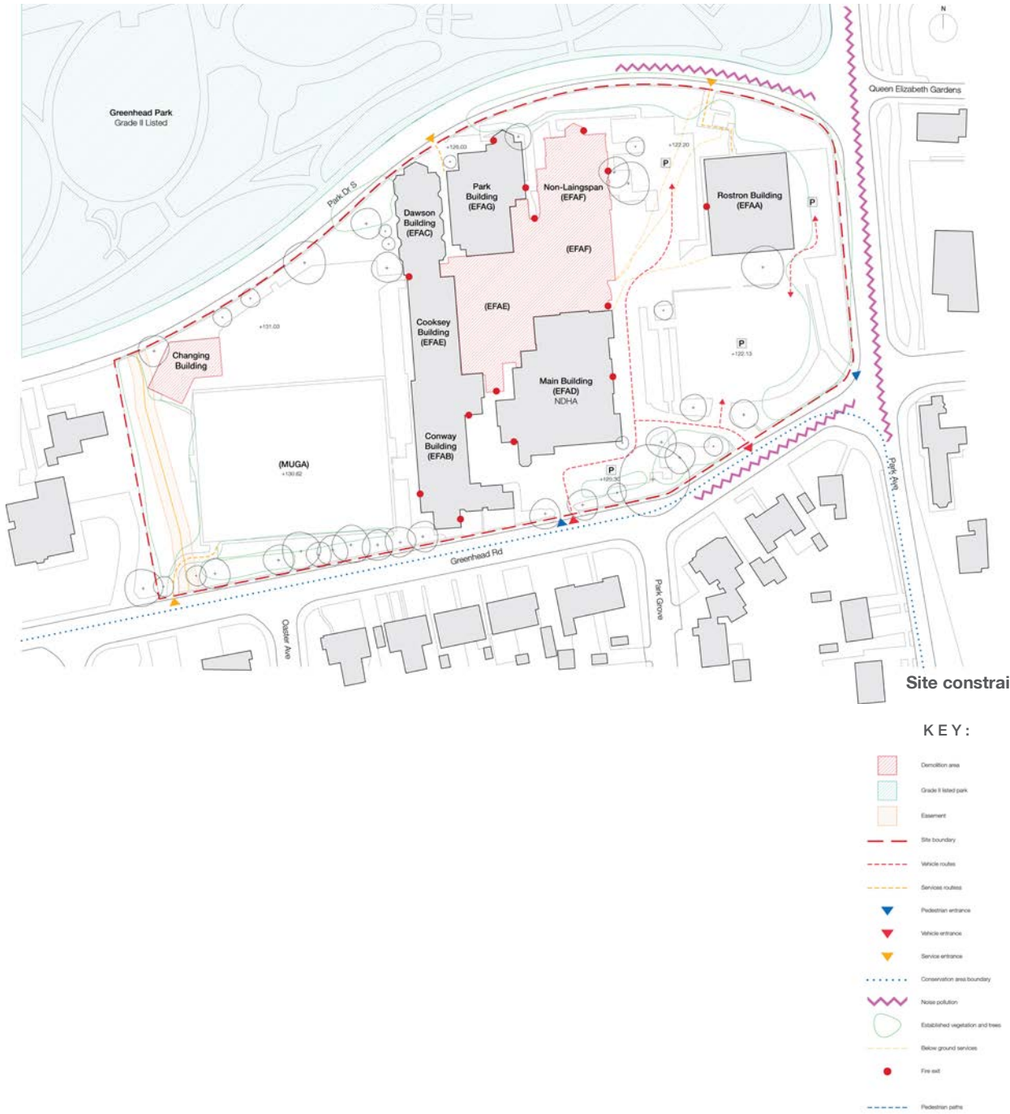
A – The field and pitch areas to the west of the site.

B1/C and D – The location of the existing blocks proposed for replacement and adjacent carpark

B2 – The carpark to the east of the site.

The preferred area of "B2" - currently the existing staff car park was chosen for the following reasons:

- Limits the impact on student learning and the risks of developing a live college site
- Minimises the loss of trees and habitats
- Acknowledges the topography of the site to minimise the impact on Greenhead Park
- Addresses the complexity and risks associated with removing partial sections of the buildings to be demolished
- Retains adequate site area to reprovide an all weather pitch



Site constraints

Concept options appraisal

Options for each of the zones were tested with the College, the DfE and representatives of the planning department. Each option considered the site constraints, requirements of the DfE facilities output specification and key aspects relating to the impact on energy usage by the design and form factor of the building. These designs were challenged and refined to a preferred approach which informed the finalised scheme. A brief overview of the design options appraisal is provided below.

Option one

This is a development of the DfE initial option which formed the basis of the feasibility study for the scheme. The massing reduces from five to four storeys in response to the site levels. All of the necessary accommodation is included in a single building, with a secondary phase following the demolition of the existing buildings to introduce a cloister link between retained blocks.

Positives

- Maintains current site access and the majority of the car parking in their current position reducing costs
- Forms a suitable link between the teaching spaces in the Rostron and Park buildings
- Creates the opportunity for a central external space in the heart of the site
- Provides an accessible link between the Rostron and main campus

Negatives

- Four to five storey frontage to the Grade II listed Greenhead Park on the middle plateau
- Difficult to construct due to proximity to existing buildings and limited access
- Colonnade required to link the existing buildings with a covered access
- Reduction of external sports area
- Requires extensive temporary accommodation
- Partial demolition of existing buildings would result in increased risks to building users and increase temporary works



Site plan



View looking north from site



View looking west from site



View of site looking south from Greenhead park



Aerial view of site looking south west

Option two
This option located the building on development zone A to the west of the site, on the upper plateau. The accommodation for this building would be divided into a new building containing the majority of the teaching spaces over four stories. A single storey infill element links the existing blocks and provides social space.

Positives
- Maintains current site access and car parking in their current position reducing costs
- Opportunity for extensive external landscaping and environment to the east of the site
- Contained construction zone for standalone building with potential for clear segregation from existing campus
- Predominantly north and south facing elevations
- Outlook over Greenhead park provides a positive internal environment

Negatives
- Four storey frontage to the listed Greenhead park in the most elevated part of the site would cause significant visual impact on the park and Park Drive South.
- Proximity to existing buildings would make accessibility between the new and existing development difficult due to level changes
- Results in existing Rostron block to eastern edge of the site being dislocated from the main body of teaching accommodation with science provision being split at either end of the site.
- Reduction of external sports area
- Need to reprovide existing sports pavilion



Site plan



View of site looking south west from Greenhead park



View of site looking east from Park Drive South



View of site looking south from Greenhead park



Aerial view of site looking south west

Option three
This option located the building on development zone B2, the existing car park which is the lowest part of the site. The accommodation is split into a four storey new building and a secondary phase which consists of an infill courtyard building linking the existing blocks and providing social and dining space at the heart of the college.

Positives
- Located in the lowest part away from the northern boundary significantly reducing the impact on Greenhead Park and the Greenhead Park conservation area
- The differing existing site levels between the lower and central plateau are addressed through the building
- The buildings location improves connections to the existing teaching facilities and generates appropriate departmental links with the existing science provision
- Locating the building on the car park reduces tree removal with existing mature trees providing screening of the development
- Creates an opportunity to reprovide the pedestrian access currently dominated by car parking into a positive external environment and pedestrian plaza between the existing and new buildings

Negatives
- Existing car parking provision has to be relocated and an upgraded access formed to the west of the site off Greenhead Road
- Main body of parking remote from main entrance
- Proximity to the existing historic Main Building
- Need to reprovide the existing changing pavilion to accommodate revised parking to compliant size standards
- Need to recreate a new access from Park Avenue



Site plan



View looking north from site



View looking west from site



View of site looking south from Greenhead park



Aerial view of site looking south west

Developed concept
After a detailed review and assessment of the design options it was identified that there were some fundamental operational needs that must be addressed to ensure the development is suitable. These included:

- The development must adhere to the colleges brief
- Dedicated external spaces should be located for spill out, study and flexible future teaching

Based on the option analysis reviewed with the DfE, College and representatives of the planning department option three was selected as the preferred option.

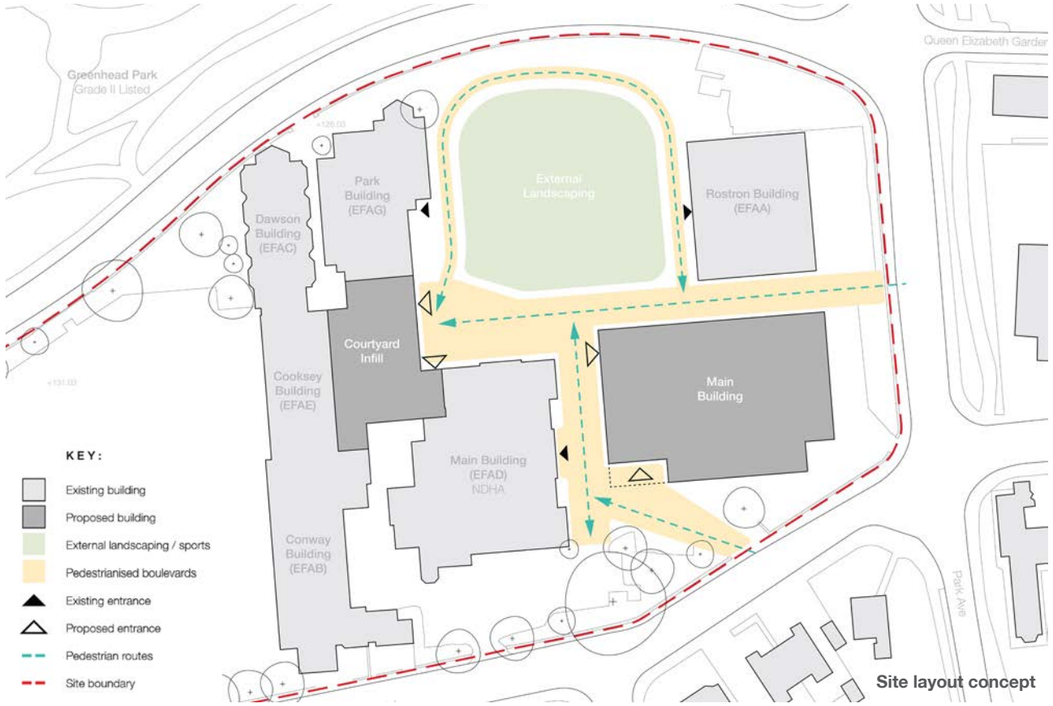
Whilst the selected site offered many advantages it was clearly recognised that the proposals had to be developed to respond suitably to the former High School for Girls building and surrounding conservation area, being cognisant of the rich heritage within the local area.

Proposals for the selected development area have been refined to respond to the site and wider context. The building footprint has been optimised to deliver the required accommodation whilst maximising the separation distance from the former Girls High School building, the Rostron building and ensuring that the important tree belt to the site perimeter can be retained.

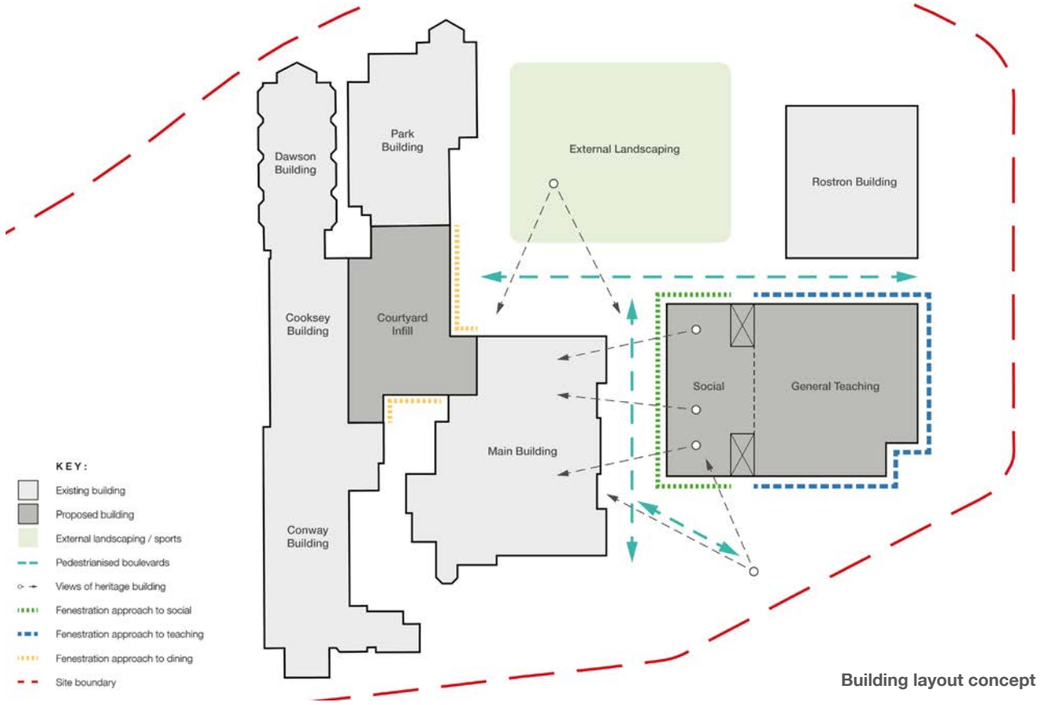
The concept focuses the additional teaching provision to the east of the Main Building on the existing car park and provides the opportunity to form a new pedestrian boulevard between the Main Building and new building leading to the designated pedestrianised external landscaped area.

The developed option was chosen as the configuration:

- Minimises the impact on Greenhead Park and the Greenhead Park conservation area
- Provides a coherent college campus, integrated with the existing blocks and minimises travel distances between lessons
- Provides an excellent environment that supports teaching and learning and will help attract students and staff
- Creates positive, usable external spaces for external teaching, independent study and social interaction
- Offers an inclusive, mature and distinct alternative to school sixth forms
- Provides a safe and secure site which mitigates the risks associated with the partial demolition of existing structures
- Allows for a replacement sports area to be provided on site
- Retains the existing quantum of parking and improves parking by supplying compliant spaces including the provision for electric vehicle charging for a number of spaces
- Locates the social and study spaces adjacent to the historic building creating an impressive learning environment
- Develops a spatial plan of the scheduled spaces defining a complementary elevational treatment to the facade facing the historic building and Greenhead park
- Maintains an efficient form factor and effective mass which will support the NZCiO requirements



Site layout concept



Building layout concept

Use and Amount

The proposed development provides new educational facilities on the existing Greenhead College site. The scheme replaces existing teaching provision and addresses short falls in existing accommodation such as dining, with the college capacity remaining the same.

The development is supported by replacement outdoor sports facilities, hard and soft external social and learning spaces and onsite parking. The proposal encourages and supports community use through enhanced accessible facilities with the building arranged to allow efficient management and staffing.

The college envisages the following hours of operation:

College hours (as existing and proposed)
Monday – Friday (Staff) 07:30 to 18:00
Monday – Friday (Students) 08:00 to 16:30

Out of hours For the proposed AWP
Monday – Friday 18:00 to 21:00
Weekends 09:00 to 18:00

Proposed Main and Park Avenue car park
Monday – Friday 07:00 to 21:15
Weekends 08:45 to 18:15

Proposed Park Avenue car park
Monday – Friday 07:00 to 18:00

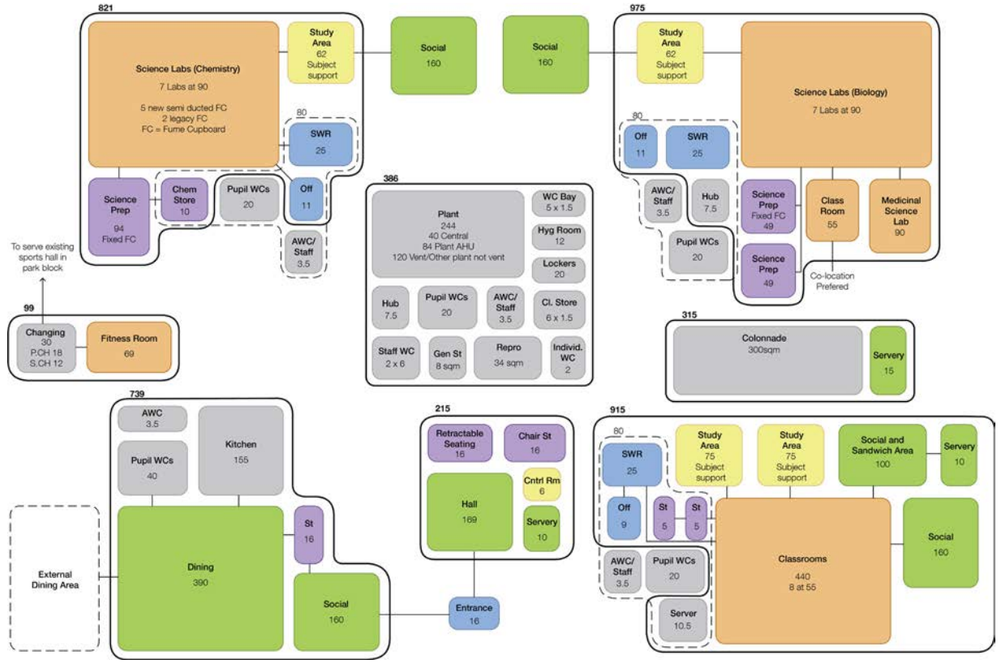
Amount
The college site is approximately 2.5 hectares. The new college main building 5,294sqm gross internal area across the four storey building. The infill courtyard is 895sqm gross internal area across the two storey building.

The proposed external landscaping creates a suitable collegiate environment and maximises the provision of open space, biodiversity and urban greening whilst reproviding the existing sports facilities. The western oversized all weather pitch is replaced by a new all weather pitch sized in line with Sport England guidance.

On site parking provision matches the existing quantity and totals 157 car and 2 minibus parking spaces. This includes 8 retained accessible spaces. 16 of the spaces (2 accessible & 14 standard spaces) will also benefit from electric vehicle charging infrastructure. In addition, cycle parking is proposed as 30 covered stands provided for student and staff use and 12 visitor stands.

Existing car parking to the east of the Rostron building is retained, with a new access created from Park Avenue. The existing car park to the south of the existing Main Building is retained, with the current access from Greenhead road converted from single access to entrance and exit due to the reduced numbers of parking spaces in this area. The 8No. accessible parking are provided in this location due to the proximity to the visitor entrance.

The building provides 24 specialist classroom and laboratory spaces supported by a suite of administrative accommodation and ancillary spaces. A cluster of flexible study and social spaces are proposed for independent learning. Additionally, there is a suite of larger spaces including a main hall, dining spaces and associated servery's, which meet the requirements of the colleges food and beverage offer. A fitness room is located adjacent to the existing sports provision with the replacement changing.



Brief adjacencies

Layout and Scale

It was recognised from the outset that it is crucial the design proposals address the limited site capacity and respond to the constraints identified within the assessment and evaluation sections through the effective layout and enhanced internal provision. The building footprint is minimised, creating an efficient form factor whilst ensuring the scale is appropriate. The external spaces created around the buildings offer an enhanced pedestrian focused environment.

Arrival
The proposals carefully consider how students will arrive and depart from the college site safely, ensuring good segregation between students and vehicles. A new pedestrian approach leads from Greenhead Road to the main entrance via a new plaza leading to the new student entrance, retained visitor entrance and culminating in the main external space. The existing pedestrian access point to the south east corner of the site will also lead into the pedestrian plaza.

Entrance and access
The formalised existing site entrance for pedestrians is retained, with the former car park vehicle exit converted to a pedestrian entrance and envisaged as the primary student thoroughfare. This creates a safe pedestrian route which is separated from vehicular movement at the earliest opportunity and enables a pedestrian focused environment to the frontage of both the new building and the existing historic building. Site routes are clearly defined and reinforced by planting and landscape finishes.

Multiple vehicular access points are provided from Greenhead Road to the main car park and the retained car park where the accessible parking is located. A secondary entrance has been created on Park Avenue for occasional managed deliveries, refuse collection, emergency access and some staff car parking. Existing access points on Park Drive South are retained for maintenance access, occasional managed deliveries and refuse collection. The remaining parking is provided in a new car park to the west of the site, with the parking redeveloped to compliant design standards.

Massing
The mass of the four storey building is minimised by locating the new building on the lowest part of the site and cutting the ground floor into the site so that it presents as a three storey elevation to the west, where it sits adjacent to the former High School building. The building location also minimises the visible mass from Greenhead Park.

The overall scale is defined by the quantum of accommodation required by the college and funded by the DfE, and the minimum standards set out in the output specification. The recessed student entrance opens up additional views to the former High School building and creates a sheltered and clearly expressed point of arrival for all students.

The infill block linking the existing buildings is predominantly single storey with an element of two storey accommodation adjacent to the existing sports block.

Internal layout
The building is arranged to provide an efficient and logical clustering of departments, student and support spaces. To the ground floor an open plan, double height student social space is located adjacent to the student entrance that provides views up through the building and out to the former High School building, creating strong visual links across the campus. A feature stair provides immediate access to Level 01 and to the main campus floor level beyond, supported by a lift for accessibility. At the heart of the plan is the main hall with a wrap of social and dining spaces to its perimeter. The main dining space can spill out into the external social space in good weather. Highly serviced spaces such as the kitchen and plant rooms are located to the east in close proximity to the new service access off Park Avenue.

Stair cores servicing all floors are located adjacent to the main student entrance and access from the Rostron Building and upper campus entrance, to allow for efficient pupil movement up to level 01 to 03. Level 01 provides the main body of general teaching spaces wrapped around the upper void of the hall to the building perimeter, maximising access to ventilation and natural daylight. Centrally ancillary accommodation and staff spaces are provided along the hall edges. Level 02 and 03 accommodate science labs to the building perimeter wrapped around prep rooms and social spaces with light wells providing top light from roof lights above. To the west end of each floor a generous student social space is located with views out to the former High School Building providing strong visual links back to the existing building and wider campus.

The courtyard infill building provides a central social and dining space at the heart of the campus and also provides an internal link between each of the retained buildings on the central section of the site. The new infill block includes a fitness studio as well as replacement changing provision. These spaces have a close adjacency to the existing provision within the Park Building and easy access to the sports pitches via a route which can be segregated from the majority of the campus for localised community use.

In order to provide flexible buildings that can adapt to the colleges needs in the future the design provides:

- A simple structure, servicing and elevational approach that allows flexible teaching spaces to be easily adapted over time
- Large format spaces grouped centrally to allow for large scale events both during the college day and out of college hours. This includes the interconnection of the Main hall and chair store to allow for theatre productions where the adjoining dining space can be used for back stage provision, and the social area acts as a grand foyer
- Multiple stair locations provide the necessary escape routes for the occupancies outlined in the brief
- Social spaces to the west of the new building generate large enough combined spaces to be converted to teaching spaces in the future should there be a requirement
- Voids and double height spaces located through the central section of the building with the roof configuration provide flexibility for future servicing requirements
- A centrally located dining and social space in the heart of the site links the existing buildings and creates a flexible open area
- Changing facilities and fitness provision in the courtyard infill building which relate to the sports facilities provided in the existing Park building



Level 00 - Main building



Level 00 - Courtyard Infill building



Level 01 - Main building



Level 02 - Main building



Level 03 - Main building



Level 01 - Courtyard Infill building

Changing provision

To accommodate the relocated car park and reprovide the required parking numbers to a compliant standard the changing pavilion will be demolished and changing accommodation reprovided within the courtyard infill building. This improves the adjacencies with internal sport provision and locates it in the primary cluster of teaching accommodation.

The changing provision is situated on both levels of the courtyard infill building with the accessible and staff change to the ground floor and the student change located on the first floor with each room providing changing for 30 students.

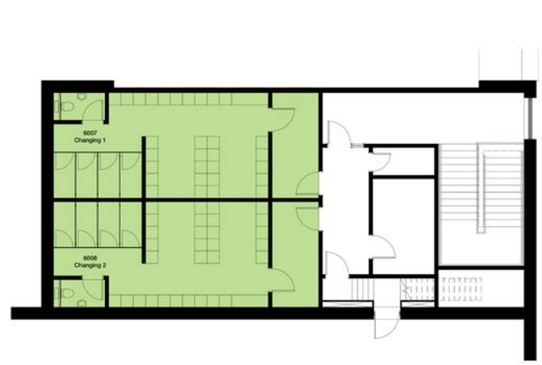
Community use

The community use of the courtyard infill building will be managed access through the secure line to the changing provision and to the AWP.

Key spaces that may be used by the community and to deliver an extended curriculum offer have been grouped to allow ease of access and operation. Collectively these offer the opportunity to accommodate a wide range of events without the need to open up the wider site.



Level 00 change

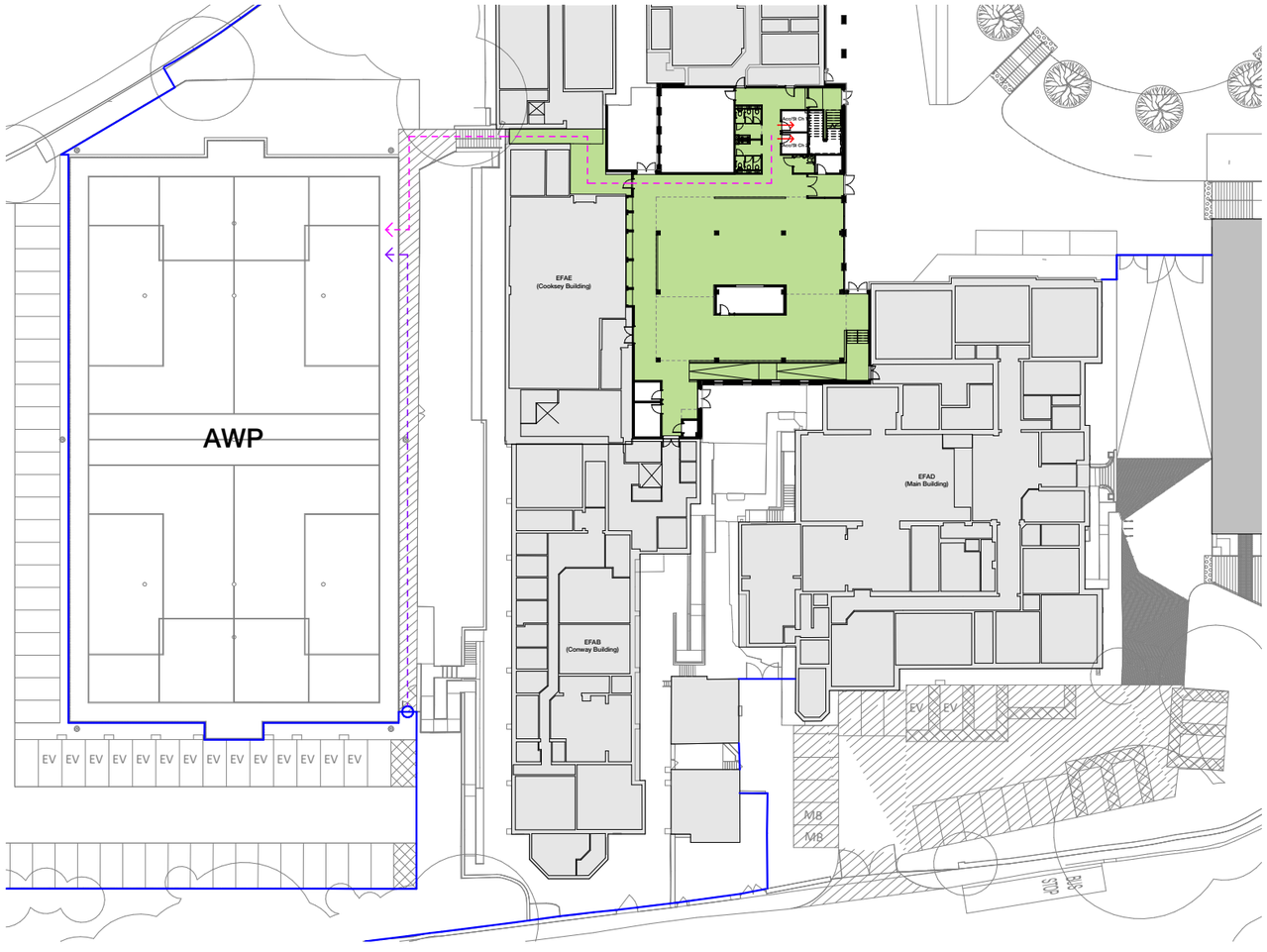


KEY:

Accessible/staff changing room

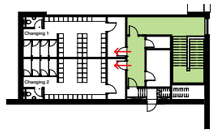
30No. pupil changing room with showers

Level 01 change



Courtyard Infill Level 00 - Community Use

1 : 200



Courtyard Infill Level 01 - Community Use

1 : 200

KEY:

Existing building

Main block of new build

Circulation opened for community use

Changing room entrances

Community use route Parking to AWP

Community use route from change to AWP

Secure line

Secure threshold

Community access route

Access and Security

In addition to the access provisions described in the layout section detailed consideration has been given to the following areas:

Site development concept
Clarity of spatial organisation is a fundamental driver for our proposal. The proposal defines a hierarchy of space; student pedestrian access; public pedestrian access; safeguarding and clear orientation from the site edge to the building entrance, with controlled access to internal and external teaching and sports facilities.

Working from the north east, we retain the existing onsite parking adjacent to the Rostron building with a new access arrangement to Park Avenue. This provides access to the kitchen and facilities management, outside of the safe guarding line.

Pedestrian access routes connect to an entrance plaza, acting as a gathering space and focal point outside the main entrance to both the new building and existing buildings.

Our design has been developed to form a collegiate campus from both the new and retained buildings. In essence, our design will deliver a whole site approach to education and sport, whereby the college grounds are delivered to enhance the learning experience, improve the internal and external environment through the sustainability requirements and create a net gain in the urban greening factor.

Access and arrival
The proposals carefully consider how students will arrive and depart from the college site safely, ensuring good segregation between students and vehicles. Existing entrance points to the site are to be retained and / or repurposed along the southern boundary of the site.

Accessibility
The proposals have considered the needs of all users so that both new buildings are accessible to all. The user experience is an important aspect of the design, and accessible routes have been provided from a site entrance to each building entrance. The routes will be well lit and have smooth and even surfaces. Ramps will be as shallow as possible, integrated into the environment, and meet the detailed recommendations in Part M and BS8300.

All vehicular and pedestrian routes will be accurately signposted with signs that meet good sign design guidance. There are accessible parking bays close to the main entrance within the southern car park and step free routes are provided to each college building.

Each new building entrance has been designed to be welcoming and inviting as well as accessible and secure. The student entrance will include a suitable counter with a low level section for wheelchair users. There is provision to assist those with sensory impairments, such as good even lighting and colour contrast.

Each facility has well positioned accessible WCs located close to WC clusters in both the main building and courtyard infill building. All corridor widths will enable ease of use for wheelchair operators and the ability to pass. Accessible changing is provided in the courtyard infill building adjacent to both the new fitness room and the existing sports facilities in the Park building. A hygiene room has also been provided in the main building.

Vehicle circulation
Vehicles enter the site via designated entrances to the south of the site from Greenhead Road and the east of the site from Park Avenue. 157 car parking and 2 minibus parking spaces have been provided within the proposals. To the east of the site, existing car parking adjacent to the Rostron Building has been retained. Parking spaces, including accessible spaces, are also retained to the south of the site.

Pedestrian circulation
Pedestrian movement has been carefully considered to improve pedestrian safety ensuring good segregation between vehicles and pedestrians. Pedestrian access to the site is via two student access points along the southern boundary of the site from Greenhead Road.

Service circulation
Designated service access points have been retained to the site, along Park Drive South and a new access from Park Avenue to ensure separation between service vehicles and students. A designated fire tender route has been provided that access's the site from Greenhead Road to the existing car park and runs between the existing college building and proposed building.

Cycle circulation
Student & staff cyclists would access the site via the student entrance and dismount before dropping off their bikes within a secure cycle parking area within the college's secure line. Designated access points to the site have been proposed from Park Avenue and Greenhead Road. Covered cycle parking has been provided for 30no. cycles with the potential for further expansion across the site in future. Visitor cycle parking has also been proved for 12 cycles.

Sports Provision
A replacement sand filled 60 x 35m all weather pitch has been provided to support 3no. full size netball courts and 4no. tennis courts as well as hockey and football. This can be over marked with other sports as required. The all weather pitch will be fenced with 3.0m ball stop fencing with the addition of a 1.8m acoustic fence to the western and southern boundary.

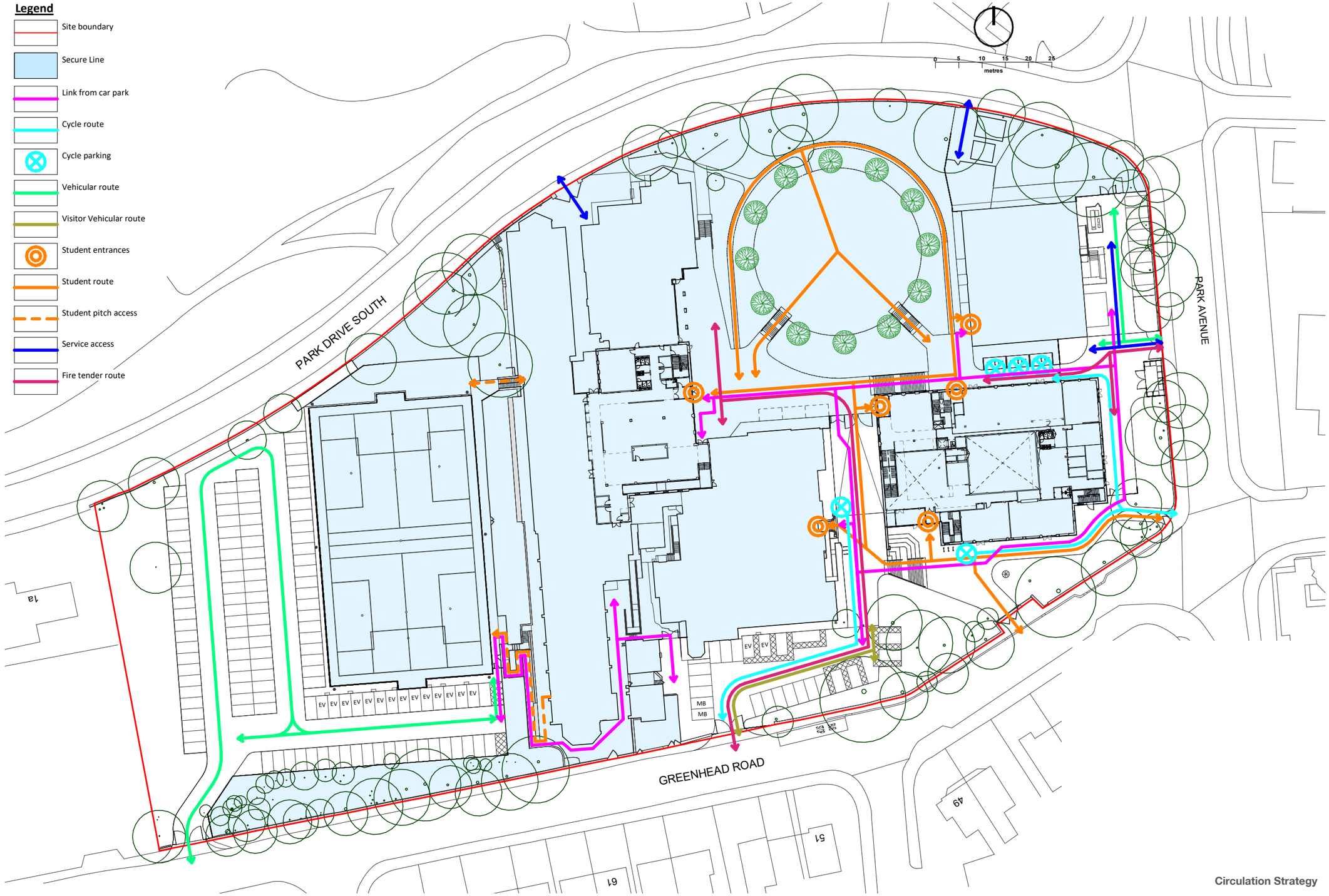
Operational deliveries
Deliveries for the kitchen and refuse collection both of which will be supervised during all vehicle movements will be taken from the new entrance to the east of the site off Park Avenue. Additional operational access is retained in its existing format utilising the existing accesses to the north from Park Drive South.

Staff
A small number of staff parking spaces are located at the north east of the site in the retained area of car parking, accessed from a new vehicular entrance from Park Avenue. Additional parking is retained to the south of the site, adjacent to the Main Building and utilises the access from Greenhead Road. The main area of car parking will be relocated to the west of the site and will be accessed from Greenhead Road via an upgraded existing access point. Staff will be encouraged to use sustainable transport methods to access the site will remain unchanged as a result of the development.

Student
Students are encouraged to approach the site via sustainable transport methods. Existing pedestrian routes are retained and enhanced with additional routes to the colleges entrance replacing the south east vehicular exit from Greenhead Road. From the point of entry there are clear sight lines to the arrival plaza and main entrance, ensuring the site is easy for visitors and students to navigate. The building is located on the former car park opening up an attractive open green space to the north of the site, allowing students to enter the site and gather away from vehicular movement. The pedestrian routes onto site will cater for pedestrian flows directed from the town centre. Ample cycle storage is provided across the site with wide boulevards safely accommodating both cyclists and pedestrians.

Legend

- Site boundary
- Secure Line
- Link from car park
- Cycle route
- Cycle parking
- Vehicular route
- Visitor Vehicular route
- Student entrances
- Student route
- Student pitch access
- Service access
- Fire tender route



Circulation Strategy

Security

The proposals aim to create a safe and secure environment without compromising the sensitive setting. The design exploits the natural topography of the site, creating safeguarded routes and zones without resorting to multiple fences that would otherwise detract from the colleges tree lined setting.

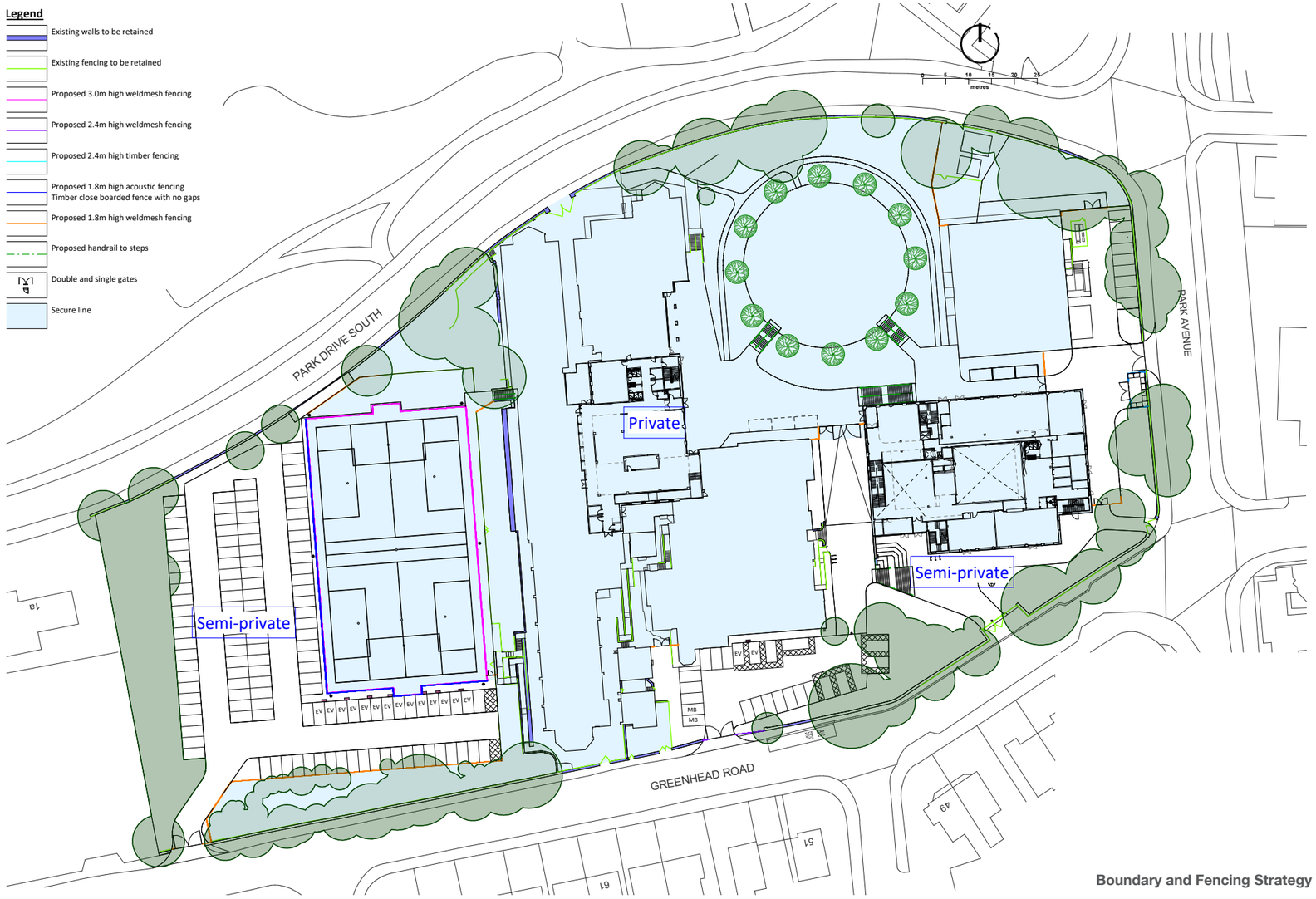
Logical secure lines and clear segregation of traffic underpins the approach for secure entry into the building, limiting vehicular access to areas of pedestrian movement and gathering spaces. Footpaths have been carefully located throughout and designed to ensure safe routes around the site.

The main pedestrian approach to both the visitor and student entrance is provided with extensive surveillance from the adjacent buildings. A clear boundary is defined between the semi private arrival space and private grounds of the college beyond - clearly defined by the secure boundary line between these designated spaces with a single controlled entry point for students and visitors.

The site boundary treatment is largely as existing, with the building and fencing utilised within the site to create a clear boundary between semi private arrival space and parking and the private inner secure college campus. Full details of the boundary treatments are provided on drawing NE8659-OOB-ZZ-00-DR-L-0010.

Entry points and ground floor windows will be surveyed with views from adjacent buildings on the campus where applicable and a CCTV system will be provided in line with the DfE specification.

Generally recesses have been avoided to the building form with the exception of a large and generous area to the main entrance and link to the existing Park block. These provide a gathering space for students and a waiting area for disabled building users in inclement weather. The scale of the student entrance and extent of glazing to the inner social areas allow for good levels of passive supervision of this area.



Boundary and Fencing Strategy

On site parking is located so there are views from adjacent buildings within the campus. The main body of student cycle parking is located within the secure fence line and surveyed from adjacent teaching and dining spaces.

External lighting will be provided to the new car park areas and new routes around the campus and around the new building in line with the requirements of the DfE output specification.

The buildings form, mass and detail has been developed to limit the opportunity for access by climbing on to the building's roof.

Proposed trees have been specified as 2m clear stem species to allow for natural surveillance. Ornamental and shrub planting will be low level (under 1m in height) to ensure as much surveillance as possible around the site.

The construction standards generally of the building envelope, boundary treatments and security systems will all meet the requirements of the DfE output specification and associated generic design brief and technical annexes.

Landscape Design

Concept

The landscape strategy aims to provide a site that is legible, safe, and welcoming.
Other aims include:

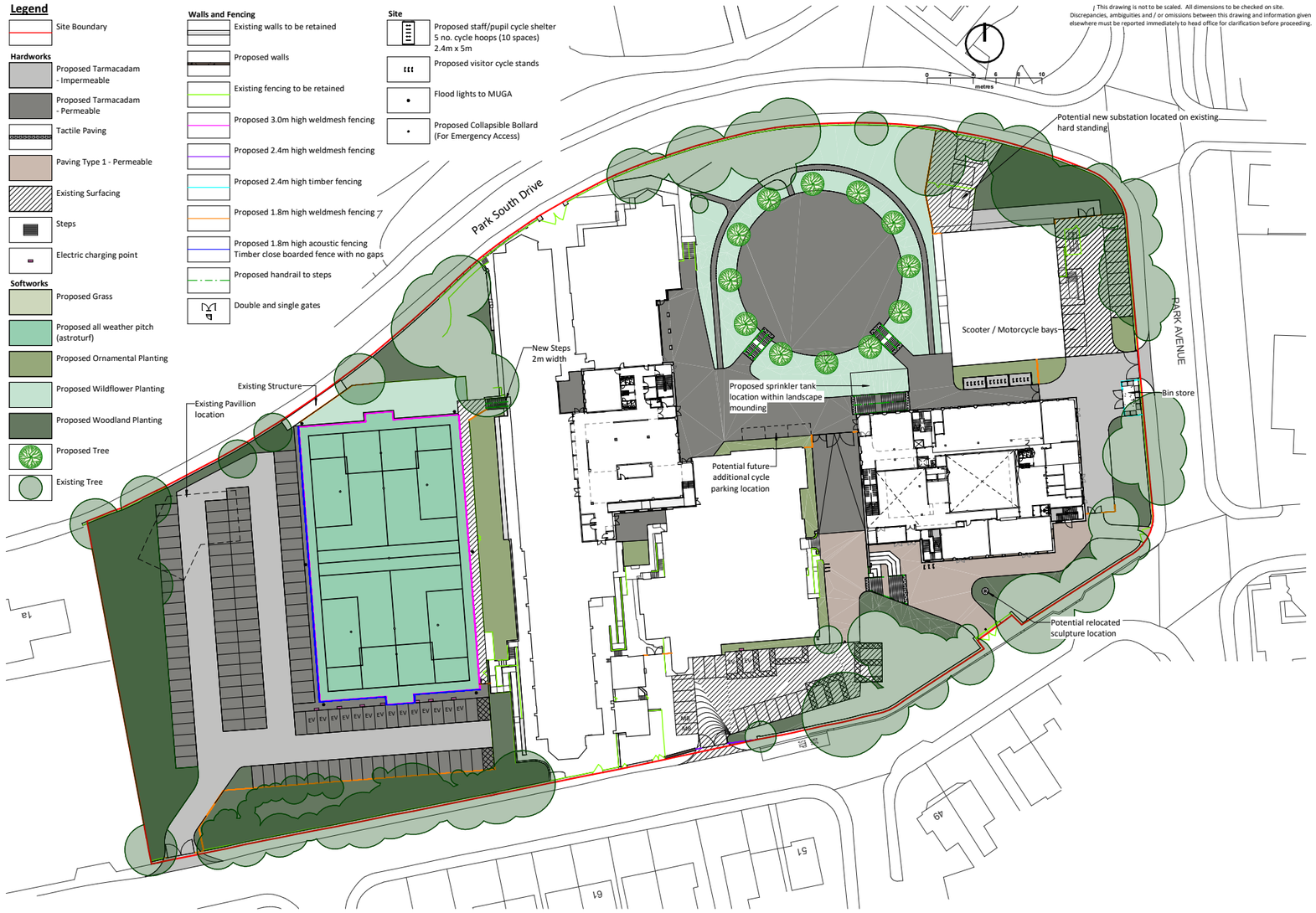
- Improving site safety by placing staff car parking to the west of the site to create a pedestrian focused environment.
- Creating legibility and increasing accessibility to community facilities – a high quality, legible environment accessible by all users with increased visual and pedestrian connectivity across the site, and clear segregated vehicular circulation and servicing arrangements.
- Enhancing the character of the site, increasing greenery, and improving microclimate whilst also retaining as much existing vegetation as possible
- Enhancing biodiversity – enhancing existing habitats through the soft landscape proposals to improve biodiversity and maximise the urban greening factor.

The site as existing

The site is rich with mature vegetation including trees and shrubs. Proximity of the site to sensitive residential areas to the south of the site has played a key part in how the building and its associated infrastructure has been arranged on site however existing vegetation will be retained to act as further buffering for these residential properties. A sensitive boundary to further residential properties is located to the west which has led to the reorientation of the allweather pitch and additional buffer planting being proposed in this area. An acoustic fence will also be provided.

Proposed site layout

The proposed new college building has been located to the east of the existing college buildings that are being retained on site. Immediately south of the new building, a generous arrival space has been proposed that creates a welcoming space for arrivals to the college site from the entrances from Greenhead Road. Proposed steps will deal with the changes in level between the entrance spaces to the proposed building and the existing building. Existing car parking will be retained to the



Landscape site plan

south of the main college block immediately off Greenhead Road.

To the north of the proposed building, a circular student hub space will create breakout space for students to utilise during the college day. Steps will deal with the changes in level within this area of the site with an accessible route wrapping around the space winding in between wildflower and tree planting.

A proposed replacement all weather pitch is located to the west of the existing college block. The pitch will be enclosed with a 3.0m weldmesh fence and a 1.8m acoustic fence to the western and southern boundaries. To the west of the pitch is the proposed car park, surrounded by proposed woodland planting and retained mature trees.

Hard landscape
A simple and robust palette of materials is proposed across the site which will complement the buildings both new and old. These will be easy to maintain, repair and replace if necessary.

To the south of the proposed building, permeable paving is proposed to the main student arrival space. The rest of the spaces around the main student areas are to be permeable tarmacadam. Permeable tarmacadam is also proposed to the proposed parking bays. Impermeable tarmacadam is proposed to the vehicle circulation routes around the car park and to the east of the site.

Existing parking is being retained to the south and east of the site. Cycle storage will consist of a timber enclosure with a flat roof. Galvanized steel cycle hoops will provide a robust / scratch free solution. The site will be secured with existing boundary fencing with internal 1.8m fences creating the secure internal line.

Soft landscape
The objective for the soft landscape is to provide a safe, visually attractive environment based on sound ecological principles.

The site includes a large area of woodland planting to the south and west side of the site, providing an excellent resource for learning.

Whilst we have sought to retain as many trees as possible elsewhere on the site, some will need to be removed to facilitate the new buildings and infrastructure. Mitigation planting will be provided within the central student space with areas of low maintenance ornamental and wildflower planting planted throughout the site.

All planting around the buildings will be low maintenance and include evergreen plants to provide structure to ensure that newly planted areas look good all year round. New medium to large shrub planting will limited to boundaries to ensure natural surveillance across the site is maintained. Existing shrubs will be removed / pruned as appropriate to improve safety.

Management and maintenance
The long term management strategy is to provide a robust environment that allows for a multitude of future activities and uses for the college and community, and to create a planted framework that enables the landscape to provide habitats and create visual interest all year round. Materials will be chosen for their robustness, environmental performance, and longevity, as well as their visual appearance.

Appearance

The proposed external appearance of the scheme has been developed in response to the site's heritage asset, the former High School for Girls Building, the listed Greenhead Park and to utilise the prominent changes in topography. It has also been informed by the technical requirements of the client's specification, building function, the practicalities of educational buildings and the budgets associated with the educational funding mechanisms.

The fenestration has been devised to take cues from the former High School for Girls Building, historic imagery of the former Greenhead Hall which used to occupy the site (refer to heritage statement for further details) and the surrounding local context. It also needs to meet the technical requirements of the DfE design brief that sets minimum technical standards across a range of factors to deliver excellent quality learning environments and low energy buildings. This includes factors such as ventilation, daylighting and glare control all of which strongly influence the fenestration design. As an example, this requires approximately 7.6sqm of glazing between 1100mm and 3200mm above floor level to each structural bay.

An analysis of the existing heritage buildings principal façade identified a clear emphasis of the verticality through an ordered arrangement of the windows in the vertical plane. These are then varied in type as they work up through the order of the building (see studies opposite). These principles have been adopted on the new build elements whilst ensuring that the façade design meets the technical requirements of the brief.

A material palette has been selected that is respectful to the predominant tones and colours of the local stone and slate typically found on historic buildings in the surrounding conservation area and the rich variation and texture found within that stone. Using a high quality brick that reflects these tones and textures, elements of cast stone to highlight details, and slate coloured window frames, the scheme aims to sit comfortably alongside the historic grain as a modern building and avoids the temptation to imitate and create a pastiche. The design has been developed to allow future internal reconfiguration to be achieved without the external envelope being altered. This approach will enable open areas to be enclosed without changes being required to elevations and vice versa.

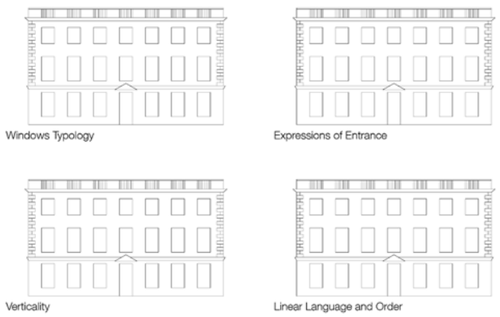
Generally PPC aluminium curtain walling and windows are proposed, with integrated lookalike panels and louvres where required. The proposed roof material is a sedum or green roof and photovoltaic panels will also be included. Wind catchers are utilised to provide assisted natural ventilation to the larger spaces.

Our materials palette is deliberately simple and minimises interfaces, maximises buildability and can be built to the highest standards.

DfE Specification

As set out in earlier sections, the project funding is reliant on the proposals meeting the DfE Output Specification including their new Sustainability Brief. These requirements have been developed by the department over many years and are focused on delivering excellent learning environments that meet the demands of the current education system and can adapt and flex with changes in pedagogy and curriculum in the coming years. They also place a substantial emphasis on delivering new school buildings that are sustainable and seek to address the challenges of the climate emergency. In order to comply with these specifications there are a large number of requirements that the building envelope, and in turn its appearance need to address, these include:

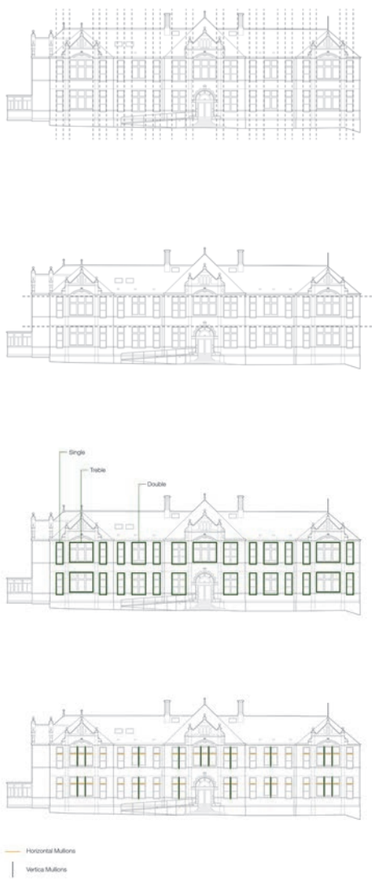
- Meeting minimum standards for daylight, assessed through climate based daylight modelling, to provide a high quality internal environment and minimise the use of artificial light.
- Mitigating overheating risk in warmer seasons and minimising heat loss during colder seasons through the optimisation of glazing area, shading, glass performance and window layout.
- Maximise airtightness and levels of insulation to minimise heat loss.
- Provide sufficient natural ventilation to mitigate overheating in warmer seasons, and allow for sufficient air changes in cool seasons whilst not resulting in excessive heat loss and in turn the need to heat spaces. This has to be achieved though the provision of opening windows and / or louvres and heat recovery ventilation units.
- Mitigate the risk of glare and ensure that natural ventilation systems can operate when shading devices such as blinds are in use.
- Provide a biodiverse roof with integrated photovoltaic cells which requires the roof to be of a flat roof construction rather than pitched.

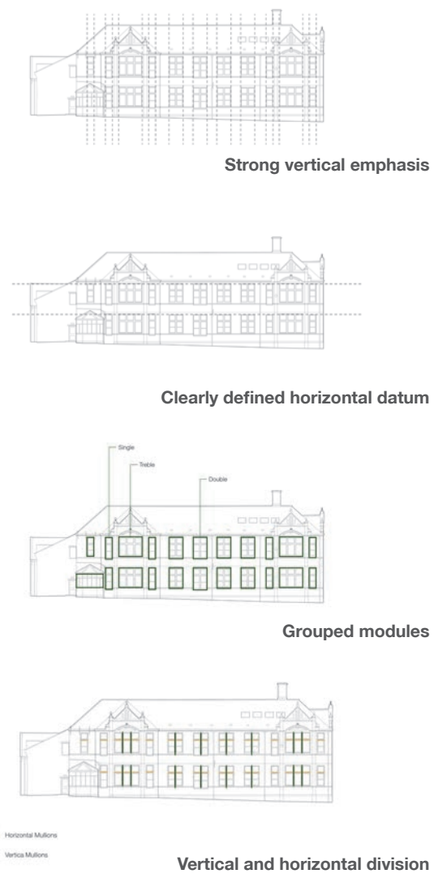


Former Greenhead Hall elevation studies



Former Greenhead Hall





Strong vertical emphasis

Clearly defined horizontal datum

Grouped modules

Vertical and horizontal division

Existing elevation studies

- Not to exceed the project capital funding which is derived from a national formula based on benchmark cost data. This places limitations on the palette of materials and architectural language that can be utilised within the proposed scheme.

Appearance development

Following a preapplication consultation with members of the planning department including conservation and planning representatives, Historic England, ward members and a preapplication review with the planning committee, we undertook a review of the scheme to identify opportunities to enhance the appearance of the scheme, whilst still meeting the DfE requirements and working within the project funding. Design measures implemented in response to comments included:

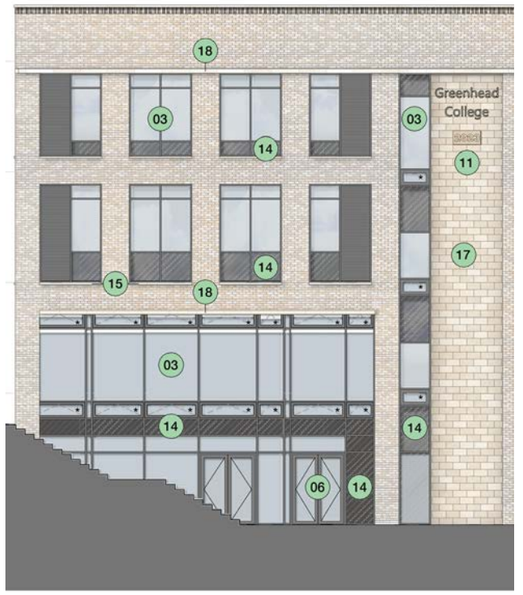
- The redesign of the entrance and adjacent facade to enhance the visual impact of the scheme on approach and integrate additional stone elements within the façade. The design development also enhanced visibility into and through the double height ground floor to the existing campus and former High School for Girls building beyond
- The redesign of the north west corner of the building to address comments from Historic England regarding views to and from Greenhead Park
- The introduction of horizontal cast stone string course, coping, window cills and detail to the parapet which adds interest to the façade and takes cues from the former High School building and local heritage assets



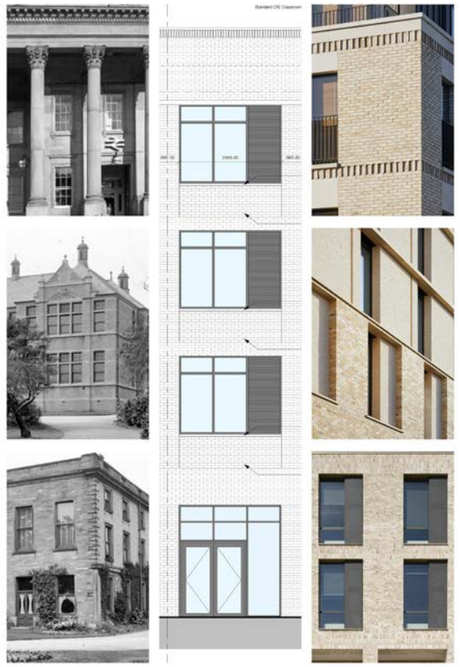
Requirements of the elevational design



Previous elevational approach



Developed elevational approach

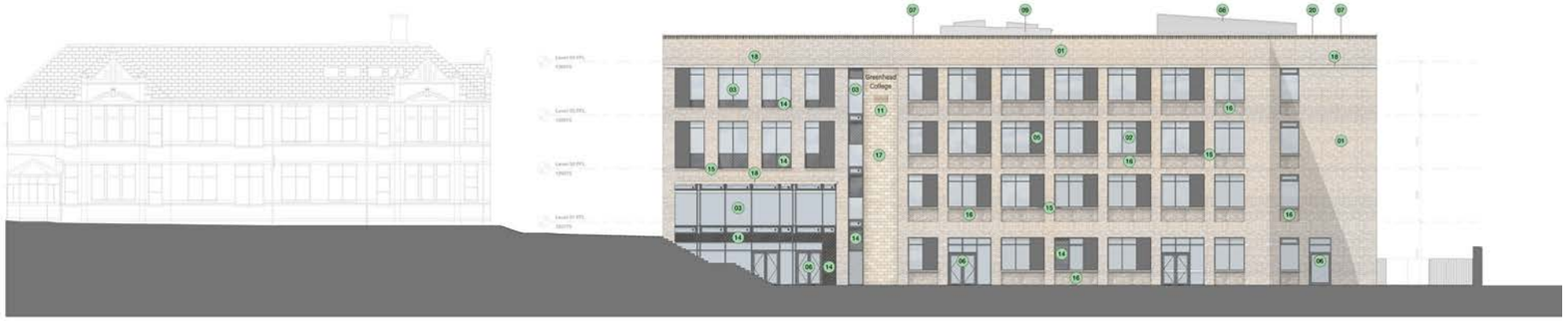


Elevation Precedent



A - North Elevation 01
1 : 100

North elevation - Main Building



South elevation - Main Building

KEY:

01 Brickwork - Forterra Carsington Cream
02 PPC alluminium window system
03 PPC aluminium curtain wall
04 Vent louvre to Monodraught unit
05 Vent louvre/brise soleil to Monodraught unit and ventsair unit or inward opening vents to suit vent strategy
06 PPC aluminium glazed door
07 PPC coping
08 Plant enclosure
09 Rooflight upstand with dampered vent louvers to perimeter
10 Louvre and doors to plant room
11 Signage zone
12 Railing
13 Inset Brickwork - Forterra Carsington Cream
14 Glazed Spandrel Panel



East elevation - Infill Block



North elevation - Infill Block

Please refer to elevation drawings for full extent of elevations.



Exterior view 1



Exterior view 2