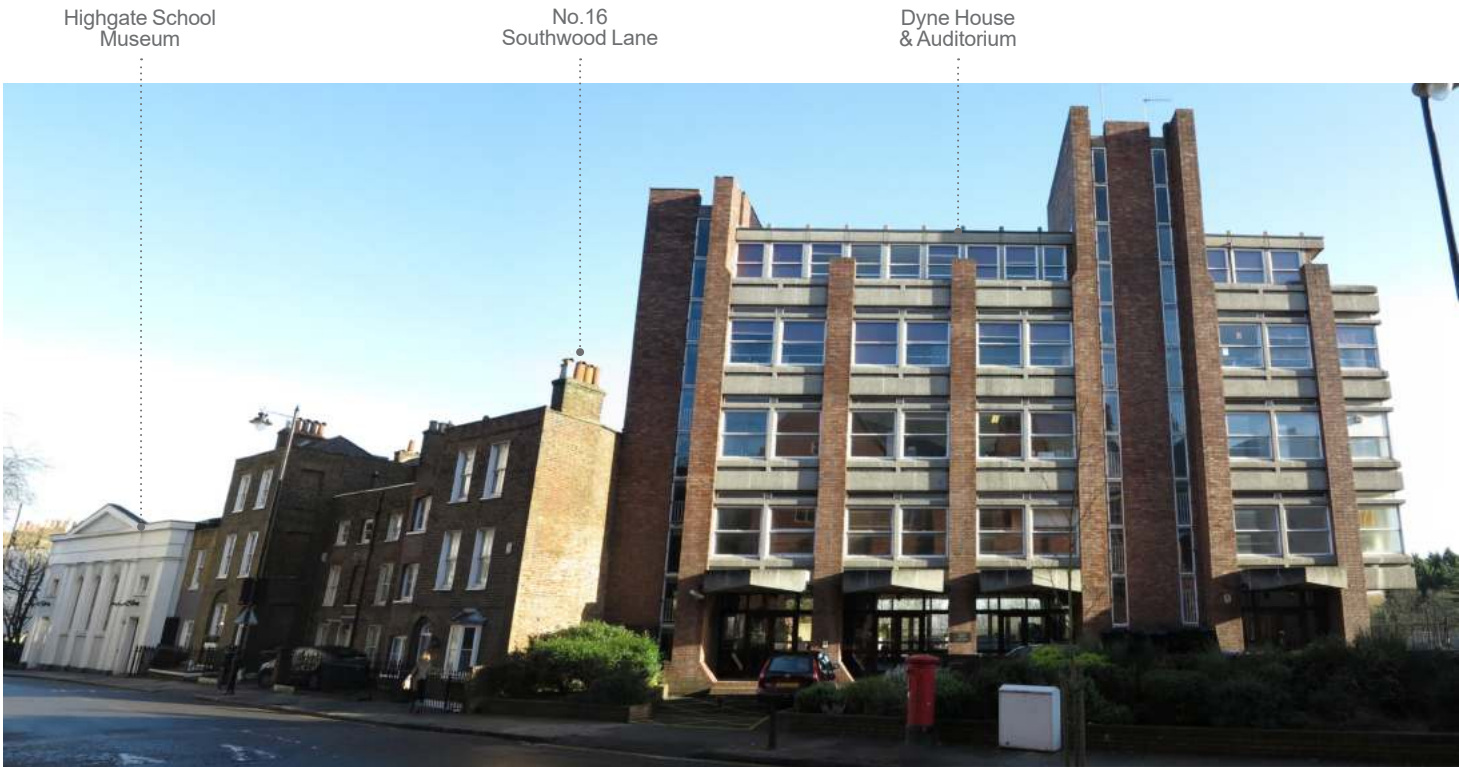


2.0 | The Site

2.4 | Dyne House Site Photographs

Dyne House currently houses the Music Department and general classrooms. The teaching accommodation comprises 17 classrooms/ seminar rooms and numerous practice rooms and support facilities.

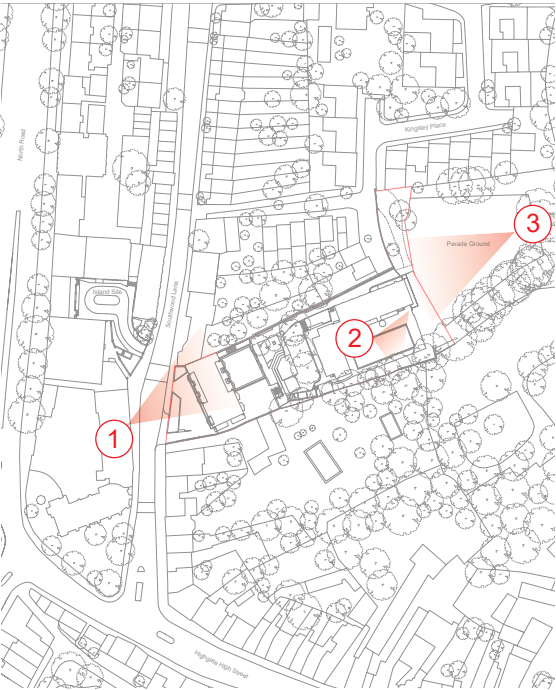
The remainder of the site comprises the Classroom Building (1904), Gymnasium (1950) and the redundant open air swimming pool (1950). In addition there are two pupil amenity areas; Gibbon Garden located between Dyne House and the Classroom Building; and the Parade Ground which occupies the whole of the east end of the site.



1. View of Dyne House from Southwood Lane



2. The redundant open air swimming pool



3. View towards Dyne House from the Parade Ground

2.0 | The Site
2.5 | Surrounding Buildings

Dyne House is situated between listed early 18th and 19th Century terraced properties on Southwood Lane that vary considerably in height, form and detailing. The properties are a focal point at the Dyne House end of the street and serves as a transition from the built up commercial character of Southwood Lane further north.

The west elevation of Southwood Lane is characterised by the organic development of the Island Site over more than 150 years that has resulted in a collection of buildings. The main ones being, Big School and the Chapel opened in 1867, Central Hall opened in 1899, Science Building in 1928, Garner Building in 1983 and the current New Teaching Building on the North Road in 2012.



1. The Chapel Building 1867



2. The Science Building 1928



3. The New Teaching Building 2012



4. No.2 Southwood Lane



5. No.16 Southwood Lane



6. No.8 Southwood Lane

2.0 | The Site
2.6 | Dyne House Building Exterior

Dyne House is a concrete frame building clad in brickwork and pre-cast concrete. It has not had a major refurbishment since it was built, apart from the refurbishment of the basement Auditorium, Recital Room and music teaching facilities which were completed in 2010.

The building reflects the period in which it was built, the services windows and other elements have reached the end of their life and the joints on the external precast concrete panels are now starting to break down and leak.

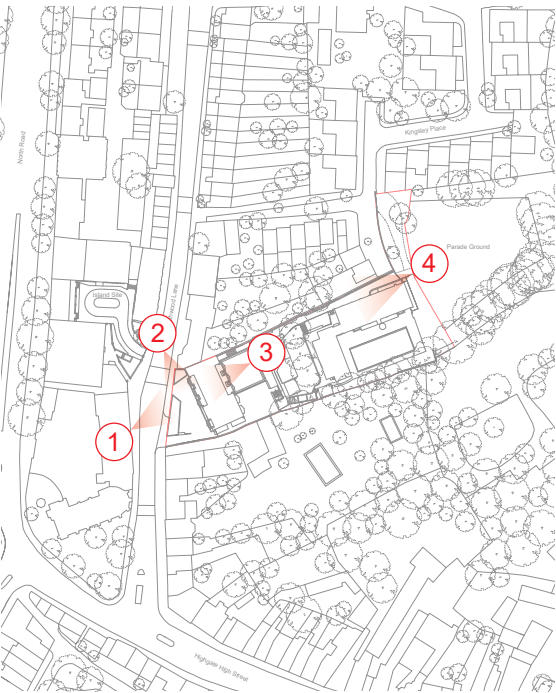
The main structure of the building is in good condition and investigation has shown it can have a long future life if a full refurbishment and re-cladding of the front and rear takes place to bring it up to modern standards.



1. Southwood Lane entrance to Dyne House



2. Existing car parking at the Southwood Lane Entrance to Dyne House



3. External Seating Area at the rear of Dyne House



4. Service Access Route

2.0 | The Site

2.7 | Dyne House Building Interior

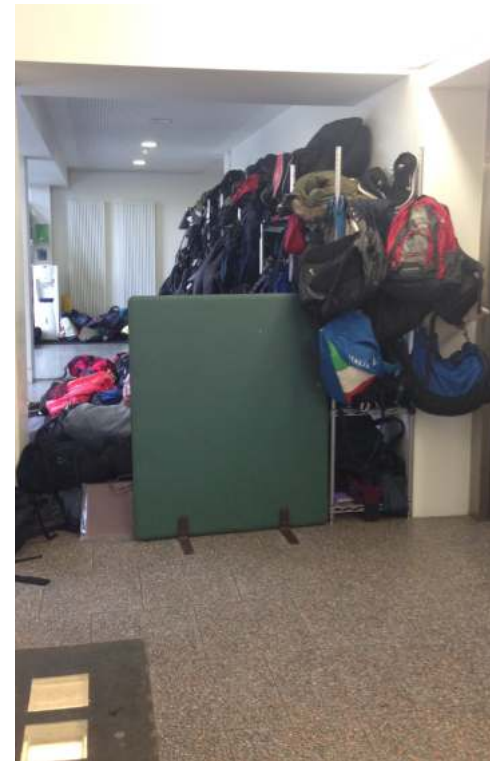
There are a number of ways in which the existing Dyne House building fails to provide a modern fully acceptable standard of environment to meet the School's requirements and ambitions:

- The Auditorium at the rear of Dyne House is in good condition. Access to it is, however, poor and requires improvement within the new scheme.
- The corridors on each floor are relatively long, are uninviting and daylight only comes from a window at one end.
- The building is not fully accessible. The lift although capable of taking a wheel chair is of a shape and size that is not Part M compliant.
- The two staircases, north and south, do not provide an inviting way to move vertically within the building.
- The tunnel, under Southwood Lane deals unsatisfactorily with the changes of levels.
- The ground floor was designed for use as a large entry area/ reception to the building. Security requirements and changes in educational use have resulted in this having become a large indoor pupil amenity space/horizontal circulation area. The space is too small for the former and too wide for the latter giving a totally unsatisfactory dual use.
- The large proportions of the rooms and high ceilings are not conducive to modern educational requirements.
- The building gives the character, both internally and externally, of a dated 1960's building and does not provide the inviting, stimulating and uplifting educational experience that is required by the School.
- The uninsulated envelope of the building and single pane glazing result in unsatisfactory environmental conditions particularly in winter.

Most of the above problems can be resolved by a major refurbishment and remodelling of the building and radical changes to the circulation.



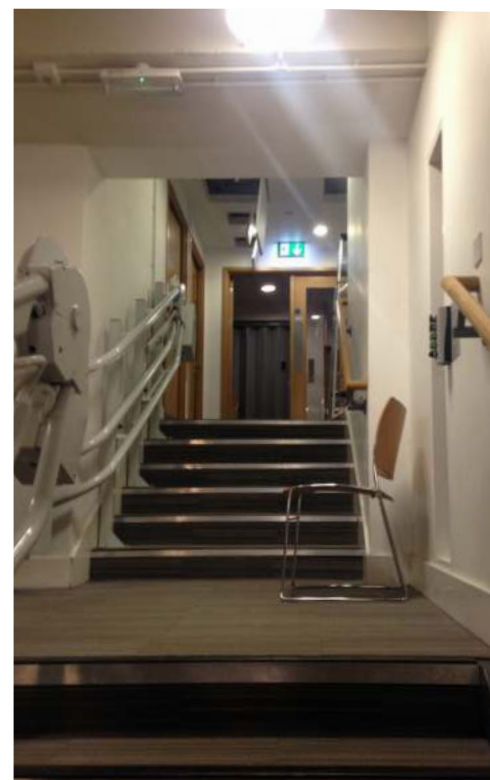
Narrow, long corridors



Lack of general storage



Uninviting dual use entrance foyer



Restricted access to the Auditorium



Inappropriate support facilities



Cluttered classrooms that are out of date with current educational requirements.

3.0 | Site Analysis