

St Michael's C of E Primary School Highgate, London, UK



DESIGN & ACCESS STATEMENT

FEB 2024



**Brass
Architecture**

St Michael's C of E Primary School

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St Michael's C of E Primary School

Executive Summary

Brass Architecture are appointed to oversee the design and delivery of mooted upgrades to St Michael's C of E, Primary School, Highgate, London.

The school, Ofsted outstanding, is located on North Road in Highgate with vast site grounds. The school covers infant and junior academic years, with a small nursery offering as existing.

The vast majority of the nursery pupils join St Michael's School Primary, where they are nurtured and educated to then go on to successful Secondary School placements.

In recent years, there has been an increased demand for nursery places at the school and requests for longer hours of care/provision.

As such, the school have employed the services of an architect (and partners) to prepare redevelopment options to allow the school to provide a dedicated nursery offering (increasing pupil provision and allowing for affordable services and wraparound care] alongside investigations regarding site wide security, the relocation of the main school office, and a reorder of classrooms to improve educational teaching spaces.

The brief, from the school faculty and governors also highlights external improvement opportunities to address access and exits, parking and ancillary matters.

Our works have been carefully prepared over 2023/24 alongside required partners and we wish to submit for approval accordingly.

To summarise, our submitted proposals;

- Add a new school office to the front of the site;
- Include remodelling of existing gatehouse (currently residential use) from self-contained rental property to school office use;
- Include external alterations to the front facade of the school;
- Includes external remodelling of gardens and hardstanding areas to address access, parking and security matters, and;
- reorder internal parts of the existing buildings to allow for a dedicated nursery demise and improved classroom provision.

The extent of the works and rationale behind each proposal is contained within and we are more than happy to address any queries that arise in due course.

1. Relocation of School Office to the front of the application site.

Relocating the school office to the front of the site acts as a first point of welcome for visitors, and a gatekeeper to keep the school secure.

The school office, we propose is relocated to the front of the site (in place of existing residential property), between the main pedestrian entry point by 'the arch', and the main point of entry for vehicles in 'the lane'. As such, the control of footfall and vehicular access to the site can be monitored from this new location.

To allow for the school office relocation, the current gatehouse structure to the front of the site (currently a rental residential property) will be redeveloped and 'reabsorbed' back into the school site grounds. As such, we propose the change of use of the gatehouse from residential to education use. By bringing the house back into school use and opening up the front and its garden, it will become our welcome centre for visitors and parents and will be front and centre for everyone coming into St Michael's. This will enhance site security and safeguarding thus alleviating other measures currently necessary.



St Michael's C of E Primary School

Executive Summary

2. New Nursery Demise to the front of the application site.

The adjacent new nursery wing will allow the school to expand the capacity of the Nursery places from 37no. (as existing) to 55no. (proposed).

The Nursery is strategically designed and located to allow for self-contained operation aside main school operations. The Nursery is accessed via the front of the site adjacent to the new school office location.

3. New Reception Classroom Demise to the front of the application site.

Adjacent to the new school office and nursery demise to the front of the site, we propose new classroom wing (2no. classrooms) with dedicated access via the front (dedicated lobby).

Secondary access is afforded via existing door entry to the side elevation of the front building. WC provision is improved for the noted classrooms plus ancillary areas (located centrally within the front building).

The revised classroom design meets space standards and allows the school to educate in an improved environment.

Our works as submitted are consolidated to the front building, listed fabric, and a site of historical importance.

4. Internal Upgrades of the front building.

Our works to the front building allow for improved internal layouts to meet the schools current and future educational needs. To summarise, partitions and subdivision of the existing building to be removed to allow for new internal reconfiguration.

5. External Facade Upgrades

Externally, we propose the removal of small residential self-enclosed garden (attached to gatehouse residential unit) to allow access to newly located school office. We propose the addition of a new door opening to suit.

Adjacent, we propose a new door opening to the front facade of the main building, affording entry/ exit to newly formed classroom spaces. This new door opening to aesthetically match existing door opening to adjacent building wing; with aesthetics and stone work in an equal aesthetic.

The return external upgrades unify the front elevations of the school site, provide required

access points (to internal areas) and improve site wide security.

6. Other Works

The school are pleased that after many years of planning and prudent financial management, they can now see plans come to fruition to address existing constraints at the application site.

Other works include the addition of an independent stair and ramp within the school grounds to address DDA matters.

Parallel, the reconfiguration of fencing and access points to the school site affords greater site security, improved health and safety (traffic and pedestrian management) and site wayfinding.

Our application transforms the front parts of the site to meet provided brief, improve aesthetics and absorb all areas into school grounds - eliminating part residential use as existing (gatehouse) that has its own limitations with regards to security, safety and access/ egress.





Above & Adjacent: Proposed Site Upgrades

St Michael's C of E Primary School

1.1 Site Location

The application site sits in the heart of Highgate, North London. The site is vast with principal entry from North Road.

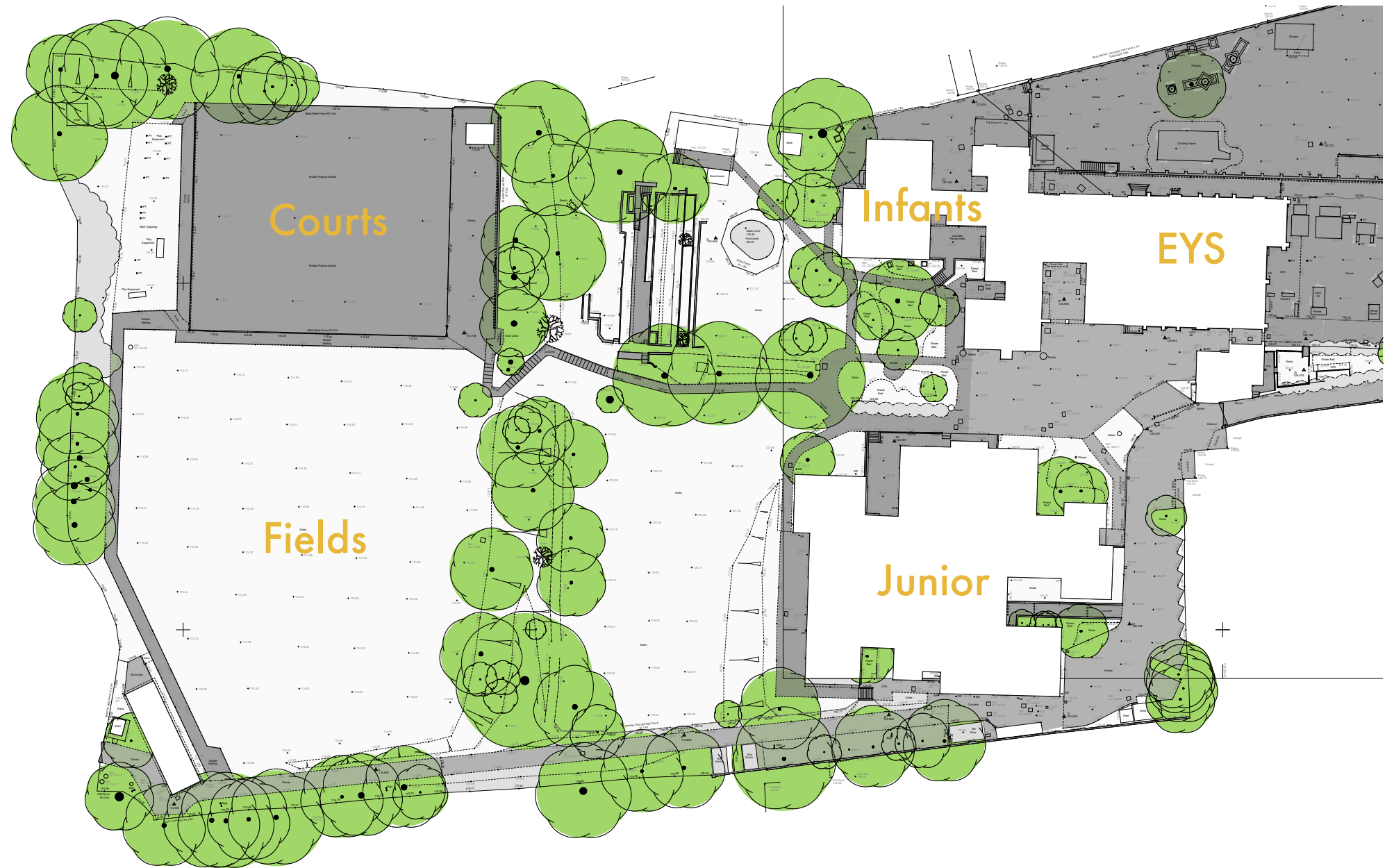
The front of the site (North Road) is made up of predominantly residential properties. Immediate North Road neighbours include The Highgate United Synagogue, Highpoint Residential Complex, The Wrestlers Arms Public House and The Red Lion & Sun Public House.

The site is a short walk (5 mins) from Highgate Village Centre and a circa. 8 min walk from London Transport Infrastructure (Tube Station).

The site consists of 2no. main buildings with playgrounds interspersed. To the rear of the site is Highgate School (Bishopswood Rd) with access afforded to neighbouring pupils to cut through St Michael's site (to allow for safe and improved access to North Rd).

The remainder of the application site is made up of playing fields, gardens, tennis/ hard-standing courts and a clubhouse.

Access by vehicle is afforded via North Rd with a dedicated lane allowing for slow traffic access and exit from the site.

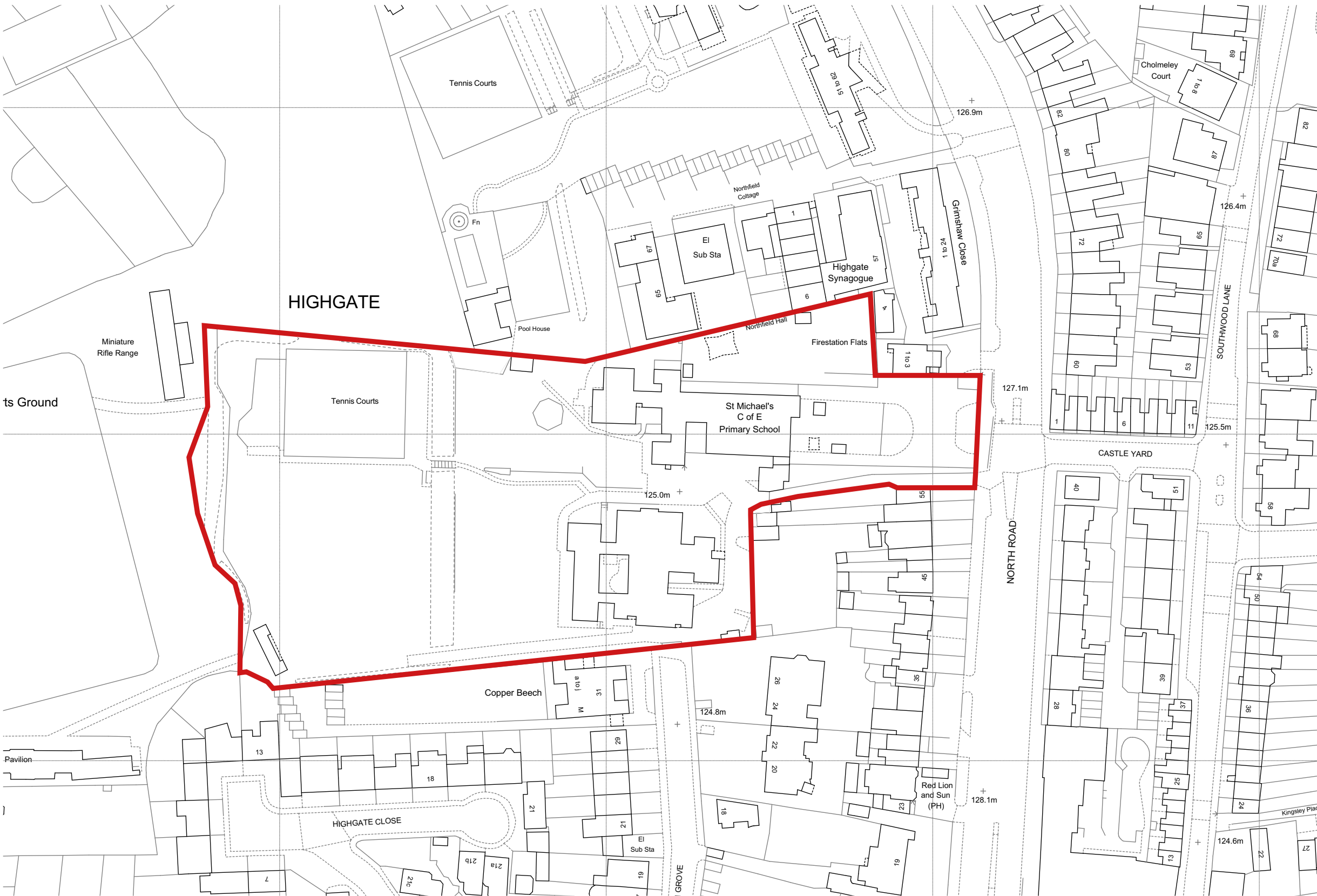


Above: Existing Site Plan



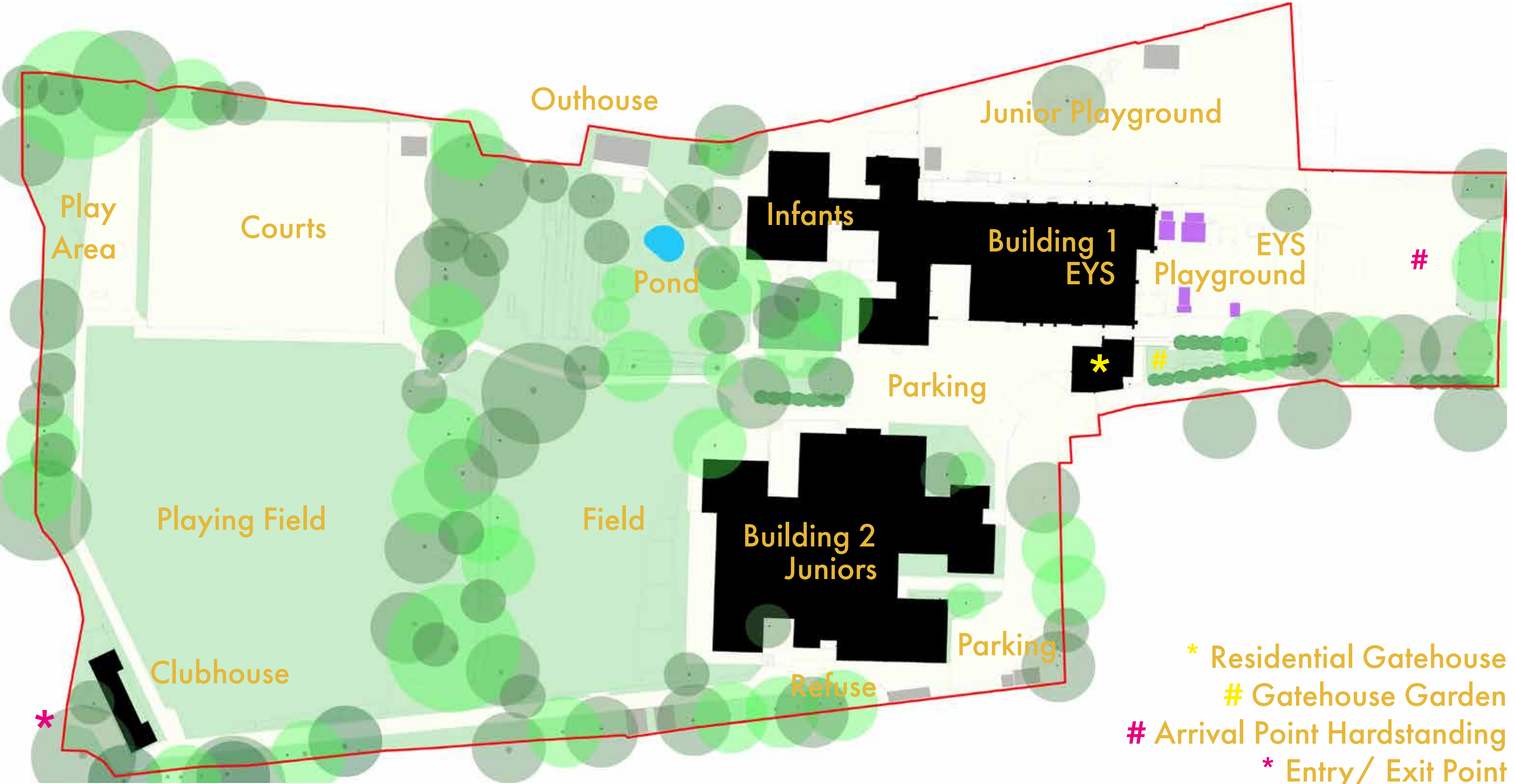
St Michael's C of E Primary School

1.1 Site Location



St Michael's C of E Primary School

1.1 Site Location



- * Residential Gatehouse
- # Gatehouse Garden
- # Arrival Point Hardstanding
- * Entry/ Exit Point

Above: Existing Site Plan

St Michael's C of E Primary School

1.1 Site Location



Above: Existing View (Pavement North Road)

St Michael's C of E Primary School

1.1 Site Location (Layout)

The focus of our enclosed application is the front of the application site.

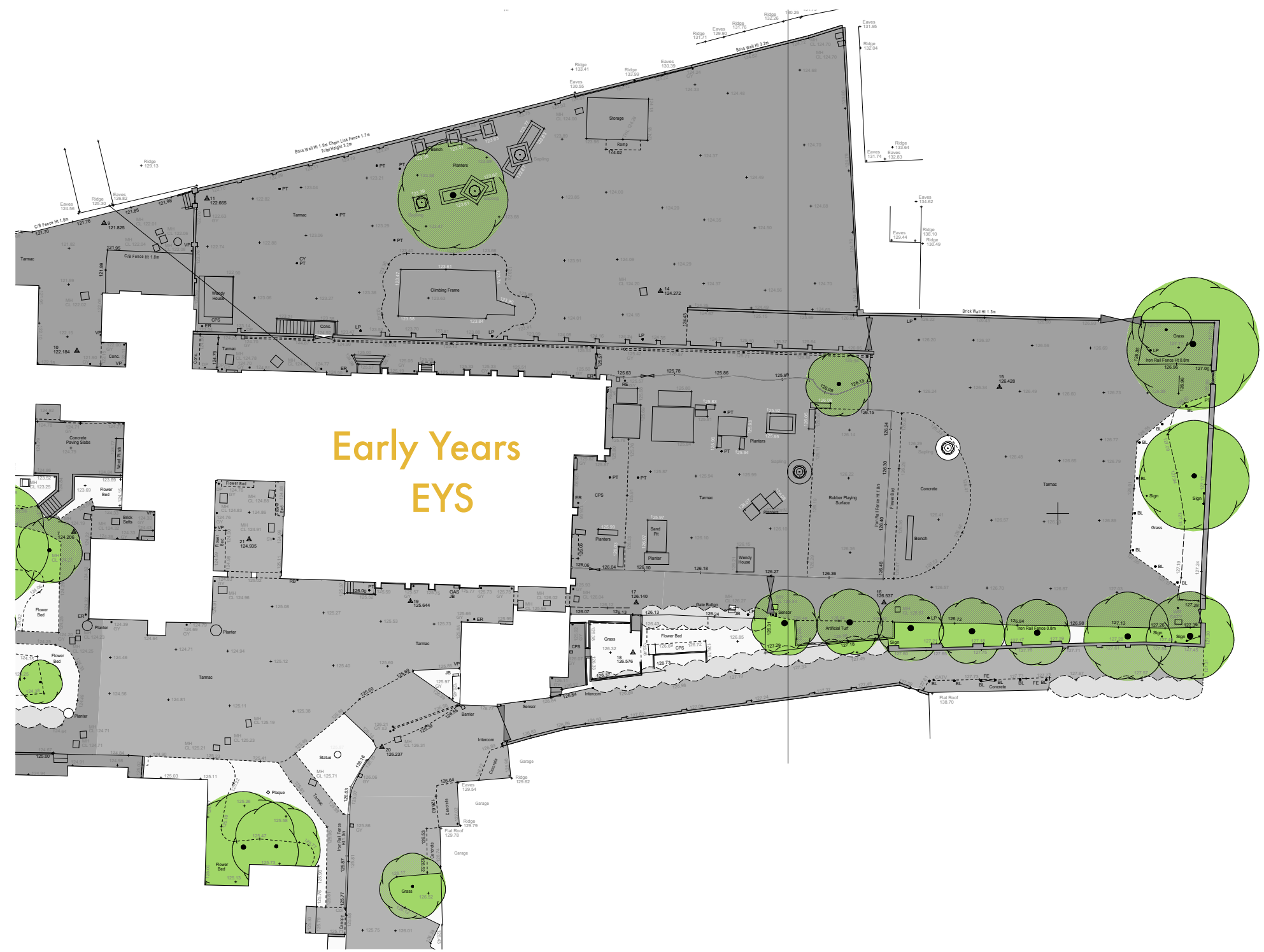
Works mooted include the existing (residential) gatehouse structure, the front section of the infant building plus adjacent hardstanding and garden areas to the above structures.

The existing layout to the front of the site is cluttered including vehicular access lane, a self contained residential property (gatehouse) plus adjacent school parts of the site.

Within the footprint of the application site, residents of No's 43 > 55 North Rd have right of access to enter the site and park their vehicles (within their self-contained garages) that abut the school application boundary.

As such, we have a residential unit (the gatehouse) plus neighbourly traffic access directly on the grounds of the school site. This whilst carefully managed as existing, is a safeguarding issue that we wish to address as part of our enclosed submittals.

Parallel, neighbouring students are permitted access by St Michael's School to enter and exit the site to travel between their split site. This we also intend to address as part of our proposals.



Above: Existing Site Plan



St Michael's C of E Primary School

1.1 Site Location (Requirements)

To remain as Ofsted Outstanding and well-revered in the local and wider community, the school needs to evolve to the changing needs of the pupils, faculty and parents.

The existing site is charming, has lots of green space and is a lovely school to undertake early years education. However, the school site has evolved over decades with listed assets retained, post war additions added thereafter and use class variations to suit.

As such, the application site (on review by the design team) whilst having many merits and opportunities - does have a number of constraints that we wish to address.

The school (as end client) cover many such items within their brief.

Existing Constraints (Safeguarding)

- Residential Use (gatehouse) directly on the school site.
- Access for neighbouring residential properties to park their cars to rear garage locations.
- Access to and from the school, site by Highgate school pupils.
- Existing school office location limits security 'eyes' across the application site.

Existing Constraints (Wayfinding)

- On arrival to the site, a visitor is confused as to where to sign in given the existing school office location.
- Security gates to the end of the lane allow for control of vehicular access to and from the site. However, once access is afforded, wayfinding is again challenging.
- The existing nursery and reception classes are problematic to allow for 'maximised' teaching. Access to and from the noted teaching areas is disjointed.

Existing Constraints (Health & Safety)

- Children from neighbouring school have access and exit from the site and share pathways with vehicles accessing the site.
- The hardstanding surface between the infant and junior schools allows for vehicular access (deliveries) and is utilised for parking. This presents a conflict given pupils migrating across the site.
- Refuse areas are condensed to the south of the site with difficult access and pick up.
- The school given its age has many datum thresholds that prove challenging with regards to compliant DDA access.

Existing Constraints (Other Matters)

- Access to and from playground areas is fettered.
- Datum levels across the application site are challenging.
- Access for strangers to the front of the site, whilst controlled in part could be improved.
- The existing gatehouse (residential property) garden space projects into the front of the school site 'arrival' zone.
- Incompliant teaching spaces in selective areas given datum, layout and access challenges.

Our design team are committed to addressing the raised concerns and constraints for the site to return a much improved school site for the coming years.

The school is truly at the centre of the community and our proposed upgrades will address matters and future proof the infrastructure for maximised gains.

The proposed works do not change the site boundary of the application site nor have any impacts to neighbours with regards to outlook, noise or daylight.

St Michael's C of E Primary School

1.2 Site Photography



Aerial Visual (Google)



Aerial Visual (Google)



Aerial Visual (Google)



Aerial Visual (Google)



Aerial Visual (Google)



North Road Streetview



St Michael's C of E Primary School

1.2 Site Photography



North Road Streetview



North Road Streetview



Front of the Site



North Road Streetview



Infant Playground

St Michael's C of E Primary School

1.2 Site Photography



Existing Early Years Playground



Infant Playground



Aerial Visual (Google)



St Michael's C of E Primary School

1.2 Site Photography



Central Courtyard Infants Building



Infant Playground



Central Caretakers Office



Existing Early Years Playground



Existing Early Years Playground



Central Caretakers Office/
School Office Entry Point

St Michael's C of E Primary School

1.2 Site Photography



Junior Building



Junior Building



Junior Building



Junior Building



Junior Building Aerial View



Junior Building



St Michael's C of E Primary School

1.2 Site Photography



Sports Pavilion to rear of the Site



Existing Storage (External)



Access Point to rear of the Site



Existing Courts (Multi Use Surface)



Existing Playset adjacent to Courts



Sports Pavilion to rear of the Site

St Michael's C of E Primary School

1.2 Site Photography



Rear of Infant Building



Rear of Infant Building (Aerial)



Rear of Infant Building (Gardens)



Rear of Infant Building (Gardens)



Rear of Infant Building



St Michael's C of E Primary School

1.2 Site Photography



Rear of Infant Building



Front of Site Boundary



Front of Site Inner Playground



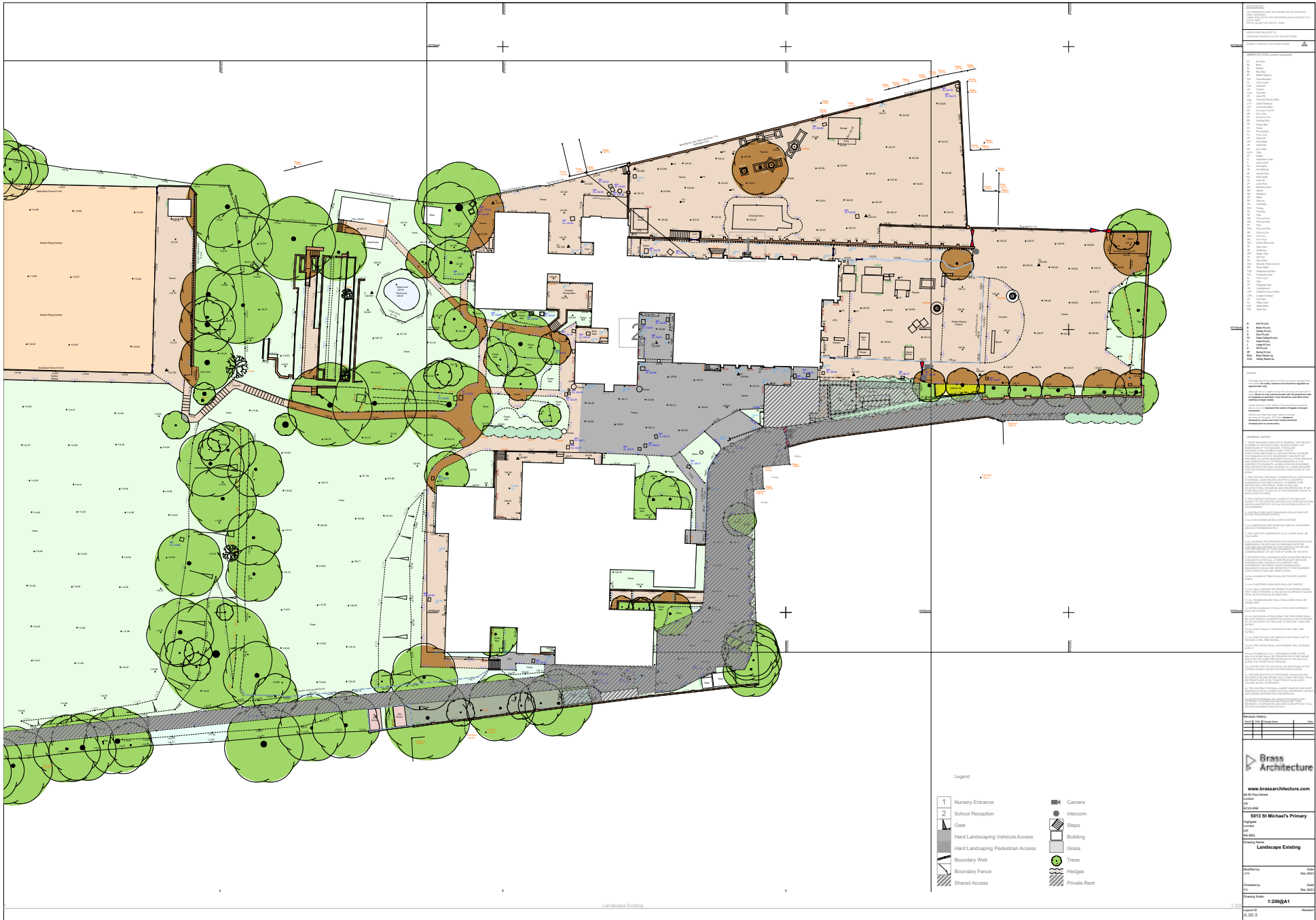
Infant Playground Aerial



Infant Playground Aerial

St Michael's C of E Primary School

1.3 Existing Landscaping



The existing site plan has generous grounds but disjointed allocation that is constraining the objectives of the school faculty.

On arrival, there is a large drop off/ pick up hardstanding area.

There is a large front playground for early years groups fronting the site. Fencing provides enclosure and security point for visitors.

The existing gatehouse has a small enclosed garden that protrudes into the front parts of the site.

A large playground (infant year groups) is located to the north side of the application site.

The main green areas of the site are located to the rear of the site. The design intent is to remove the gatehouse garden to front, freed up as hardstanding area for arrival to new school office (located to the ground floor of the gatehouse).

Immediately, the school wish to retain existing playground locations but have future aspirations to redesign/ relocate at a future juncture.



Adjacent: Site Location Plan

St Michael's C of E Primary School

2.1 School History [2024 Application]

The focus of the 2024 application concerns the front building of the application site. The architecture, of Tudor gothic aesthetic is charming and well regarded in heritage terms.

The front elevation consists of residential gatehouse property to the South, an under croft archway affording access to rear parts of the site - with the main school building consisting of 2no. wings with a central zone.

There is a post war assembly hall building insertion to the centre of the site connecting the historic building fabric to the front of the site - to rear historic building parts. We highlight adjacent the principal elevations to the front building. The summarised proposal, is a "change of use to the existing gatehouse from residential use to education use. Including a new access door at ground level of the gatehouse (to afford access to new school office location).

Works propose to remove small enclosed garden replaced with hardstanding area to allow access to new school office. A new access door to the north wing of the front facade to allow access from classroom spaces to playground areas". In addition, "a new ramp structure to the side south elevation of the application site is proposed to comply with DDA regulations"



Above: Existing Front (East) Elevation



Above: Existing Side (South) Elevation



Above: Existing Side (East) Elevation

St Michael's C of E Primary School

2.1 School History [As Existing]

The school as existing 2023/24 comprises of approximately 450 pupils. The school is listed as top 3% for performance UK wide.

The early years and infant building is grade II listed (y. 1852) with central (post war) assembly hall insertion and rear classroom block addition added in the 1970's/ 1980's.

The junior block constructed in 1972 is of modernist post war aesthetic and non-listed (no specific heritage value).

As existing, to enter the site, pedestrian visitors access the school through one of two pedestrian front gates (one of which is controlled via an intercom in the office) and then they walk down to the playground's internal gate (secondary security threshold).

The school use a video intercom system to permit access to the heart of the school. Visitors walk through the arch, across the parking area before finally arriving at the school office.

CCTV cameras are operational site wide and there are monitors in the school office.

Whilst every effort is taken by office staff to monitor the visitors from the front gate to the office there is no direct sightline, and staff have several other responsibilities and tasks which they perform.

Staff do not have constant eyesight of a person walking into the school grounds. Once a visitor has gained entry, they have unimpeded access to the heart of the school.

In addition, to the main pedestrian entry point, the vehicular lane adjacent to the school is officially used for vehicle access - but is also used by pedestrians. This is a Health & Safety concern.

On the lane, there is a vehicle access gate which is again controlled by office staff through CCTV and an intercom system.

St Michael's have an agreement with Highgate School allowing staff and schoolchildren from Highgate School access through the lane, around the junior building, down to the lower field and through the gate at the bottom of the field. And vice-versa at the end of a school day. Their entry and exit to is monitored by staff from Highgate School.

At times members of the public have used this entry point to gain access to the school or inadvertently as they presume it is a public footpath.

Staff monitor the main access gate through the intercom, allowing access in to the heart of the school (where there is a car parking for staff) and then the visitor would need to present themselves to the office staff for their identity check and permission to enter the school to be verified.

Prior to the gate, there is a residential building unconnected with the school with permitted access to the lane. Past the gate, there are a number of garages owned by neighbouring buildings. Access is permitted to them by the school through allocation of entry fobs.

The school want to have better control of visitor's access. The school want to restrict access to the heart of the school.

Having staff operate the entry gate from the office without direct sight of the gate presents a safeguarding issue.

The school wish for a new office (welcome point) be located to the front of the site allowing them a front facing office with clear in person vision (security monitoring). This would increase the safety of the school users.



St Michael's C of E Primary School

2.1 School History [As Existing]

The Nursery and 2no. Reception classrooms are at the front of the building, as existing. The rooms have been converted internally and divided into one nursery classroom and two reception classrooms (with cloakrooms, storage, and toilet access).

St Michael's offers 25no. full time nursery places and 24no. part time nursery places (split between 2.5 days at the beginning and 2.5 days at the end of the week).

Requirements are 2.3m² space per child which allows 37no. children at any one time in the current space.

In recent years there has been high demand for full time nursery places and the nursery has operated a waiting list. For the academic year 2021-22 there was 100% occupancy for full time places and 92% occupancy for part time places. However, the Nursery has seen demand for part time places drop and in 2022-23 this has been particularly marked.

2023/24 occupancy figures;
Full Time 116% (over-prescribed).
Part Time 66% (full).

It is thought that demographically there has been an increase in both parents working and therefore part time nursery is less viable for parents.

It is also understood from surveys and feedback that a lot of parents require wrap around care which is not currently provided at St Michaels due to space limitations - but is generally available at most private nurseries.

Currently across the borough there is an over-provision of primary school places so maintaining a full intake at Reception level is becoming increasingly difficult. A full and thriving nursery is considered essential to provide the necessary flow of pupils into Reception.

St Michael's hopes to expand the space available and increase provision from 37no. pupils to 55no. nursery pupil places.

To increase the number of nursery children on site, St Michaels would like to reconfigure the Early Years space; looking at how the internal layout could be altered to increase the nursery provision.

At the same time, enhancing the space for the children internally to promote a more inspiring learning environment lies at the heart of the proposals.

Each class needs to have easy access outdoors, to storage, to cloakroom facilities and to intervention space.

The school have tasked the design team to address as many existing constraints to a set budget.

Our redevelopment proposals are outlined as enclosed.

St Michael's C of E Primary School

2.1 School History

In the 1840's the National Schools of Highgate were considered inadequate. Harry Chester proposed the purchase of a new site for a new school.

The resolution (concept) put forward received unanimous government approval. W. D. Owen and William Ford elected as joint secretaries. Architect chosen, Anthony Salvin. Being sympathetic to the project aspirations, Salvin waived his fee.

Salvin envisaged a grand tower with belfry (subsequently modified to a simple belfry that is seen today), houses for all three head of departments, separate premises for Girls, Boys and Infants, and a special laundry and kitchen wing. Boarding accommodation was provided for pupil-teachers and older pupils.

The architecture formed around a quadrangle, open to one side, to be the girls playground.

The infants and boys had separate access to their own playgrounds. The new school was intended for 150 boys, 120 girls and 150 infants. The returned design, considered palatial compared with other schools of the time.



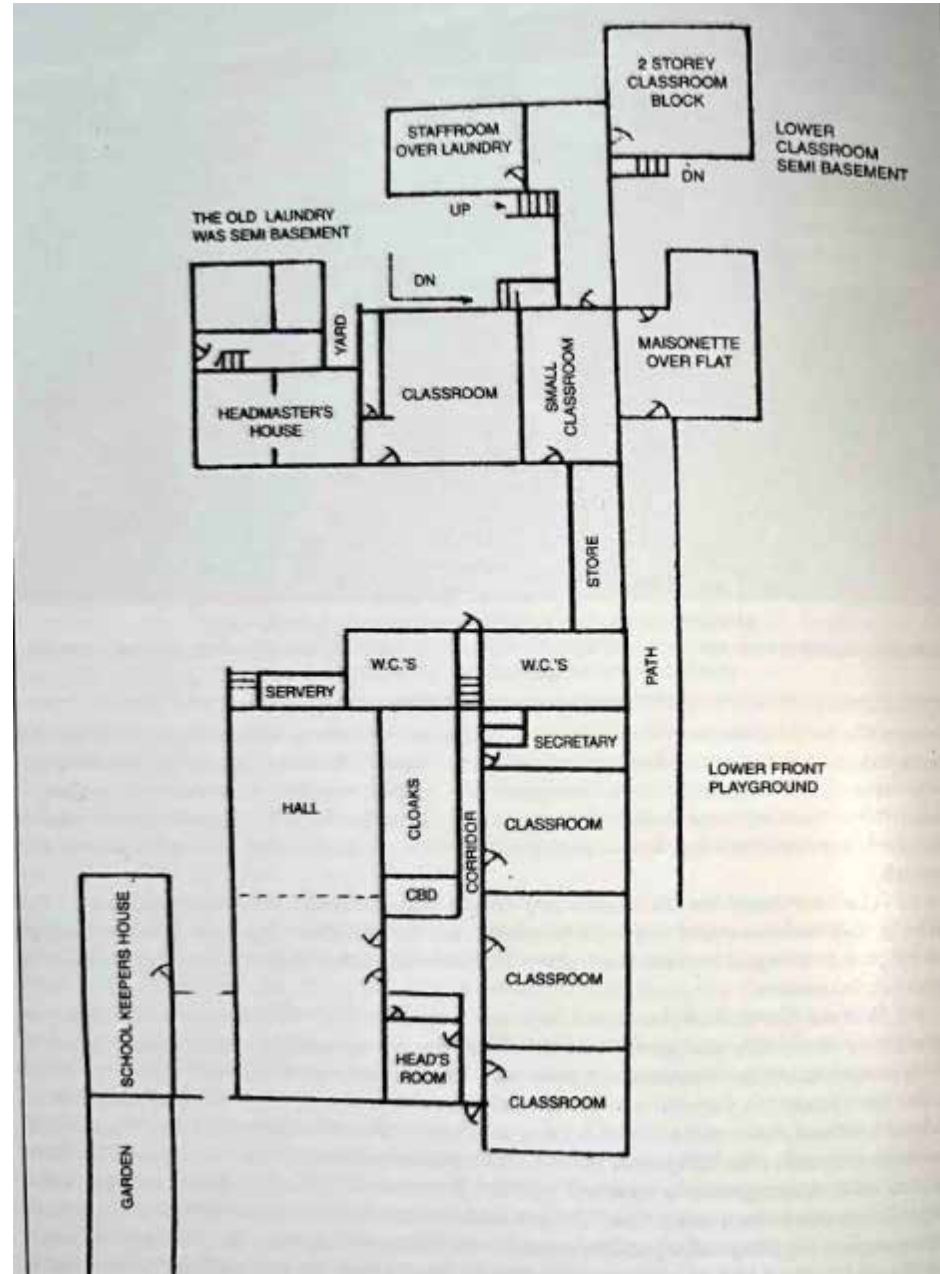
Salvin's Lithograph of the planned National & Industrial School
Note: Instead of the Bell Tower a more modest belfry was built, without the wall and arch

Source: Model for School: Victorian Farm School to Modern Primary _ The Origins & Development of St. Michael's Highgate, Joan Schwitzer (2002) Hornsey Historical Society



St Michael's C of E Primary School

2.1 School History



Antony Salvin Architect
Ground Floor Plan

After negotiations and land release, the North Road site was secured. The builder of St Michael's School was George Myers, celebrated for his portfolio of works and influenced by 'Gothic' aesthetics.

By 1851, Myers employed 2,000 men and the school was completed in the spring of 1852. A large wave of donations allowed so. So began a new era of education in Highgate.

A large enthusiasm for outdoor pursuits (of a pastoral and traditional kind), the bedrock of the school (especially gardening activities) with The Highgate Horticultural Society (formed in 1859) regularly attracting several thousand visitors to its Summer Shows hosted at the school site.

The four acres of space around the school was noted as a bastion against the urbanisation creeping out of London at the time, seen as a threat that could "engulf Highgate".

The school, an example of a farm school saw services held by revolutionary educators of the time. The school was duly opened on Thurs 15th of July, 1852. The farm aspect of the school to follow in years to come; requiring sheds, farm-yards and stock. The school's report in 1854 shows the farm 'curriculum' aspect had blossomed

School fashions and curriculum models evolved over subsequent years.



St Michael's School c. 1880
Cultivation to front of the site

Post world-wars, the ethos and aspirations of the school and community were reviewed. Under the Hornsey Development Plan, St Michael's was to become a small mixed junior and infants school. Post war, the school population bloomed. Educational space standards evolved. Plans for expansion of the school site came to fruition in the 1950's. Funding mechanisms explored. By 1961, a consensus was agreed to expand the school site under the stewardship of an appointed architect. Early in 1962, outline planning permission for a new school (plus the redevelopment of existing buildings) was sought. Applications in turn filed with the planning department.

St Michael's C of E Primary School

2.1 School History

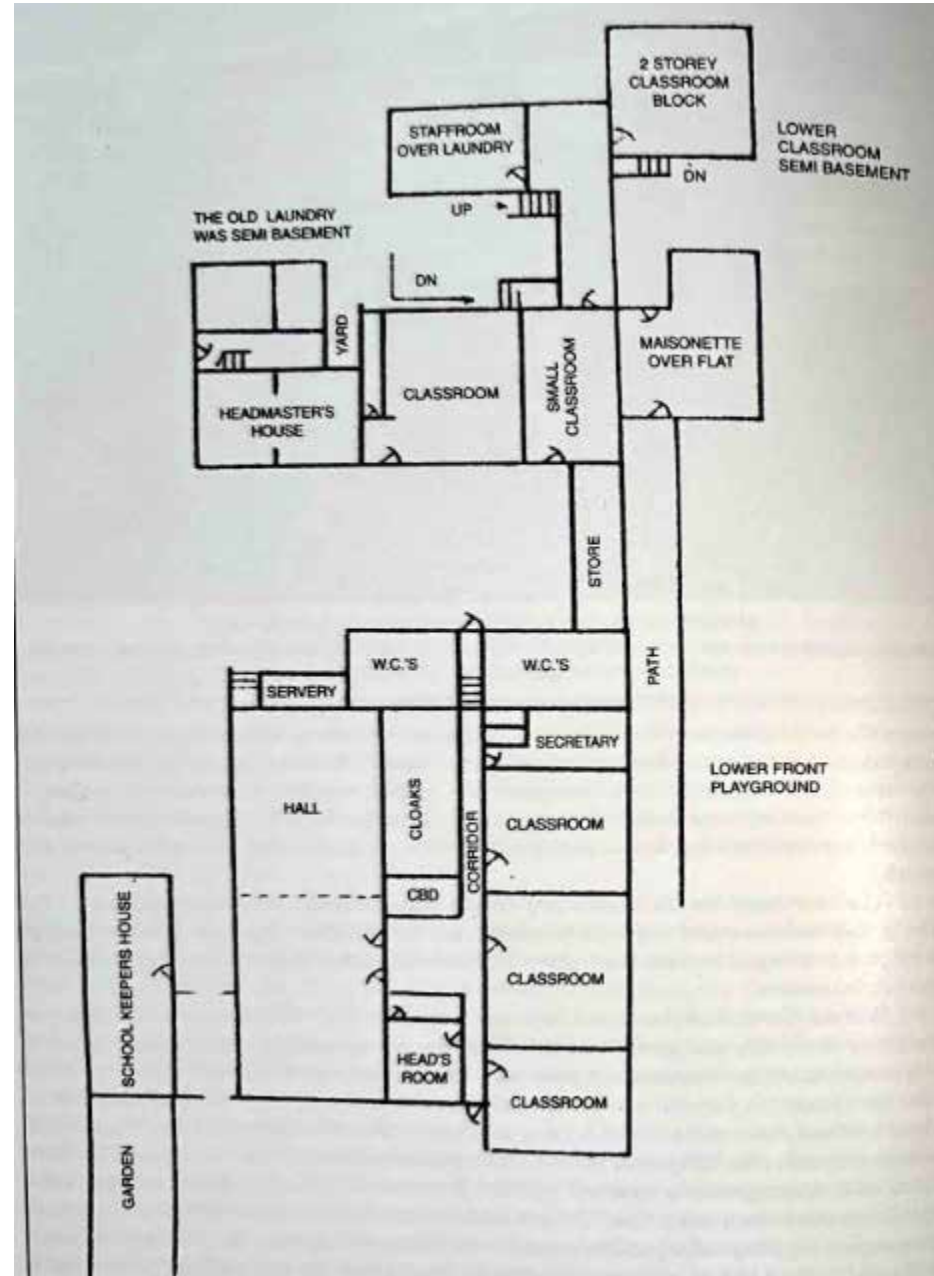
Planning permission to demolish the 1852 school infrastructure (replaced with new) was refused in 1964.

Subsequent thoughts were derived in the following years and a building programme set out from 1969-1979, influenced by the ideas of Richard Grout.

The first phase of works being the new junior school block to increase classroom provision. A new school space with modern classrooms. The second phase of works (began in the summer of 1970) was the completion of the new junior school. The main school remained in operation during the construction of the new junior school building.

The new junior building was completed in 1972 with a modern design with inter-connecting classrooms. The design of the school embraced the school slope. Subsidence works to the original school was addressed at this juncture.

In May of 1975, the extension of the original school (forming 4no. new classrooms) was completed.



Plan of School 1969 by Paul Grout
Existing School Remodelled



The Infant School Extension
Opened in 1975



Junior School
Built 1969-1972



St Michael's C of E Primary School

2.1 School History

In 1978, The Highgate Tennis Club no longer required occupation of the courts to the rear of the application site. The courts were removed and a remodel of the site was undertaken re-ordering the hierarchy of playgrounds.

The re-order of playgrounds, fields and courts is what is present on the site today.

The final large element of works at the school site was the construction of the infant assembly hall; bridging the gap between front and rear parts of the building. Parallel, the introduction of a dedicated nursery demise on-site. Fund-raising was mobilised for this package of works with works completed in the early 1980's.

The aesthetics of the time and an echo of detailing found in the adjacent junior block. The infill architecture/ aesthetics contrast with the historic listed fabric that 'bookmark' the infill structure. The architecture present on the application site (as of today) are reflective of the time of interventions.

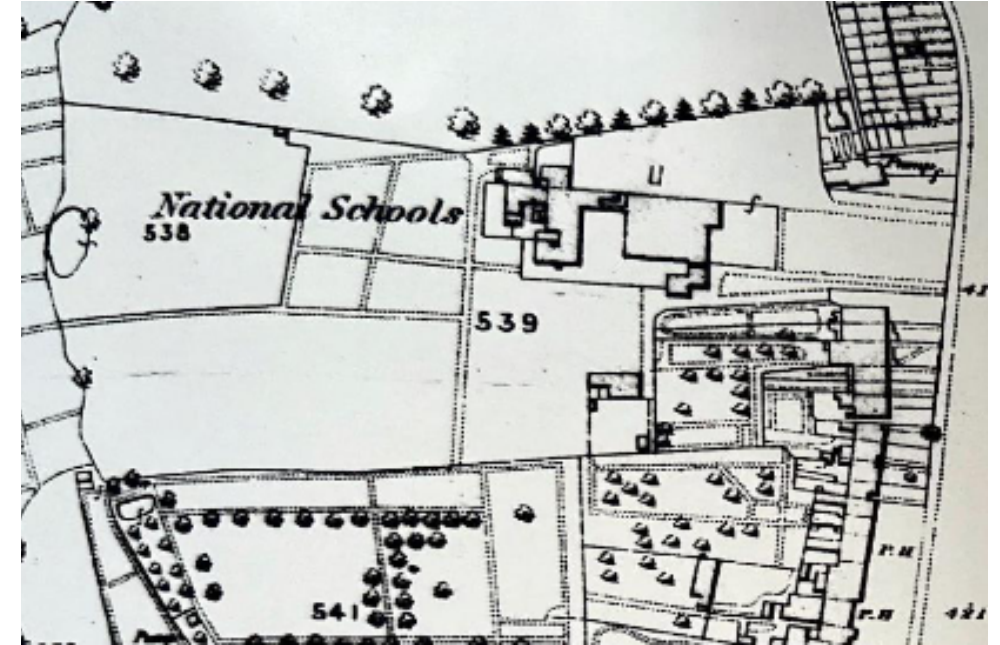
The listed fabric being the most important element of building fabric; with the front facade of the school the most important element of work (with regards to heritage importance).



Infant Hall Infill
Final architectural intervention 1980



Infant Hall Infill
Final architectural intervention 1980



OS Survey Data 1870
Farm School in existence just under a decade



OS Survey Data 1935
Number of variations to site grounds since

3.1 Existing Infant Years Building

Post war infill architectural elements have been added to this building, principally the central 'assembly hall' structure, plus, rear classroom 'extension' block. The junior teaching block is independent of the Infants building and a latter addition to the site.

The rear of the infants building formed of a number of teaching classrooms split over ground and lower ground floor levels. In addition, to main teaching spaces; the building includes school library, school office and admin parts at ground floor. A staffroom and staff offices are located at upper first floor level.

[illegible]

St Michael's C of E Primary School

3.1 Existing Infant Years Building

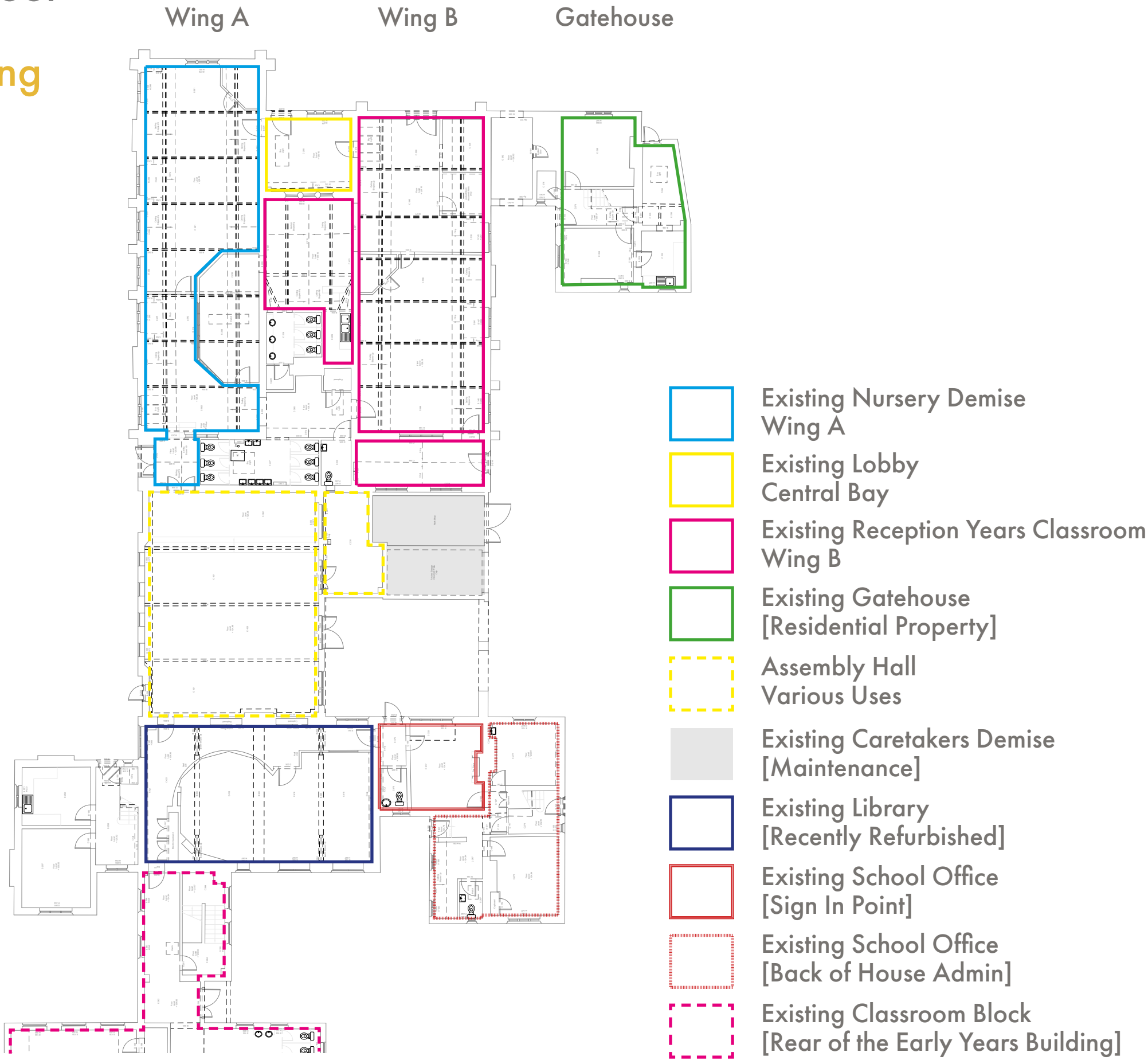
The existing Infants (early years block) building is housed in the listed fabric of the school site, to the front of the school site. The listed building is split into 2no. defined wings, Wing A and Wing B.

Wing A currently houses the school nursery. Wing B currently houses reception classroom. The central parts of the block include lobby, part classroom space with rear WC's and kitchenette zone.

The building is impressive. The internal configuration as existing is however, compromised.

The existing residential gatehouse sits alongside Wing A and B to the front of the site. Accessed independently and with self-contained garden amenity space. The building, whilst a worthy economic driver for the school (rental) compromises the wayfinding and operational use of the wider school site.

The listed building (historic fabric) terminates to the rear of the nursery and reception classroom spaces. Latter addition, the assembly hall sits to the centre of the infant building. Further, the school library, school office parts and classrooms are located beyond (to the rear) contained within historic (original building fabric) and newer architecture fabric (block extension).



St Michael's C of E Primary School

3.1 Existing Infant Years Building

Please refer to submitted drawings for full extent of site information.

The existing front elevation (the focus of our application proposals) is a listed building currently utilised as infants/ early years teaching block.

The architecture is Tudor gothic and includes decorative brickwork and stonework. Windows are typically timber sash inset from decorative stonework mullions.



The front of the site includes a self-contained (gatehouse) small garden area with hedge boundary that splits the amenity area from the main school grounds.

A historic bell tower belfry is located to the north wing of the front building.



Above: Existing Front (East) Elevation



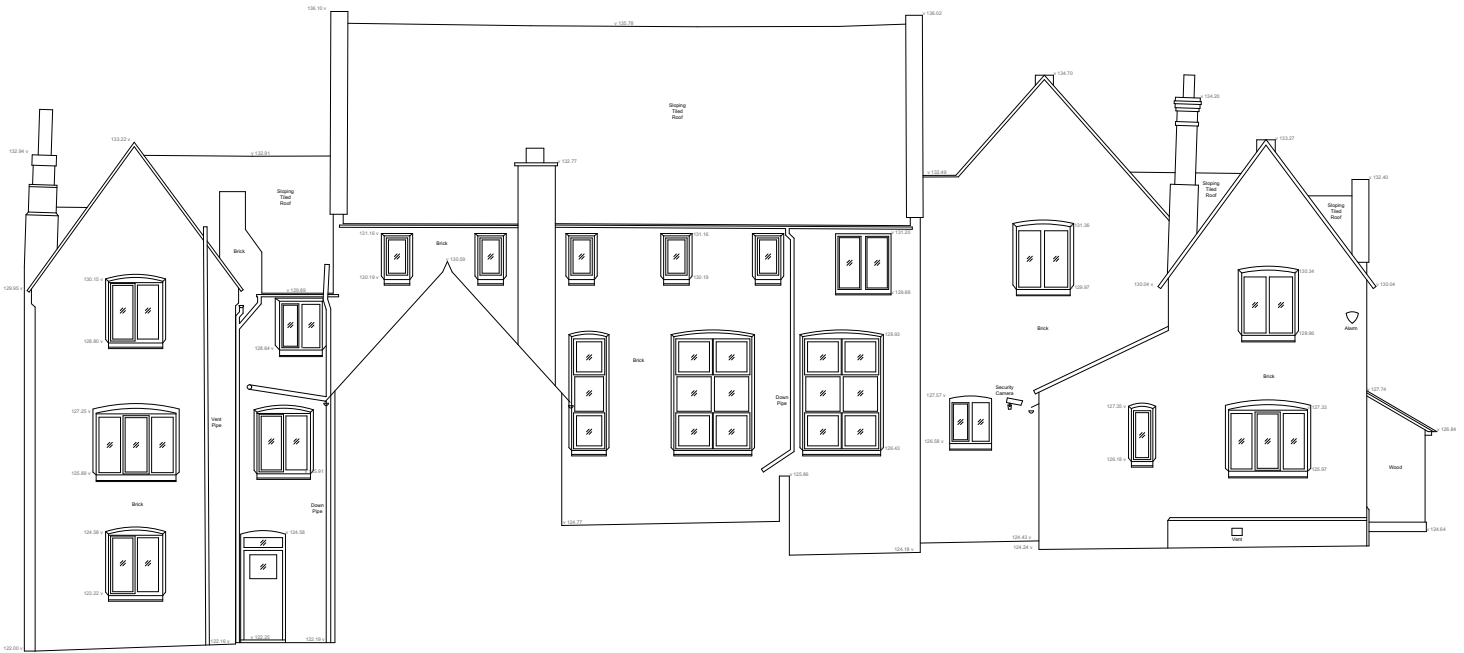
Above: Existing Side (South) Elevation

St Michael's C of E Primary School

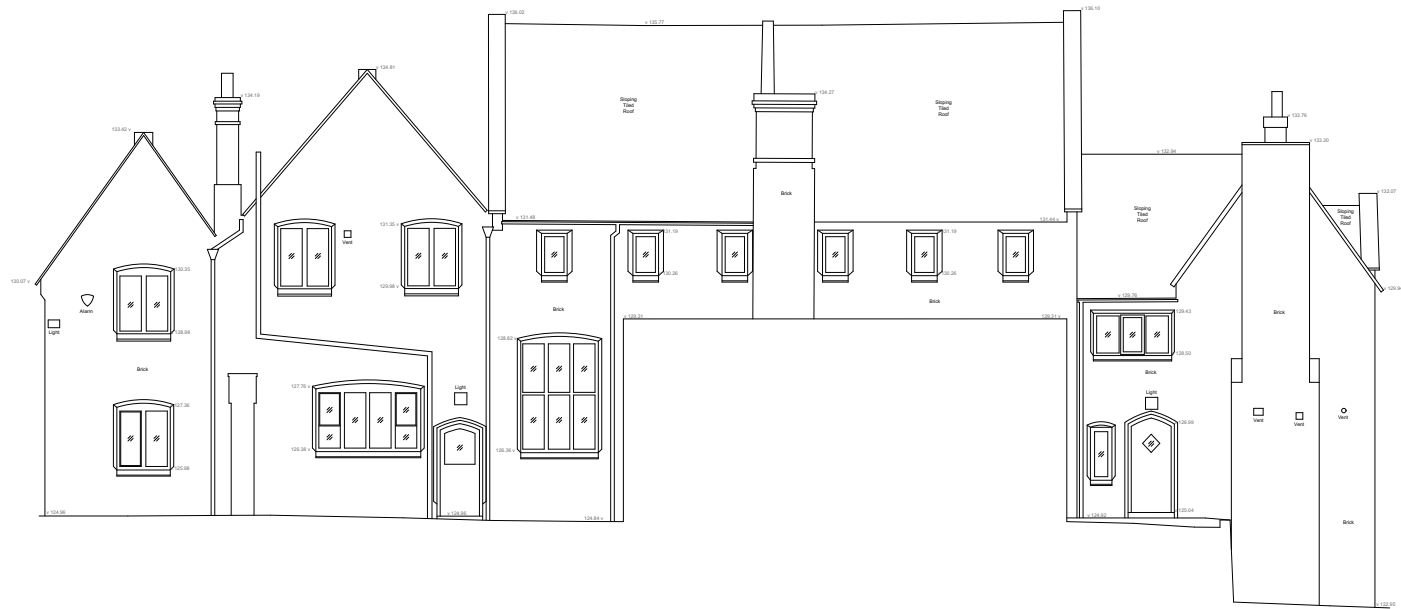
3.1 Existing Infant Years Building



Above: Existing Rear (West I) Elevation



Above: Existing Rear (West II) Elevation



Above: Existing Rear (West III) Elevation



Above: Existing Side (North) Elevation

St Michael's C of E Primary School

3.2 Existing Junior Years Building

The existing junior years building comprises of ground floor and lower ground floor; to suit site gradients.

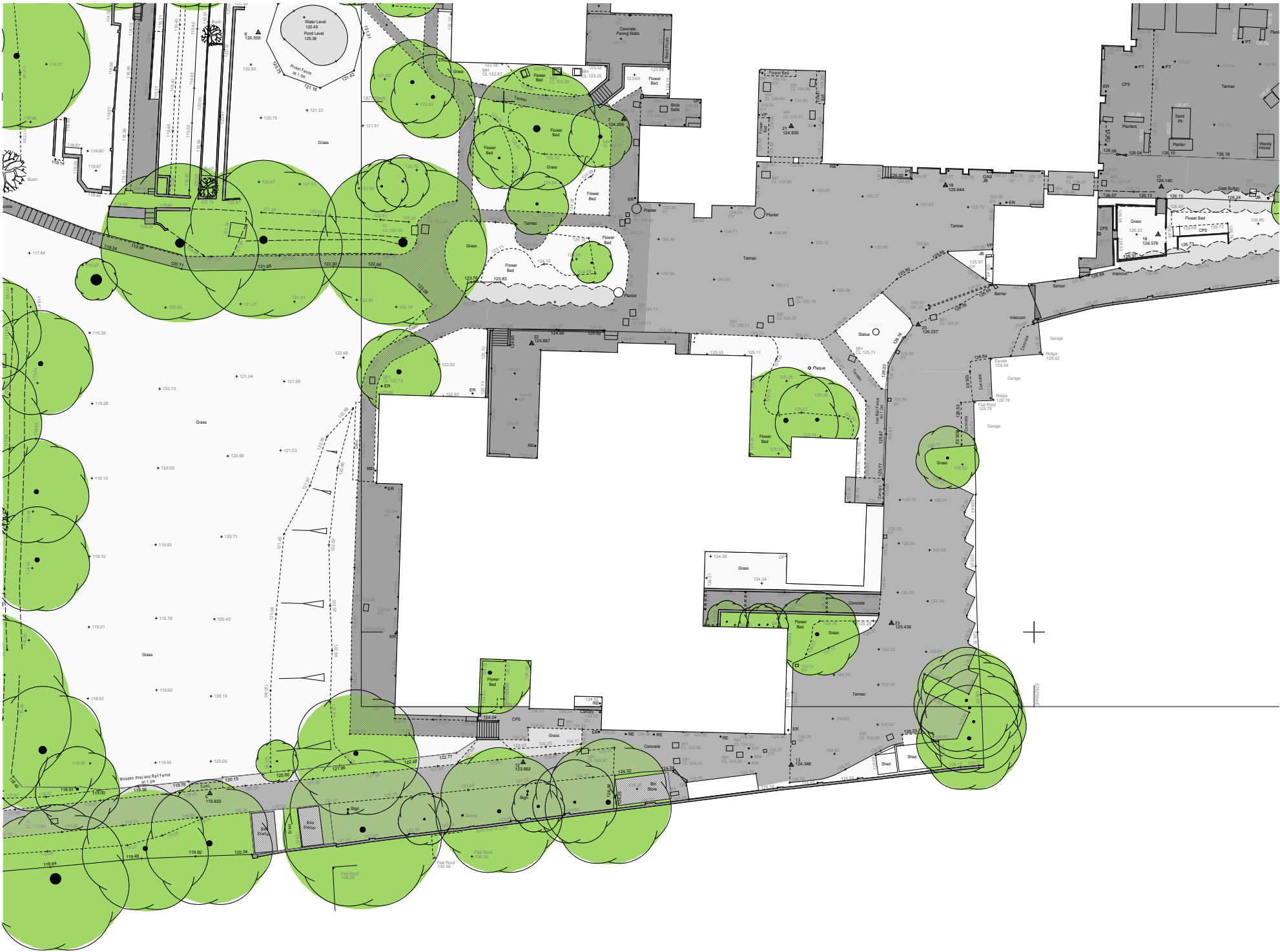
The ground floor includes access via the north-east point of the site (adjacent to the infant years block) with a formal entry point via the lane and secondary entry point via the central hardstanding area of the site.

The junior school, as observed today, includes a main dining/ assembly hall with large kitchen, a central assembly hall; with classrooms and ancillary spaces located to the perimeter edge.

A series of entry points are located to the outside to suit site gradients.

Classroom spaces interconnect and have visual and physical connectivity to a central winter garden courtyard. The school, whilst aged from time of construction, continues to architecturally impress - with connections to outside space visually at most locations.

The school's main constraint is the lack of DDA provision across the block.



Above: Existing Site Plan
Adjacent: Site Location Plan



St Michael's C of E Primary School

3.2 Existing Junior Years Building

A series of back-of-house areas are located to the South side of the junior school block. This includes refuse area, plant demise, delivery points etc.

The junior block has parking to the east and south side affording faculty safe location to park vehicles on arrival.

The lane wraps around the east and south facades of the junior block connecting to lower rear parts of the site, including a clubhouse.

As existing, Highgate School students and staff rely on the lane to travel between their split sites.

The junior block is designed in accordance with site gradients and presents as single storey to the principal east facade and as two storey to the rear western facade; overlooking the adjacent sloping fields.

Our enclosed proposals do not change any of the infrastructure of the junior school block.

The thoughts enclosed are however derived with an acknowledgement that future works at the junior block site are mooted.

