

Design & Access Statement

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Main School Works Channing School

Channing School
The Bank
Highgate
London N6 5HF

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Client
Channing School
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Introduction

Purpose of Report

This Design and Access Statement has been prepared by NVB Architects on behalf of Channing School, and forms part of the submission package for the proposed works. This includes the extension, and refurbishment of the Main School Building, comprising of Channing House, Slingly and Westview House, and Haigh House, alongside, improvements to the surrounding landscape.

help improve circulation and accessibility throughout the Main School Building, whilst restoring the historic fabric where possible. The school has an urgent need for improved circulation throughout the building, due to the constrained nature of the historic fabric and later modern alterations. Additionally, currently only the ground floor has disabled access, due to the many half levels of the building.

Background

NVB Architects have considerable experience of working on education developments in both private and local authority schools, as well as in conservation areas and with listed buildings. We have built up an extensive portfolio of education work over the past thirty years, including new-build projects, extensions and masterplanning of school campuses. NVB Architects were approached by Channing School to

Scope of Works

The proposed works include the restoration of the principal rooms on the ground floor of Slingly and Westview House, coupled with a new circulation space on the ground floor and basement link along the northeast elevation. One new classroom is proposed on the top floor of Channing House, and a lift which will provide access to all levels of the Main School Building.

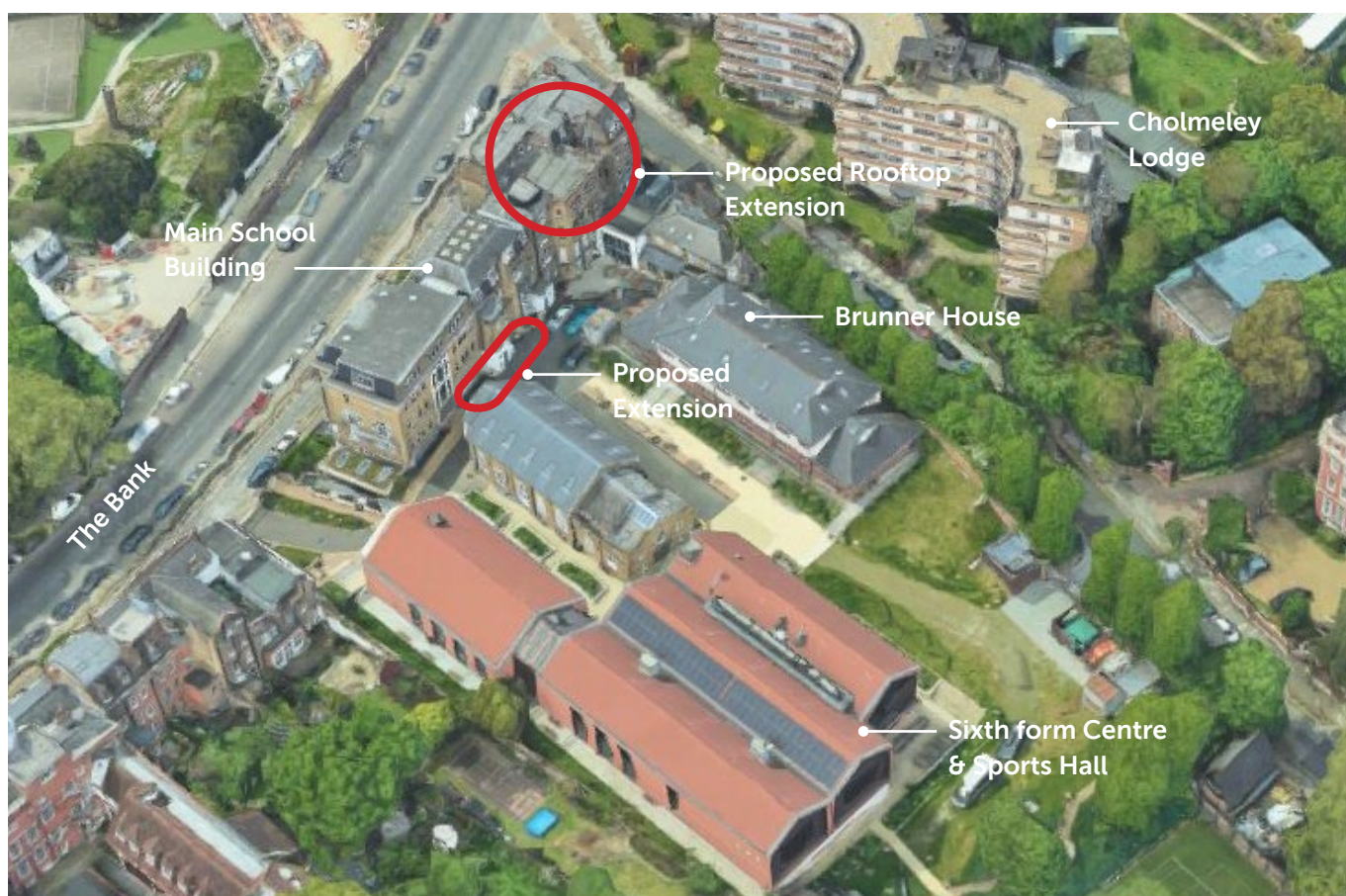


Fig 1. Aerial view looking east showing the location of proposed works.

Existing Site

Site Location and Use

Channing School is an independent day School for Girls aged 4–18. This project is based at the Senior School.

The site is located on Highgate Hill, sloping west to east across the site. Surrounding the site are a number of listed buildings of historical interest. This includes Cholmeley Lodge, the retaining wall on The Bank and the terrace of houses immediately to the south east of the school on The Bank which includes Grade II and II* designations as well as one of the few Grade I listed buildings in Haringey. The central section of the school’s main building known as Slingly & West House is grade II listed. This means that by association, Channing and Haigh Houses require Listed Building Consent, should any work be undertaken. Channing

Cottage at the top of Cholmeley Park is locally listed by Haringey Council as a “decorative gatehouse”.

In addition, the entire school site, with the exception of the Stanhope Road sports field, lies within Highgate Conservation Area.

KEY

Locally Listed

Listed



Fig. 2. Diagram Showing Listed and Metropolitan Open Land Designations in the Highgate area

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Existing Site



Fig. 4 - The Bank with a view of the Main School Building and Slingly & Westview House

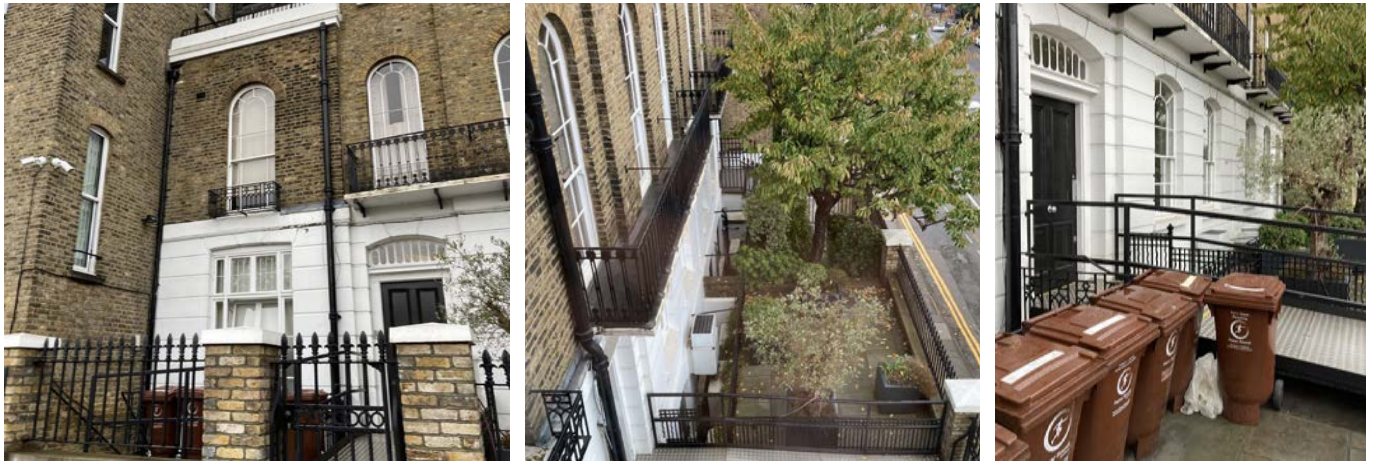


Fig. 5-7 - Slingly & Westview House detail, front entrance



Fig. 8 and 9 - Rear of Slingly House and Main School Building

Existing Site



Fig. 10 - View of Channing House and outside space



Fig. 11 - Main School Building from Highgate Hill



Fig. 12 - From Brunner House over Slingly House and outside space



Fig. 13 - From the Main School Building over Brunner House and Founders Hall

Layout

Following guidance from various consultants regarding heritage, trees, ecology and structure, and feedback from the local authority at Pre-App the general arrangement plan was adopted, which accommodates the following:

All Levels

- A new lift, providing access to all levels of the Main School Building. This has been located between Channing House and Slingly & Westview House where there is a half level change occurring on each floor level. An existing chimney in this location needs to be demolished to allow the lift shaft to be formed.

Basement Level 1

- New circulation/queuing space to the dining hall.
- Improved WC provisions, including accessible WC.

Level 0

- New ramped access to new reception
- Restoration of principal rooms in Slingly and Westview House.
- New stair to match original stair.
- Improved WC provisions, including accessible WC.
- New glazed link, providing circulation and queuing space
- New covered seating area and improved external social space

Level 3.5

- One new classroom

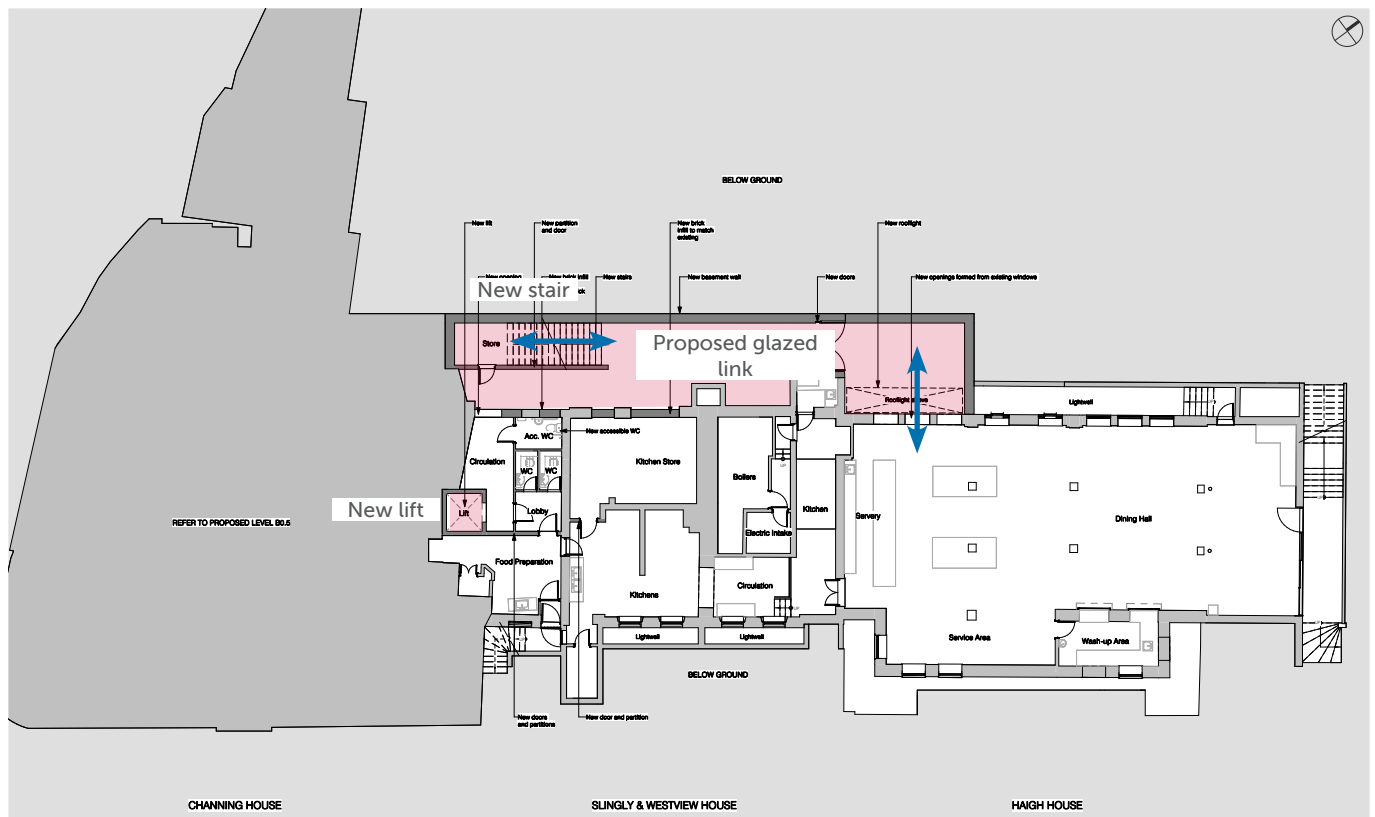


Fig. 14. Proposed layout - Basement level 1

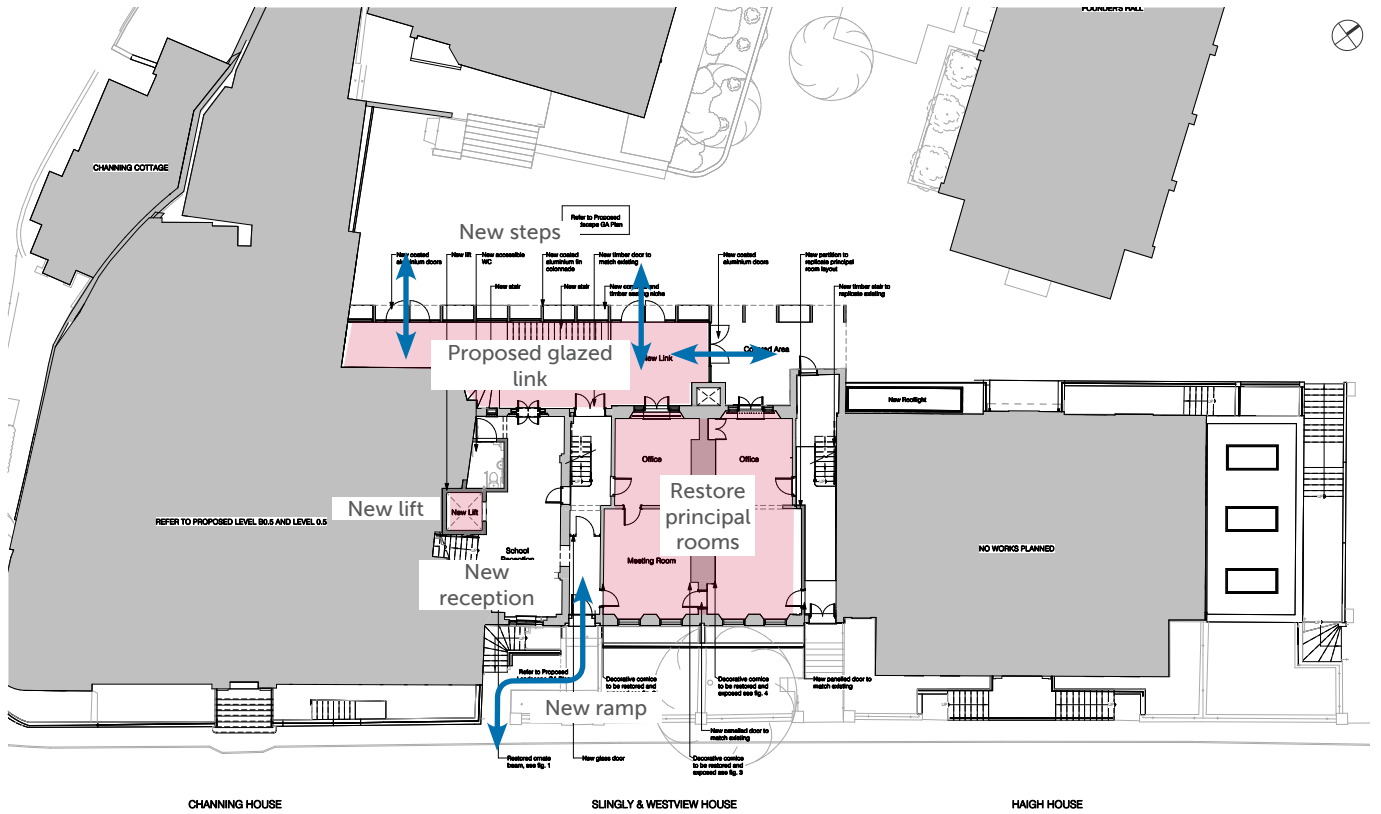


Fig. 14. Proposed layout - level 0

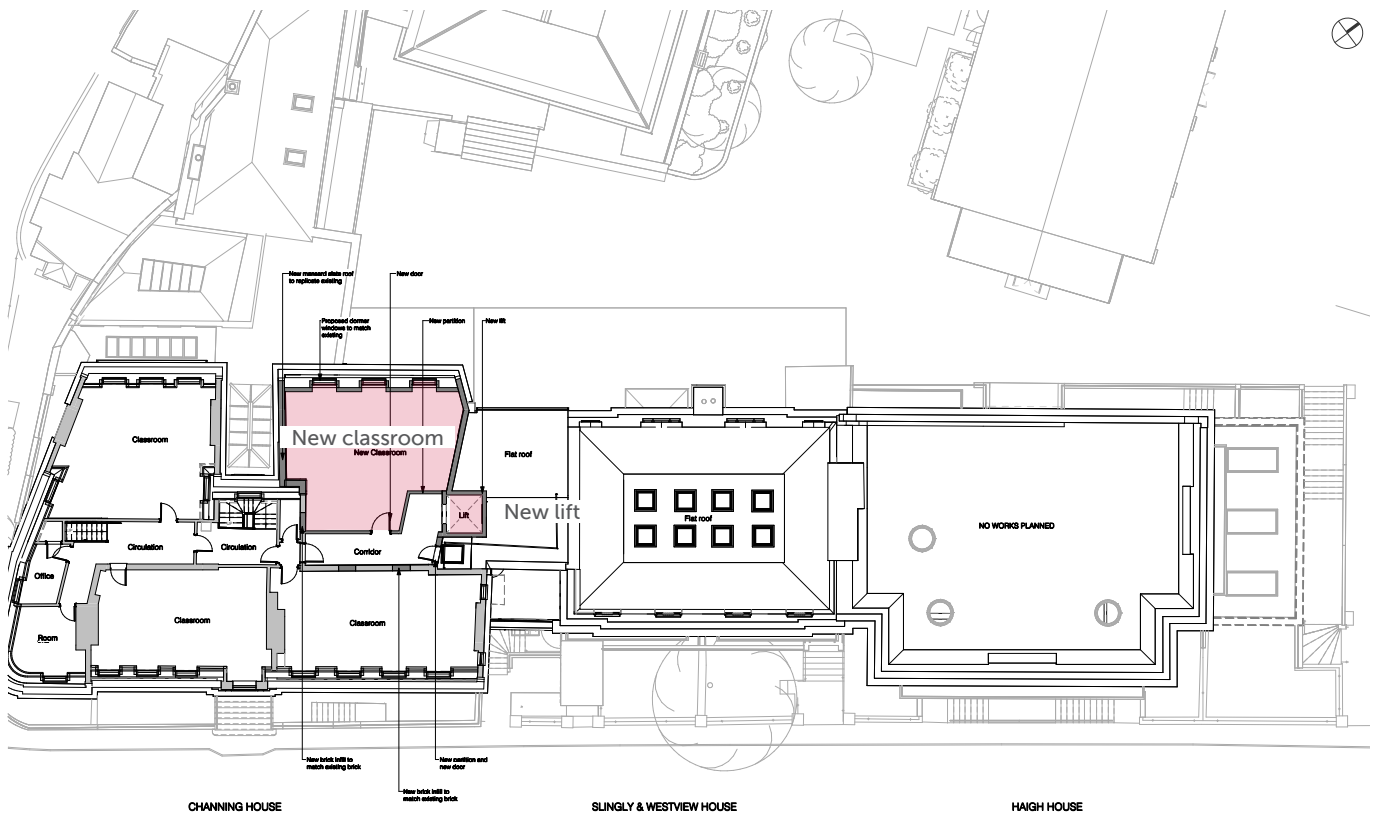


Fig. 14. Proposed layout - level 3.5

Restoration Opportunities

Part of the proposed works include restoration opportunities throughout the Main School Building. A set of plans have been produced to identify the location of historic features. A Historic Significance report has been produced by WS Heritage.

The survey plans identified that Level 0 holds the greatest opportunities for exposing concealed historic features and reinstating the layout of the principal rooms in Slingly and Westview House. However, in order to reinstate the principal rooms and remove a number of the modern partitions, alternative circulation will need to be provided for the Main School Building.

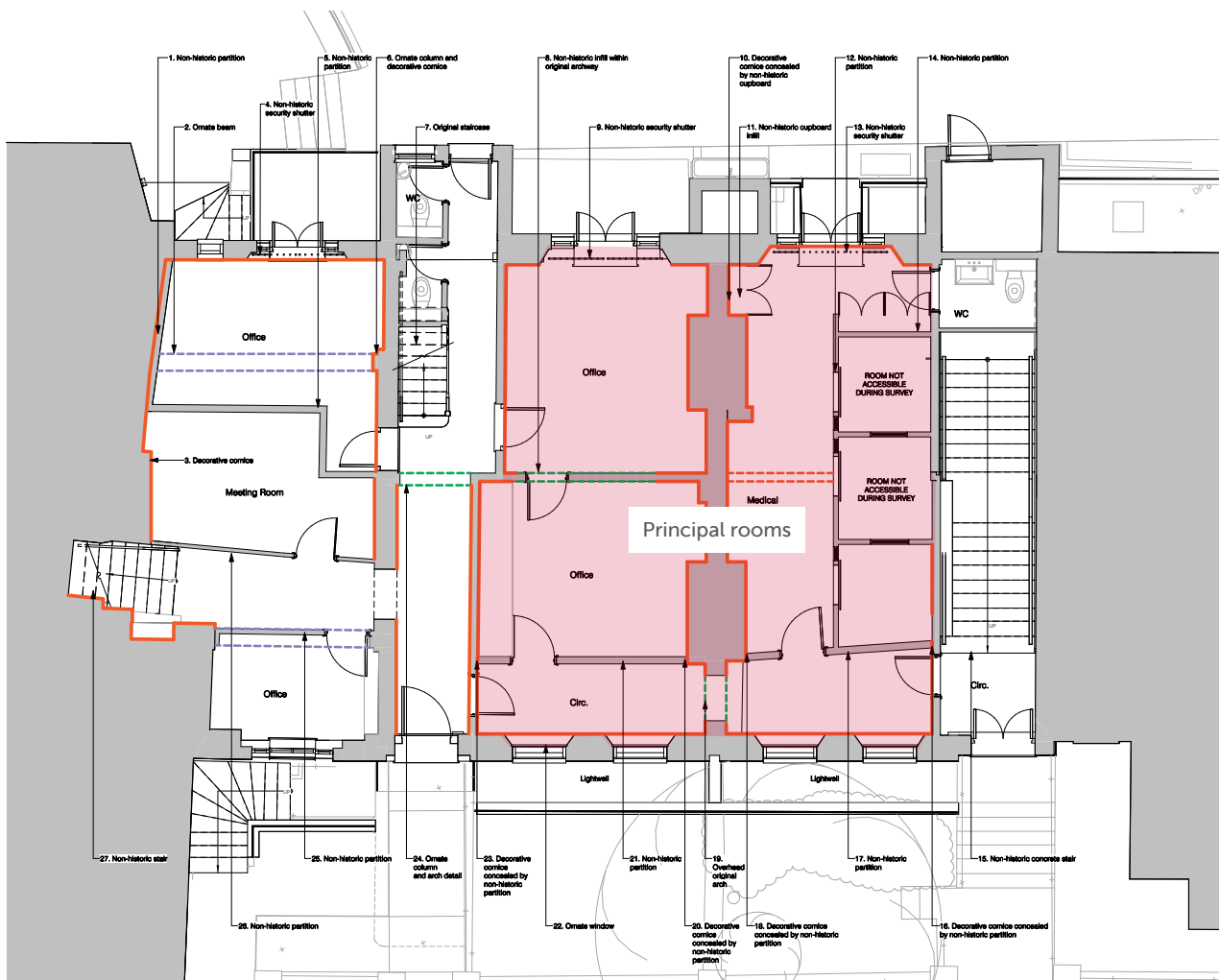


Fig. 15. Historic features plan - Level 0



Fig. 16 - Level 0 - Decorative beam and cornice concealed by modern partition



Fig. 17 - Level 0 - Section of decorative cornice missing



Fig. 18 - Level 0.5 - Decorative beam and corbel concealed by modern partition



Fig. 19 - Level 0 - Decorative cornice concealed by modern partition

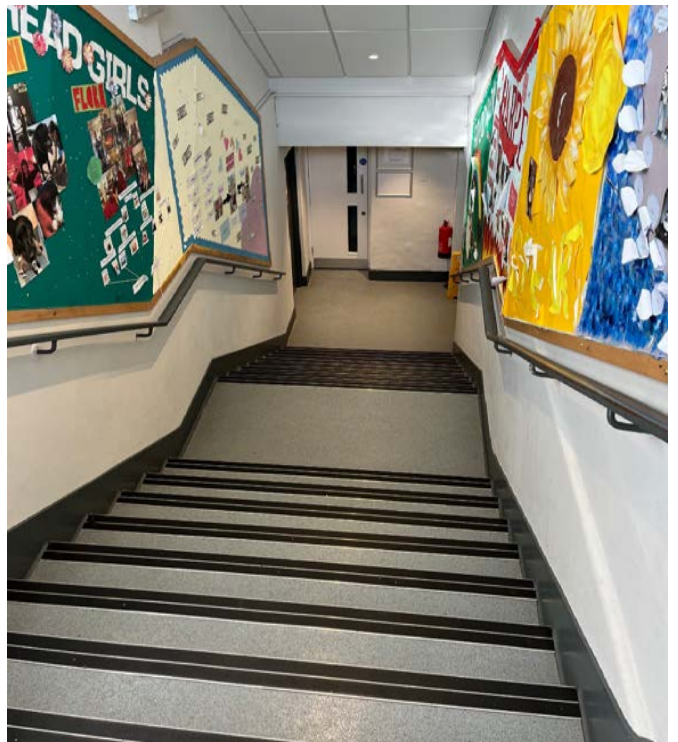


Fig. 12 - Level B0.5 - Modern concrete stair

Scale

The scale and architectural form of the glazed link extension was developed to appear transparent and subservient to the Main School Building. Additionally, the roof the glazed link was carefully considered to ensure it did not obstruct any of the existing windows on the north elevation. The existing and proposed elevation below illustrates the massing in relation to the Main School Building. The Glazed Link reads as a visually lightweight intervention, maintaining a visual hierarchy between listed buildings, Slingly & Westview House and the proposed extension. The proposed rooftop extension replicates the existing mansard roof typology, appearing homogenous with the existing roofscape.

Amount

The area of proposed glazed link extension is 169m² of which 20m² is demolition. The area of the classroom extension on Level 3.5 is 70m², of which 11m² is demolition, and 46m² is dedicated teaching space. These figures are driven by the national standards as set out in Building Bulletin (BB) 103. Area calculations were done as part of the space audit exercise by NVB Architects to compare the areas of the school with national standards, optimise existing facilities and maximise the number of teaching spaces, which could accommodate 24 pupils.



Fig. 15 Existing Northeast Elevation

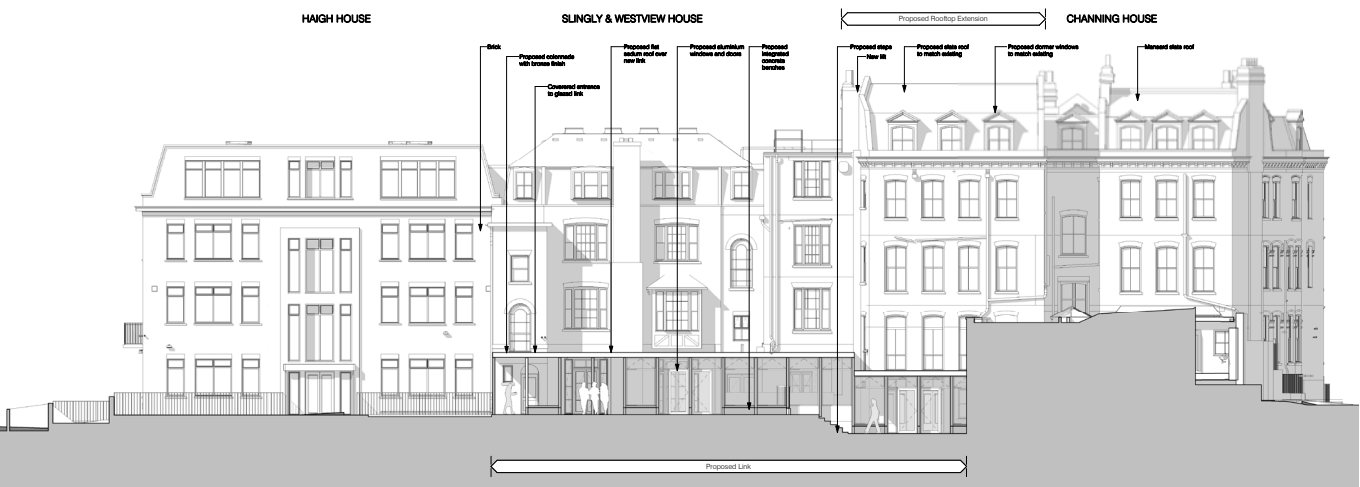


Fig. 16 Proposed Northeast Elevation

Material Palette

A palette of high quality and low maintenance materials is proposed for this scheme, which will complement the existing materials at the school.

The glazed link is made from a coated or anodised metal on a concrete plinth, drawing on the tonal palette of the existing building whilst exhibiting a modern contrast.

The external social space and seating niches of the glazed link will include integrated concrete and timber seating, and timber planters.



Fig. 17. Concrete and timber benches



Fig. 18. Coated aluminium doors



Fig. 19. Sedum roof



Fig. 20. Coated aluminium metal fins



Fig. 21. Permeable paving slabs



Fig. 22. Coated aluminium windows

Key Views



Fig 23. Existing view from Highgate Hill



Fig 24. Proposed view from Highgate Hill

Key Views



Fig 25. Proposed northeast elevation of glazed link extension



Fig 26. Proposed view of glazed link extension

Vehicular Access

- Vehicle access onto the site is not affected by the proposal.
- New surfaces to the access route and pedestrian areas.

Pedestrian Access

- Pedestrian access onto the site has not been affected by the proposals.
- Access to the building has been improved via the inclusion of a 8-10 person lift.
- Ground floor entrance with new external ramp access to improve accessibility for pupils with mobility issues.

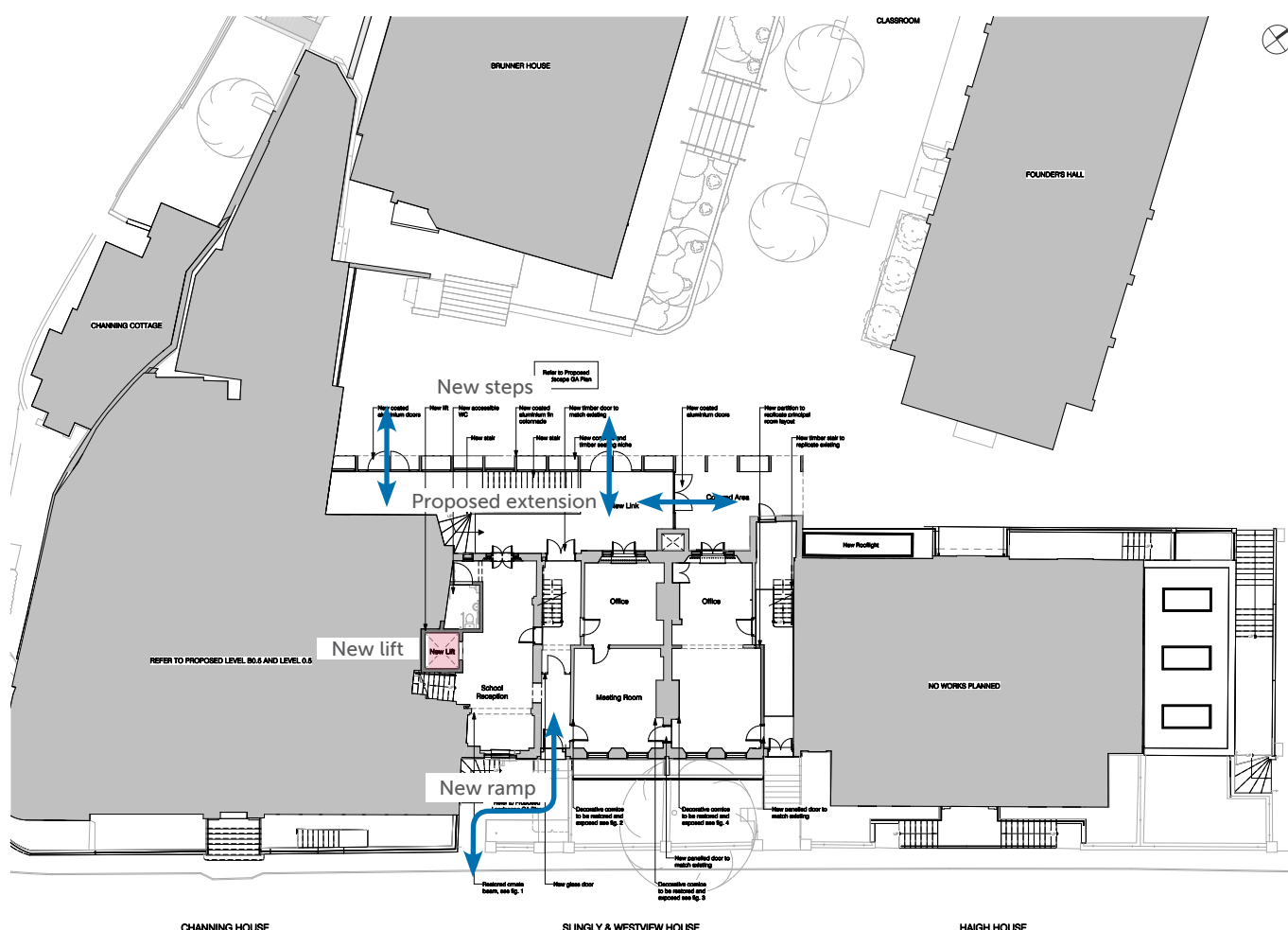
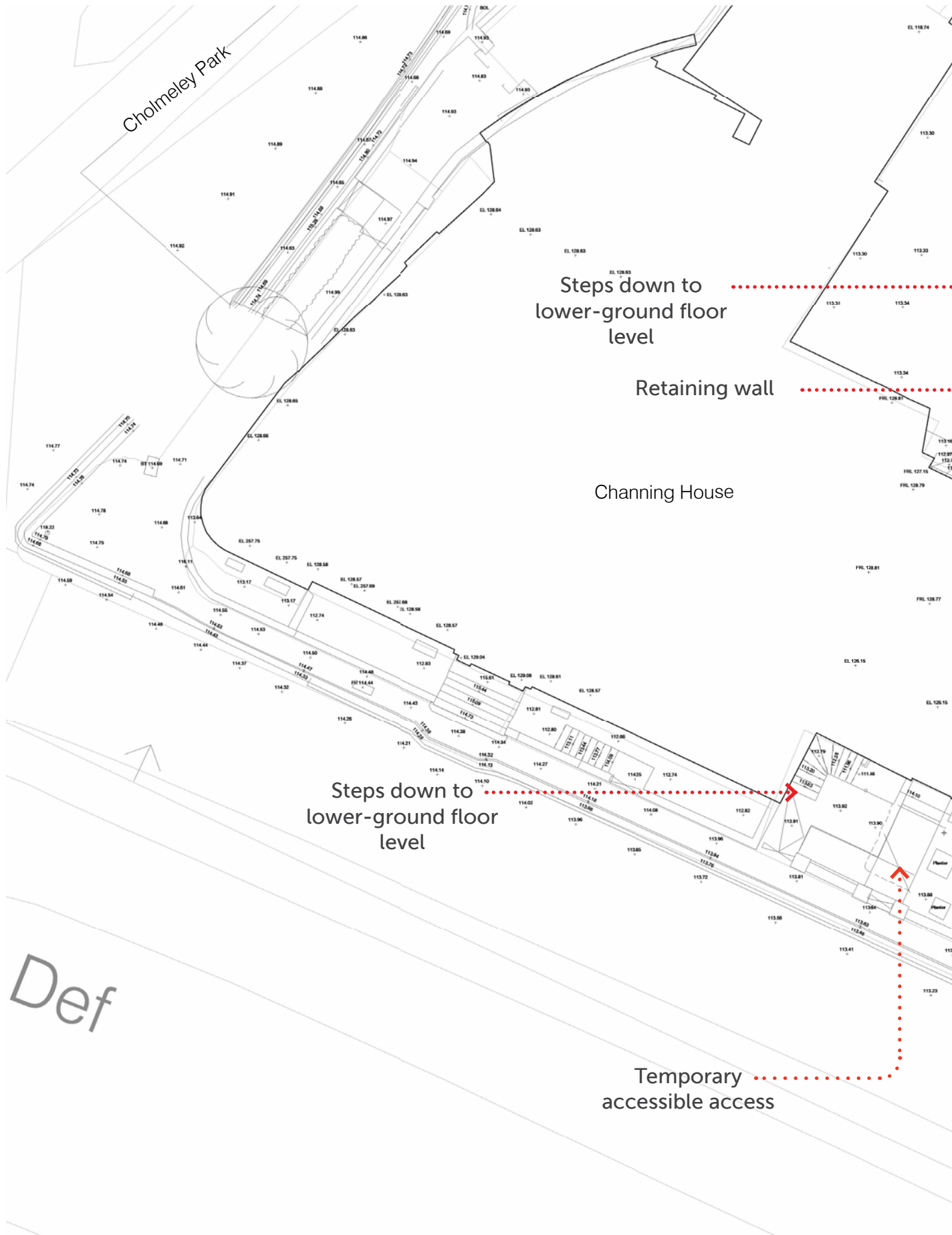


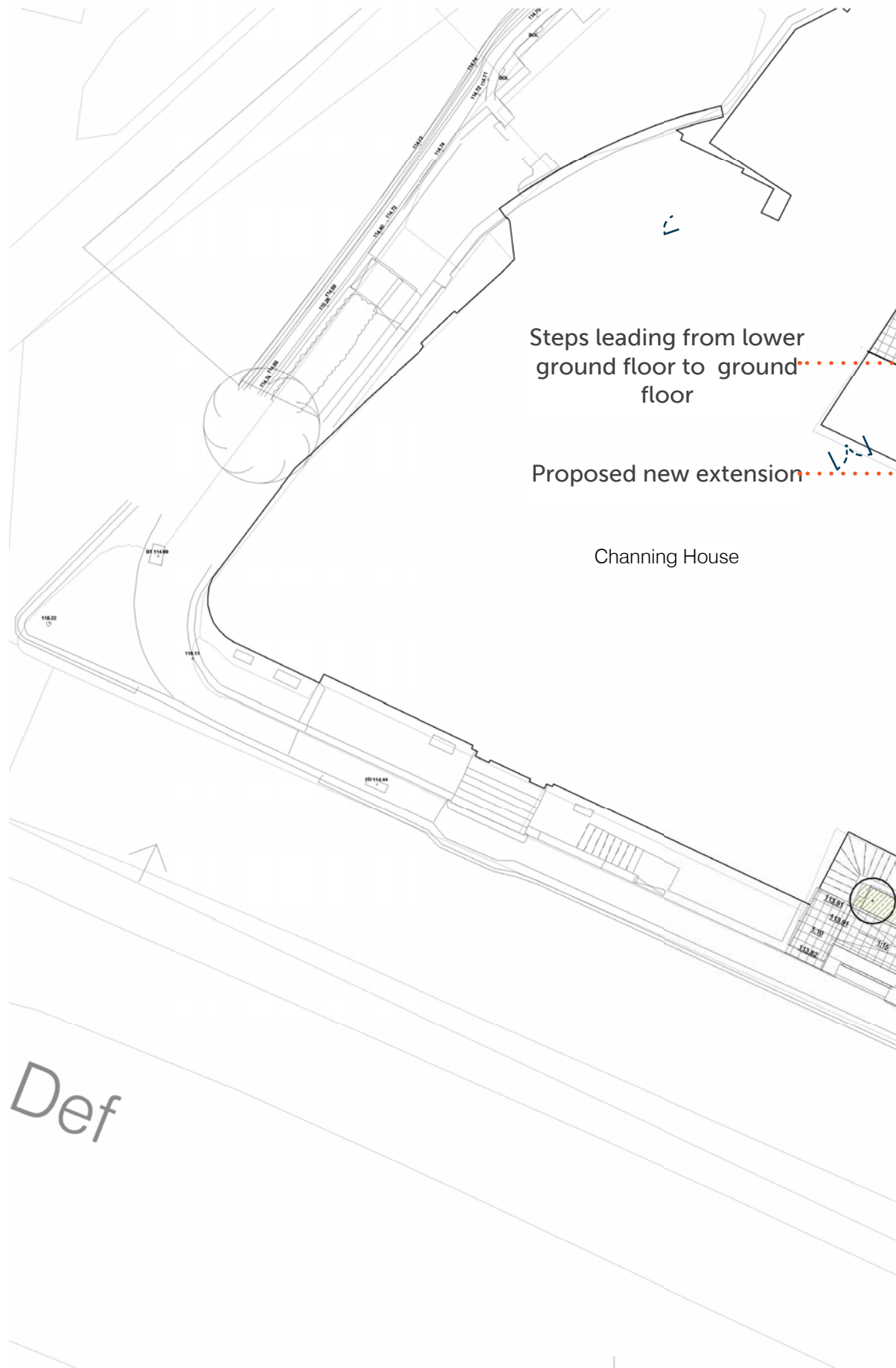
Fig. 41. Proposed layout - access.

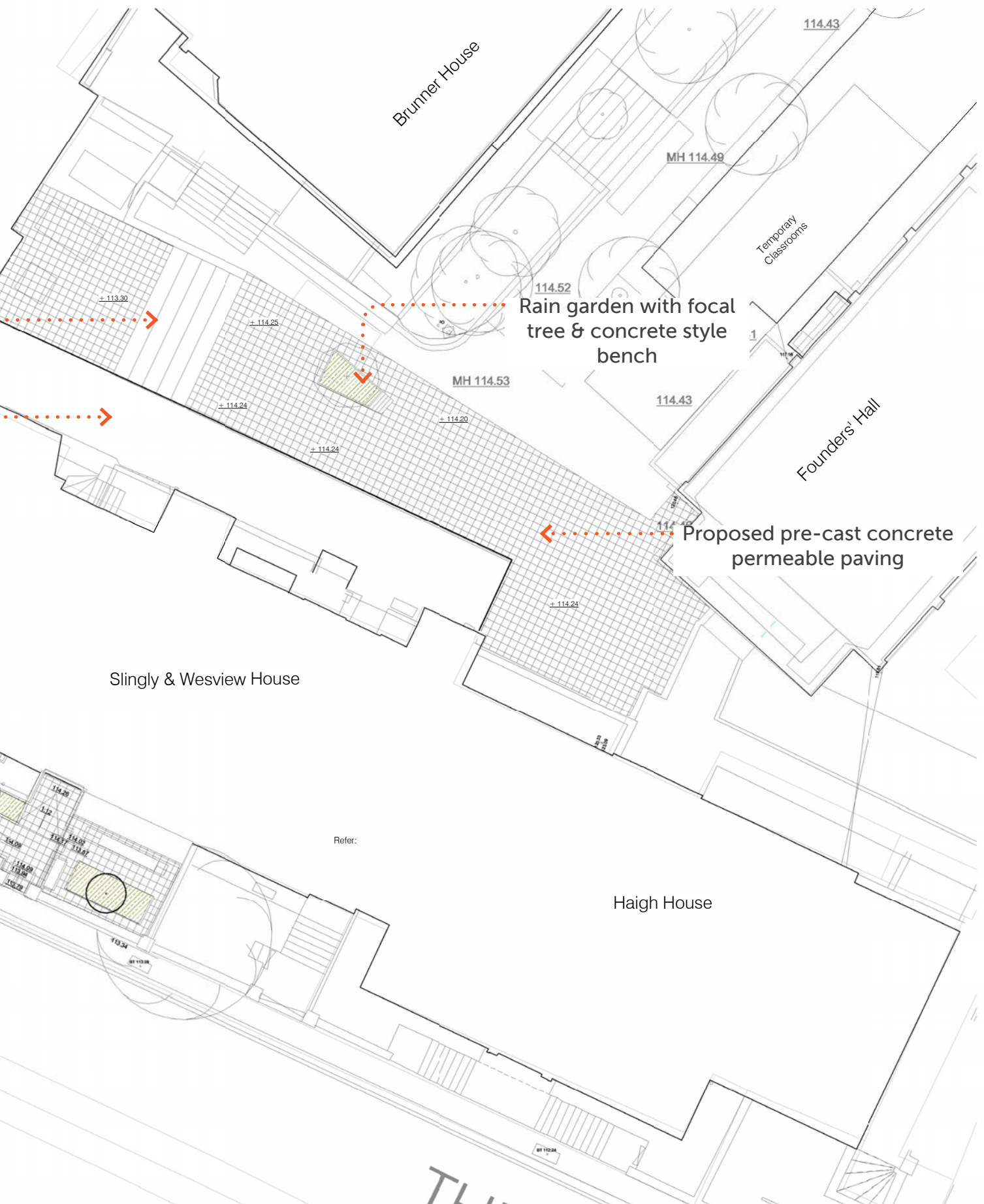
Existing Landscape



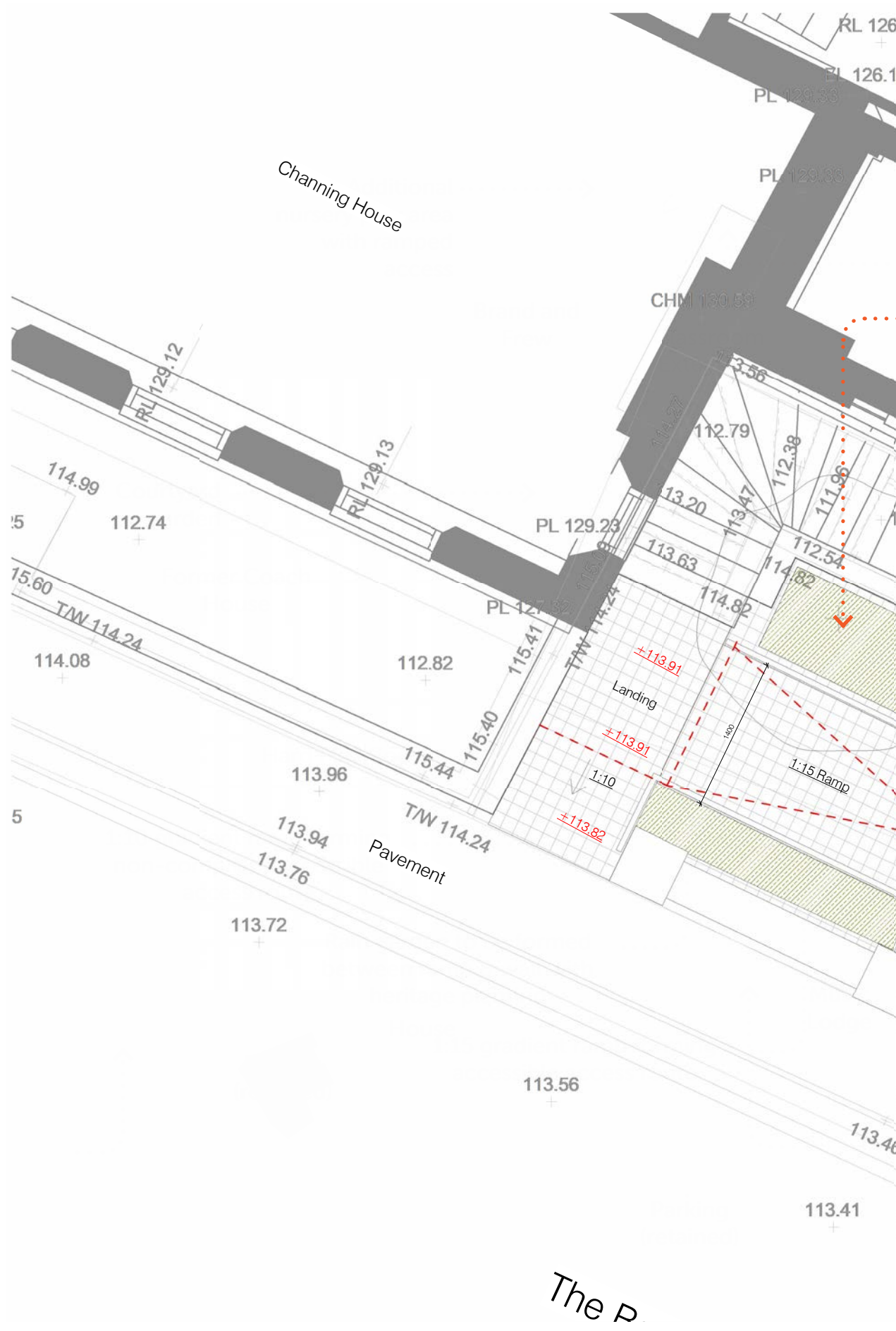


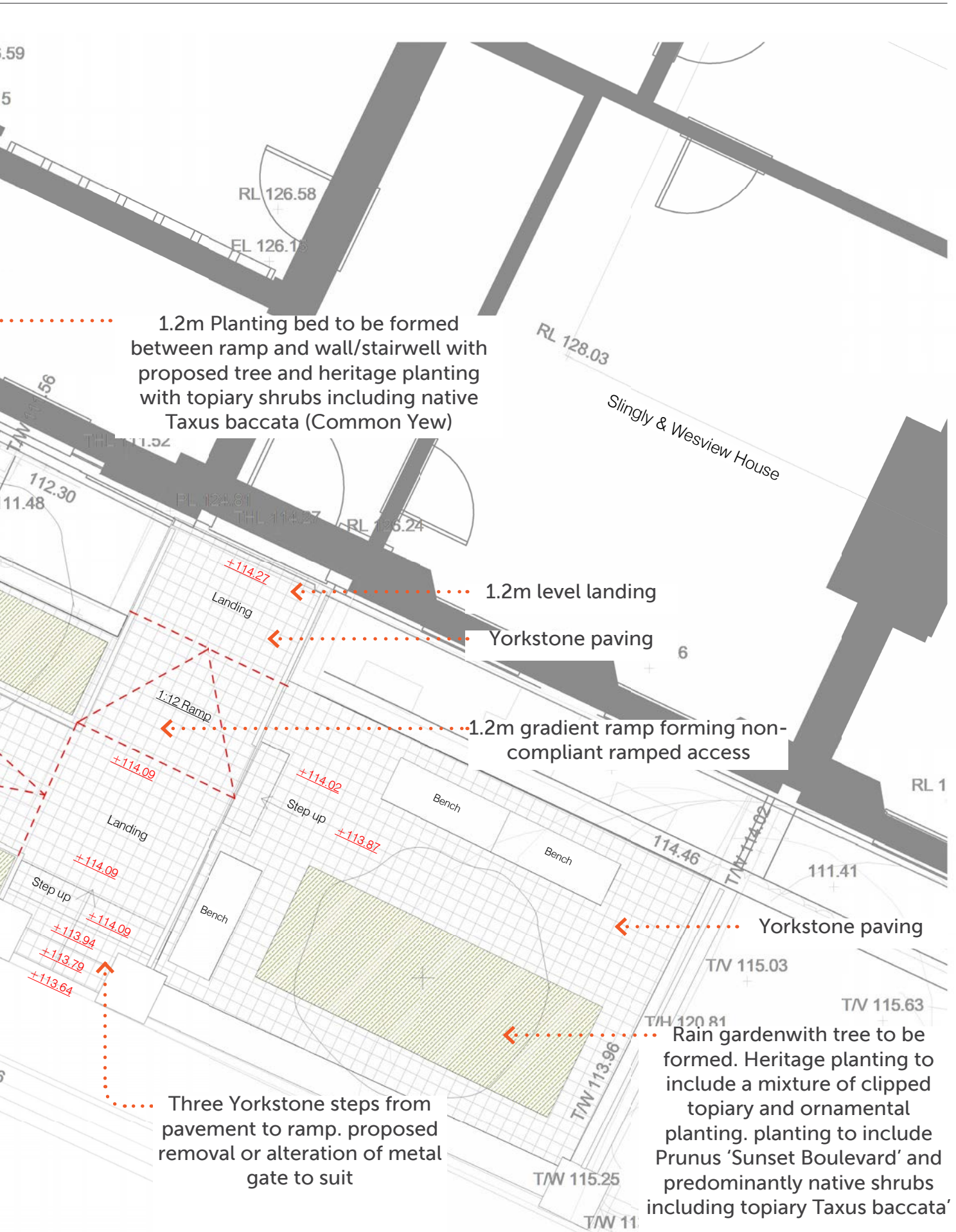
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Proposed Landscape - Visitor Entrance





Proposed Front Entrance



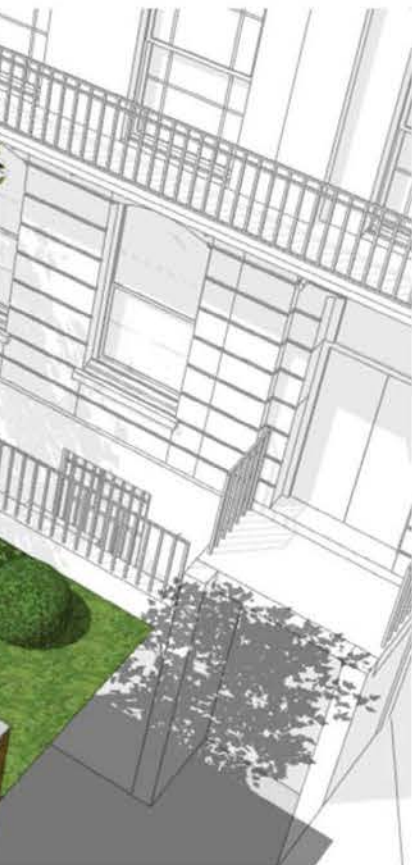
Summary

The proposed design will provide a safe and accessible route from the road to the main school visitor entrance. The entrance will retain the existing character of the space including the location of the existing stone pillars and walls. Hard-landscaping materials have been selected to tie-in with the existing materials and stepped access will lead you directly to the main entrance door.

A garden has been created to the right of the entrance, the benches will provide a place for sitting and relaxing. The trees and plants will soften the hard landscaping, encourage bio-diversity and add a touch of formality and grandeur with the clipped yew topiary. The trees have been chosen for their ornamental and wildlife value and will provide interest in the spring and autumn months.



Above & below: Precedent images of planting



Landscape sketch proposals showing accessible ramp along with rain gardens, benches and trees

Landscape Materials & Planting Palette

Appearance

A palette of high quality, sustainable and low maintenance materials is proposed for this scheme, which will complement the existing landscape materials at the school.



Yorkstone paving



Yorkstone paving setts



Timber slatted bench



Magnolia x loebneri
'Leonard Messel'



Magnolia x loebneri
'Leonard Messel'



Prunus 'Sunset Boulevard'



Prunus 'Sunset Boulevard'
blossom



Lavandula angustifolia
'Hidcote'



Salvia and Rose



Taxus bacatta clipped topiary cones



Rosa 'Queen of Sweden'



Hydrangea macrophylla



Astrantia & Salvia

Conclusion

Summary

This document together with other submitted reports outlines how the important design considerations of use, layout, amount, scale, appearance, views, trees, ecology, sustainability and landscape as well as vehicular and pedestrian access have been taken into account during the design process of the proposed extension and refurbishment of the Main School Building at Channing School.

The proposal has been developed to respond to the historic character of the site, and restore the principal rooms of Slingly & Westview House to their original volumes. The proposed extensions respect the integrity and appearance of the building's historic fabric, whilst ensuring it is viable for modern day use.