



Campus Redevelopment
Buxton and Leek College

Design and Access Statement

September 2013 REV A



Hunt Architects

TEAM & CONTENTS

Hunt Architects

Lead Consultant, Architecture

Hunt Architects Ltd
The Moseley Exchange
149-153 Alcester Road
Birmingham,
B13 8JP



Quantity Surveyors

Northcroft
1st Floor, Eleven Brindley Place
2 Brunswick Square
Birmingham
B1 2LP



Structural Engineers

Engenuiti
3b Maltings Place,
Tower Bridge Road
London, SE1 3JB



M&E, Sustainability, BREEAM

Couch Perry & Wilkes LLP
Interface 100
Arleston Way
Solihull
B90 4LH



CDM Coordinator

MDA Consulting Ltd
No.1 Museum Square
Leicester
LE1 6UF



**BUXTON & LEEK
COLLEGE**

Client

Buxton & Leek College
Stockwell Street
Leek
Staffs
ST13 6DP

Contact:

Len Tildsley
Principal

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ACCESS STATEMENT

INTRODUCTION

This Design and Access statement has been prepared in support of a full planning application for the redevelopment of the Leek site of Buxton and Leek College, which comprises a series of demolitions, new pedestrian access and two new buildings.

The statement will be updated as required through the detailed design stage of the project.

The Design and Access Statement should be read in conjunction with the drawings and surveys that have been submitted. These are listed in the document schedule that accompanies the application and is attached as an appendix to this statement.

Buxton and Leek College is a recent merger of the former FE Colleges of Buxton and Leek both now working together as a single provider of high quality education and training to the communities of the Staffordshire Moorlands and the Peak District as part of the University of Derby.

Vision

Together the design team and Buxton and Leek College have developed the College's vision to improve its learning facilities. The vision is to demolish all of the poorest quality learning accommodation and replace it with modern, contemporary facilities that rationalise the estate, provide a sense of place and reconnect the College with the people of Leek. The redesigned campus will create an exciting learning environment with sustainability at the core of its design and functionality. The new buildings would deliver an improvement of 25% over Building Regulation standards for carbon reduction.

Renewal, modernisation & rationalisation of estate

Demolition would remove six RICS category D buildings, and one RICS category C building. Rationalisation will allow complete departments to be zoned together.

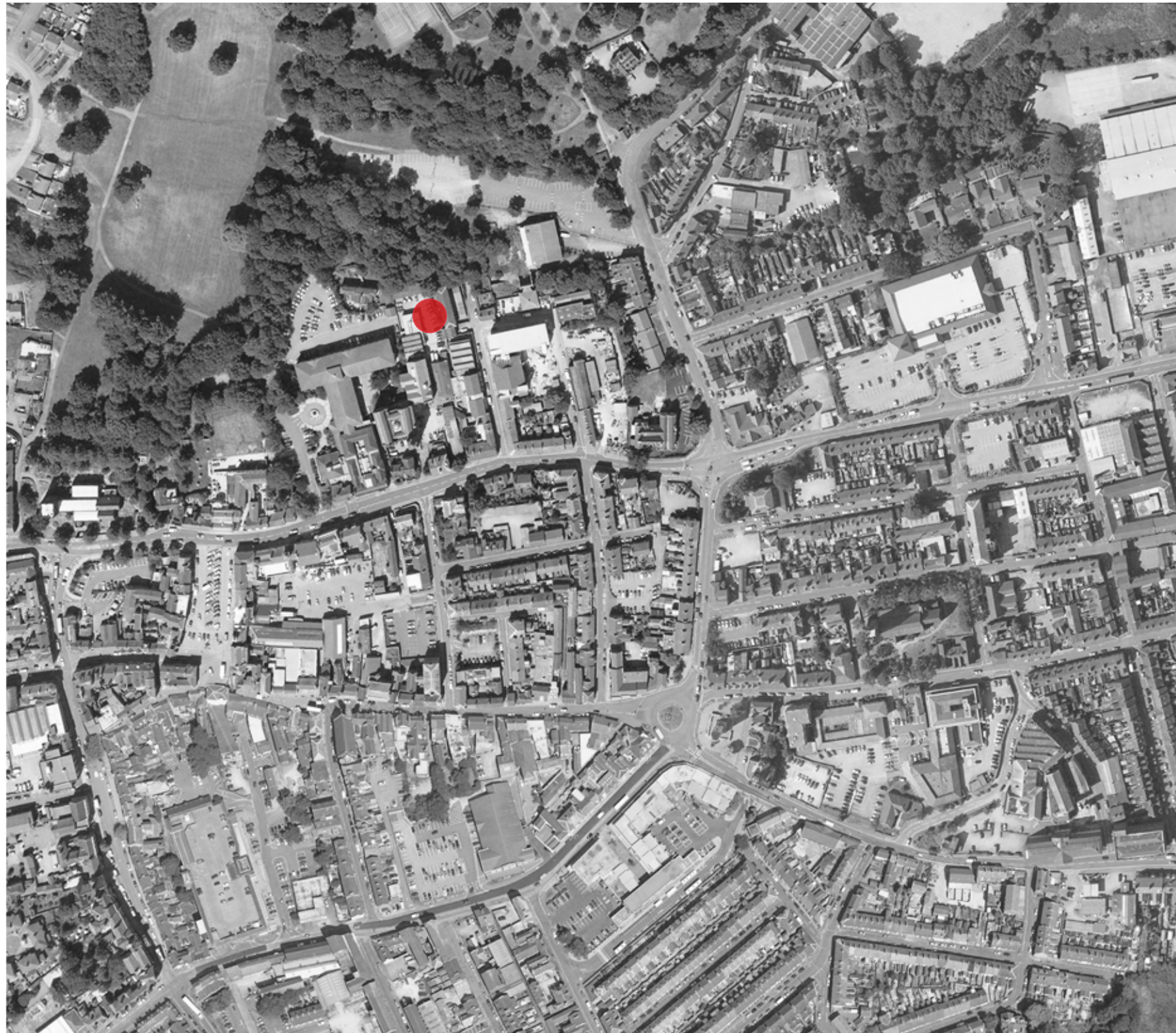
Benefits to learners

Quality of teaching and quality of facilities will be significantly enhanced through provision of dedicated and extended teaching provision. Flexible teaching space will cater for current and future curriculum.

Supporting economic growth

The new facilities will provide a direct support to economic growth through improved assistance to those not in education or training, particular emphasis on apprentices in construction & engineering and improved employer partnerships.

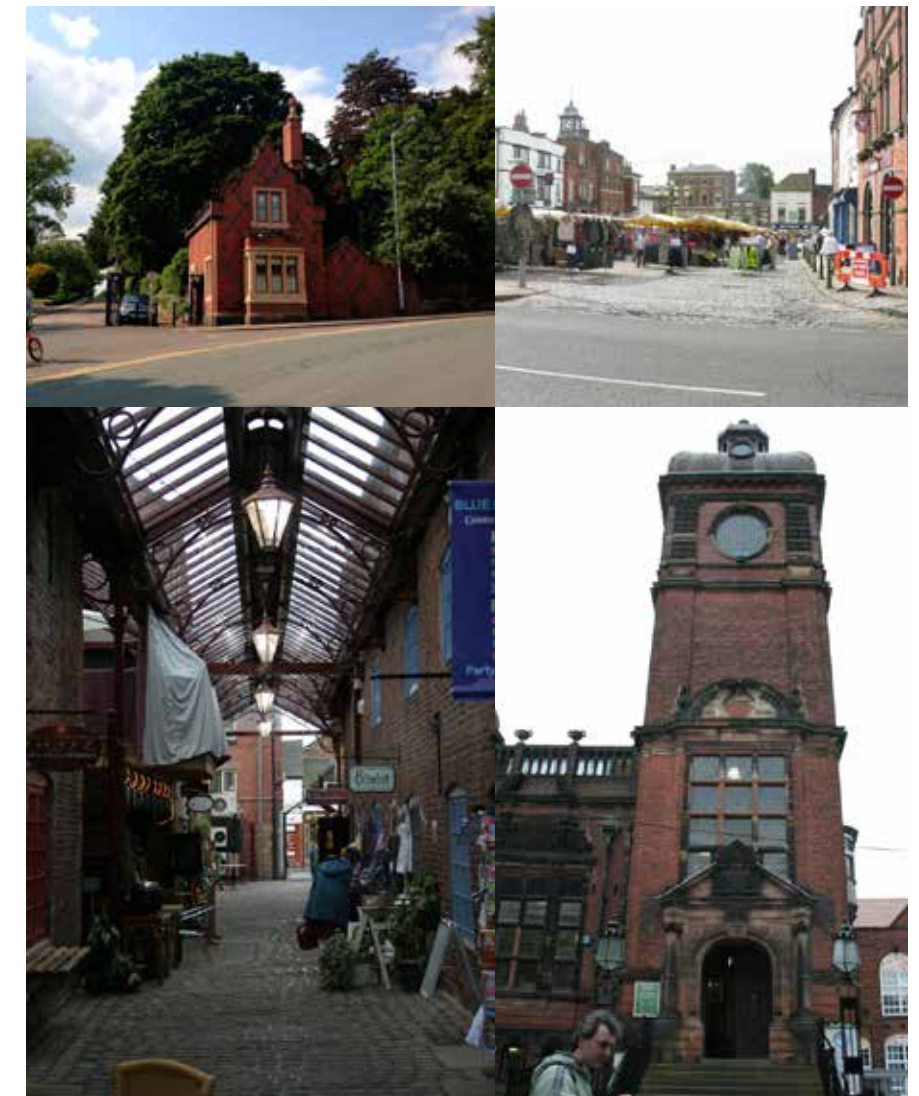
WIDER CONTEXT



Leek is situated in the north east of Staffordshire close to the south west boundary of the Peak District National Park, approximately 10 miles north east of Stoke-on-Trent. Situated at the foot of the Peak District National Park, Leek provides a gateway into the Park surrounded by rugged countryside.

Existing transport networks ensure that Leek is well connected with nearby towns, cities and further beyond via links to the M6 and M1 motorways.

Historically, the market town of Leek was recognised as a textiles and manufacturing centre. With the demise of the silk industry, many of the existing examples of architecture of the time have been retained and converted for alternative use, whilst ensuring the character of Leek has not been compromised.



LOCAL CONTEXT

The College comprises a number of buildings, less than half a mile east from Leek Centre and Marketplace. The site within which the proposals contained within this document are to located contains mainly educational and commercial land use. The site has been in educational usage since 2004 when the college purchased the California Mill Site, which has now since been demolished following a substantial fire in 2003.

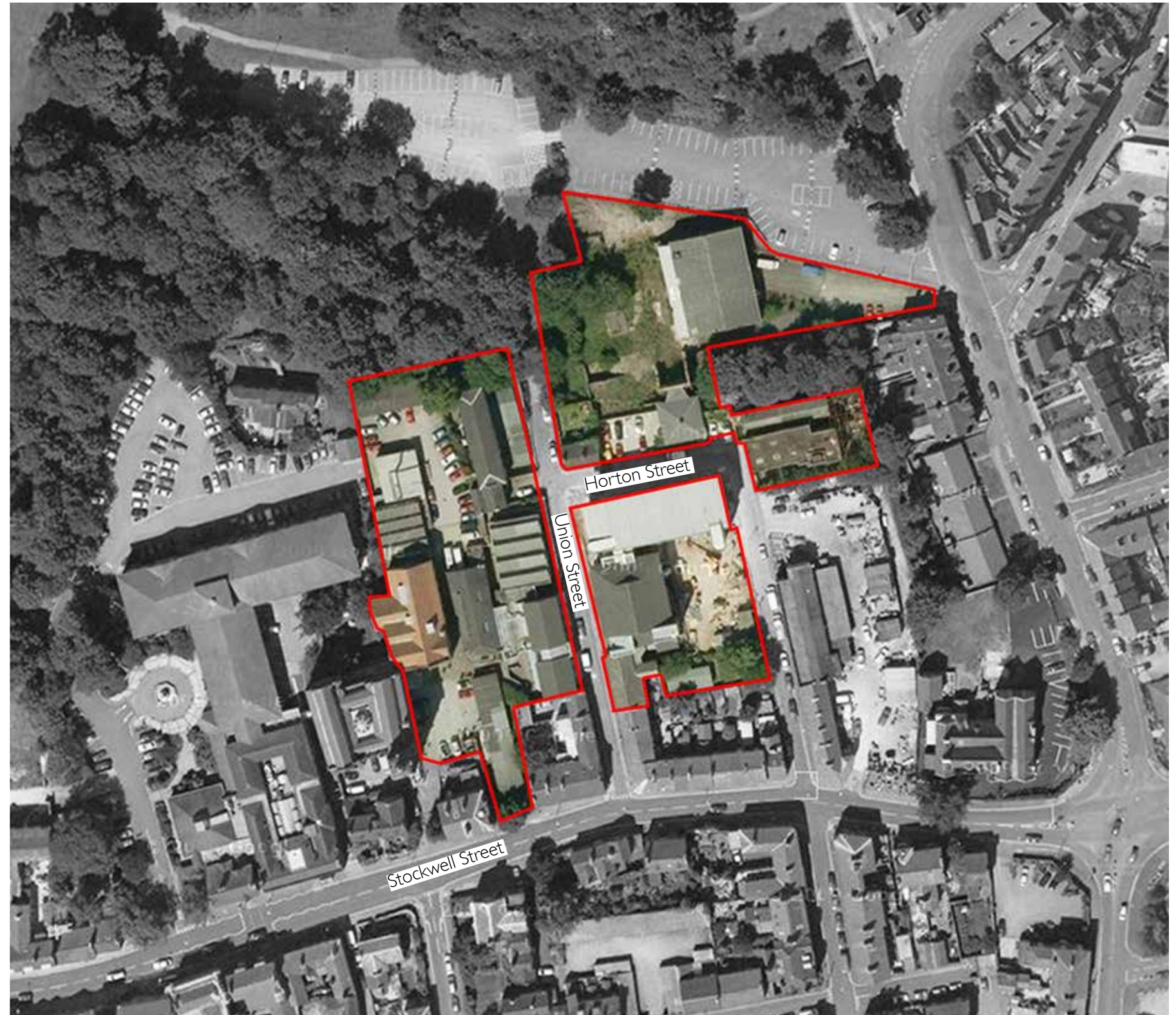
The existing site and campus buildings are flanked by local roads:

- Union Street
- Horton Street
- New Street
- The site overlooks Vicarage Road public car park to the north.

Union Street dissects the existing college sites and their respective sites splitting various departments, the administrative offices and the main entrance and reception. The main administrative facilities are housed in the University Centre, on the west of Union Street and adjacent to the town library. The site provides various teaching facilities, some car parking and a range of building types is a mixed state of repair/condition.

The main entrance and reception is located in the Tovell Building. This and the visitors car park is accessed via the one-way only New Street and occupies the length of Horton Street on the south side. To the south of the Tovell building and occupying the site between New Street and Union Street is the college library (Hub), student support and teaching departments.

Until recently, there were two existing two storey terraced houses on the Horton Street boundary,. However, these are now demolished to make way for a new engineering building currently being constructed on site. To the east of this site lies the single storey Cyber Cafe. This is currently used as a general purpose teaching space and is at present the only teaching facility on the site to the north of Horton Street.



ARCHITECTURAL AND URBAN CONTEXT



Existing streetscapes and external space

Pedestrian access into the site from Stockwell Street is currently via entrance gates serving the Nicholson Institute. This route is also used by staff and students parking within the site together with disabled parking alongside the Nicholson Institute. Throughout the campus there is extensive signage, reinforcing the poor wayfinding throughout the site. In general, external spaces lack coherence, overall legibility and a 'sense of place', with an apparent conflict between pedestrians and vehicles.

The streets serving the college buildings provide vehicle access from one direction only. Although the buildings all face onto the adjoining streets, changes in level throughout the site reduce the positive interaction between building users and passers by. Pedestrian routes are occupied by ramps, steps and barriers that are visually confusing and physically obstructive. Access through the site between college buildings is via a number of tight, enclosed and rather intimidating alleyways. Social interaction is limited to small open pockets between existing buildings or where pavements widen sufficiently to enable groups of students to congregate.



View A



View B



View C



View D



View E



View F

ARCHITECTURAL AND URBAN CONTEXT

Existing Buildings
Existing buildings on the site are mixed in terms of the contribution they make to the local urban setting. Some are of particular architectural importance such as the Listed Nicholson Institute (For further information please see submitted Heritage Statement), whilst others vary considerably in their appropriateness to the surroundings, the quality of materials chosen, their condition and overall aesthetic contribution. For example, the Tovell building, whilst functional in its design, the building's impressive size has a vertical emphasis as a result of its scale and form that is further reinforced by the application of vertically laid external timber cladding, providing a dominant overshadowing feature that presents minimal social interaction at street level.

There is a rich mix of architectural styles present within the campus providing a broad range of materials consisting of brick, slate tiling, lead, painted timber along with treated external timber cladding.



SITE TOPOGRAPHY



Site Topography

The unique topography of Leek is of great relevance. It not only influences the character of the town, its street form and views, but it is also a prominent feature of a number of sites in Leek including the proposed location for the School of Art Building assessed within this report.

There is a gradual slope within the existing topography between Stockwell Street and Horton Street. To the north beyond Horton Street there is a prominent slope which falls significantly down towards Vicarage Road Public Car Park. Another obvious change in levels occurs between Union Street and the pedestrian/vehicular access alongside the entrance to the Nicholson Institute and the existing Art and Design building. This change in level is less prominent as it is concealed by the buildings that line Union Street. In general, changes in level throughout the site in and around the existing building stock are overcome through the provision of stepped access, all of which contributes to the lack of an accessible environment for pedestrians.

Landscaping

The external landscape within the proximity of the college buildings consists of a significant amount of hard landscaping materials. Concrete, stone cobbles and tarmac combine to provide a practical yet unattractive landscaping throughout the majority of the site.

To the north of the site beyond Mill Block and the Cyber Café, there is a visible contrast in landscaping with an abundance of varying species of trees and dense vegetation. It would appear that much of the dense planting has been self-seeded given the lack of any coherent planting scheme with the trees varying in terms of age, size, form, maturity and health. Individually and collectively the trees contribute to the local and wider urban landscape by being aesthetically pleasing, softening both the street scene and existing built form, giving spatial definition of the landscape, and offering shade and shelter to those using the pedestrian footpath linking Vicarage Road public car park to Union Street. The existing trees are an intrinsic and valued aspect of the overall site landscaping proposals and are particularly significant in relation to the new School of Art.

The proposed landscaping includes the removal of some vegetation, including the lime tree currently adjacent to the Mill Block. The tree is so close to the Mill Block as to be considered unstable following the proposed demolitions. Further, as the site is redeveloped, the college will be more outward facing, toward the north and the Vicarage Rd car park. The removal of this tree enables clearer lines of sight both to and from the new building.

We feel the additional proposed landscaping will be a significant contribution to the local aspect and will more than adequately compensate for the removal of the vegetation and lime tree.

TOWNSCAPE APPRAISAL



RICS BUILDING CONDITION



Condition of Leek College Estate

The condition and accessibility of some of the College's property assets are poor:

The proposed project will replace **all** of the existing estate categorised as RICS Grade C/D.

- Much of the College's older building stock is no longer fit for purpose.
- There has been a lack of maintenance over a sustained period of time.
- Some buildings are obsolete and in need of replacement.
- Teaching and social space is still housed in poor condition mobile classrooms
- Workshops are largely inaccessible and inflexible
- The RICS D Carr Gym is in poor condition and cannot accommodate teaching
- The heating system is inefficient and poorly maintained.
- There are uncomfortable thermal conditions.
- Uninspiring conditions for learning.

PLANNING OVERVIEW



Opportunities : California Mill Site Redevelopment.
Extract from Final Masterplan Report - January 2011
Leek Staffordshire Moorlands District Council



Extended and enhanced education uses together with gateway parking on the California Mill site : Encouraging route to Town Centre.
Extract from Final Masterplan Report - January 2011
Leek Staffordshire Moorlands District Council

“Planning policy clearly supports the principle of developing the Leek College facilities and campus as a whole”
Staffordshire Moorlands District Council 30 August 2012

Following the successful merger of Leek College with University of Derby Hunt Architects was appointed to carry out a campus-wide master plan to identify a sustainable strategy for the systematic replacement of all unsuitable and poor quality accommodation. The master plan seeks to set out a framework for redevelopment of the whole campus, to create order within the fragmented estate and to reconnect the College with the people of Leek.

Hunt Architects has led a multidisciplinary design team in developing the campus Master Plan proposals in line with the Town Centre Masterplan and Staffordshire Moorlands' Core Strategy. The Master Plan has been used to develop these outline design proposals for an extension of the soon to be constructed Pinnacle and the construction of a new Arts building.

Town Centre Masterplan
Staffordshire Moorlands are in the process of preparing a Town Centre Masterplan for Leek, which (when adopted) will take on the status of a Supplementary Planning Document and inform the Council's planning decisions in the town. At present the document is in draft form, however it signals the intentions and priorities of the Council, and is therefore a material consideration that can be afforded weight in planning decisions.

The California Mill site is identified as the principal opportunity site within the Town Centre Masterplan. A mixture of Arts, Education and a Business Incubator are considered suitable uses, with a total floor area of nearly 60,000sqft, accommodated within 2/3 storey buildings.

The Masterplan recognises the desire of the College to generate and enhance links with local business start-ups, to help them survive and grow.

The Masterplan seeks to deliver development in a holistic manner by making appropriate and sustainable land use connections between an expanded College and other development sites in the north of the town centre such as the Foxlowe site.

Much of the town centre is designated as a Conservation Area and part of the California Mill site is incorporated within this designation. The College redevelopment will therefore ensure preservation and enhancement of the historic assets, using the existing building grain to inform proposals.

- Development of California Mill site for education.
- Development should vary from 2-3 storeys in height and improve the public realm, creating attractive pedestrian links to Brough Park
- Preservation and enhancement of key, historic buildings.

Core Strategy (Revised Submission December 2011)

The preparation of the Core Strategy for Staffordshire Moorlands has been taking place since Sept 2007. Consequently the policies have evolved during the drafting and consultation process and have now reached the submission stage to the Secretary of State. Following which they will be examined, and (if found to be sound) will be adopted.

Improvements to education and the economy are outlined as key objectives within the Core Strategy. Policy SS1 'Development Principles' reflects these objectives.

Policy SS5a 'Leek Area Strategy' identifies Leek as the principal service centre within the Staffordshire Moorlands authority area. Consequently the Council supports the growth and regeneration of the town through a range of strategies including increasing and improving the provision of education facilities, and enabling further shared use of such facilities. The future campus improvements to Leek College as a new community arts and cultural facility are highlighted as key a component to strengthening Leek's role as a principal service centre.

Policy DC2 'The Historic Environment' outlines the Council's objectives in the preservation and enhancement of heritage assets. The Council will promote development which sustains, respects or enhances buildings and features which positively contribute to the character of an area. Regard will be had to these principles in the evolution of the Leek College design proposals.

National Planning Policy Framework (March 2012)

The National Planning Policy Framework (NPPF) carries at its heart the presumption in favour of sustainable development. With regard to the planning and delivery of education facilities this means locating such land uses within existing settlements where journey lengths can be minimised and the benefits of public transport can be sought. The expansion of Leek College within the town centre reflects these land use principles.

Securing the future of heritage assets is also a recurring theme within the NPPF, and developments which respond positively to Conservation Areas and Listed Buildings will be supported by Local Planning Authorities.

Previous Applications

Staffordshire Moorlands District Council has in August 2012 granted detailed planning permission for the demolition of numbers 1 and 3 Horton Street and the erection of a new teaching facility building in their place. Within the reasons for granting permission the consent stated:

“The proposal is considered to be an acceptable and appropriate form of development for this highly sustainable location. Planning policy clearly supports the principle of developing the Leek College facilities and campus as a whole. The design of the proposed building is considered to be acceptable; it is of a modern and contemporary design which will improve the appearance of this area and not have any adverse impact on surrounding trees.”

The current proposals look to expand on the positive benefits established by this planning approval.

Other relevant permissions are set out below:

- 2000 - Parkside Trust planning permission for Community Arts Centre
- 2000 - Leek College planning permission for a teaching block
- 2002 - Permission for change of use for the California Mill site.
- 2003 - California Mill building destroyed by fire
- 2006 - Tovell Building completed,
- 2012 - Planning Permission for new Engineering building

Planning Consultation

Leek College and formerly its Governors have an excellent, ongoing relationship with the Local Authority and early discussions have enhanced the viability of the proposals, together with the excellent relationship between the local authority and University of Derby.

Positive feedback has been received regarding the principle of this development following initial conversations with Rachael Simpkin, Senior Planning Officer and Gill Bayliss, Conservation Officer.

Consultations have been undertaken with Staffordshire Moorlands District Council Planning Department in the development of the scheme from the feasibility studies prepared for the Engineering building through to the preparation of the master plan for the campus redevelopment including discussion held on site reviewing the relevant properties and proposed areas for redevelopment.

To date, the scheme has received good support from the local authority as can be seen with the planning approval and comments issued regarding the proposed Engineering Building.

SWOT ANALYSIS

Strengths

- Prominent location along Stockwell Street.
- High levels of vehicular and pedestrian movement past the site.
- Views towards the Staffordshire Moorlands.
- Close proximity to existing public car park accessed from Vicarage Road.
- Site orientation may offer opportunities for sustainable approach to building design, in particular daylighting and ventilation principles.
- Unique site topography. (3)

Weaknesses

- Pedestrian and vehicle conflict. (1)
- Some poor quality street surfaces.
- Extensive use of signage due to poor wayfinding.
- Poor quality signage and a distinct lack of street furniture.
- Some intrusive buildings, in terms of scale, choice of building materials, building use, which detract from the area.
- Inactive and unattractive street frontages.
- Underused potential of a prominent site within Leek.
- Distinct lack of inclusive design within landscaping and existing buildings.
- Lack of building consistency throughout the area, in terms of scale, choice of building materials which make it difficult to tie down a distinct and clear character of the area.
- Some buildings in poor condition.
- Temporary portacabins detracting from the character of the area.

Opportunities

- To respond to existing local qualities and conditions such as the nearby Nicholson Institute and enhance a sense of place.
- Address the importance of Stockwell Street as a major pedestrian/vehicular route in/out of Leek whilst enhancing the presence of the College.
- To promote a mix of uses that will encourage vibrancy, vitality, along with cultural and economic growth, ensuring activity during the day and night.
- To promote high and improved quality buildings and public spaces as part of reinforcing this area of Leek as a destination.

Opportunities cont.

- To generate active frontages throughout the site and thus enhancing the experience of visitors to Leek whilst serving as a catalyst for the regeneration of the surrounding area contributing towards the revitalisation of Leek and its immediate surroundings.
- To continue the redevelopment of the campus to the north of Horton Street following commencement of the new Engineering building due for completion later this year.
- To deliver an improved physical environment by conserving and enhancing historic environments and landscapes and creating first-class new buildings and spaces.
- To enhance the existing views towards the Staffordshire Moorlands. (4)
- To produce a scheme which is sensitive to the local context.
- To define and reinforce, through design the connection between Stockwell Street and Brough Park.
- To improve accessibility to, across and throughout the campus.
- To improve and enhance upon the social interaction between building users and passers-by. Facades that have a sensitive relationship to the street and the landscape provide a cohesive design offering a strong relationship with the street edge.
- To produce buildings of high quality that relate positively with the adjoining external spaces.
- Contribute to providing safe and secure environments following the principles of 'Secured by Design' by minimising opportunities for crime and anti-social behaviour. (5)

Threats

- All buildings to be constructed and operational by September 2014.
- Close proximity of existing trees in relation to proposed siting of the School of Art building.
- Close proximity of boundary line between proposed School of Art and Staffordshire Moorlands District Council Car Park. (2)



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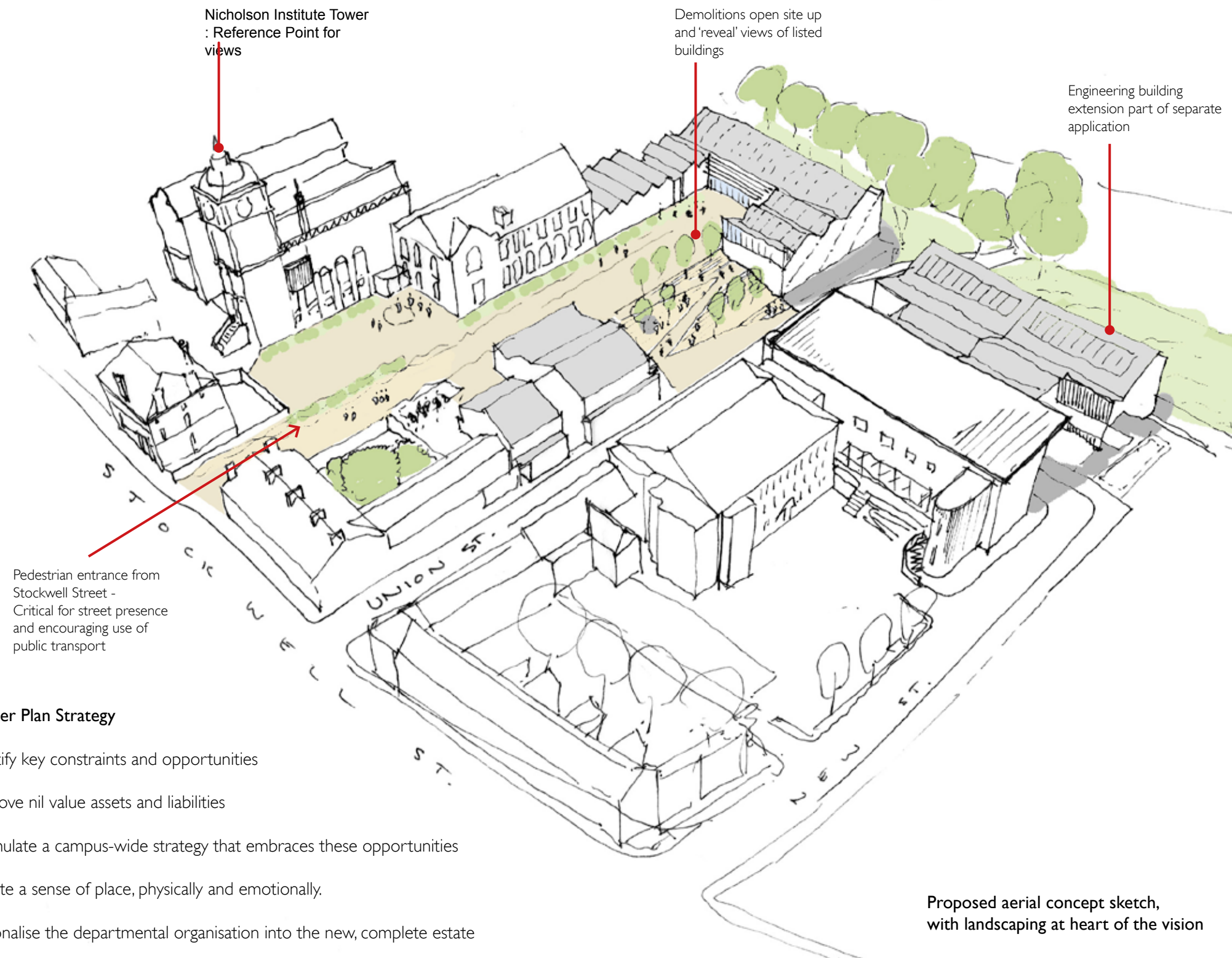


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DESIGN RESPONSE - Masterplan



Master Plan Strategy

Identify key constraints and opportunities

Remove nil value assets and liabilities

Formulate a campus-wide strategy that embraces these opportunities

Create a sense of place, physically and emotionally.

Rationalise the departmental organisation into the new, complete estate

Renewal and Modernisation

The project would;

- Relocate all engineering teaching facilities into one, new Ground Floor facility. An inspirational, expose timber frame creation.
- Relocate carpentry & joinery into a new, enlarged facility that will also provide further construction subjects with direct improvements for apprenticeships and economic growth
- Relocate art & design into new and remodelled facilities with the construction of a new arts centre.
- Provide a dedicated team in an extended and remodelled facility that will focus on tackling unemployment in the Leek area; identification and flexible support of young people not in education or training (NEET)
- Provide a new sense of place for the College. The emphasis on ensuring that the whole estate is improved and not just isolated buildings will create and harness a new enthusiasm for entering education and for seeing Leek College as a stepping stone into employment.

Property Strategy

The Property Strategy is to increase investment in the College's estate in order for buildings in poor condition to be replaced with modern, sustainable buildings that would enable the College to utilise its accommodation more efficiently. The strategy would enable the College to rationalise the layout of its college buildings to accommodate future growth.

Regeneration

This significant investment on the College and in Leek would act as a catalyst for the regeneration of the site, a key area of Leek identified by the Local Authority in the Leek Town Centre Masterplan as suitable for educational use and key in improving access and use of Brough Park.

Observations and Objectives

- Enhancing the setting of historically important College buildings.
- Improving the college with a the new, well-designed, sustainable campus
- California Mill as a key regeneration site for College and Town.
- Future development identified for educational use.

DESIGN RESPONSE - Masterplan

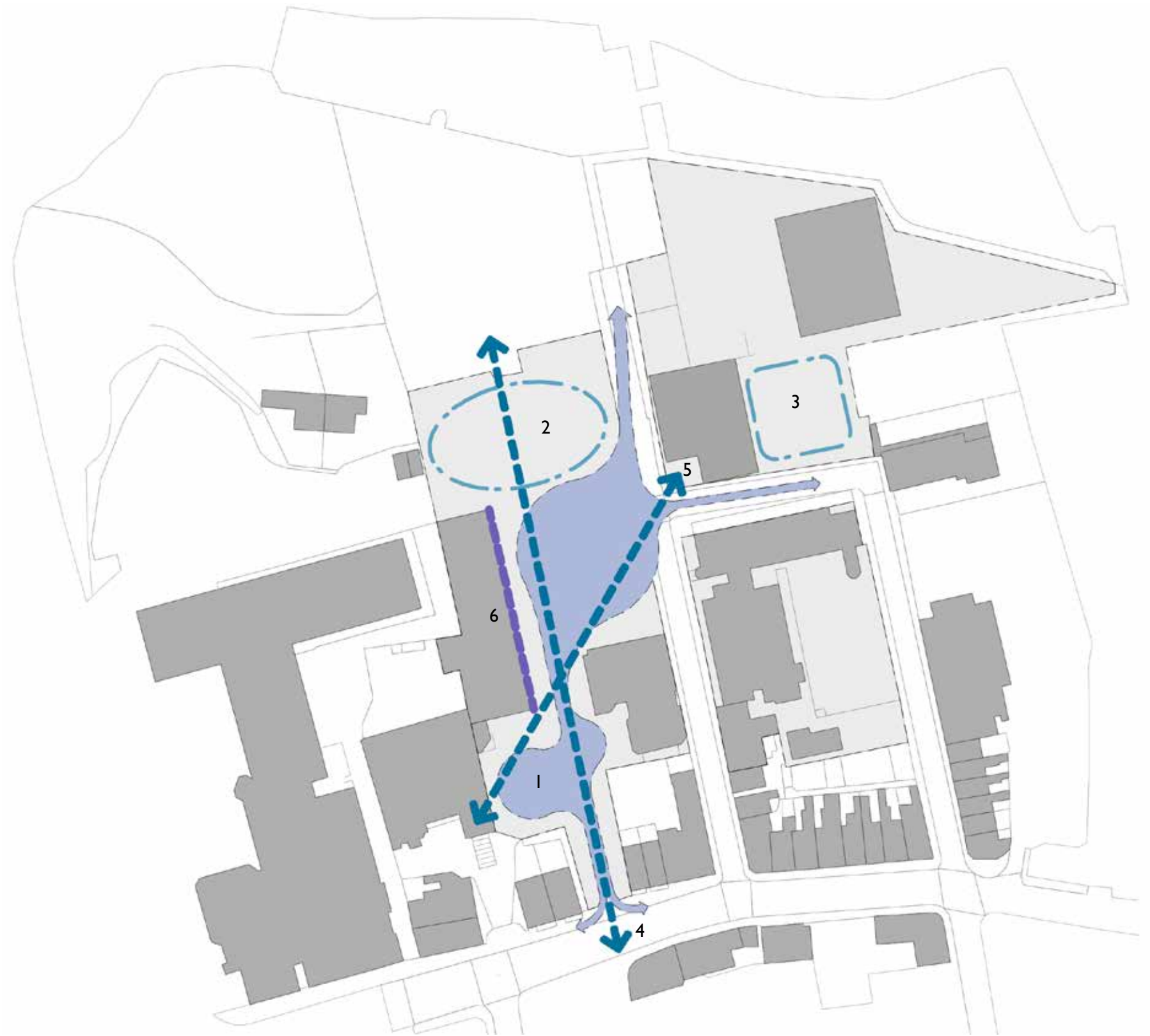
Campus Masterplan

As part of the site appraisal, we have outlined a wider vision for the campus. Key points are:

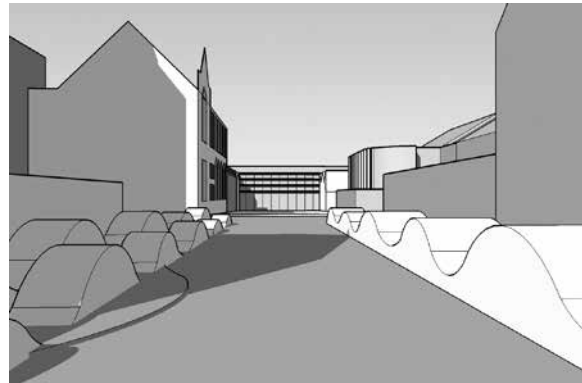
- Regenerating Leek College and the edge of the historic town.
- Improved entry to college buildings and external spaces.
- Improved accessibility and wayfinding.
- Future buildings with external cloister and internal circulation routes, encouraging interaction and revealing skilful and creative education.
- Improved streetscape : emphasising entrances, landscaping and meeting spaces, designed to improve safe interaction between pedestrians, bicycles and vehicles.
- Building heights of appropriate scale to the street and local vernacular.
- Building forms responding to a sloping site: terracing down a hillside, reducing over-shadowing and allowing views to the hills opposite.
- Improve surfaces and lighting to northern end of Union Street.
- Reinforcing existing routes and promoting site opportunity.
- Promoting car parking in the valley. Pedestrian friendly routes to the College and the town centre.
- A new landscape linking the original college building site to Horton Street and Union Street, via permeable buildings and spaces.
- Southern aspect spaces with views to the valley and elevated spaces with inspirational views to the Staffordshire Moors.
- The redevelopment of the California Mill site and the outline masterplan proposals described and illustrated within this summary support the Town Centre North vision published by Leek Staffordshire Moorlands District Council.
- Create a distinctive heart for the College
- Design a landscape that places the listed buildings as a focus
- Ensure that future development consolidates the campus

Diagram Key

1. Improving the pedestrian experience entering the site via a new pedestrian entrance from Stockwell Street. A series of landscaped spaces will enhance the existing context and character of the campus whilst linking routes though the site with a focus on a core open area at the heart of the site.
2. Proposed location for a new School of Art building.
3. Proposed location to an extension to the new engineering building currently being constructed on site. (Separate application submitted for the extension.
4. Create new vista through the site providing a visual presence for Leek College.
5. Reinforce existing views between the new engineering building and the Nicholson Institute.
6. Expose the true splendor of the facade to the Nicholson Institute Extension.



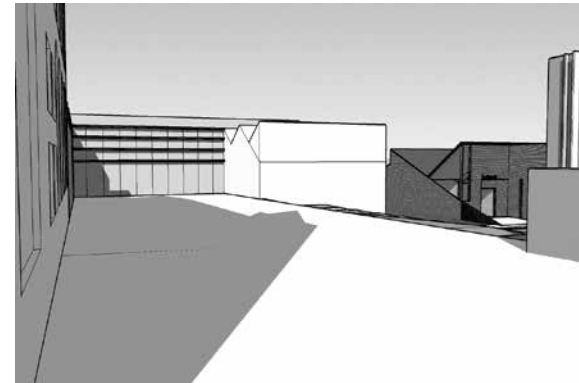
DESIGN RESPONSE - Masterplan



New pedestrian entrance



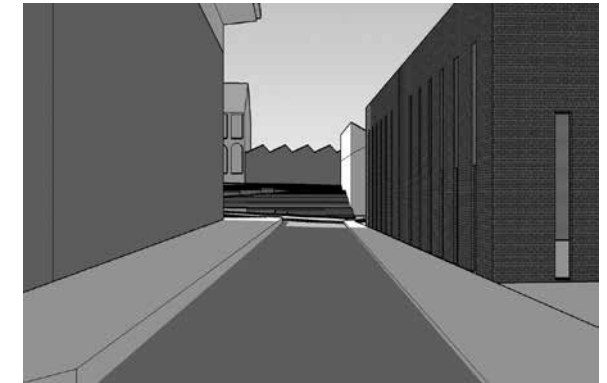
Art & design and skills training centre



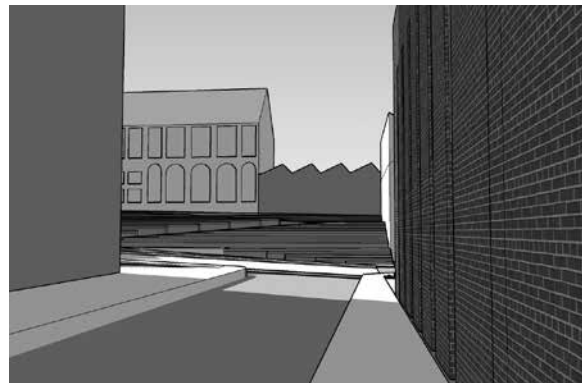
Art & design and Pinnacle



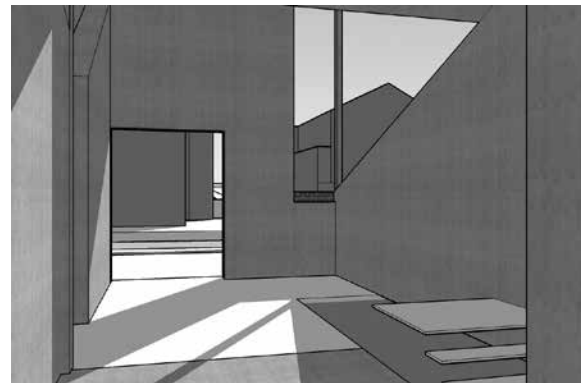
Skills training centre & landscape



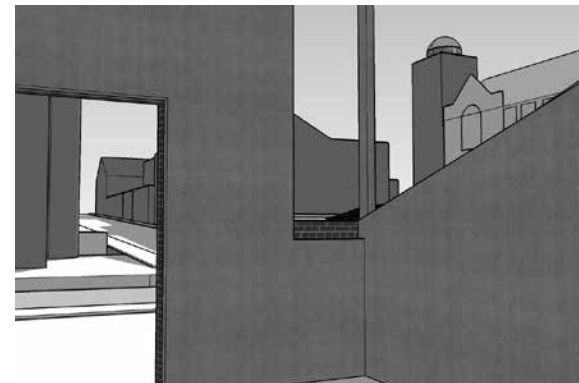
Horton Street view



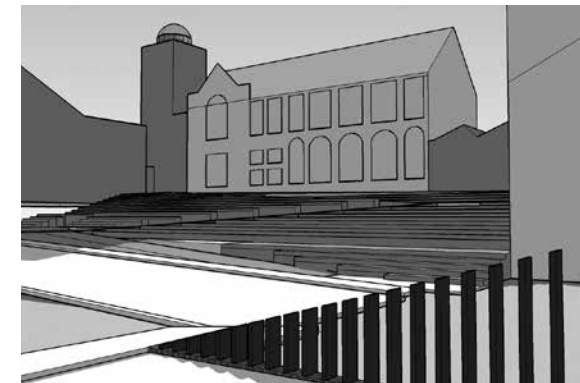
Listed building revealed



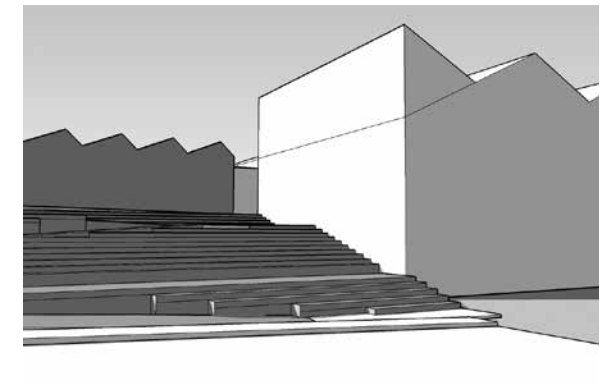
View from Pinnacle foyer



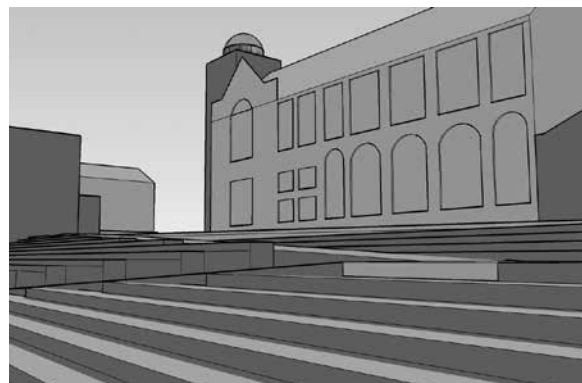
Foyer view of Nicholson Institute



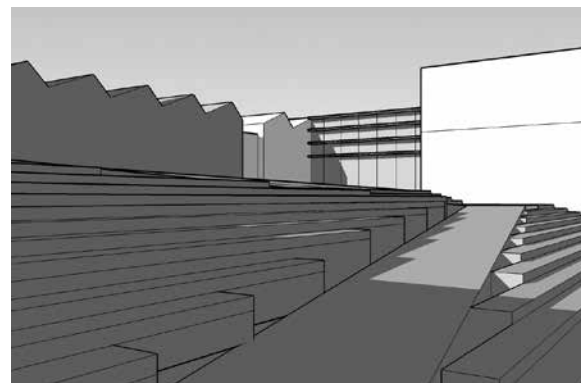
Listed buildings at heart of new campus



Terraced steps to courtyard



Terrace at heart of College



Accessible terrace bridges levels



Nicholson Institute & Grade II* building



Campus redevelopment with listed buildings
and landscape at heart of design

BRIEFING AND CONSULTATION

Involvement

As part of the larger and long term development plans for the college, consultation has been held with the following stakeholders;

- Skills Funding Agency
- Governors
- EMT/SMT
- All staff
- Staffordshire Moorlands District Council
- Students and users of the College
- Architectural Liaison Officer; Crime Reduction Unit
- Staffordshire Police

Use & Brief Requirements

The replacement teaching building is to provide flexible learning and teaching spaces fit for the curriculum requirements of the college and robust enough to meet the changing requirements of the Further Education sector in the region.

The specific requirements of the college are:

Cafe and Social Area

Flexible to be used independently with possible tenancy

School of Art

- Art Staff Office
- 3d Design & Print Studio
- 1st Year Diploma Base Room
- 2nd Year Diploma Base Room
- Life Drawing Studio
- Silkscreen & Darkroom
- Storage Areas
- Textiles Studio
- Foundation Degree Student Studio
- Pottery & Ceramics Studio
- Slip Room and Clay Store

Skills Centre

- Foyer / Social space / Reception
- Office
- Small Interview Room
- Group Room / seminar room
- Drinks making area
- Toilets

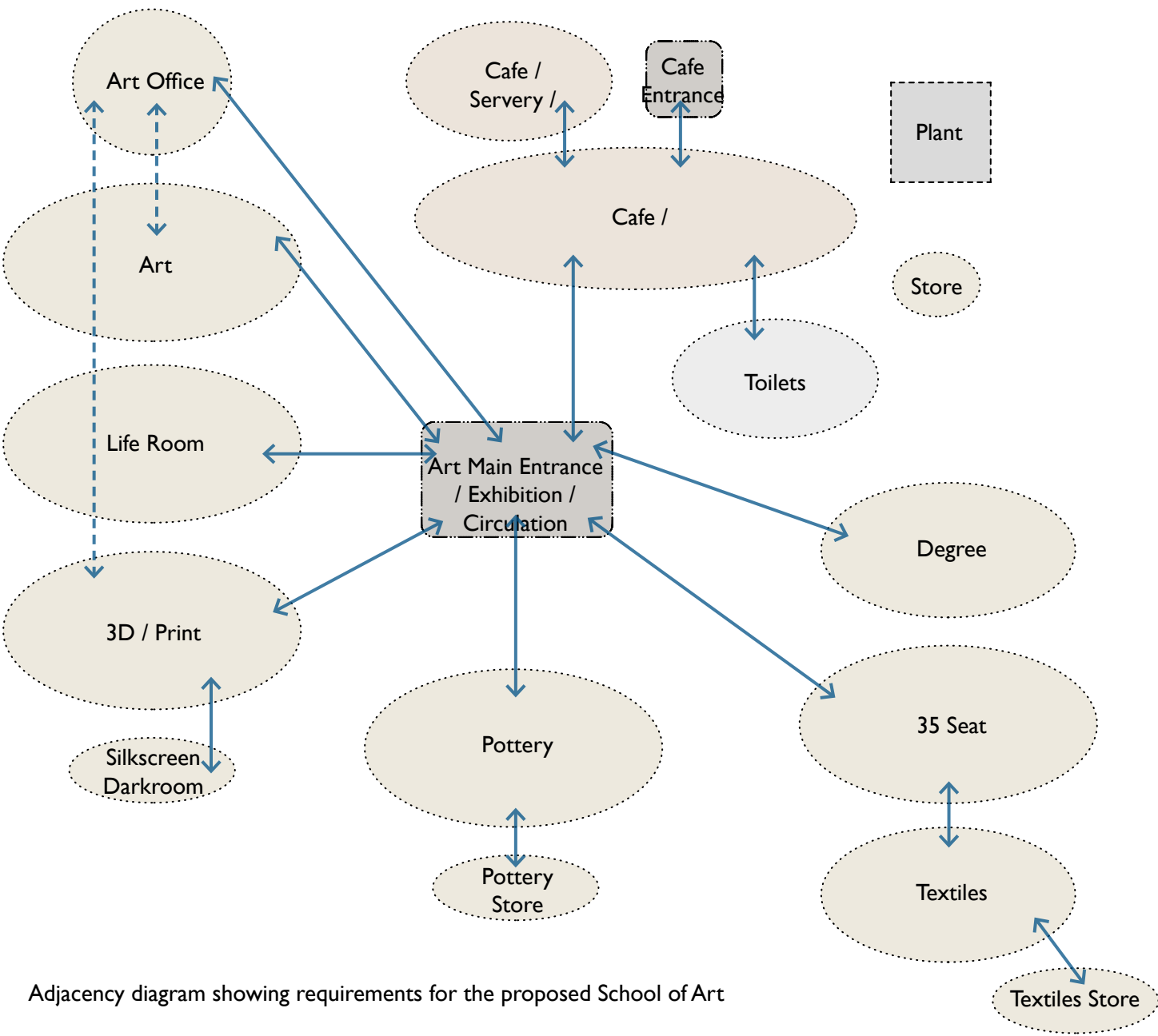
Design Statement

It is fundamental to the ambitions of the educational sector to deliver design quality and the task of the College to insist on the very best from the design team.

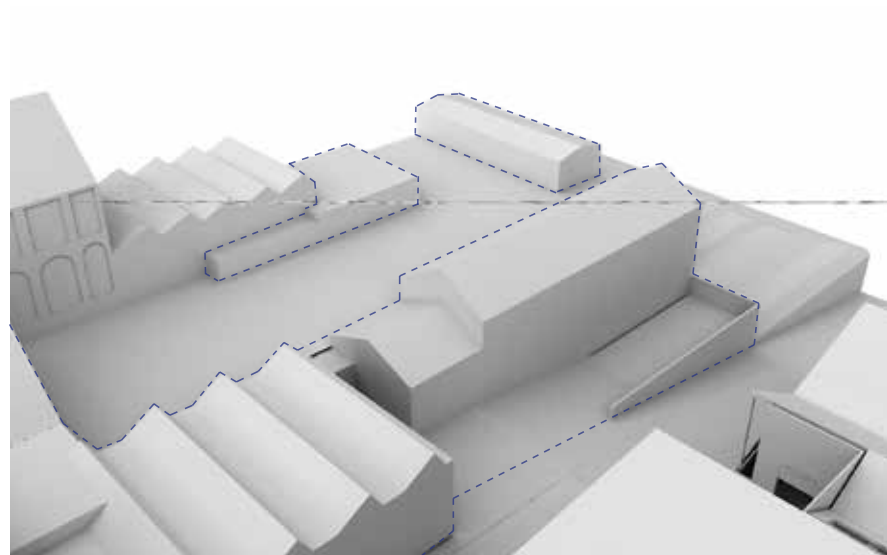
We propose to create an attractive addition to Leek College that embraces all the key elements of good, sustainable educational building design.

Key drivers to architectural design:

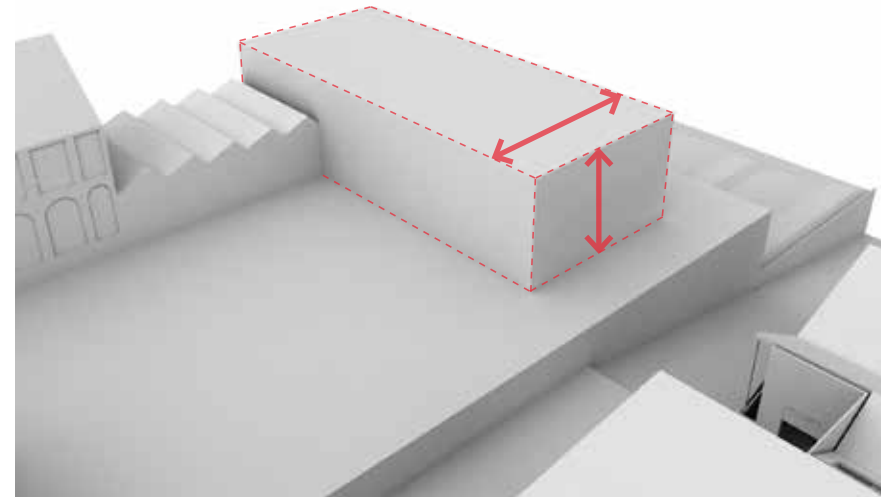
- Clear entrance, set back to provide a simple gathering space.
- Visually open and accessible.
- Key areas of glazing and high, pitched ceilings for a light, open learning environment.
- Simple allocation of space and facilities.
- Efficient net:gross ratio.
- Imaginative workshop spaces.
- Flexibility in design and use to allow group study or small group work.
- Functional design with selected, robust materials.
- Building can be operated autonomously to college – weekend/evenings.
- Naturally ventilated.
- Optimum use of daylight.
- Green Guide to Materials used in materials selection,
- Designing with future expansion and modification in mind.



DESIGN RESPONSE - School of Art



1. Existing built form on site



2. Building mass to meet area requirements

1. Existing built form on site

Proposed demolitions are indicated with a dashed blue line.

2. Building mass to meet area requirements

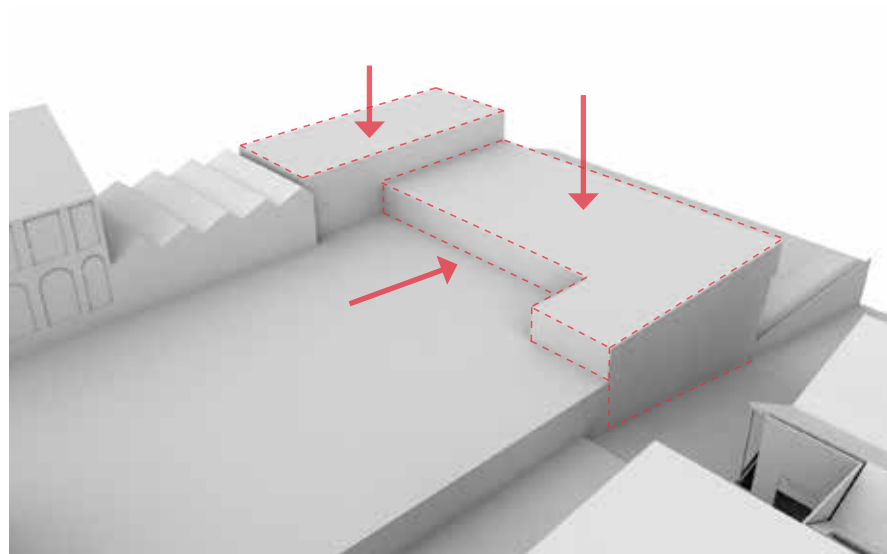
The mass shown indicates the area necessary to meet the building requirements split over three storeys. As a simple block the mass of any building would be inappropriate and overbearing in its relationship with the adjoining Listed Building. This also highlights the importance of providing a sympathetic connection between new and existing.

3. Adjusting the mass and scale of the building

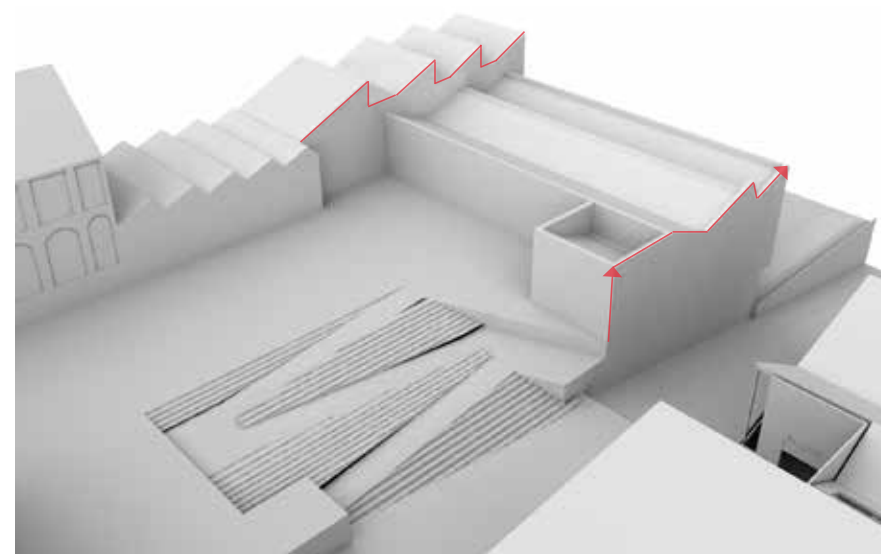
The building's mass and scale has been tested to make a positive contribution to the immediate site context and reinforce the character of the area whilst enhancing the streetscape. This is achieved by taking advantage of the existing site topography and allowing it to influence decision made of the building design. Recessing a portion of the building away towards the north of the site offers opportunities of forming a courtyard entrance area whilst also offering a degree of relief in the connection with the Listed Building.

4. Adjusting form of building

Finally, the form is developed through the influence of the existing sawtooth roofing on the Listed Building and roof form for the proposals of the new engineering building due to be completed on site later this year. A series of pitched folding roofs add interest to the roofline and contribute to ensuring the mass of the building is reduced. They also provide a functional role in the overall natural lighting and ventilation strategy for the building.



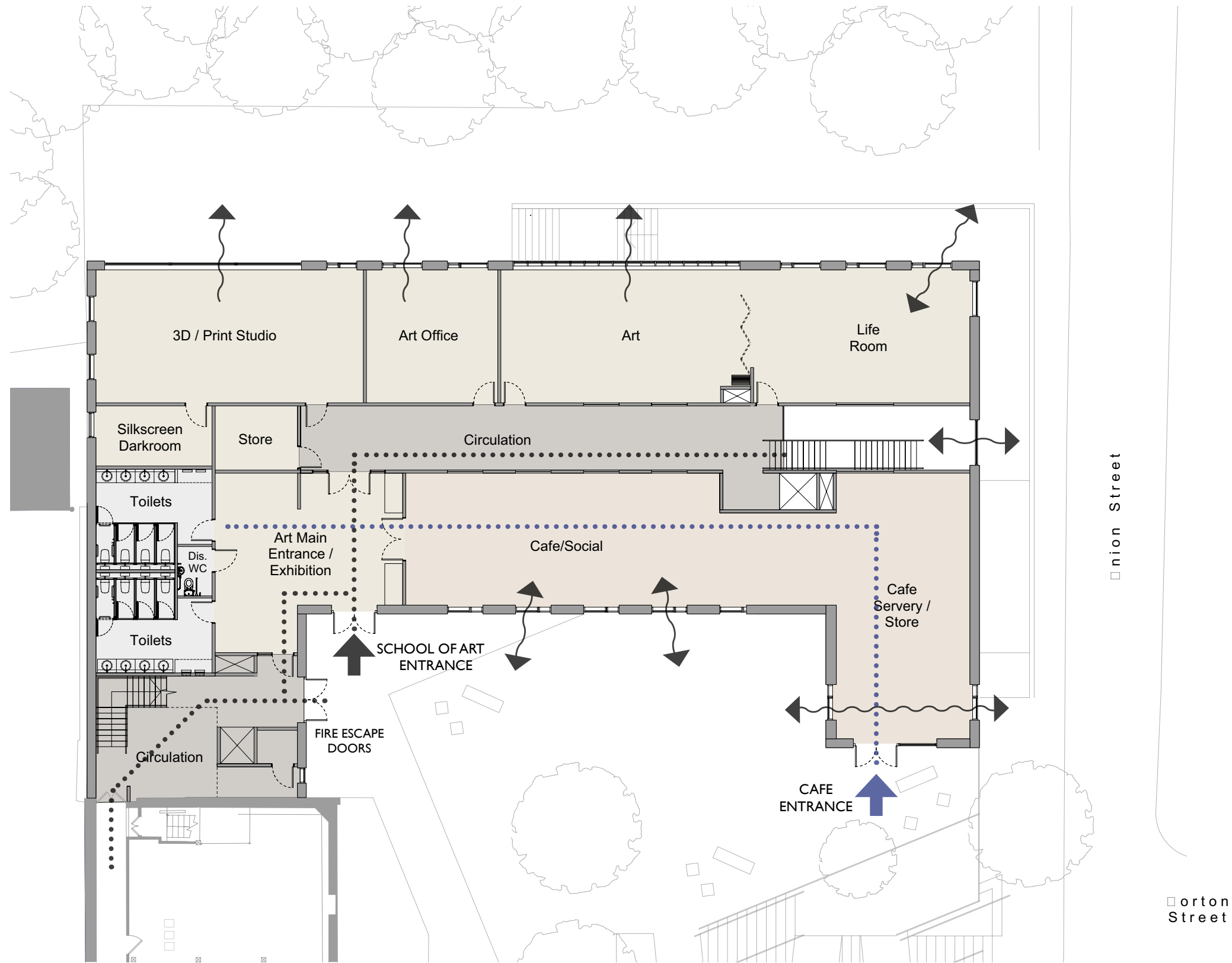
3. Adjusting mass and scale of building



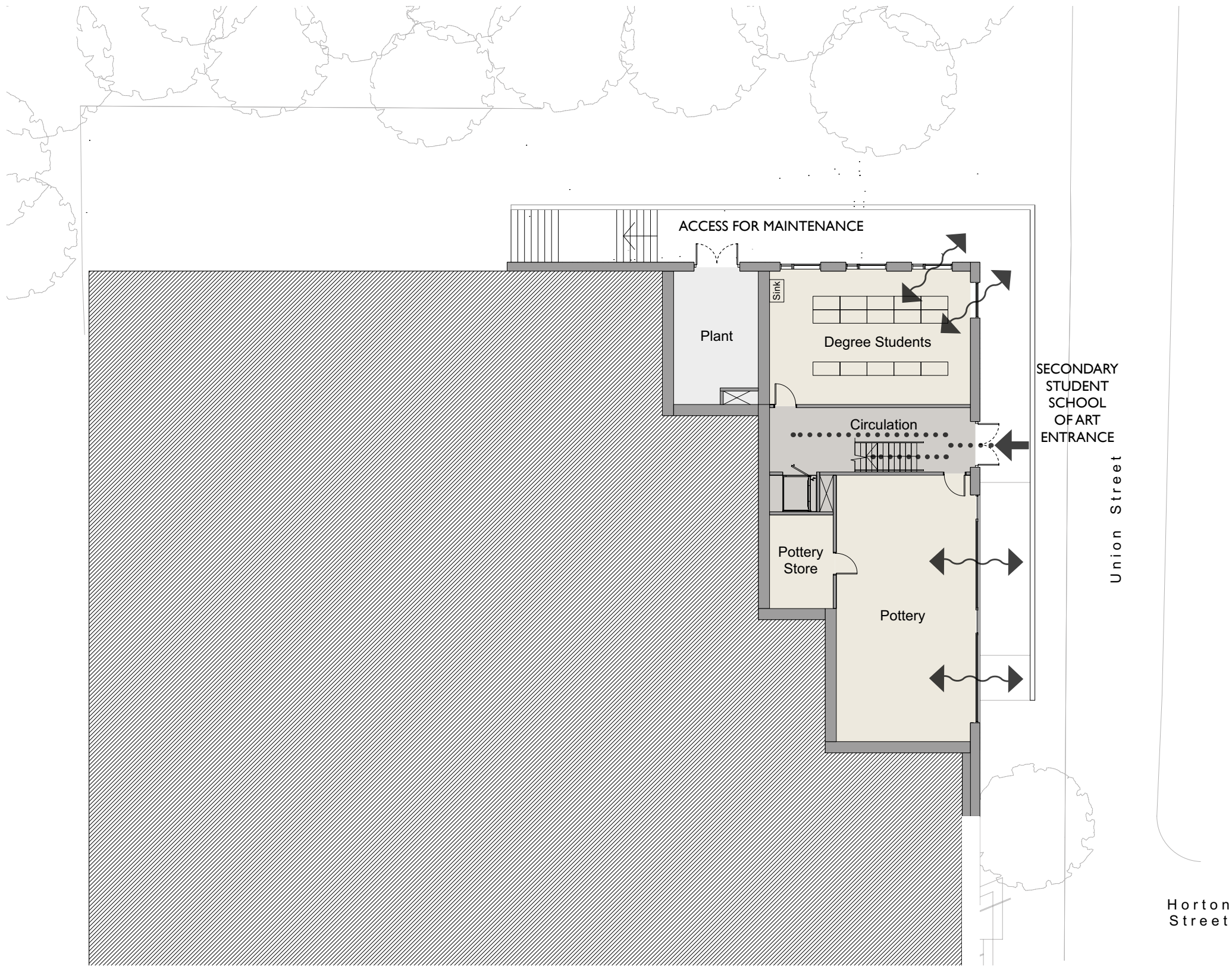
4. Adjusting form of building.

DESIGN RESPONSE - School of Art

Proposed Ground Floor Plan

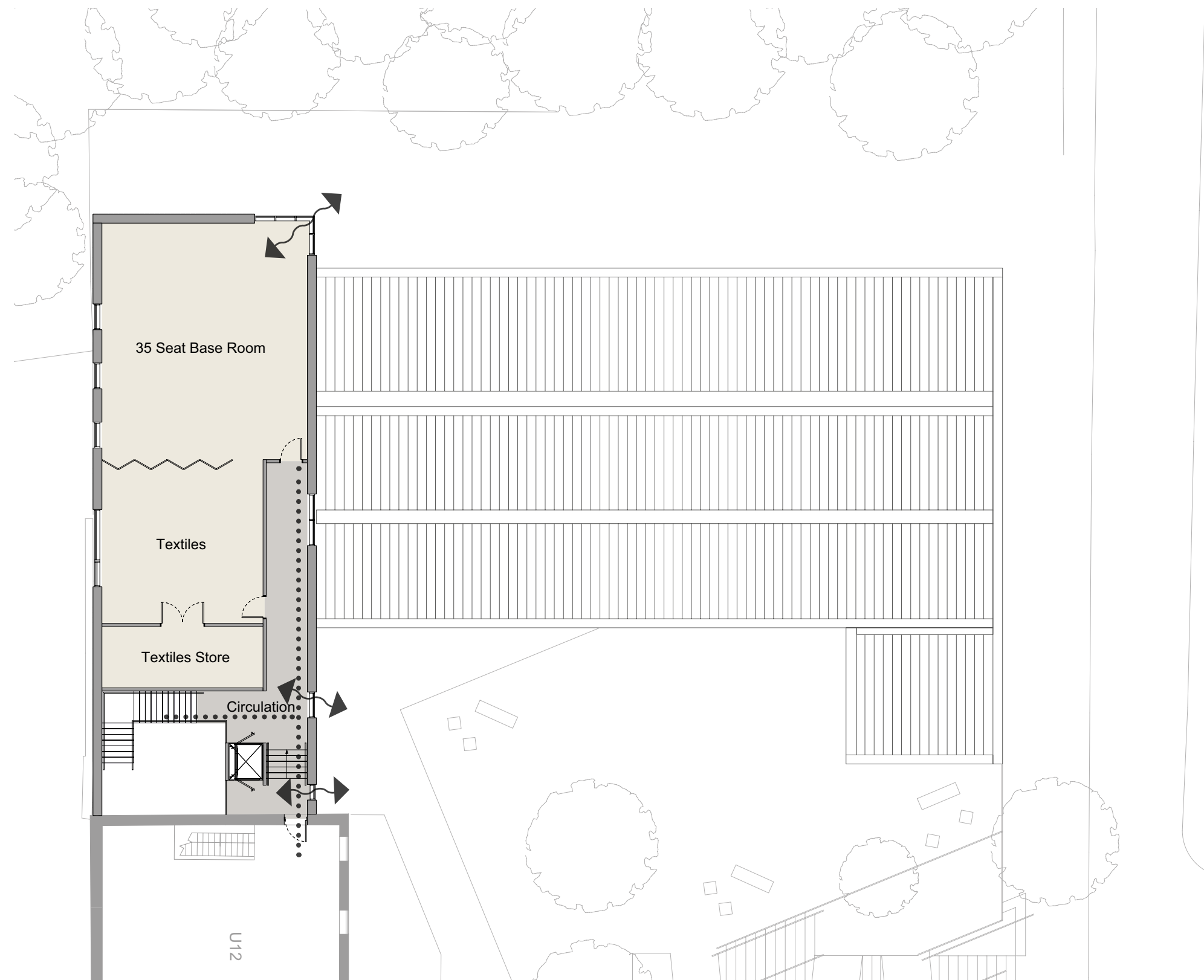


DESIGN RESPONSE - School of Art



DESIGN RESPONSE - School of Art

Proposed First Floor Plan



DESIGN RESPONSE - School of Art

The zinc will then fold vertically down the face of the building at the point in which the new building adjoins the existing Listed building therefore providing a deliberate complimentary juxtaposition of materials between existing and new buildings.

The sawtooth roof is seen as a continuation of the forms visible on the extension to the Nicholson Institute. As this portion of the roof will be visible from within and outside of the site, it is felt prudent to materially treat this portion of the building with zinc.

Windows overlooking the courtyard space will provide, social interaction between internal and external spaces whilst at the same time enable good visual surveillance of the site.

Prominent entrances to both the School of Art and the Cafe will contribute to improvements in wayfinding around the campus.

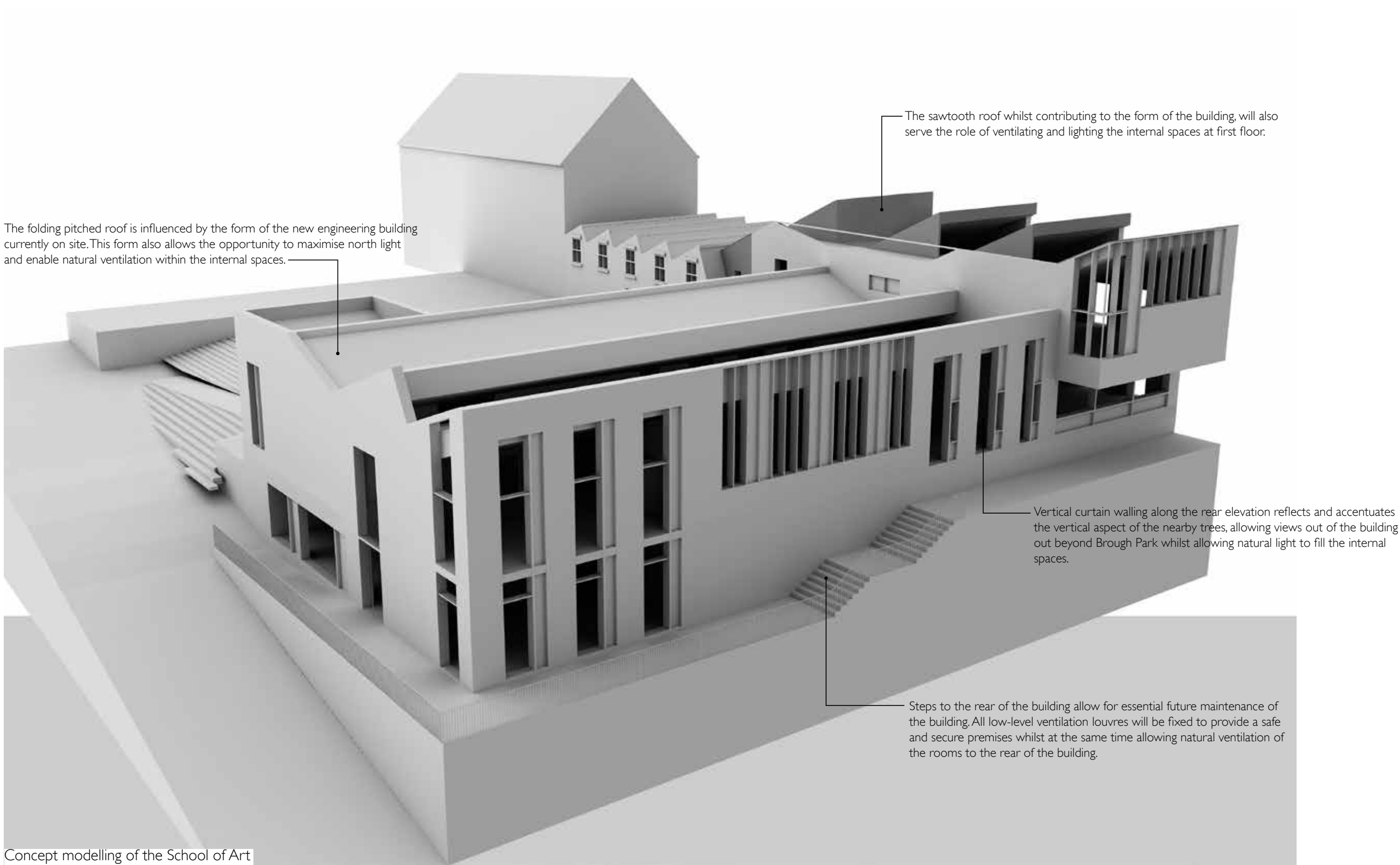
Minor interventions to the extension of the Nicholson Institute look to compliment elements of the new School of Art, such as the windows/ventilation grilles.

New landscape proposals will dramatically improve accessibility throughout the campus. Against the backdrop of the proposed School of Art, the landscaping together with the material selection for the new building will reinforce the character of the area and improve the streetscape.

Carefully positioned windows allow views into and out of the building, bringing an aspect of vibrancy to Union Street.

Concept modelling of the School of Art

DESIGN RESPONSE - School of Art



DESIGN RESPONSE - School of Art



Materials and precedence

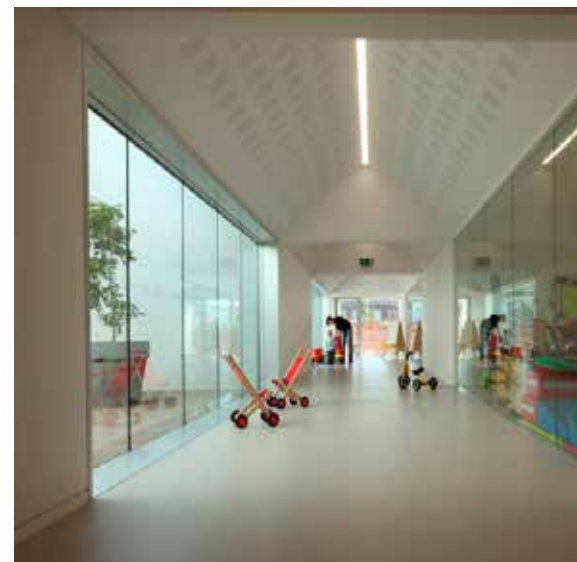
The design intention is to provide a high quality building whilst enhancing its immediate surroundings through the use of a restrained palette of durable, good quality materials, carefully composed through coherent and considered detailing.

In keeping with the site and surrounding buildings, brickwork will form the primary material. Careful detailing of the brickwork will allow elements to be recessed with an alternative brick bond influenced from the rich abundance of brickwork detailing apparent on numerous buildings within Leek.

Proposed roofs will be constructed from a mixture of zinc and zinc coloured standing-seam roofing. The pitched roofs to the lower portion of the art building will be zinc coloured standing seam to be consistent with proposals on the new engineering building currently being constructed adjacent to the proposed School of Art. Given the form of the lower roof there will be limited opportunity for this to be viewed from within the site as it will be concealed at its perimeter by a low brickwork parapet.

The roof to the two storey portion of the building adjoining the listed building shall be zinc. This is deemed suitable as the sawtooth roof will be visible from not only within the immediate site but also from further away from the site. The zinc will then fold vertically down the face of the building at the point in which the new building adjoins the existing Listed building therefore providing a deliberate complimentary juxtaposition of materials between existing and new buildings.

Elsewhere, powder-coated aluminium curtain walling, doors, windows and ventilation louvres provide a consistent approach throughout the proposal to lighting and ventilating the building. Finally, bespoke laser cut powder coated grilles to the south elevation will provide an element of intricate detailing to the facade inherent in the artistic use of the building. These will allow for use as ventilation grilles and solar shading. If required, internal window film of a similar bespoke design shall be applied to the high performance glazing internally that will also assist in the passive cooling strategy for the building whilst at the same time ensuring a significant amount of visual social interaction between inside and outside spaces.



DESIGN RESPONSE - School of Art



Sketch Visualisation of the School of Art

DESIGN RESPONSE - Skills Centre

1. Revealing the Main Listed Building

A key element in the opening up of the Leek College site is the demolition of the Carr Gymnasium. This will improve the setting of the listed building and provide an improved external space for users of the site.

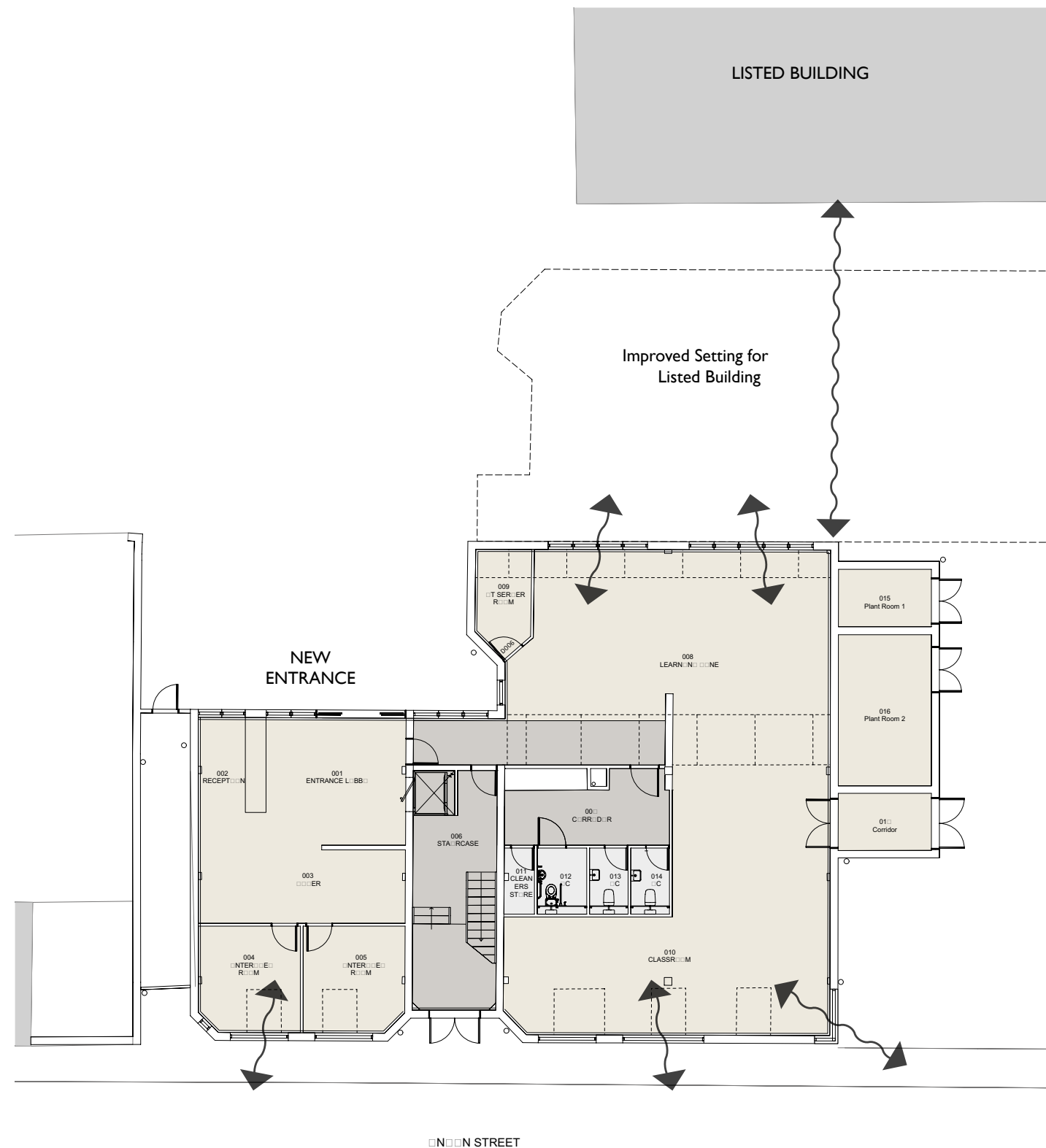
2. Adjusting the form of building

Following the demolition of the Carr Gymnasium we propose a series of amendments to the existing T Block to transform it into the proposed Skills Centre. The ground floor alterations seek to provide a new and revealed facade facing the Listed Building which will comprise zinc cladding and large glazed windows to provide an active frontage.

The zinc cladding is then used to wrap around the larger ground floor footprint, to the courtyard side only. This is proposed to provide a more sympathetic elevation to face the Listed Building and to create a direct, material relationship with the proposed School of Art.

The ground floor treatment on Union Street comprises the insertion of additional windows, primarily to provide increased daylighting internally and an improved active street frontage.

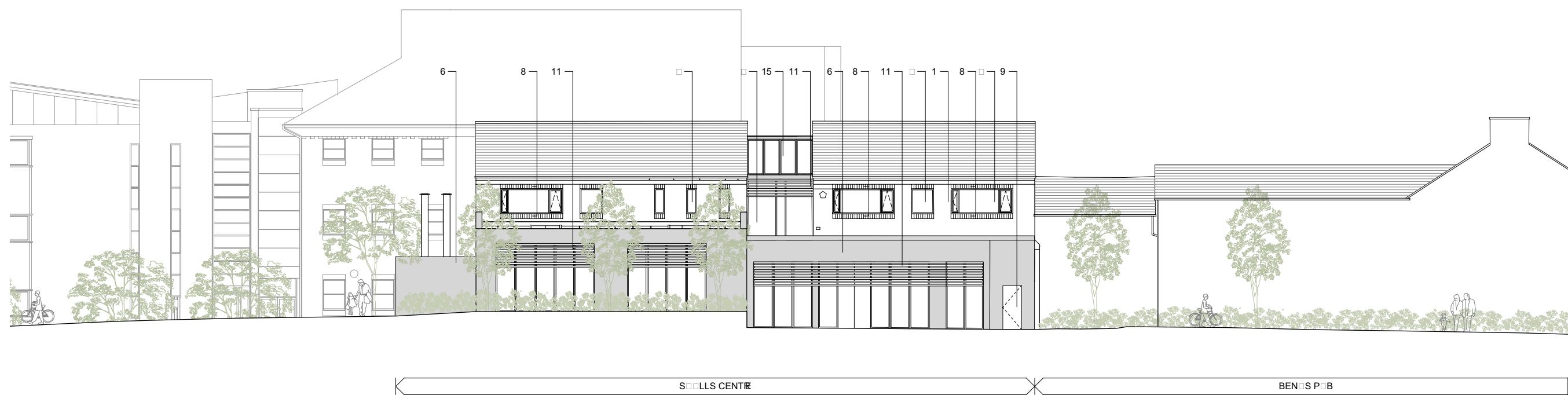
The upper floor windows will be slightly widened by joining pairs of windows together. This increases daylighting internally provided a much improved environment and externally emphasises a horizontal proportion. An additional window is inserted into the north elevation to provide increased daylighting and views over the proposed terrace.



DESIGN RESPONSE - Skills Centre

Adjusting the form of building

Zinc cladding and new glazing will improve the setting of the Listed Building and greatly enhance the internal environment of the 1980s teaching block.



West Elevation

DESIGN RESPONSE - Skills Centre

Active Street frontage

New windows to Union Street provide an active street frontage which has been missing from the inward looking, 1980s building. The slot windows reference the design of engineering building currently under construction



East Elevation (Union Street)

SUSTAINABILITY & BREEAM

The redesigned campus for Leek College has been carefully arranged to embrace the opportunity for creating a true sense of place, to provide a visible and social heart to the College and to provide flexibility for the future of the campus as a whole.

We propose naturally ventilated and naturally day lit internal environments wherever possible. Each new building takes advantage of night-time cooling technologies and systems. In addition our proposal includes photovoltaic panel technology to convert the sun's energy into electricity.

Sustainable and Low Carbon Technologies:

General Philosophy including Renewables

The general construction design standards to be adopted must exceed the requirements of the current (2010 Edition) Part L Building Regulations. It is stipulated that all new buildings shall have a CO2 emission reduction exceeding the "TER" (target emission rating). A combination of improved building efficiency and the use of LZC technologies make up the overall minimum required improvement. The proposed design approach would consider:

- High performance thermal envelope (50% better than Building Regulations).
- Utilising thermal mass using concrete construction
- The use of natural daylight.
- The use of natural ventilation.
- Building orientation to maximise the benefits of solar gain.
- High efficiency low NOx boilers.
- Daylight linked dimmable light fittings.
- Low energy LED and fluorescent lights.
- Heat recovery on ventilation systems.
- Presence detection activated lights and ventilation systems.
- Variable speed pumps.
- Energy management system.
- Water saving devices.
- Rainwater harvesting to flush toilets.
- Renewable energy sources.

A number of different LZC technologies have been investigated and assessed against the load profile for the Engineering Building.

Daylighting

The building envelope and glazing has been designed to incorporate North lights to achieve high internal daylight levels, without creating obtrusive glare or overheating due to solar gain.

High daylight levels within the workshops and studios shall be targeted via the use of perimeter window and roof lights.

Building Regulations Part L2A Compliance

Compliance with the building regulations Part L2A compliance document must be proven using a calculation tools that is both capable of calculating the energy performance of buildings and be fully approved by the Secretary of State.

The building insulation has been enhanced; typically it will be up to 50% better than current building regulation targets. Targeted U-Values are:

Floor 0.12 W/m2K
Wall 0.15 W/m2K
Glazing 1.4 W/m2K
Roof 0.11 W/m2K

By increasing the building insulation levels this will reduce the heat losses from the fabric therefore minimising the heat demand and thus CO2 emissions. The air permeability leakage targeted level will be a maximum 3m3/m2 per hour; this is at least 70% lower than current building regulations and should reduce the air leakage rate and thus heat demand.

Ventilation

The main approach for the new Engineering Building will be natural ventilation wherever possible. Window design will encourage natural ventilation with the possibility of opening north lights will encourage cross flow and stack effect. Localised extract systems will be provided to all toilet cores with air transferred from adjacent spaces as make up air.

Lighting:

General

Internal and external lighting will be provided throughout the building in accordance with CIBSE lighting guides, BS EN 12464 Light and Lighting: workplaces, BS EN 12193

Light and Lighting:

Lighting throughout will generally consist of high efficient T5 fluorescent/compact fluorescent/LED light sources. The lighting installation is to be designed to optimise the internal environment and appearance whilst minimising energy consumption.

Lighting will be daylight linked to automatically adjust the illuminance level depending upon the availability of daylight. In addition PIR detectors will only switch lights on when persons are present. The lighting controls will be developed to ensure safe working environment is maintained.

ACCESS STATEMENT

Access Statement

The access statement is a dynamic document, to be amended and updated as the project is being refined and resolved in greater detail. It sets out the objectives in the initial building approach for the proposed extension, the client and design team's decisions and solutions to take inclusive design seriously through to occupation. It may then become an effective building management tool ensuring long term accessibility.

The proposed campus redevelopment is to be part funded by the Skills Funding Agency and was subject to a grant application in February 2013, the Enhanced Renewal Grant. The grant application was successful on a number of grounds, including the site-wide strategy for enhancing and improving accessibility to all users of the site.

The new buildings and new site proposals are to be designed in accordance with the Building Regulations Approved Document Part M and the relevant sections of BS 8300.

Entrances

The new pedestrian entrance from Stockwell St will be level and fully accessible.

The new entrances to the new School of Art, Cafe and Skills Centre will be automated.

Horizontal and Vertical Movement

Corridors are kept to a minimum with the bench fitting area remaining open. Lobbies will be in accordance with BS8300.

The new School of Art building will have two 8 person platform lifts to accommodate wheelchair use and will be controlled by key access. These will provide full access to the new facilities but additionally will provide access to the existing art base rooms within a first floor mezzanine currently inaccessible to wheelchair users and users with mobility difficulties.

Finishes:

A colour scheme will be developed to ensure sufficient modelling of all interior spaces are achieved in particular wall and floor contrast, doors and wall contrast.

Fixtures and fittings will contrast with background colours in particular sanitary fittings.

Floor finishes will be non-slip and barrier matting will be provided at entrances to allow water to be removed from the soles of shoes effectively.

Internal Doors:

Doors will be provided with compliant vision panels and suitably specified clear opening widths and arrangements with adjacent and flank walls.

Main entrance doors will be designed to have a required opening force of less than 20N. The main entrance glass doors are provided with suitable manifestation and so the door can be distinguished from adjacent glazed screens specified.

The proposed surface materials will be considered for their suitability to the touch.

Furniture:

Furniture needs to be specified with ironmongery and other means for use by persons with limited dexterity and at various heights accessible for all.

Signage:

Compliant signage solutions will be required and a solution needs to be developed.

Fire & Panic Alarms & Visible Indicators:

Provide disabled refuges within escape stairs

The use of a public address and audible warnings within the fire alarm system together with flashing warning indication may be provided. Panic Alarms will be provided within all access WC's and changing rooms. Audible and visual signals are required to WC compartments in the event of fire.

Stairs:

There are two new stairs in the School of Art one functioning as the main vertical circulation in the building as it is located adjacent to the main entrance and the other providing access to the lower ground classes and fire escape stairs.

There is an existing staircase in the proposed Skills Centre (refurbishment) and measures will be taken to improve the accessibility where appropriate;

All new stairs to meet the requirements for ambulant disabled

Nosings will be provided with sufficient 55mm contrasting on the horizontal and vertical face to clearly define the steps and handrails will be continuous around landings and have a horizontal projection 300mm beyond the last tread.

Communication provisions will be provided to the internal disabled refuges in staircases with appropriate signage.

Lighting, Power & Data:

A considered and appropriate lighting scheme will be developed that prevents sudden changes in lighting levels at entrances and across floor areas giving an even distribution of light. In normal circumstances, college users will generally not control light switches as passive detection will be used.

Where local control is required mounting heights will be 1000mm above floor levels.

Power and data outlets will be mounted at 450mm above floor level.

External lighting will improve the legibility of entrances and wayfinding, with overlighting avoided to reduce energy use.

Sanitary Provision:

An independent, accessible toilet is provided adjacent to the main entrance to the School of Art and readily accessible from the cafe.

A new accessible toilet will be provided within the Skills Centre (refurbishment)

External Circulation:

As this campus redevelopment will replace existing poor quality accommodation and not increase the site users, the existing visitor's car park will maintain accessible parking spaces; in addition to this though, a fully accessible drop-off zone is incorporated to the front of a new extension to the Engineering Building, set back from Horton Street as part of a separate application.

Parking:

The visitors car park provides 14 spaces including two accessible spaces.

The main site currently provides approximately 30 parking spaces for staff.

This parking is hazardous for staff and students moving around the site and provides an unhealthy and unattractive outdoors space. The project proposes to relocate all staff and student parking to the Vicarage Road car park whilst maintaining the visitors and accessible parking provision.

Future Adaptation and Modifications:

We would encourage the College to consider the impact on accessibility of making future physical changes to the building or the furnishings within it including the location of activities.

We suggest the college monitor and review their services and access provisions annually in line with curriculum reviews. This will inform whether there are sufficient furniture types, staff management systems etc. to cope with changing needs and patterns of teaching.