Extensions and Refurbishment to Redwell Infant and Junior School, Wellingborough

PLANNING SUPPORT STATEMENT: VARIATION OF CONDITIONS APPLICATION

Prepared by Peter Haddon and Partners Architects on behalf of Northamptonshire County Council (c/o LendLease Consulting)
Overview

The following drawings have been submitted to support an application to vary conditions relating to the planning approval 13/00100CCDFUL dated 6th February 2014.

Following planning approval being granted the proposed works have been further developed and drawings produced for contractors to price. A value engineering exercised was requested by the applicant following the return of tenders in order to allow the project to proceed to construction; therefore the changes to the design reflect this process.

The following descriptions intend to help identify the changes to the approved drawings that are now being proposed.

All elevations generally

- Vertical colourful flat panel rainscreen cladding panels are to be rationalised to sizes that are uniform across the elevation to increase their efficiency during installation. This is felt to have no adverse effect on the appearance of the building.
- Proposed parapets where existing buildings are to be overclad with rainscreen cladding are to reduce in height and return to their existing height.

A152 – Elevation 1

- Sections of clerestory windows at high level to the new 2-storey extension to be reduced in length. 3no. windows are now proposed in the same locations but with facing brickwork located between each unit.

A152 – Elevation 3

- Full height windows above external classroom doors, at first floor level are to be reduced in height with cill heights to match the adjacent first floor windows. Facing brickwork is to extend below windows where glazing has been omitted.

A152 – Elevation 4

- Picture windows located within colourful rainscreen cladded wall to 2-storey extension are to be omitted. Curtain wall to the west elevation is felt to provide sufficient natural light to the stair. An additional rooflight is proposed over the first floor landing in lieu of the windows omitted.
- The proposed glazed link between the existing infant and junior schools is now proposed to be broken up by dark grey rainscreen cladding panels thus reducing the amount of glazing along the corridor link.

A152 – Elevation 5

- Existing facing brickwork and discoloured blue profiled metal cladding at high level is proposed to be overclad with new colourful and dark grey rainscreen flat panel cladding to compliment the proposed extensions.
A153 – Elevation 6

- Dark grey overcladding to be reduced in length across the existing facing brickwork to finish in line with the edge of the canopy at the main hall entrance.

A153 – Elevation 7

- Length and depth of the main entrance canopy is to reduce in size.
- A section of full height glazing is to be omitted and be replaced with dark grey rainscreen cladding to match that proposed adjacent, with a central picture window looking into the new waiting area.

A153 – Elevation 8

- Existing elevations of the infant school that are visible from the arrival are proposed to be overclad with colourful and dark grey flat panel rainscreen cladding to compliment the treatment to proposed extensions. This will replace the existing discoloured blue profiled metal cladding and facing brickwork below.

A150 – Proposed Site Plan

- The curved retaining wall and balustrading at the front of the site between existing infant and junior schools is to be omitted and a new planting bed and timber knee rail at the top of the slope is proposed to address the level change.

- The curved footpath between existing infant and junior school playgrounds is to be re-defined behind the existing trees and away from root protection zones. The new landscaping approved in this area is proposed to be omitted and existing landscaping is to be retained.

A151 – Proposed Floor Plans

- A number of areas within the existing buildings have been rationalised in regards to the amount of refurbishment works taking place. Layouts within the proposed extensions will remain the same as those approved although lift access to the first floor has been omitted. Future provision for a lift will be provided during these works, although due to the repetition of accommodation on the first floor that already exists on the ground floor, our Client is able to still provide equal opportunities for any disabled user.

E500 T4, E501 T4, E502 T5 – External Lighting Proposals

- External lighting proposed across the whole site has been rationalised to wall mounted and soffit mounted fittings thus removing the need to run cables below ground and disturb existing hard and soft landscaping.

Response To Planning Policy

All of the above changes to the approved design will have a very minimal effect on the appearance of the building. The statements made in the approved Planning Support Statement are still relevant.
to the overall scheme although the changes to the design will have an impact on the national planning policy framework: Requiring good design section, therefore the following statement will help to readdress the issues discussed.

**National Planning Policy Framework**

**Paragraph 56-68: Requiring good design;**

The materials selected for the project including those that have been chosen since the initial planning approval all have a long life with low maintenance. At the end of the buildings life, many of the materials would be re-useable or recyclable in part or in full. Substantial carbon and waste material savings are being made by extending and improving the existing building rather than demolishing the existing building and constructing a new structure. The existing building is not as energy efficient as a new building, but the savings in materials and energy from maintaining and improving the existing building’s fabric far outweighs demolishing the existing and building a new school.

A number of parties have been consulted on the proposed development including the changes to the design following the initial planning approval and all comments regarding the design, layout and appearance have been very positive. The minor changes to the appearance of the building are felt to not have an adverse effect on the overall appeal of the design due to the continuation of already approved materials and the upgrade in appearance to the existing buildings, most notably the elevations to the infant school facing Barnwell Road. The development continues to reflect the playful nature of a school environment while enhancing the local vernacular to all elevations.

The design continues to enhance the visual attractiveness of the amalgamated buildings. The colourful rainscreen cladding helps to visually bring both existing schools together, creating a rhythm of colour across the elevations merging, in operation and aesthetics, the infant and junior schools together to form the new primary school.
Extensions and refurbishment to Redwell Infant and Junior School, Wellingborough

DESIGN AND ACCESS STATEMENT

Prepared by Peter Haddon and Partners Architects on behalf of Northamptonshire County Council
(c/o Lendlease Consulting)
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1.0 Introduction

This design and access statement has been prepared by pHp architects, Northamptonshire following their appointment by Lendlease Consulting and Northamptonshire County Council. The design and access statement is submitted in support of a full planning application for the refurbishment and extension of Redwell Infant and Junior School, accessed from Barnwell Road, Wellingborough.

Northamptonshire County Council is proposing to extend and expand Redwell Infant and Junior School to meet the local need of increased number of student between the ages of 4-11. the expansion will include the re-organisation of existing rooms and construction of new classrooms and other supporting rooms to allow the schools to increase to 3 form entry thus increasing pupil number by 210 divided between each year group.

In addition to the design and access statement a number of other reports, drawings and forms have been provided, which forms part of the submission.

2.0 Planning

2.1 Planning Statement

The project response to planning policy is detailed within the accompanying Planning Statement prepared by pHp Architects, which explains the planning issues other than design and access in greater detail.

2.2 National Design and Planning Policy Guidance

Localised policies and guidance through the North Northamptonshire core spatial strategy and the National Planning Policy Framework have all been considered in the design and layout of this proposal. A response to each policy that has an impact on the development is detailed in the accompanying planning statement that is submitted with the planning application.
3.0 Analysis and Assessment - Constraints and Opportunities

3.1 Physical Context

Redwell Infant and Junior School is located off Barnwell Road in Wellingborough. The school site is bounded to the west by residential properties and to the east by Redwell Leisure Centre. To the north and south is Barnwell Road and Waterworks Lane both aligned with residential properties with rear gardens fronting the site.

The existing school buildings are predominately brown/buff facing brick with a soldier course that wraps around both buildings below window cills. Both schools see a prominent deep fascia consisting of red and blue coloured metal profiled cladding, which has become discoloured over time.

Roofs are predominately flat with a felt covering although over halls and plant rooms dual pitched and mono pitched roofs can be seen within and outside of the site.

The site levels gradually fall from west to east by approximately 1.5m therefore external steps are found between the two schools linking the infant and junior school playgrounds.

The residential areas surrounding the site are in the main, two storey modern construction brick facing buildings with pitched tiled roofs. In all cases residential properties have views of the site from the side or rear of properties.

To the east of the site is Redwell leisure Centre comprising a buff brick facing building with dual pitched hipped roof of varying heights, large carpark fronting the schools boundary and surrounding sports pitches and courts.

to all sides of the site is a mature hedgerow approx. 2m tall with mature and semi mature trees

3.2 Economic Context

Northamptonshire County Council has recognised the potential for redevelopment and expansion of Redwell Infant and Junior School in response to the demand for additional pupil places in the local area. The schools therefore have an opportunity to improve their current accommodation and appearance thus extending the life of the buildings and enhancing its vernacular while catering for the demand from the local community.

The increase in pupil number will also necessitate the recruitment of additional teachers and learning support assistants, who will be recruited on an annual basis as each year group increases in size.

The Department for Education has awarded the project a capital grant of £1.8m from the new Targetted Basic Need Programme subject to all statutory consultation and planning processes being completed. This Programme has been established to fund high quality new pupil places where there are demographic pressures at good or outstanding schools. The balance of the funding for the proposed £2.8m capital scheme will come from the Council’s capital programme and £150,000 from developers’ Section 106 contributions.

3.3 Social Context

There is a proposal to permanently expand the numbers at Redwell Infant and Junior Schools from two forms of entry (60 children per year group) to three (90 children per year group) from September
2014. This is part of a wider proposal to amalgamate the two schools into a single all-through primary school. There is a formal statutory consultation process currently underway before a final decision is made at Cabinet in February 2014. In the meantime, a feasibility study has been progressed to explore the options for how the buildings could be extended to provide the additional capacity if the numbers increased. Following pre-planning consultation with parents and the wider community, the plans have been developed to the stage of this planning application.

There is a related planning application (13/00011/CCDFUL) for the installation of a double mobile classroom on the site at Redwell Infant School, which was granted planning approval in July 2013. This is to allow the school to increase its admission number on a temporary basis from 60 to 90 from September 2013 to meet the demand for school places in the area. For these numbers to be sustained in future years, the buildings need to be extended and planning permission is now being sought for the permanent capacity to be provided at both the Infant and Junior Schools.

The admission number for Reception children starting school in September 2013 at Redwell Infant has been increased to 90; all places have been allocated and there is already a waiting list. The current (June 2013) pupil roll at Wellingborough Infant / Primary Schools demonstrates how tight the pupil place position is in the town and there is a need to provide additional places.

The Council has already added capacity to Wellingborough Primary Schools with expansions either completed or underway as follows:

- Diamond Learning Community – PAN increase of 15
- Victoria Primary – PAN increase of 15
- Ruskin Infant – PAN increase of 30
- Croyland Primary – PAN increase of 15

This has provided an additional two and a half forms of entry (75 places in each year group) for the town, but more is required.

The rising demand for primary pupil places in Wellingborough is part of a national picture of rising birth rates, and for Northamptonshire, also high levels of in-migration and some new housing. The growth in Reception numbers (children starting school aged 4+) between 2009 and 2013 is 12.7% in Wellingborough. The County Council’s capital programme will be adding over 10,000 new primary places by September 2015 across the county. There is need to not only meet the rising demand, but also to put back some surplus capacity into the admissions system to support parents’ choice and diversity. The Department for Education also recommends a working capacity of 5% surplus places for flexibility and to deal with temporary fluctuations in cohorts of children.

Expansion and amalgamation at Redwell are proposed for a number of reasons:

- Redwell Infant School has an OfSTED rating of ‘Outstanding’ from its 2011 inspection;
- It has recently been awarded teaching status as a National Support School;
- It is oversubscribed and had 81 first preferences for 60 places in Reception for the 2012-13 academic year;
- The two Governing Bodies have been very active in jointly considering the future organisation arrangements of the schools (now federated) and also taking a collaborative view of options for the optimum development of the site and facilities;

### School

<table>
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<tr>
<th>School</th>
<th>Published admission number (PAN)</th>
<th>Reception number on roll</th>
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</thead>
<tbody>
<tr>
<td>Redwell Infant</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Diamond Learning Community</td>
<td>90</td>
<td>91</td>
</tr>
<tr>
<td>Victoria Primary</td>
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<tr>
<td>The Avenue Infant</td>
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<td>60</td>
</tr>
<tr>
<td>All Saints Church of England</td>
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<td>30</td>
</tr>
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<td>Olympic Primary (Hardwick)</td>
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</tr>
<tr>
<td>St Barnabas Church of England</td>
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<tr>
<td>Ruskin Infant</td>
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</tr>
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<td>Our Lady's Catholic Infant</td>
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<td>Warwick Primary</td>
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<td>60</td>
</tr>
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<td></td>
<td>682</td>
<td>694</td>
</tr>
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</table>

The importance of this process is even more unique to this project due to the consultations that are taking place to amalgamate the infant and junior schools into a 3 form entry primary school. Facilities will be created that allow the national curriculum to be taught as set out in Building Bulletin 99.

### 4.0 Involvement - Design Process

#### 4.1 Community Involvement

A pre-planning public consultation was held on 4th July 2013 to gain feedback from those directly affected by the proposals. A mix of parents, staff, pupils and residents attended and completed feedback questionnaire, which is summarised and included within the pre-planning consultation feedback report submitted with the planning application. In summary, all were very complimentary of the design and understood the need for the development. The phasing and construction programme was of interest, which was described during the evening. The main concern expressed by some was the provision for parking during busy periods and the congestion along the access roads generated by school traffic, which the schools have and are continuing to address. Please refer to the school travel plan submitted with the planning application, which gives details on these issues.

#### 4.2 Staff and Student Involvement

Throughout the design process staff and students, through client engagement meetings and student council meetings, have been consulted as end users. This is felt to be an extremely important process to allow the design to develop with the specific needs of the staff and students, which has informed all aspects of the project.
4.3 Consultation With Planning Consultees

Pre-planning consultations have taken place with the following groups in order for the design to be developed and appropriate information produced that is submitted in support of the planning application. A brief summary of their feedback and requirements for the planning application is as follows. For a more comprehensive record of the pre planning consultations that have taken place, please refer to the pre planning consultation feedback report that is submitted.

Highways Authority – A school travel plan is required, which should discuss traffic and transport problems associated with the school. The legitimacy of the schools arrangement with Redwell Leisure Centre to use their carpark should be demonstrated in the planning application.

Environmental Agency – The site is within flood zone 1 and is below an area of 1 hectare therefore a flood risk assessment is not required and the planning officer does not need to consult the Environment Agency directly. The use of a sustainable urban drainage system is encouraged to manage surface water run-off where possible.

Sport England – Impact on hard and soft sports pitches is minimal, although care should be taken to reposition the basketball court. The sports/main hall should make reference to Sport England guidance where appropriate.

Environmental Planning – Impact to the ecology and arboriculture on the site appears to be minimal and the proposed removal of trees looks to be acceptable. The scheme has addressed the trees on the boundary to the adjacent leisure centre. It was also confirmed that due to the age of the building a bat survey will not be requested. The following documents to accompany the planning application have been confirmed: Arboricultural impact assessment including: tree Protection Plan and Arboricultural Method Statement, Detailed Tree survey, Proposed landscaping scheme

Archaeology – Northamptonshire Archaeology have confirmed that no archaeological investigations will be required in the locations of the proposed extensions.

5.0 Design Evolution

5.1 Initial Scheme Designs

A feasibility study took place that investigated the benefits and constraints of several layouts from both an educational and site arrangement perspective. The schemes were developed with close dialogue with the client (NCC) and end user (Redwell Infant and Junior School) to gain a better understanding of the brief and enable the creation of spaces around the learning ethos of the schools.

Alongside discussions with the client, feedback was being sought from consultees to the planning process to understand requirements for an application as well as comments on the proposals.

The two coloured plans show how the layouts evolved following these discussions. The plan to the left shows 2 single storey extensions with a new hall centred between the existing buildings. The infant school playground was reduced considerably by the new building and trees to the eastern boundary would have had to be removed to enable construction, the internal layout was also compromised by existing classrooms becoming internal rooms with only rooflights providing natural light.

The central plan is a progression to a 2-storey building within the centre of the site and additional classroom and main hall building to the east. Playgrounds are largely kept the same areas thus sufficing Sport England comments. Internally, level changes between the existing buildings can take place in the centre of the building providing a link vertically and horizontally through the schools.

The plan to the right is the layout that is submitted for planning approval. A 2-storey teaching extension and central circulation core was felt to enable a better flow through the schools while providing teaching ‘clusters’ directly linked to a breakout space, which help to meet the clients aspirations. the extension to the east now only accommodates the new main hall and ancillary rooms off. The proximity to trees on the boundary was carefully considered and through discussions with the environmental planning officer the reduction in area and reorientation of this extension achieved a satisfactory outcome.

5.2 Consultations

The pre-planning consultations have helped to inform the design process up to the point of the planning submission.

Environmental Planning commented on the earlier scheme that was in closer proximity to the trees on the eastern boundary. The design team acted upon this and revised the layout and orientation of the extension so that the building is now of an acceptable distance outside of root protection zones and tree canopies.

The public consultation event held at the school provided some feedback about the appearance of the building and views towards the site from outside the site boundary. The design team reviewed the height of both extensions in order to improve its relationship with existing building heights and reduce the visual impact from neighbouring properties, particularly those on the Western Boundary. Since the public consultation the proposed 2-storey extension has been reduced in height by over 1 metre.

A school travel plan has been produced by Redwell Infant and Junior School in response to the Highway Authorities comments, which is hoped to identify current issues and ways in which the schools can resolve them.
6.0 Development Design

6.1 Appearance

The new buildings provide an opportunity to architecturally pull the aesthetics of both existing school buildings together while addressing some of the existing elevations so the site appears as one cohesive building.

Arrival experience is important. Currently there are two poorly defined entrances into each school so by creating one single point of entry into the building, arrival can be addressed. A vibrant rain screen clad flank wall that wraps around the arrival area will be constructed leading from the main entrance gates to a new fully glazed screen with sliding, access controlled doors into a secure lobby where visitors can speak directly to reception staff. The main entrance will be further defined by a large cantilevered canopy and school welcome signage fixed to the façade facing Barnwell Road.

Beyond the main entrance, the two storey building can be seen. The wall facing the arrival area will again see rain screen cladding applied with accent colours that complement the existing elevations. A new corridor is created in front of the existing external walls of the year 1 classrooms with a full height glazed curtain wall running completely across the elevation linking to a second glazed curtain wall fronting the new stair core. This is intended to maximise natural light from the north and west without creating overheating from direct solar gains and also allowing some transparency between internal and outdoor areas.

The two storey building will further see rain screen cladding and buff brickwork used across the remaining elevations. Classroom elevations fronting the junior school playground will be defined by buff brick faced ‘cubes’ that appear to be pulled out of the elevation. The brick cubes create a rhythm across the elevation progressively increasing in size towards the main school entrance (refer to 3d perspectives).

The main hall building and new entrance corridor will again see a mix of colourful rain screen cladding and buff brickwork. The height of the main hall will be broken up by cladding stepped out from the brickwork below starting at the height of the parapets adjacent. The expansion of brickwork will be broken up by three bands of recessed brickwork complimenting the soldier courses that run around the existing buildings. Two glazed curtain walls with external doors for escape are to be located on both sides of the hall connected to a length of opening clerestory windows to aid cross ventilation and improve natural light further into the hall. A row of rooflights will be located directly above the end wall facing the existing playground providing a wash of natural light.

In the same way that the rain screen cladding at the main entrance defines arrival, the existing flank wall to the year 4 classrooms will also be clad providing a secondary arrival area for those accessing the main hall from the new footprint that will be created, subject to the relevant agreements.

New roofs will continue to be flat with parapets and guard rails to provide a safe working area for future maintenance and cleaning. The West elevation of the two storey extension will see the roof overhanging the façade providing shading to glazing at high level.

Internally, a mix of fair faced light buff brickwork and painted plaster walls are visible in the existing buildings. The new extensions are intended to be plastered with a paint finish. A selection of walls is felt to benefit from accent colours, which will be developed with the client further into the design process. Acoustic treatment will be required throughout the new building in accordance with Building Bulletin 93, through the use of perforated linings and acoustic wall boards and ceiling tiles. Locations and quantities of these will be further determined as the acoustician develops his proposals.

6.2 Layout

The organisation of all spaces have been designed to work around the clients request to maintain ‘clusters’ of classrooms within each year group wherever possible. In the main this has been achieved with some exceptions found in the existing building due to working with existing layouts. Adopting this principle allows breakout spaces, washrooms and resource storage to be located in close proximity to each classroom therefore improving the efficiency of how the building is occupied.

Staff facilities are to be put at the heart of the building, the central position within the, now combined, school building, creates a greater connectivity between staff and pupils. They are also located at the front of the school helping to safeguard the arrival area and passively supervise the front of the site at all times of the day.

Welfare facilities are to be distributed throughout the new and existing buildings. All facilities are currently shown as being refurbished in line with the new ones created although this is subject to the budget being available for this work, which will be continually reviewed and reported to the client.
A new footpath will be provided around the new sports/main hall to the existing junior school playground at the rear to enable ease of access for maintenance and parents taking and collecting their children from classrooms at the rear of the building.

6.4 Scale

The scale of the extensions proposed and area of the site taken up by the development were an important consideration from the start of the design process. The project team has understood the proximity to neighbouring houses as well as the well maintained grounds of the school.

The natural location for the teaching extension is centred between the two existing schools connecting the infant and junior schools together. A 2-storey extension was felt to be the most acceptable approach due to the typography of the site as well as reducing the footprint of the building on the existing play areas surrounding.

The 2-storey extension is in keeping with the height of the existing rooflines of the main hall to the infant and junior schools, so it is felt that a 2-storey building sets well in the centre of the site connecting the existing buildings.

The main hall extension is located on the far east side of the site alongside the boundary of the adjacent Redwell Leisure Centre site. The scale of this extension is in keeping with the existing halls on the site and sits well against the backdrop of the trees along the boundary and leisure centre halls beyond. The building has also been moved back behind the building line that fronts Barnwell Road to reduce the visual impact from houses that look toward the site. The new main hall is approximately 24m away from the boundaries to the adjacent houses. the building is further obscured by the 2m hedge at the front of the site and tall trees surrounding.

7.0 Environmental Design

An energy and sustainability statement has been prepared by Roltons Group to support the planning application so reference should be made to this document to understand the how the project has addressed this subject.

In summary, the project is proposing the following, which is further described in the supporting document.

Above: Proposed view of new main hall extension from footpath along Barnwell Road obscured in part by existing trees and hedge
Access and Travel Plan

8.1 Site Access

The schools, during construction and after completion will continue to use the drive way off Barnwell Road as their main access. For safety during the school day, movements in and out of the carpark will be restricted during pick up and drop off times, which already takes place. Further existing pedestrian entrances are located at the western end of the site off Barnwell Road and to the South off Waterworks Lane. An existing emergency access road is also located off Waterworks Lane next to the pedestrian footpath.

Onsite car parking facilities are limited off Barnwell Road with little opportunity to create additional spaces, although the development is proposing three additional spaces within the site. In addition to this cycle storage is being increased and a safer pedestrian route is being created.

The school are aware of the restricted on site parking and have therefore taken a proactive approach to reduce impact on Barnwell Road and agreed with Redwell Leisure Centre to use allocated spaces during busy school times. This is an ongoing agreement that will continue beyond completion.

The proposal includes the creation of a new pedestrian footpath off Barnwell Road at the Eastern end of the site adjacent to the new main hall extension and opposite the pedestrian crossing. A legal agreement is being sought from the owners of the land which the footpath will cross (Wellingborough Borough Council) although the planning applications also seeks this approval alongside.

8.2 School Travel Plan

To support the planning application and in response to the Highway Authority comments Redwell Infant and Junior school have produced a travel plan that looks at travel to the site in general for staff, pupils and visitors and addresses existing issues and ways they are trying to improve movements in and around the site. Please refer to this document, which has been submitted with this application.

9.0 Conclusions

The proposed works at Redwell Infant and Junior school are felt to have fully responded to the client, end user, local community and other consulted parties requirements. The process of all consultations have been fully recorded and the design response has been demonstrated in the supporting documents submitted with the planning application.

Layout, appearance, scale and landscaping have all been carefully considered with the proximity to existing buildings on and off the site and its natural context being of particular importance. The extensions are not only providing new facilities but they are also physically connecting the two schools. It is paramount that the design creates a coherent architectural language across the whole site so the buildings read as one but with clear definition to arrival areas.