

City of London  
Primary Academy Islington  
Basterfield House Residents Consultation

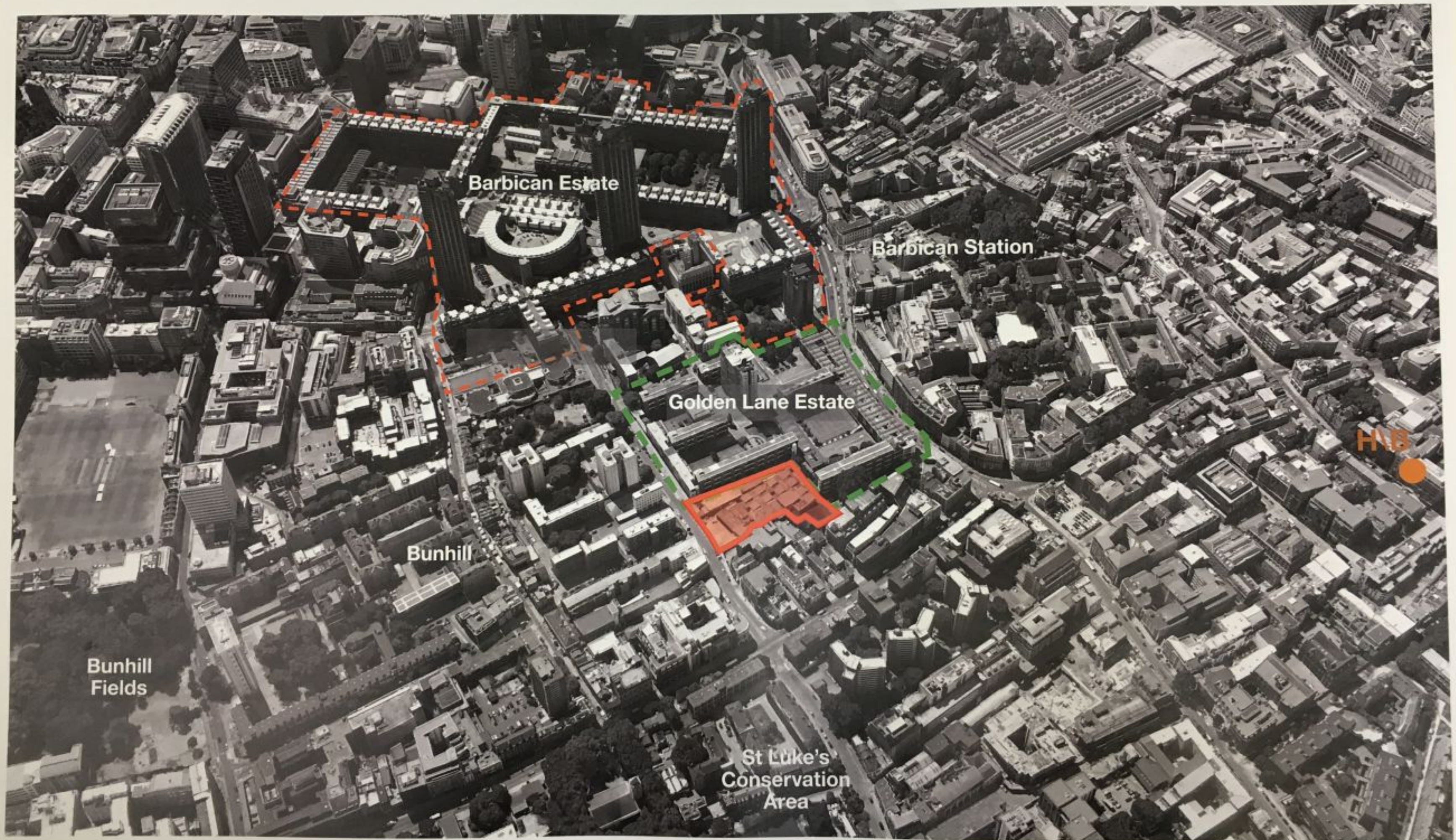
15.02.17

# Hawkins\Brown





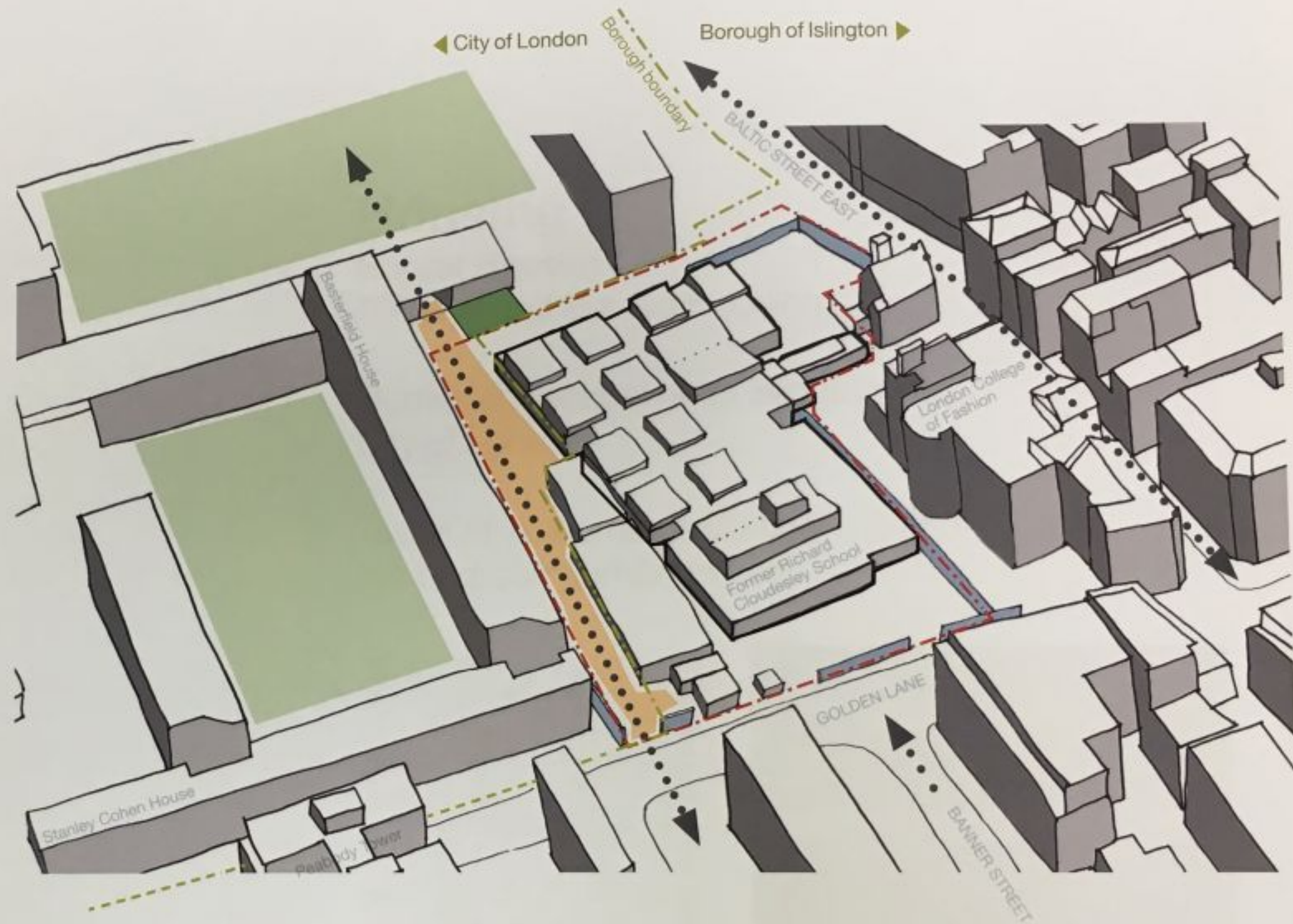
## Context





## Existing Site Conditions

- Built as a single storey, special needs school
- Almost completely fills the site (4000 sqm approx)
- Minimal external play space
- Currently being used as a Pupil Referral Unit





# Brief

## School

### 2 FE Primary School (420 pupils)

The proposal is currently working to Building Bulletin 103 and the guidance published by the EFA.

### Nursery (38 pupils)

30no 3-4 year olds  
8no 2-3 year olds

### External Play Area

(as much as possible)

### Opportunities for Rooftop Play

(budget permitting)



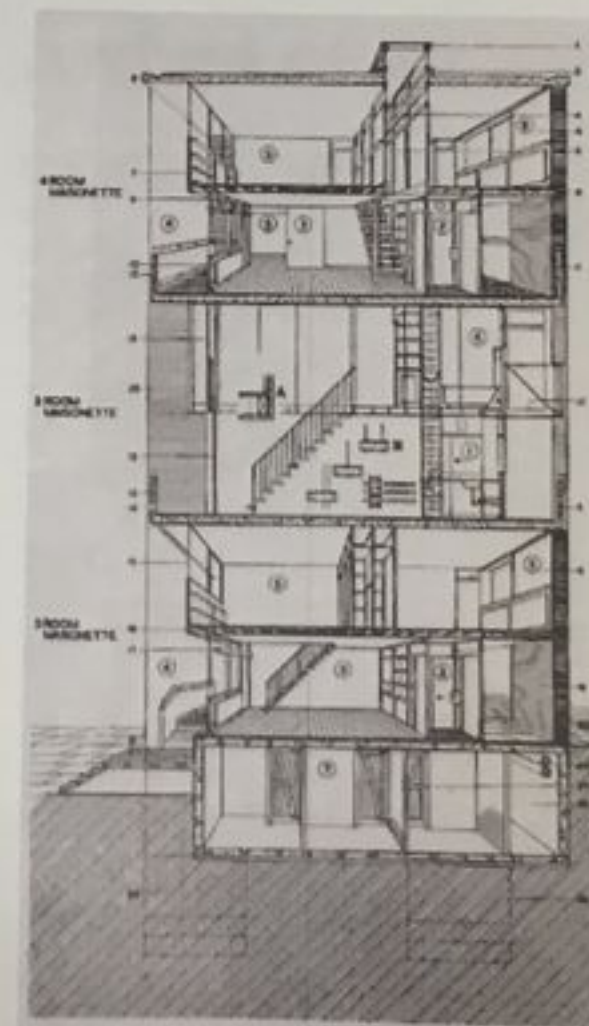
## Housing

### Social Rented

100% Social Rented Housing

Homes shared between Islington and City of London

Target of 70 homes including 1, 2 and 3/4 bedroom family homes.





# Opportunities for Rooftop Play (subject to budget permitting)

## Brief Analysis

### Establishing what's Required

#### 1. School

**2FE Primary School**  
420 students

**Nursery**  
30 Children

**2 Year Olds**  
8 Children

Based on BB103 Guidance Min. Requirements:

**Total GIA min. 2250sqm**  
Total GIA max. 2480sqm

**Min. Footprint: 1500sqm**

(based on sample baseline layout of double banked classrooms across max. 2 storeys)

2 storey Teaching block  
1 storey Hall  
1 storey Support

#### 2. Housing

**70 Units**  
Mix as required in heads-of-terms  
Min. sizes to LBI and Housing SP

33 x 1 Beds @ 50sqm = 1650sqm  
27 x 1 Beds @ 70sqm = 1890sqm  
10 x 1 Beds @ 86sqm = 860sqm

GIA = 4400sqm + 20% circulation

**Total GIA min. 5280sqm**

(assuming 75.4sqm per unit)

**Min. Floorplate Footprint:**

8 units per core approx. 600sqm

7 units per core approx. 530sqm

**6 units per core approx. 450sqm**

5 units per core approx. 375sqm

4 units per core approx. 300sqm

**Storeys Required:**

8 units per core approx. 9 storeys

7 units per core approx. 10 storeys

**6 units per core approx. 12 storeys**

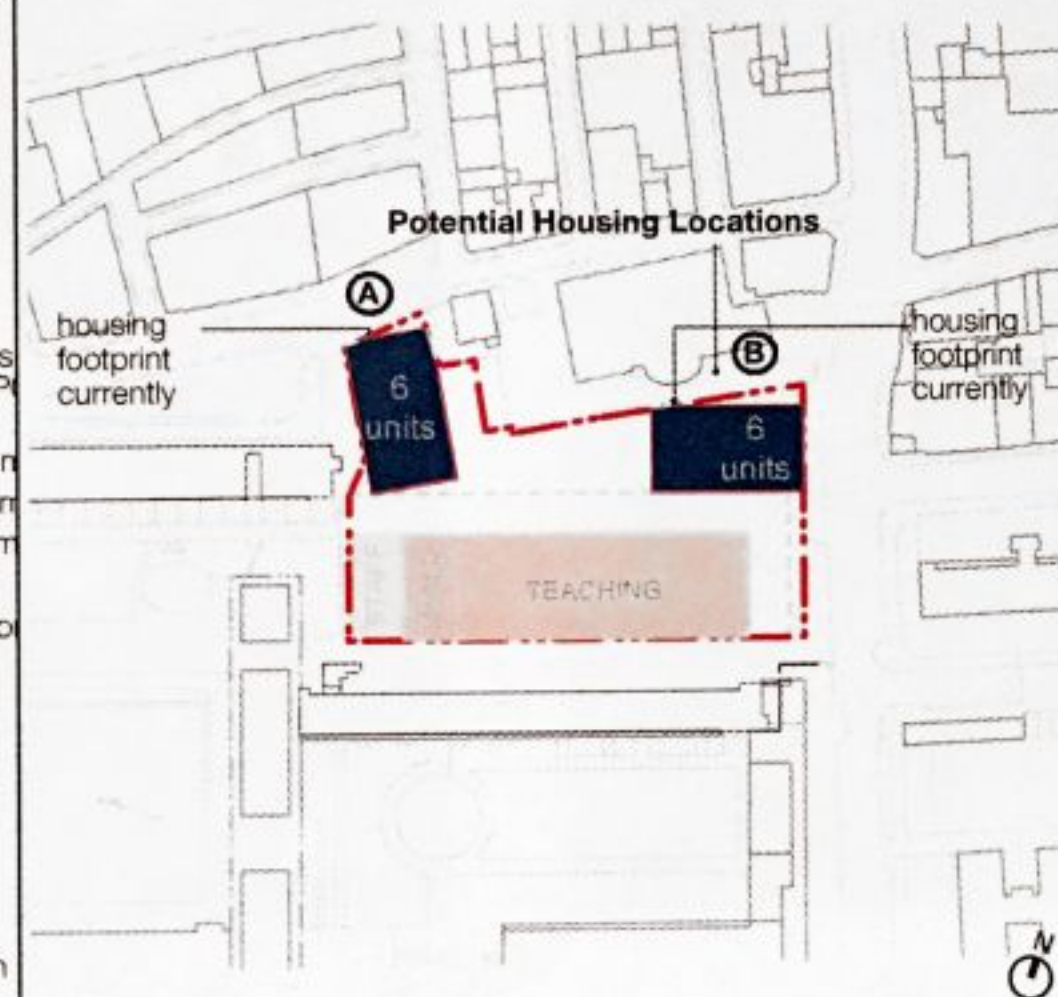
5 units per core approx. 14 storeys

4 units per core approx. 18 storeys

## Massing Development

### Accommodating a Medium Sized Floorplate

Impact of locating a typical 6unit/floor footprint alongside the baseline school.



**School Footprint: 1500sqm**

2 storey Teaching block  
2 storey Hall  
1 storey Support

**Resi Footprint: 450sqm**

6 units per core  
12 storeys needed



**Remaining Site Area: 2050sqm**

Notes:

- A mid sized residential footprint of 6 units per floor at 12 storeys is still slightly at ease with the baseline school but provides a suitable compromise in efficiency and height to be explored further.

LO  
HI  
↑  
efficiency  
LO



# Contextual Analysis

## Site Evolution



**c.1658**  
**Early Townhouses**



**c.1676**  
**Unscathed by Fire**



**c.1745**  
**Arrival of Industry**



**c.1873**  
**Dense Slums**



**c.1895**  
**Clearance of slums**



**c.1945**  
**Bomb damage**



**c.1954**  
**Site Clearance**

----- Site Boundary  
..... Golden Lane Estate



# Contextual Analysis

## 1. St Luke's Conservation Area



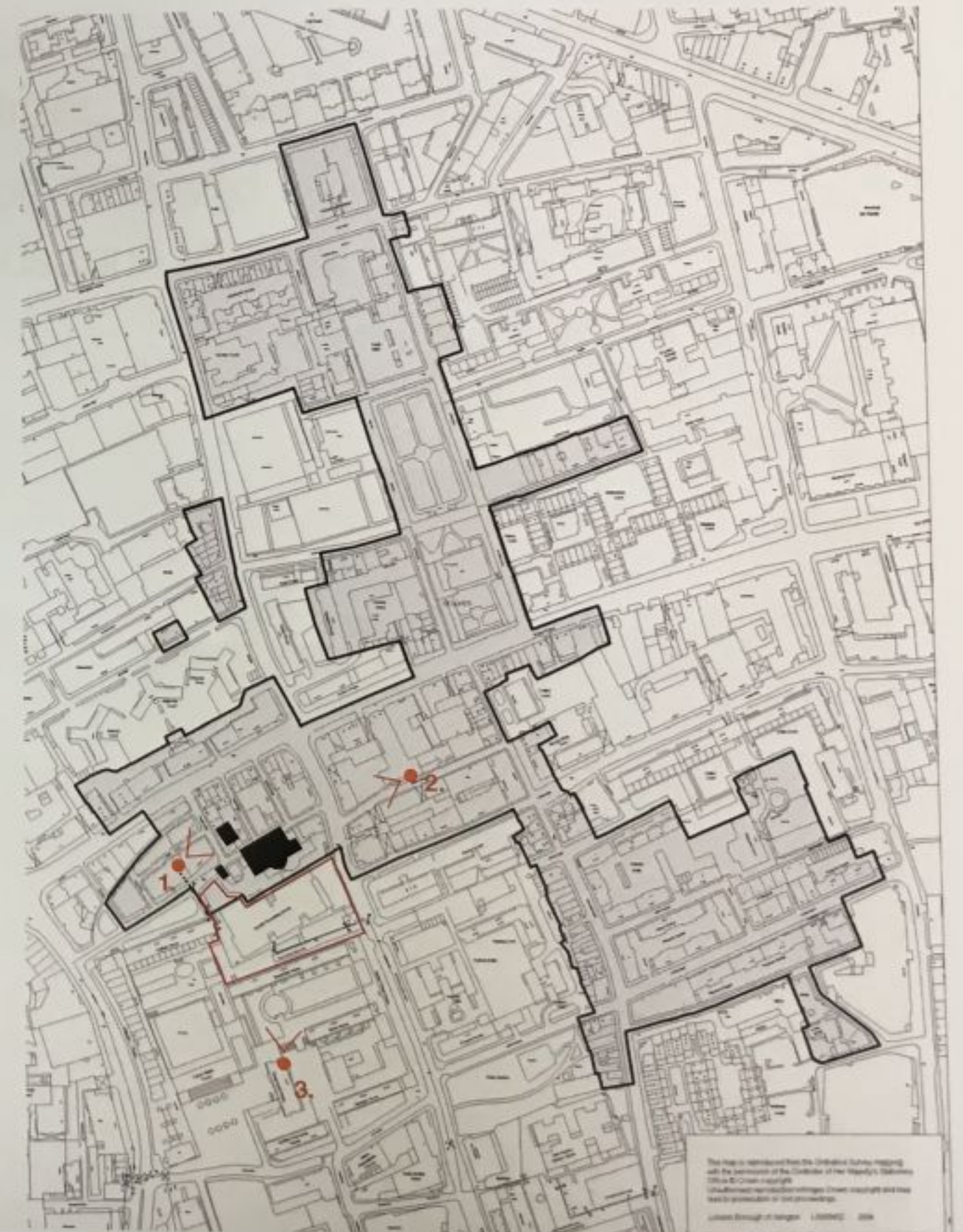


# Contextual Analysis

## 1. St Luke's Conservation Area



Context photographs by David Grandorge





## Contextual Analysis

### 2. Bunhill

- Bunhill streets have a human scale with a variety of functions, commercial, residential and in the case of Whitecross street, retail use.
- Bunhill Fields cemetery is at the centre of this conservation area and houses the graves of Daniel Defoe, William Blake and Susanna Wesley.



Context photographs by David Grandorge



## Contextual Analysis

### 3. Golden Lane Estate



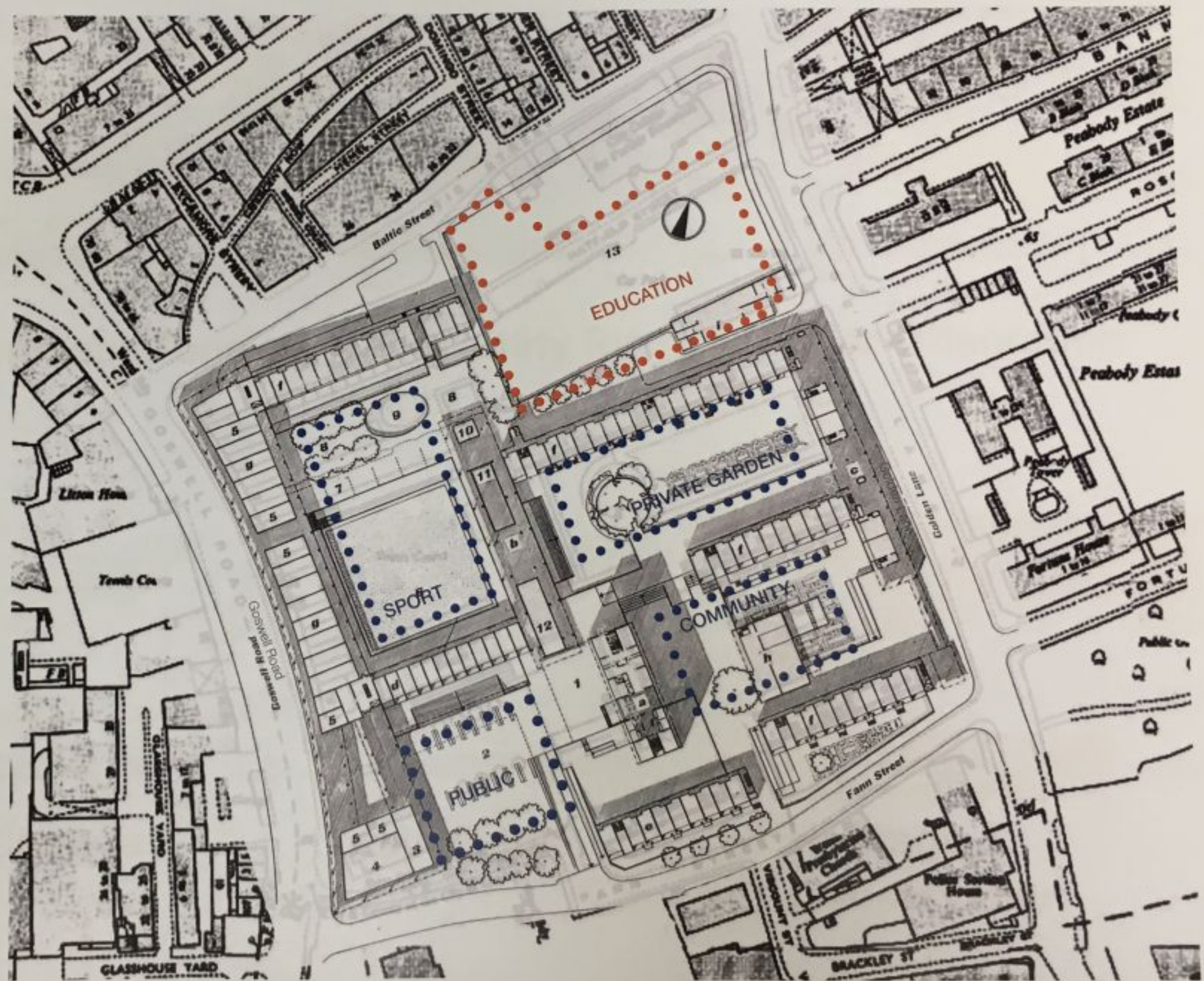


## Contextual Analysis

### 3. Golden Lane Estate

The Golden Lane masterplan evolved and expanded over 10 years as more land became available

The North-Eastern corner is often seen as the 'Missing Piece' of the masterplan



c.1971 - Golden Lane Estate



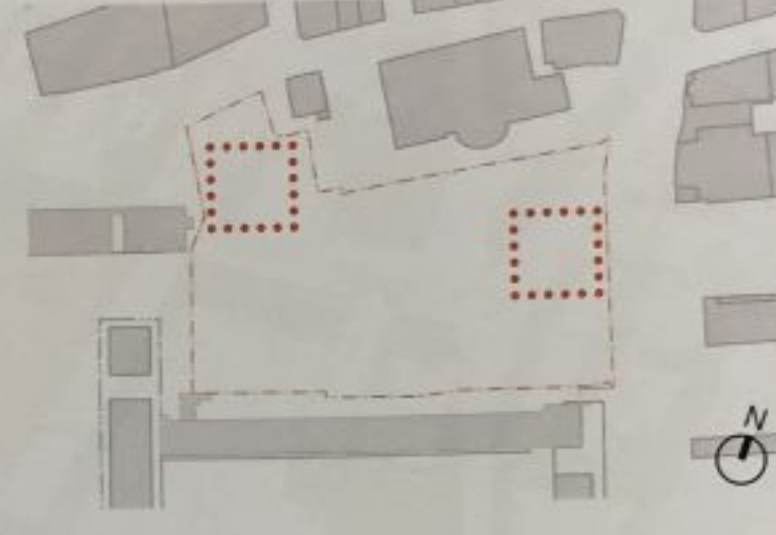
## Site Constraints and Opportunities



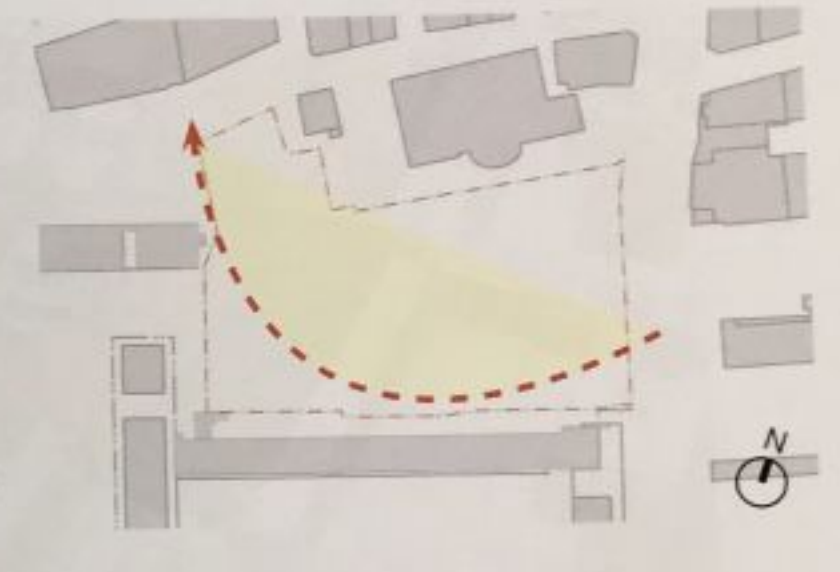
**Potential Access Points**



**Development Zone**



**Opportunity for Height**



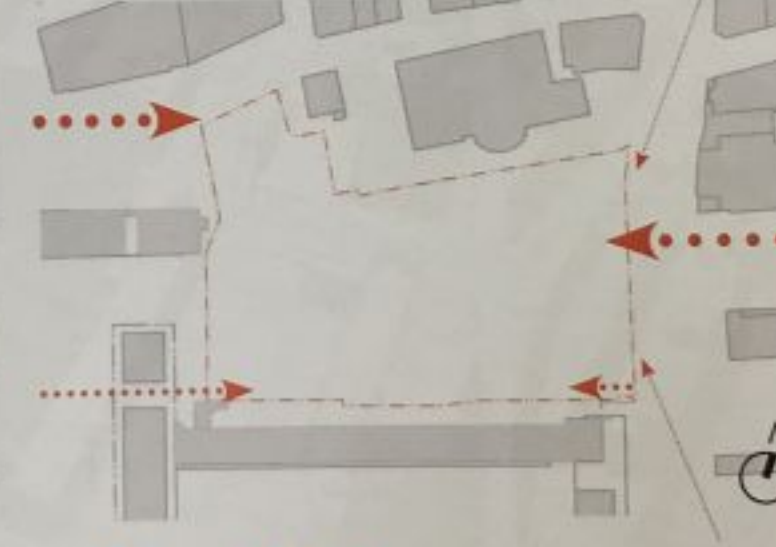
**Solar Orientation**



**Sunlight/Daylight/  
Rights of Light**



**Level Change**



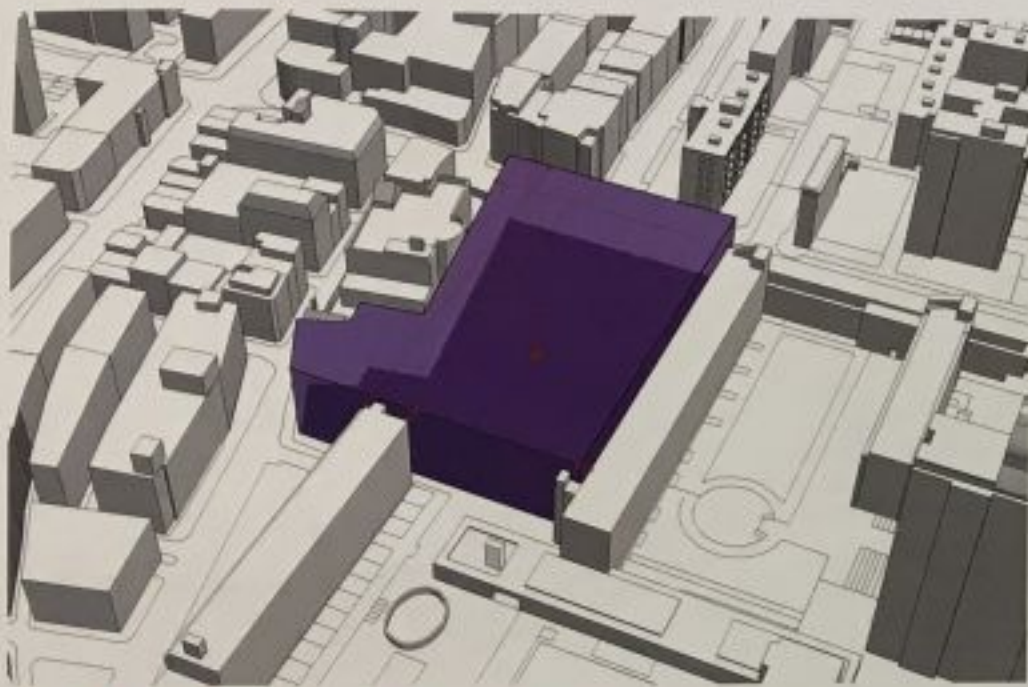
**Key Vistas**



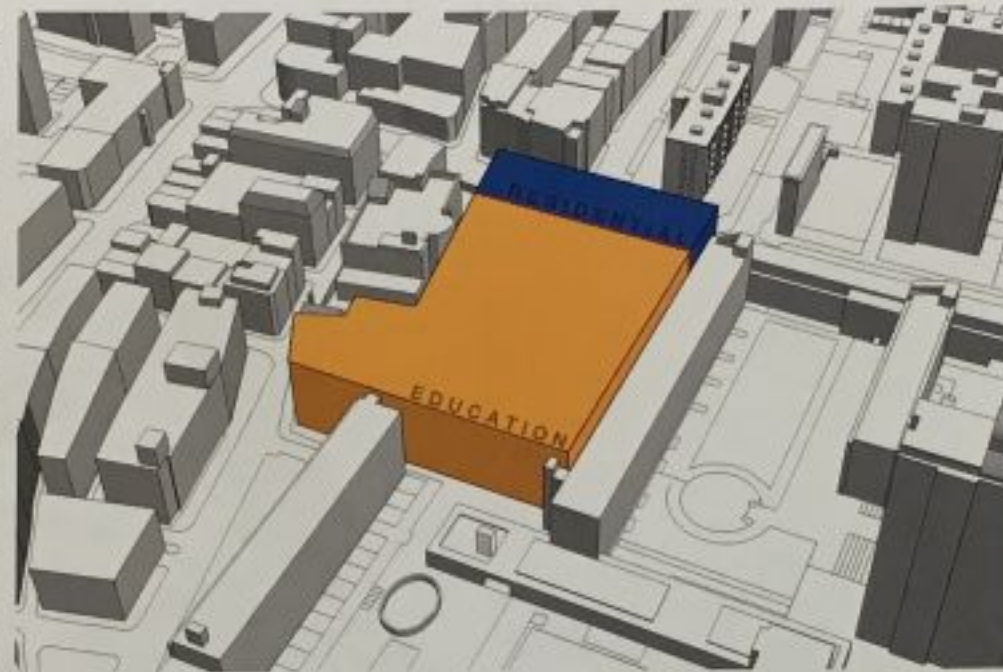
**Heritage &  
Conservation**



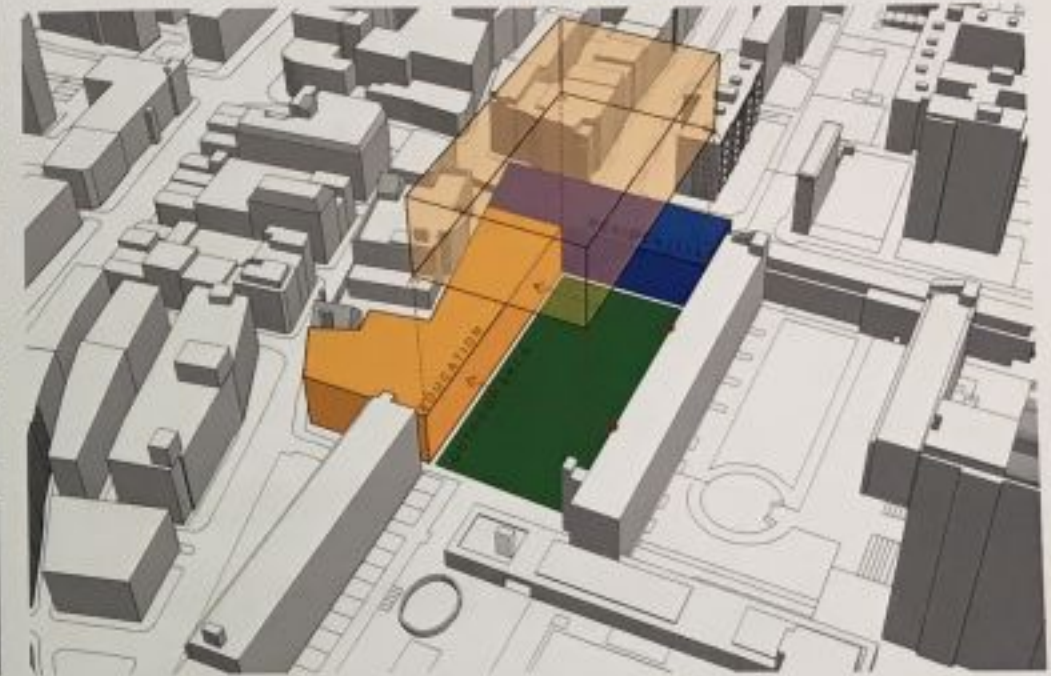
# The Big Moves



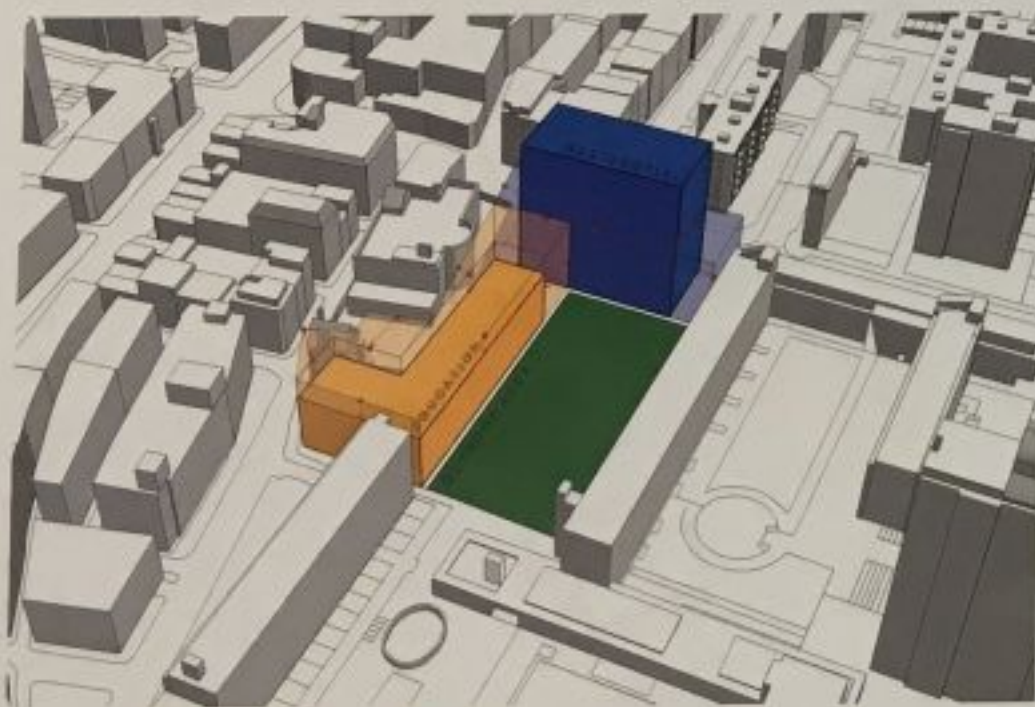
1. Maximise the site



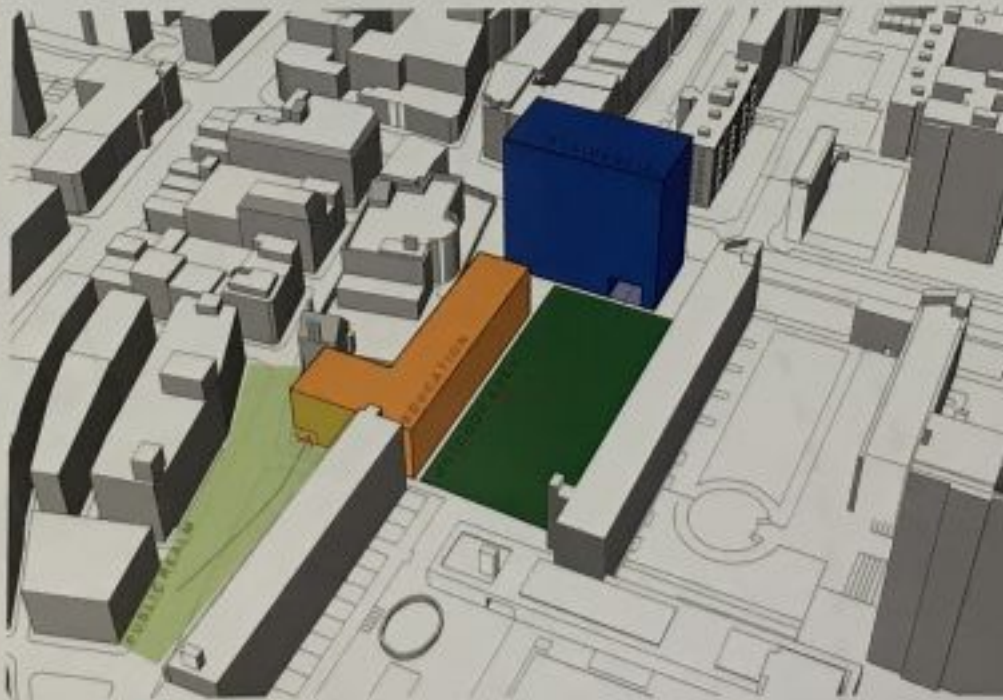
2. Uses



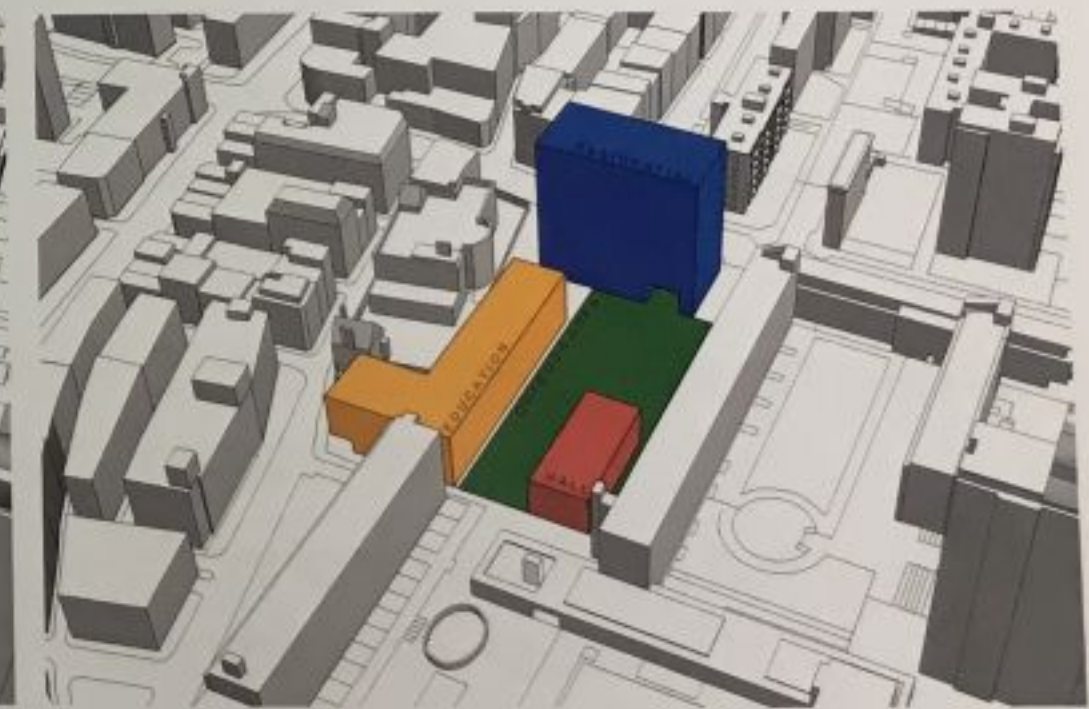
3. Courtyard



4. Adjust the Mass



5. Identity



6. Social Value



## The Big Idea

Connecting to the surroundings



### General

- Respond to different contexts
- Sunlight / Daylight impact to existing properties
- Continue established geometries

### Residential

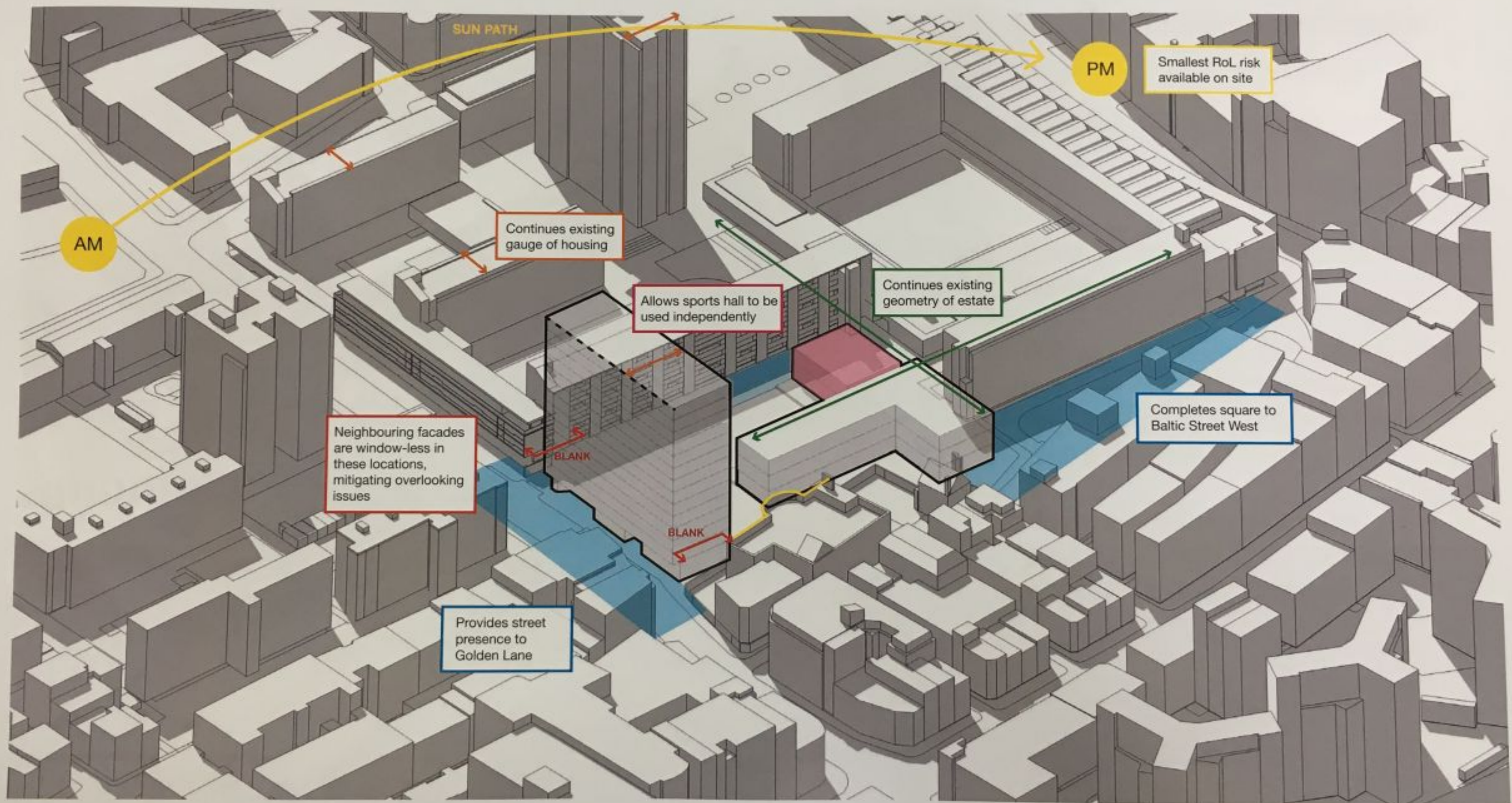
- Define street edge
- Continue street through plan at ground floor

### School

- Reinvigorate Baltic Street West; create a courtyard
- Continue street through plan at ground floor
- Connect new main hall to existing community facilities.



## Project Summary








# Landscape





## Wind Effects



-  Prevailing Wind Direction
-  Facade Modulation
-  14 Storey Block

In the UK the prevailing winds are from the west or south-west.

The west facade of the housing block is made of horizontal access decks which will serve to chop up the air from a downdraft of wind.

New trees within the school playground will reduce the force of the wind by breaking up the air.



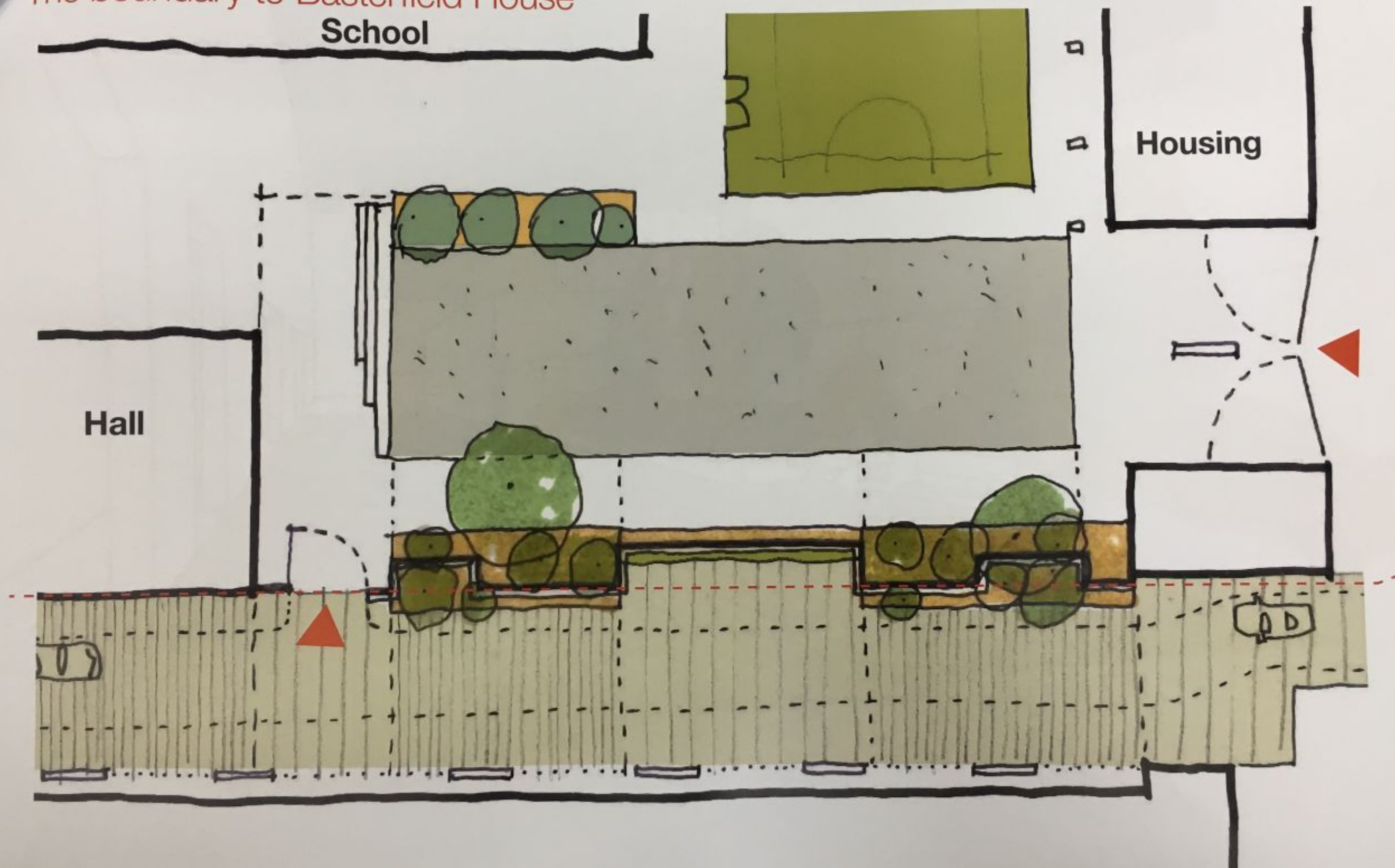
# Landscape

The boundary to Basterfield House

School

Housing

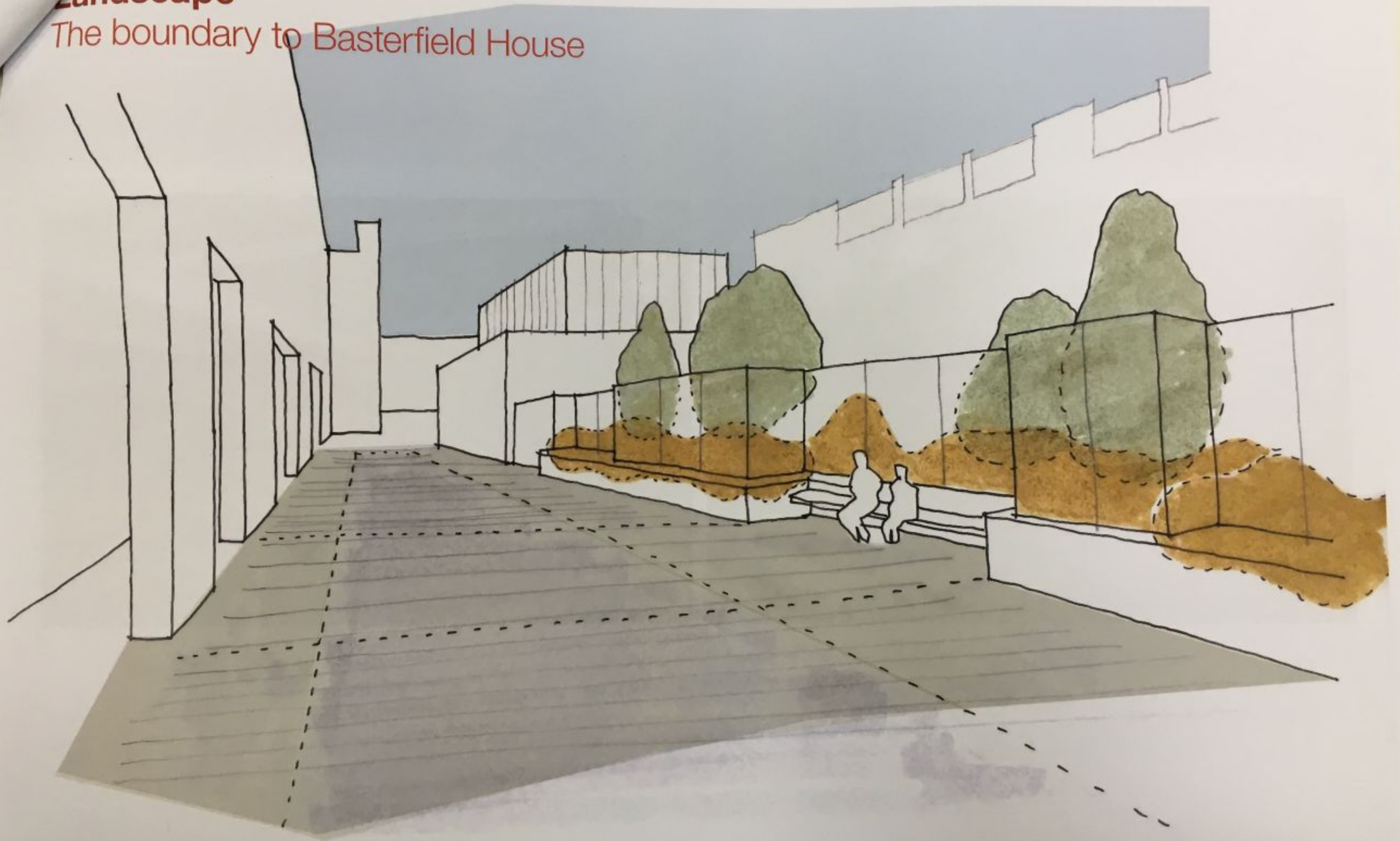
Hall





## Landscape

The boundary to Basterfield House





## Landscape

The boundary to the allotments





# Golden Lane School Entrance

Indicative View





# Baltic Street West School Entrance

Existing View





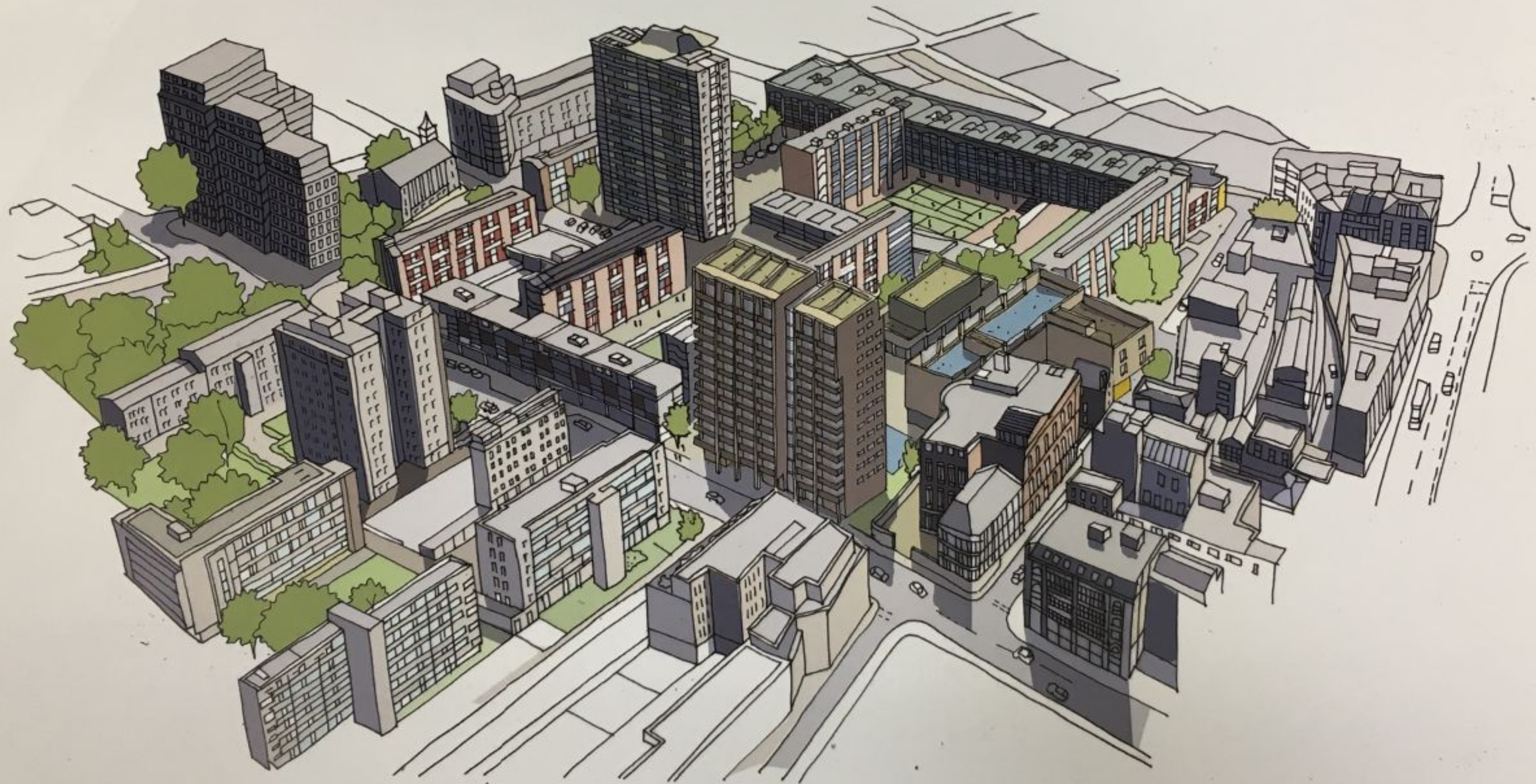
# Baltic Street West School Entrance

Indicative View





## Aerial View





## **Indicative Programme**

Thursday 23 February and Saturday 25 February:  
Public Exhibitions

April 2017:

Submission of Planning Applications to City of London and London  
Borough of Islington

Summer 2017:

Expected Determination of Planning Applications