

The John Lyon School
New Oldfield House

Alternative Site Studies Addendum

July 2020

Further studies and development of Options
2 and 5 from Alternative Site Studies report
submitted March 2020



Potential Alternative Site Analysis - Addendum
Option 2 - Lift, Shift and Sink Proposal
Further Information



Figure 1 - Option 2 Site Plan

- Planning Application proposal 'moved' to the top of the site (south).
- Creates slight reduction in the proposal's visibility from the neighbouring property on Crown Street.
- However creates more impact to Crown Street itself as well as the Harrow on the Hill Village/Roxeth Hill Conservation Areas due to closer proximity to the road.
- Slight increase (150mm) in ridge height from current application proposal.
- Potential for 2 MUGA play spaces with significant earthworks.
- Parking provision would be reduced to 2 spaces due to the need to provide gathering space outside the main entrance to the proposal.
- Relies on removing a significant portion of the hill.



Figure 2 - Option 2 Site Aerial

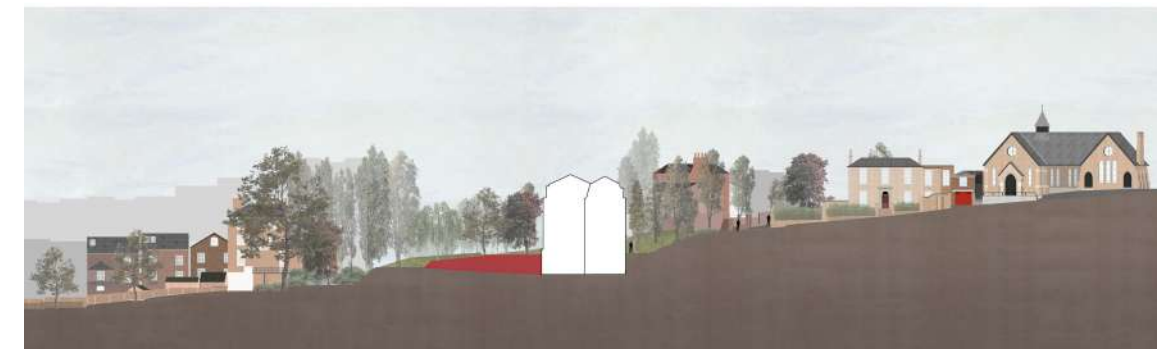


Figure 3 - Option 2 Site Section

- The excavation works identified in Figure 3 have severe implications to the character of the Conservation Area.
- Severe additional Cost implications.
- The Architecture of the building is not enjoyed with any views in from Middle Road.
- Natural Light diminished from proximity to the bank and poor outlook.
- Opportunity to enjoy activities and open space around the building is diminished.

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Option 2 - Lift, Shift and Sink Proposal
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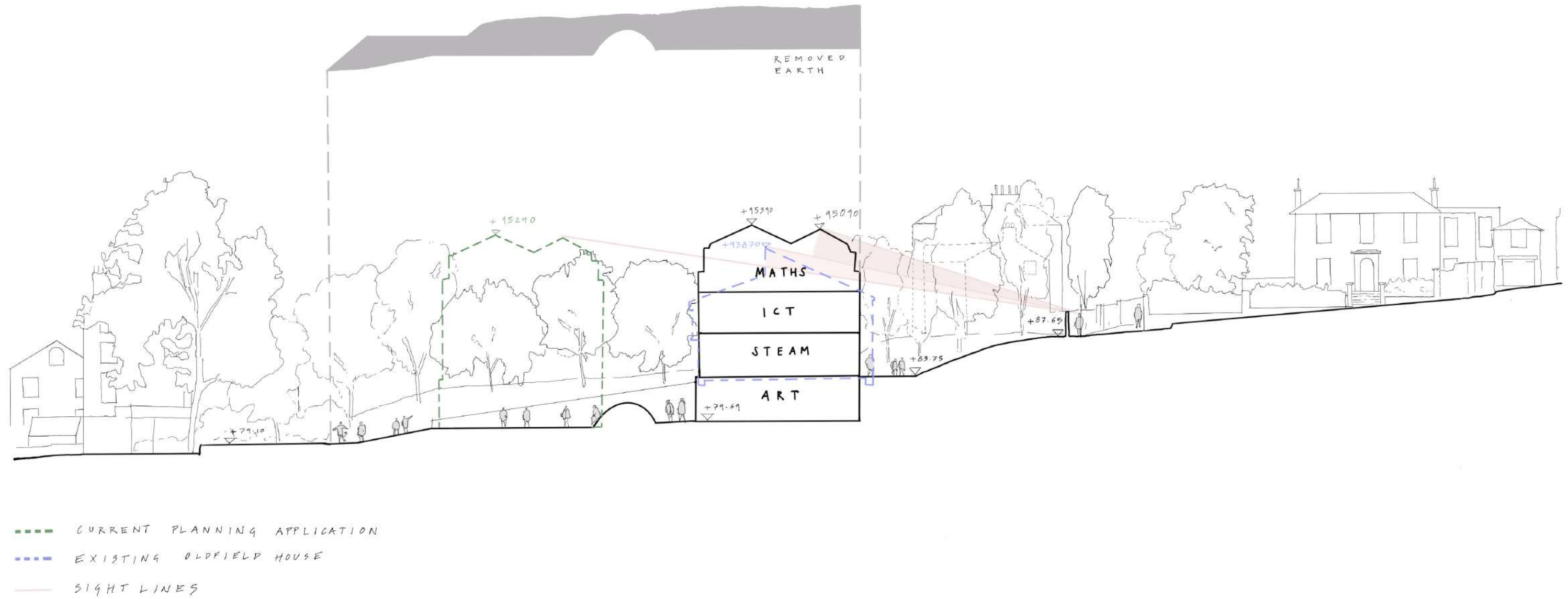


Figure 4 - Option 2 Section

Although the design alterations described on the previous page will reduce the proposal's visibility from the neighbouring properties on Crown Street, there would be a more dominant presence in the streetscene as indicated on **Figure 4** above.

Added to this the substantial earthworks with the consequential disruption to local residents and the severe alteration to the character of the Conservation Area make this option sub-optimal compared with the current planning application scheme.

Potential Alternative Site Analysis - Addendum
Option 5 - Central Corridor - 3 Storey Proposal
Further Information

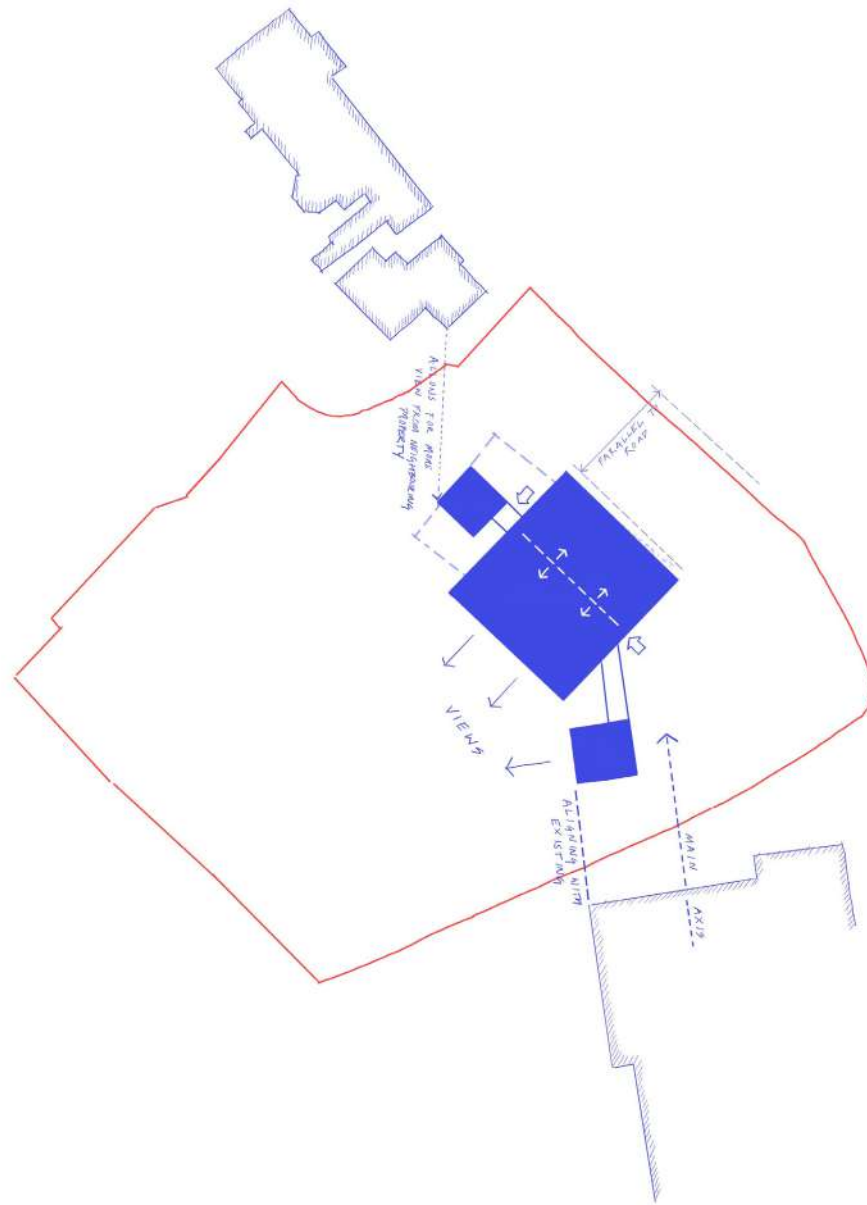


Figure 5 - Option 5 - Concept Diagram

- The major architectural move from the previous submission has been to separate the self-guided learning and auxiliary areas away from the main teaching block in order to provide legible massing.
- This forms one large 3 storey square form and 2 smaller square forms.
- As with Option 2, by placing the proposal at the top of the site, it will significantly reduce the available parking area from 12 spaces currently to just 2 available spaces.
- Footprint of the proposal is approximately 466m², which is 126m² greater than the existing Oldfield House (340m²), this is in contradiction to the Section 106 agreement.



Figure 6 - Option 5 - Ground Floor Plan

- The scheme would not enjoy as good natural lighting due to the proximity to the bank.
- Central circulation would not enjoy natural daylight or natural ventilation, it would also lack break-out spaces.
- The streetscene from Crown Street would be diminished due to a loss of open views across the site caused by the proximity of the building form and its extended links.
- The qualitative educational learning environments are not met as expressed in the educational brief.

Potential Alternative Site Analysis - Addendum
Option 5 - Central Corridor - 3 Storey Proposal
Further Information

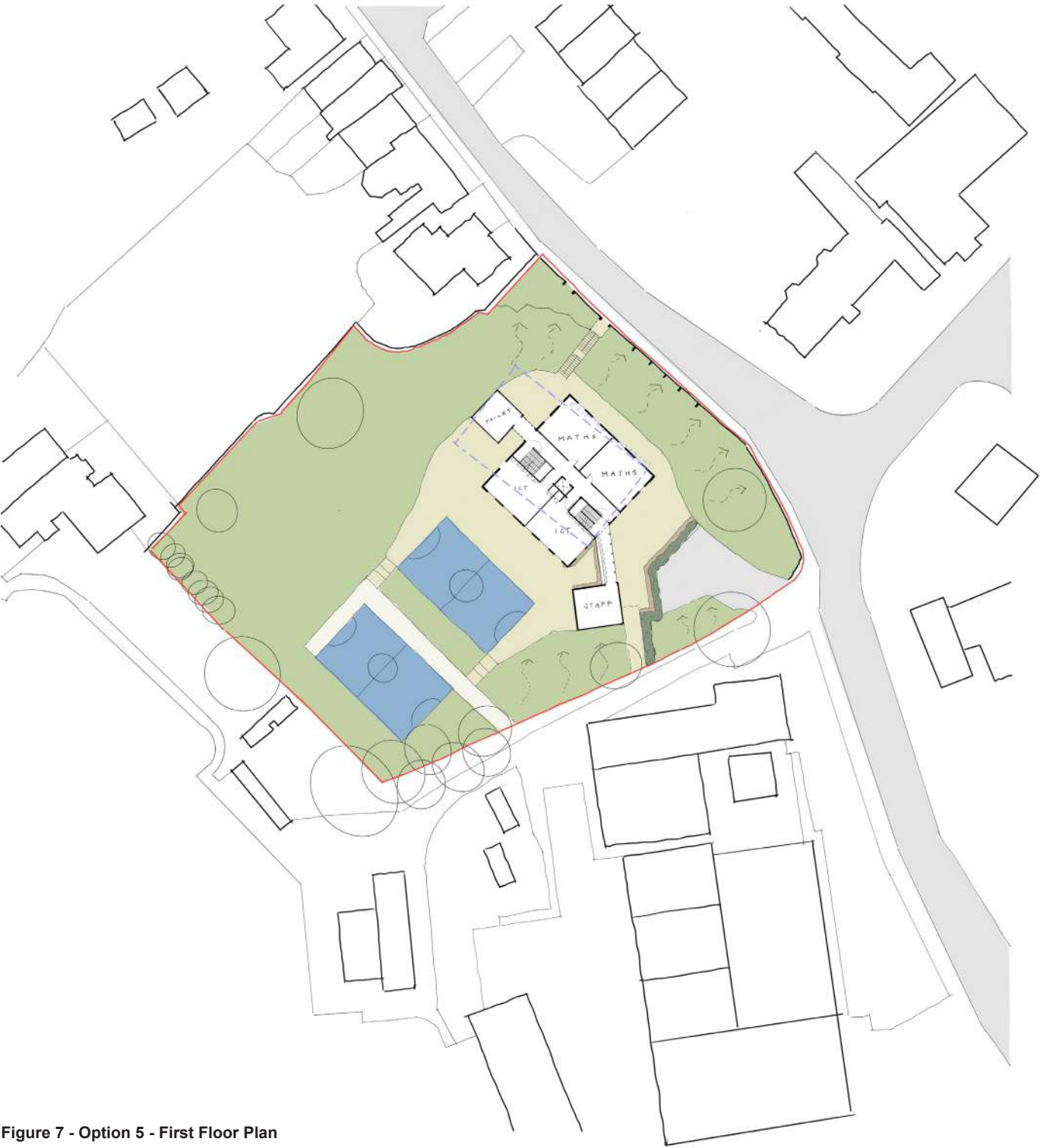


Figure 7 - Option 5 - First Floor Plan

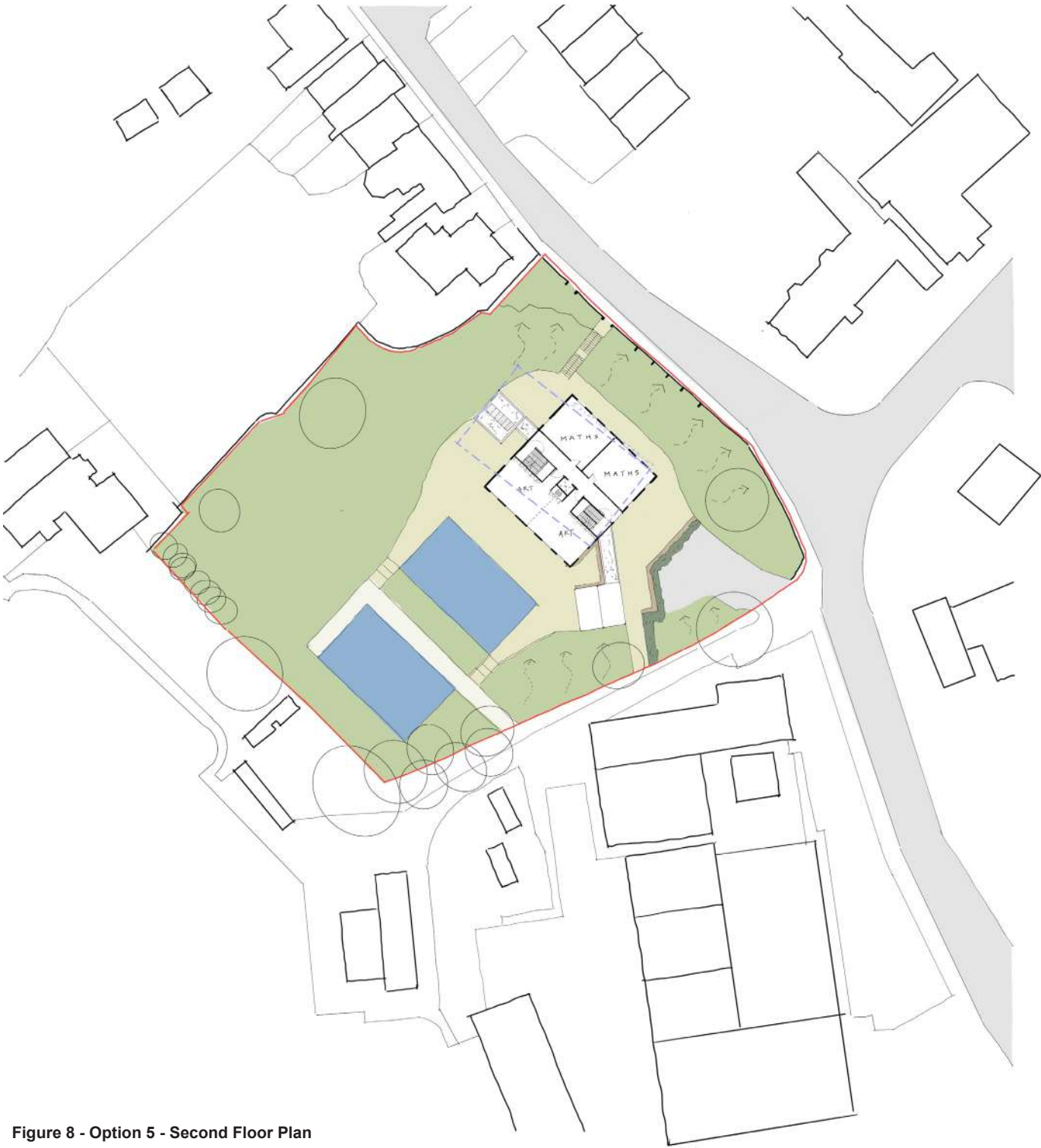


Figure 8 - Option 5 - Second Floor Plan

Potential Alternative Site Analysis - Addendum
Option 5 - Central Corridor - 3 Storey Proposal
Further Information



Figure 9 - Option 5 Site Section

Potential Alternative Site Analysis - Addendum
Option 5 - Central Corridor - 3 Storey Proposal
Further Information



Figure 10 - Option 5 - Site Aerial View of Proposal

Potential Alternative Site Analysis - Addendum

Written Statement

At the core of our thinking and from the outset of our engagement there has been a recognition of the significance of Harrow-on-the-Hill as both a World Heritage site and an important Conservation Area. The John Lyon School site being bounded by buildings of historical note, our architectural proposals have taken distinct cues from the architecture of the immediate context. Equally, it seems to be largely agreed that the existing Oldfield House offers little in terms of architectural quality through form or material to the local Conservation Area.

With the historic context and mitigation of overall building mass in mind, our initial response positioned the 'Rig' and 'Bow' proposals in the north of the site (at the bottom of the slope) and thus away from Crown Street. Accepting legitimate feedback from the appointed GLA Design Review Panel and concerns from Harrow's Conservation Area Officer regarding visual sensitivities relating to Harrow School cricket field, we 'moved' our proposal up the slope to the middle of the site, now being roughly equidistant from Crown Street and the cricket field. This location is most appropriate as in massing terms it successfully mitigates impact on the streetscene and provides a suitable setting for and around the building, designed to be of visual interest.

Following the initial planning application, feedback asked the design team/applicant to review the proposal's overall roof ridge height. In response the proposal was lowered into the bank and consequently the ridge height was set at only 1.37m higher than the existing and approximately 21m further away from Crown Street. This meant that for a viewer standing on Crown Street, visual impact would be significantly reduced. It is our professional opinion that this proposal would better contribute to the Harrow on the Hill Village and Roxeth Hill Conservation Areas than the existing Oldfield House. Furthermore, we believe it would offer much more in terms of architectural quality and is appropriately contextually sensitive.

Notwithstanding these comments and as requested, we have applied our best judgement to studies of alternative siting at the top of the site, closer to Crown Street approximately on the existing site of Oldfield House. On initial review Option 2 almost maintains the existing ridge height of the planning application scheme and moves the proposal out of the sightline of the neighbouring property which is considered to be a harmful aspect of the current scheme. However, in placing the building here, its visual impact on Crown Street is increased. Such an approach is in total conflict to the Conservation Officer's request to lower the original proposals by a storey to reduce its visual impact. Additionally significant groundworks would be required which would not satisfy the architectural or environmental aims of the scheme, as well as materially altering the characteristics of 'The Hill'. Added to this, any new proposal at the top of the site which didn't align with the area of the existing Oldfield House would have a detrimental effect on car parking spaces, directly impacting the School's operation and daily routine as well as the School's neighbours.

As requested, we have also developed Option 5 from the previous report with further thought regarding the architectural form and how it responds to the site. Again this option worsens impact on Crown Street by both being greater in height at roof ridge level as well as being closer to the Crown Street border. The option does have benefits over Option 2 in that the ground works are reduced its footprint is narrowed and it responds more appropriately to the site's slope, however, it has the same detrimental impact on car parking numbers.

Significantly, the informal learning space, previously provided in the planned break out areas cannot be accommodated in this configuration and now with little opportunity for natural light. This change takes away key aspects of architectural joy from the current planning application proposal and also reduces the building's response to the educational brief that is so important to John Lyon. These design limitations, together with the poor outlook to the south, simply repeat a number of the failings of the existing Oldfield House.

Finally, we note that the option increases the overall footprint of the scheme by 126m², over the current Section 106 agreement as well as increasing the height by over 2m from the existing scheme.

In conclusion it is my professional judgement that the applicant cannot move forward with either option 2 or 5. I believe that they are not adequate responses having carefully considered the three key drivers of architectural quality, planning and context responsiveness or educational need.

Wayne Head - Director - Curl la Tourelle Head Architecture
BA (Hons) DipArch ARB RIBA CA
Design Council Built Environment Expert, DSE Design Review Panel

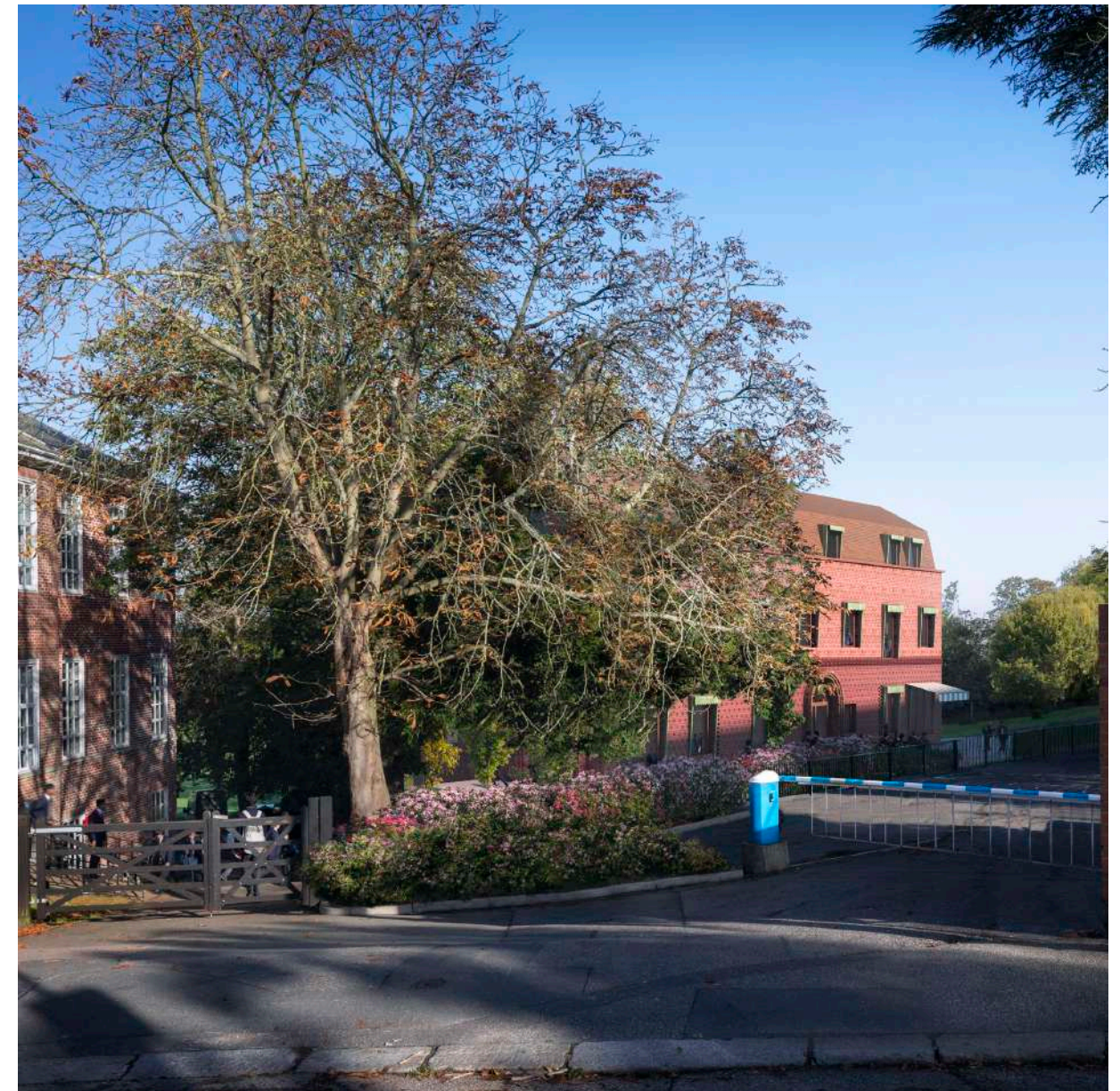


Figure 11 - Visualisation of current planning application P/1813/19 proposal