



## + PARK VIEW SCHOOL



### CONCEPT DESIGN

*prepared by:*  
**NORTHERN BUREAU FOR ARCHITECTURE**

*for:*  
*Park View School*

26 OCTOBER 2022

NB22\_68

REV A

**1.0 INTRODUCTION**

**2.0 SITE SURROUNDINGS**

**3.0 DESIGN PROPOSALS**

**4.0 EXAMPLES**

**1.0 INTRODUCTION**

**1.1 DECLARATION**

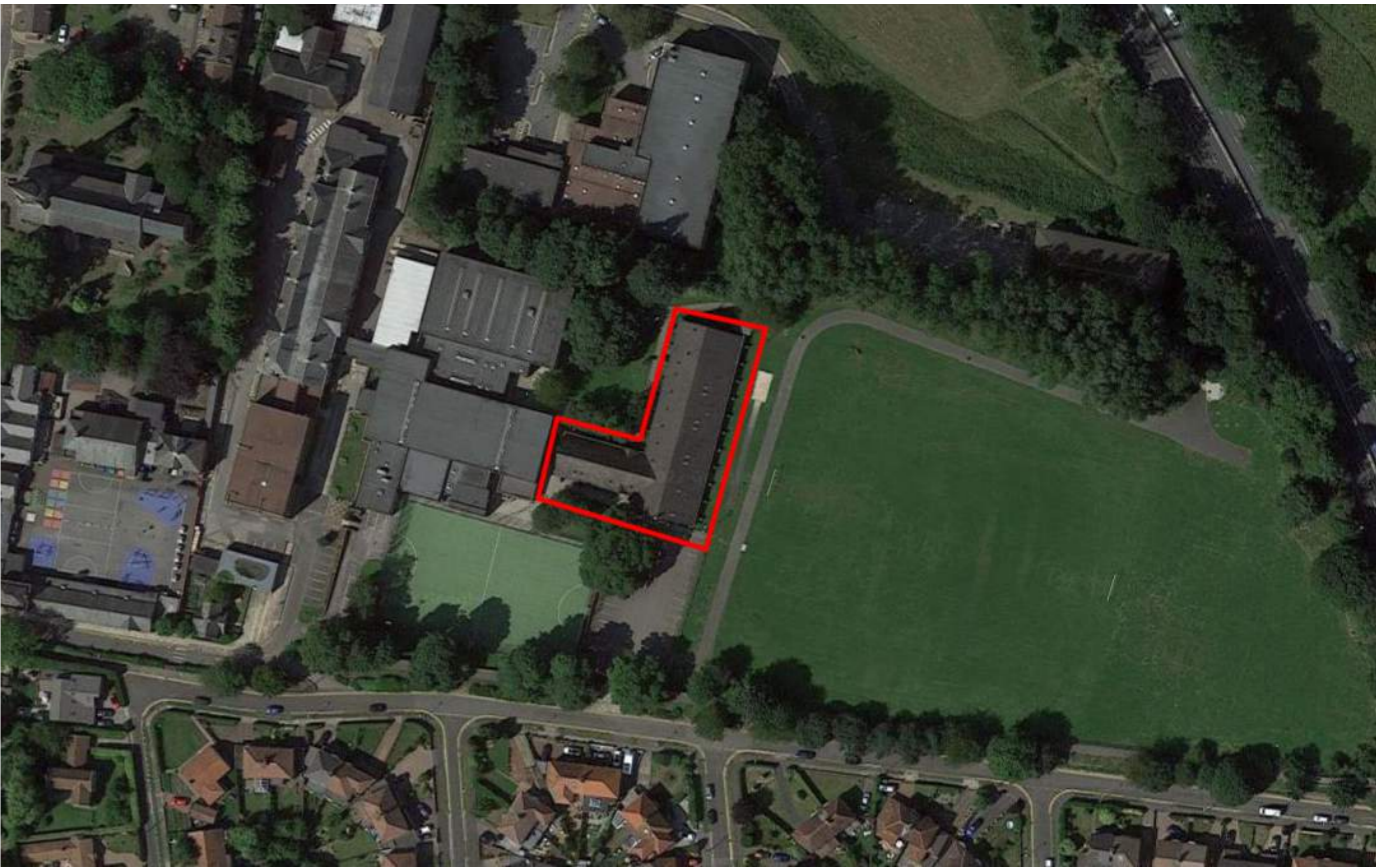
This Concept Design Report has been prepared on behalf of Park View School for alterations within the existing 6th Form and Sports Pavilion building.

**1.2 SITE ADDRESS**

Park View School,  
Church Chare,  
Chester-le-Street,  
DH3 3QA

**1.3 PROPOSAL SUMMARY**

The proposed development consists of internal reconfigurations of the existing sports pavilion building at Park View School to provide additional classroom spaces and associated student social areas.



Site Location

## 2.0 SITE SURROUNDINGS

### 2.1 SITE CONTEXT

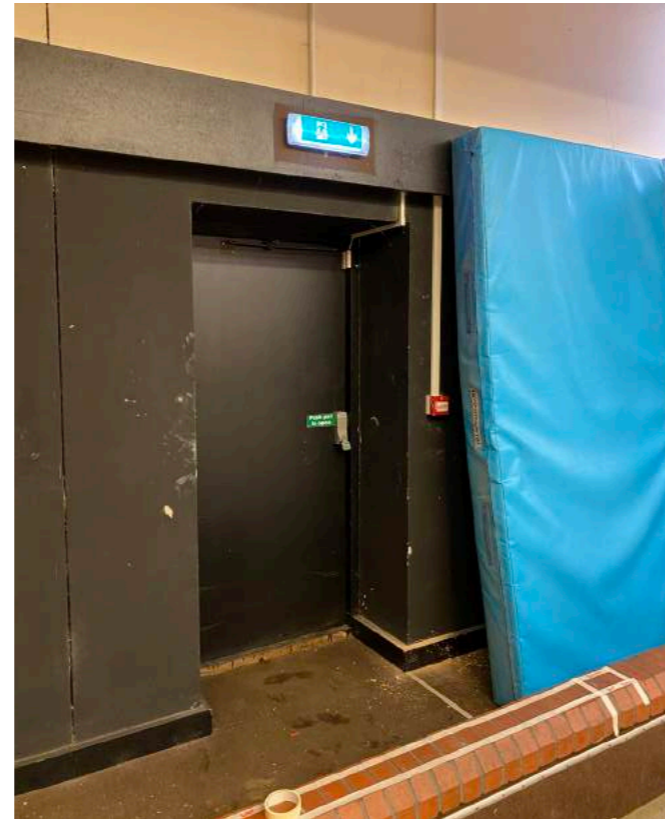
The existing building forms one of a collection of buildings making up the Park View School campus in Chester-le-Street.

The building faces out east over the school playing fields and is fronted by a car-park accessed from Roman Avenue.

The building is characterised by the external appearance of an over-sized roof and externally articulated glulam beams that land on concrete padstones. Internally the building's structure sets the rhythm and materials are carefully exposed and proportioned.

Later changes has disrupted some of the structural and proportional logics of the building, and it is hoped that the re-organisation can recover some of this spatial clarity.

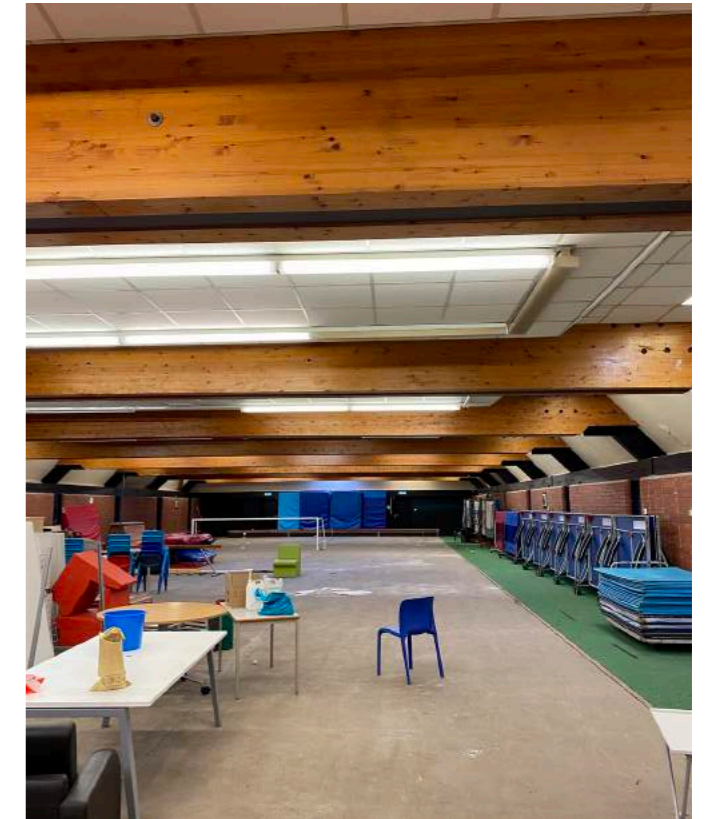
The main bowls green is an underused space that suffers from sound transmission from between floors, it is proposed that this space be retro-fitted with classrooms and staff accommodation.



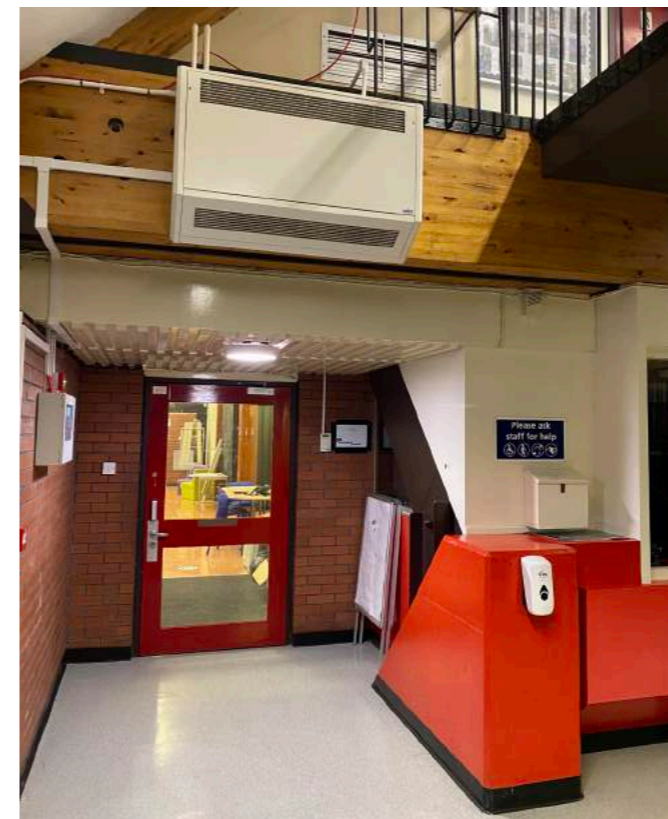
Internal doors



Social space



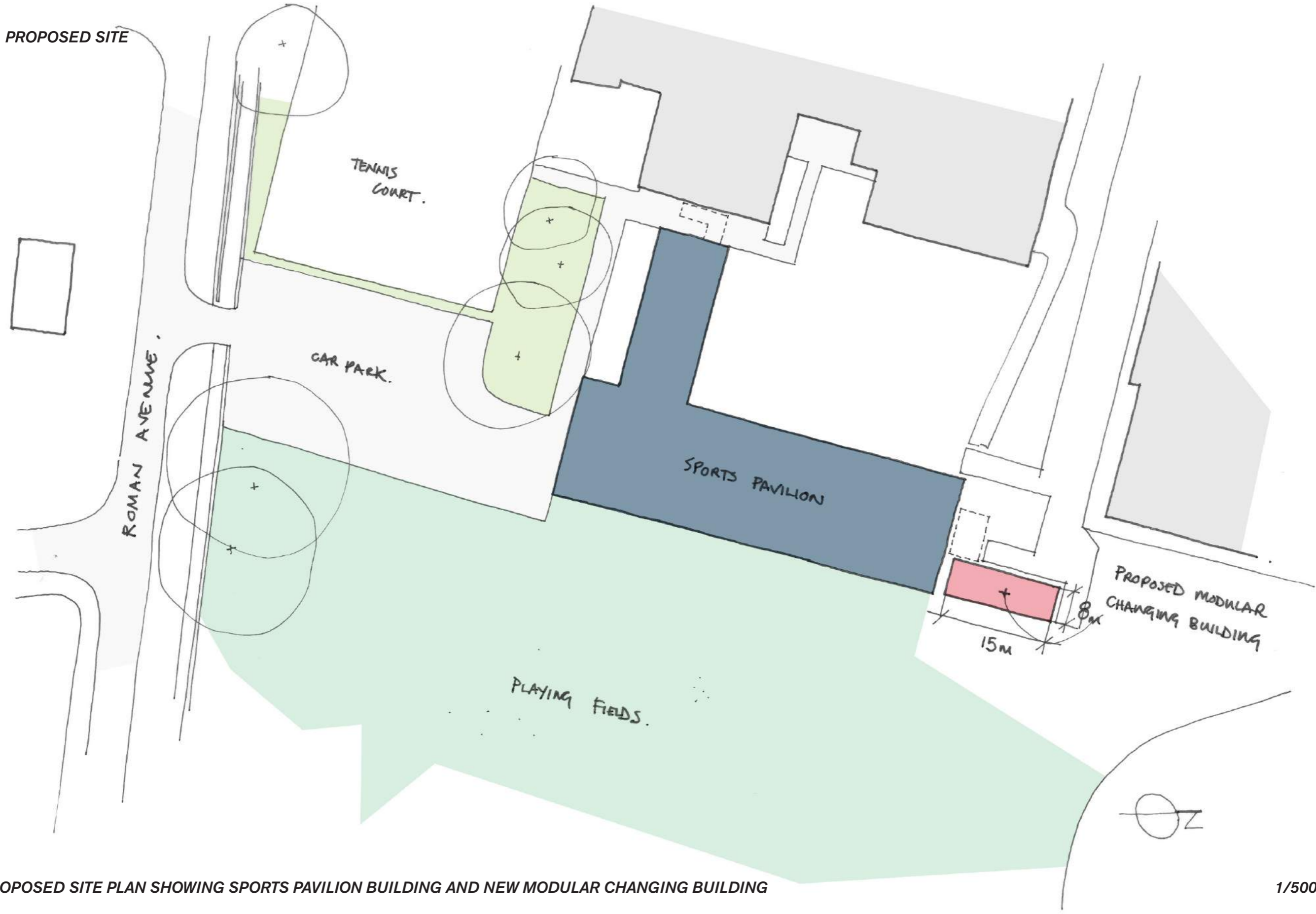
Internal 'bowling green'



Entrance foyer

3.0 DESIGN PROPOSALS

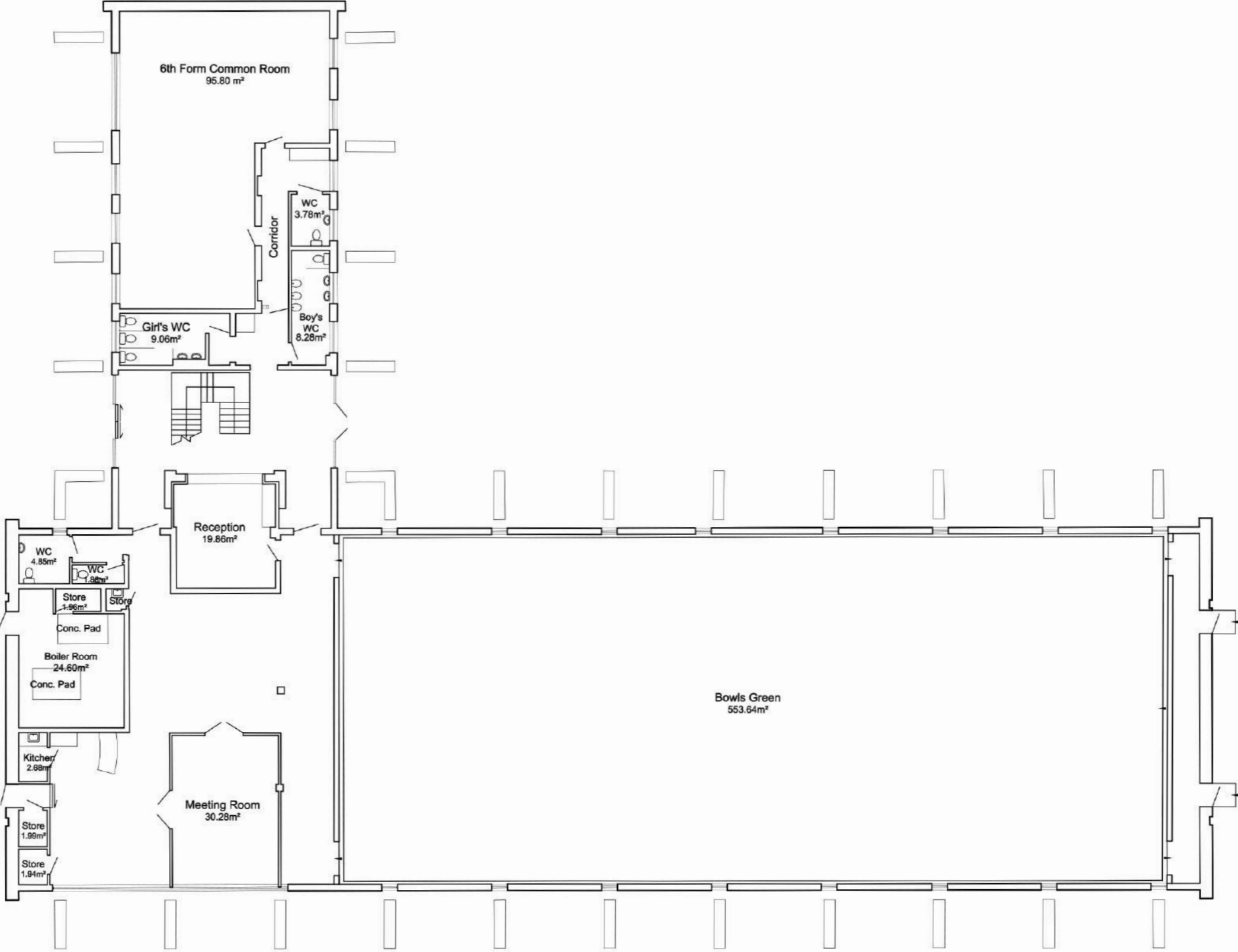
3.1 PROPOSED SITE



PROPOSED SITE PLAN SHOWING SPORTS PAVILION BUILDING AND NEW MODULAR CHANGING BUILDING

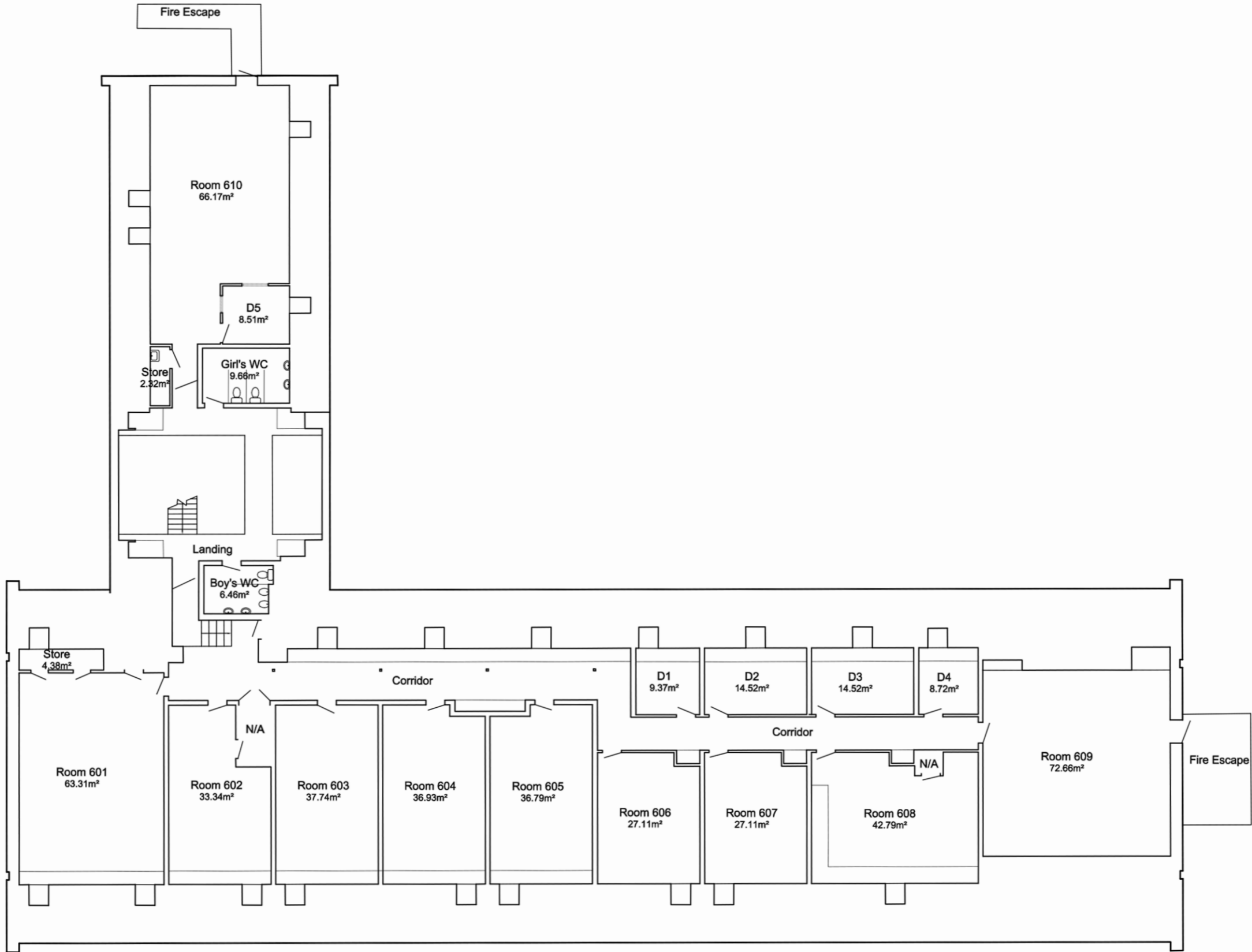
1/500 @ A3

3.2 EXISTING PLANS



EXISTING GROUND FLOOR PLAN

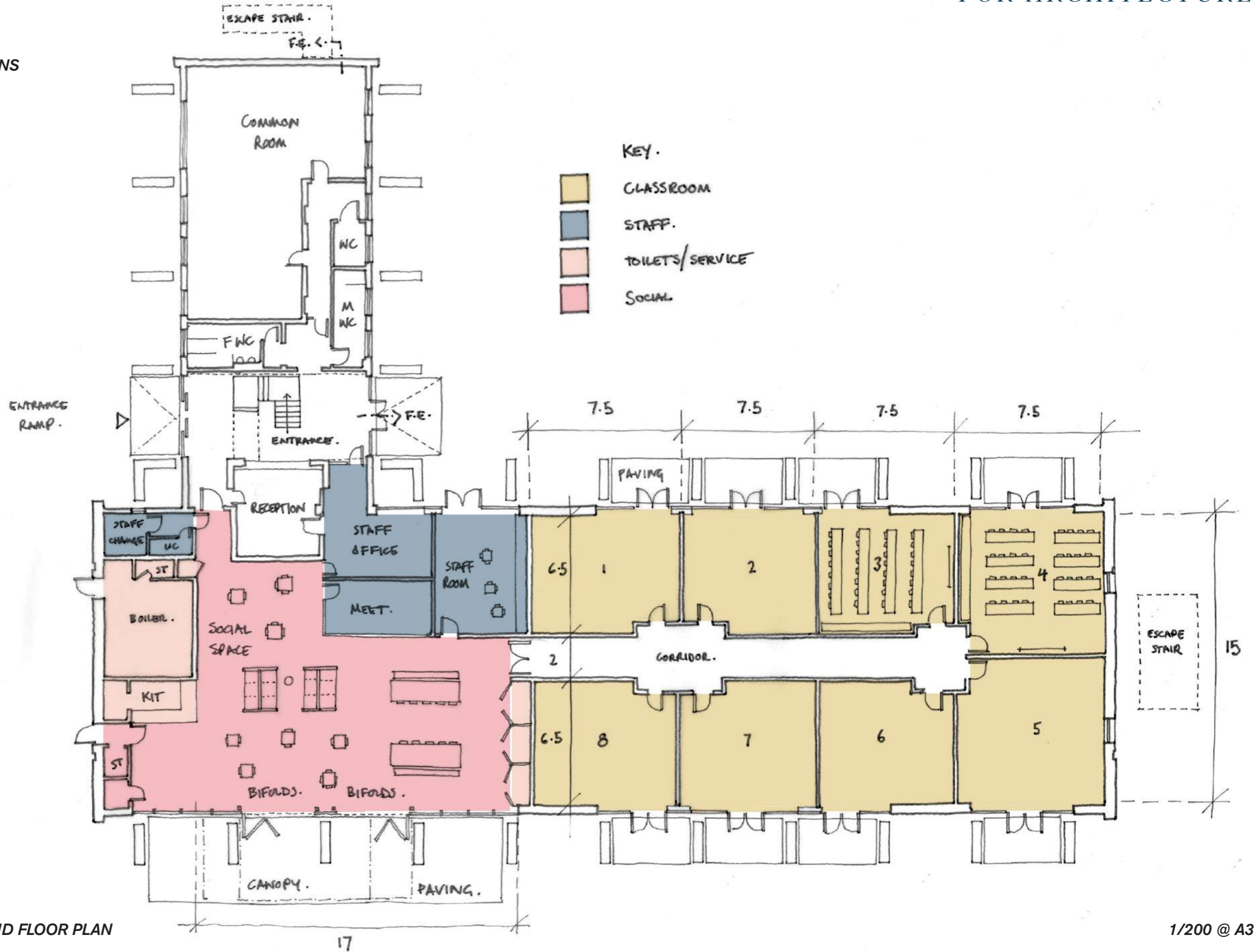
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EXISTING FIRST FLOOR PLAN

1/200 @ A3

3.3 PROPOSED PLANS



PROPOSED GROUND FLOOR PLAN

1/200 @ A3



**3.4 DESIGN NOTES**

**CONSIDERATIONS**

All proposals have been developed from previously prepared drawings and should be subject to a full measured survey in advance of detail design.

Planning advice should be sought from DCC through a pre-application enquiry as to whether approvals are required for change of external appearance in relation to areas of new glazing.

Advice should be sought from Building Control regarding suitable compartmentation and fire escape routes prior to progressing design proposals.

**LAYOUT**

**Modular Building:**  
A new 15x8m modular changing building is proposed to site alongside the Sports Pavilion on site.

**Bowls Green:**  
The existing bowls green area within the Sports Pavilion has been subdivided to accommodate x8 No. classrooms of approx 49m<sup>2</sup> internal floor area. In addition sports and furniture storage has been added along with staff facilities including; office for 3 No. staff, meeting room + staff break room.

**Residual GF Area:**  
The 6th Form common room, entrance area and toilets will be retained with the remaining area of the ground floor proposed to be reconfigured to accommodate additional staff space and social gathering/events space for the Sports Programme.

The primary move is to open up the space behind the reception area to create a Sports Programme social space that opens out to the playing fields. The new social space will be 175m<sup>2</sup>.

**INTERNAL FLOOR AREAS**

Internal areas approximate - subject to full measured survey and technical design.

Classrooms 1-3+6-8:	49m <sup>2</sup>
Classrooms 4+5:	56.5m <sup>2</sup>
Staff Room:	25m <sup>2</sup>
Staff Office:	20m <sup>2</sup>
Meeting Room:	15m <sup>2</sup>
Store:	16m <sup>2</sup>
Social Space:	175m <sup>2</sup>
Kitchen/Servery:	6m <sup>2</sup>
Kitchen Store:	3m <sup>2</sup>
Boiler + Stores:	27m <sup>2</sup>
Staff Change + WC:	9m <sup>2</sup>
Entrance:	36m <sup>2</sup>
Common room + WCs	137m <sup>2</sup>
Total Ground Floor GIA:	1,017m <sup>2</sup>
Refurbished Ground Floor GIA approx	850m <sup>2</sup>

**CLASSROOM SIZES**

Current guidelines for school internal areas is provided through the Department for Educations' Building Bulletin 103 first published in June 2014. Under BB103 a General Classroom is expected to be 55m<sup>2</sup> to accommodate 30 students.

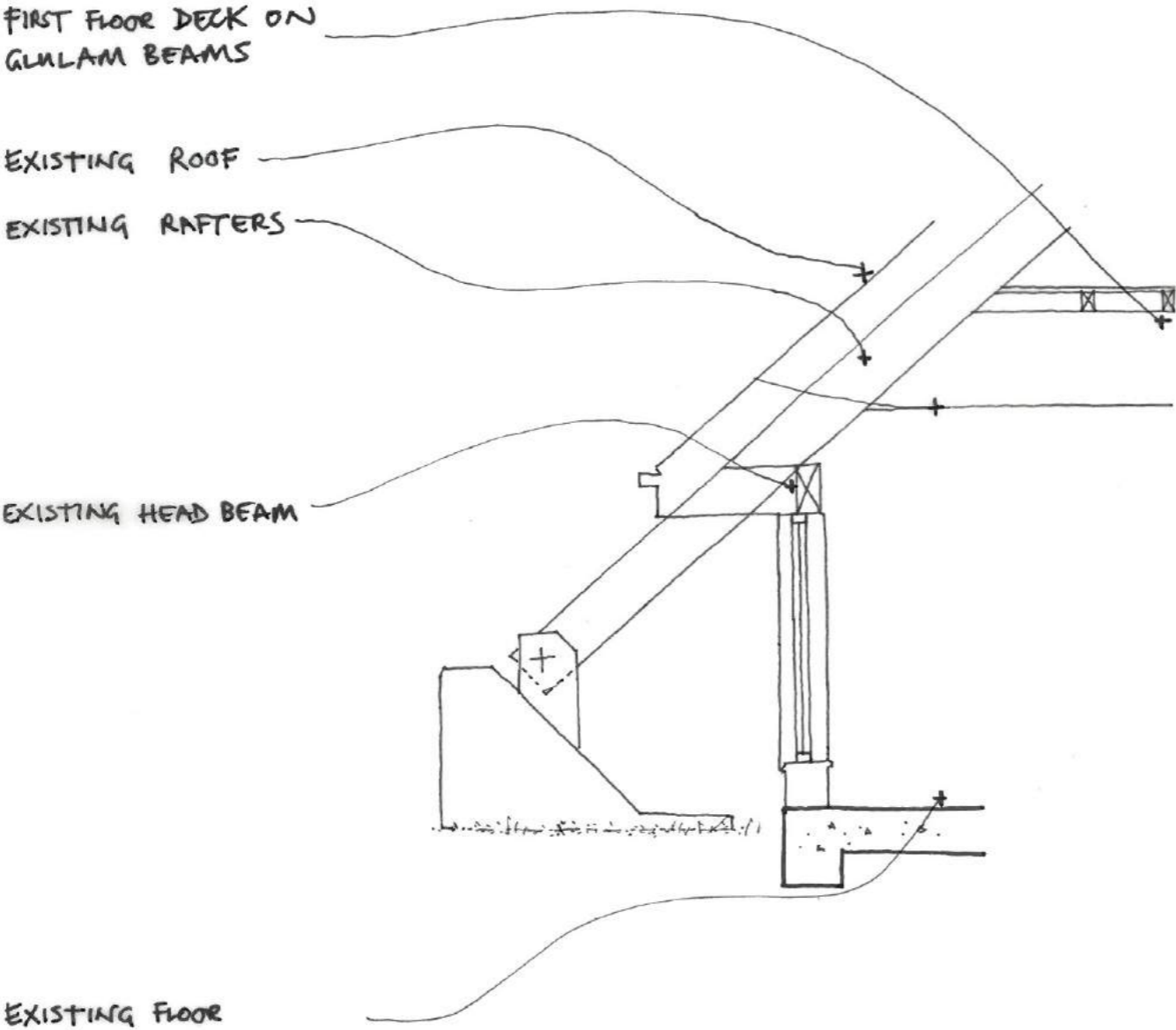
BB103 includes an acknowledgement that in existing buildings target room sizes may be below or above the target and suggest a 'fit factor' of 10-15%.

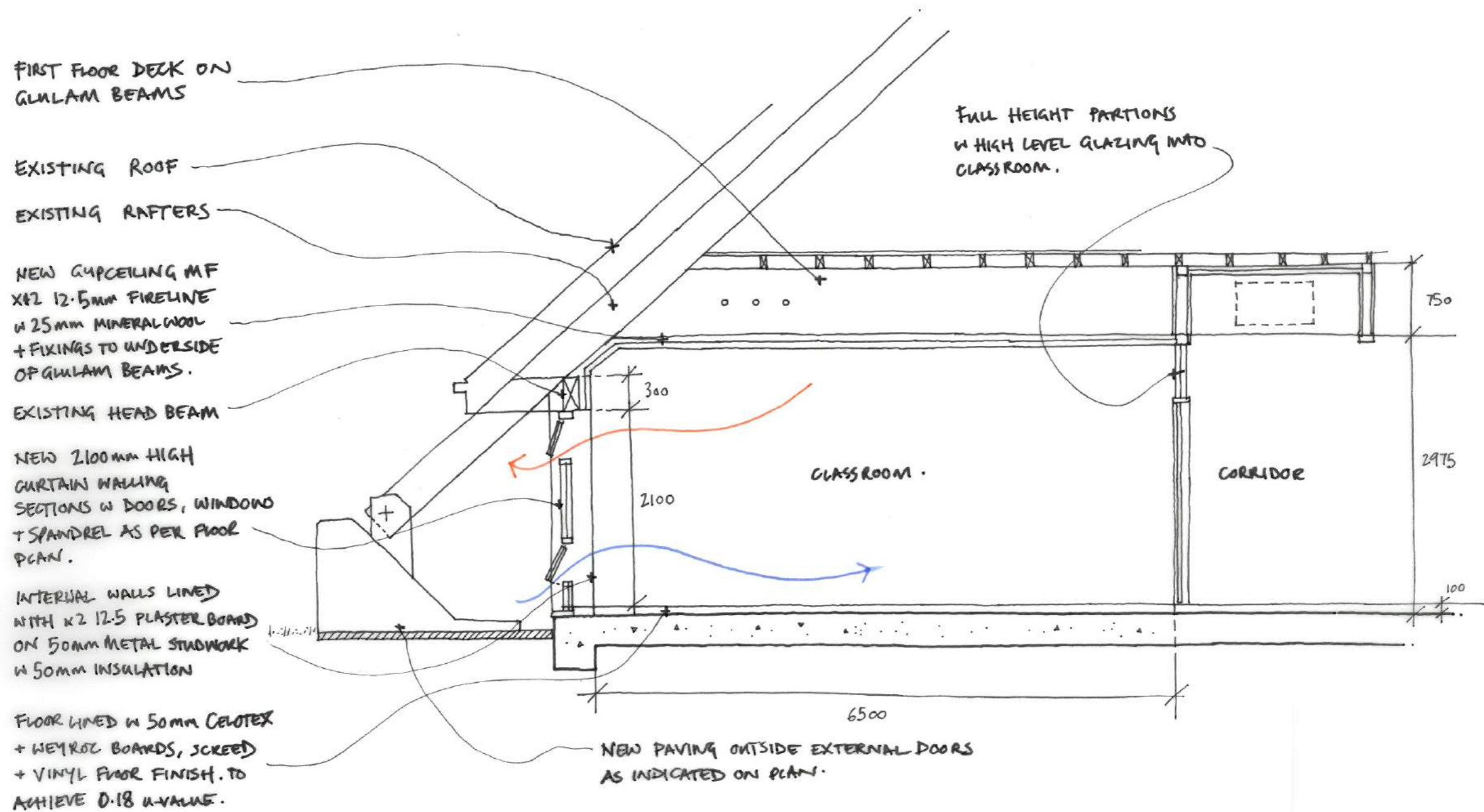
Classrooms 1-3+6-8 have a proposed internal area of 49m<sup>2</sup> with Classrooms 4+5 being larger at 56.5m<sup>2</sup>.

**Current Class Occupancy:**  
From BB103, if a class of 30 students requires 55m<sup>2</sup> a class of 25 students will require 46m<sup>2</sup>. Accordingly we can see that all classrooms will accommodate this number of students as per the BB103 ratio.

**Future Class Occupancy:**  
From BB103, a class of 32 students would require 58.5m<sup>2</sup>, this is above the space provided in the proposed designs, however applying a 15% 'fit factor' reduction will result in a class of 32 students requiring 50m<sup>2</sup>. Accordingly we can see that the proposed 49m<sup>2</sup> for classrooms 1-3+6-8 is very close to the reduced figure and we therefore propose is sufficient. The larger two classrooms require only a 5% reduction from target to accommodate 32 students.

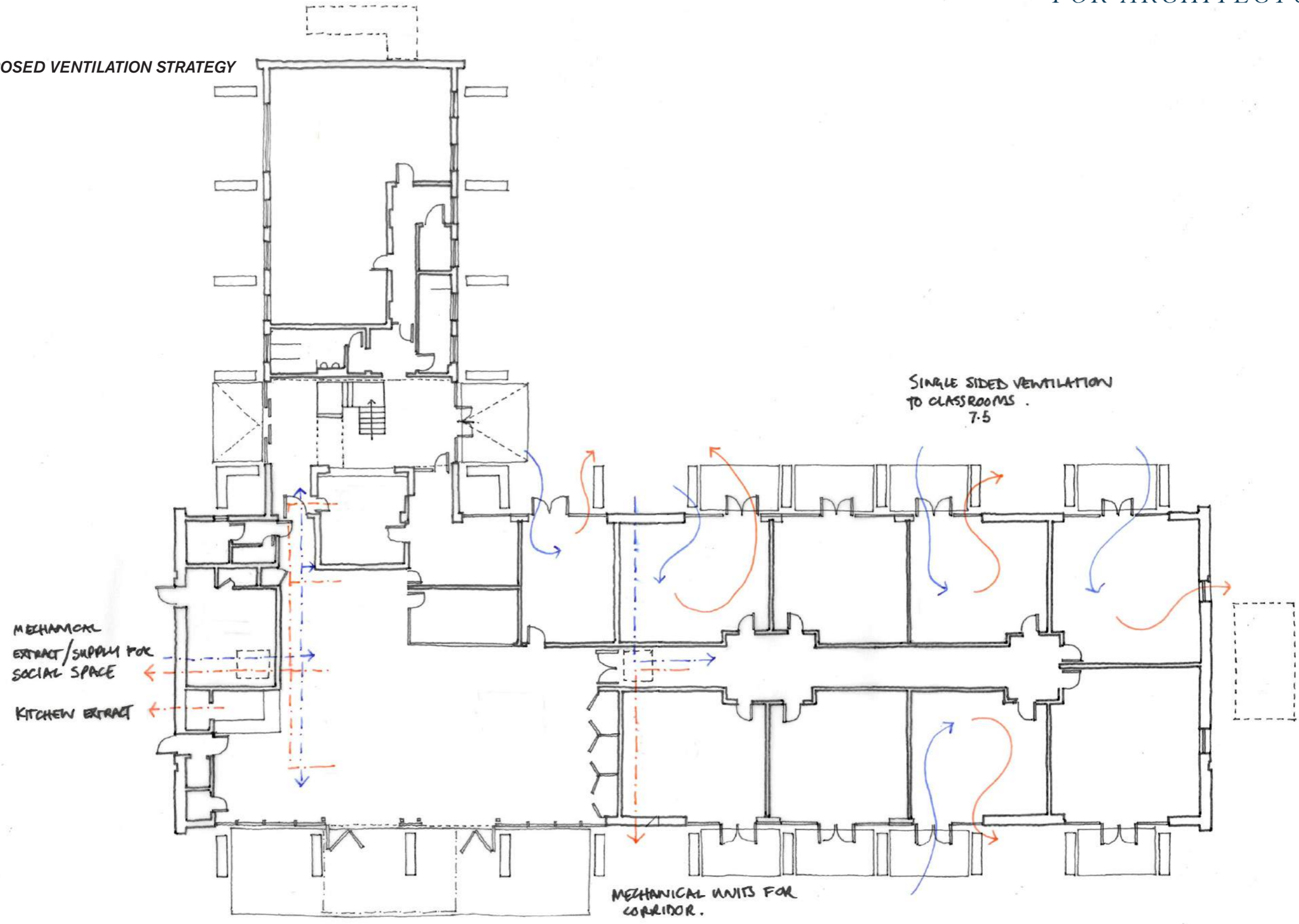
3.5 DETAL/MATERIALS





PROPOSED CLASSROOM SECTION

3.6 PROPOSED VENTILATION STRATEGY



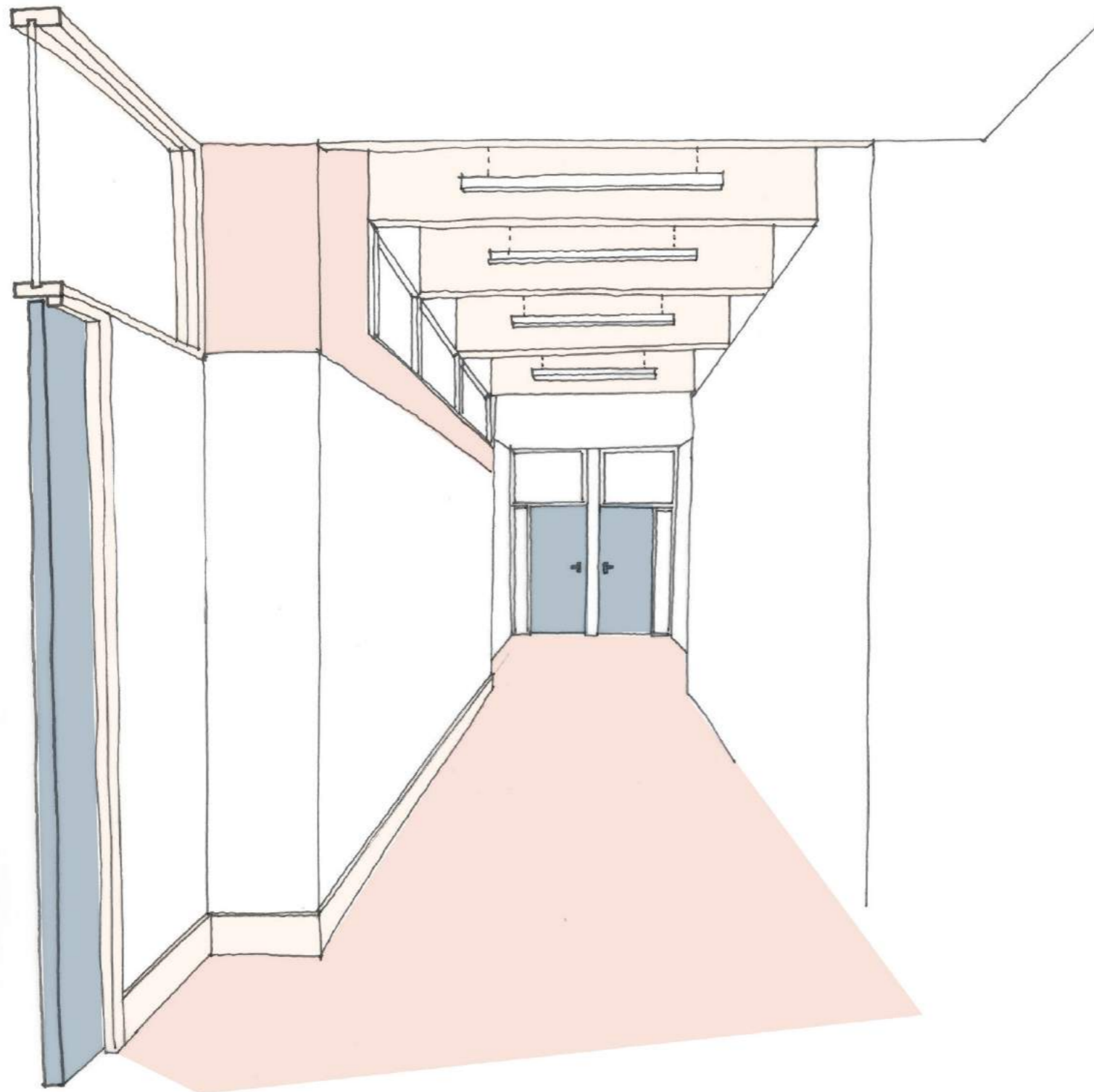
PROPOSED GROUND FLOOR PLAN

1/200 @ A3

3.7 PERSPECTIVES



SOCIAL SPACE

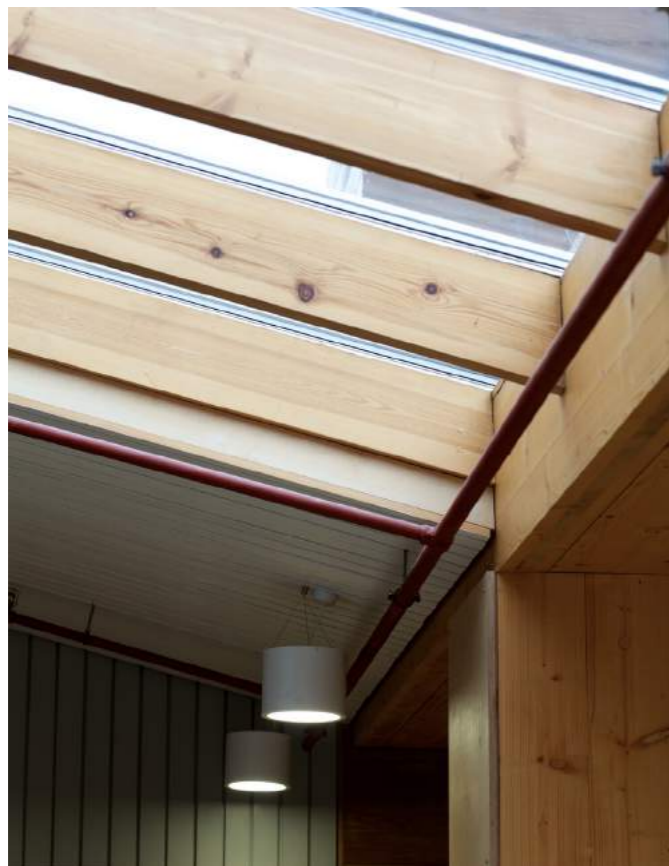


CLASSROOM CORRIDOR

4.0 EXAMPLES

SANDAL MAGNA

Sarah Wigglesworth Architects



**NIGHTINGALE SCHOOL**  
Hawkins Brown Architects

