

# 3 Design Development

# McMurray House



View 1 - view of the school from Milton Road



View 2 - view of the courtyard illustrating the dereliction of the property

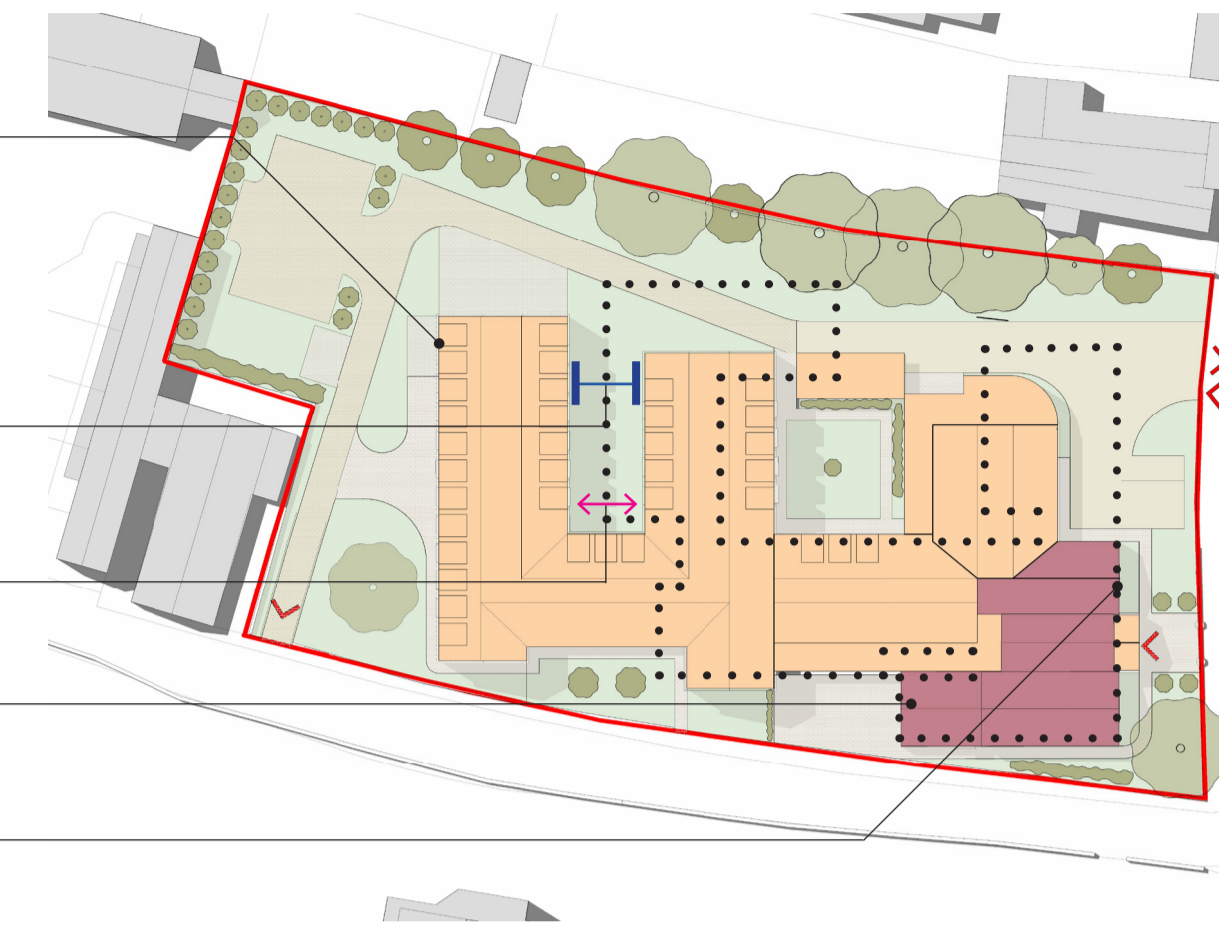


View 3 - interior view showing the typical damage to the original stone features of the building

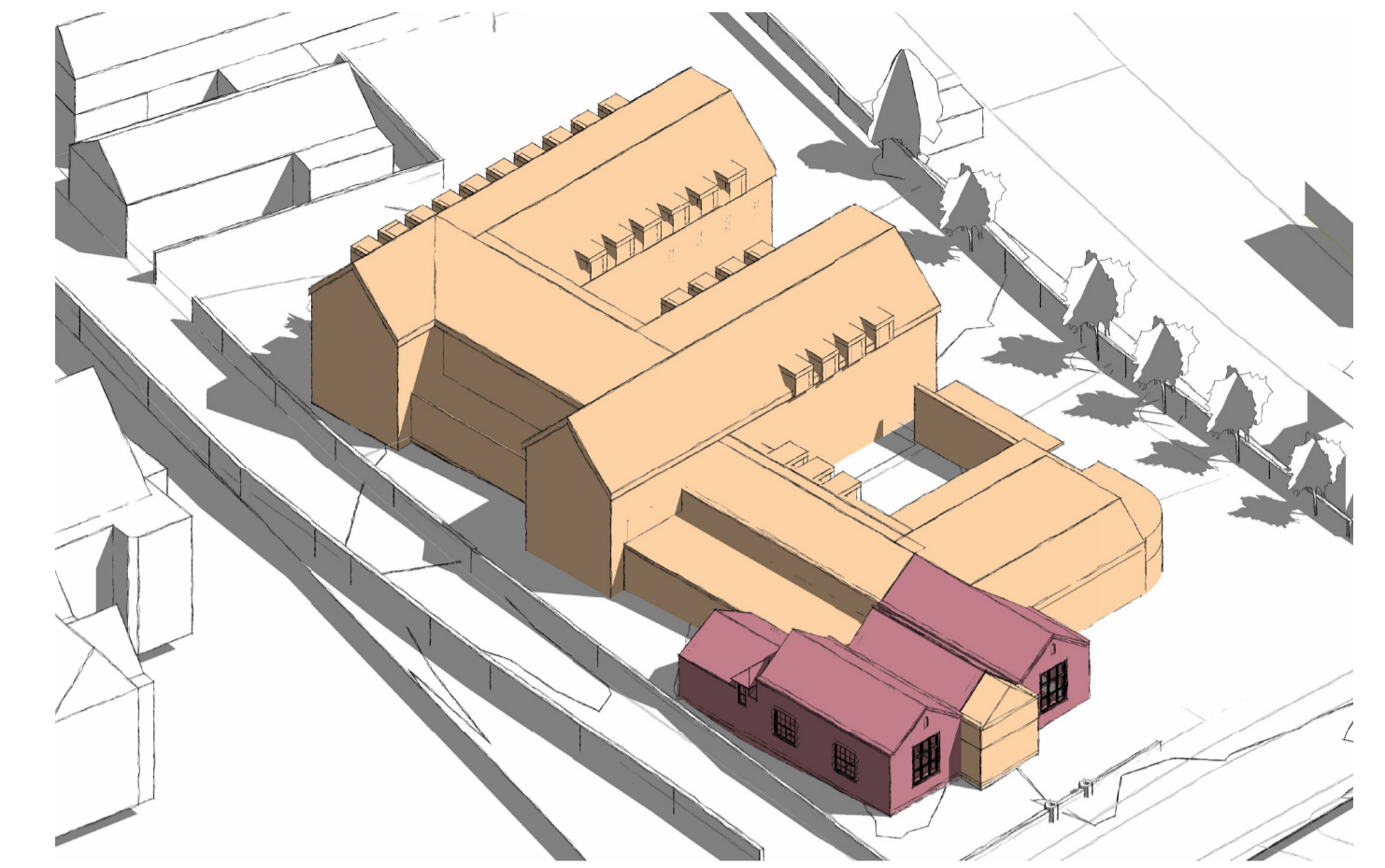


View 4 - Drumming Well Lane view showing the unattractive roofscape & elevations.

- Developed area is 50sqm more than the existing developed area: 50% more developed than the new-build scheme. 9% more 'extension' than the total new-build option
- Cramped open spaces, suffering from 'canyoning'
- Bedroom-to-bedroom distances too low
- Existing building are inefficiently used
- Wider frontage than the replacement proposal



Site Plan showing deficiencies of the potential retention scheme



Sketch showing potential retention concept option massing

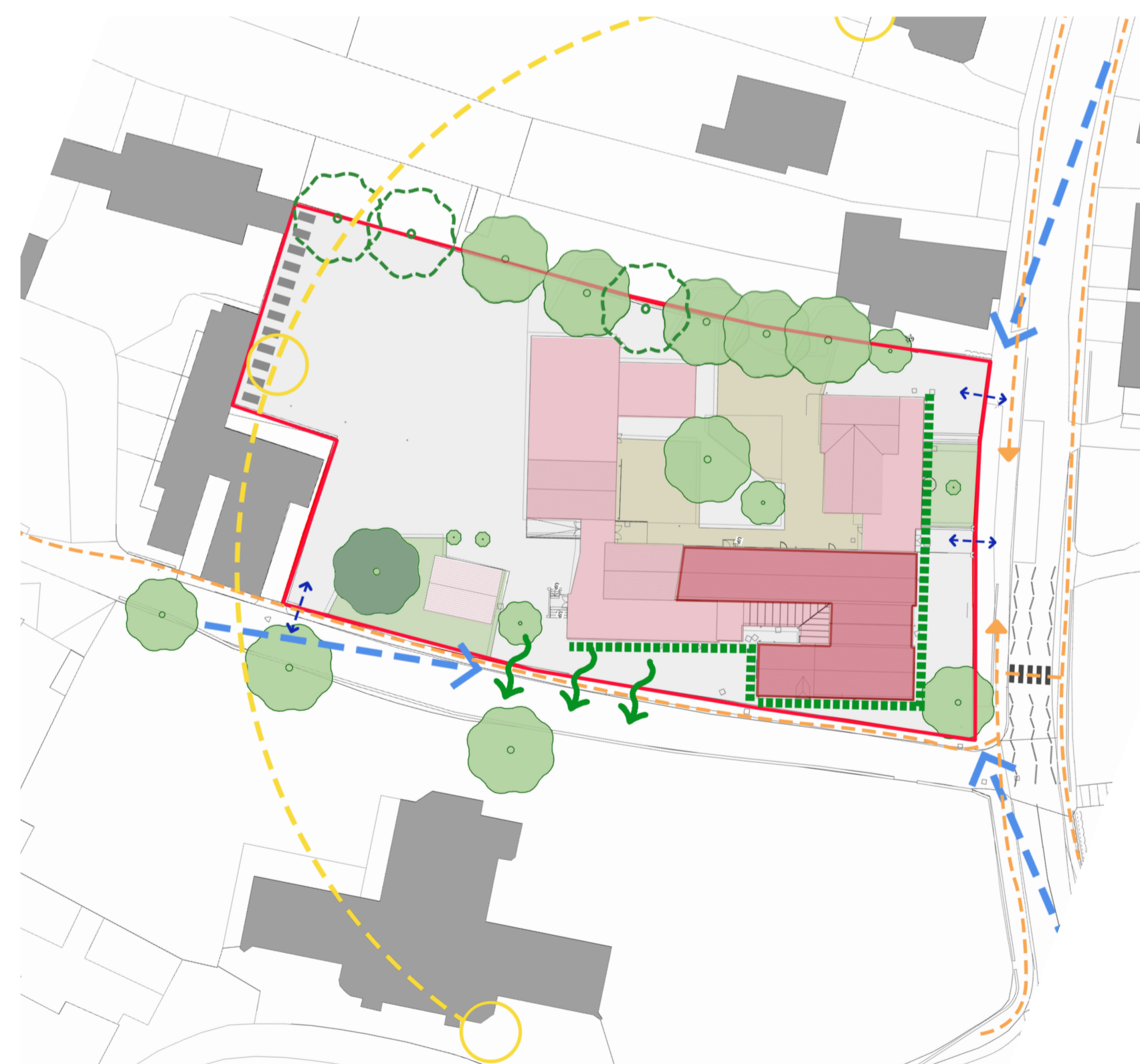
- Developed area is 80% of existing Primary School
- Improved courtyard
- Opportunity for attractive landscaping
- More open space, improving the setting of the building and relationship to the context



Site Plan showing the proposed new build scheme



Sketch showing the preferred new build option - improved setting, landscaped area, scale & appearance



Site Opportunities Diagram

- Key**
- View from street
  - Pedestrian Routes
  - Site Entrances
  - View towards Great Hall (Grade II listed)
  - Sun Path
  - Existing Victorian Building Retained
  - Remove C20 extensions
  - Active Frontage opportunity
  - Reinforce green screening

## Consideration of Retention

Full consideration was given to the conversion of the original Victorian Primary School buildings during design development.

### Key issues:

- The old Victorian building does not lend itself to conversion and adaptation for a boarding house due to the lack of internal height and the three pitched roof forms. This makes it difficult to accommodate 2 storey accommodation within the Old Primary School and precludes 3 storey accommodation on this corner of the site. This results in more new buildings across the site, reducing green space around the building.
- The main dormitory accommodation blocks in the southern section of the site become very close together with poor daylight and outlook from the rooms. The elevations to Milton Road and Drumming Well Lane are less successful aesthetically.
- The Old Primary School is in poor condition requiring extensive upgrading of the existing building fabric with less opportunity for sustainable design.

### The New building is an opportunity:

- Highly sustainable
- Positive impact on the area
- Creation of attractive landscaping