

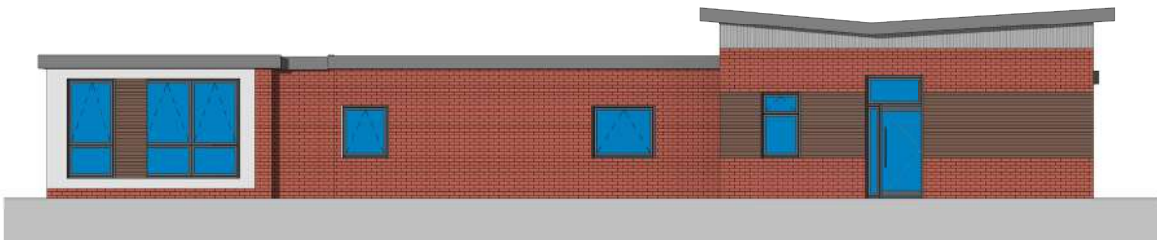




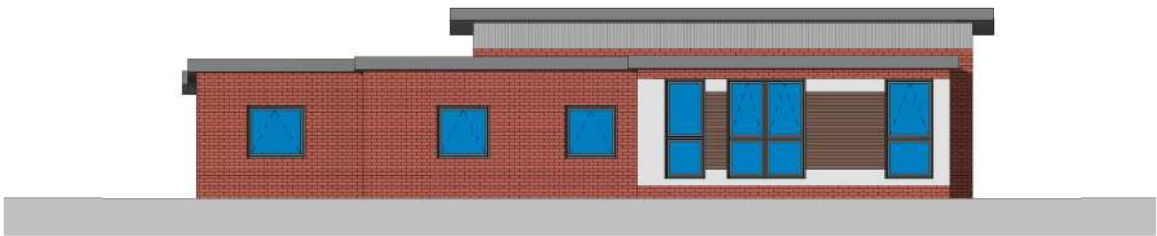


4.0 ST. VINCENTS

4.1 DEMOLITION OF ST VINCENTS



1 Existing North Elevation



2 Existing East Elevation

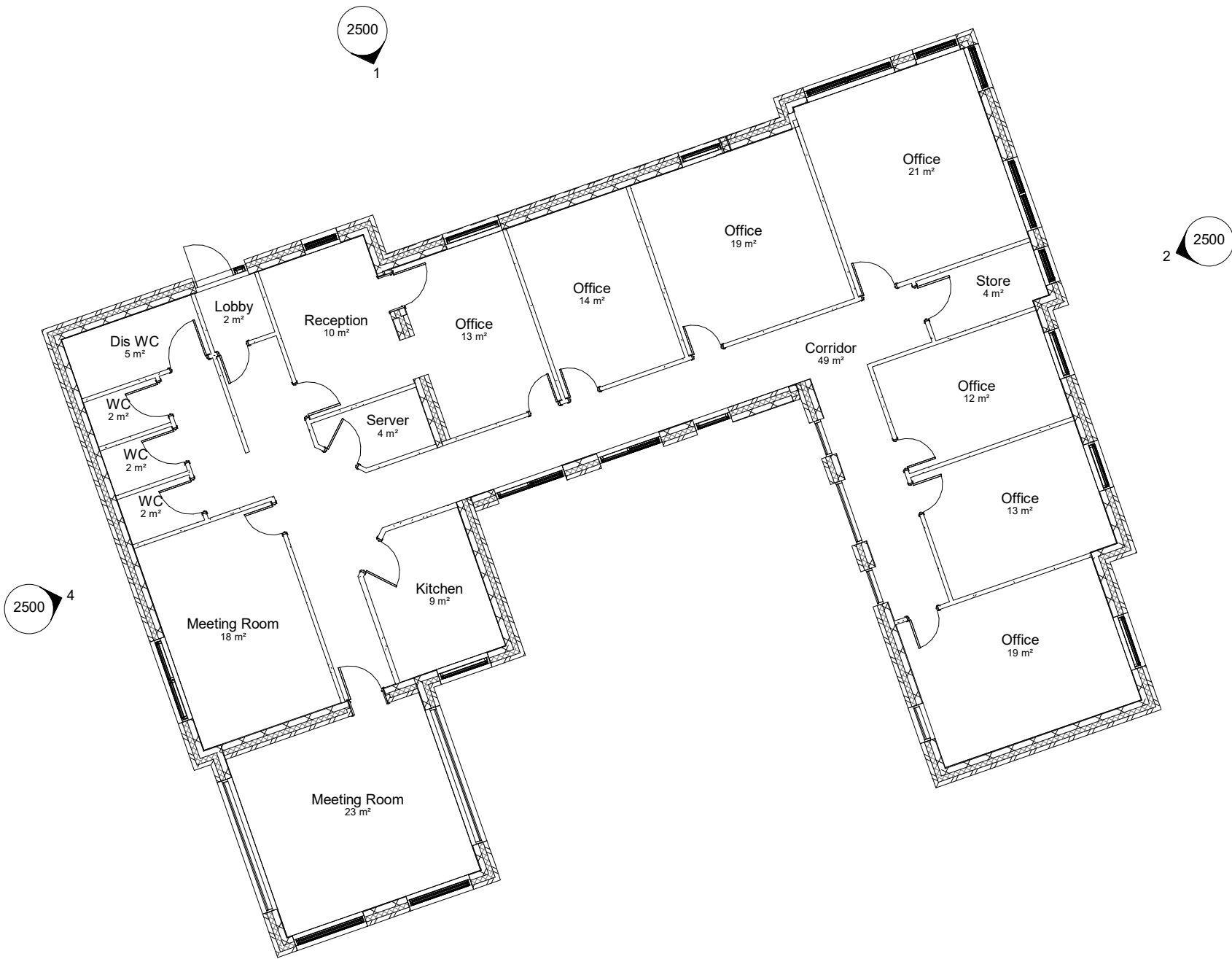


3 Existing South Elevation

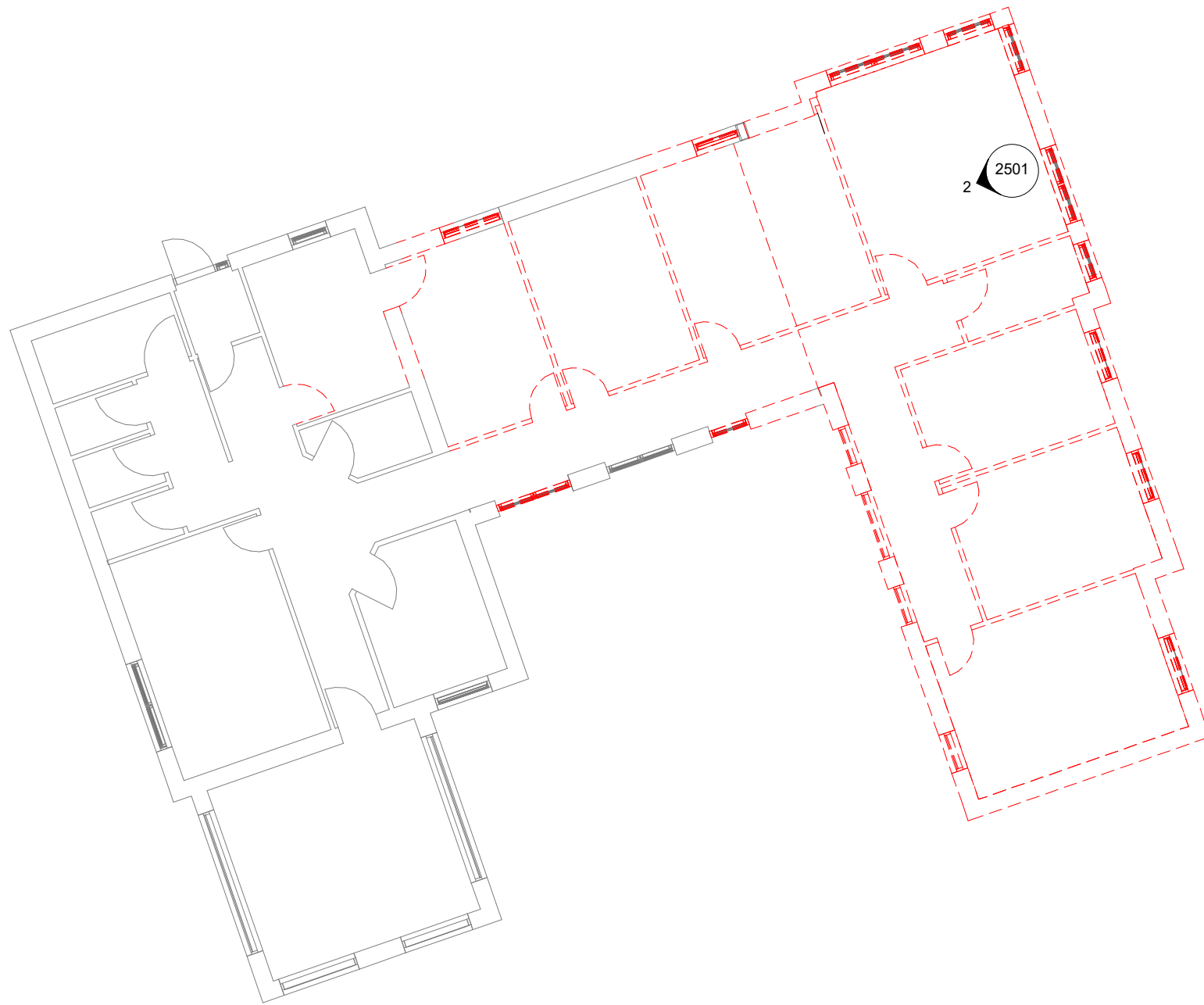


4 Existing West Elevation

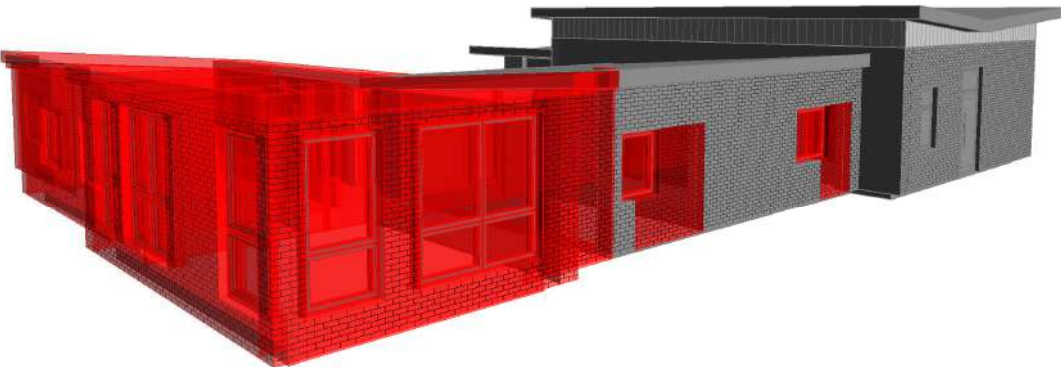
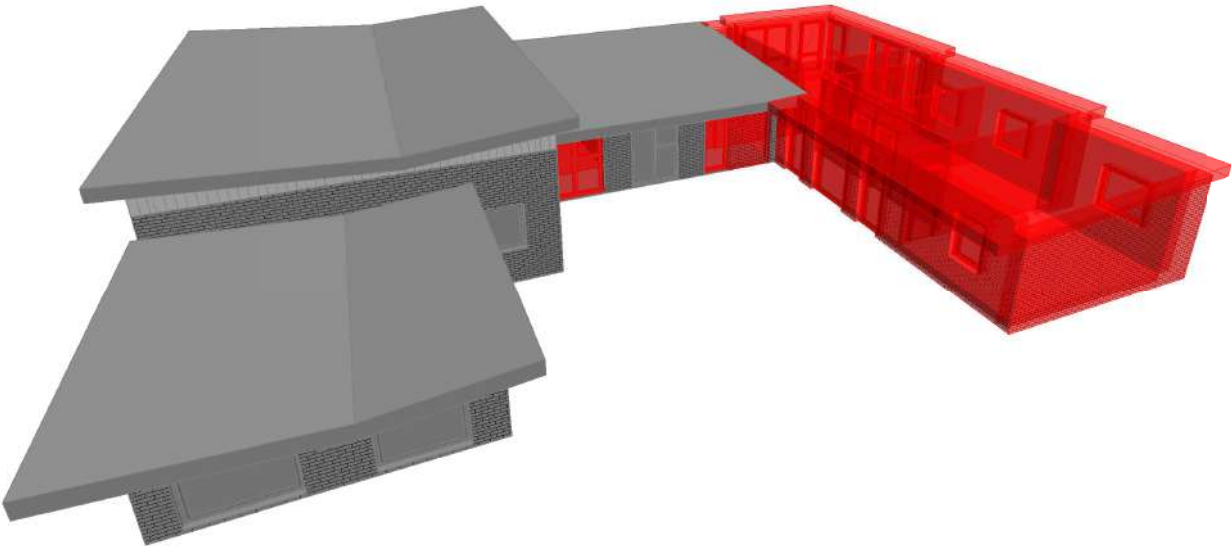
Existing Elevations



Existing Plan



Demolition Plan



Demolition 3D Views

4.2 DESIGN PROPOSAL

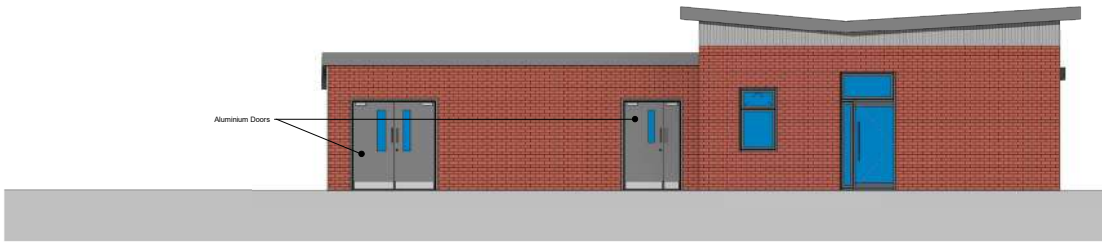
The partial demolition of the St Vincent’s building will allow for a new, wider circulation route to and from the new parts of Loreto’s campus.

The removed offices will be relocated within the college, and the space to be refurbished will create a new ‘grab and go’ facility for students. The space will consist of the main ‘shop’ area, a prep-kitchen, store rooms and a designated WC.

The appearance of the external works will be to match the existing building, with the new external wall and any making good works to match the existing brickwork. The new aluminium doors and windows will be specified to match the existing in colour and likeness.



Proposed Plan



1 Proposed North Elevation
1:50 Ref Sheet: 0200



2 Proposed East Elevation
1:50 Ref Sheet: 0200



3 Proposed South Elevation
1:50 Ref Sheet: 0200



4 Proposed West Elevation
1:50 Ref Sheet: 0200

Proposed Elevations

5.0 ACCESS

5.1 VEHICLE & TRANSPORT ACCESS

There are two existing vehicle access points into the application site and are both to be retained:

1. Chichester Road South (E&K Car Park):

The car park to the south of the E&K building is accessed via the entrance on Chichester Road South.

2. Tamworth Street:

The existing vehicle access from Tamworth Street will be solely used for vehicles using the new staff car park and will have one point of entry/exit.

The two car parks, which will be for staff use only, will provide secure access into the college campus. Pedestrians will access the site, from within the existing campus, by using the new route between the E&K and St Vincent's buildings.

Existing pedestrian and vehicle access to the wider college site will be retained as existing and do not form part of this application.

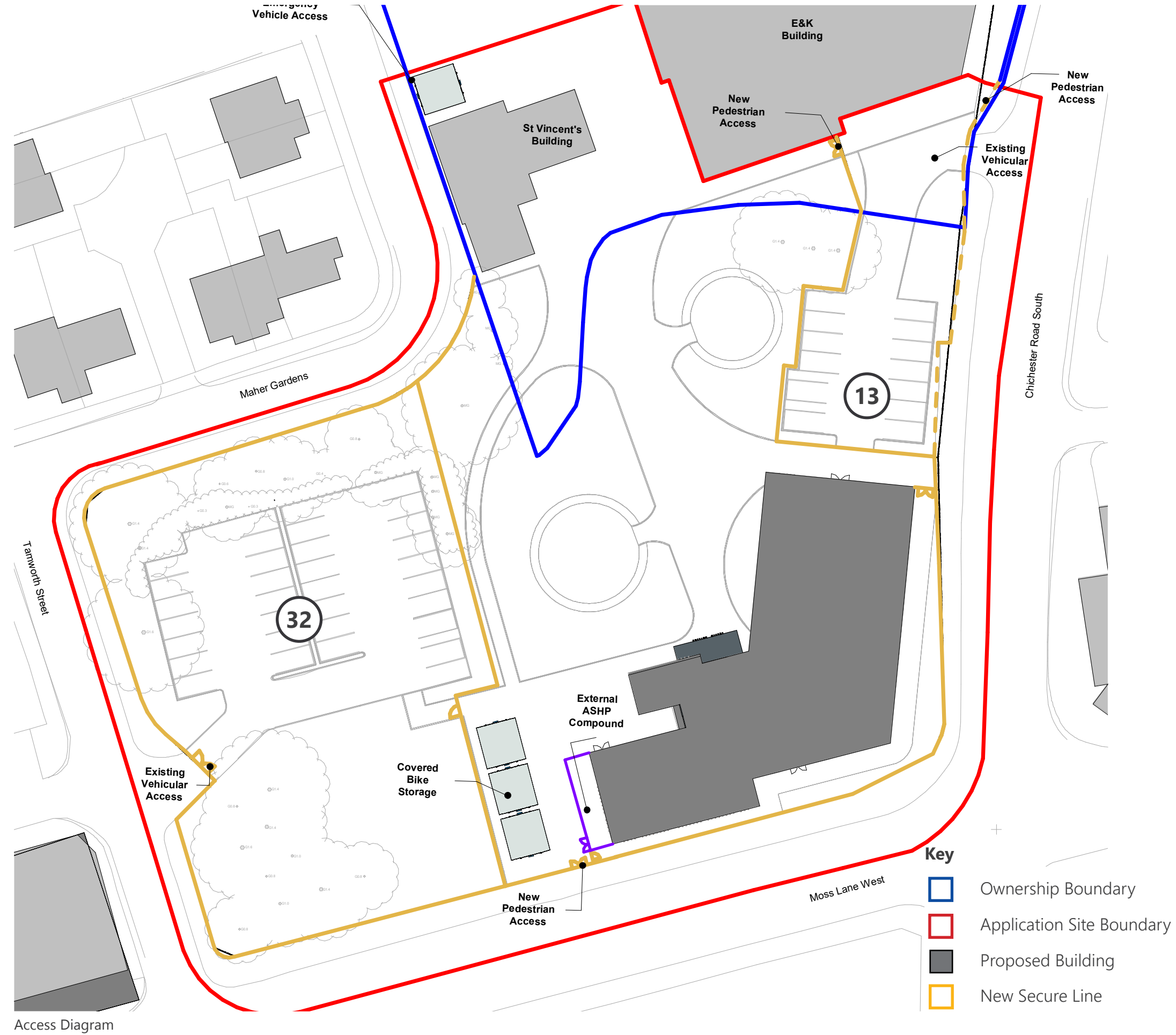
5.2 CAR PARKING

Existing

On the site, there are 32 car parking spaces on the car park accessed from Tamworth Street, inclusive of 2no. disabled spaces. There are a further 40 unmarked spaces on the E&K car park, that are currently used by the college. These spaces are unmarked.

Proposed

The car park accessed from Tamworth Street will be resurfaced and repainted, the number of spaces will remain the same. On the E&K car park, the proposed number of car parking spaces is 13. This



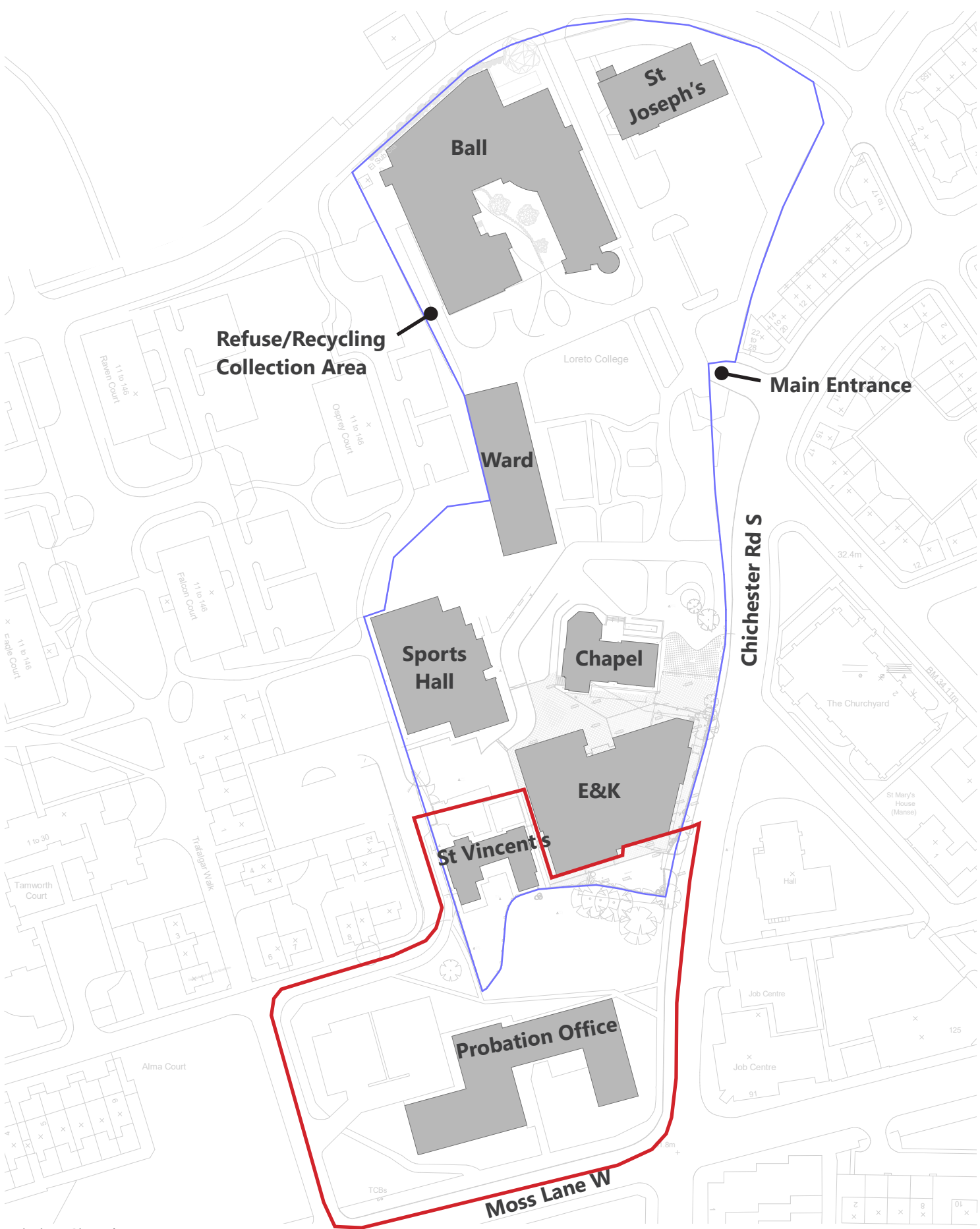
5.3 REFUSE/RECYCLING

The proposed works will not change the college’s current strategy for refuse and recycling collection. Existing refuse and collection locations will be retained as existing to the west of the Ball Building.

5.4 PART M COMPLIANCE

The building has been designed for inclusivity, with lift access to all upper floors. There is a single entry point for all building users and there are no level changes throughout the building.

There will also be disabled W.C.s that are Part M compliant on all floors of the new-build.



Existing Site Plan

6.0 LANDSCAPING

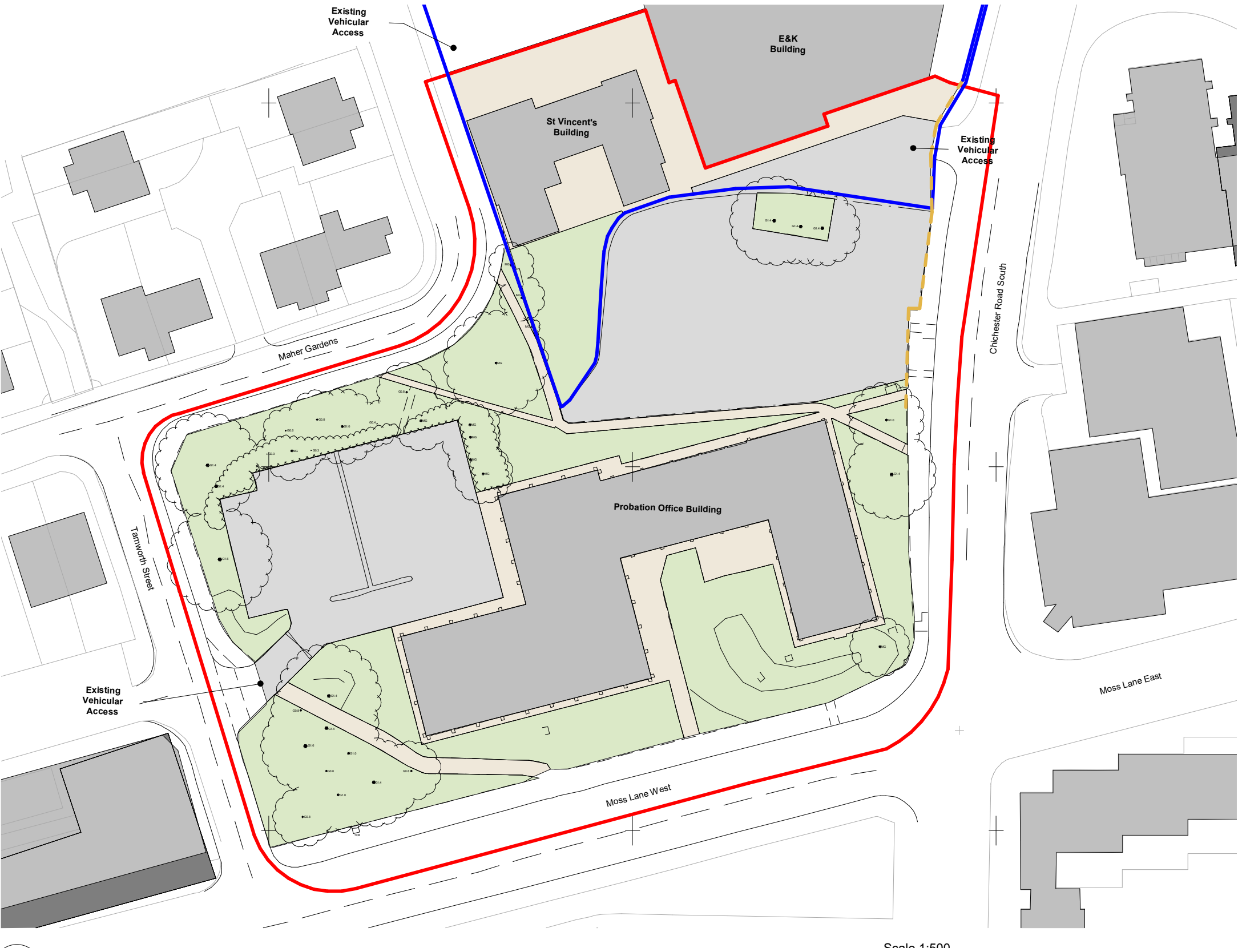
6.1 EXISTING LANDSCAPING

There is a single storey office building currently located within the application site. Paving has been laid around the perimeter of the existing building and along the footpath to the rear of the building (footpath A). There are two car parking areas with a total of 80 spaces, surfaced with tarmac. There is a secondary footpath towards the south of the site which is also tarmac (footpath B). Other than these areas, the majority of the site is grass.

The site is mostly flat, apart from a large grass mound to the front of the existing building. This mound is assumed to be spoil from when the probation office was constructed.

There are a number of trees on the site, which for the most part will be retained and the proposed development will require the felling of 3no category B/C trees. They will be replaced on a two-for-one basis.

Existing boundary treatments between the probation land and college campus will be removed to integrate the new and old campuses. A new secure boundary fence line to match the existing will be installed as illustrated on page 46.



6.2 LANDSCAPE DESIGN

The new landscaped extension to Loreto’s campus will be defined by a new secure boundary, which will be a 2.4m high metal bar and rail to match the existing fencing in colour and style.

The two existing vehicular access points will be retained, the first being from Chichester Road into the car park at the rear of E&K. The second entrance will be located on Tamworth Steet and will lead into the new car park to the west of the plan. Both car parks will have secure vehicular access roadside and a further secure pedestrian access gate from the car park into the campus.

Existing tree locations have been taken into consideration, and the existing trees along Tamworth Street/Maher Gardens will all be retained.

The landscaping design maximises the student circulation between the new build and the existing campus. St Vincent’s will be partially demolished to open the immediate area and to improve the transition into the new part of campus.

From the main paved route to the new-build, there will be a number of ‘activity zones’ implemented into the landscaping, which include outdoor seating, planting areas and a performance space. These spaces are designed to be multi-use, sociable and flexible.



Proposed Landscaping Plan

6.3 LANDSCAPING PHASING

The landscaping has been designed to allow for phasing, meaning that at all stages, the college have a well thought out and usable outdoor space, which will serve its purpose until funding allows further development of the area.



- Phase 1**
- Phase 1 is the initial stage of the landscape design and will involve:
- The resurfacing of the Tamworth Street car park.
 - Forming the pathways around the site.
 - Providing the new secure boundary around the site.
 - New grass areas, planting and trees.
 - New boundary treatments..



- Phase 2**
- Phase 2 follows on from the previous works by remodelling and resurfacing the area of the E&K car park. The secure boundary will be relocated to follow the car park, increasing the usable outdoor space within the college campus.



- Phase 3**
- Phase 3 will implement the final student social 'zones' and seating, providing a number of social and educational outdoor areas for students to enjoy.