

New Barlby Schools



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Renovare & Prosard

Site analysis

In order to better understand the existing site conditions, we have undertaken a series of analysis to establish what works, what doesn't and what opportunities there are to better knit Barlby New Schools with the new masterplan for the area and into the borough.

The diagrams here examine the site in terms of movement, fronts and backs, and open space and height and how they do or do not relate to the surrounding neighbourhood.

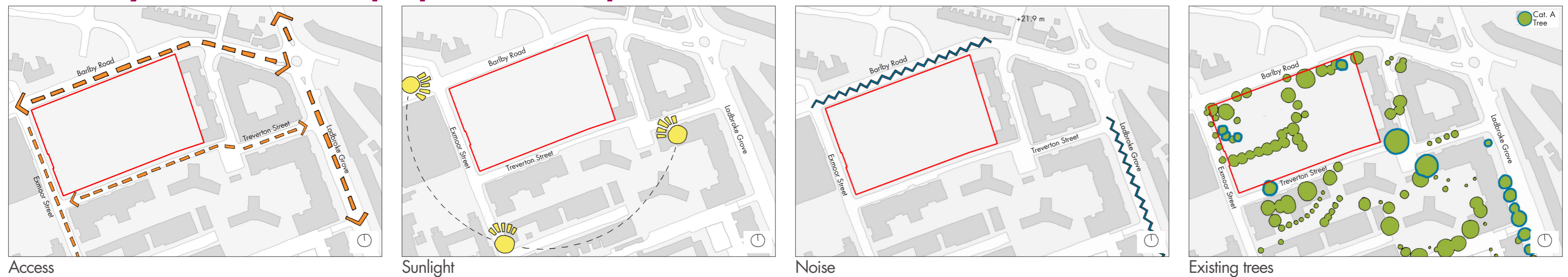
It is clear that the post-war development has broken with the tradition of streets and squares, and this is reflected in the analysis here.

Understanding both the shortfalls of the current site conditions and how the streets and squares of the wider neighbourhood operate, forms the basis of how we can successfully integrate the new Barlby schools into the local context and into the borough.



- 1 Grand Union Centre - a new development further up Ladbroke Grove
- 2 Kensal House - a Grade II* Listed residential building from the 1930s
- 3 Ark Brunel Primary Academy - school with speech and language unit
- 4 Area set aside for future residential development
- 5 Oxford Gardens conservation area
- 6 Existing school
- 7 Existing retail
- 8 Wormington Green development (under construction)
- 9 St Charles Hospital

Site analysis in context of proposed masterplan



Access and layout

- Two schools with separate identities and entrances.
- Both schools constructed in a single phase, with a second phase for the landscape after the demolition of existing school.
- Barlby school remains operational on a reduced site: safe, secure and with care taken to mitigate the impact of the construction process.
- Respect the existing site levels and the significant plane tree, designing the new building to take advantage of the change in levels across the site and to minimize the required earth works.
- Retain as many existing trees as possible on the site, especially identified grade A category trees.
- Barlby school main entrance relocated to quieter Treverton Street, separating entrances playground and school entrance from vehicle and delivery entrances.
- Barlby and SEN schools' playgrounds separated by building, providing clear distinction and good acoustic separation.
- Maximise the ground level play areas for both schools.

