



The Children's Trust

Consultation Presentation

Rev: P03

3rd June 2021

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About The Children's Trust



The New Build Commission

Place, People & Potential

Our vision for The Children's Trust is an exciting and life-enhancing, landscape-led learning environment, realised through the exquisite place, amazing people and untapped potential within the organisation and its assets.



The New Build - Team



Russ Blaber
Director, Cobalt Project
Management



Dieter Kleiner
Director, RCKa Architects



Landscape Architects



Civil and Structural Engineering

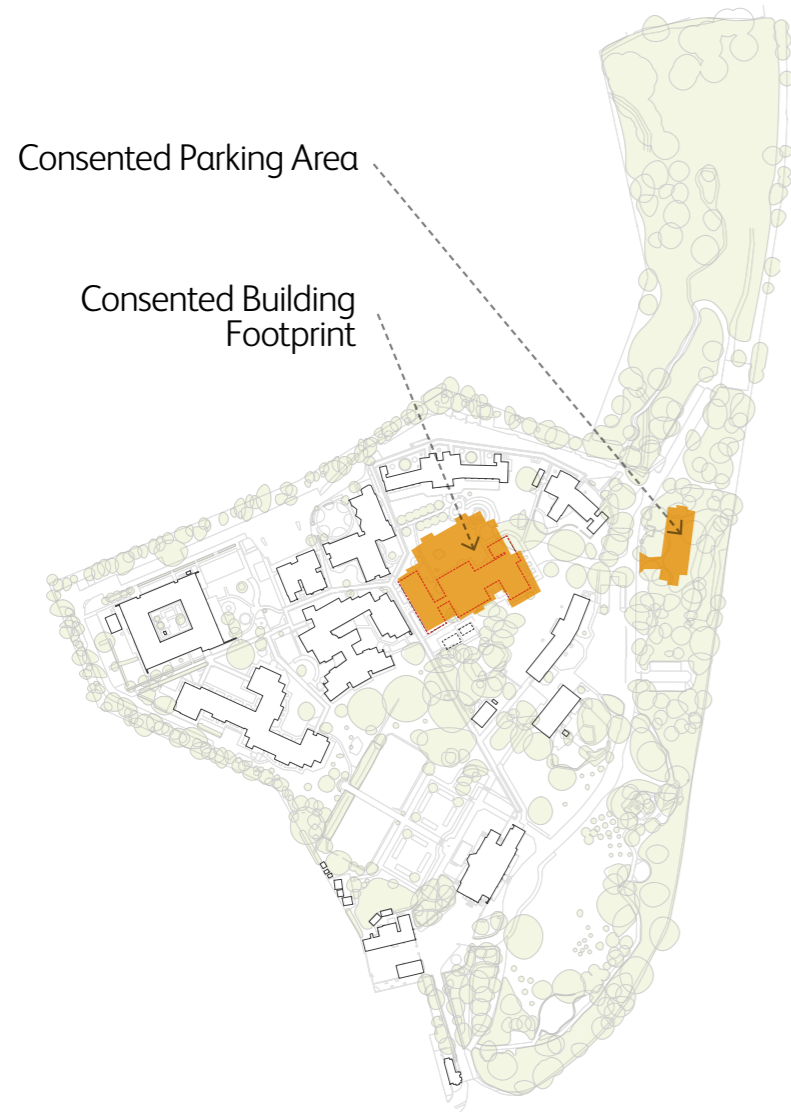


Cost Consultants

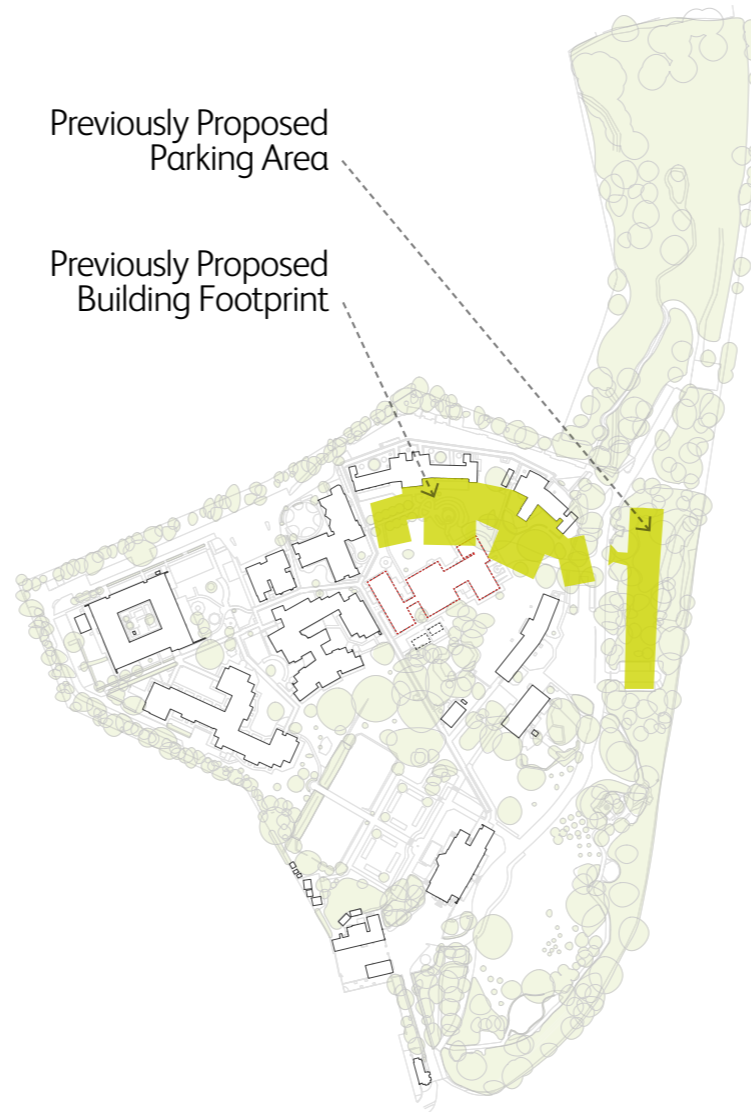


Environmental Engineering

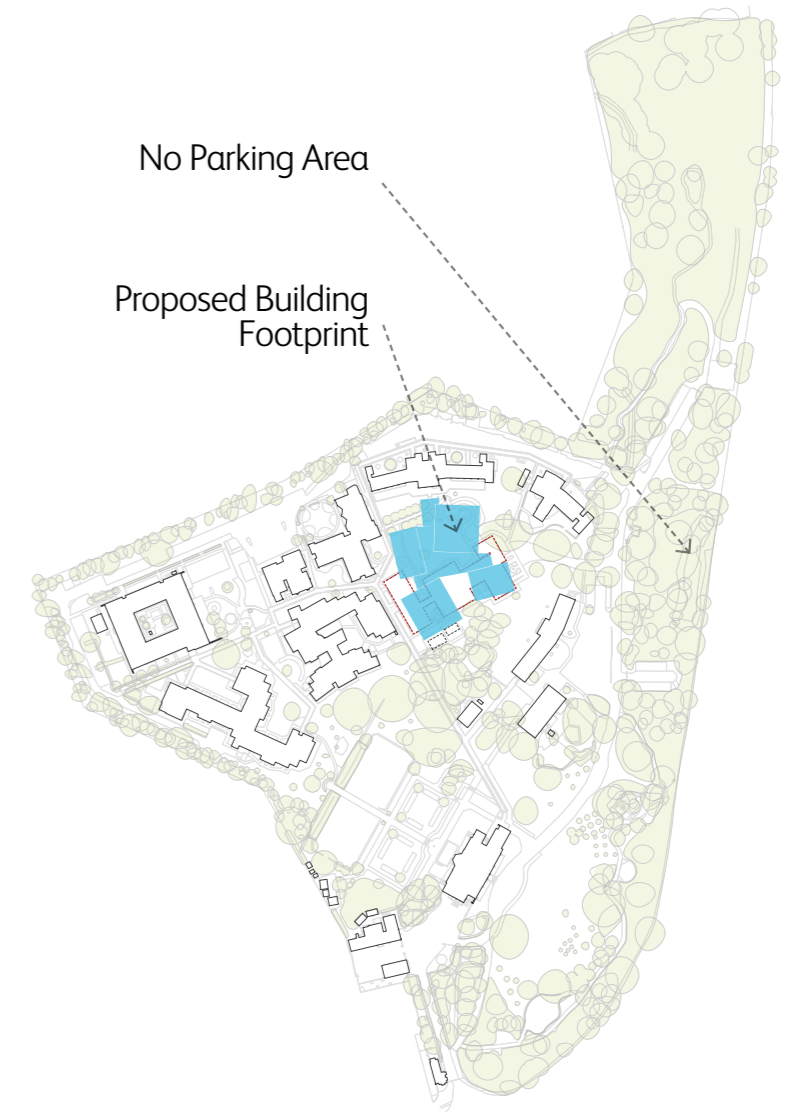
2016 Planning Application and Current Proposals



Expired 2016 Planning Application



Presented at Pre-Application 01



Current Proposal

Site Description

The site is located to the west of the A217.

The site is bound by mature trees and vegetation to the east and north.

The main entrance is located to the south of the site, with a secondary entrance to the west from Heathcote Road.

Residential areas bound the site to the north and the west.

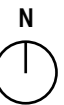
The existing school is no longer fit for purpose and will be demolished, with the new build partly located on its footprint.

The project responds to a historic landscape assessment which was carried out in 2020.



- High Value Mature Trees in New Build Area
- Heritage Assets
- 18th C Heritage Assets
- Existing School Building To Be Demolished
- Existing C&YP Accommodation
- Site Entrance
- Neighbouring Residential Area
- Parkland Landscape

To Tadworth



Tree Survey - New Build Area

In June 2020 a tree survey for the site was carried out

The vast majority of trees within the site are covered by Tree Preservation Orders.

The following categories are used to define a tree's quality and longevity:

Category A: Trees of good condition
Potential life-span 40+ years.

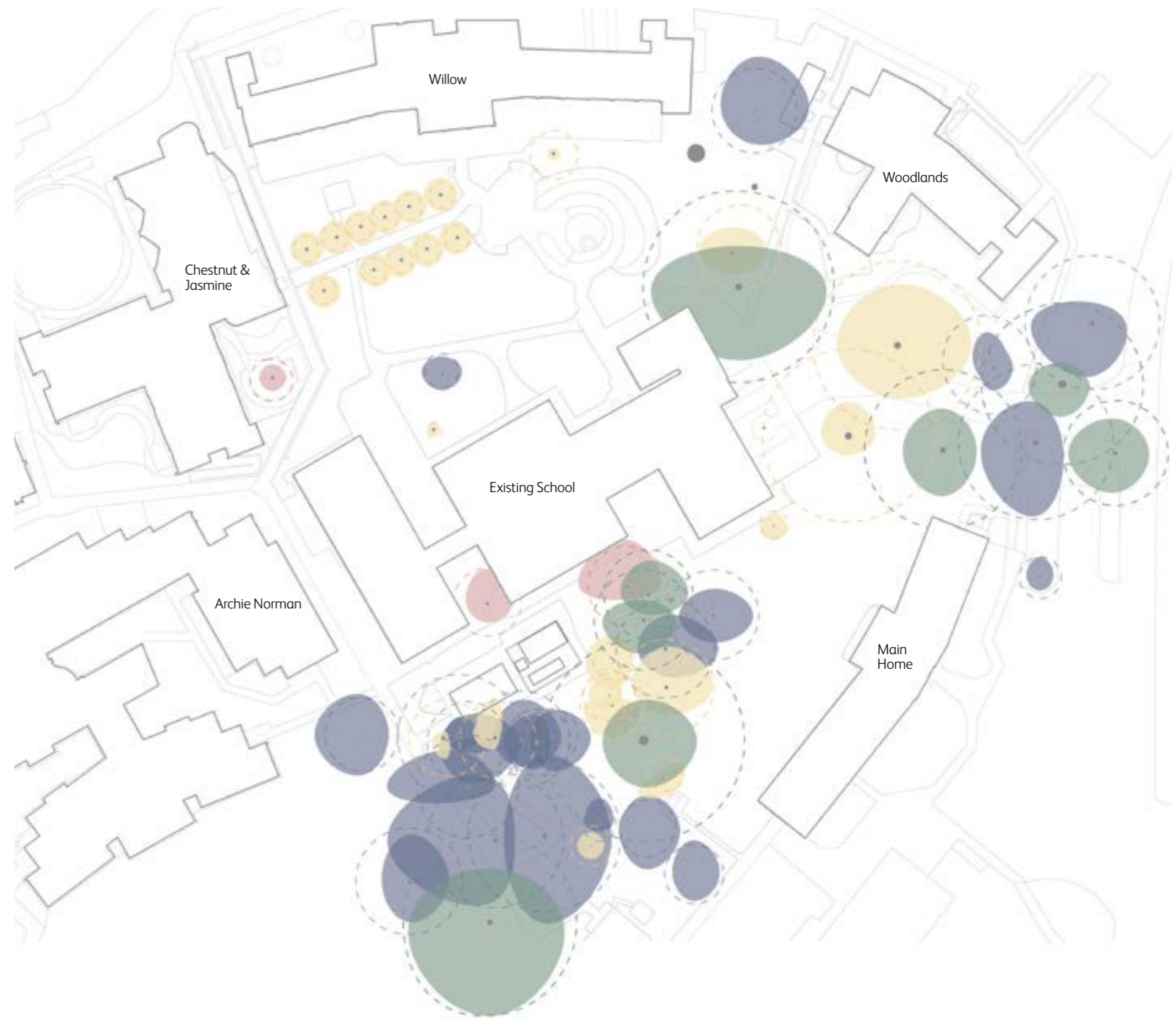
Category B: Trees of moderate condition
Potential life-span 20+ years.

Category C: Trees of poor condition
Potential life-space 10+ years.

Category U: Trees that cannot be retained for more than ten years.

Within the New Build Area, 47 individual trees and 2 tree groups were surveyed:

- 8 no. category A
- 22 no. category B
- 14 no. category C
- 3 no. category U



Ecology Findings - Existing Site

A preliminary ecological appraisal was carried out in July 2020.

The existing landscape has low levels of biodiversity

Habitats most likely to support wildlife sit outside of the project area.

A bat emergence survey to Willow and Woodlands concluded works would not impact bats in the local area.

The project looks to enhance the existing landscape, introducing new habitats to improve the biodiversity of the site.



Engagement Outcomes

RCKa and Farrer Huxley have learnt about the day-to-day issues faced on-site by children, young people, staff and families through continuing conversations.

The school operates in a building which is unfit for purpose.

We have also learned from wider conversations with all at The Children's Trust, responding to a real need for change and improvement so as to support a bigger site wide strategy.



In Sight, In Mind



Restorative Nature and Heritage



Meaningful Journeys



A Place for Everyone



Reach Out, Invite In

“Getting outside with the children is hard, the existing school doesn't connect to the landscape”

“[The existing school] doesn't feel like a young people's space.”

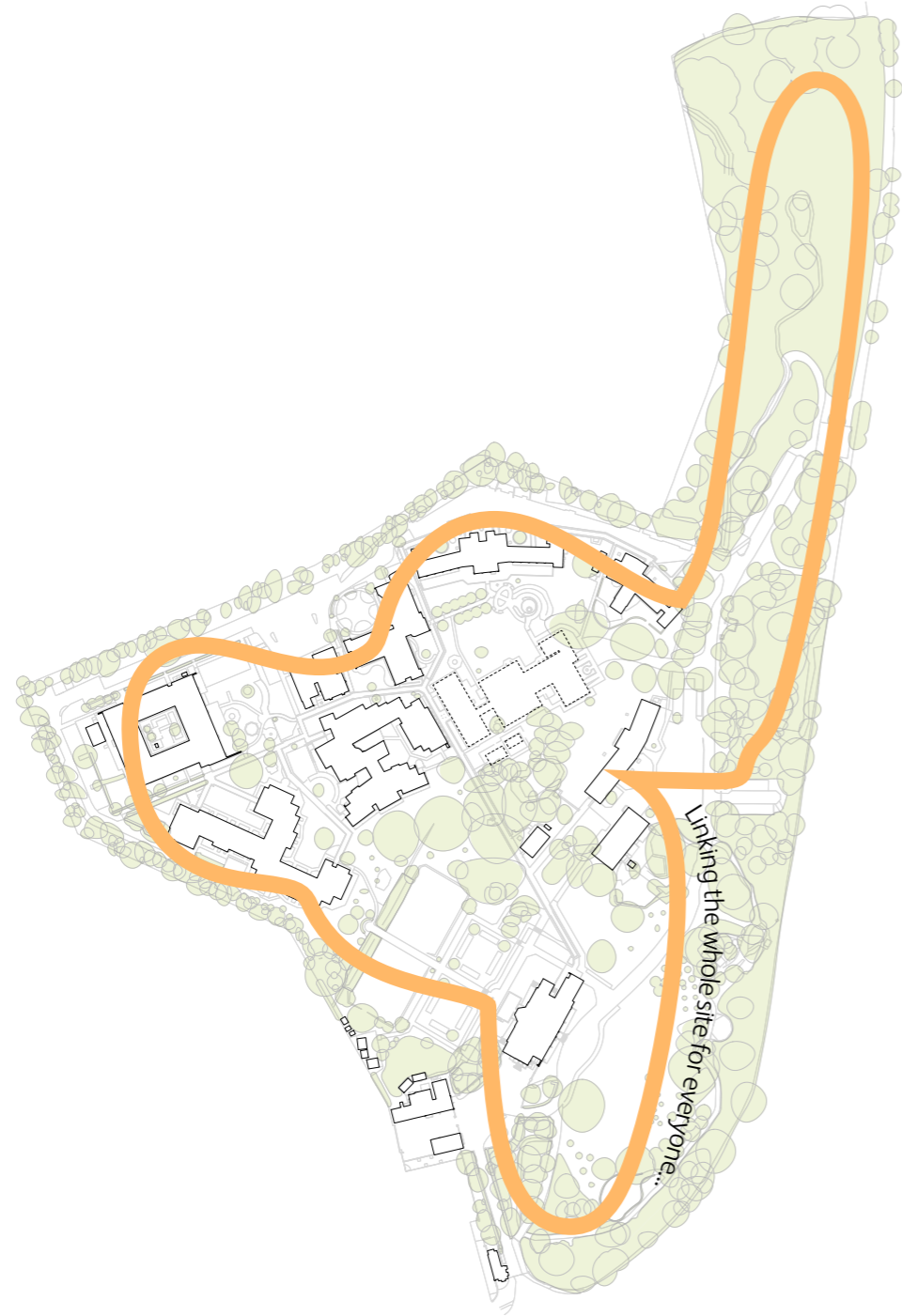
“Everybody needs a space to reflect on the trauma that is experienced by people here”

“It'd be nice to go for a walk, get your head clear, have a break”

“We want our young people to have the same opportunities as their friends. Tadworth and Surrey is their community”

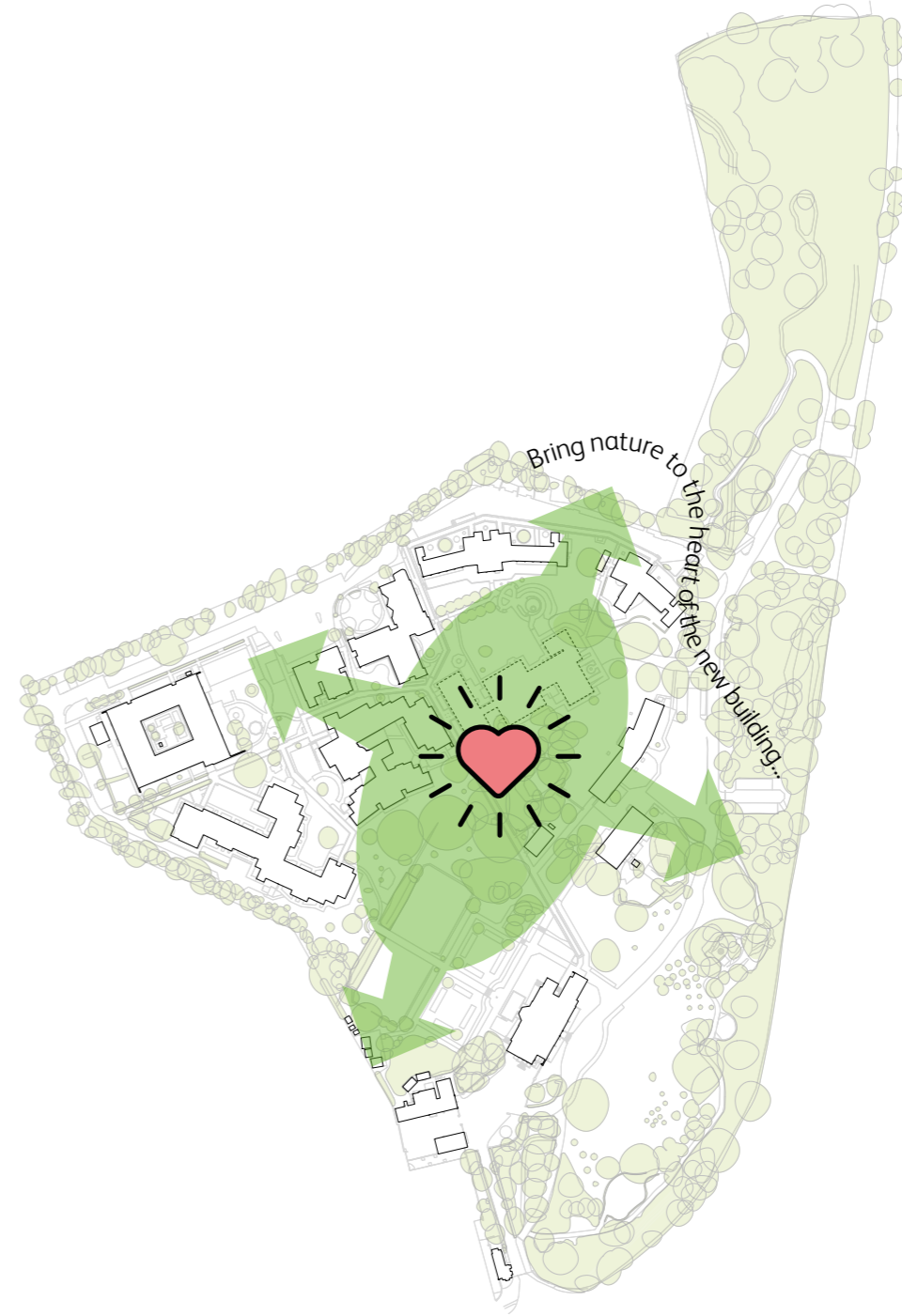
“Every day, every minute counts. You want to maximise every second, [for the children]
Every experience is a sensory experience”

The Site Strategy



Provide Connections

Connect historical assets, nature, existing buildings and new build characters together on an accessible, welcoming route for everyone to enjoy (route to be mapped as design evolves).

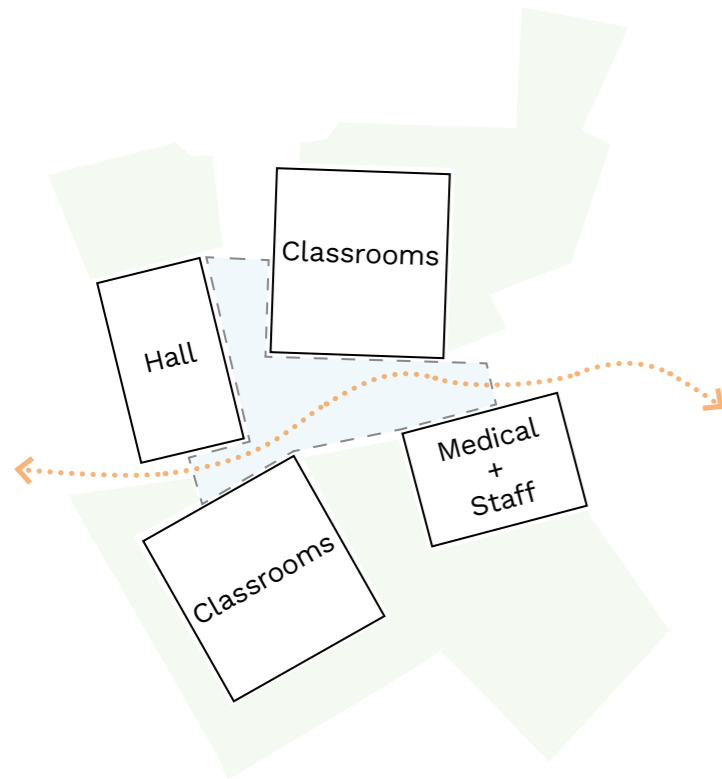


Provide Landscape

Locate a generous landscape at the heart of site, providing both visual and usable amenity that is accessible to everyone. Creating simplified wayfinding that encourages encounters between all onsite.

The New Build: Summary

Site Orientation



The orientation of blocks are placed to respond sensitively

- Surrounding buildings
- Root protection areas
- Canopies of mature trees.

Meaningful pockets of landscape are created between the blocks and the neighbouring buildings.

The Blocks

Includes classrooms, the hall and all the specific medical, therapy and staff spaces in groupings that best meet the day to day running of the services being provided.

The Shared Space

The connecting space that joins all the blocks together and connects the building to rest of the site, providing an informal space for everyone across the site.

The Landscape

Meaningful and connecting outdoor spaces for both the building users and everyone across the wider site.

New Build Strategy - Trees, Heritage and Neighbouring

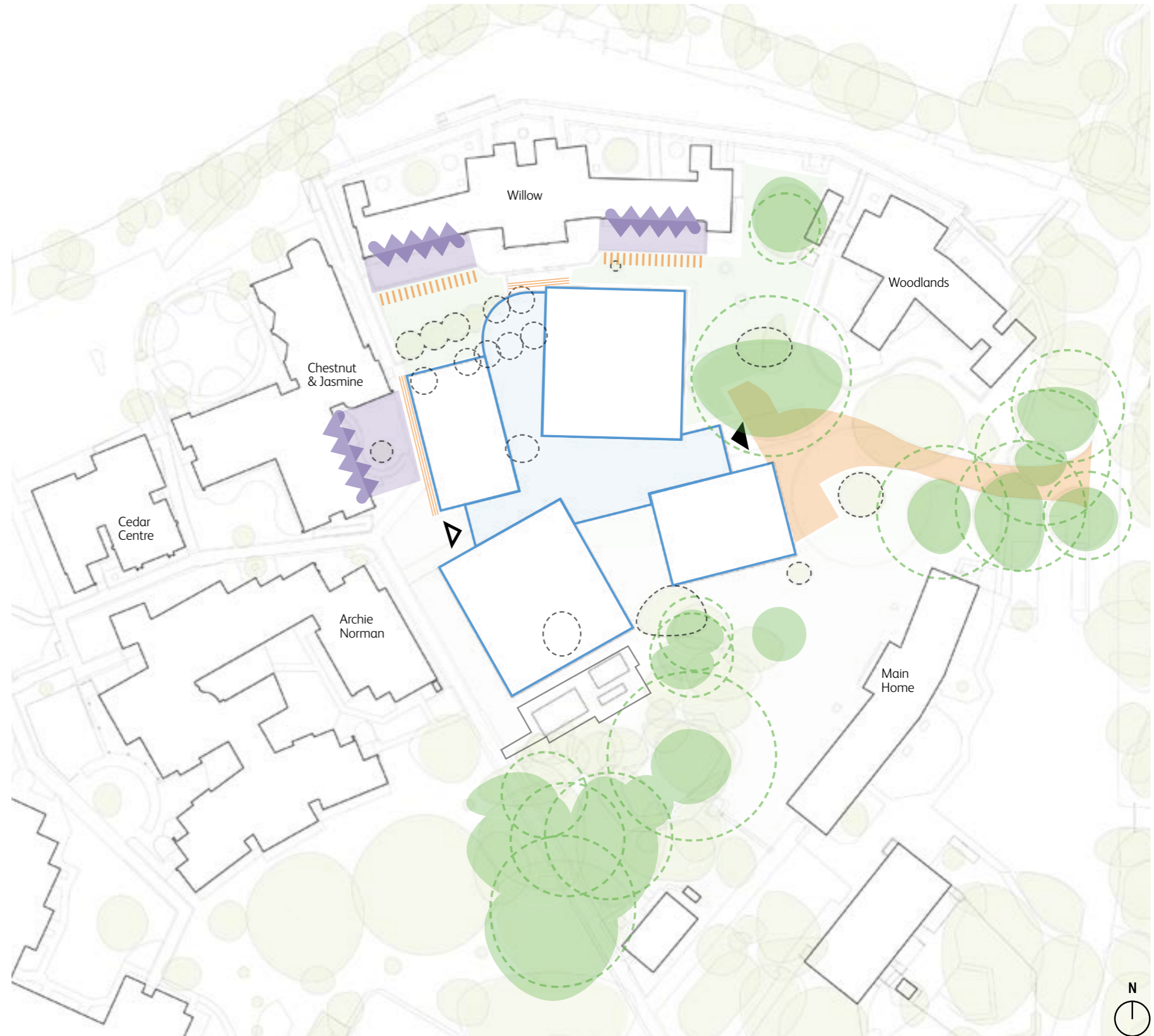
The building is located to avoid high value mature trees.

The existing access road is retained and sensitively improved.

Careful consideration has been given as to how the proposal relates to neighbouring buildings.

Orientation, building form and privacy has been considered, addressing the sensitive residential windows to the existing buildings.

-  Zone to Provide Privacy
-  Existing Façades with Sensitive Windows
-  Landscape Interventions to provide privacy
-  Elevations With No / Limited Windows
-  Proposed Building 'Blocks'
-  Proposed Building 'Shared Space'
-  Proposed Building Primary/Public Access
-  Proposed Building Secondary/Private Access
-  Access Road and Family Drop-off Area
-  Removed Trees
-  High Value Trees - Root Protection Zones
-  High Value Trees - Canopy
-  Existing Trees - Canopy



New Build Strategy - Circulation, Access and Adjacencies

East - West Connections

The new build area sits at a strategic location where an east to west connection across the site can be formed.

Integration with Existing Routes

The connection from the west creates an important link to the existing facilities on site. This makes the building accessible for all on site.

Eastern Entrance and Drop Off

The sensitive redesign of the access road creates a celebratory entrance to the New Build. Appropriate build-up, permeable surfaces and no-dig construction protects high value trees.



- ▲ Existing Building Access
- ▲ Proposed Building Access
- ▭ Proposed Canopy Connections
- ↔ East - West Connections
- ➡ Existing Network of Covered Walkways
- ➡ Existing Uncovered Paths
- ↔ Primary Access - Existing On-site Road

New Build Massing

The massing of the building is broken down and articulated into block forms as coloured in the yellow, pink and orange. This is connected by the 'shared space'.

Classrooms

Orientated to create direct links to external spaces with roof forms that utilise north light providing consistent, diffused light for internal teaching spaces, reducing reliance on artificial lighting.

Hall

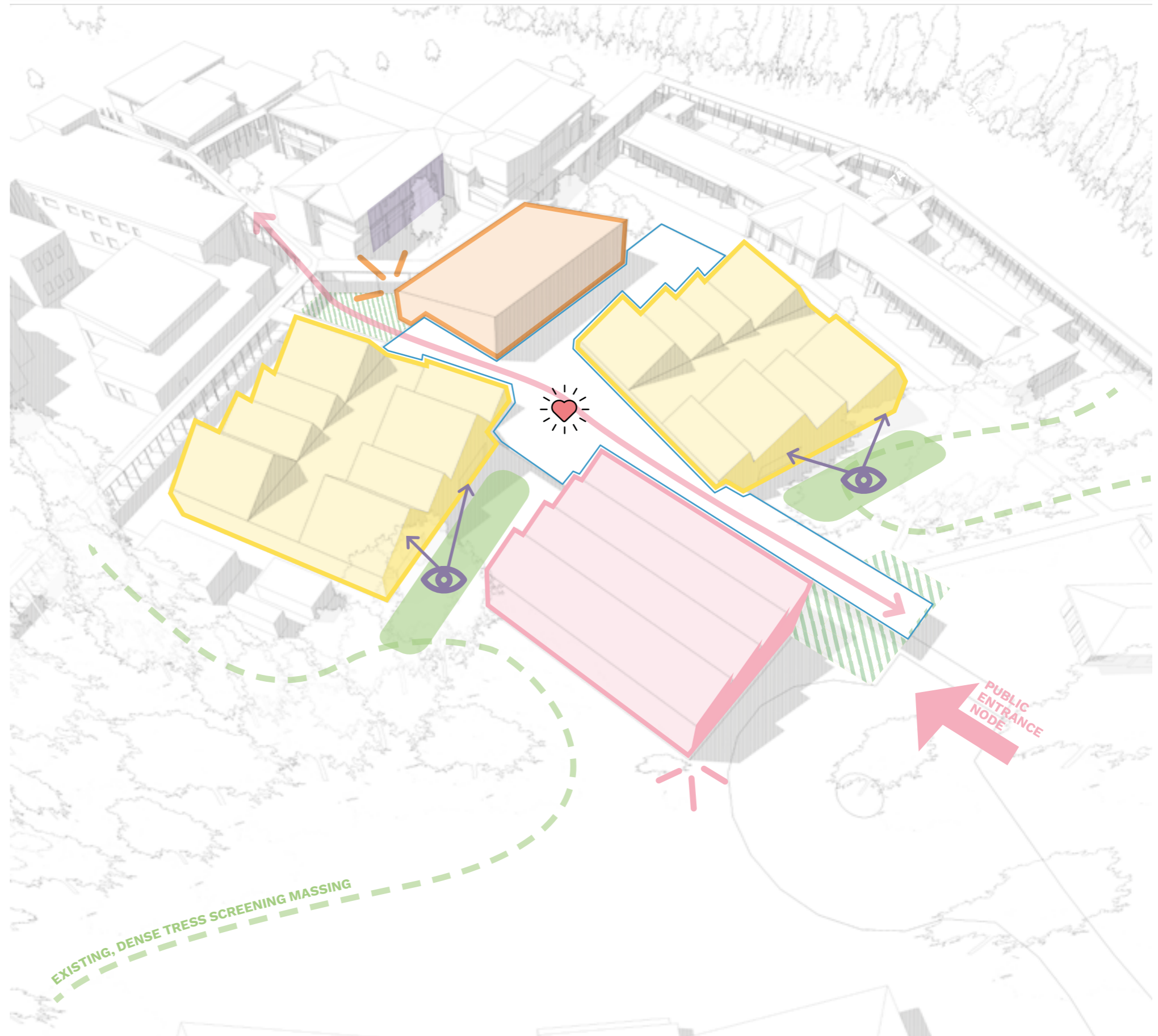
The hall sensitively responds to neighbouring buildings, sloping down to the west. The south west corner celebrates the private entrance into the New Build.

Medical and Staff

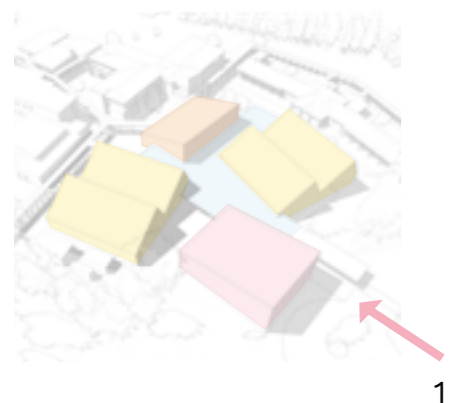
An exciting building edge with long approach views through a clearing in the existing trees, that frames and celebrates the public entrance to the New Build.

The Shared Space

A simple roof structure connecting the four blocks to create a critical space at the heart of the proposal with strong connections into the surrounding landscape.



Arrival Views - Main entrance



1

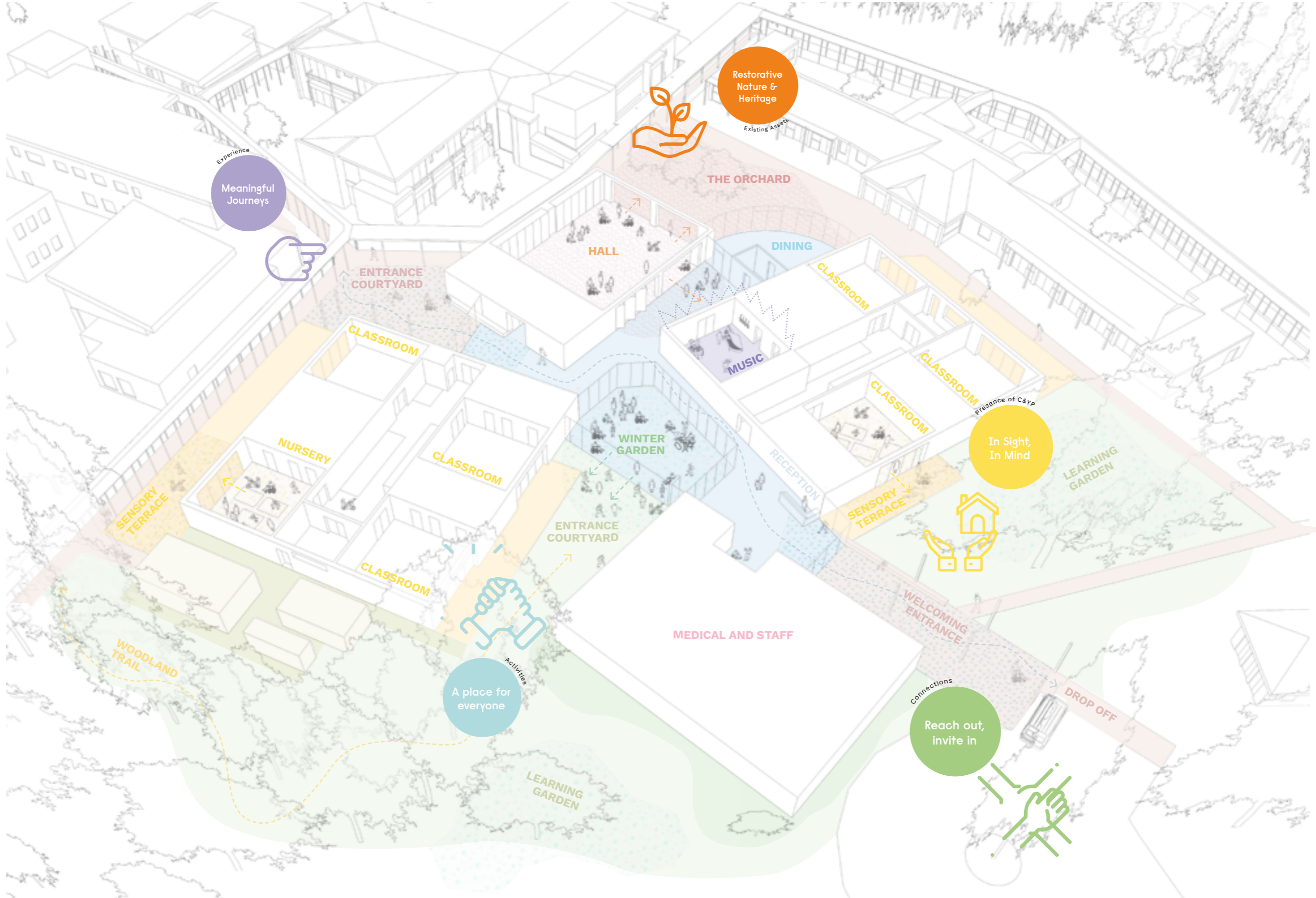
Arriving by car and being dropped off at the main entrance.

Arrival Views - West Entrance

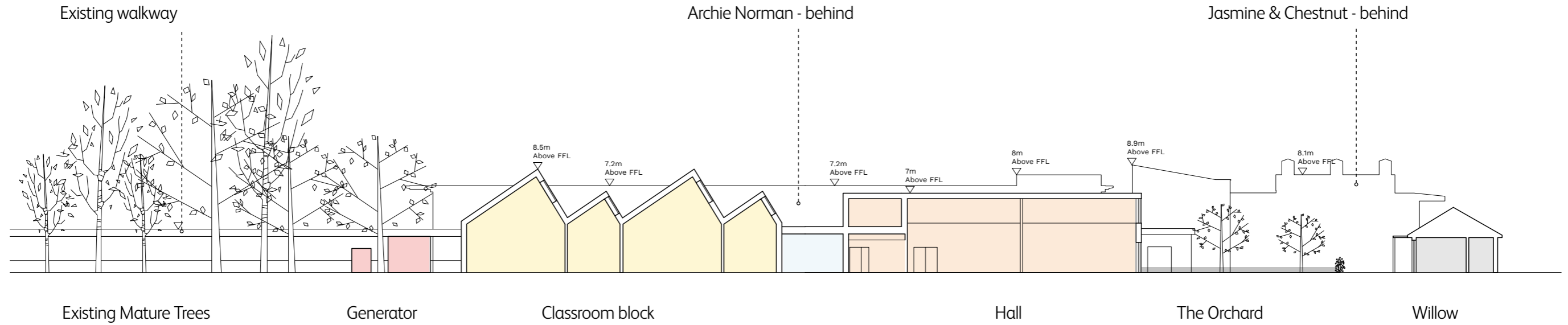


Arriving from under the existing covered walkway from the mansion and viewing the courtyard of the private entrance.

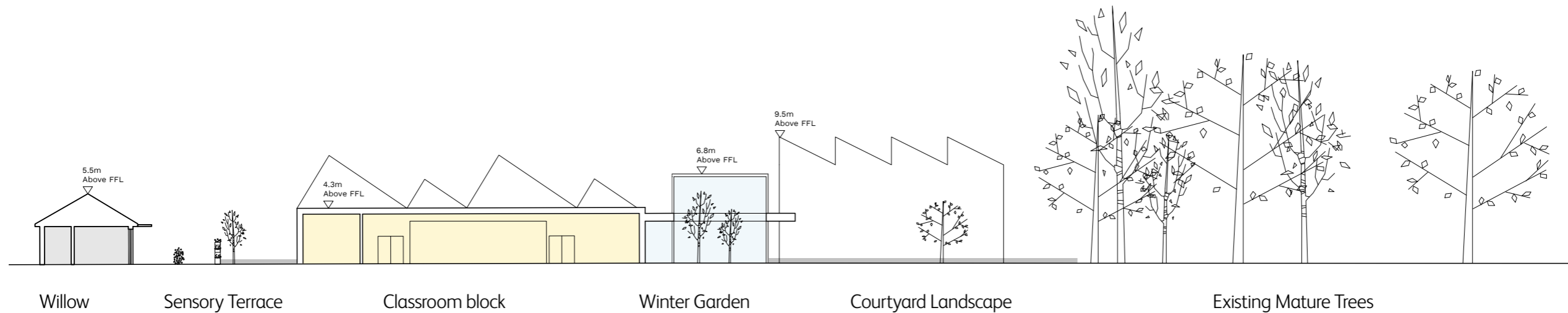
New Build Shared Space Vision



New Build Sections



Section AA

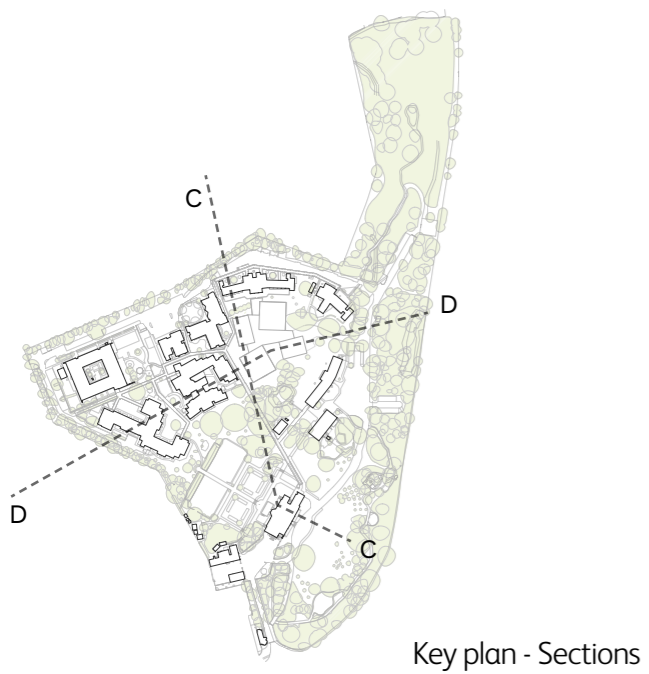
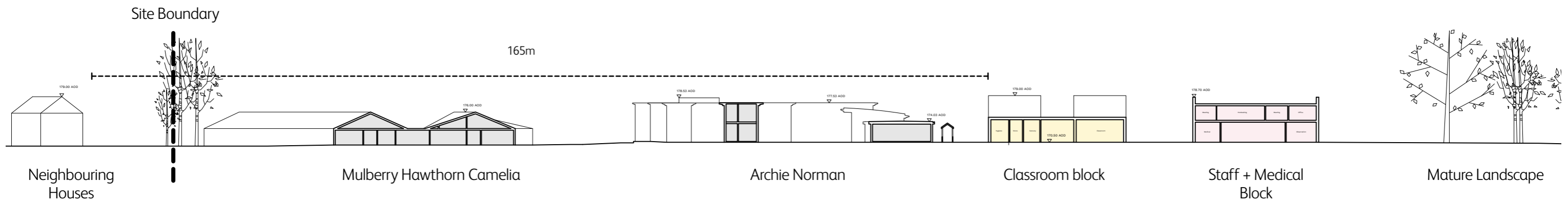
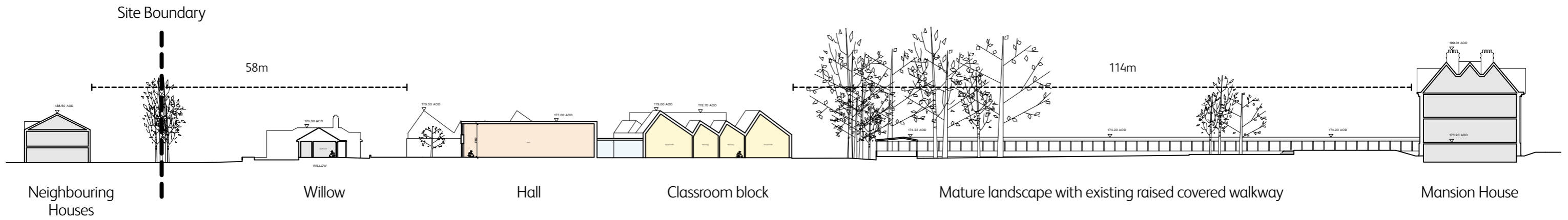


Section BB



Key plan - Sections

Site Sections



Construction Phase Management

Construction Timeline:

(Based on current programme)

Mobilisation starts: July 2022

Commence work on site: August 2022

Anticipated completion: January 2024

(Estimated construction duration 18 months)

Disturbance Controls:

The works will be constructed in the heart of a live and functional site.

TCT and the project team are committed to ensuring noise and pollution impacts within and beyond Tadworth Court are properly managed.

A competent construction contractor registered with the Considerate Constructors Scheme, will be appointed.

1) Noise and dust Control

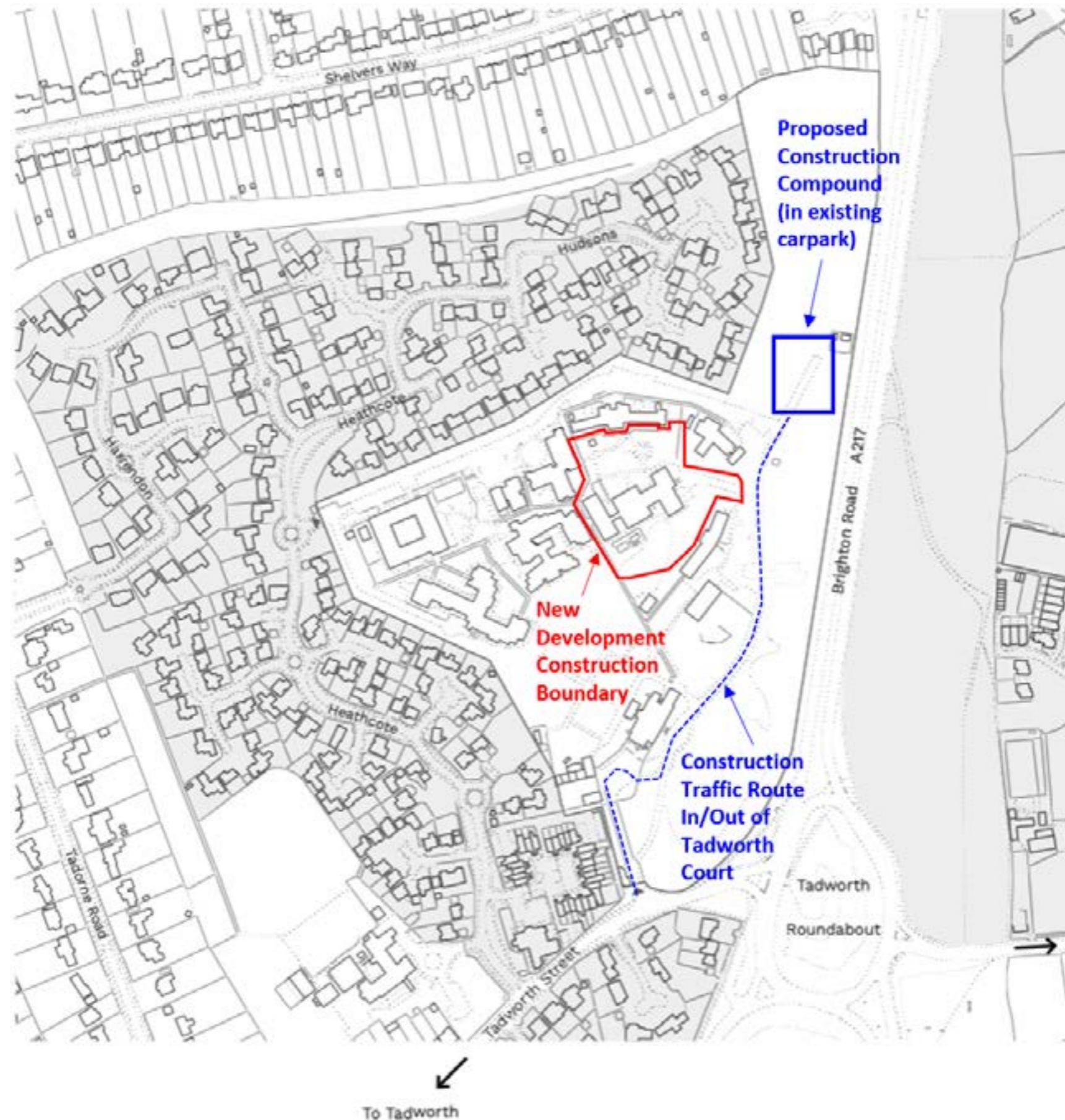
Measure will be put in place to control noise and dust from construction

2) Construction Traffic

A separate provision for off-site parking will be arranged. Arrivals of construction materials will be carefully coordinated to limit the impact on the surrounding roads.

3) Working Hours

Any work that is audible beyond the site boundary will be carried out within time frames prescribed by the Council.



The Landscape Vision

MEANINGFUL



FLEXIBLE AND ADAPTABLE

DISTINCT SPACES

JOURNEYS WITH PURPOSE

SOCIAL, EMOTIONAL AND EDUCATIONAL

NATURAL



CELEBRATE NATURE

SENSORY LANDSCAPES

BRING THE OUTSIDE IN

TREAD LIGHTLY

JOYFUL



MOMENTS OF WONDER

LANDSCAPE THAT EMPOWERS

INVITING AND WELCOMING

SHARED AND ENJOYED BY ALL

Landscape Strategy - Proposed Trees

Proposed trees will be selected based on their suitability, size and seasonal/sensory interest. All proposals will be coordinated closely with the arboricultural consultant and ecologist

Small / Larger Multistems

Provide green visual screen to neighbouring buildings and paths with fruiting and flowering species that attract pollinators and wildlife.

Edible Orchard

Mix of fruit trees selected in coordination with The Children's Trust and the project ecologist to provide strong seasonal variation.

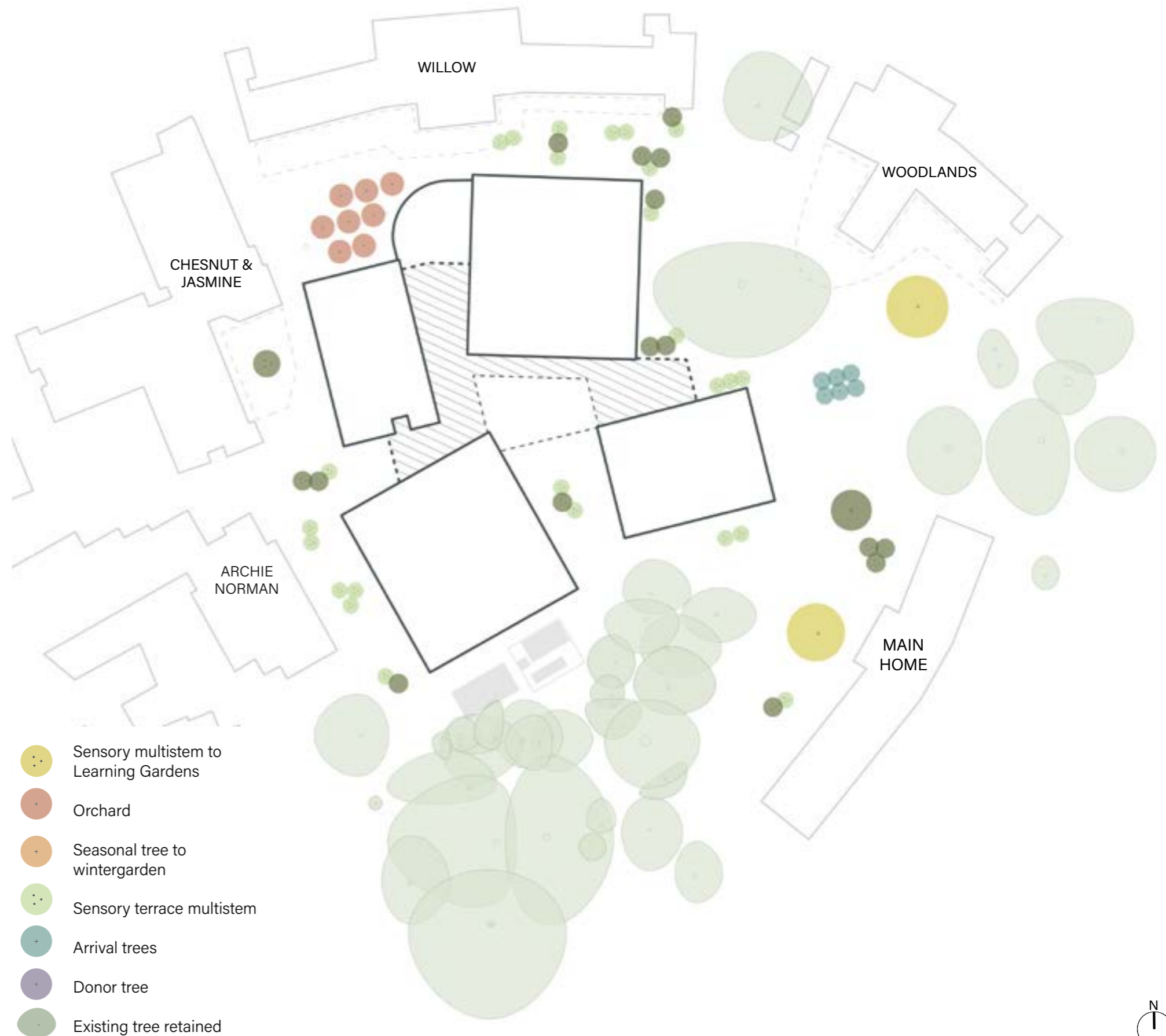
Arrival Trees

Light canopied trees help to green the entrance forecourt.

Large Specimen Tree

Large specimen trees appropriate to heritage and location, mitigate the loss of two mature trees at entrance area.

Category	Individual existing	Individual removed	Individual retained	Group existing	Group removed	Group retained
A	8	0	8	0	/	/
B	22	1	21	1	0	1
C	14	6	8	1	1	0
U	3	3	0	0	/	/
TOTAL	47	10	37	2	1	1



Landscape Strategy - Character Areas

The proposed landscape is divided into seven main character areas:

- ① **The Orchard**
- ② **Sensory Terraces**
- ③ **Calming Gardens**
- ④ **Entrance Forecourt**
- ⑤ **Energising Gardens**
- ⑥ **Wintergarden**
- ⑦ **Woodland Trail**
- ⑧ **Entrance Garden**



Landscape - Character Area Precedents

① Orchard



② Sensory Terrace



③⑤ Learning Gardens



⑥ Wintergarden



⑧ Entrance Courtyards



Landscape Strategy - Sensory Terrace





Thank you