



DRAGADOS

Working in
partnership with

HS2

FORMER MARIA FIDELIS SCHOOL SITE PROPOSALS

HS2 SITE OFFICE AND WELFARE FACILITY & CONSTRUCTION SKILLS CENTRE

PUBLIC ENGAGEMENT SLIDES

April 2021

1CP01-MDS-SE-CRO-SS08_SL20-000003

1. THE SELECTED SITE

Mace Dragados Joint Venture, in collaboration with Camden Council and HS2 Ltd, is planning to redevelop part of the former Maria Fidelis School site. This is to provide a temporary site office and welfare facility to support the construction of HS2 Euston Station, and Camden Council's Construction Skills Centre.

Throughout this document, the HS2 site office and welfare facility are collectively referred to as 'site accommodation', which is abbreviated to 'SA' on some diagrams. The Construction Skills Centre is regularly referred to as the 'CSC' throughout.



Aerial photograph of the HS2 Euston construction site and former Maria Fidelis school site

1. THE SELECTED SITE

The site (as shown by the red line on the image below) is located in the London Borough of Camden and occupies the corner of North Gower Street and Starcross Street. It covers an area of 2,393 m², or about the size of a third of a football pitch, behind the former school building.

The location is at a prominent vantage point and is visible from many directions.

The entrance to Euston Station is just about 300 metres east of the site, which makes the location easily accessible.



1. THE SELECTED SITE

The photographs below show a selection of views of and from the site to provide further context.



View of pedestrianised North Gower Street



View of the former Maria Fidelis School and teaching portacabin from playground



View of Sunken Garden along Starcross Street



View from roof of the former Maria Fidelis School



View east from main school roof towards Starcross Street and Euston Station



View of the main entrance with parking to the former Maria Fidelis School

1. THE SELECTED SITE

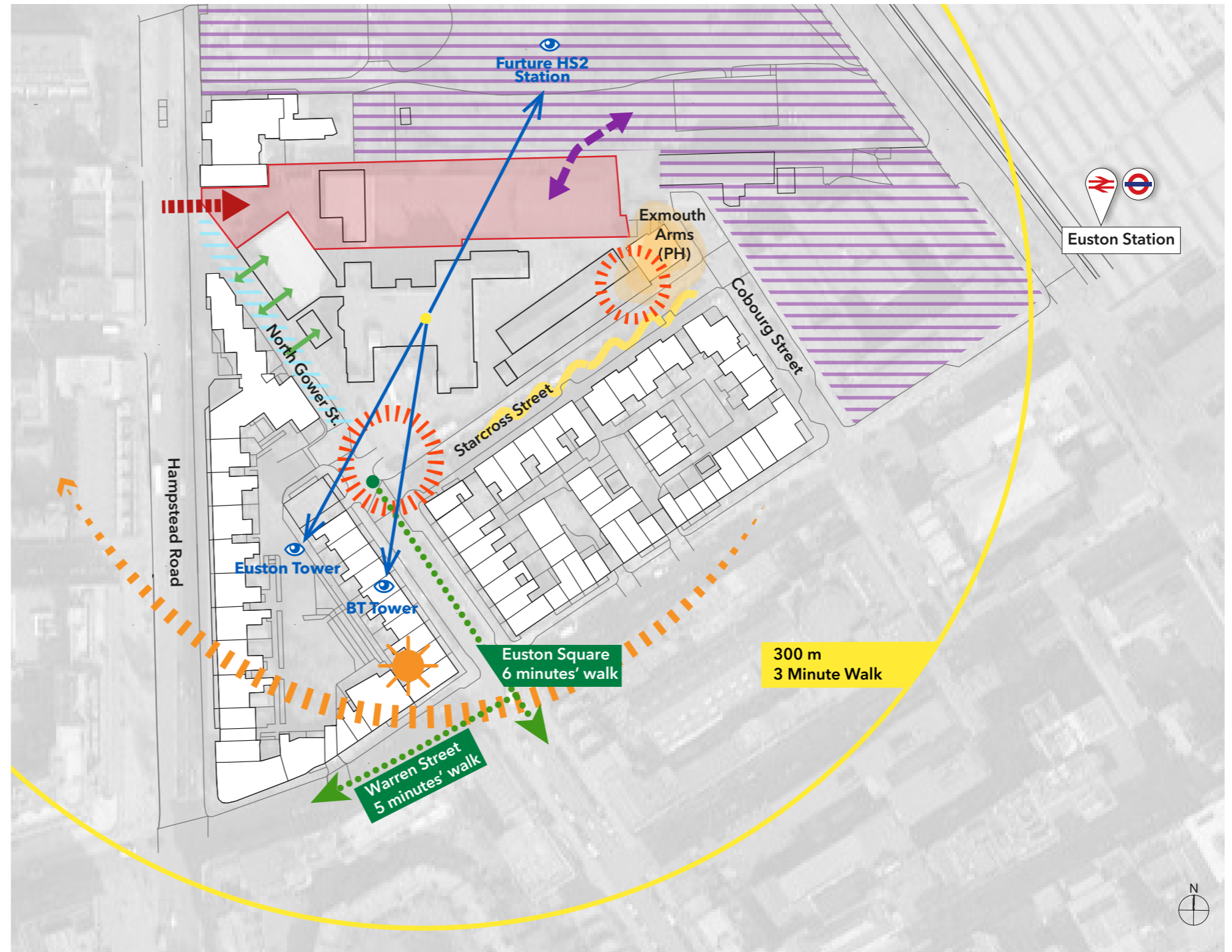
OPPORTUNITIES

The former Maria Fidelis school site has been chosen because it provides the necessary amount of space within a very close distance to the project site. This has a number of benefits, including reducing the number of staff walking through the local area from the office to site throughout the working day.

The site is large enough to create a facility that is able to accommodate a growing project team that will number close to 3,000 at peak, while also being available for the duration of the HS2 Euston Station project and also having the space to integrate the Construction Skills Centre.

There are also opportunities for the local area:

- Improved frontages along North Gower Street and Starcross Street
- Buffer noise from the HS2 site
- Improve access and permeability through the site.
- Improve appearance.
- Improve passive surveillance and activity.
- Prominent location opposite Euston Station .
- A good level of daylight and sunlight around the site due to south/east/west orientation.
- Excellent transport links
- Corner site, visible.
- Consolidating servicing to a single point.
- Improving boundary conditions.
- Provide educational uses
- Provide employment use
- Provide community use.
- Re-provide public realm lost as a result of HS2 works



2. THE PREVIOUSLY CONSENTED SCHEME

STARCROSS YARD SCHEME

In 2019, Camden Council submitted a planning application and gained approval for a scheme which included a standalone Construction Skills Centre in the playground of the former Maria Fidelis school site. This approved application also included a publicly accessible multi-use hall and courtyard, change of use of the existing red-brick school building to provide office workspace, and a new green space for the local community.

- 1 Multiuse Hall & Courtyard
- 2 Workspace
- 3 Green Space
- 4 Construction Skills Centre building

These elements are numbers on the diagram below.



Concept designs for the previously consented scheme (known as Starcross Yard)

3. WHAT ARE THE CHANGES?

The main difference between the previously consented scheme (shown in the image on the right) and our new plans is that our proposals also include the provision of a temporary site office and welfare facility to facilitate the construction works at HS2 Euston station. This was not part of the previous application and is located at point 4 on the diagram to the right.

The design of the Construction Skills Centre (also at point 4) has been amended to provide a reconfigured facility which will benefit from additional educational space within the site.

Meanwhile, positive features of the original scheme (points 1-3), such as the creation of community green space and a community hall, will not be affected by this application, with these aspects being brought forward by Camden Council as originally intended.



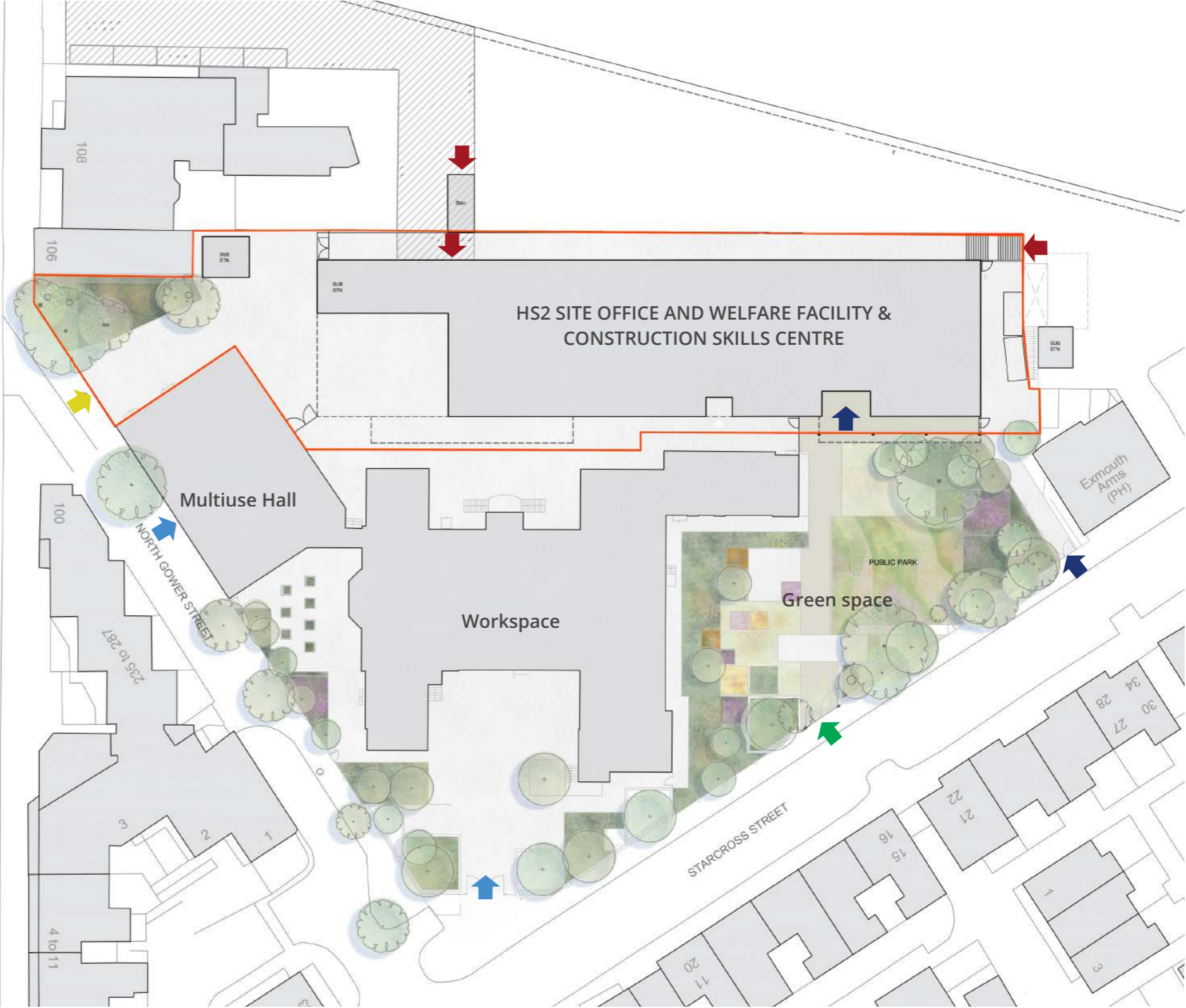
— Site Boundary - Previously Consented Scheme

4. NEW TEMPORARY SITE OFFICE AND WELFARE FACILITY & CONSTRUCTION SKILLS CENTRE

REVISED LAYOUT

The image below shows the revised site layout, with the red line boundary indicating the limits of our new set of proposals.

The coloured arrows show different types of access during the operation of site, with the red ones indicating that HS2 worker access to the site office and welfare facility will be via the project site.



- Site Boundary
- ➡ CSC Main entrances
- ➡ Access - Site office and welfare facility
- ➡ CSC - Rear goods entrance
- ➡ Multiuse Hall and Workspace entrances
- ➡ Green space entrance

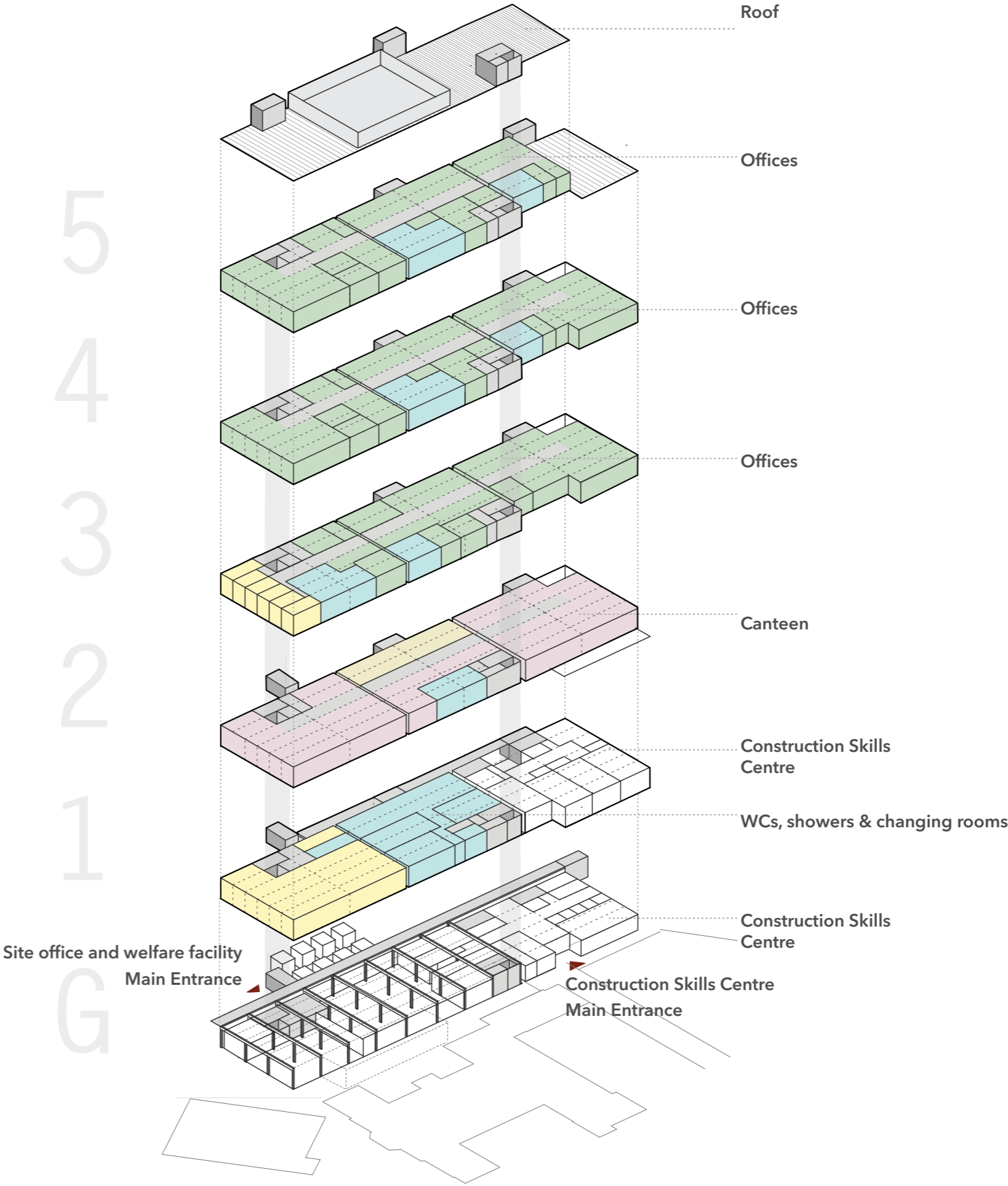
4. NEW TEMPORARY SITE OFFICE AND WELFARE FACILITY & CONSTRUCTION SKILLS CENTRE

BUILDING OPERATION

The Construction Skills Centre, site office and welfare facilities have been designed across six floors. The diagram to the right shows the proposed layout.

The size of the site office and welfare facility is based on building space regulations and HS2 contract requirements that are in place to make sure that every person has the space they need to be comfortable and productive in their role. Similarly, the size of the Construction Skills Centre is largely determined by the number of students that will use the facility and their space needs, which remains consistent with the previously approved facility.

The roof space will not be accessible for use by the general public. Access to the roof is provided for maintenance purposes and occasional viewing of the HS2 construction site.

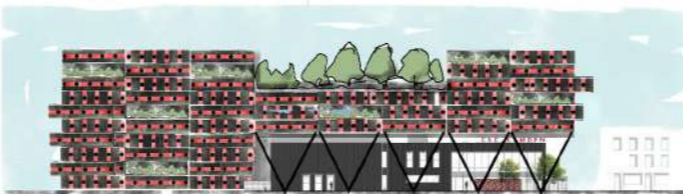
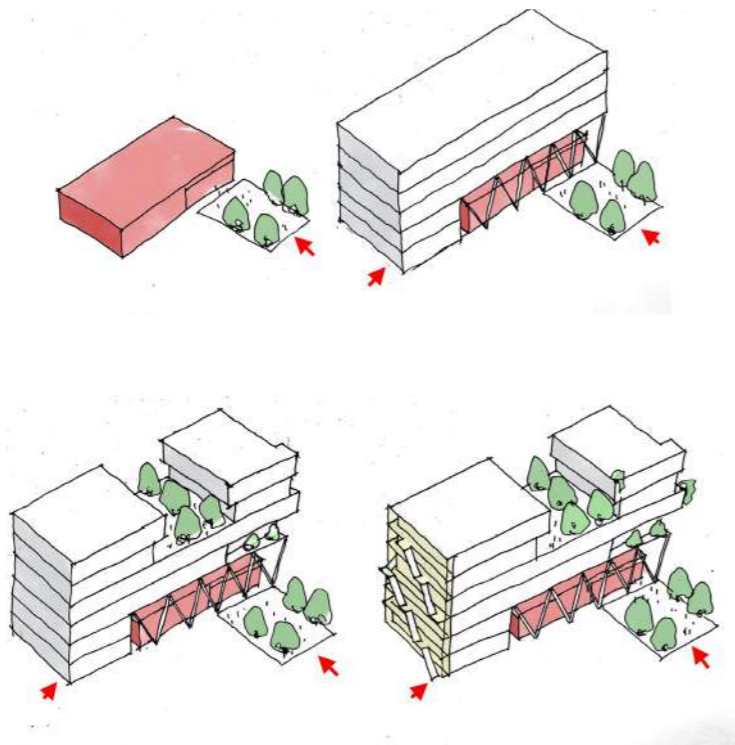
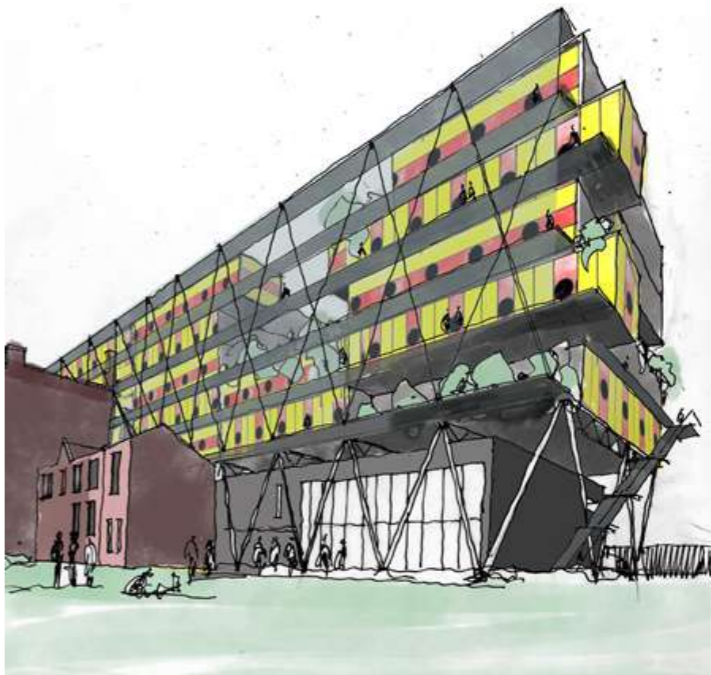
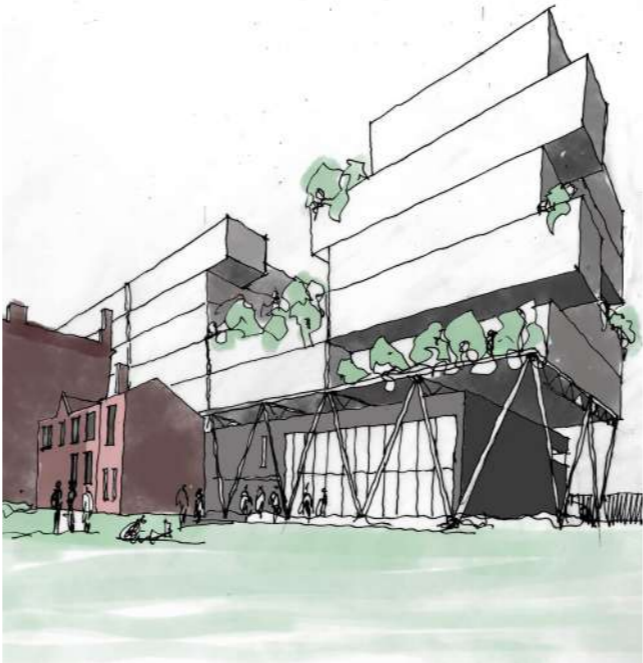


5. THE DESIGN PROCESS

PRELIMINARY CONCEPT DESIGN

FBM Architects looked at ways of introducing variation to the site but keeping the Construction Skills Centre as before. During the early design phases, FBM asked questions such as: How could this new building look like more than just normal site cabins? How could colour be introduced? How could the form be more playful? How could planting be added?

The concept sketches were examples of the outputs created in response to that thinking.

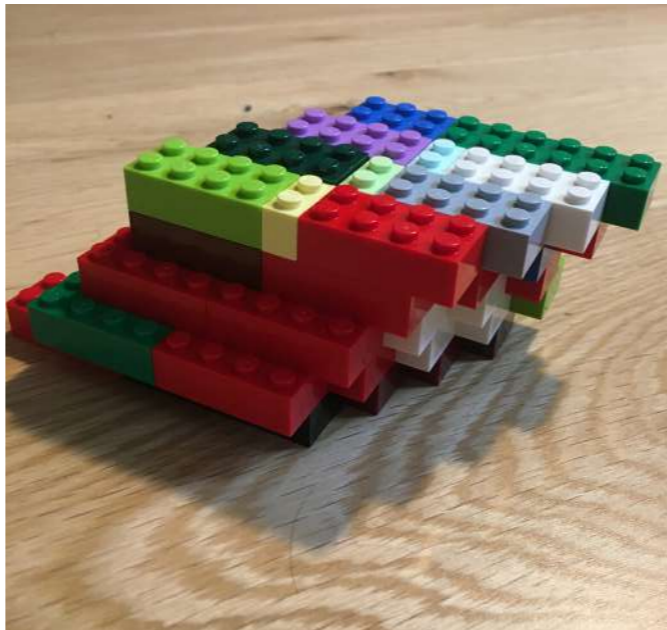
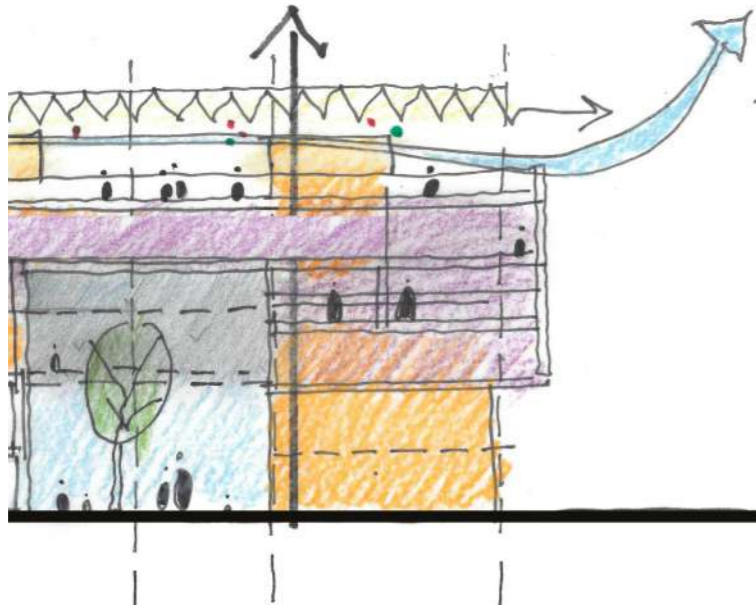
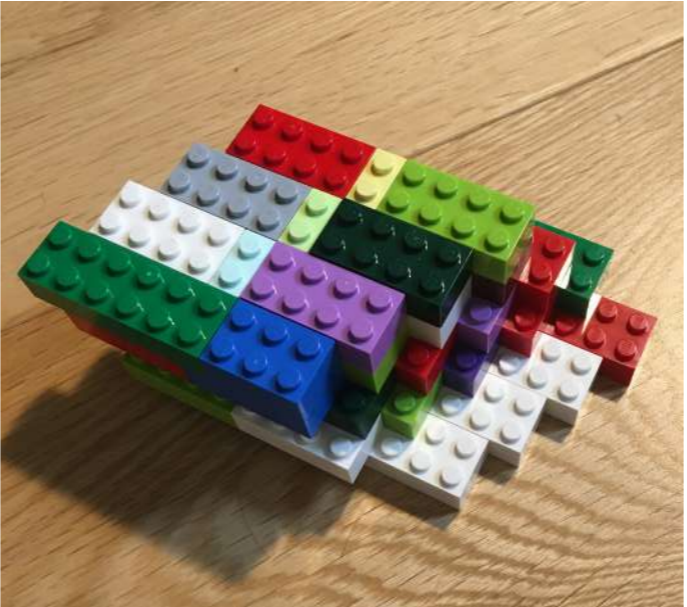
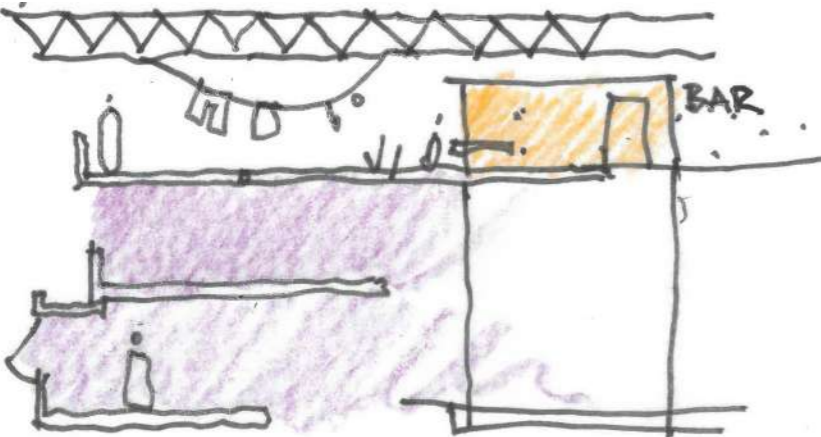


5. THE DESIGN PROCESS

PRELIMINARY CONCEPT DESIGN

This thought process was progressed to find ways that the building could provide a positive contribution to the local area.

This included the idea of creating a building that could be a focal point.



Early concept ideas

5. THE DESIGN PROCESS

PRELIMINARY CONCEPT DESIGN

FBM Architects considered that three things could make this a better building: **colour, form and greenery.**

Using these three principles, the design was developed.

COLOUR



FORM



GREENERY

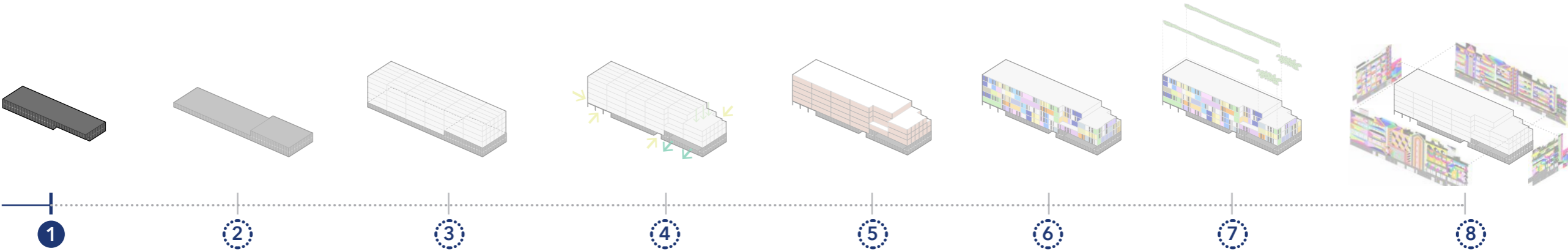
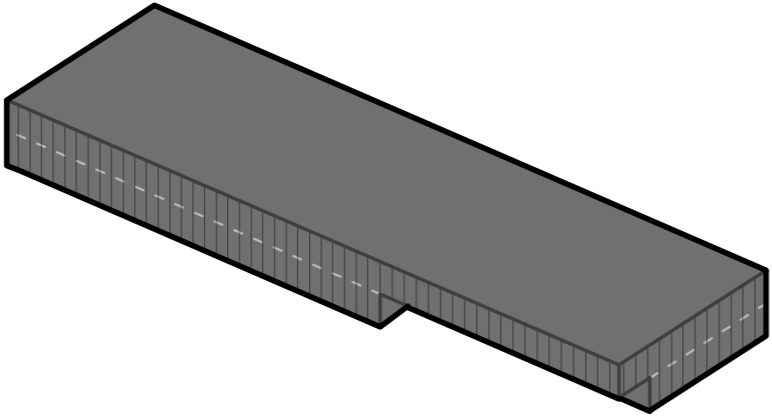


Early concept ideas

5. THE DESIGN PROCESS

1 The Consented Construction Skills Centre Scheme

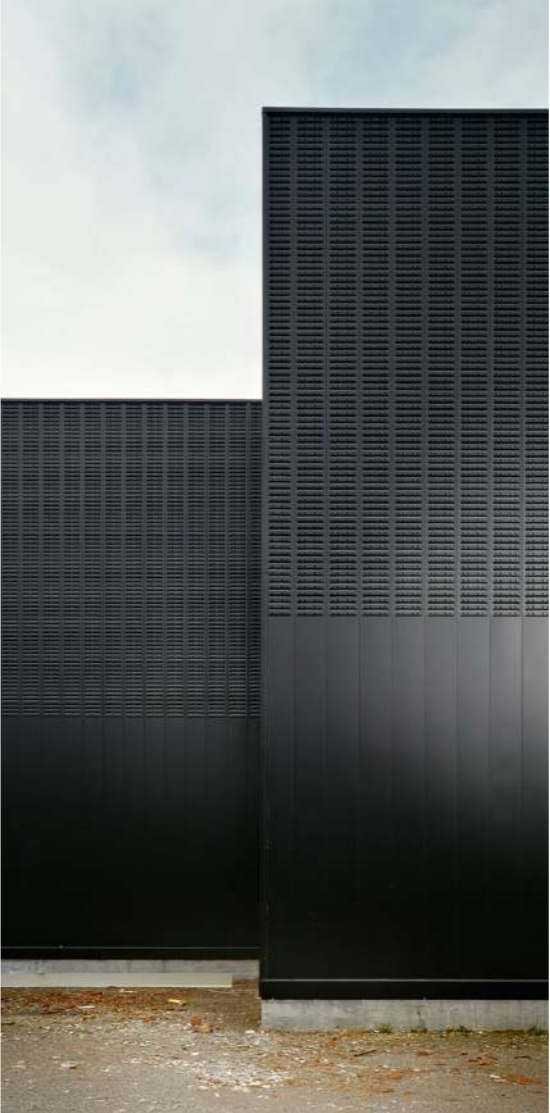
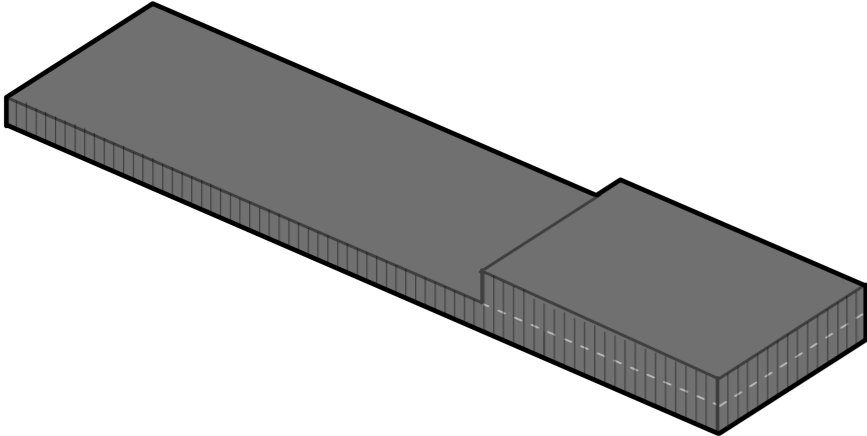
A simple two-storey form sitting within the new park



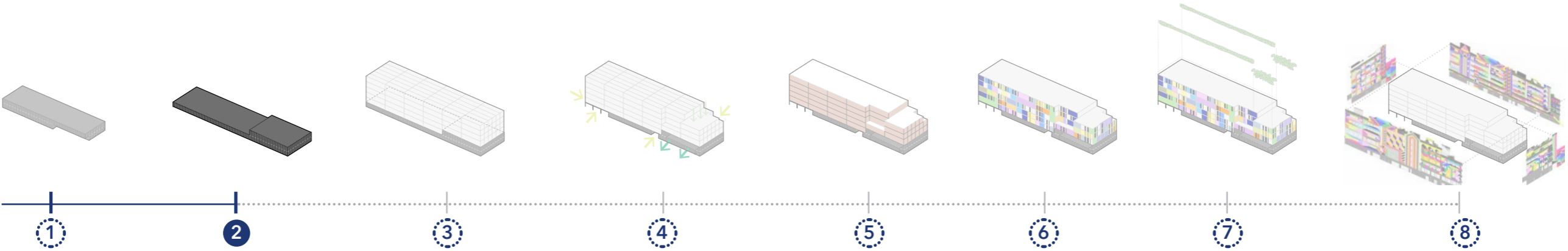
5. THE DESIGN PROCESS

2 New Construction Skills Centre

A slightly altered layout but still keeping the simple form



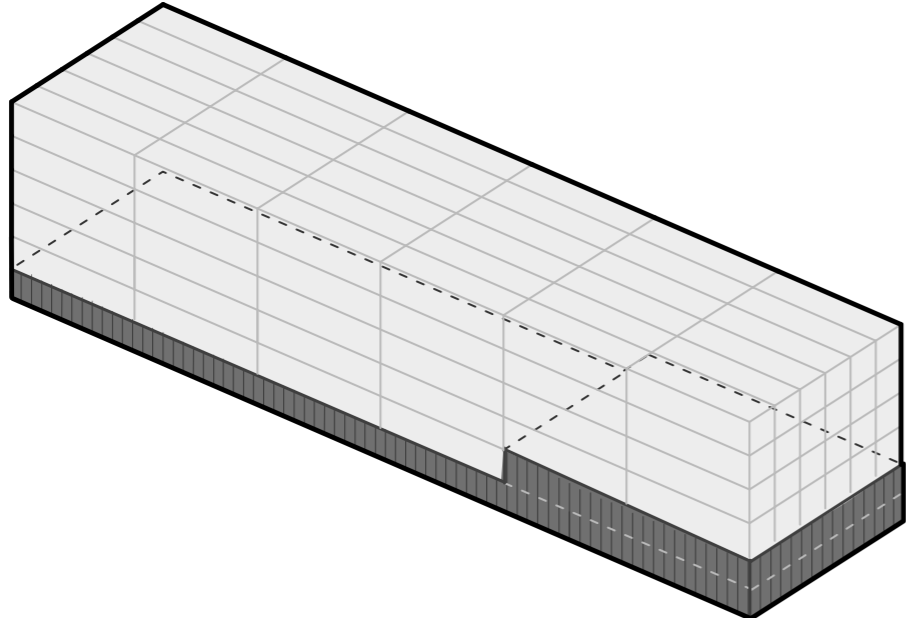
CSC Cladding



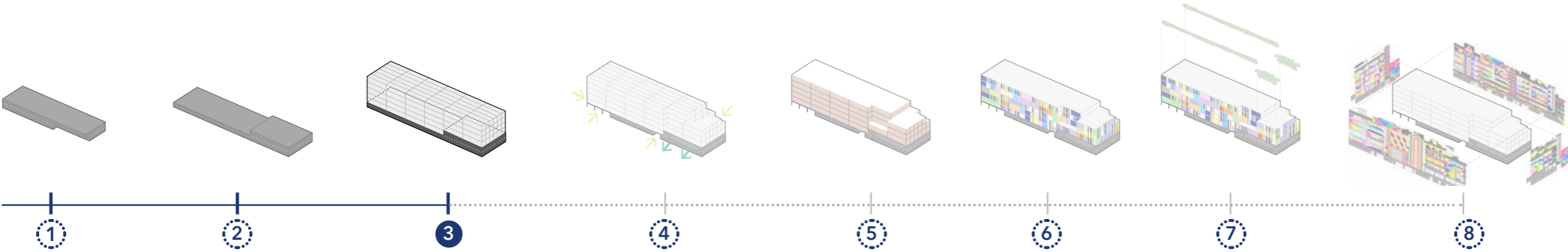
5. THE DESIGN PROCESS

3 New Site Office and Welfare Facility & Construction Skills Centre

A clear decision moving away from site cabins stacked on top of one another



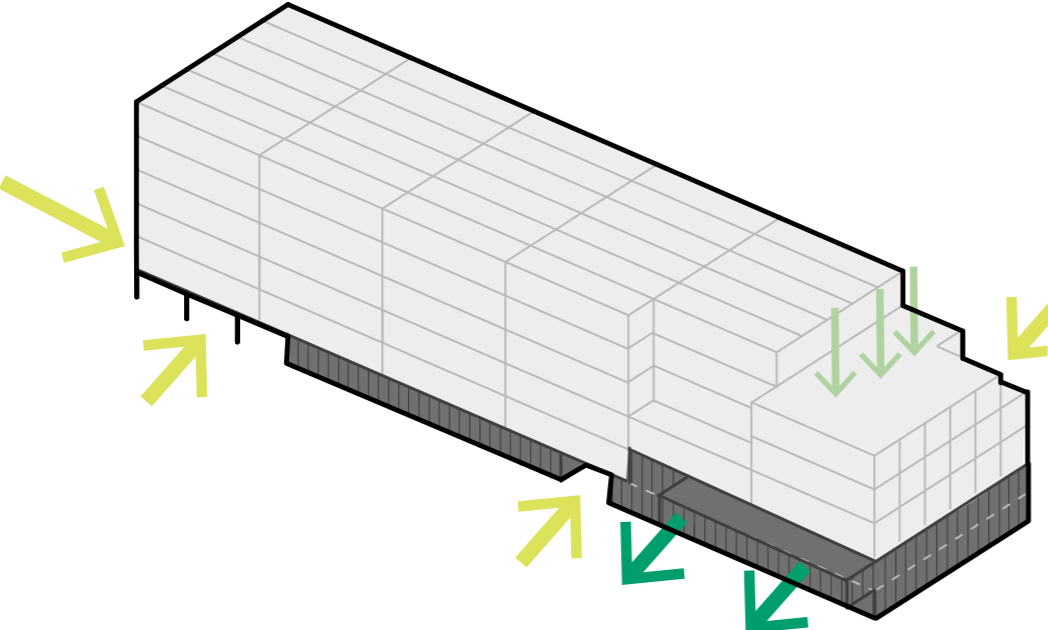
Modular Site Units



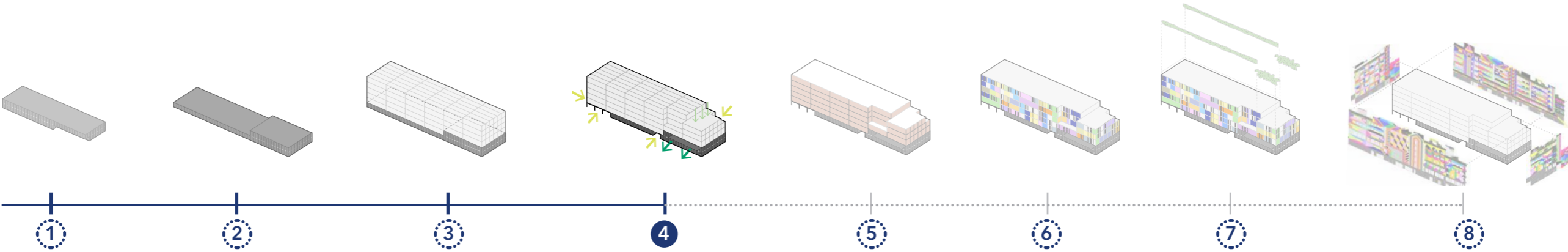
5. THE DESIGN PROCESS

4 Massing and Volume

Providing some relief to the building by pushing and pulling the volume in certain areas



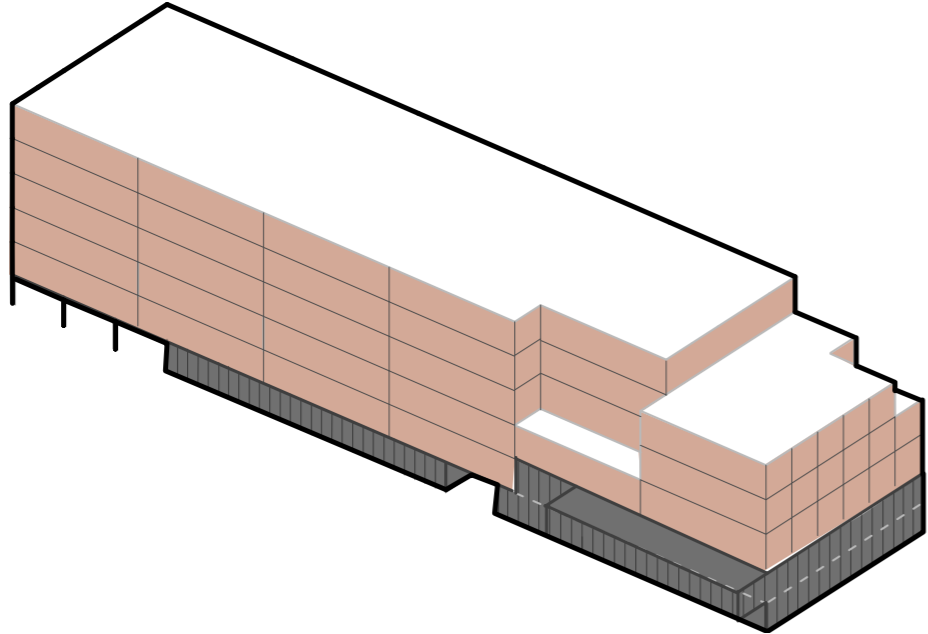
Enhanced modular units



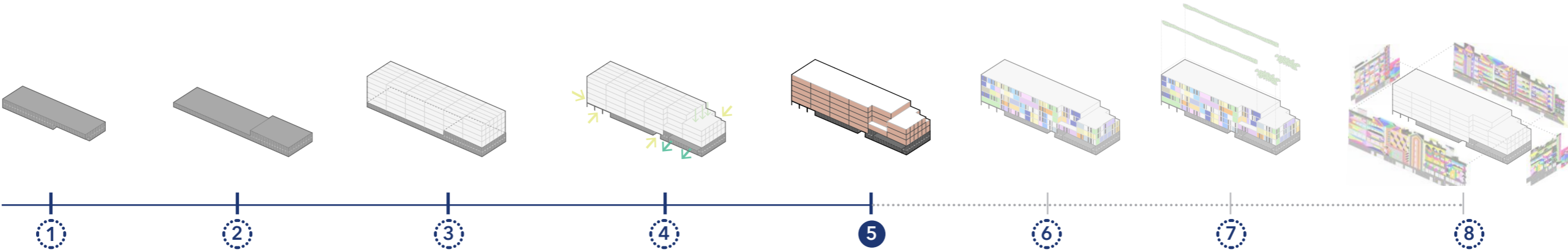
5. THE DESIGN PROCESS

5 Adding Colour

Getting away from the grey box



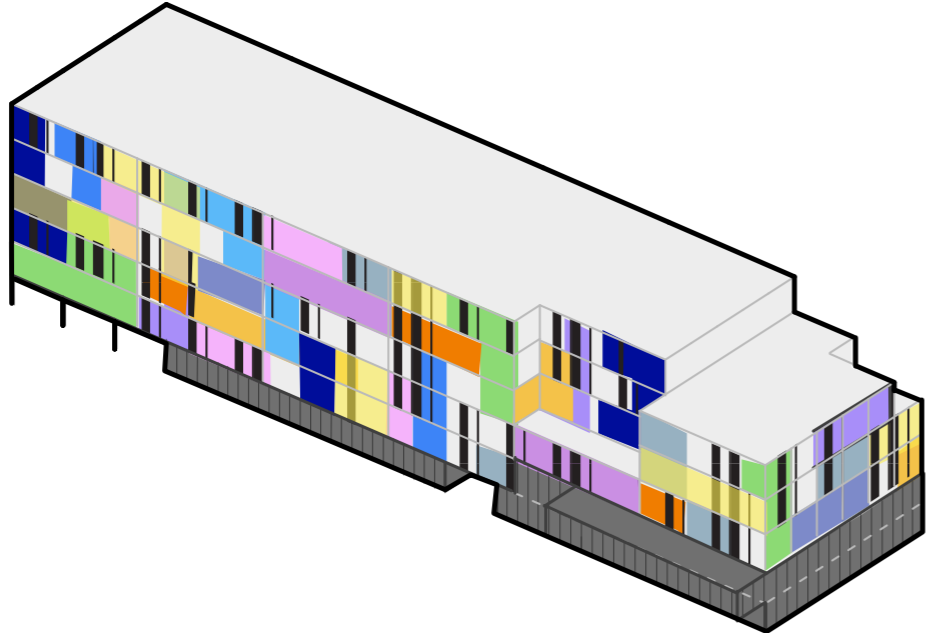
Enhanced colour



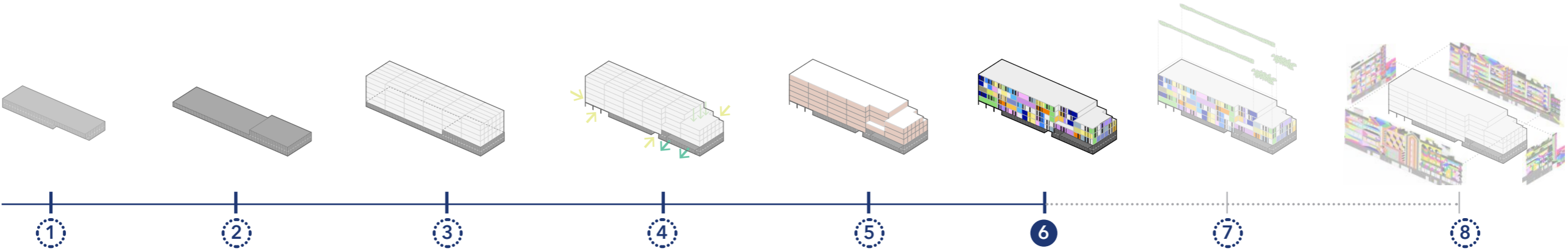
5. THE DESIGN PROCESS

6 Adding Colour & Texture

After colour, adding texture to provide a richer design



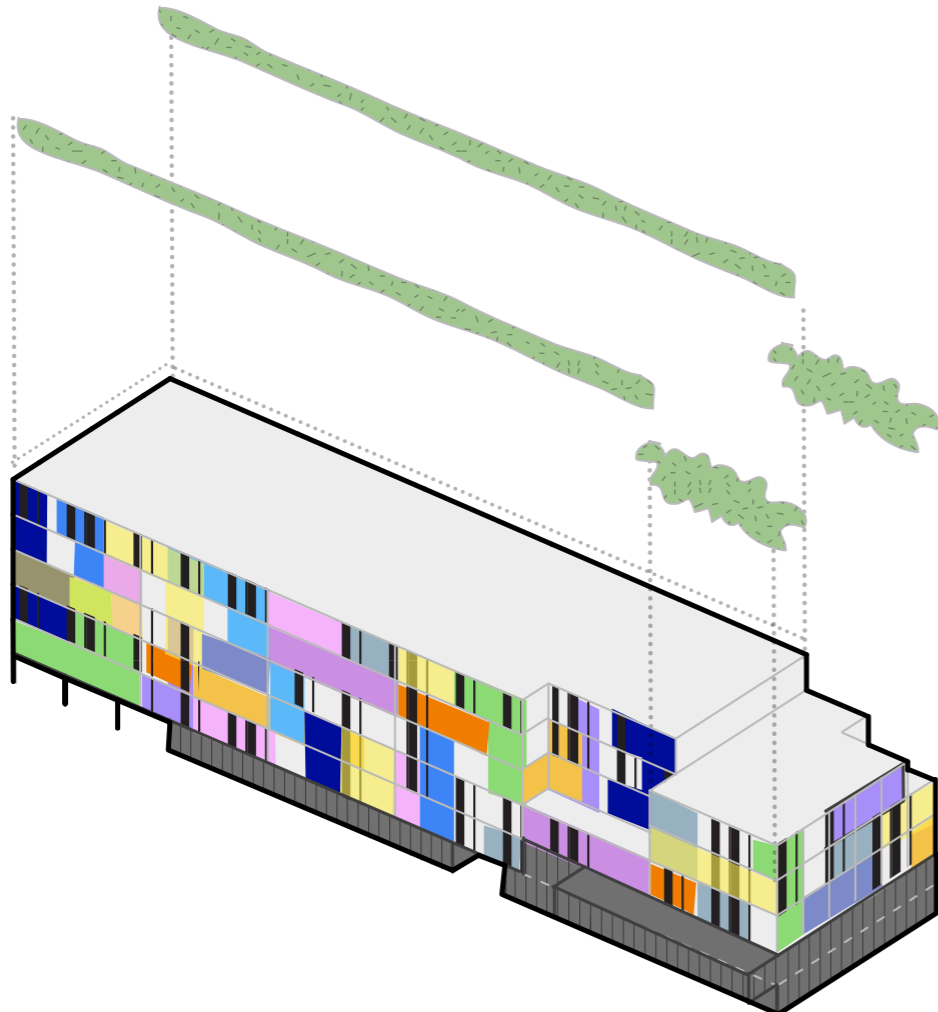
Enhanced texture



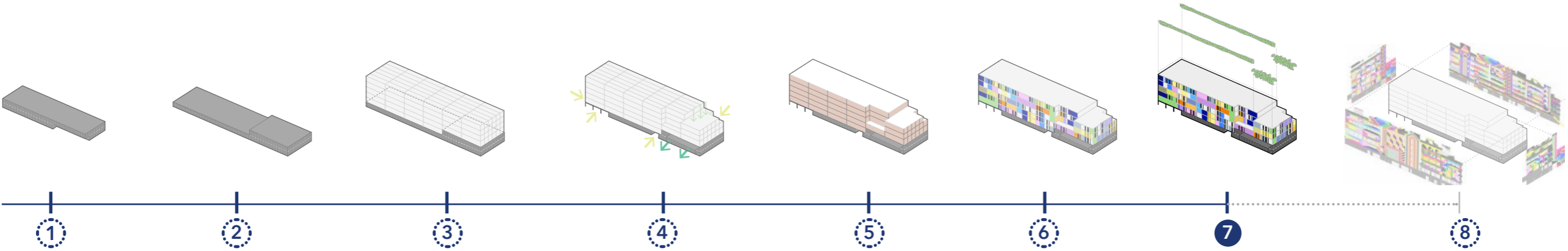
5. THE DESIGN PROCESS

7 Adding Vegetation

After colour and texture, adding planting and greenery. Softening the building as a response to the public green space



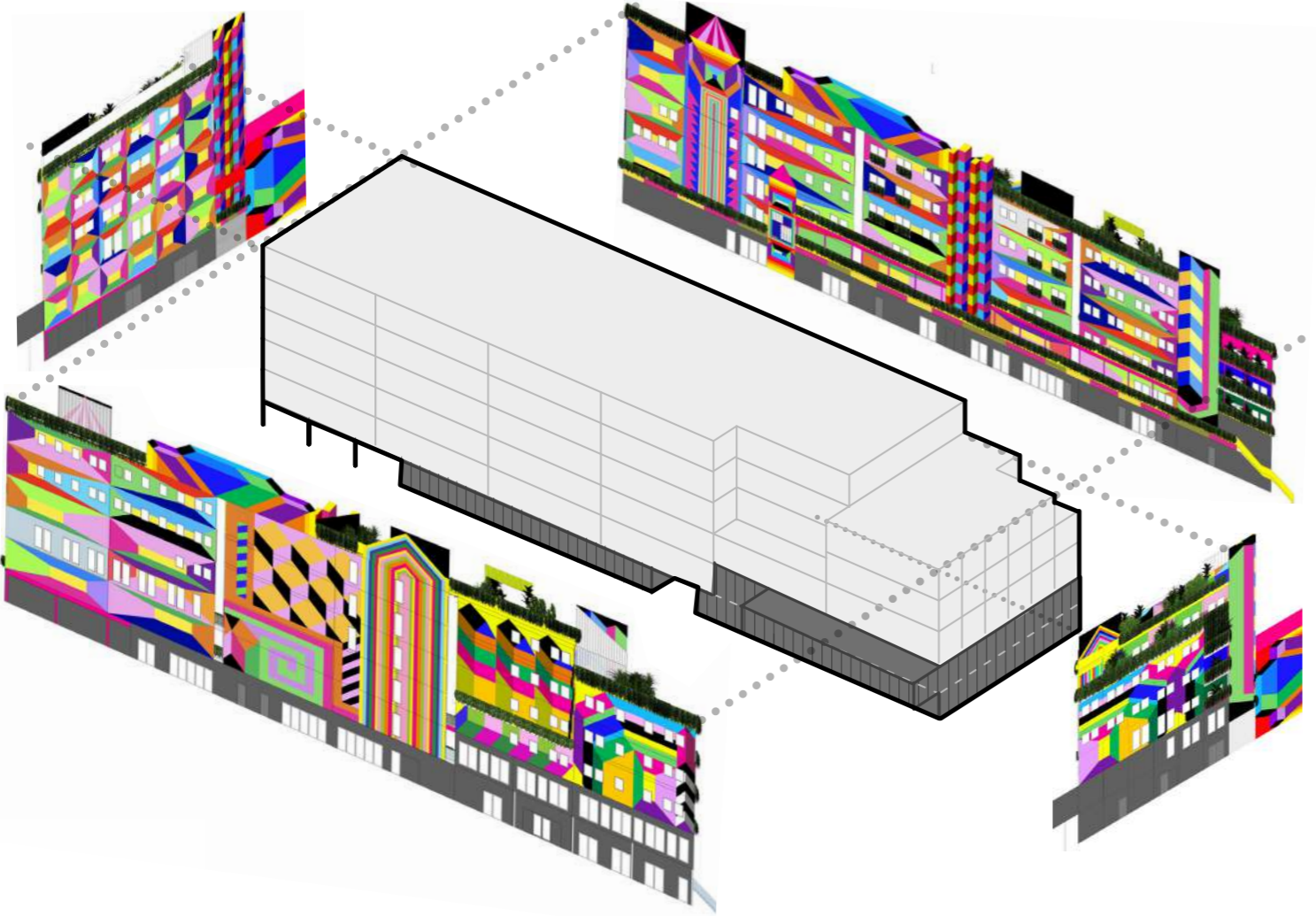
Enhanced biodiversity



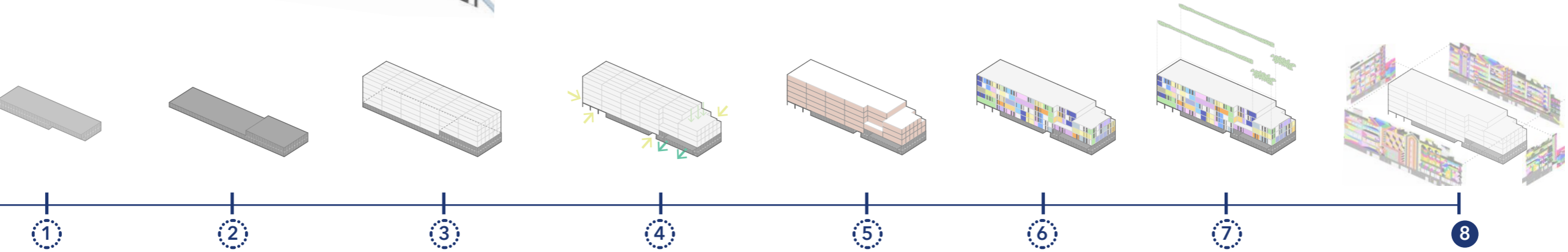
5. THE DESIGN PROCESS

8 Artistic Contribution

To help achieve our vision, we engaged Morag Myersough, a world-renowned artist who understands how to effectively use colour, form and vegetation to enhance buildings.



Enhanced building



5. THE DESIGN PROCESS

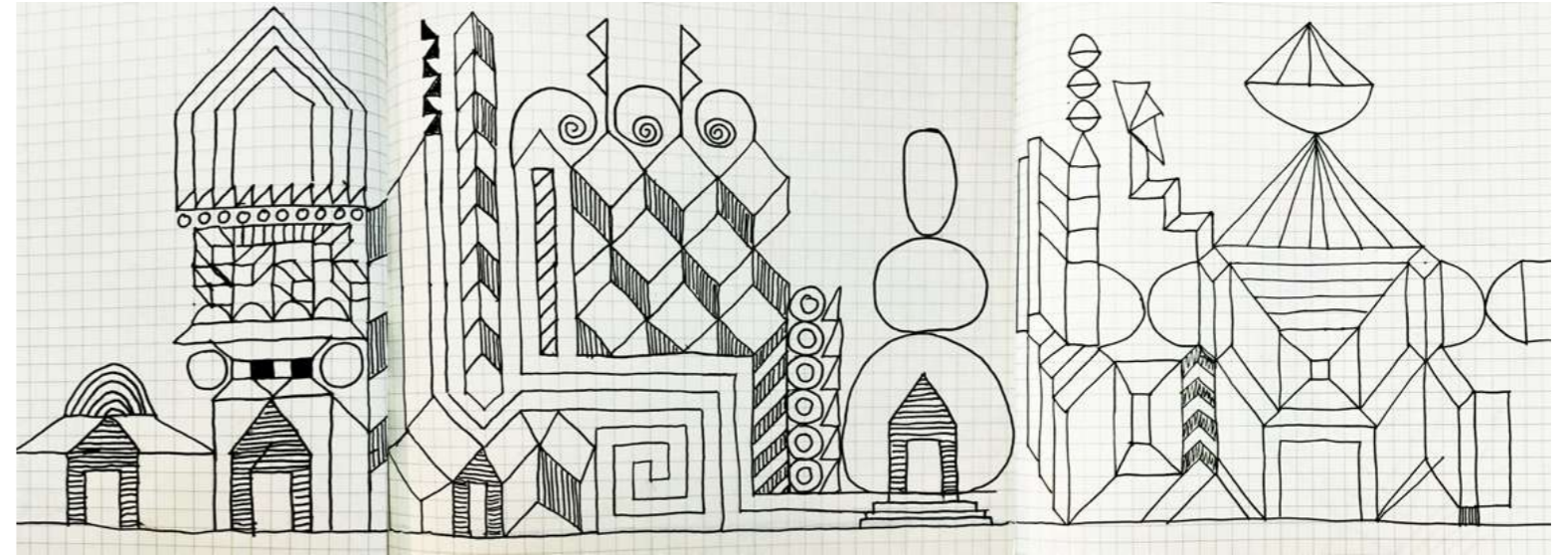
ARTIST INTERVENTION

Morag Myerscough

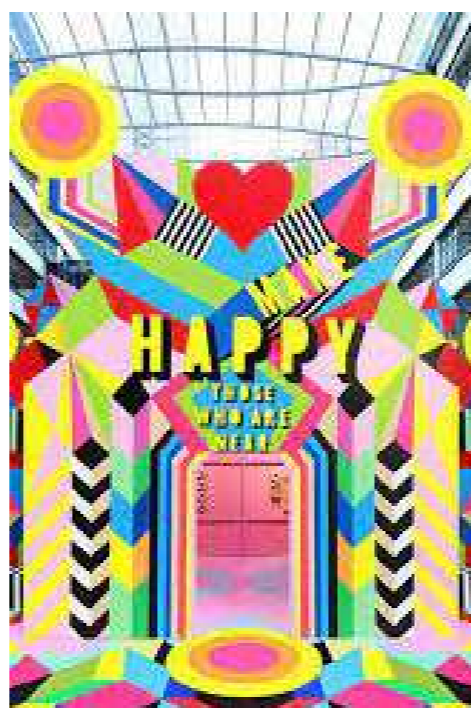
Morag Myerscough is from Holloway, London, and has been involved in transforming public spaces with colour and creativity in cities across the globe.

Morag's strong visual approach is instantly recognisable and elevates every area in which it is placed. Her work is rooted in creating a sense of joy and belonging for all those who encounter it. Morag creates specific local responses to each distinct audience that will see and experience the work, using it to create community and build identity.

The images below provide examples of Morag's work.



Initial streetscape sketch



5. THE DESIGN PROCESS

PROPOSED VIEWS

This image shows the proposed design as viewed from Starcross Street. In the foreground you can see the public park and, to the left of the image, the retained former Maria Fidelis school building.



Proposed Street View from Starcross Street.

5. THE DESIGN PROCESS

PROPOSED VIEWS

This image shows the proposed design as viewed from North Gower Street. You can see the site office and welfare facility, clad in Morag's artwork, as well as the multiuse hall to the right and the former Maria Fidelis school building in the background.



Proposed Street View from North Gower Street.

5. THE DESIGN PROCESS

PROPOSED CONTEXT ELEVATIONS

This drawing shows the proposed elevation from 'line 01' on the diagram in the bottom left of this page. This is an indicative elevation as viewed from the east.

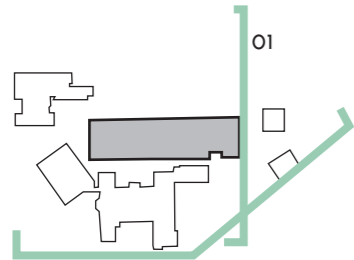


Back of North Gower Street Starcross St. Managed Workspace Proposed Building HS2 Works

This drawing shows the proposed elevation from 'line 02' on the diagram in the bottom left of this page. This is an indicative elevation as viewed from the south.



George Mews North Gower St. Managed Workspace Proposed Building Exmouth Arms PH



02

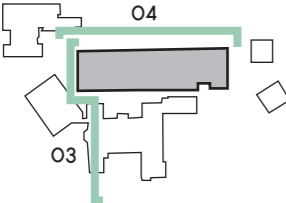
5. THE DESIGN PROCESS

PROPOSED CONTEXT ELEVATIONS

This drawing shows the proposed elevation from 'line 03' on the diagram in the bottom left of this page. This is an indicative elevation as viewed from the west.



This drawing shows the proposed elevation from 'line 04' on the diagram in the bottom left of this page. This is an indicative elevation as viewed from the north (the HS2 construction site).



6. NEXT STEPS

HS2 Ltd and Mace Dragados are running a public engagement process between 12 April and 2 May 2021, during which time you can share your comments via a feedback form at www.HS2inCamden.co.uk.

A Frequently Asked Questions document has also been published on the website above, where you can find additional information including how we will use your feedback in the development of the proposals.

Following the engagement period, the planning documents will be finalised ahead of submission in the summer. It is expected that Camden Council, acting as the local planning authority, will then make a decision on the application within the statutory planning application determination period.

In addition to the website, if you have any questions about these proposals or anything else relating to HS2, you can contact the HS2 Helpdesk team on:

Freephone: 08081 434 434

Minicom: 08081 456 472

Email: hs2enquiries@hs2.org.uk

