Improving the buildings on Highbury Fields
Levitate team

Tim Sloan
Director
BSc DipArch FRSA RIBA

Tim founded Levitate with Spencer Guy in 2005 and has an active role in the design of all Levitate projects.

Key projects
Jewry Wall Museum, Leicester
Access improvements and museum extension to a Grade II listed building

Friars Mill, Leicester
ERDF-funded conversion works

Highcross Beacons, Leicester
A non-commercial digital sculpture showing specially curated content

King’s Lynn riverfront regeneration plan for the Borough Council of King’s Lynn and West Norfolk

Sarah Earney
Associate
BA (Hons) DipArch MSc (Conservation) FRSA RIBA

Sarah is a RIBA-registered conservation architect with a Masters in Historic Conservation. She has been the project architect for many conservation and new build projects in sensitive historic sites.

Key projects
Jewry Wall Museum, Leicester
Access improvements and museum extension to a Grade II listed building

Friars Mill, Leicester
ERDF-funded conversion works

Mountbatten, Plymouth
Historic England-funded repairs and feasibility study for future uses of the scheduled ancient monument.
About Levitate

- Practice of 12 architects, led from London with bases in the South West and Yorkshire
- Formed by Spencer Guy and Tim Sloan in 2005, founded on their shared belief in the importance of transformative projects and high-quality, contemporary design
- Talented and experienced team, working with a wide variety of clients, project scales and building types across the UK
- Experts in conservation work – led by director Jo Hibbert, with associate Sarah Earney
- Experience working with historical buildings of varying status and type, including Grade I, II* or II listed and scheduled ancient monuments
- We design warm, friendly light-filled buildings, entirely bespoke yet delivered on time and on budget
- Wherever the site, we start with sensitivity and a blank sheet of paper
- We always end with light-filled enjoyable buildings that users love
Our team

Entuitive
Structural & Civil Engineer

Entuitive is a consulting engineering practice with a vision to design advanced structures and systems that support a sustainable future.
Recent projects include Walthamstow Wetlands and the Queen Elizabeth Park Timber Lodge and Tumbling Bay Playground.

Levitate
Lead Consultant, Architect, Conservation Architect and Principal designer

INTEGRATION
Mechanical, Electrical & Environmental Engineer

INTEGRATION was founded by Dan Brooks in 2011, specialising in the design of building services and environmental control systems for high quality, unique buildings where sustainability, functionality and architectural and design quality are of prime importance.
Improving the buildings on Highbury Fields

Oasis cafe

One O’clock Club
Improving the buildings on Highbury Fields

Examples of our work
Friars Mill

BEFORE
Friars Mill

AFTER
Old Farm
Old Farm

AFTER
Victoria Leisure Centre

BEFORE
Victoria Leisure Centre

AFTER
London House

BEFORE
London House

AFTER
Oundle Pavilion

AFTER
The next steps
The next steps

STAGE ONE

December - January
• Preparation, brief and feasibility study

• Cafe
• One O’clock Club
• Park keeper’s facilities
• WCs

• Options for one / two buildings
The next steps

STAGE ONE

- History of the fields and heritage
- Existing facilities and condition
- Policy and previous studies
- Current uses of the site area
- Proposed brief for new facilities
- Circulation and footfall
- Setting and views
- Tree protection and RPAs
- Orientation and sun paths
- Ecology
- Utilities and below ground services
- Ground conditions and drainage
- Ground levels and access
- Sustainability and energy use
- Access and security
- Waste and deliveries
- One / Two building
The next steps

STAGE ONE

January / February
• Public consultation on options
• Feedback
• LBI decision on one or two buildings
STAGE TWO

February
• Develop concept design proposal
March - May
• Pre-election Purdah (27th March - 4th May)
May
• Public consultation for concept option
• Feedback
• LBI decision to proceed to Stage 3
The next steps

STAGE THREE

May - August
Development of Stage 3 designs

September / October
Submission of planning application

December
Planning application decision
The next steps

New information

• Measured survey of buildings
• Confirmation of existing building areas
• 215 consultation responses

Forthcoming information

• Pedestrian movement counter data
• Update to catering brief
Existing building areas

Permanent buildings - blue
Temporary buildings - orange

café / tennis store
groundkeeper's store
café

tennis court
tennis booking hut
temporary WCs
permanent WC
redundant shelter

Bandstand
Bandstand container

tennis court
tennis court

duct

Bungalow
Bungalow outbuilding

WATER HEATER
SEP BIN
DP

HIGHBURY GROVE
HIGHBURY FIELDS

1. Scaling from a print of this drawing will only give approximate dimensions due to inherent inaccuracies in printed media. Where accurate dimensions are required please refer to the Architect.

2. Proposed works are based upon survey information provided by others. The Architect is not responsible for discrepancies in survey information.

3. All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

4. All co-ordinates, levels, dimensions and discrepancies are to be reported to the architect.

5. All temporary works to be responsibility of the contractor.

6. This drawing to be read in conjunction with all relevant Architect’s drawings, specifications and other Consultant’s information.
### Existing building areas

<table>
<thead>
<tr>
<th>ALL BUILDINGS (STRATEGIC BRIEF)</th>
<th>GEA (sqm)</th>
<th>ALL BUILDINGS (NEW SURVEY)</th>
<th>GEA (sqm)</th>
<th>PERMANENT BUILDINGS</th>
<th>GEA (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oasis Cafe</td>
<td>78.00</td>
<td>Oasis Cafe</td>
<td>63.08</td>
<td>Oasis Cafe</td>
<td>63.08</td>
</tr>
<tr>
<td>Stores adjacent to cafe</td>
<td>12.00</td>
<td>Store 1</td>
<td>3.37</td>
<td>Store 1</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Store 2</td>
<td>8.94</td>
<td>Store 2</td>
<td>0.00</td>
</tr>
<tr>
<td>Storage hut 1 on corner of tennis court</td>
<td>7.00</td>
<td>Tennis hut</td>
<td>8.94</td>
<td>Tennis hut</td>
<td>8.94</td>
</tr>
<tr>
<td>Storage hut 2 on corner of tennis court</td>
<td>3.00</td>
<td>Temporary WCs</td>
<td>3.18</td>
<td>Temporary WCs</td>
<td>0.00</td>
</tr>
<tr>
<td>Public Toilet</td>
<td>8.00</td>
<td>Public Toilet</td>
<td>5.54</td>
<td>Public Toilet</td>
<td>5.54</td>
</tr>
<tr>
<td>Redundant shelter</td>
<td>7.00</td>
<td>Redundant shelter</td>
<td>6.60</td>
<td>Redundant shelter</td>
<td>6.60</td>
</tr>
<tr>
<td>One ‘o’ Clock Club</td>
<td>88.00</td>
<td>One ‘o’ Clock Club</td>
<td>70.44</td>
<td>One ‘o’ Clock Club</td>
<td>70.44</td>
</tr>
<tr>
<td>Bungalow</td>
<td>92.00</td>
<td>Bandstand container</td>
<td>5.18</td>
<td>Bandstand container</td>
<td>0.00</td>
</tr>
<tr>
<td>Bungalow outhouse</td>
<td>12.00</td>
<td>Bungalow outhouse</td>
<td>11.88</td>
<td>Bungalow outhouse</td>
<td>11.88</td>
</tr>
<tr>
<td>TOTAL</td>
<td>307.00</td>
<td></td>
<td>279.23</td>
<td></td>
<td>258.55</td>
</tr>
</tbody>
</table>

1714 Improvements to buildings on Highbury Fields

Existing Building Areas Schedule

Thursday, 2 November 2017

Revision - 2
## Existing building areas

<table>
<thead>
<tr>
<th>ALL BUILDINGS (STRATEGIC BRIEF)</th>
<th>GEA (sqm)</th>
<th>ALL BUILDINGS (NEW SURVEY)</th>
<th>GEA (sqm)</th>
<th>PERMANENT BUILDINGS</th>
<th>GEA (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oasis Cafe</td>
<td>78.00</td>
<td>Oasis Cafe</td>
<td>63.08</td>
<td>Oasis Cafe</td>
<td>63.08</td>
</tr>
<tr>
<td>Stores adjacent to cafe</td>
<td>12.00</td>
<td>Store 1</td>
<td>3.37</td>
<td>Store 1</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Store 2</td>
<td>8.94</td>
<td>Store 2</td>
<td>0.00</td>
</tr>
<tr>
<td>Storage hut 1 on corner of tennis court</td>
<td>7.00</td>
<td>Tennis hut</td>
<td>8.94</td>
<td>Tennis hut</td>
<td>8.94</td>
</tr>
<tr>
<td>Storage hut 2 on corner of tennis court</td>
<td>3.00</td>
<td>Temporary WCs</td>
<td>3.18</td>
<td>Temporary WCs</td>
<td>0.00</td>
</tr>
<tr>
<td>Public Toilet</td>
<td>8.00</td>
<td>Public Toilet</td>
<td>5.54</td>
<td>Public Toilet</td>
<td>5.54</td>
</tr>
<tr>
<td>Redundant shelter</td>
<td>7.00</td>
<td>Redundant shelter</td>
<td>6.60</td>
<td>Redundant shelter</td>
<td>6.60</td>
</tr>
<tr>
<td>One ‘o’ Clock Club</td>
<td>88.00</td>
<td>One ‘o’ Clock Club</td>
<td>70.44</td>
<td>One ‘o’ Clock Club</td>
<td>70.44</td>
</tr>
<tr>
<td>Bungalow</td>
<td>92.00</td>
<td>Bandstand container</td>
<td>5.18</td>
<td>Bandstand container</td>
<td>0.00</td>
</tr>
<tr>
<td>Bungalow outhouse</td>
<td>12.00</td>
<td>Bungalow outhouse</td>
<td>11.88</td>
<td>Bungalow outhouse</td>
<td>11.88</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>307.00</strong></td>
<td></td>
<td><strong>279.23</strong></td>
<td></td>
<td><strong>258.55</strong></td>
</tr>
</tbody>
</table>

Therefore difference between the Strategic Brief (Version 3.7) - July 2017

307 sq.m less 259 sq.m = 48 sq.m
Any questions
Improving the buildings on Highbury Fields