

**Thomas's Richmond Hill**

Design & Access Statement to  
accompany Listed Building Consent  
application

1714-IID-RP-A-011 P01

20<sup>th</sup> February 2024



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# Introduction

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## SUMMARY

This report is written in support of an application for Listed Building Consent.

It relates to works on the former Richmond American University London site, which is proposed to be re-purposed as a new secondary school for Thomas's London Day Schools.

The application follows directly from the pre-application submitted to the London Borough of Richmond-upon-Thames in December 2023 (ref. 23/P0237/PREAPP).

This report has been prepared by IID Architects on behalf of Thomas's London Day Schools in collaboration with the following consultants:

- Client: Thomas's London Day Schools
- Project Manager: Bidwells
- Architect: IID Architects
- Cost Consultant: Synergy
- Structural Engineer: Integral Engineering Design
- Services Engineer: Troup Bywaters + Anders
- Heritage Consultant: Heritage Information Ltd
- Fire Engineer: Hilson Moran
- Acoustic Consultant: Ion Acoustics
- Planning Consultant: Savills

## BACKGROUND

Thomas's London Day Schools are a family-run group of co-educational independent schools in central London for children between the ages of two and sixteen.

Thomas's College Richmond Hill will open in September 2025, initially for years 7 to 12, building to a capacity of up to 630 pupils up to Year 13. The proposed school will also accommodate boarding accommodation for up to 50 pupils.

Thomas's ethos of forward thinking and outward-looking education, based on core values of kindness and pastoral care, is of central importance to the design of the school site. The architecture should foster creativity and freedom of expression alongside critical thinking and independent thought.



## Site Overview

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The site was used for Richmond Theological College, originally a Methodist ministerial and missionary training college, between 1843 and 1972.

It then became a part of the American University London, comprising a range of teaching facilities together with student bed-spaces for c. 216 students.

The site comprises the following buildings located within approximately 2.1 hectares of landscaped gardens:

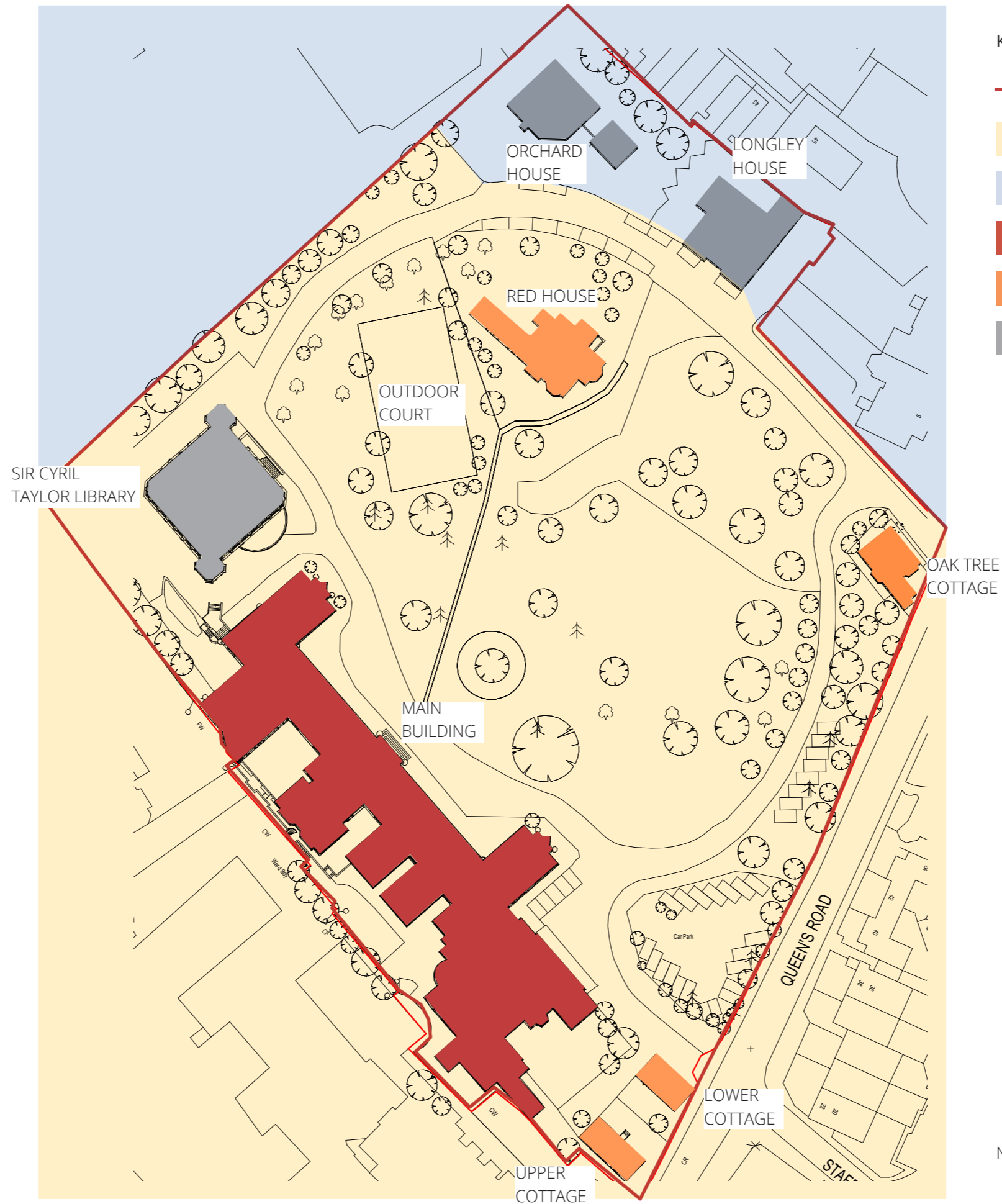
- Grade II listed:
  - **Main Building**
- Locally listed / curtilage listed buildings:
  - **Red House**
  - Lower and Upper Cottages
  - Oak Tree Cottage
- Buildings outside curtilage of the listed building
  - Sir Cyril Taylor Library
  - Orchard House
  - Longley House

This application relates to works to the Main Building and Red House as part of the site's redevelopment. The Lower and Upper Cottages and Oak Tree Cottage will remain as existing.



# Site Plan

The site falls within CA5. Richmond Hill Conservation Area, CA30. St. Matthias Conservation Area, a "Village Character Area", and a "Critical Drainage Area".



## Key:

- Site boundary
- Richmond Hill Conservation Area
- St. Matthias Conservation Area
- Grade II Listed
- Locally listed / within curtilage of listed building
- Outside curtilage of listed building

N  
↑  
Not to scale

# Site Analysis



Key

- Vehicular movement
- Pedestrian movement
- Open lawn
- Car parking
- Security

Background noise levels high due to aircraft flight paths - may impact natural ventilation options

Gardens contain many high quality mature trees which are protected, so new development opportunities are limited

Aerial view of site [Credit: Google, Bluesky, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The Geoinformation Group]

## Site Photos - Listed Buildings

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Main Building (Grade II listed)

19th Century Building with adjoining 'George House' to the south. Set over 5 storeys including the basement, the building houses dining and kitchen facilities, administrative spaces and residential accommodation, some of which would be best maintained as boarding accommodation for Thomas's in order to suit their requirement for circa 50 student bedrooms.



Lower and Upper Cottages (locally & curtilage listed)

*No works proposed to existing buildings*

Two, 2-storey cottage buildings located next to the front entrance, and designated as Buildings of Townscape Merit. Lower Cottage is adjacent the entrance way and would be ideally suited to a porter or gate-person's accommodation for security reasons. Upper Cottage is set behind this and could be used for estates staff or administrative purposes. The domestic nature of the cottages and their separation from the Main School means that they would not be ideal for teaching accommodation.



Red House (locally & curtilage listed)

A 3 storey "Building of Townscape Merit" with smaller cellular rooms, which is well suited to use as a self-contained 6<sup>th</sup> Form centre, with common room and study spaces as well as offices.



Oak Tree Cottage (locally & curtilage listed)

*No works proposed to existing building*

A single storey gatehouse building on the eastern corner of campus, designated as a Building of Townscape Merit. This would be suited to security or administrative purposes.



## Site Photos - Later Additions

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Sir Cyril Taylor Library

A teaching and library block built in the late 1990s, spread over 5 storeys including the basement. The floor plan with 2 stair cores in opposite corners, and 4 columns arranged in the centre of each floor, offers good flexibility for adaptation. The larger spaces also provide the best opportunities currently available on site for an assembly hall of the scale that Thomas's require.



Orchard House

A 2-storey building which must be used as a self-contained residential unit. This would be best dedicated to the Head of School.



Outdoor Court

An approximately 17 x 33.5m size hard court, in need of resurfacing.



Longley House

A single storey building near the eastern edge of the campus, previously used for student bedrooms and common areas. As this building is modern and there is flexibility to demolish partitions, it could be used as a self-contained Design Technology building.

# Internal Photos

## Main Building - Lower Ground Floor



1



2



3



4



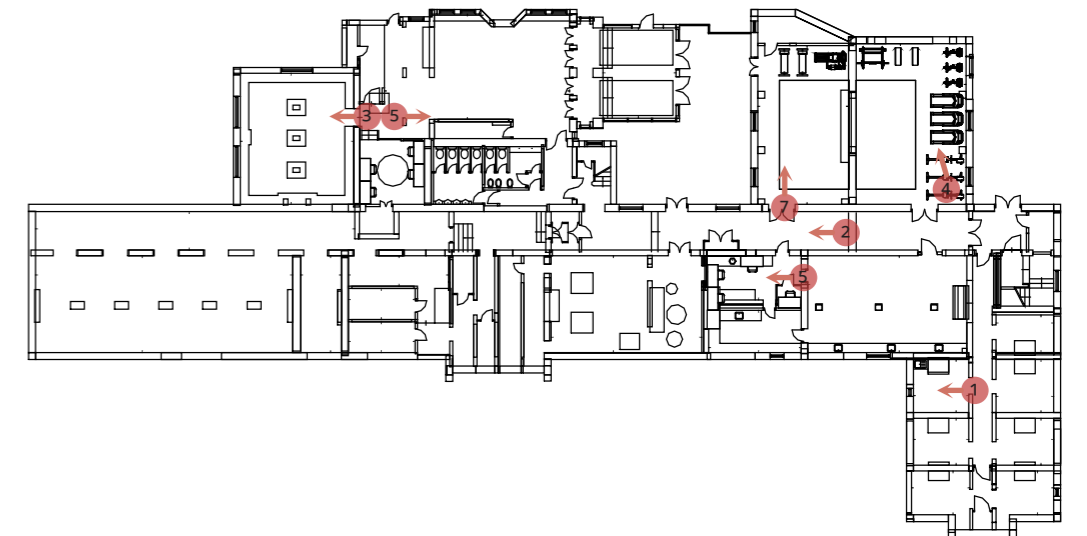
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6



7



# Internal Photos

## Main Building - Ground Floor



1



3



6



8



2



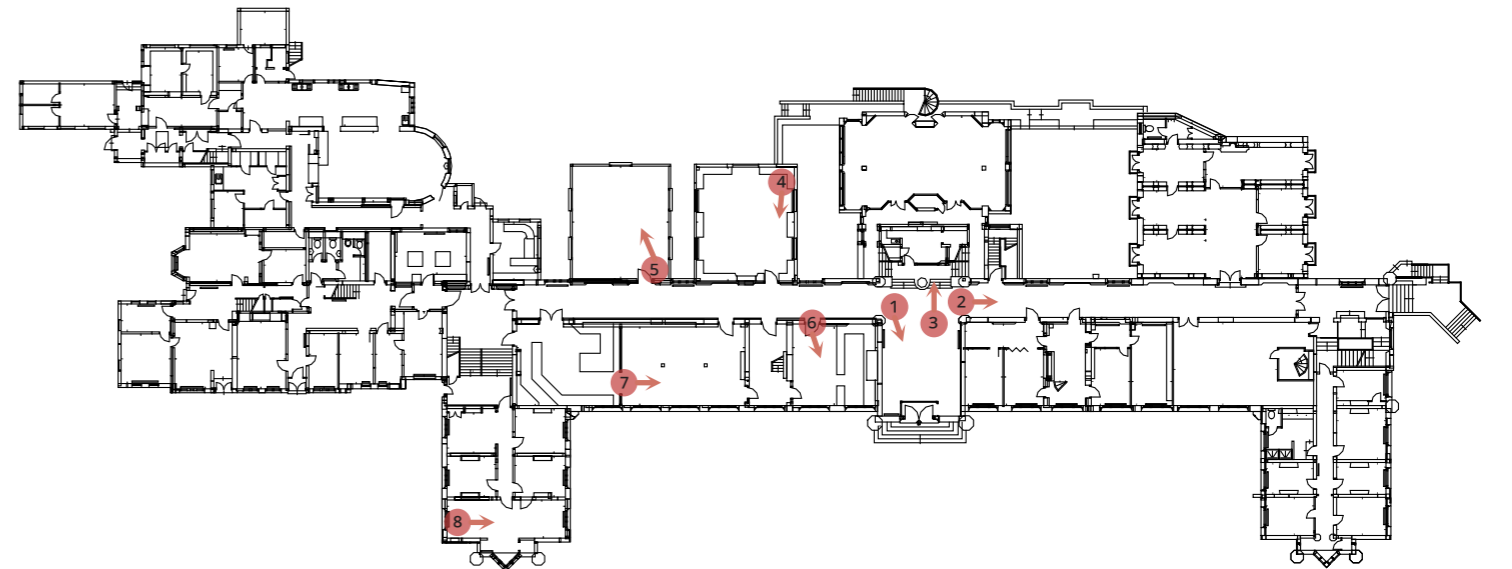
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# Internal Photos

## Main Building - Ground Floor



1



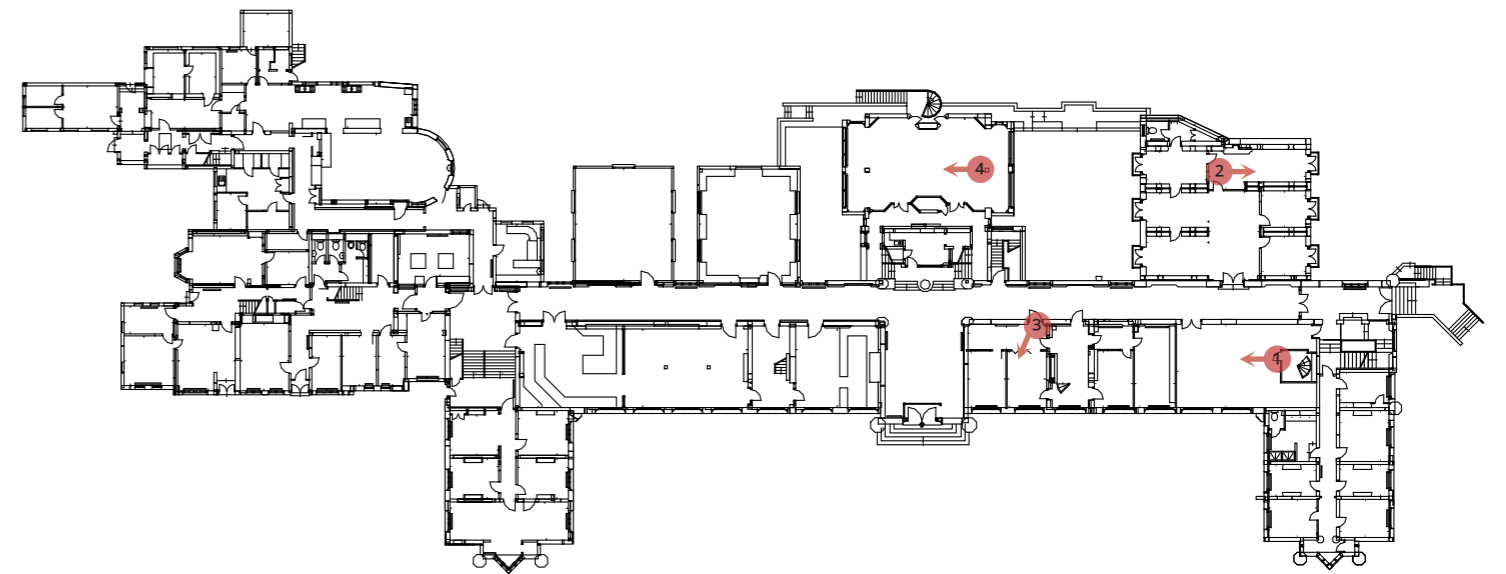
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# Internal Photos

## Main Building - First Floor



1



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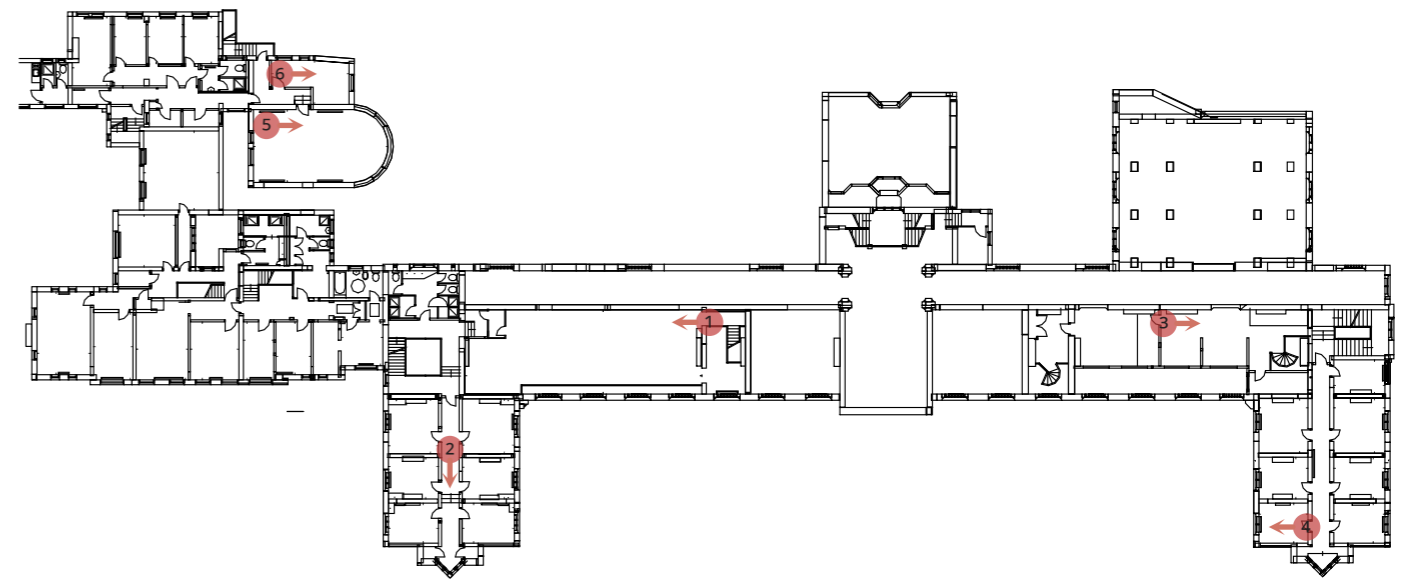
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2



4



# Internal Photos

## Main Building - Second Floor



1



3



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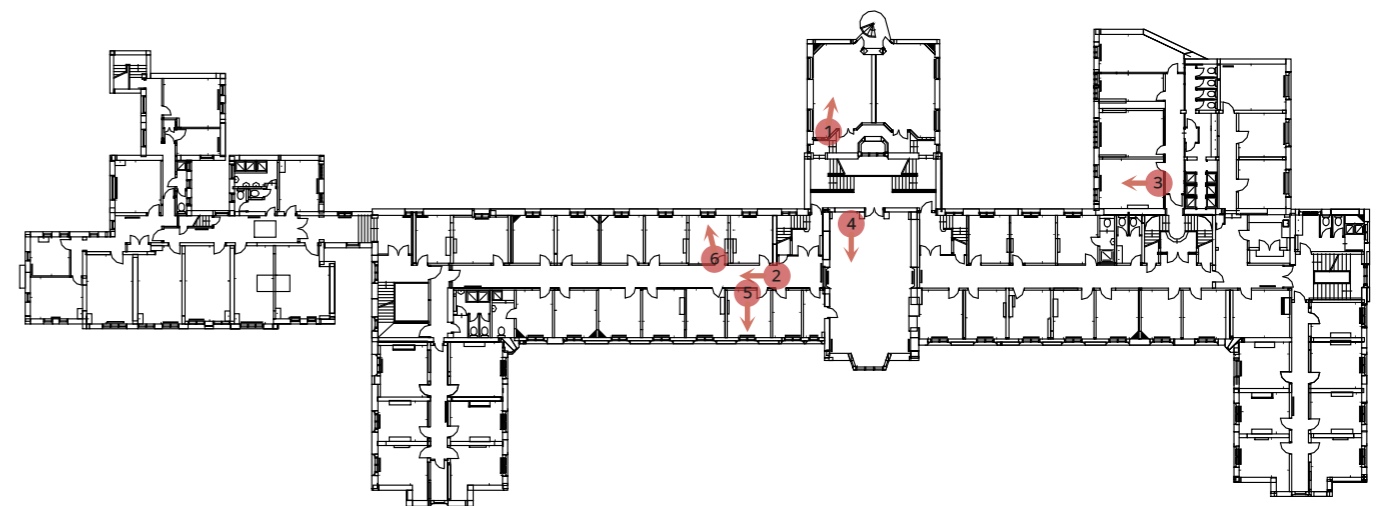
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2



4



# Internal Photos

## Main Building - Third and Fourth Floors



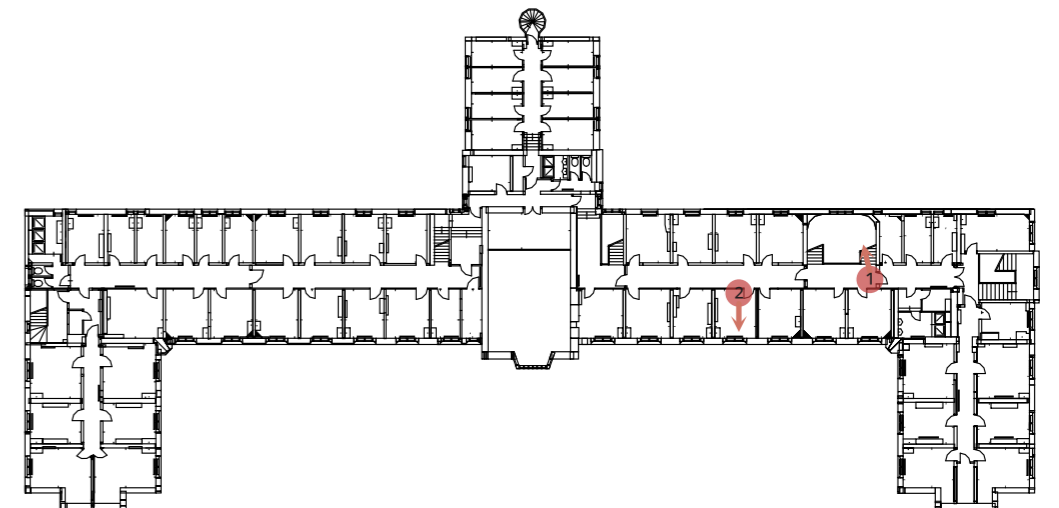
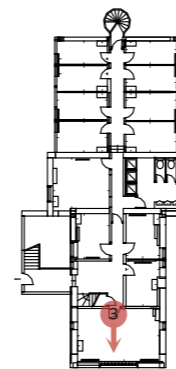
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2



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# Internal Photos

## Red House



1



2



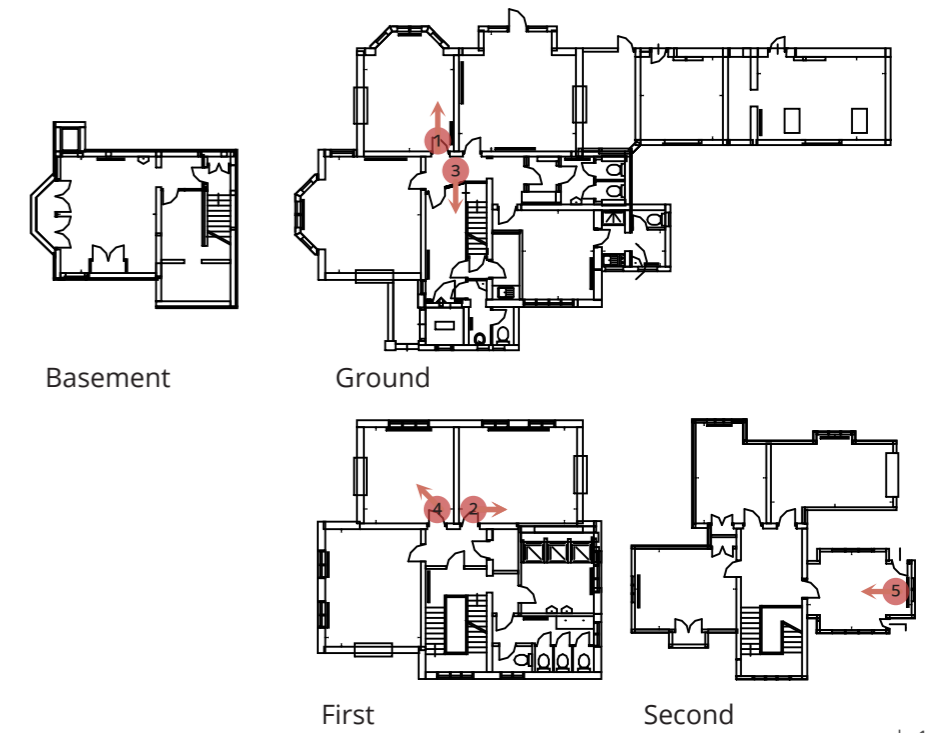
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3





## Planning Background

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### PRE-APPLICATION ADVICE

Ref. - 23/P0237/PREAPP

The first submission of pre-application information to London Borough of Richmond-upon-Thames was made on 28<sup>th</sup> September 2023. IID met LBRuT on site on 1<sup>st</sup> November and they requested further information to justify the alterations to the 1840s Main College Building at second floor.

IID produced a supplementary report, which was submitted to LBRuT on 10<sup>th</sup> November 2023, explaining why the extent of alterations at first floor is necessary, and highlighting the proposed heritage improvements that counteract the alterations. This information is included within Appendix A of this report.

A second application for pre-application advice was made at the end of December 2023, a meeting is scheduled for 24<sup>th</sup> January.

### PREVIOUS APPLICATIONS

89/0313/LBC - Extension Of Library Mezzanine, Construction Of Half Mezzanine In Reference Room And New Timber Staircase To Link Basement, Library And Mezzanine.

89/2049/FUL and 89/2085/LBC - Erection Of A Four Storey Building To Provide A New Library Complex On Ground & 1st Floors & Classrooms & Seminar Rooms On 2nd & 3rd Floors. Provision Of Replacement Parking. Granted Permission 13/12/1990

90/1480/FUL - Amendment To Condition (h) Of Planning Permission 89/2049 To Allow For Number Of Students On College Premises To Be A Maximum Of 590. Granted Permission 10/12/1990

94/2198/FUL - Erection Of 4 Storey Building To Provide A New Library On Ground And First Floors And Additional Classrooms And Seminar Rooms On 2nd And 3rd Floors, Formation Of Parking Areas. Granted Permission 13/04/1995

97/2740 - Erection Of A 5 Storey Building (including Basement) To Provide A New Library On Ground And First Floors, Additional Classrooms Seminar Rooms And Faculty Offices On The Second And Third Floors And Seminar Area And Plant In The Basement With. Granted Permission 29/06/1998

00/0882 - Alterations To Parts Of Main Building, Ground Floor Toilets And 2 Bedrooms. Granted Permission 05/05/2000

00/0905 - Alterations To Main Building (ground Floor Main Entrance And Corridor). Granted Permission 22/05/2000

00/0906 - Alterations To Main Building (it Centre). Granted Permission 30/06/2000

01/2172 - Proposed Conservatory Leading From Common Room To Courtyard. Granted Permission 09/10/2001

02/3383 - Removal Of Timber Staircase Linking Ground And First Floor Of Canteen. Formation Of New Door At First Floor Level Linking Canteen To Secondary Staircase. Granted Permission 16/12/2002

05/3600/LBC & 05/3599/FUL - Formation of a new mansard roof to George House to provide 8 additional

bedrooms as ancillary accommodation, and provision of cycle storage. Granted Permission 24/07/2006

07/4090/FUL & 07/4091/LBC & 07/4254/CAC - Erection of a new 3 storey building adjacent to the Red House for student accommodation with 90 beds (and basement plant room), together with external works and landscaping. **Withdrawn** by the Applicant 25/02/2008

08/3022/LBC - Retention of three windows. **Refused** Permission 12/05/2009

10/0002/LBC - Existing small pane single glazed metal casement windows set in brickwork reveals to be replaced with powder coated crittal window system: casement sizes, mullion and transom forms to be replicated: window panes to be 14mm double glazed units incorporating low emissivity glass with face fixed glazing beads to replicate individual small panes. Granted Permission 05/03/2010

10/0247/LBC & 10/0249/CAC - Replacement of 3no. windows at rear of main building, to match pattern proposed for windows replacement programme on George House. Granted Permission 24/03/2010

15/1603/S62H - First floor level - Refurbishment of bathroom to modern standards by formation of two wet rooms in the location of one w.c. Granted Permission 18/05/2015

15/4492/LBC - External fabric repairs to 3no high level flat roof areas with associated parapet and rooflight repairs and replacement of crittall metal windows to main building. Timber frame surrounds to be retained and repaired. Granted Permission 11/12/2015

There is evidence of an application for a new boarding house building adjacent to the Red House in 2007, which was **withdrawn** since it was deemed unacceptable by the planners. The reason for this is not clear from the documents available, but it could be due to the impact on trees in the area.



# Overview

## USE

The site was part of the Richmond American University London from 1972 - 2022, comprising a range of teaching facilities together with student bed-spaces for c. 216 students.

The proposals seek to convert the site into a new secondary boarding school within the Thomas's London Day Schools group, retaining the current C2 use class.

## AMOUNT

The school will open in September 2025, initially for years 7 to 12, building to a capacity of up to 630 pupils up to Year 13. The proposed school will also accommodate boarding accommodation for up to 50 pupils.

The combined total area of buildings is circa 9,800m<sup>2</sup>.

The total number of students is limited to 630 by a planning restriction imposed on the site.

Detailed design studies have been undertaken to confirm that the required facilities can be housed within existing buildings on the site. The spaces provided are outlined on the following pages.

## SCALE & APPEARANCE

As no new buildings or external works are proposed, the scale and external appearance remain as existing, and there is no impact on the character of the conservation areas that the site lies within.

## LANDSCAPE

The site has a well-established landscape with many mature trees, which will remain as existing.

### Key:

- Teaching & Boarding
- Security / Estates Staff
- Staff Residential House
- Sports

- Assembly Hall
- General teaching
- Science

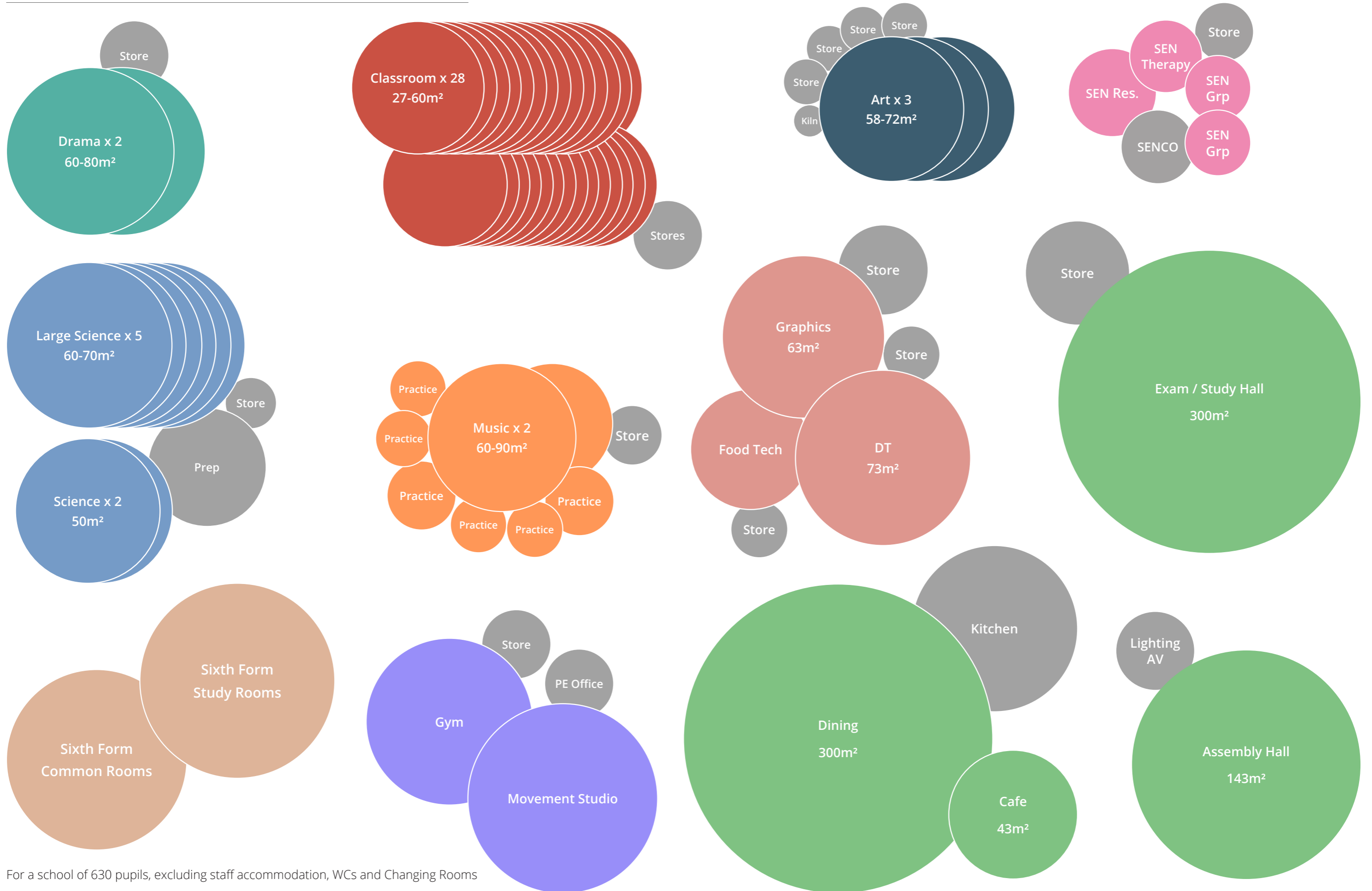
- Reception and Administration
- General teaching
- Art, Music, Food Tech, Drama, Gym, SEN
- Dining & Kitchen
- Boarding Accommodation

N  
↑  
Not to scale



[Right] Proposed Site Plan

# Accommodation Required



For a school of 630 pupils, excluding staff accommodation, WCs and Changing Rooms

## Layout

The facilities required by the school have been arranged to make best use of the space available and to avoid undue changes to the Listed Building and other heritage assets, as summarised below. The proposal responds both to the Heritage Statement by Heritage Information Ltd and pre-application advice by London Borough of Richmond upon Thames. IID have also worked closely with Thomas's staff to ensure that the arrangement of spaces is suitable for their requirements.

The demolition of structural elements has been avoided as far as possible. The proposal also seeks to make heritage improvements to counter the required alterations to the Listed Building, as summarised on the following pages.

### ALTERATIONS TO LISTED BUILDINGS - MAIN SCHOOL BUILDING (GRADE II LISTED)

Particular focus was given to minimising alterations within the principal 1840s college building, which is the part of the listed building with the greatest heritage significance. Although George House predates this building, its interior has less heritage value, as it has already been altered significantly. The modern extensions also have less heritage significance. Refer to the full Heritage Statement for more information.

In response to pre-application feedback, nibs to demolished partitions have been retained in sensitive areas to aid in the appreciation of the building's original plan form.

#### Basement

- Existing plant room retained
- Gym, Dance Studio, and Music Classrooms utilise largest spaces
- Spaces without natural light are used for changing and stores

#### Ground floor

- The Entrance Lobby and Admin Office arrangement allows for the removal of modern partitions.
- Medical Rooms and further Admin Offices are clustered in existing cellular spaces to the north of the Main Entrance

- Existing Dining Hall is retained, the mezzanine floor is removed to reinstate the space to its original volume. The adjacent lecture rooms are used for over-spill dining
- The Maufe Library (Head's Office, Meeting Room and support Offices) at ground floor is opened up through the removal of more modern partitions, to reinstate the space to its original form, with the fireplace as a central feature.
- Existing Kitchen arrangement is retained
- Former central Lecture Room converted into new Drama Room
- 3no. new classrooms created from smaller spaces. 2no. of these are within the 1840s college building, located at the end of each wing to add value by opening up windows.

#### First floor

- Combination of general teaching and administration
- Some demolition required to create suitably sized classrooms, mostly outside the principal 1840s college building. Within the 1840s building, classrooms are located at the end of each wing to add value by opening up windows.
- Modern dining mezzanine removed to restore this room to its original grandeur.

#### Second Floor

- Combination of teaching and administration functions.
- Former Auditorium re-purposed as new Drama Studio
- Demolition of existing partitions within modern extension to create large Art Classroom.
- Alterations to the principal 1840s college building are required to provide appropriately sized teaching spaces. Alternative options were appraised during design development, however it wasn't possible to achieve the minimum number of classrooms required by the school without making these adjustments. See Appendix A for further information.

#### Third floor - Boarding Accommodation

- Current use retained to minimise alterations.
- The Common Room is sited in the 1980s extension to

reduce negative impact on the original building.

The individual study bedrooms reuse existing partitions, meaning the rooms vary in size from small singles at 7m<sup>2</sup>, to several larger twin rooms at around 15m<sup>2</sup>. The different wings would be single-sex, and an accessible bedroom is provided in each wing.

Bathrooms are interspersed throughout the accommodation, with between 4-8 students sharing a bathroom with min. 2 showers and 2 WCs.

Staff accommodation is provided for one houseparent - a 2 bed flat; one matron - a 1 bed flat; and two gap students - a studio flat. These are spread throughout the boarding accommodation to ensure good surveillance, and both the 2 and 1 bed flats can be accessed directly off stairwells, so staff or their partners can access their accommodation with minimal student contact.

One large co-ed common room has been provided for all students at third floor. Ancillary accommodation is provided both outside and within the 'secure' zones - a duty office for the boarding staff, and stores for suitcases and linen. Laundry facilities are expected to be down at ground floor beyond the kitchen.

### RED HOUSE

- Locally listed and within the curtilage of the listed building.
- Used as self-contained 6th Form centre with common room and study spaces as well as offices, making the most of small cellular rooms that are unsuitable for general teaching.
- Where layout adjustments are required, nibs to demolished partitions have been retained to aid in the appreciation of the building's original plan form.

### USE OF REMAINING BUILDINGS -

*(Provided for information; outside scope of listed building consent application)*

#### Sir Cyril Taylor Library

No heritage significance or listing, so the floor plan is flexible. Opportunity to locate larger spaces:

- Assembly Hall
- Exam / Study Hall
- 5no. science laboratories & 2no. science classrooms
- 5no. general teaching classroom

#### Longley House

No heritage significance or listing, so the floor plan is flexible. Opportunity to locate larger spaces:

- DT Studio
- Graphics & Digital Fabrication

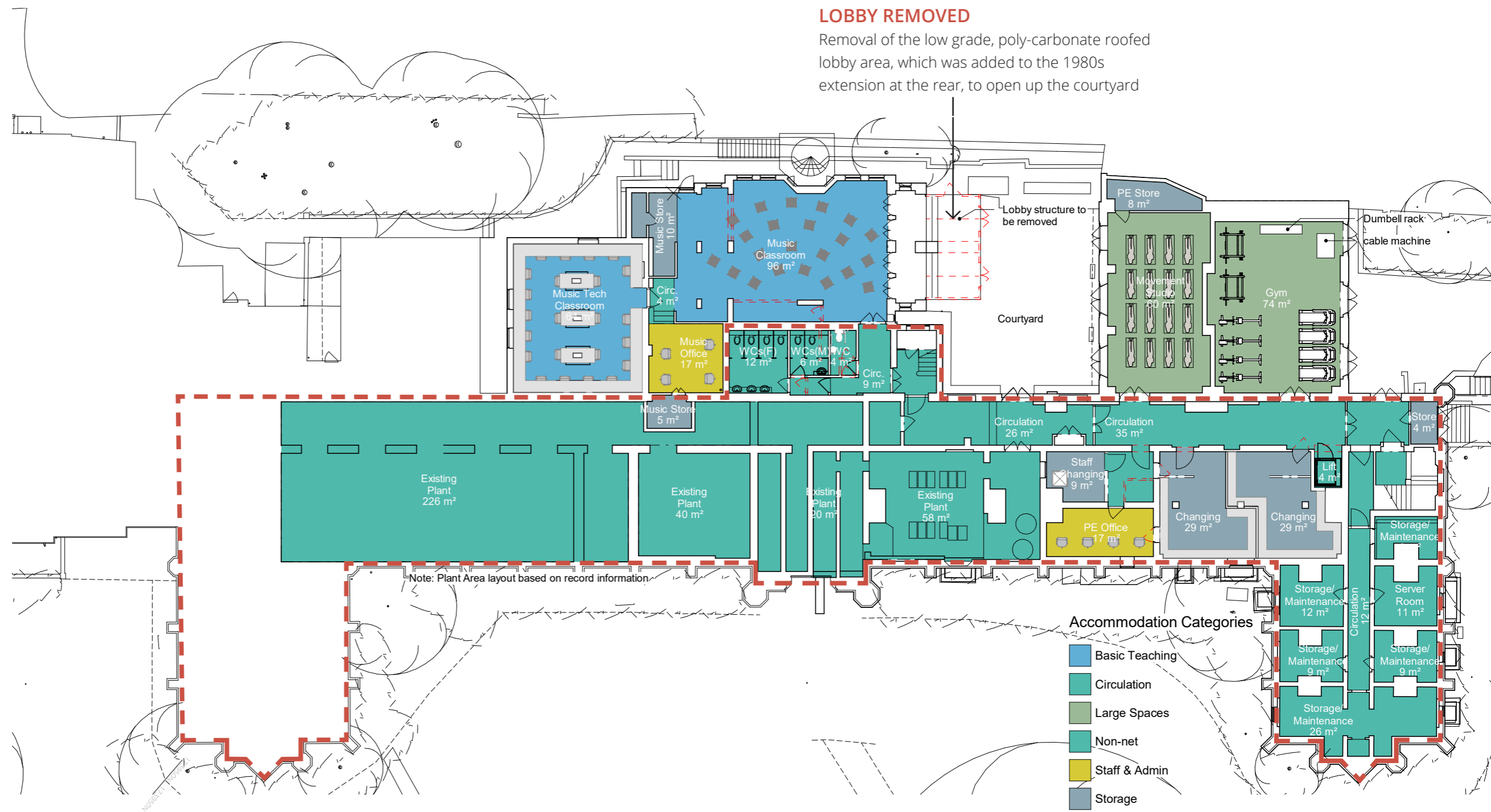
#### Orchard House

- No heritage significance or listing.
- Remains as staff housing to comply with a historic planning condition. No work proposed to existing building.

#### Upper & Lower Cottages and Oak Tree Cottage (locally listed & within curtilage of listed building)

- Spaces are too small to be used for teaching.
- Security and estates team accommodation.
- No work proposed to existing buildings.

# Main Building Heritage Improvements - Lower Ground Floor



Key:

**RED TEXT**

Denotes heritage improvement

— — — — —

Footprint of principal 1840s College Building (*greatest heritage significance*)

- - - - -

Demolitions

# Main Building Heritage Improvements - Ground Floor

## SECURITY OFFICE REMOVED

Removal of the modern walling which forms the security office within the entrance hall, thereby reinstating the former 1930s appearance of the stairs.

## MAUFE LIBRARY REINSTATEMENT

Removal of partitions to open up the Maufe Library to its former glory. Addition of two glazed screens to create the Head's Office and Meeting Room whilst maintain the feeling of openness.

## PARTITIONS REMOVED

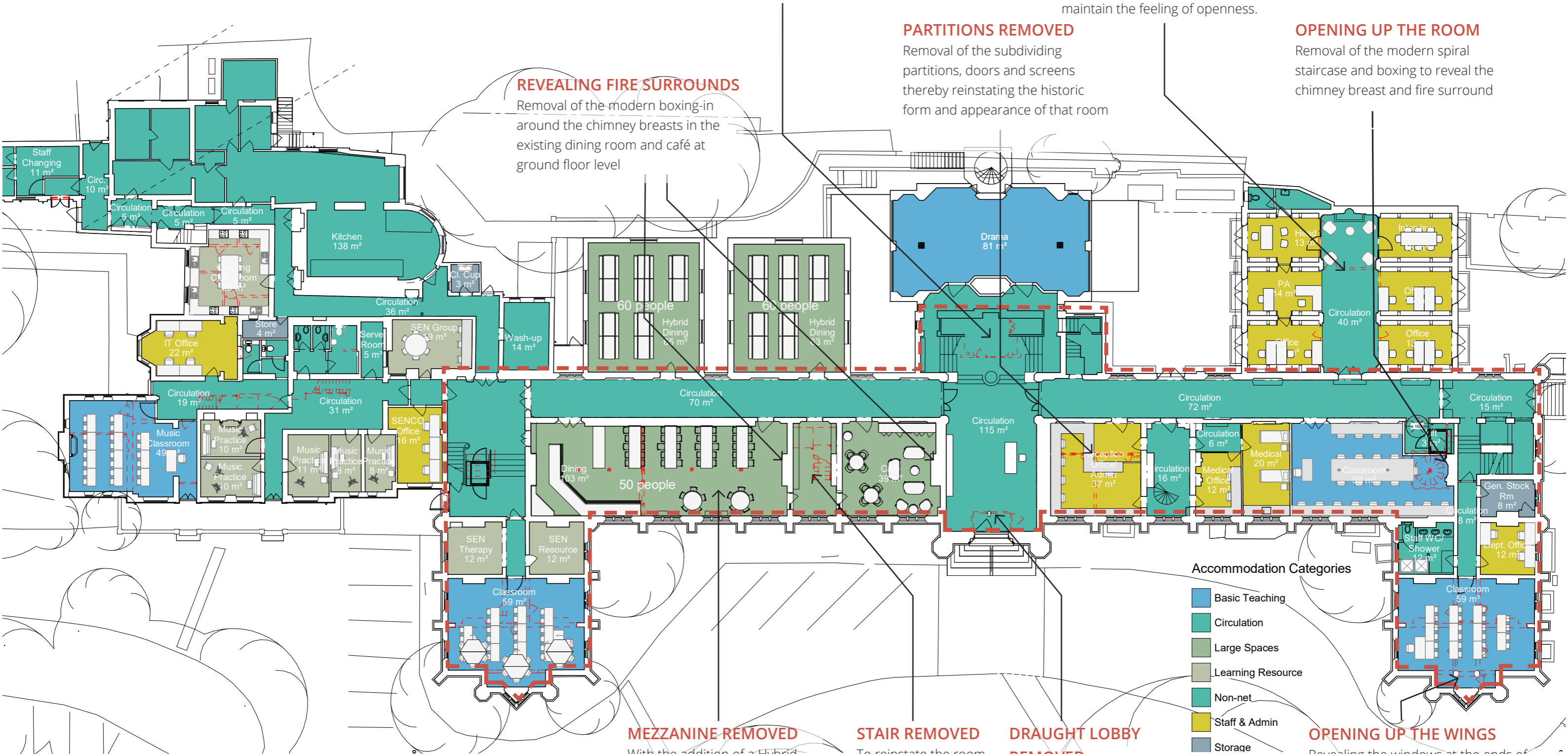
Removal of the subdividing partitions, doors and screens thereby reinstating the historic form and appearance of that room

## OPENING UP THE ROOM

Removal of the modern spiral staircase and boxing to reveal the chimney breast and fire surround

## REVEALING FIRE SURROUNDS

Removal of the modern boxing-in around the chimney breasts in the existing dining room and café at ground floor level



## MEZZANINE REMOVED

With the addition of a Hybrid Dining room opposite, the existing 1st floor Dining Mezzanine and staircase can be removed

## STAIR REMOVED

To reinstate the room to its original configuration

## DRAUGHT LOBBY REMOVED

Reinstating the original form and appearance of the entrance hall

## OPENING UP THE WINGS

Revealing the windows at the ends of the wings, so that they are located within new classrooms instead of forming end-stops to the corridors

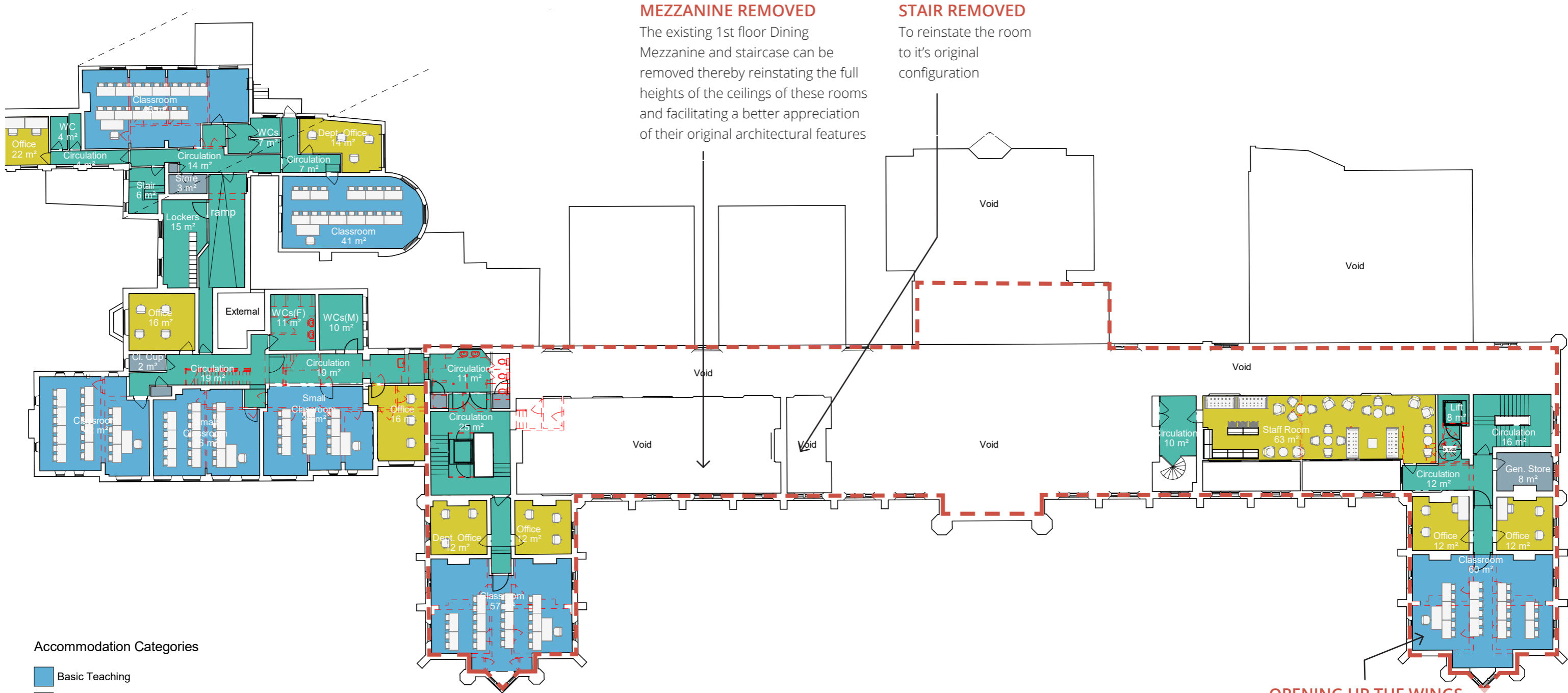
### Accommodation Categories

- Basic Teaching
- Circulation
- Large Spaces
- Learning Resource
- Non-net
- Staff & Admin
- Storage

### Key:

- TEXT Denotes heritage improvement
- - - - - Footprint of principal 1840s College Building (*greatest heritage significance*)
- - - - - Demolitions

# Main Building Heritage Improvements - First Floor



## MEZZANINE REMOVED

The existing 1st floor Dining Mezzanine and staircase can be removed thereby reinstating the full heights of the ceilings of these rooms and facilitating a better appreciation of their original architectural features

## STAIR REMOVED

To reinstate the room to it's original configuration

### Accommodation Categories

- Basic Teaching
- Circulation
- Non-net
- Staff & Admin
- Storage

### Key:

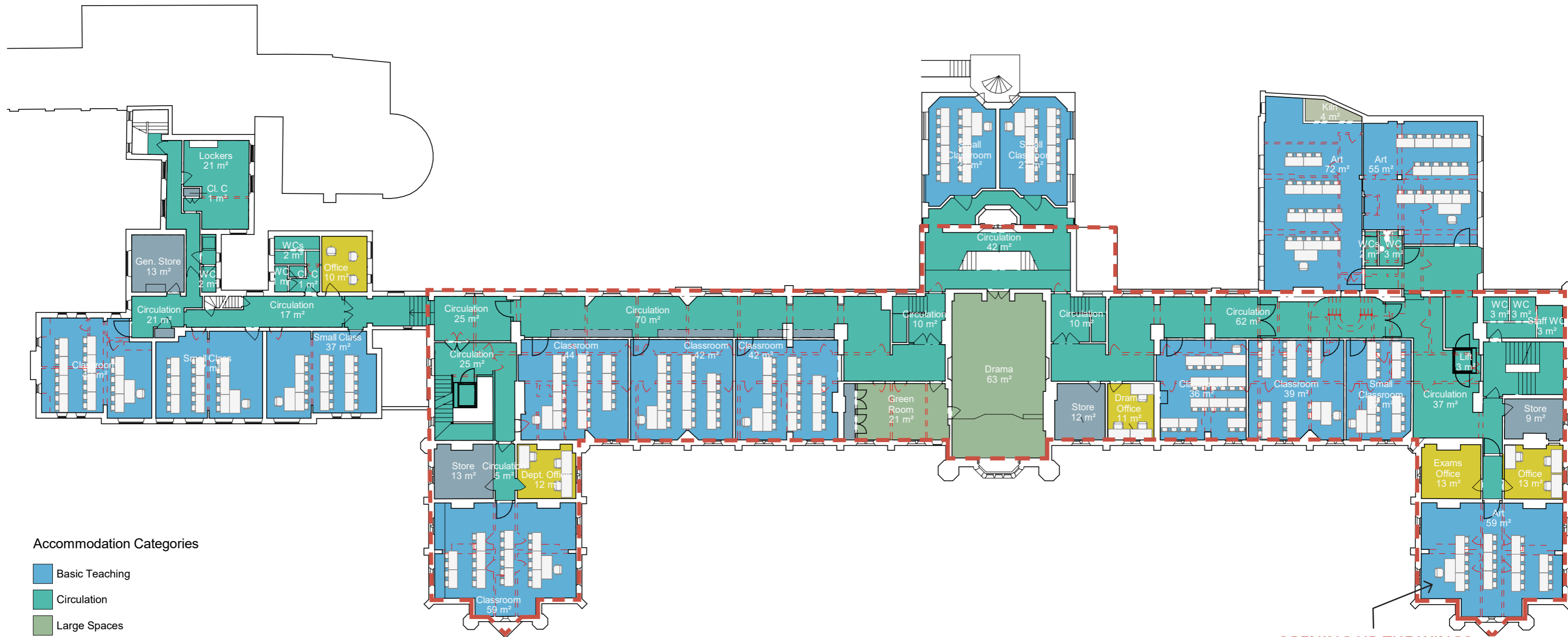
- RED TEXT Denotes heritage improvement
- Footprint of principal 1840s College Building (*greatest heritage significance*)
- Demolitions

## OPENING UP THE WINGS

Revealing the windows at the ends of the wings, so that they are located within new classrooms instead of forming end-stops to the corridors



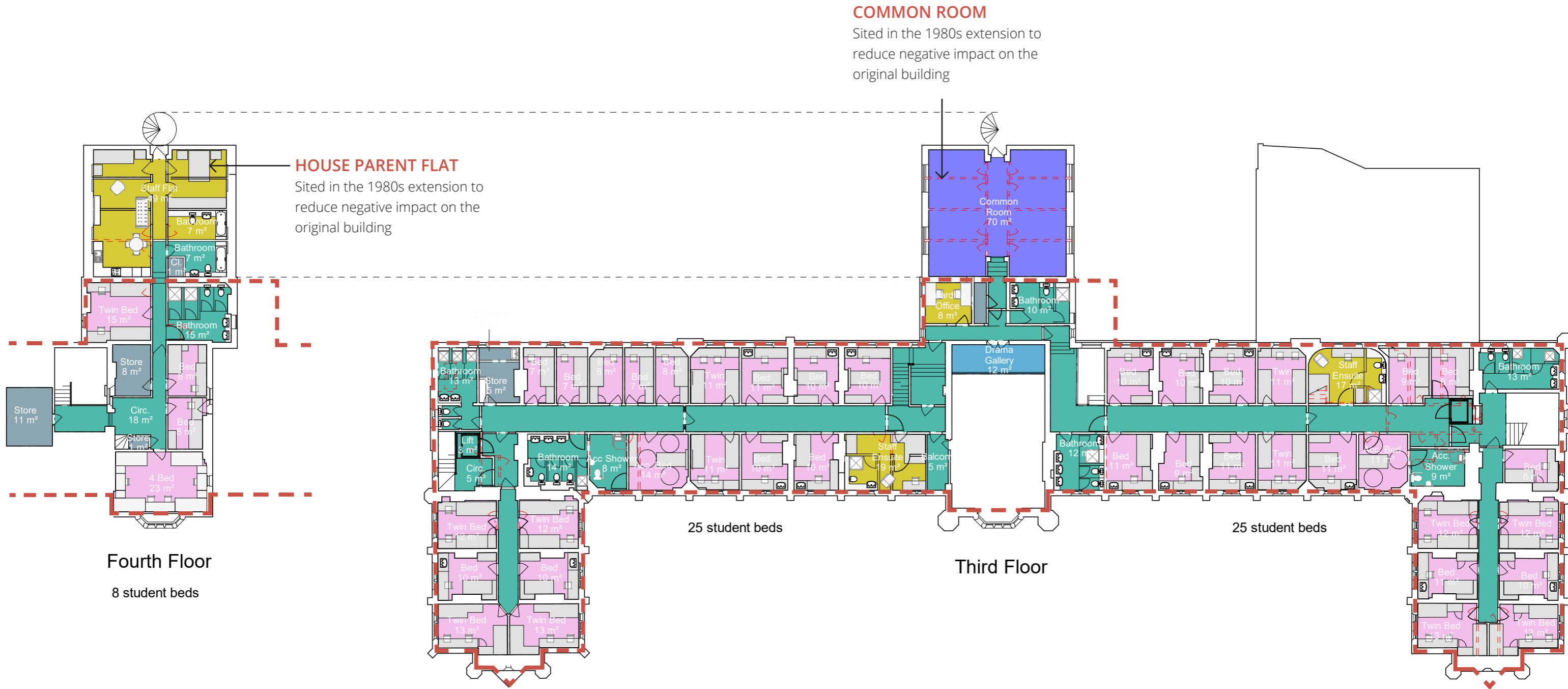
# Main Building Heritage Improvements - Second Floor



## OPENING UP THE WINGS

Revealing the windows at the ends of the wings, so that they are located within new classrooms instead of forming end-stops to the corridors

# Main Building Heritage Improvements - Third Floor

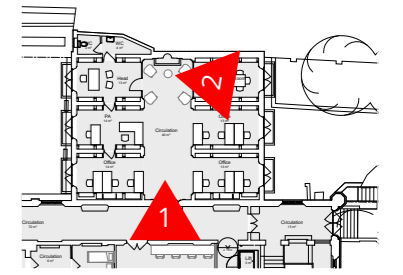


- Key:
- RED TEXT** Denotes heritage improvement
  - Footprint of principal 1840s College Building (*greatest heritage significance*)
  - - -** Demolitions

# Maufe Library Reinstatement

## PARTITIONS TO BE REMOVED

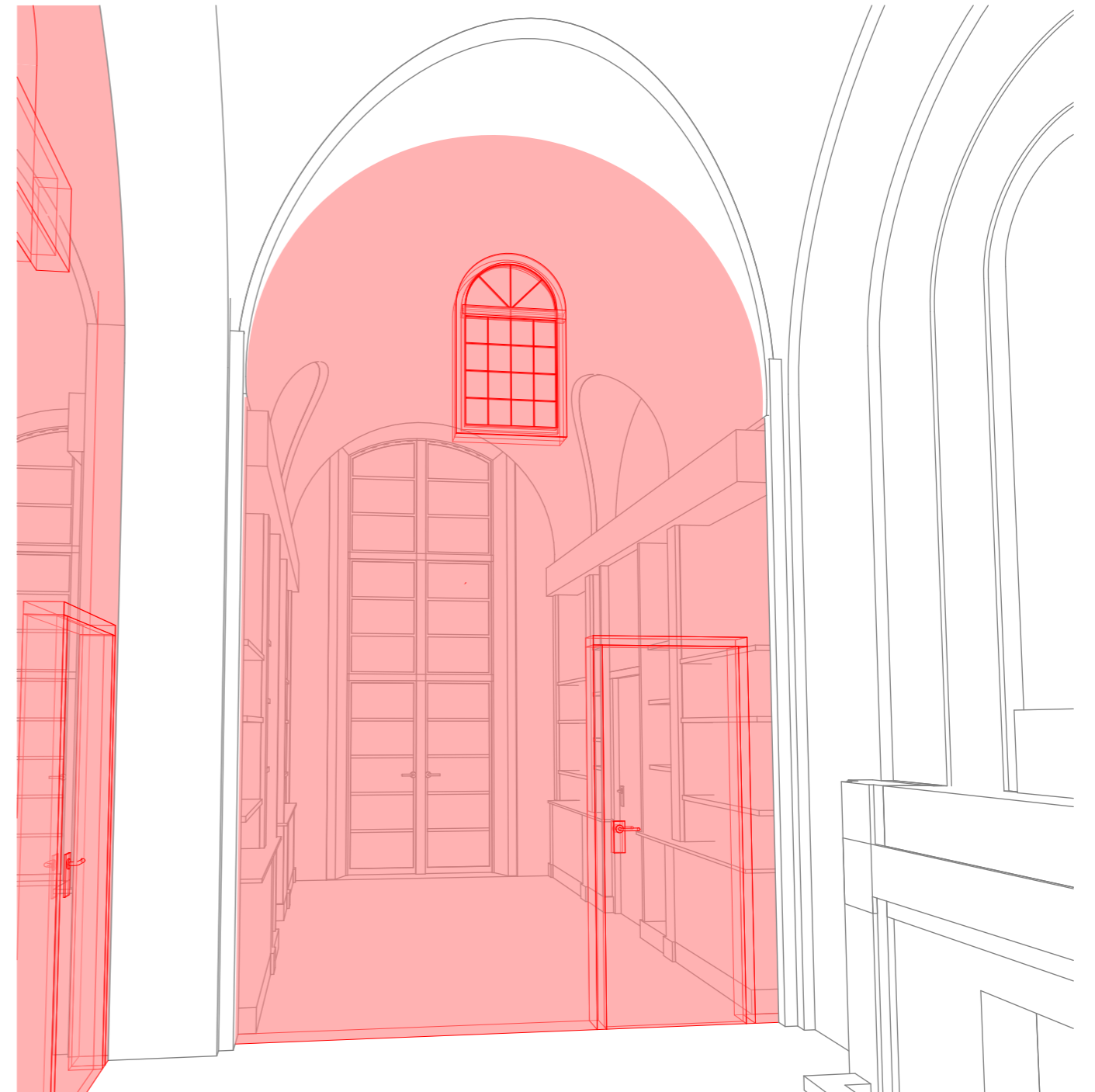
The walls and windows highlighted in red below are later additions which are to be demolished to return the space to the original design.



KEY PLAN



View 1

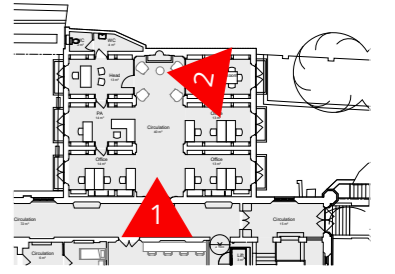


View 2

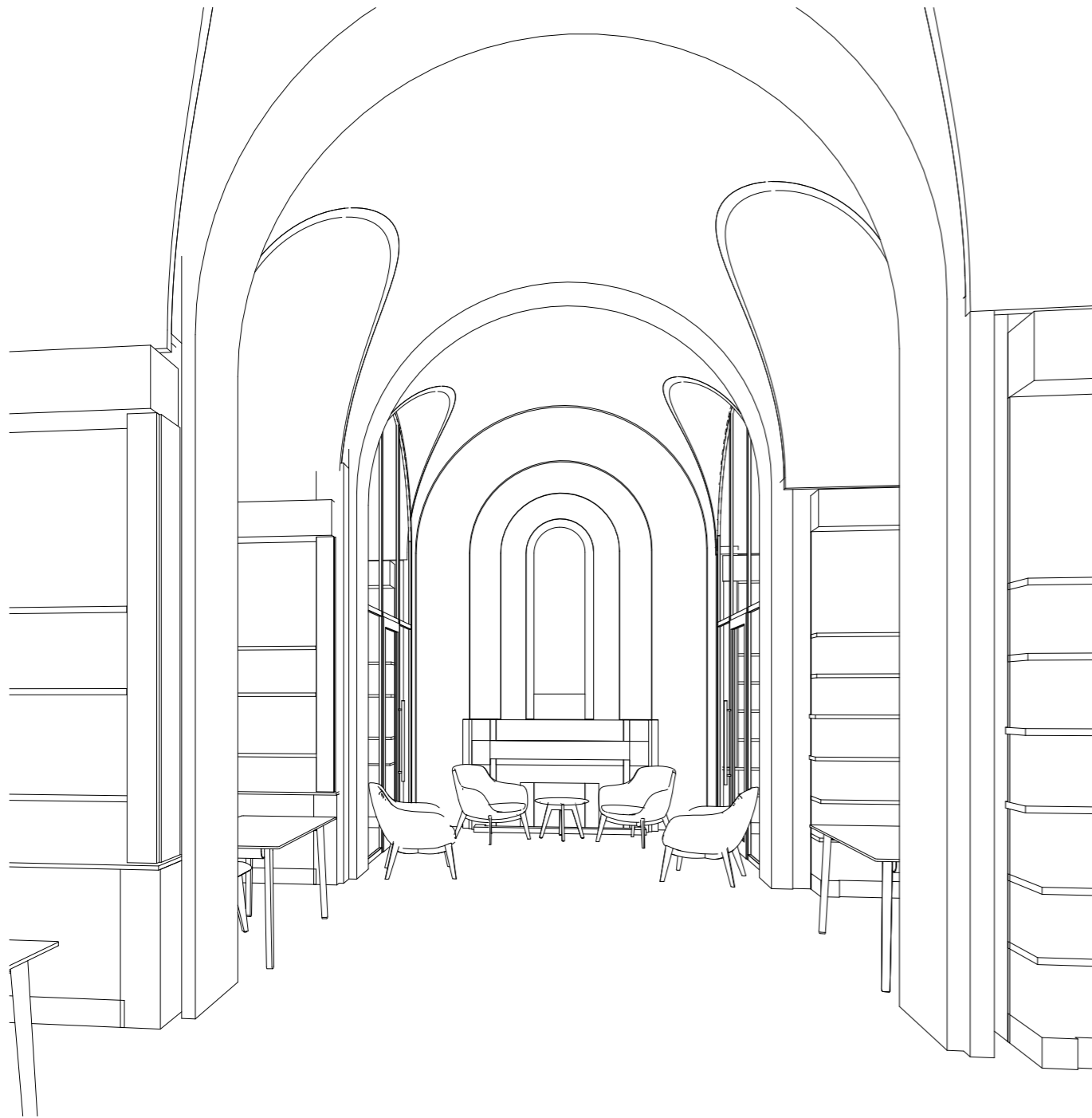
# Maufe Library Reinstatement

## SKETCH PERSPECTIVE TO SHOW THE PROPOSED DESIGN

The view from the entrance into the space is returned to its original design intent so that the fireplace becomes a central feature (image left).  
Glazed screens are added to separate the Head's Office whilst maintaining openness (image right)



KEY PLAN

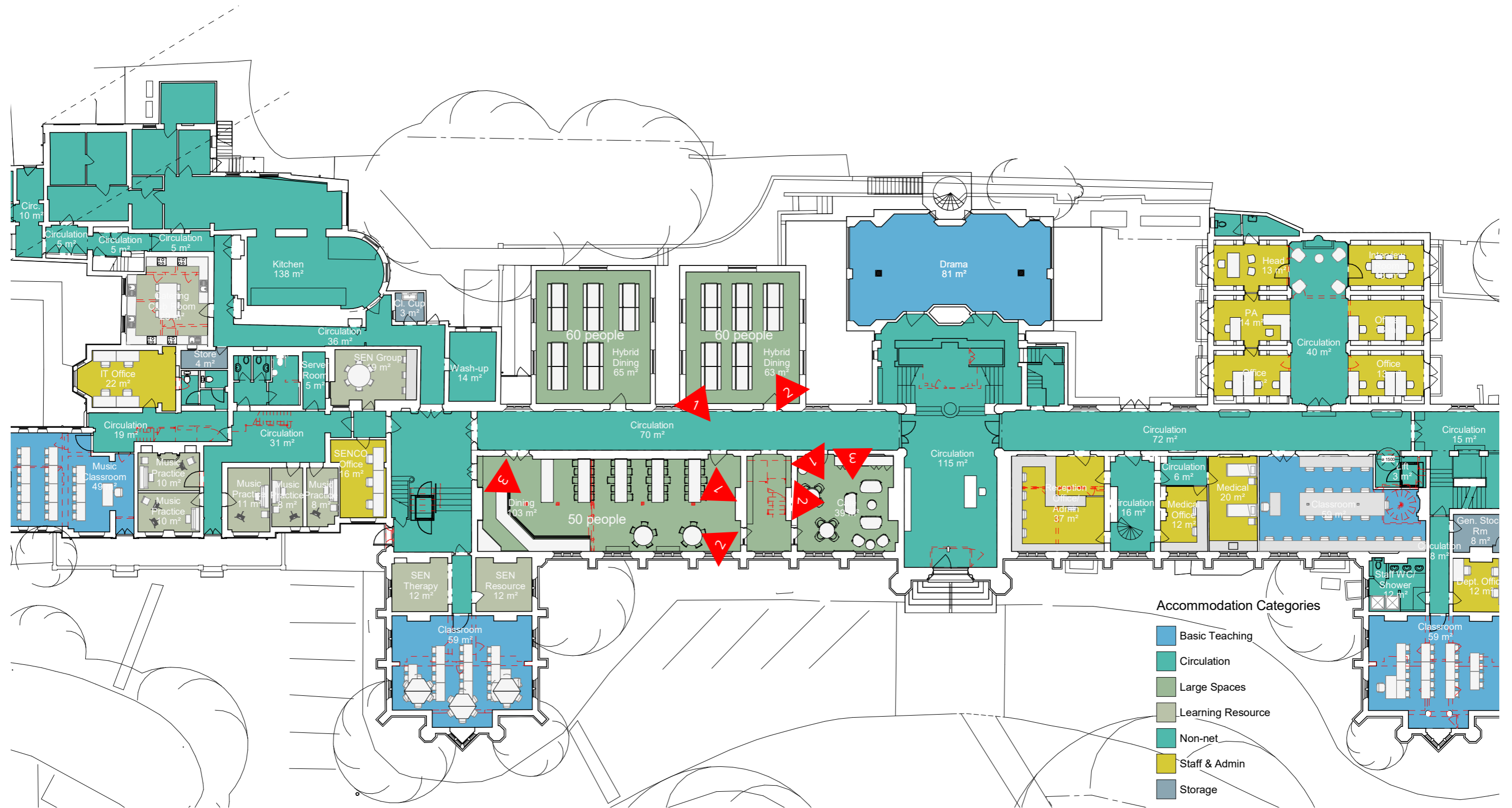


View 1



View 2

# Main Building - Ground Floor Visualisation Key Plan



Visualisation - Dining Room - Main Building, Ground Floor



Please note that the visualisations provided are indicative and are to show the general arrangement. Finishes, colours and décor are subject to change.

Visualisation - Dining Room - Main Building, Ground Floor











Visualisation - Cafe & Reception Room - Main Building, Ground Floor



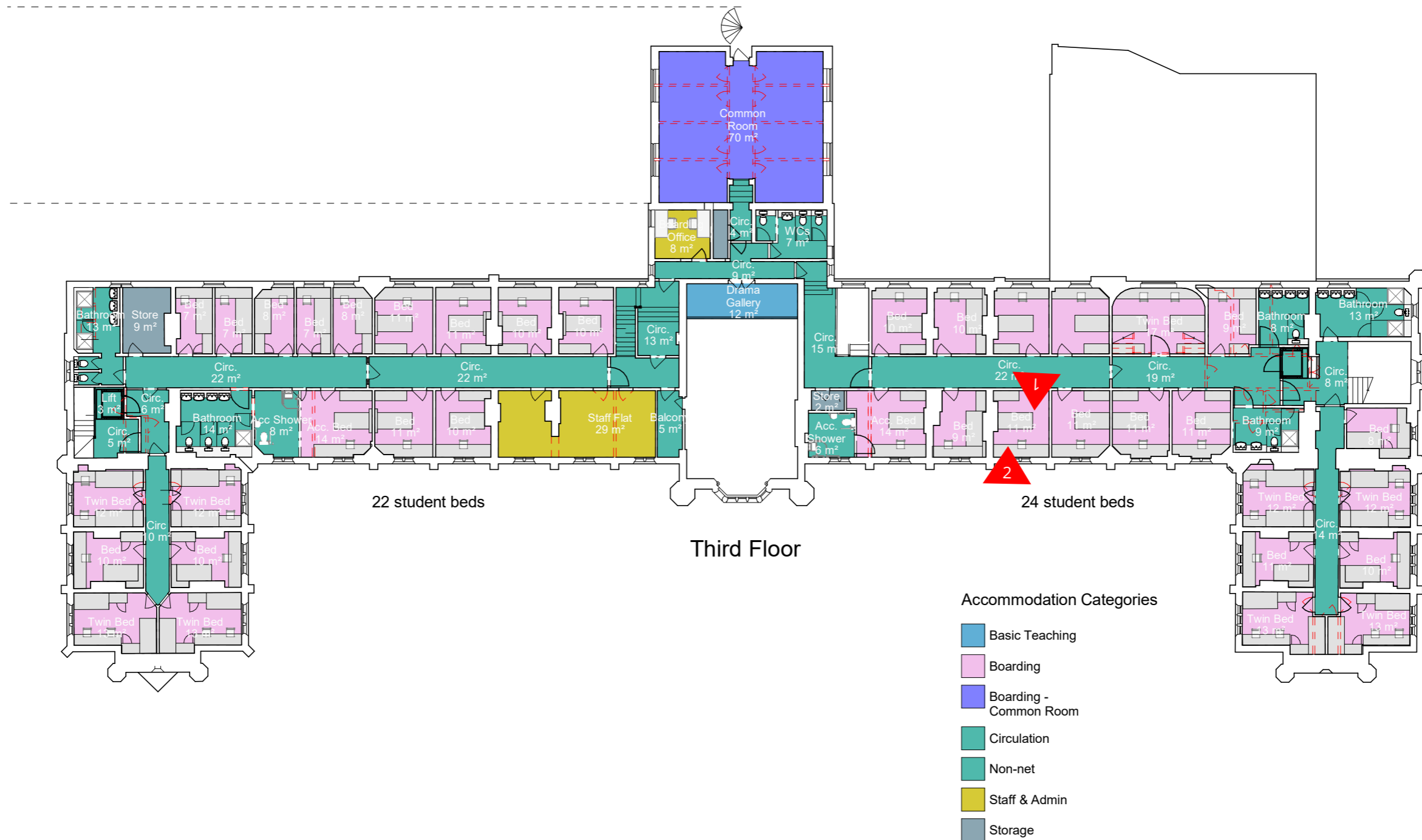
Visualisation - Hybrid Dining Room - Main Building (1897 Extension), Ground Floor



Visualisation - Hybrid Dining Room - Main Building (1897 Extension), Ground Floor



# Main Building - Third Floor Visualisation Key Plan

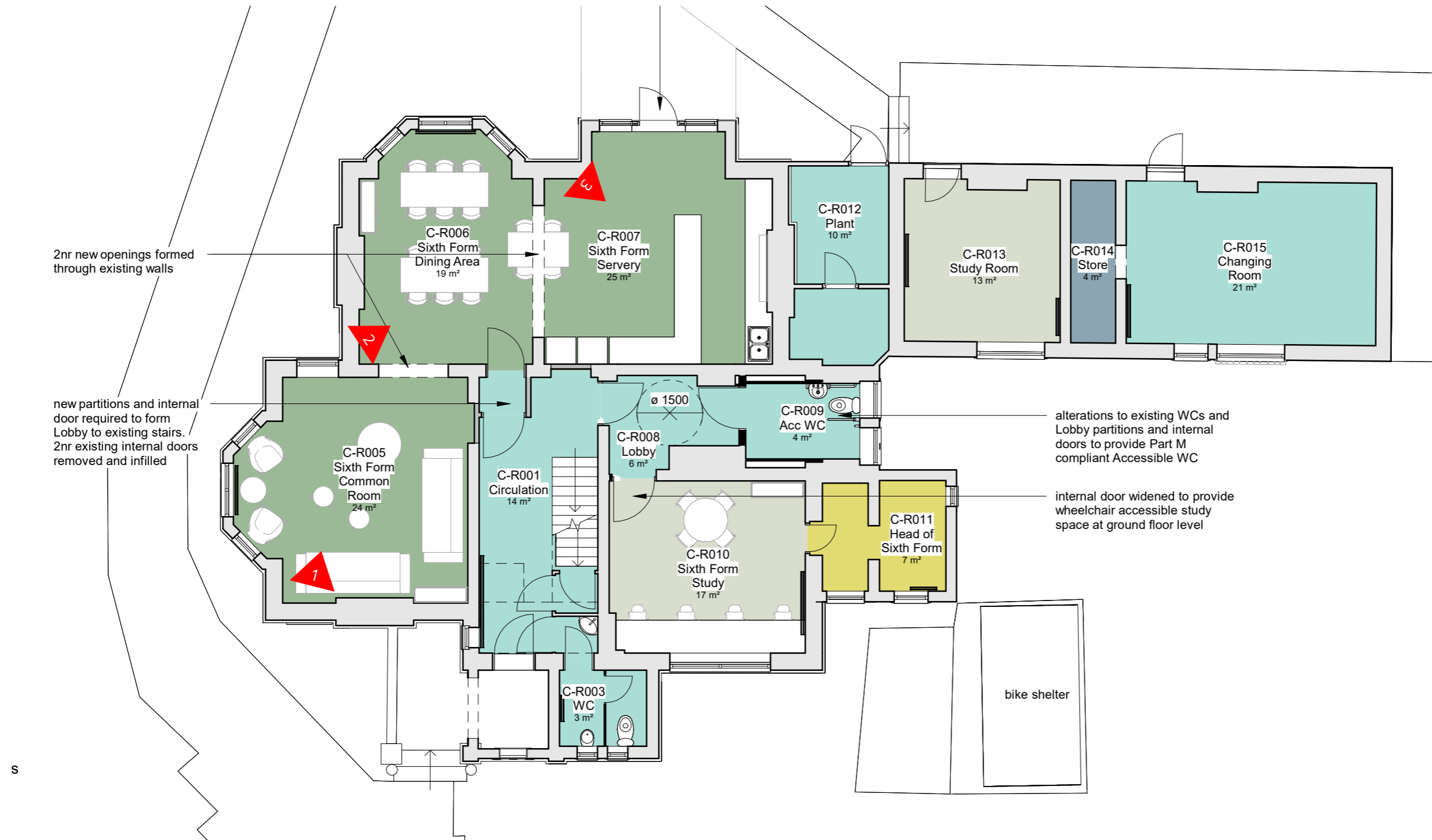








# Red House - Visualisation Key Plan









# Site Access

## PUBLIC TRANSPORT

The site is located approximately 20mins walk from Richmond Station, where there are good connections with London Waterloo and the rest of London and the South East via National Rail Services, the Overground and District Lines. Bus number 371 also runs along Queen's Road, from Richmond Sainsbury's to Kingston

## VEHICULAR ACCESS

Vehicular access to the site and parking spaces remain as existing.

## PEDESTRIAN ACCESS

Pedestrian access to and around the site remains as existing.

## ACCESS TO BUILDINGS

To comply with Part M, new interventions in the building must comply with accessibility regulations. Given the level of investment in the existing building, reasonable provision also must be made to ensure that buildings are accessible and usable by all in accordance with the Equality Act 2010. To demonstrate compliance, IID have produced the following accessibility statement with an explanation of any derogations.

A set of accessibility plans included as part of the application provide a clear graphic overview of accessibility design for the project, including sanitary facilities.

Key:

- Teaching &
- Security / Estates Staff
- Staff Residential House
- Sports

- Assembly Hall
- General teaching
- Science

- Reception and Administration
- General teaching
- Art, Music, Food Tech, Drama, Gym, SEN
- Dining & Kitchen
- Boarding Accommodation



Not to scale



[Right] Proposed Site Plan

## Accessibility - External Alterations

### MAIN BUILDING

The main entrance doors are currently accessed with a set of steps and there is no level route into the building. An external door on the south-east elevation of the 1840s college building will be altered to provide a suitable entrance for wheelchair users. The doorway will be widened to provide 850mm clear opening width and the new door will have a level threshold.

This approach minimises heritage impact by avoiding the need for an external platform lift or ramp at the front of the building. The door is in a convenient location, as it provides easy access to the main circulation spine of the building, George House, and the platform lift to upper floors.

The profile of the existing stonework surround will be replicated and the new door will be a timber door to match the existing.

A new door is also proposed to the extension at the back of George House, which is necessary for compliance with Approved Document B. The door will be installed within an existing arched recess and the fanlight above will be retained.



Location of entrance door to be altered



Photograph of main entrance showing stepped approach



Entrance door to be altered

### RED HOUSE

There is currently not a door providing level access into Red House. Landscaping works are required to ramp up to the rear entrance door on the south-west of the building and provide flush threshold access into the Common Room. New paving will match the existing path.

A new wider door will be installed within the current opening and glazed surround, removing the fixed timber side panels to provide the required clear opening width of 850mm. This door is a modern door, so can be replaced without impacting the heritage significance of Red House. The proposed will be a timber glazed door, painted white to match the existing.



Landscaping required to path to provide level access to the rear entrance



Photograph of door to be replaced

## Accessibility - Internal Alterations

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### MAIN BUILDING

The upper floors of this building are currently not accessible to all users. Two new platform lifts, one installed in each wing of the 1840s college building, will make the majority of the college building accessible. The southern lift is installed within an existing stairwell, so a new floor opening is only required at the third floor. The northern lift will require a new lift shaft, but is located in a corner to minimise impact.

The locations of the two lifts have been selected to provide best possible access across the building, while minimising impact to the Listed Building, but some areas of the building will remain accessible by staircases only. Care has been taken in the planning of rooms to make sure that no unique facility is placed in an inaccessible part of the building. The following derogations have been considered:

- Ground floor drama studio - an alternative studio, accessible via a lift, is provided at second floor
- Ground floor Senior Leadership offices - an alternative provision is made to the north of the main entrance lobby
- Small portions of the kitchen & laundry area - most of this area is accessible.
- First and second floor of George House - alternative accommodation (general teaching classrooms and departmental offices) provided elsewhere in the building
- Second floor Art Classroom in 80s extension - 2no. accessible Art Classrooms provided elsewhere in the building with access via lift
- Third floor Common Room in the 1980s extension is not accessible. The Dining Room and Café at ground floor provides a secondary social and study area for boarding students
- Some basement plant rooms - infrequent access for maintenance only

The accessibility of sanitary facilities across the building have been significantly improved for compliance with Building Regulations and The Equality Act 2010. To minimise alterations, the provision for sanitary facilities will be a re-fit of the existing toilet locations across the building. Where alterations are required to improve

compliance or provide additional facilities, existing positions for supply & drainage have been utilised.

#### Day School:

There are 10 staff/ visitor WCs and 24 pupil WCs across the day-school part of the building. This provides two staff toilets at each floor level, visitor toilets close to the ground floor entrance and pupil toilets for 90% occupation of all teaching spaces at once. Numbers are based on the UK regulations for 1WC per 20 users.

Separate male and female pupil toilet cubicles have been retained to help provide numbers but pupil unisex toilets are also now provided at each level.

Three accessible toilets have been added to the building at ground, lower ground and second floor. The WCs are positioned at ground and second floor close to either lift core so this facility can be reached within 40m of anywhere in the building via the two lifts in accordance with the Building Regulations. The lower ground is provided with an accessible WC for those using music and sport facilities at this level.

#### Boarding Accommodation:

The fourth-floor boarding accommodation and staff flat are not serviced by the new lifts but an accessible pupil bedroom and en-suite shower/ WC, compliant with Building Regulations, have been provided in each wing of the third floor. The staff accommodation at third floor will be designed so that reasonable adjustments can be made to these living quarters should the need arise for a member of staff.

Showers, toilets and washing basins have been provided for pupil numbers based on the UK Regulations for boarding schools as follows:

- 1 WC per 5 boarders in each wing
- 1 WHB per 3 boarders in each wing
- 1 shower per 10 boarders in each wing

Regulations require that a proportion of baths are provided but it is the School's policy to provide showers only.

### RED HOUSE

Installing a lift to this existing building in the curtilage of the Listed Building is not feasible so upper floors will remain inaccessible. However, the building has been planned so that a portion of all sixth form facilities are accessible at ground floor including Sixth Form study, staff offices and common room.

The existing toilet facilities will undergo minor reconfiguration to provide an accessible WC to this building as this building is too far from other facilities on the site.

